



Storey County Planning Commission

Meeting Agenda

Thursday, January 19, 2017 6:00 p.m.
Storey County Courthouse, District Courtroom
26 South "B" Street, Virginia City, Nevada

Larry Prater – Chairman

Virgil Bucchianeri – Planning Commissioner

Pamela Smith – Planning Commissioner

John Herrington – Planning Commissioner

Jim Hindle – Vice-Chairman

Kris Thompson – Planning Commissioner

Laura Kekule – Planning Commissioner

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. **Call to Order at 6:00 p.m.**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Discussion/Possible Action:** Approval of Agenda for January 19, 2017.
5. **Discussion/Possible Action:** Election of Chairperson and Vice-Chairperson for 2017.
6. **Discussion/Possible Action:** Zone Map Amendment 2016-033 by Reno Tahoe R & D Business Park. The applicants request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.
7. **Discussion/Possible Action:** Special Use Permit 2016-034 by Reno Tahoe R & D Business Park. The applicant requests a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.
8. **Discussion/Possible Action:** Special Use Permit 2016-035 by AT & T Wireless, c/o Carl Jones (AT & T Agent). The applicant requests a special use permit to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).
9. **Discussion/Possible Action:** Determination of next Planning Commission meeting.
10. **Discussion/Possible Action:** Approval of Claims.
11. **Correspondence** (no action)

12. **Public Comment** (no action)

13. **Staff** (no action)

14. **Board Comments** (no action)

15. **Adjournment**

Notes:

Note: Additional information pertaining to any item on this agenda may be requested from the Planning Department (775-847-1144).

- Note: There may be a quorum of Storey County Commissioners in attendance, but no action or discussion will be taken by the Commissioners.
- Note: Public comment will be allowed after each item on the agenda (this comment should be limited to the item on the agenda). Public comment will also be allowed at the end of each meeting (this comment should be limited to matters not on the agenda).

Certification of Posting

I, Lyndi Renaud, on behalf of the Storey County Planning Commission, do hereby certify that I posted, or caused to be posted, a copy of this Agenda at the following locations on or before January 10, 2017: Virginia City Post Office; Storey County Courthouse; Virginia City Fire Station 71; Virginia City RV Park; Mark Twain Community Center; Rainbow Bend Clubhouse; Lockwood Community Center; Lockwood Fire Station; Virginia City Highlands Fire Station; and the Virginia City Highlands mailbox buildings.

By Lyndi Renaud, Secretary

Storey County Planning Department

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440
Phone (775) 847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Planning Commission

From: Storey County Planning Department

Meeting Date: January 19, 2017 at 6:00 p.m.

Meeting Location: Storey County Courthouse, 26 South B Street, Virginia City, Nevada 89440

Staff Contact: Kathy Canfield

File: 2016-033

Applicant: Elias Abrishami and Rafi Abrishami, Managers/Members, Reno Tahoe R & D Business Park, LLC

Property Owner: Reno Tahoe R & D Business Park, LLC

Property Location: APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County line northeast of Mark Twain Estates.

Figures: Figure 1: Vicinity Map, Figure 2: Site Characteristics, Location Map, Figure 3: Transition Zoning Locations, Mark Twain Area, Figure 4: Adjacent Properties, Figure 5: Allowed Uses, Figure 6: Special Uses, Figure 7: Land Use Compatibility, Figure 8: Comparison of Storey County Regulations

Appendix: Development Application submitted by Applicant.

Guiding Documents: Storey County Code, Section 17.0.3.220 – Zone map amendments and zone text amendments, 17.08 – Zones Generally, 17.32 – Forestry Zone, 17.34 – Light Industrial Zone, and Storey County Master Plan

Request: The applicants request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

1. BACKGROUND & ANALYSIS

1.1 Site Location and Characteristics

The subject property is located along the Storey County/Lyon County line, approximately 5.4 miles northeast of the Mark Twain Estates. The property is located in Section 31, Township 18 North, Range 23 East, MDBM. The property is vacant with desert vegetation. The site slopes from the northwest to the southeast and has some significant drainage channels across the property. As shown on Figure 1, the site is located northeast of the Basalite Mine on property in Storey County, and north of the Iron Mountain subdivision in Lyon County. There is a single family residence located approximately a mile to the south of this zone change parcel in Storey County with access through the adjacent Iron Mountain subdivision in Lyon County.

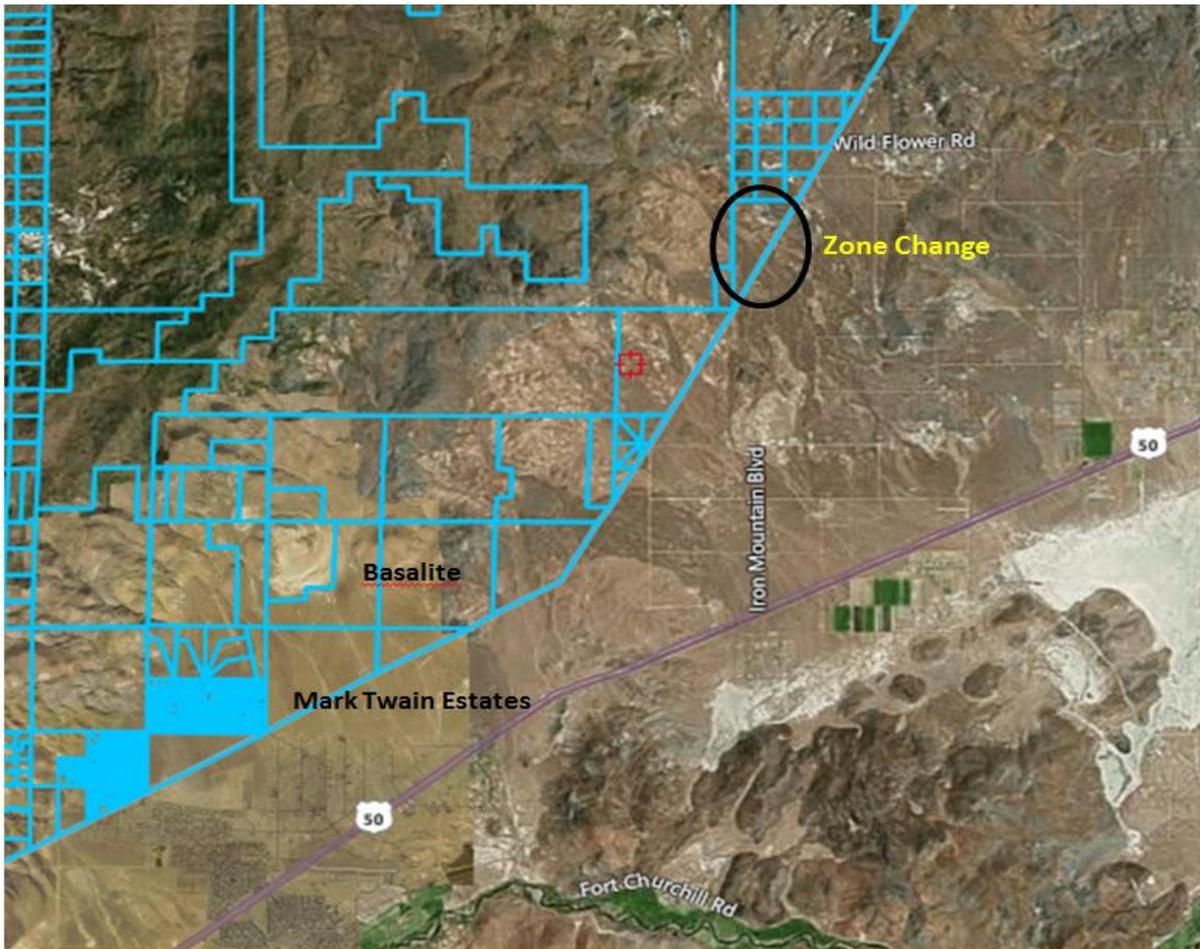


Figure 1 – Vicinity Map



Figure 2 – Site Characteristics

1.2 Zone Map Amendment Request

The Applicants propose to change the zoning of the 159-acre parcel from Forestry (F) to Light Industrial (II). This change is consistent with the 2016 Storey County Master Plan which identifies this parcel as a transition parcel from a Resources Use to an Industrial Use.

The applicants, Elias Abrishami and Rafi Abrishami, are Managers/Members of Reno Tahoe R&D Business Park, LLC, and are the owners of the property. The Storey County Code (SCC) Section 17.03.220 (B) explains that a property owner can initiate amendments to the official zoning district map by filing with the director a signed complete application accompanied by the necessary fee and application materials including all evidence and facts required. The Applicants have submitted the required documents for a Zone Map Amendment.

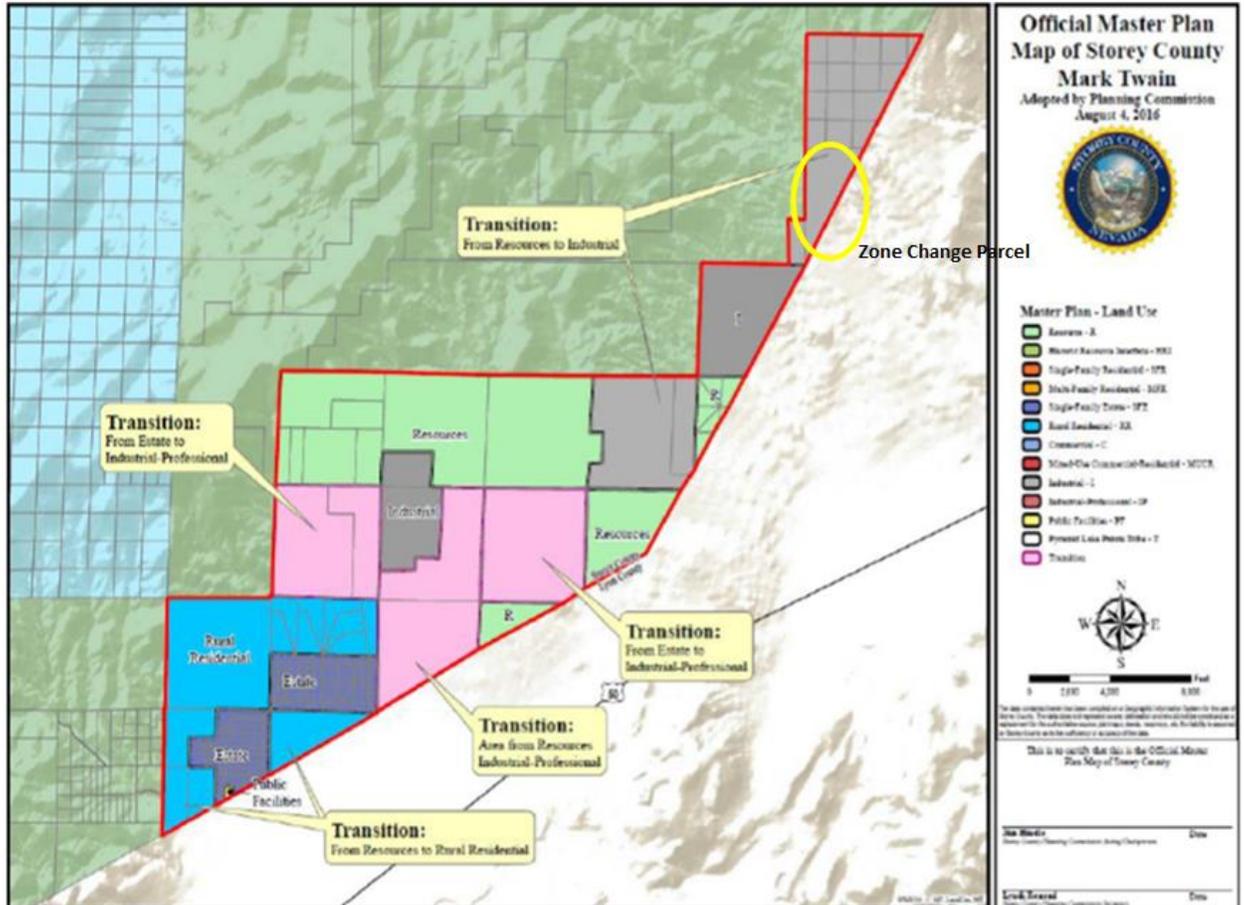


Figure 3 – Storey County Master Plan Map Including Transition Designation Locations, Mark Twain Area

1.3 Purpose and Intent of the F Zone and the I1 Zone

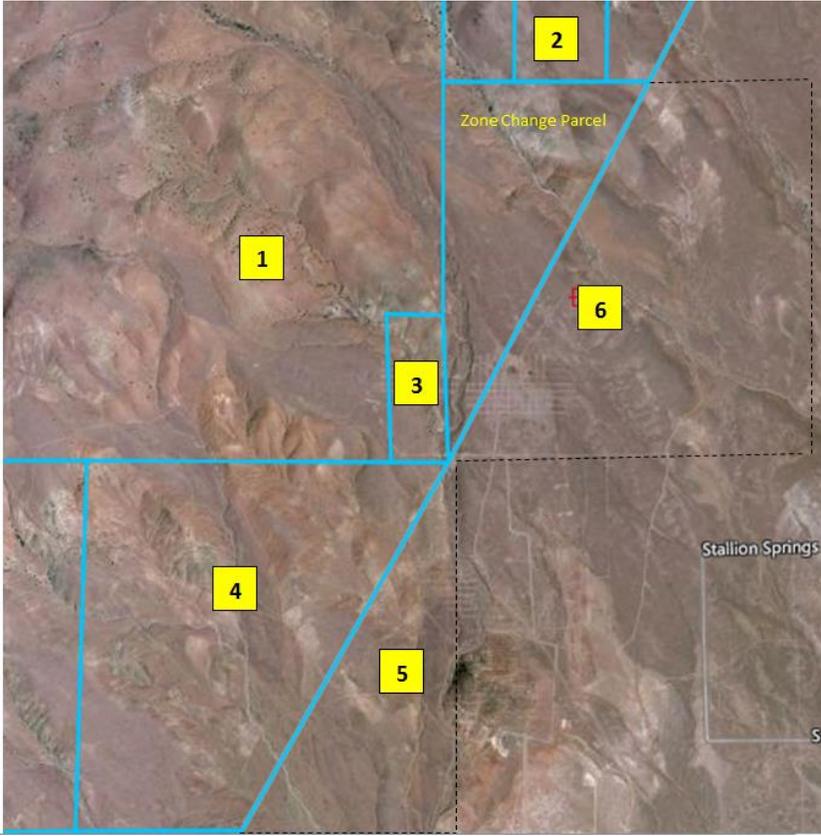
The existing zoning for the subject parcel is Forestry (F). SCC 17.32.015 Purpose and intent states: The F forestry zone is established to protect areas having important environmental qualities in the county from unnecessary degradation and to provide areas of very low density residential and other uses.

The proposed zoning for the subject parcel is Light Industrial (I1). SCC 14.34.015 Purpose and intent states: The I1 light industrial zone is intended to provide areas for the development and operation of industrial uses that do not create or cause fumes, odor, smoke, gas, noise, vibrations, or other impacts which are or may be detrimental to abutting properties and land uses.

The Storey County Master Plan has identified this parcel to Transition from Resource to Industrial. The Master Plan states that the Transition designation provides for zones and uses already existing at the time of this master plan; however, it recognizes that conflicts may exist with adjacent uses or that other zones may be appropriate in addition to what is provided for in the master plan maps. Accordingly, it provides for property owner driven changes to more compatible zoning without amending this master plan. The recommended zoning for each master plan designation is contained in Master Plan Chapter 3 Land Use, section 3.4.

Staff has reviewed the Forestry land uses and the Light Industrial land uses, along with the surrounding land uses and has found the Light Industrial zoning to be consistent with the purpose and intent of the Storey County Master Plan.

1.4 Abutting Land Parcels and Property Owners



#	APN	Owner	Zoning	County
1	004-201-12	Tahoe-Reno Industrial Center, LLC	F	Storey
2	004-191-12	Crosby NV Land, LLC	F – Transition to I	Storey
3	004-201-03	Iron Rose Mountain	F – Transition to I	Storey
4	004-291-02	Reno-Tahoe R&D Business Park, LLC	I1	Storey
5	015-311-07	Reno-Tahoe R&D Business Park, LLC	Rural Residential	Lyon
6	015-021-01	Reno-Tahoe R&D Business Park, LLC	Rural Residential	Lyon

Figure 4 – Adjacent Properties

All abutting properties are vacant. However, several estate single-family residents exist in the immediate area within Lyon County and one such residence exists to the southeast of the project in Storey County. The parcel located to the directly east of the zone change parcel within Lyon County is owned by the applicant, Reno-Tahoe R&D Business Park, LLC. The above referenced parcel owners in Storey County, along with the Lyon County Planning Department, have been notified of this application and of the Planning Commission meeting.

1.5 Photographic Images

Photographs of the site are provided to give clarification of the existing conditions of the proposed zone change site.



Looking northwest across the site



Looking west across the property

1.6 Land Use Compatibility

The proposed Zone Map Amendment is compatible with the abutting land parcels, existing uses and abutting land parcels allowed uses. Light Industrial (I1) is located to the south of this parcel, and Forestry zoned property is located to the east and north which is also identified as a Transition from Resources to Industrial land use designation.

A table documenting the allowed uses and the uses subject to a Special Use Permit in the Light Industrial Zone are provided in the Appendix 1 to this report. All proposed uses

within a Forestry Zone require a Special Use Permit, no allowed uses exist. The new zoning would permit allowed uses and Special Use Permit uses.

2. GENERAL COMPLIANCE WITH STOREY COUNTY’S GUIDING DOCUMENTS

Figure 5, below, documents the land use compatibility in relation to the existing land uses, Storey County Master Plan designations, the existing zones and the proposed zones for the Applicants’ parcel and the abutting parcels of land. There appears to be no evident conflicts between the proposed Zone Map Amendment, the Master Plan and the abutting land uses.

Land	Land Use	Master Plan Designation	Existing Zone	Proposed Zone
Applicant’s Land	vacant	Transition from Resources to Industrial	Forestry (F)	I1
Land to the north	vacant	Transition from Resources to Industrial	Forestry (F)	n/a
Land to the northwest	vacant	Resources	Forestry (F)	n/a
Land to the west	vacant	Resources and Transition from Resources to Industrial	Forestry (F)	n/a
Land to the southwest	vacant	Industrial	Light Industrial (I1)	n/a
Land to the south	vacant	Lyon County	Rural Residential	n/a
Land to the south east	vacant	Lyon County	Rural Residential	n/a
Land to the east	vacant	Lyon County	Rural Residential	n/a
Land to the northeast	vacant	Lyon County	Rural Residential	n/a

Figure 5 – Land Use Compatibility

3. COMPLIANCE WITH THE STOREY COUNTY CODE

3.1 SCC Section 17.03.220 17.03.220 Zone map amendments and zone text amendments states:

“1. Before a zoning map amendment may be recommended for approval, the Applicant must provide evidence to the Board and Planning Commission concerning the physical use of the land and zoning currently existing in the general vicinity, and which have occurred in the previous five year time period, and describe:

- a. How the proposal will impact the immediate vicinity.
- b. How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.
- c. If the proposed amendment will impact properties within that use district.
- d. Any impacts on public services and facilities, and availability of water resources.”

3.1.1 How the proposal will impact the immediate vicinity.

The proposed Zone Map Amendment is consistent with the abutting zoning and Master Plan designations. The applicant is proposing to change the zoning from Forestry to Light Industrial which is identified as desired in the Storey County Master Plan. Surrounding land uses within Storey County are vacant land, with the adjacent properties zoned Forestry and Industrial. The closest developed property within Storey County is a single family residence located approximately 1.5 miles to the southwest of the zone change parcel.

3.1.2 How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.

Staff outlines how the proposed application supports the goals, objectives and recommendations of the Master Plan concerning land use and related policies for the subject neighborhood in Section 4 of this Staff Report.

3.1.3 If the proposed amendment will impact properties within that use district.

The surrounding properties within Storey County are zoned either Forestry or Light Industrial. Additionally, the Master Plan identifies several adjacent properties to transition from Resources to Industrial land uses. All surrounding properties are currently vacant.

3.1.4 Impacts on public services and facilities, and availability of water resources.

The proposed Zone Map Amendment is not anticipated to have any impacts to public services and facilities or the availability of water resources. Based on the topography and the applicant's ownership of parcels immediately across the Storey County/Lyon County line, it is anticipated the majority of access to the site will be from right-of-way within Lyon County and across the applicant's property in Lyon and Storey counties. Planning staff informed the applicant that an agreement with Lyon County officials will need to be established for appropriate access to the subject property. Planning staff was made aware by the applicant and by Lyon County staff that conversations about this matter have commenced. The applicant was also informed that access to the properties in Storey County must occur within legal public access right-of-ways or easements.

Water resources availability are not expected to be impacted by the zoning change for the property. As part of any development project, whether the property is zoned Forestry or Light Industrial, the applicant will be required to demonstrate there are adequate water resources and rights available for any proposed development. The applicant will be required to obtain necessary permitting from the Nevada State Engineer's Office for commercial water use.

3.2 SCC Comparison Table on Regulations

The following Figure 6 compares the Storey County Code regulations between the Forestry (F) and Light Industrial (I1) zones. As the table demonstrates, the regulations are not significantly different.

1	Height
	F: 35 feet, or three stories, whichever is higher
	I1: 35 feet, or three stories, whichever is higher
2	Setbacks
	F: front – 30’, rear – 40’, side – 30’
	I1: front – 20’
3	Minimum Parcel Area
	F: 40 acres
	I1: 1 acre, commercial uses 15,000 square feet
4	Off-street Parking
	F: must be sufficient to meet demands of the use
	I1: n/a
5	Generator Restrictions
	F: not permitted unless generator is muffled and installed in sound insulated building, does not apply to emergency generators
	I1: n/a
6	Loading Area
	F: n/a
	I1: adequate room for circulation, staging, parking and docking so as right-of-way/travelled way not impacted

Figure 6 – Comparison of Storey County Regulations

Based on the above information, staff is supportive that the zone change is consistent with the Storey County Code.

4. COMPLIANCE WITH THE STOREY COUNTY MASTER PLAN

This property is located within the Mark Twain portion of Storey County as identified in the Storey County Master Plan. Chapter 3, Land Use, of the Master Plan has the following statements that related to this proposed zone change:

- a. **“Protecting area rural lifestyle, safety, and water resources, and mitigating know alluvial flooding conditions in the adjacent Mark Twain Estates should be considered of foremost importance when considering new development in this area.”**

The proposed zone change parcel is approximately five miles to the northeast of the Mark Twain Estates and is not expected to impact the safety, water resources or flooding conditions within the residential development. Because of the topography of the area and the distance, the Industrial Zoning will not be impacting to the rural lifestyle of Mark Twain Estates residences.

- b. **“Residential development in abutting Lyon County will likely expand rapidly toward Storey County’s Mark Twain community. Lyon County officials and land developers may exert pressure on Storey County officials to permit suburban sprawl to expand into the Mark Twain area. This master plan discourages suburban residential development in Mark Twain, primarily because available water in the immediate area does not appear to support a large population, even if water is imported from adjacent Dayton Valley. A suburban type environment also conflicts with the existing rural character of the Mark Twain Estates.”**

The Industrial land use will discourage suburban sprawl in Storey County. The Industrial zoning does not allow for single family residences, which is consistent with Storey County’s desire to avoid suburban residential sprawl.

- c. **“Residents also agreed that certain commercial and light industrial uses east and north of the Mark Twain Estates and south of the quarry mine may complement the area in Storey and Lyon Counties by providing local services and employment opportunities. Upstream mitigation of area flash-flooding conditions in the Mark Twain Estates may also be a benefit of well-situated and designed development.”**

This zone change parcel, although not immediately adjacent to the Mark Twain Estates, has the potential to also offer local services and employment opportunities which have been identified as being desirable to the local community including in Storey and Lyon counties. The zone change parcel is part of a different drainage system and is not expected to impact Mark Twain Estates.

- d. **“County official should consider special light industrial zoning for transition areas designated as industrial-professional. The zoning should contain design standards that create complementary interface between abutting residential and professional/light industrial uses and zones.”**

This application requests the zone change from Forestry to Light Industrial zoning. The industrial-professional designation is identified for parcels abutting the Mark Twain Estates residential portions of the County. This zone change parcel abuts Forestry and Light Industrial zoning within Storey County and is not expected to have interfacing issues between land uses. Although this property does abut Lyon County Rural Residential zoning, the property immediately to the east is owned by the applicant for the zone change.

Based on the above information, staff is supportive that the zone change is consistent with the Storey County Master Plan.

5. PUBLIC COMMENT

Staff has notified adjacent Storey County property owners and the Lyon County Planning Department of this application. Staff has not received any public comments for this application (as of the posting date of January 10, 2017)

6. FINDINGS

6.1 Motion for Approval

The following Findings of Fact are evident with regard to the request Zone Map Amendment when the recommend conditions of approval in Section 7 – Recommend Conditions of Approval are applied:

- 6.1.1 The proposed Zone Map Amendment complies with all Federal, Nevada State, and Storey County regulations;
- 6.1.2 The proposed Zone Map Amendment will not impose substantial adverse impacts or safety hazards on the abutting properties;
- 6.1.3 The conditions of approval of the Zone Map Amendment require compliance with the applicable codes;
- 6.1.4 The conditions of approval of the Zone Map Amendment do not conflict with the minimum requirements in SCC Chapter 17.34 II Light Industrial Zone or Chapter 17.03.220 Zone map amendments and zone text amendments;
- 6.1.5 The uses allowed by the new zones do not appear to cause substantial adverse impacts to the uses allowed in abutting zones;
- 6.1.6 The proposed Zone Map Amendment is in substantial compliance with and supports the goals, objectives and recommendations of the 2016 Storey County Master Plan;
- 6.1.7 The proposed Zone Map Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;
- 6.1.8 The proposed Zone Map Amendment will not cause uses that will negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare;
- 6.1.9 The proposed Zone Map Amendment will not create any non-conforming conditions, such as non-conforming setbacks distances or minimum parcel area and width requirements.

6.2 Motion for Denial

Should a motion be made to deny the Zone Map Amendment request, the following findings with explanation of why should be included in that motion.

- 6.2.1 Substantial evidence shows that the Zone Map Amendment may conflict with the purpose, intent, and other specific requirements of SCC Chapter 17.34 II Light

Industrial or Chapter 17.03.220 Zone Map Amendments and zone text amendments or other Federal, Nevada State, or Storey County regulations;

- 6.2.2 The conditions of approval under the Zone Map Amendment do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses;
- 6.2.3 No reasonable level of conditions of approval imposed on this Zone Map Amendment would be sufficient to reasonably mitigate visual, safety or other potential impacts on adjacent and surrounding residences and land uses.
- 6.2.4 The proposed Zone Map Amendment is not in substantial compliance with and does not support the goals, objectives and recommendations of the master plan;
- 6.2.5 The proposed Zone Map Amendment will not provide for land uses compatible with existing adjacent land uses and will have detrimental impacts to other properties in the vicinity;
- 6.2.6 The proposed Zone Map Amendment will negatively impact existing or planned public services or facilities and will adversely impact the public health, safety and welfare.

7. **RECOMMENDED CONDITIONS OF APPROVAL**

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

- A. Official Storey County Zoning Map.** The Official Storey County Zoning Map must be amended to depict the Zone Map Amendment approved by the Storey County Board of Commissioners (the Board) with the recommendation by the Storey County Planning Commission (the Planning Commission). The Official Storey County Zoning Map must be identified by the signature of the chairman of the Board attested by the Storey County Clerk (the Clerk) under the following words: “This is to certify that this is the Official Zoning Map of Storey County referred to in Section 17.08.040 of the Zoning Ordinance of Storey County, Nevada” together with this date of adoption.
- B. Changes Made Promptly.** The changes approved by the Board with the recommendation by the Planning Commission must be entered by the Planning Department on the Official Storey County Zoning Map (and the applicable Area Zoning Map) promptly after the amendment has been approved with an entry indicating the ordinance number and date adopted. Regardless of the existence of the purported copies of the Official Storey County Zoning Map and the applicable Area Zoning Map which may from time to time be made or published, the Official Zoning Storey County Map and the Area Zoning Maps are to be located in the offices of the Clerk and Recorder and are the final authority as to the currently zoning status of land and water area, buildings and other structures in the County.

- C. **Signed and sealed copies of the Official Storey County Zoning Map.** Signed and sealed copies of the Official Zoning Storey County Map and the Area Zoning Maps must be available in both the Storey County Clerk and Recorder's office.
- D. **No Other Map Actions.** No parcel map, consolidation, or other map action may occur until the Official Storey County Zoning Map is officially adopted pursuant to SCC 17.08.040.
- E. **Requirements.** The Zone Map Amendment must comply with and remain in compliance with all provisions set forth by this Zone Map Amendment and all Federal, Nevada State and Storey County Codes and Regulations.
- F. **No Light Industrial (I1) Land Uses.** No uses listed in the I1 Light Industrial zone, but not in the F Forestry zone, may be constructed, nor building permits issued, until the zone map change has been recorded.

8. **POWER OF THE BOARD PLANNING COMMISSION**

At the conclusion of the hearing, the Planning Commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution and such resolution must recite the findings of the Planning Commission upon which it based its decision. The decision of the Planning Commission in the matter of granting the Zone Map Amendment is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

9. **PROPOSED MOTIONS**

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 6.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 6.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

A. **Recommended motion**

In accordance with the recommendation by staff, the findings of fact under Section 6.1 of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I, [*planning commissioner*], recommend approval with conditions Zone Map Amendment 2016-033 allowing the applicants request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is

consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

B. Alternative motion

Against the recommendation by staff, but in accordance with the findings of fact under Section 6.2 of this report, and other findings deemed appropriate by the planning commission, I, [*planning commissioner*], recommend denial of Special Use Permit No. 2016-033 of the applicants request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

Appendix

NEVADA SOLAR PARK

Reno Tahoe R&D Business Park, LLC

APPLICATION

**Zoning Map Change
Special Use Permit**

Storey County, Nevada

November 2016



EXHIBIT A

DEVELOPMENT APPLICATION

NEVADA SOLAR PARK

Reno Tahoe R&D Business Park, LLC

APPLICATION

**Zoning Map Change
Special Use Permit**

Storey County, Nevada

November 2016

ADDENDUM #1





Storey County Planning Department

26 South "B" Street, P.O. Box 176, Virginia City, NV 89440

Phone: (775) 847-1144 Fax: (775) 847-0949

planning@storeycounty.org

Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: _____

Property Owner: **RENO TAHOE R & D BUSINESS PARK, LLC**

All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: P.O. BOX 10476

City: BEVERLY HILLS State: CA Zip: 90213-3476

Telephone (Home) (310) 488-9170 Business (310) 274-4422

Applicant: ELIAS ABRISHAMI, Manager/Member and RAFI ABRISHAMI, Manager/Member

All applicants must be listed on this application.

Mailing Address: P.O. BOX 10476

City: BEVERLY HILLS State: CA Zip: 90213-3476

Telephone (Home) (310) 488-9170 Business (310) 274-4422

Gold Hill Virginia City VC Highlands (1 acre) Highland Ranches (10 acres) Virginia Ranches (40 acres)

Mark Twain Hafed Lockwood Painted Rock TRI Other _____

Project Address: (1) Sec 01, T17N, R22E (2) Sec 31, T18N, R23E

Assessor's Parcel Numbers (APN): (1) 004-291-02 (2) 004-181-02

Lot: _____ Block: _____ Acreage: (1) 520 Acres (2) 159 Acres

EXHIBIT G-1

Detail Description/Justification of Project

Attached additional pages as necessary

Reno Tahoe R&D Business Park, LLC a/k/a NEVADA SOLAR PARK

PROJECT DESCRIPTION:

Applicant is hereby requesting a zone change from (F) Forestry to (I-1) Industrial situated on APN Assessor's Parcel Number 004-181-02 (specifically Section 31, Township 18 North, Range 23 East, MDBM, Storey County, Nevada).

The project is planned to be constructed on 520 acres (Assessor's Parcel Numbers 004-291-02, specifically Section 01, Township 17 North, Range 22 East, MDBM, Storey County, Nevada) and on 159 acres (004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, Storey County, Nevada).

The portion of Section 01 that is situated in Storey County (520 Acres, APN 004-291-02) is already zoned as I-1 Industrial.

Per Exhibit D-1, the applicant, Reno Tahoe R&D Business Park, LLC retains complete ownership of the entire Sections of 01 and 31. The adjacent parcels are situated in Lyon County, Nevada on APNs 015-311-07 (Section 01) and 015-021-01 (Section 31) where the county line crosses both sections.

Anticipated use is concurrently submitted under the same Application for Special Use Permit for a solar farm.

The applicant will make its best efforts to establish comparable projects on the two parcels situated in Lyon County as well.

A detailed description of the project and analysis of any impacts as a result of the project and mitigation measures proposed.

Exhibit G-2

PROJECT SUMMARY

The subject property's Assessor's Parcel Number is 004-181-02 (specifically Section 31, Township 18 North, Range 23 East, MDBM, Storey County, Nevada).

The proposed request is for a zone change from Forestry to Industrial

The broader intention is to simultaneously apply for a Special Use Permit to allow for a 170 megawatt utility-scale solar farm.

Development of the project as a solar farm has been discussed in detail in the original application.

There are no structures, existing buildings, proposed buildings, streets, alleys or driveways on the subject property.

Also there are no structures or improvements on the properties adjacent to the proposed site.

As to the official "name" of the project, presently the applicant, Reno Tahoe R&D Business Park, LLC has tentatively adopted the name of the project as **NEVADA SOLAR PARK** pending a final determination.

Exhibit G-3

Justification Statements:

ABBUTING LAND PARCELS

The subject site and all of its adjacent parcels are completely vacant without any improvements.

TRI (Tahoe Reno Industrial) properties are situated adjacent to the site, north of Section 01 (Sections 2 to 7 in Township 17 North, Range 22 East per Exhibit D-3 and the entire Township 18 North, Range 22 East, with the exception of the NW ¼ and the 60-acre portion of SW owned by a mining entity per Exhibit D-5.)

A part of Tesla's property is situated to the north, northwest, west, and southwest of the site (per Exhibits D-1, D-3, D-4, and D-5.) The nearest part of Tesla's site is within several hundred feet of the subject site (Section 03, T17N, R22E.)

The site is near the Blackhawk substation, less than 1 mile southwest of the site on Section 11 (APN 004-291-056) per Exhibit D-3.

There are several industrial properties towards the north and west of the site.

Per Exhibit D-1, the applicant, Reno Tahoe R&D Business Park, LLC retains complete ownership of the entire Sections of 01 and 31. The adjacent parcels are situated in Lyon County, Nevada on APNs 015-311-07 (Section 01) and 015-021-01 (Section 31) where the county line crosses both sections. The applicant will make its best efforts to establish comparable projects on the two parcels situated in Lyon County as well.

Moreover, the portion of Section 01 that is situated in Storey County (520 Acres, APN 004-291-02) is already zoned as I-1 Industrial.

In the area, there are about two to three dozen homes spread out sporadically throughout the south and southeast of the site in Lyon County (with the exception of APN 004-291-042 situated in Storey County) with the highest concentration closer to Highway 50 and East of Iron Mountain Boulevard. Typically those homes are situated on 5 to 20-acre parcels that enable their owners or occupants to operate their business which involves large machinery, heavy equipment, etc.

The nearest structure to the site is a mobile home (about 1,600 square feet) parked on a 20-acre parcel (not adjacent to the site) in Section 12 located to the southwest (Assessor's Parcel Number 004-291-042) as reflected on the maps per Exhibit D-3.

The existing location of the site and its neighboring properties make a profound confirmation of the fact that the project is not expected to have direct or indirect impact in the area with respect to water resources, air quality, land use or visual resources.

The project is expected to have a long-term positive impact on the environment, region, and the local government.

Every effort will be made to make the site suitable with its neighboring surroundings such as use of water-tolerant landscaping indigenous to the region.

Therefore, the proposed Zone Map Amendment will not impose substantial adverse impacts or safety hazards on the abutting properties, nor the uses allowed by the new zoning does not cause substantial adverse impacts to the uses allowed in abutting zones.

REGIONAL CONFORMITY

The proposed Zone Map Amendment is in substantial compliance with and supports the goals, objectives and recommendations of the Storey County Master Plan;

The subject property is currently zoned as (F) Forestry.

On the subject property, Storey County adopted a new master plan in 2016 and changed the subject property's then designation from Resources to Industrial.

The subject property is adjacent to Storey County's McCarren Planning Area. On Page 90 of Storey County's 2016 Master Plan Land Use and Growth Report, the map shows the entire McCarren region is in a state of "transition" from Resources to Industrial.

Further, page 84 of Storey County's 2016 Master Plan Land Use and Growth Report states:

"...McCarran is home to the Tahoe-Reno Industrial Center and adjacent heavy industrial uses existing outside of annexed portions of the industrial park..."

"...The 1994 master plan identified the McCarran area as a "prime location in which further industrial development can be expected to occur" (Storey County Master Plan, 1994, p. 53)..."

"...As supported by the 1994 master plan, this master plan identifies McCarran exclusively for industrial and commercial uses. Due to the intensity of allowed uses, it is not an appropriate place for residential development. Residential development must also not be allowed to encroach into its immediate surrounding areas. The five residences located at the far west end of McCarran, and located on Agriculture zoned land, should be considered as a pre-existing exception in this plan...."

Therefore, the proposed Zone Map Amendment will provide for land uses compatible with existing and future adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

Moreover, the proposed Zone Map Amendment will not cause uses that will negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare;

Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input checked="" type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input checked="" type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

 Applicants Initials

*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Storey County Development Application

Professional Consultant/Representative(s)

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____ Cell: _____

Applicant's Affidavit:

I, ELIAS ABRISHAMI, being duly sworn, depose and say that I am the applicant of the described
(Printed name)
project and/or request, and all the 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 the Storey County Planning Department Staff.

Elias Abrishami
Signature of Applicant

11,23,16
Date

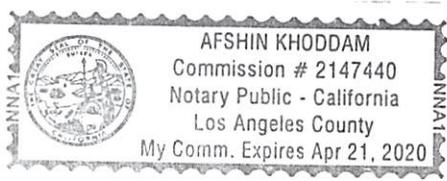
State of ~~Nevada~~ California *Ac.*
County of ~~Storey~~ Los Angeles *Ac.*

Signed and sworn to before me on 11,23,16 by,

ELIAS ABRISHAMI

[Signature]
Notary's Signature

4,21,2020
My Commission Expires



Property Owner's Affidavit:

I, ELIAS ABRISHAMI, being duly sworn, depose and say that I am an owner* in fee of the described
(Printed name)
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the 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 the Storey County Planning Department Staff.

Elias Abrishami
Signature of Applicant

Date 11,23,16

State of ~~Nevada~~ California *Ac.*
County of ~~Storey~~ Los Angeles *Ac.*

Signed and sworn to before me on 11,23,16 by,

ELIAS ABRISHAMI

[Signature]
Notary's Signature

4,21,2020
My Commission Expires



Professional Consultant/Representative(s)

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____ Cell: _____

Applicant's Affidavit:

I, RAFI ABRISHAMI, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the 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 the Storey County Planning Department Staff.

[Signature]
Signature of Applicant

11/23/2016
Date

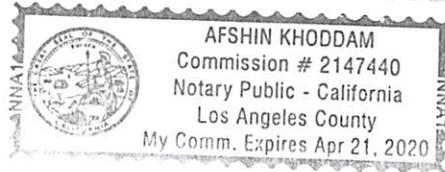
State of ~~Nevada~~ California Sp.
County of ~~Storey~~ Los Angeles Sp.

Signed and sworn to before me on 11/23,16 by,

Rafi ABRISHAMI

[Signature]
Notary's Signature

4, 21, 2020
My Commission Expires



Property Owner's Affidavit:

I, RAFI ABRISHAMI, being duly sworn, depose and say that I am an owner* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the 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 the Storey County Planning Department Staff.

[Signature]
Signature of Applicant

11/23/2016
Date

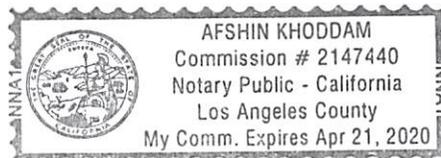
State of ~~Nevada~~ California Sp.
County of ~~Storey~~ Los Angeles Sp.

Signed and sworn to before me on 11,23,16 by,

Rafi ABRISHAMI

[Signature]
Notary's Signature

4, 21, 2020
My Commission Expires



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

<input checked="" type="checkbox"/>	Submittal Requirements Application Type	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Map (11 x 17)	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information – Check with Planning Department	
<input type="checkbox"/>	Abandonment	X	X	X	X	X			X		X								X
<input type="checkbox"/>	Amended Map	X	X		X	X			X		X								X
<input type="checkbox"/>	Condition Amendment	X	X						X										X
<input type="checkbox"/>	Boundary Line Adjustment	X	X	X	X	X			X		X	X							X
<input type="checkbox"/>	Development Agreement (Requires Special Use Permit)	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X
<input type="checkbox"/>	Extension of Time Request (One Year Extension Only)	X	X	X					X										X
<input type="checkbox"/>	Land Division Map (40 acre minimum)	X	X	X	X	X			X		X	X							X
<input type="checkbox"/>	Lot Consolidation*	X	X	X	X				X										X
<input type="checkbox"/>	Master Plan Map Amendment	X	X		X	X			X										X
<input type="checkbox"/>	Master Plan Text Amendment	X	X																X
<input type="checkbox"/>	Natural Resources Exploration and Registration Review	X	X	X	X	X			X										X
<input type="checkbox"/>	Parcel Map – Record of Survey																		X
<input type="checkbox"/>	Parcel Map	X	X	X	X	X			X		X					X			X
<input type="checkbox"/>	Planned Unit Development, Tentative	X	X	X	X	X		X	X		X	X	X	X	X	X			X
<input type="checkbox"/>	Planned Unit Development, Final	X	X	X	X	X		X	X										X

*Administrative lot consolidation procedure

Note: Additional information and materials may be required with the application.

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

<input checked="" type="checkbox"/>	Submittal Requirements Application Type	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Map (11 x 17)	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information – Check with Planning Department
<input type="checkbox"/>	Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit – Major	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit – Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/>	Street Name Request	X	X		X				X									X
<input type="checkbox"/>	Subdivision Map - Tentative	X	X	X	X	X			X		X	X	X	X	X	X		X
<input type="checkbox"/>	Subdivision Map - Final	X	X	X	X	X	X	X			X							X
<input type="checkbox"/>	Variance - Administrative	X	X						X									X
<input type="checkbox"/>	Variance	X	X	X					X									X
<input type="checkbox"/>	Wireless Communication Facility	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Zoning Map Change	X	X		X	X	X		X		X							X
<input type="checkbox"/>	Zoning Text Change	X	X		X	X												X
<input type="checkbox"/>	Other	X	X	X	X	X												X

Note: Additional information and materials may be required with the application.

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS GUIDE

1. Development Application – You can get an application from the Planning Department at the Storey County Courthouse or online at StoreyCounty.org.
2. Detailed Description/Justification – The description of your project and the reason for the project. Be as detailed as possible and submit any information to help explain your project (photos, maps, etc.).
3. Paid Tax Receipt – This is a receipt showing your property taxes are current or paid in full. A copy can be obtained from the Clerk/Treasurer's office located on the 2nd floor in the Storey County Courthouse.
4. Plot Plan – A diagram showing the location of all buildings, well and septic (if any). This can be obtained from the Building Department or Assessor's office or neatly hand drawn by the applicant.
5. Reduced Map (11 x 17) – Applications with large maps must supply one that can be scanned in for use in reports.
6. Original Map Mylar – This map is done by a professional surveyor.
7. Map & Data in CAD format on Disk – This map is done by a professional surveyor.
8. Vicinity Map – This map shows surrounding parcels to application parcel. A copy can be obtained from the assessor's office located on the 1st floor in the Storey County Courthouse.
9. Floor Plan – These are building plans for a house (subdivision) and done by a builder.
10. Legal Description – Deed – Done by a professional surveyor.
11. Title Report – Done by a professional company.
12. Drainage Report – Done by a professional company.
13. Soils Report – Done by a professional company.
14. Traffic Report – Done by a professional company.
15. Water Rights – You can obtain this from State Water Department.
16. Reclamation Plan – Done by a professional company.

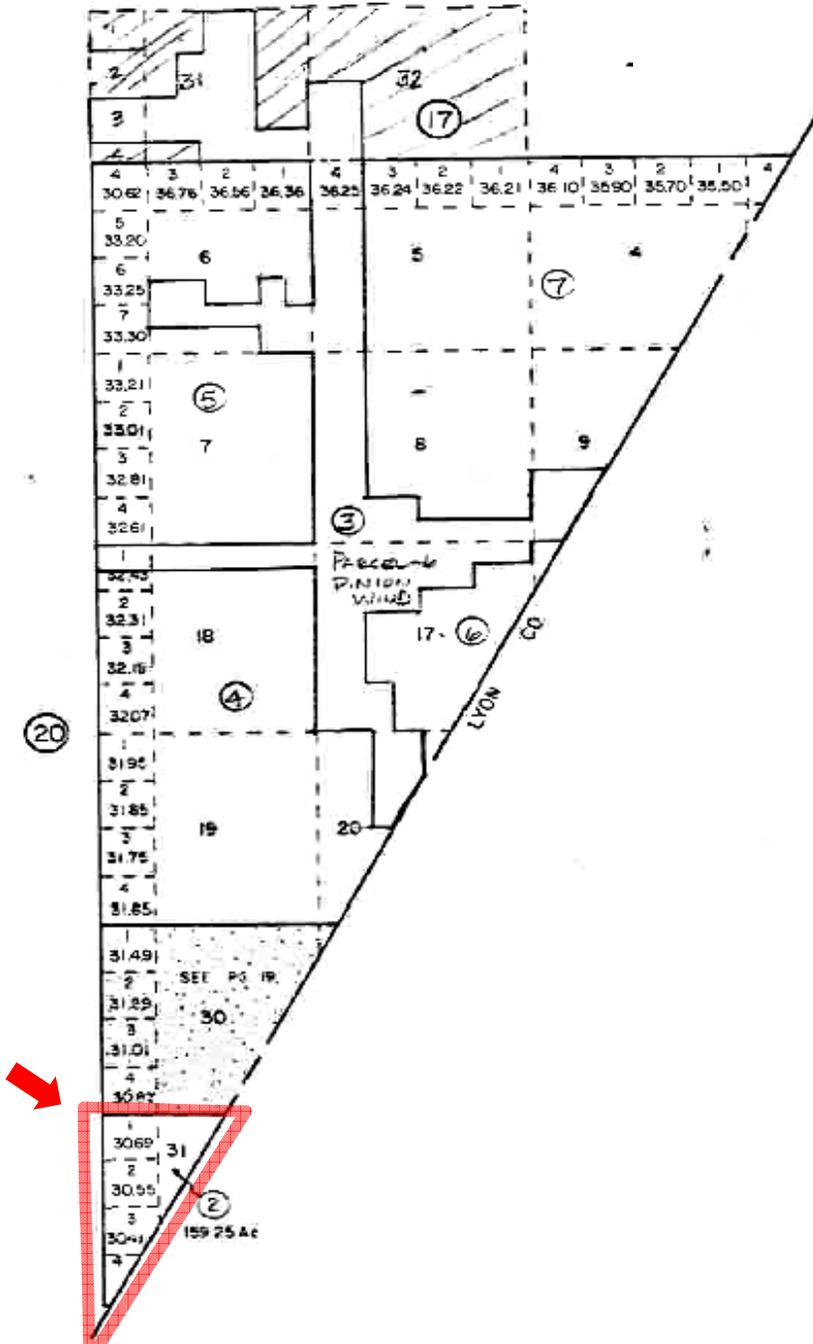
ASSESSOR'S MAP SECTION 31 T18N R23E

159 ACRES
APN 004-181-02

T18N-R23E, MD&M

04-18

Secs 31 & 32
Not to Scale



STOREY COUNTY

STOREY COUNTY, NEVADA

This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

EXHIBIT B

DETAILED DESCRIPTION / JUSTIFICATION

Exhibits	Description
B-1	DETAILED DESCRIPTION
B-2	SUMMARY
B-3	JUSTIFICATION STATEMENT A
B-4	JUSTIFICATION STATEMENT B
B-5	JUSTIFICATION STATEMENT C

EXHIBIT B-1

Detail Description/Justification of Project

Attached additional pages as necessary

Reno Tahoe R&D Business Park, LLC a/k/a NEVADA SOLAR PARK

PROJECT DESCRIPTION: A detailed description of the project and analysis of any impacts as a result of the project and mitigation measures proposed.

The proposed project will be a 170 megawatt ground mounted solar photovoltaic power system using proven solar panel array technology that will generate clean electricity. The electricity will be sold to a third party purchaser through a power purchase agreement. The purchase power agreement is expected to be for a term of 15 to 25 years.

Development of the project will consist of separate phases. It is anticipated that first installation may consist of a 5 to 10 megawatt installation, with additional 5 to 10 megawatt installations to follow for a possible total build out of 170 megawatts. The project will be located in Storey County, Nevada on APNs 004-291-02 (Section 01) and 004-181-02 (Section 31), approximately 2.2 miles north of Highway 50. The project on the two parcels may either operate singularly together or separately under two or more different entities.

The project will be located in an area zoned “Industrial” under Storey County Zoning Ordinances or within the industrial section of Storey County’s newly adopted master plan.

The subject site and all of its adjacent parcels are completely vacant without any improvements.

TRI (Tahoe Reno Industrial) properties are situated adjacent to the site, west of Section 01 and north of Sections 01 and 31 (Sections 2 to 7 in Township 17 North, Range 22 East per Exhibit D-3 and the entire Township 18 North, Range 22 East, with the exception of the NW ¼ and the 60-acre portion of SW owned by a mining entity per Exhibit D-5.)

A part of Tesla’s property is situated to the north, northwest, west, and southwest of the site (per Exhibits D-1, D-3, D-4, and D-5.) The nearest part of Tesla’s site is within several hundred feet of the subject site (Section 03, T17N, R22E.)

The site is near the Blackhawk substation, less than 1 mile southwest of the site on Section 11 (APN 004-291-056) per Exhibit D-3.

There are several industrial properties towards the north and west of the site.

Per Exhibit D-1, the applicant, Reno Tahoe R&D Business Park, LLC retains complete ownership of both Sections 01 and 31. The adjacent parcels are situated in Lyon County, Nevada on APNs 015-311-07 (Section 01) and 015-021-01 (Section 31) where the county line crosses both sections. The applicant will make its best efforts to establish comparable projects on the two parcels situated in Lyon County as well.

Please see Exhibit D-2 for the proposed location of the solar and industrial buildings in relation to the project site.

In the area, there are about two to three dozen homes spread out sporadically throughout the south and southeast of the site in Lyon County (with the exception of APN 004-291-042 situated in Storey County) with the highest concentration closer to Highway 50 and East of Iron Mountain Boulevard. Typically those homes are situated on 5 to 20-acre parcels that enable their owners or occupants to operate their business which involves large machinery, heavy equipment, etc.

The existing location of the site and its neighboring properties make a profound confirmation of the fact that the project is not expected to have direct or indirect impact in the area with respect to water resources, air quality, land use or visual resources.

The project is expected to have a long-term positive impact on the environment, region, and the local government.

To make the project economically viable, the entire site (520 + 159 acres) is needed with the optimum production capacity to attract the right mix of local and foreign investors. At the time of development, the project managers may reconsider additional options in case of newer technology prior to finalizing the design.

Every effort will be made to make the site suitable with its neighboring surroundings such as use of water-tolerant landscaping indigenous to the region.

Development and construction of the project will include the following:

Engineering: Engineering will involve the production of the single line drawings which depict how the electrical connections will flow from the panels, through the combiner boxes, into the inverters (DC power), and the manner in which the electrical lines will run from the inverter (AC power) to the interconnection. The engineering team will also coordinate with the local utility company to determine how the interconnection for the project will be made. The installers will work in conjunction with the engineer to supply them with all necessary documentation in accordance with the permit application.

Permitting: Once engineering is complete the installers will apply for the necessary permits (to the extent that any are required in addition to the Special Use Permit). Any applicable documentation will be submitted in accordance with the city, county and state's regulations. The installers will reply to any questions, comments, or concerns that might arise during this process.

The installers will work extensively with the building inspector to ensure that all of the parties involved have a concise understanding of the intricacies of this project.

Mobilizing & Staging: This step involves the preparation of the site for set-up and delivery. Site preparation will include the following:

- Coordinating with all subcontractors to ensure a smooth installation
- Installation oil safety barriers
- Determining the location for storing the equipment
- Determine the location for dumpsters
- On site conformation of electrical runs and interconnection
- Ensuring the site is ready for deliveries

Installation: The installers will then begin installing the solar power plant. Installation of the structure will include, but is not limited to the following:

- Placing of the components
- Bolting in the legs of the structures
- Welding in the support brackets
- Installing the bar Joists
- Cleaning the site
- Installing the panels
- Wiring the strings together
- Wiring into the combiner boxes
- Installing the inverters
- Wiring into the inverters
- Pulling the wire from the inverters
- Terminating AC cables into the main distribution panels
- Install new net meter by the utility
- Powering up
- Testing of system
- Commissioning
- Cleaning of site again
- Inspection

Clean up: After the project is completed the power plant will be left in debris free condition. All waste will be placed into the dumpsters. All project areas will be clean of debris. The safety barriers will be removed. All temporary storage or offices will be removed. The panels will be wiped down and the project will be deemed complete.

Exhibit B-2

PROJECT SUMMARY

The project is planned to be constructed on Assessor's Parcel Numbers 004-291-02 (specifically Section 01, Township 17 North, Range 22 East, MDBM, Storey County, Nevada) and 004-181-02 (specifically Section 31, Township 18 North, Range 23 East, MDBM, Storey County, Nevada). There are no structures, existing buildings, proposed buildings, streets, alleys or driveways on Assessor's Parcel Number 004-291-02 and 004-181-02 as reflected on the maps attached hereto labeled Exhibits D-3 and D-4. Also there are no structures or improvements on the properties adjacent to the proposed site.

The nearest structure to the site is a mobile home (about 1,600 square feet) parked on a 20-acre parcel (not adjacent to the site) in Section 12 located to the southwest (Assessor's Parcel Number 004-291-042) as reflected on the maps per Exhibit D-3.

As to the official "name" of the project, presently the applicant, Reno Tahoe R&D Business Park, LLC has tentatively adopted the name of the project as **NEVADA SOLAR PARK** pending a final determination.

Exhibit B-3

Justification Statement (a): *That the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community.*

NEVADA SOLAR PARK is proposing to build a 5 to 170 megawatt ground mounted solar photovoltaic power system using proven solar panel array technology that will generate clean electricity.

In 2001 the Nevada Legislature adopted one of the most aggressive renewable portfolio standards in the United States. The portfolio standard mandated that Nevada's utilities and providers of electricity purchase renewable energy resources as a percentage of the total energy that they used and/or delivered to their customers. In 2009, the Nevada Legislature increased the portfolio standard requiring that by 2025, twenty-five percent (25%) of the total amount of energy sold or used by providers of electricity be renewable energy.

With the adoption of the initial portfolio standard in 2001 and the recent increase in the portfolio standard in 2009, the state of Nevada has made a clear decision that the development of renewable energy is not only mandated in Nevada but will play a large role in the development and delivery of energy resources in Nevada for the foreseeable future. Following in Nevada's footsteps other western states such as Arizona and California have also adopted aggressive renewable portfolio standards.

NEVADA SOLAR PARK's proposed project is in direct response to the adoption of the portfolio standard in Nevada and the western United States. The development, construction and operation of the **NEVADA SOLAR PARK** project will benefit the public health, convenience, safety and welfare and the promotion of the general good of the community.

NEVADA SOLAR PARK recognizes the contribution that both fossil fuel and renewable resources make to the provision of electricity to Nevadans and that both are required to ensure that a safe and reliable supply of power is delivered to Nevada customers. That said, renewable resources offer distinct attributes that are not characteristic of fossil fuel resources. The solar photovoltaic array proposed by **NEVADA SOLAR PARK** will generate clean energy using the power of the sun without using natural gas or other fossil fuels. In addition, with the exception of a modest amount of water needed for (1) construction dust control and (2) cleaning the panels once the facility is operational, this project will not deplete natural resources in the construction or operation phases of the project.

Solar power is a renewable resource. Solar power is non-polluting. Unlike forms of fossil fuel, solar power usage does not emit any greenhouse gases, nor does the acquisition of it harm ecosystems through spills or dredging. This is one of the primary advantages of solar power. Once solar panels are operational, there are no electrical expenses necessary to power them. Solar cells require little maintenance once they are operational.

Storey County has a large amount of unoccupied land including the proposed project site. Construction of this project is expected to generate engineering and construction jobs during the development and construction of the project. Construction and operation of the project is expected to generate property, sales and use tax in accordance with the abatements granted by the 2009 Nevada Legislature in Assembly Bill 522.

Exhibit B-4

Justification Statement (b): *That the use of the property owner for such purposes will not result in material damage or prejudice to other property in the vicinity.*

As set forth in Justification Statement (Exhibit B-2) the development and operation of the **NEVADA SOLAR PARK** solar photovoltaic array is not expected to deplete any of Storey County's natural resources with the exception of a modest amount of water for construction dust control and for cleaning the panels once the facility is operational.

In addition, construction and operation of the project will not result in material damage or prejudice to other property in the vicinity. The series of maps that are provided in this Application (under Attachments D-1 to D-6) clearly show the location of the proposed project and demonstrate the remoteness of the project. As shown on Exhibit D-1, the project will be located on the west side of Blackhawk Station APN 004-291-56.

With the existing high rate of vacancy of land surrounding the area as shown on Exhibits D-3, D-4, and D-5 there is no development in the vicinity with which the project could interfere.

The solar panels will be ground mounted.

If the engineers determine the requirement for any large towers or turbines, the design team will make every effort to position any such structure in a location that would conform with the local topography and reduce any view shed issues.

There is not expected to be any ground disturbance or other interference with any of the surrounding parcels in the vicinity of the project.

Exhibit B-5

Justification Statement (c):

SOLAR FARM RENEWABLE ENERGY

Our county would benefit tremendously from our proposed solar project for many reasons.

One of the best advantages behind the solar effort is to diversify energy sources and stimulate the economy with a relatively new type of industry.

It will provide our county with strong revenues. We can add more dollars to our county's tax base. All of this would be possible without the requirement for adding local public services that are very expensive to establish and maintain.

The presence of a solar farm can employ local construction workers and give them new training. It would help them to gain additional skills for those who are involved in general construction. It gives them a chance to show they could do more with their skills.

Solar farms are intended to provide power for the electrical grid, which has historically relied almost entirely on coal, nuclear, hydro and natural gas.

The increase in solar farms reflects a larger trend, where utility companies through new laws have a mandate to provide an ever-increasing percentage of their power from renewable sources. This would facilitate the utility companies to meet the governmental requirements.

Our site is situated in the near proximity to the new Blackhawk substation. The strategic location can result in a win-win situation for everyone.

We can reduce dependence on traditional power sources such as coal and nuclear power and stabilize electric bills for customers. Coal and nuclear power plants, both of which create toxic waste, buy fuel to make energy, and fuel supplies such as coal are subject to price variability.

Fossil fuels are finite and subject to price fluctuations. Producing energy from the sun helps reduce dependence on fossil fuels, such as coal and natural gas, which hurt the environment when they are extracted from the earth. We can supplement more reliable energy sources

It will attract additional industries to our county and it would enable us to generate electricity for many structures and factories.

We can help advance sustainable energy economy by educating, demonstrating and providing support for clean energy technologies, practices, and policies. These are the result of a progressive community and an emerging renewable energy trend which will be ever more prevalent in the future.

EXHIBIT C

PAID TAX RECEIPTS

MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 004-181-02 Roll # 003405
 ALL IN CO S31 T18N R23E
 OUTSIDE
 District-5.2

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

RENO TAHOE R&D BUSINESS PARKLLC
 PO BOX 10476
 BEVERLY HILLS, CA 90213

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate 13,935	GENERAL	1.7719		246.92
	SCHOOL OPER	.7500		104.51
TOTAL 13,935	SCHOOL DEBT	.1447		20.16
	CAPITAL AQUIS	.0500		6.97
	STATE	.1700		23.69
	IND MEDICAL	.0100		1.39
	IND ACCIDENT	.0150		2.09
	FIRE DISTRICT	.5446		75.89
	YOUTH SERVICE	.0045		.63
	Ad Valorem Total	3.4607		482.25
	Penalties			17.00
	Payments to Date			499.25-
	PAID IN FULL			

PAID
 DEC - 6 2016
 In full
 BY: *[Signature]*

MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 004-291-02 Roll # 003406
 ALL IN CO S1 T17N R22E
 OUTSIDE
 District-5.1

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

RENO TAHOE R&D BUSINESS PARKLLC
 PO BOX 10476
 BEVERLY HILLS, CA 90213

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate 35,545	GENERAL	1.7719		629.83
	SCHOOL OPER	.7500		266.59
TOTAL 35,545	SCHOOL DEBT	.1447		51.43
	CAPITAL AQUIS	.0500		17.77
	STATE	.1700		60.43
	IND MEDICAL	.0100		3.55
	IND ACCIDENT	.0150		5.33
	FIRE DISTRICT	.5446		193.58
	YOUTH SERVICE	.0045		1.60
	Ad Valorem Total	3.4607		1,230.11
	Penalties			43.17
	Payments to Date			1,273.28-
	PAID IN FULL			

PAID
 DEC - 8 2016
 In Full
 BY: *[Signature]*

EXHIBIT D

MAPS

Exhibits	Description
D-1	MAP OF THE SITE
D-2	PLOT PLAN
D-3	ASSESSOR'S MAP (SEC. 01 - APN 004-291-02)
D-4	ASSESSOR'S MAP (SEC. 31 - APN 004-181-02)
D-5	ASSESSOR'S MAP - VICINITY
D-6	PROPOSED ACCESS

EXHIBIT D-1

MAP OF THE SITE

General Area Map of Sections 01 and 31

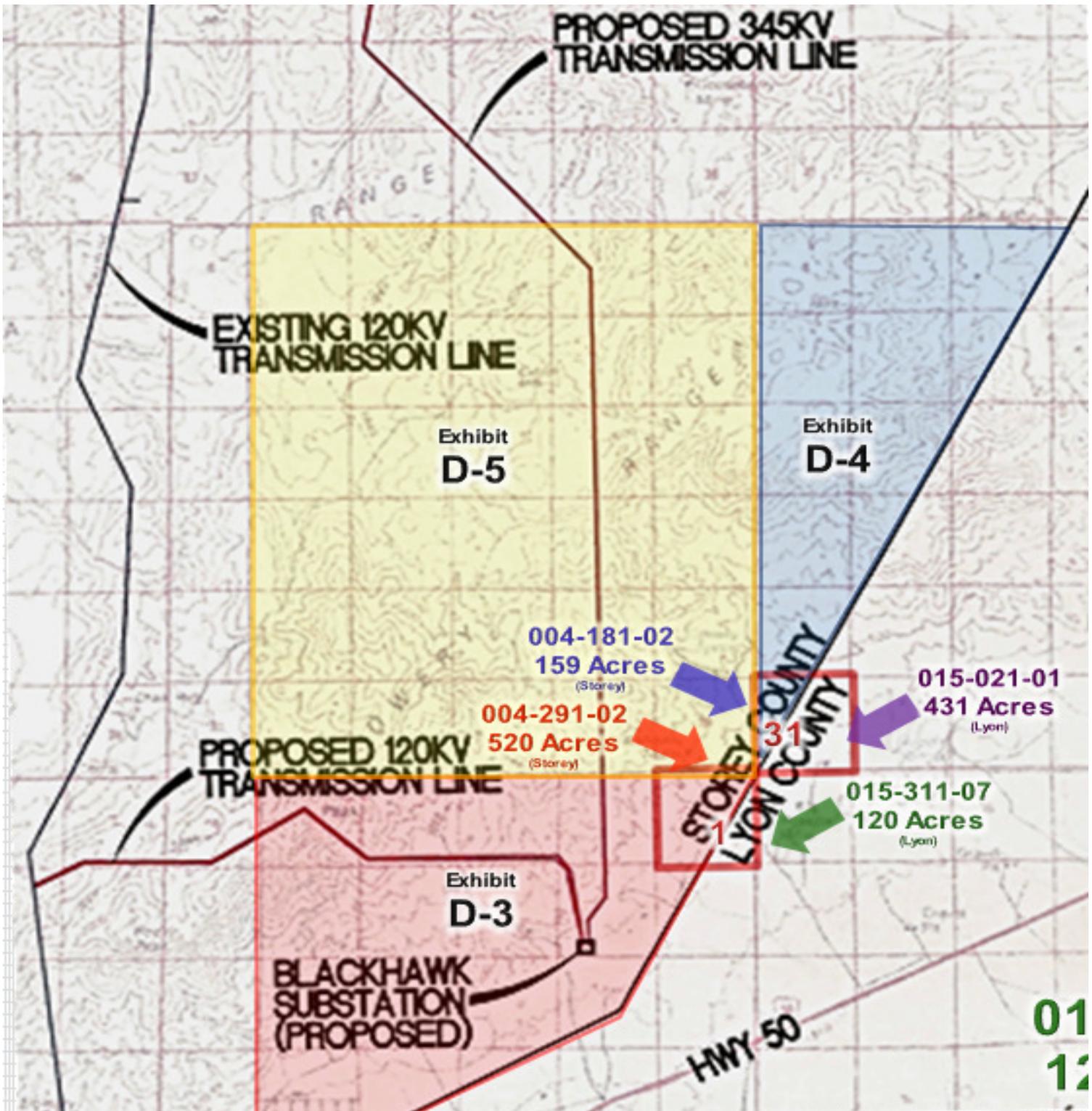
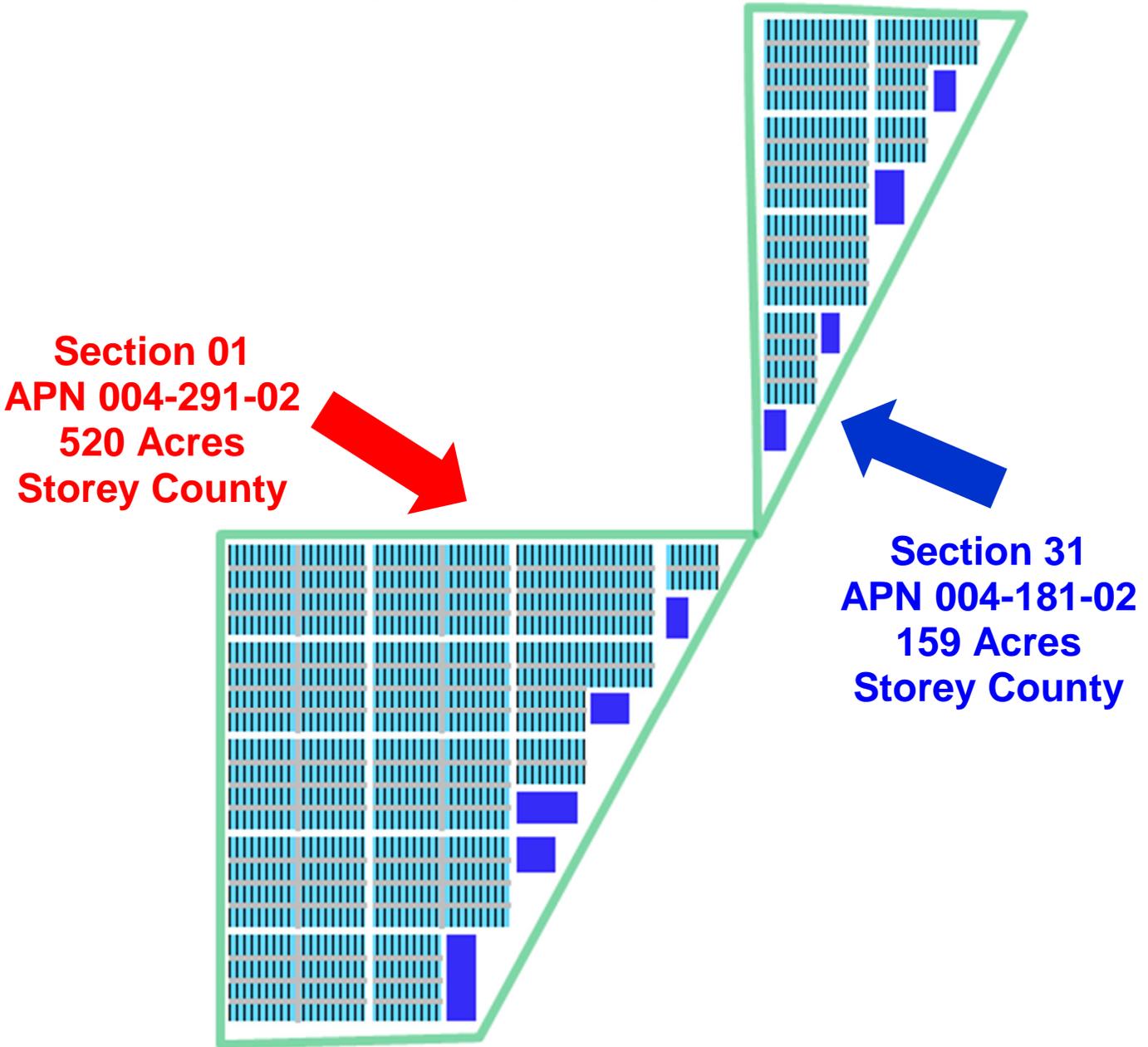


EXHIBIT D-2

PLOT PLAN

Proposed Layout of the Project



Section 01
APN 004-291-02
520 Acres
Storey County

Section 31
APN 004-181-02
159 Acres
Storey County

-  Proposed Sites for PV
 -  Proposed Landscaping
 -  Proposed Sites for Parking
 -  Proposed Sites for Buildings
- (size and number based on requirements and in conformity with local laws)*

EXHIBIT D-3

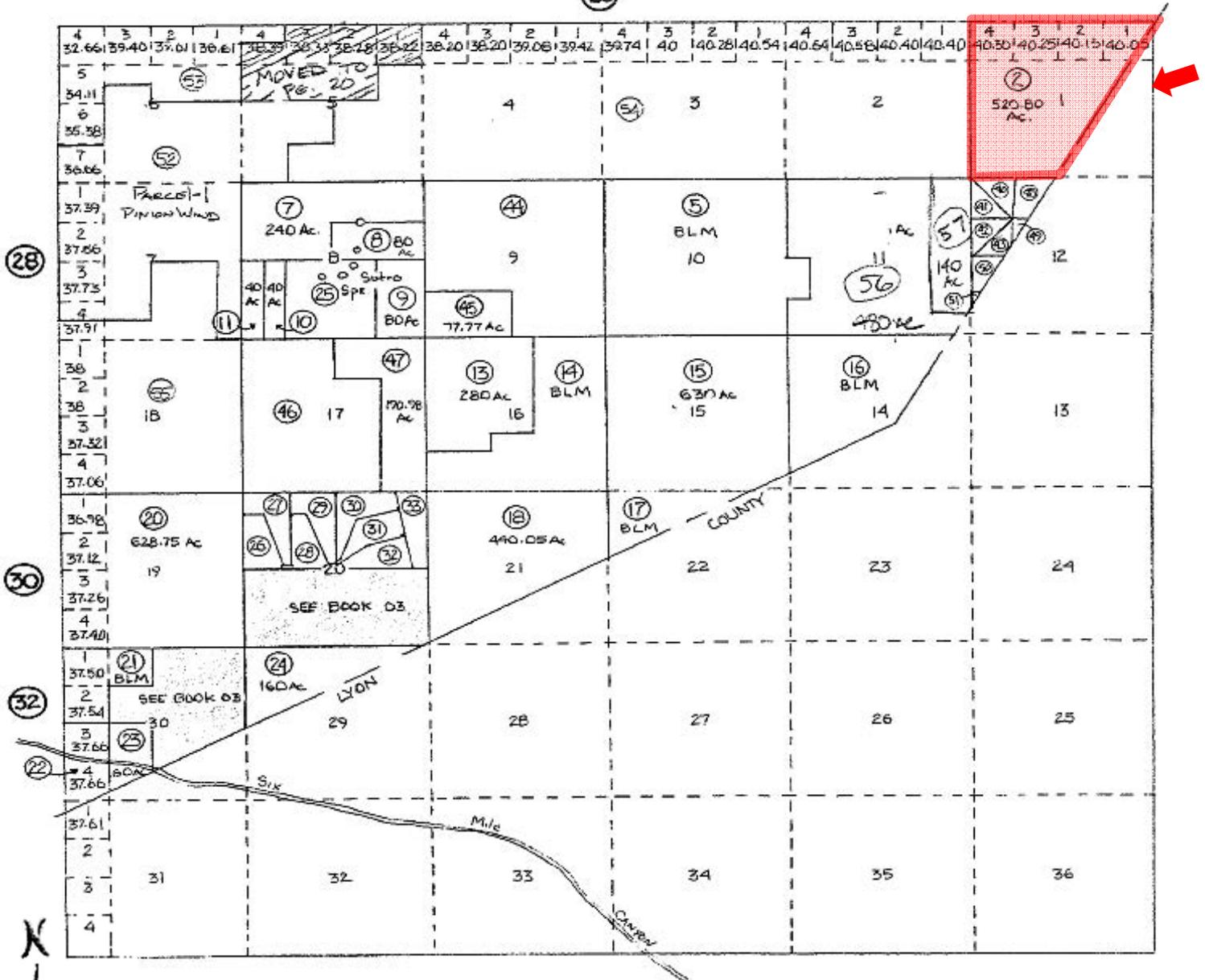
SITE MAP AND ITS SURROUNDINGS

Section 01 and its surroundings (South and West of the Site)

T17N-R22E, MD&M

04-29

(20)



1/2" = 1 MILE



STOREY COUNTY

STOREY COUNTY, NEVADA
This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

EXHIBIT D-4

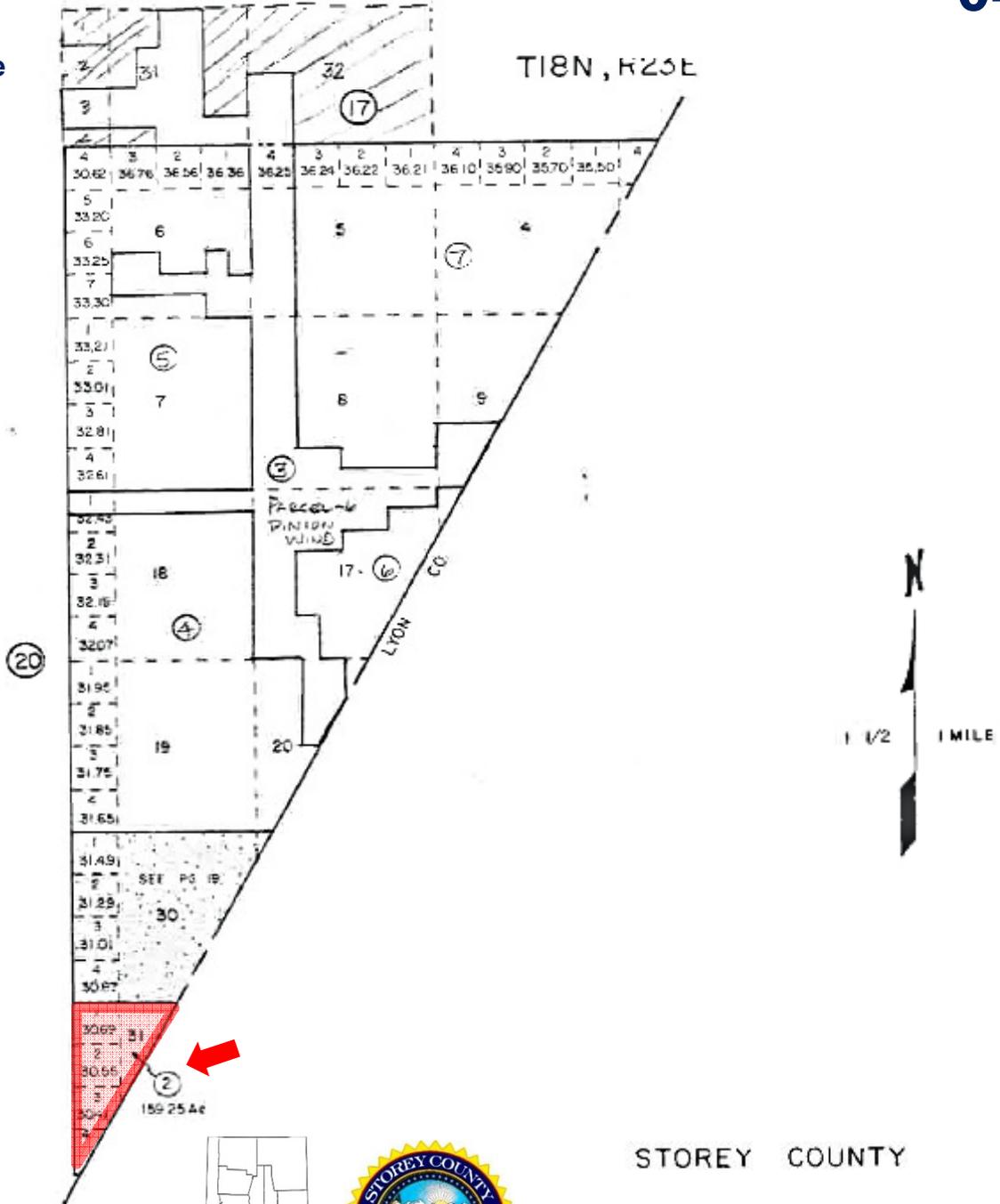
SITE MAP AND ITS SURROUNDINGS

Section 31 and its surroundings (North and East of the Site)

T18N-R23E, MD&M

04-18

Secs 31 & 32
Not to Scale



STOREY COUNTY



STOREY COUNTY, NEVADA

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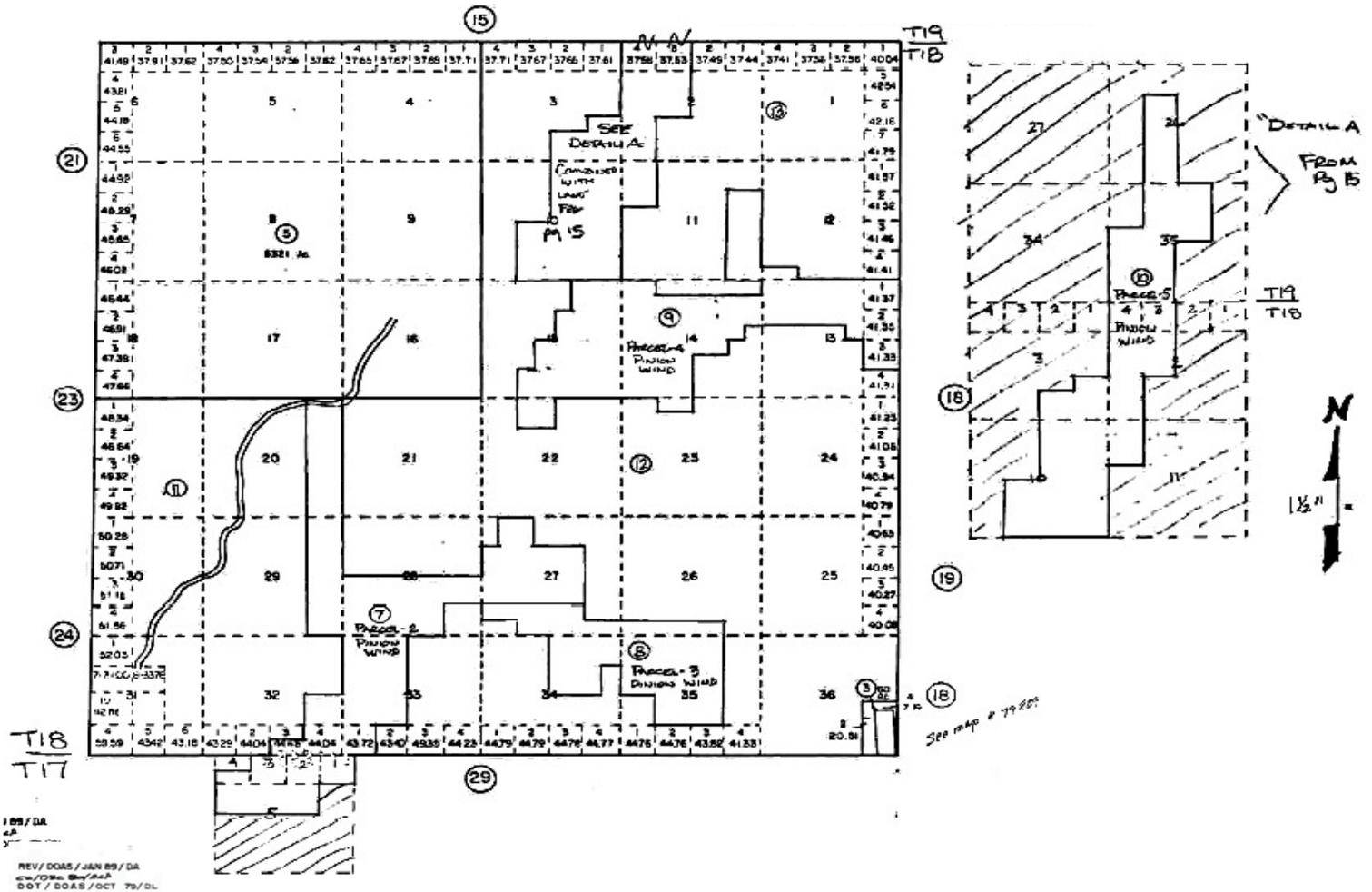
EXHIBIT D-5

MAP OF THE VICINITY

Vicinity of Sections 01 and 31
(North of Sec. 01 and West of Sec. 31)

T18N, R23E

04-20



STOREY COUNTY

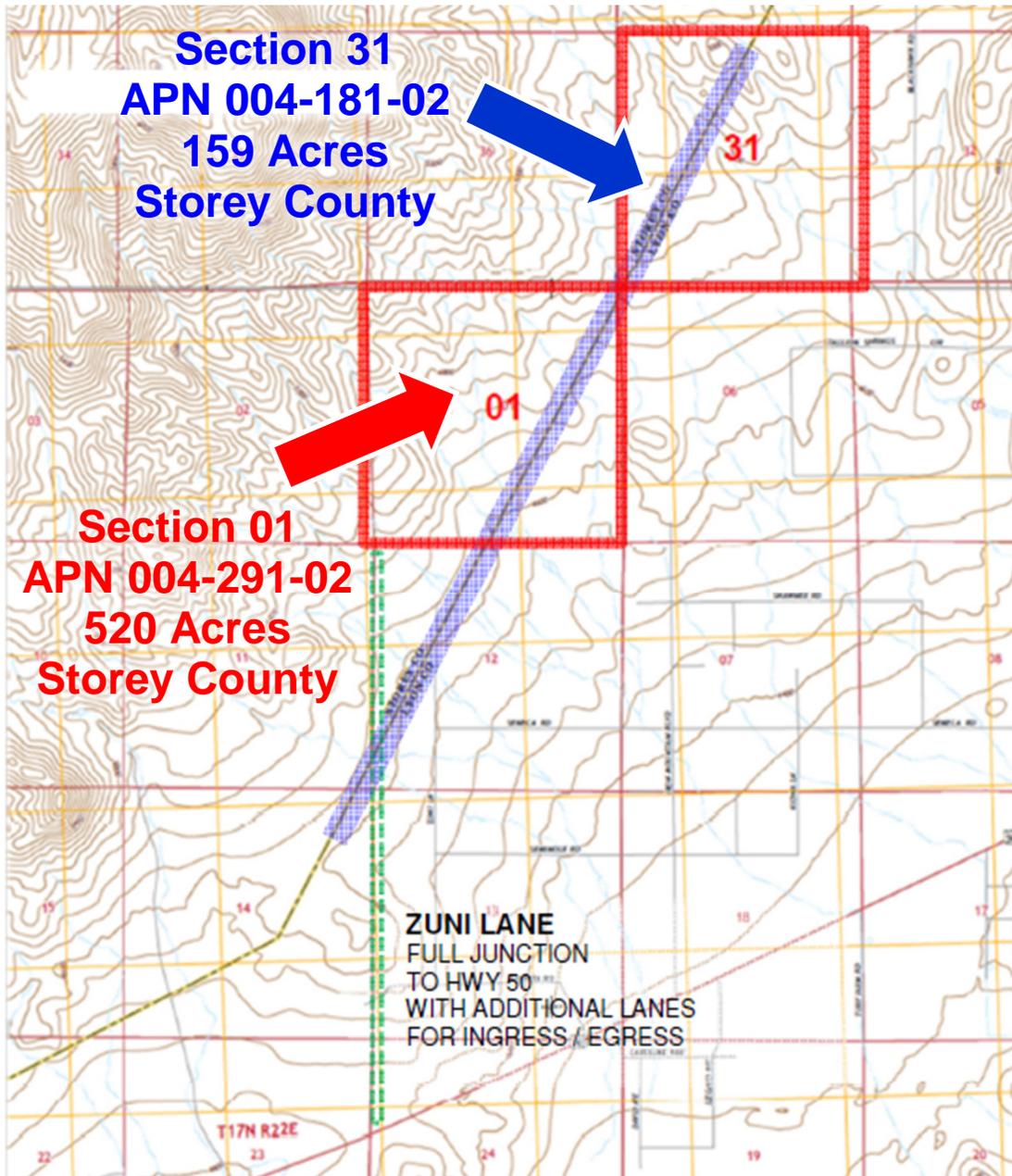
STOREY COUNTY, NEVADA

This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

EXHIBIT D-6

MAP OF ACCESS

Proposed Access to the Project



Existing Boundaries of Sections 01 and 31



Existing County Line (Storey County: WEST - Lyon County: EAST)



Proposed Access to Highway 50

EXHIBIT E

LEGAL DESCRIPTION

APN: 004-291-02
Acres: 520

Legal Description of Project

All that certain lot, piece or parcel of land situate in Storey County, State of Nevada and described as follows:

That portion of Section 1, Township 17 North, Range 22 East, Mount Diablo Base and Meridian, that lies within the boundaries of Storey County, State of Nevada.

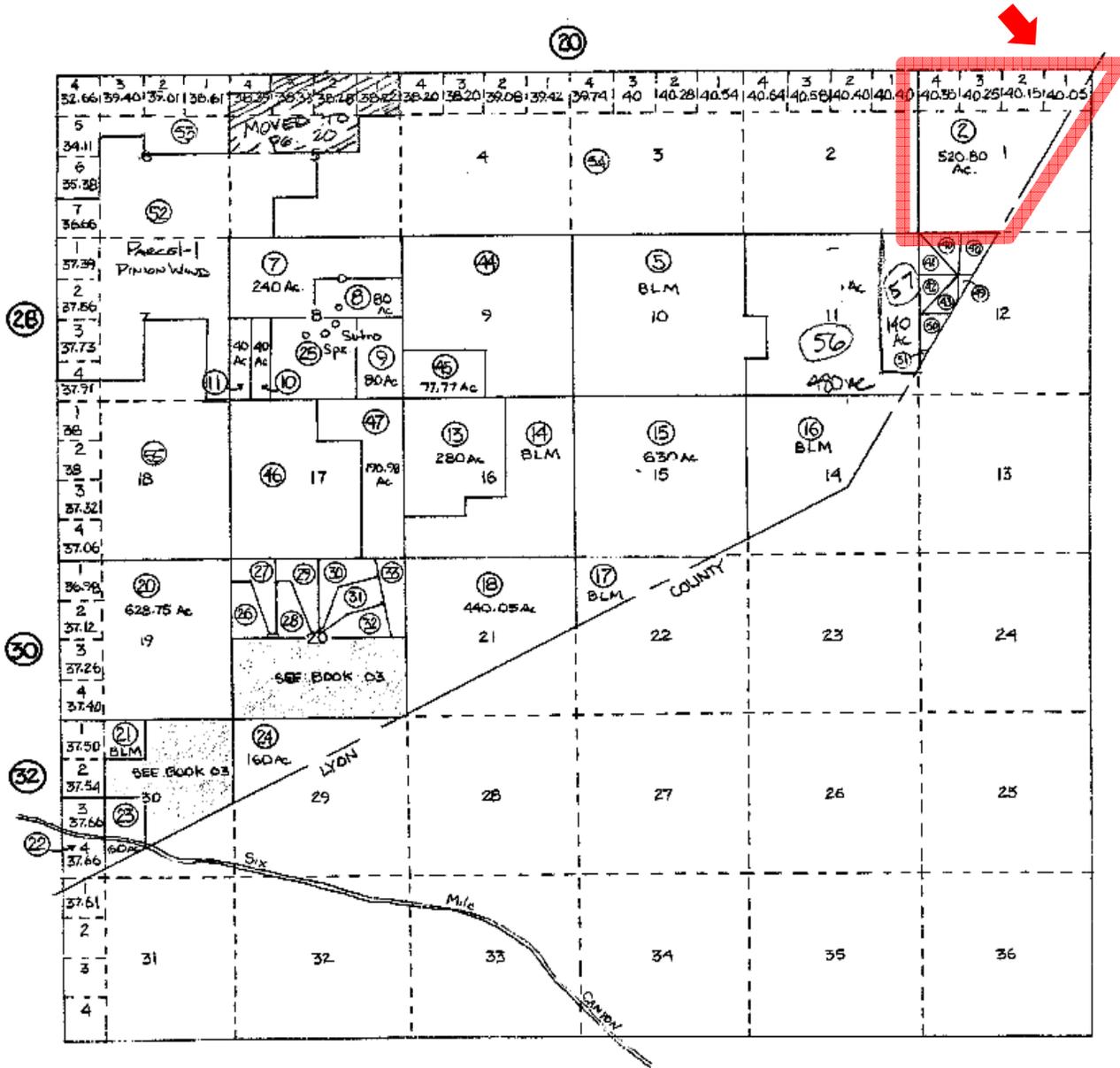
NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed, recorded in the office of the County Recorder of Storey County, Nevada on January 8, 1990 in Book 75, page 162, as Document No. 64714, of Official Records.

ASSESSOR'S MAP SECTION 1 T17N R22E

+ 520 ACRES APN 004-291-02

T17N-R22E, MD&M

04-29



STOREY COUNTY

STOREY COUNTY, NEVADA

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APN: 004-181-02
Acres: 159

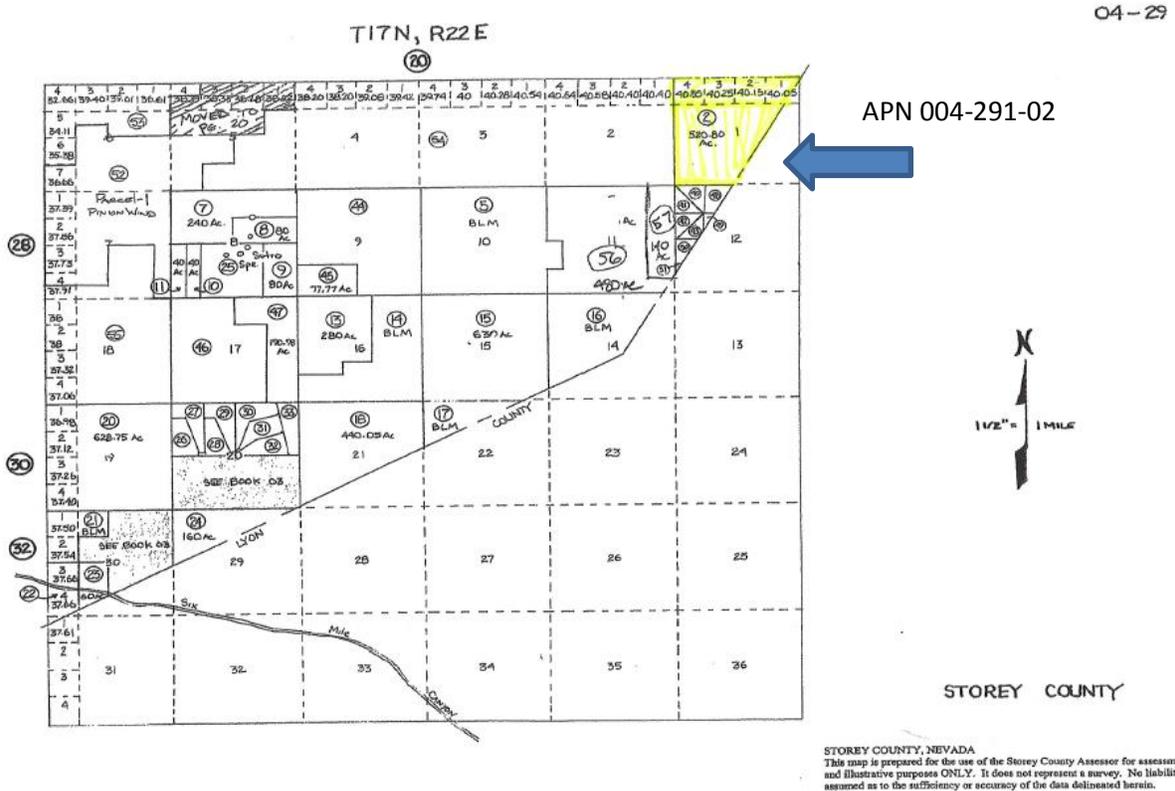
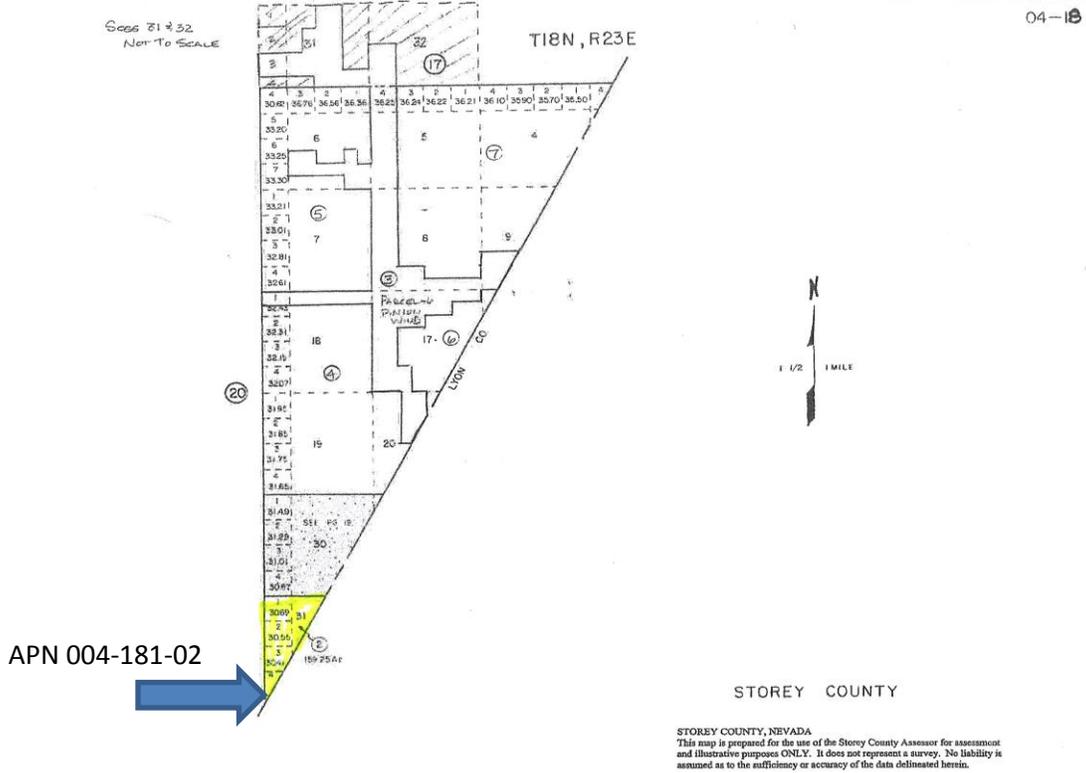
Legal Description of Project

All that certain lot, piece or parcel of land situate in Storey County, State of Nevada and described as follows:

That portion of Section 31, Township 18 North, Range 23 East, Mount Diablo Base and Meridian, that lies within the boundaries of Storey County, State of Nevada.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed, recorded in the office of the County Recorder of Storey County, Nevada on January 8, 1990 in Book 75, page 162, as Document No. 64714, of Official Records.

Assessor's Maps



STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440
Phone (775) 847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Planning Commission

From: Storey County Planning Department

Meeting Date: January 19, 2017

Meeting Location: Storey County Courthouse - 26 South B Street, Virginia City, Nevada 89440

Case Number: 2016-034

Applicant: Reno Tahoe R&D Business Park, LLC

Property Owners: Reno Tahoe R&D Business Park, LLC

Staff Contact: Kathy Canfield

Figures: Figure 1: Zoning Map, Figure 2: Area Map, Figure 3: Photo Map, Figure 4: Surrounding Uses, Figure 5: Land Use Compatibility Table

Appendix: Appendix 1: Applicant Statement and Assessor's Parcel Maps

Guiding Documents: Storey County Master Plan, Storey County Code, Section 17.34.030, Special Use Permit II – Light Industrial Zone; and/or Storey County Code Section 17.32.020, Special Use Permit F – Forestry.

Property Location: APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBD, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Request: The applicant requests a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

1. Background & Analysis

1.1 Zoning Background

This project consists of two parcels of land along the Storey County/Lyon County border. The southern parcel is approximately 520 acres and the northern parcel is triangular in shape and is approximately 159 acres. The existing zoning of the southern parcel is Light Industrial and the existing zoning (as of the writing of this report) is Forestry. The northern parcel is zoned Forestry and is proposed to be changed to Light Industrial (see below) The proposed land use of commercial energy production (solar) is a Special Use for both Forestry and Light Industrial zoning categories.

Prior to this Special Use Permit application being heard, the Planning Commission will be hearing a recommendation for a zone change on the northern property (Zone Change Amendment 2016-033), at the January 19, 2017 meeting. Staff has reviewed the zone change application and is recommending approval of the change. However, if the Planning Commission does not agree with the staff recommendation, and does not recommend approval of the zone change, this project application can still move forward based on the existing Forestry zoning allowing for commercial energy production land uses subject to a special use permit.

This staff report will evaluate the proposed project against the Forestry and the Light Industrial zones for the 159 acre northern parcel only. The southern parcel is zoned Light Industrial and no zone change amendment is associated with this parcel. When different findings or standards apply because of the difference in zoning, the report will provide discussion and rationale for both.

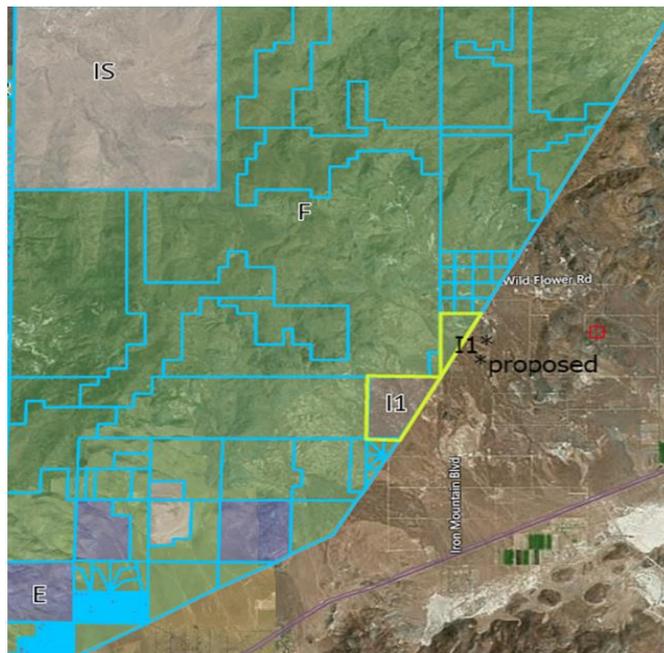


Figure 1 - Zoning

1.2 Site location and characteristics

The project consists of two parcels of land, located along the Storey County/Lyon County boundary. The parcels are 520 acres and 159 acres in size and both are currently vacant. The parcels generally slope downward from the northwest to the south east, and have some significant drainage channels across the site.

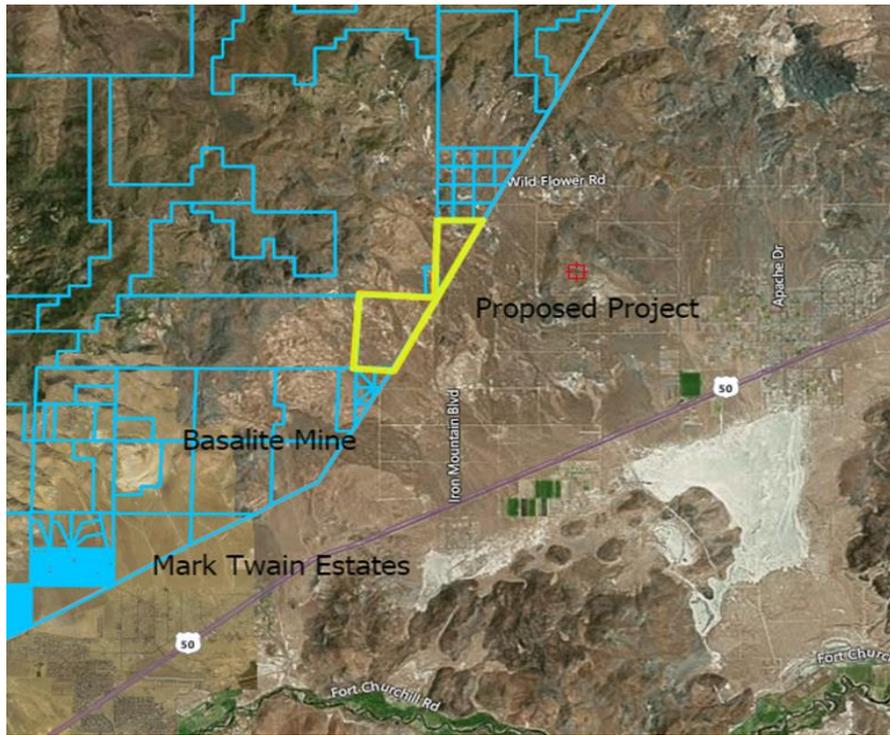


Figure 2: Area Map



Photo 1: Looking north along county line



Photo 2: Looking southwest across 520 acre parcel, post is believed to be a property corner.



Photo 3: Looking northeast across 159 acre site, post is believed to be a property corner.

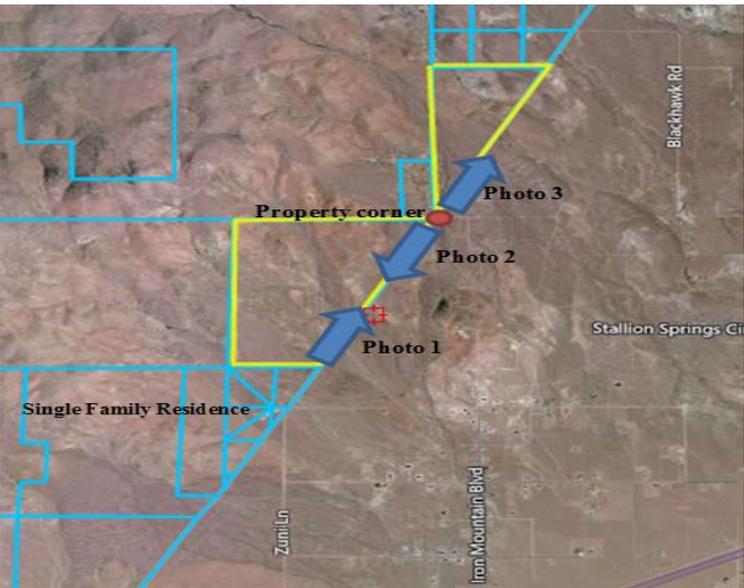


Figure 3, Photo map

1.3 Proposed Use

The proposed project will be an approximately 5 to 170 megawatt ground mounted solar photovoltaic power system using solar panel array technology that will generate clean electricity. The applicant anticipates the generated electricity will be sold to a third party purchaser, such as NV Energy for example, through a power purchase agreement. The power purchase agreement is expected to be for a term of 15 to 25 years. This project is approximately one mile northeast of the approved (but not constructed) Blackhawk power substation and the project is anticipated to connect to this facility (See Special Use Permit No. 2008-060). Any power purchase agreement or connection to a power facility is a private agreement and Storey County is not a part of any discussions or negotiations. Any proposed physical connections (such as power lines) may require future Storey County review and/or permitting.

Development of the project will most-likely consist of separate phases. It is anticipated that first phase may consist of a 5 to 10 megawatt installation, with additional 5 to 10 megawatt installations to follow for a possible total build out of approximately 170 megawatts. Each 5 to 10 megawatt installation utilizes about 20 acres of land area. In order for the project to be economically viable for the applicant, it is estimated the entire site (both the 520 acre and the 159 acre parcels) will be utilized to optimize production capacity.

It is anticipated that support facilities onsite will include storage buildings for equipment and possibly a small office for staff and/or a watchman's dwelling.

1.4 Special Use Permit Required

The purpose and intent of the I1 – Light Industrial zone is to provide areas for the development and operation of industrial uses that do not create or cause fumes, odor, smoke, gas, noise, vibrations, or other impacts which are or may be detrimental to abutting properties and land uses. SCC 17.34.030.H. states that commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems are permitted in the I1 zone subject to a Special Use Permit.

(If zoning amendment from Forestry to I1 Light Industrial for northern parcel (APN 004-181-02) is not approved, the following statement is applicable.)

The purpose and intent of the F – Forestry zone is to protect areas having important environmental qualities in the county from unnecessary degradation and to provide areas of very low density residential and other uses. SCC 17.32.020.O states that commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems. This use is subject to a Special Use Permit. Commercial energy production from combustion of fossil fuels and other type fuels or other similar power generation systems is prohibited.

1.5 Surrounding Uses

The property is surrounded by mostly vacant land. There is a single family residence located within Storey County directly south of the property located on APN 004-291-042 (See Figure 4, below). Property to the southwest, west and north is vacant and zoned Forestry and/or Industrial. There are several residences in Lyon County (Iron Mountain Ranch estate subdivision) located to the east and southeast of this property; however, these residences are not immediately adjacent to the project site. Property immediately to the east of the northern and southern parcels within Lyon County is owned by the Applicants.

The existing single family residence located south of the project area is located on Forestry zoned

land. Forestry zoning requires a minimum of 40 acre parcels and any uses proposed on the land require a Special Use permit. The parcel that the single family resides, along with the five other adjacent parcels, were legally created in 1998 and are considered legal non-conforming for the Forestry zone. The residence appears to have been constructed in 2011 and does not appear to have acquired a Special Use permit prior to construction.

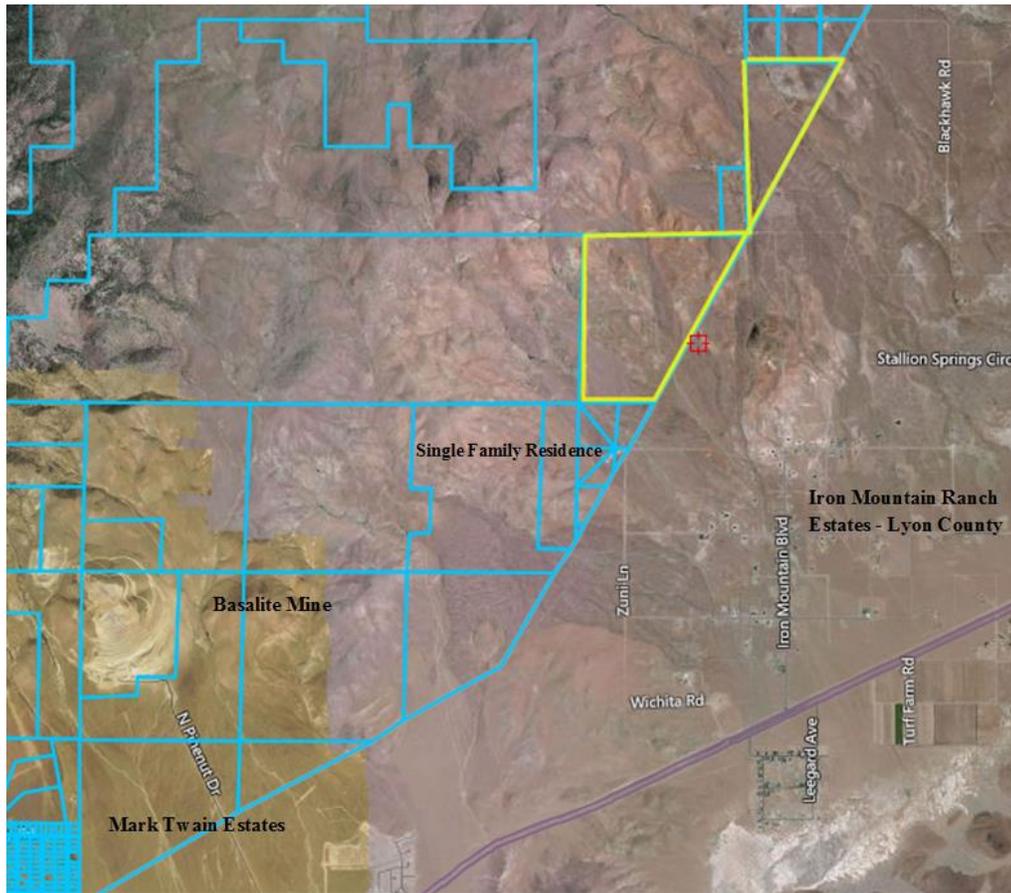


Figure 4: Surrounding Uses

1.6 Area Impacts

Staff has reviewed the project proposal and has identified the following potential impacts:

- A. Temporary Construction: During construction activities, there is the potential for noise, dust and additional traffic which is expected to last for the duration of the construction activities.
- Noise: Potential noise at the site would be associated with construction activities. Once constructed, the solar panels will not generate noise. Noise at the property line shall be limited to 84 decibels (A weighted, SCC 8.04.020) and shall be subject to further reasonable limitations as determined by Storey County.
 - Dust: Dust from construction activities could also have a potential impact on surrounding areas. As a condition of the Special Use Permit approval, the applicant will be required to meet Nevada Division of Environmental Protection (NDEP) air quality standards. Fugitive airborne containments must be within NDEP guidelines at all times and shall be subject to further reasonable limitations as determined by Storey County.
 - Traffic: The applicant estimates a maximum of 10 vehicles to the site per day during construction activities. Equipment would be delivered to the site on

trucks no larger than supplies provided to construct a residence according to the applicant. This traffic would be temporary during construction activities.

- B. Access: The applicant has identified several potential access points to the parcels. Potential access to the southern parcel may be from Zuni Lane. The current Zuni Lane is located within Lyon County and adjacent to the Iron Mountain Ranch estate subdivision. The roadway ends at the Storey County line, at Shawnee Road. There is a public roadway easement identified along the east property line of Sections 1 and 24 in Storey County which would allow for Zuni Road to extend from Shawnee north to the southern subject parcel approximately 0.25 miles. This access would need to be constructed in accordance with Storey County standards. The Zuni Lane access may also require improvements to connect to Highway 50 in accordance with Lyon County requirements.

This access easement is a part of the parcel where the single family residence in Storey County is located. It is unclear if the residence or associated development encroach upon the easement.

Another alternative is to access the property from Iron Mountain Boulevard which is aligned through the approximate center of the Iron Mountain Ranch estate subdivision. This would allow for potential access to both the southern and northern parcels. This would also potentially require improvements to roadways/easements, but all access would be from within Lyon County.

Onsite access between the northern and southern parcel, if proposed, would also require some type of easement on adjacent property, as the applicant's two parcels meet at a point and do not have overlapping land area wide enough for vehicular access. If separate roadway/easement access for each parcel can be provided, internal access may not be necessary.

As a condition of Special Use permit approval, the applicant will be required to identify the access to the site and any proposed vehicle access between the southern and northern parcels along with any associated necessary easements. Any proposed access located within Storey County shall be required to meet Storey County requirements.

The applicant stated to planning staff that he is working with Lyon County staff on determining the most appropriate access to the site through Lyon County. Storey County staff have also outreached to the Lyon County Manager and the Community Development Department and informed them of the special use permit application.

- C. Drainage: There are several natural regional drainages that cross the applicant's property and continue in a southerly direction toward Lyon County, including to the Iron Mountain Ranch estate subdivision. The drainage comes down from the adjacent hills, flows through the property and continues on downhill. It is anticipated that the construction on the site may impact the existing drainage system. As a condition of approval, the applicant will be required to demonstrate that all site drainage and storm water management systems must be designed as to not adversely impact any other properties.

- D. Water Usage: The proposed use is not expected to utilize a significant amount of water. Water usage is anticipated for any onsite office/storage buildings, potential watchman's dwelling (restrooms, sinks, potential fire suppression) and for periodic washing of solar photovoltaic panels. Water may also be used for dust control during construction activities and land restoration activities. The applicant will be required to furnish proof of water rights and drill a well to serve the property. Water rights or the ability to install a well will be managed by the Nevada State Engineer's Office. The applicant must show valid evidence of water permits or rights before obtaining a Storey County building permit.

- E. Phasing: The applicant proposes to develop the property in 20-acre increments. Mass grading of the site is not proposed as the site has existing slopes that generally work with the design of the solar field. As a condition of project approval, permits will be issued in approximately 20 acre increments. This will allow for the development to occur but to retain the natural condition of the site for areas outside the construction area. Disturbance should only occur when construction is occurring.
- F. Closure/Abandonment: In the event that the solar facility becomes decommissioned, Storey County shall reserve the right to deem the facility abandoned and mandate the solar field and associated facilities be removed within 180 days thereof at the Permit Holder’s expense. The applicant shall reserve the right to appeal the decision of abandonment. The process for the appeal shall be as pursuant to Chapter 17.03 Administrative Provisions of the Storey County Code. Removal and reclamation shall include complete removal of the entire facility including the solar field, accessory structures and access ways, foundations and pads up to two feet below grade, and all other appurtenances. Reclamation shall also include revegetation. The revegetation program shall be that established by the U.S. Bureau of Land Management for projects located on public lands. Reclamation of the site to a condition reasonably existing prior to development shall be completed to the satisfaction of Storey County. Under no circumstances shall Storey County, its officers, and representatives bare any cost or responsibility for the removal of said facilities or reclamation of the site.

2. General Compliance with Storey County’s Guiding Documents

2.1 Summary Table

The table below shows land uses, master plan designations and zoning for the land surrounding the proposed residence. There are no evident conflicts between the proposal and the County Master Plan. The proposed use is consistent with the surrounding land that allows for commercial/residential uses.

Figure 5: Land Use Compatibility

Land	Land Use	Master Plan	Zoning
Applicant's Land	vacant	Industrial (& Transition from Resources to Industrial)	I1 (& F)
Land to the east	vacant (Lyon County)	Rural Residential (Lyon)	R
Land to the southeast	vacant (Lyon County)	Rural Residential (Lyon)	R
Land to the south	residence & vacant (Storey) & residential & vacant (Lyon)	Resources (Storey)	F
Land to the southwest	vacant	Resources, Transition to Industrial	F
Land to the west	vacant	Resources	F
Land to the northwest	vacant	Resources	F
Land to the north	vacant	Resources, Transition to Industrial	F
Land to the northeast	vacant	Rural Residential (Lyon)	R

2.2 Compliance with Storey County Master Plan

- A. Chapter 3, Land Use, Goal 8 of the Storey County Master Plan states: “Balance renewable energy systems with other uses.” The three policies listed under this goal are:
 1. By allowing small-scale domestic renewable energy systems, including solar and wind, when they are found to be scaled, placed, and designed as to not substantially detract from the existing character of each community.

2. By prohibiting commercial-scale renewable energy systems, including solar and wind, in and adjacent to residential areas.
3. By requiring planning commission and board review and action pertaining to all commercial-scale renewable energy systems.”

This project is considered a commercial-scale project, and is not a small-scale domestic system. The Storey County Master Plan identifies the surrounding land uses to be Resources and Transition from Resources to Industrial. Although a residence can be permitted with a Special Use Permit in Forestry zoning, the area is not identified as a residential land use. There is an existing residence located approximately 0.25 miles to the south of the project area within the Forestry zoning and it does not appear that this use obtained a Special Use permit prior to construction of the residence. This residence is currently adjacent to Light Industrial zoning. This project will be reviewed by the planning commission and the board.

In addition to the above policies, Chapter 3 of the Master Plan identifies that “A major power transmission substation (NV Energy’s Blackhawk substation) was approved by the board with recommendation by the planning commission in 2009. If developed, the substation may provide utility access for industrial users, as well as a connection point for utility-scale renewable energy generating systems feeding into the grid.”

This solar project proposes to connect with the approved (but not constructed) Blackhawk substation is approximately one mile to the southwest of the southern border of the solar project parcels.

3. Compliance with the Storey County Code

3.1 Uses Subject to Special Use Permit

- SCC 17.34.030 (Light Industrial Zone)

“The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

H. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems.”

This passage of the SCC allows for the applicant’s potential special use permit.

- SCC 17.32.030 (Forestry – *applicable if Zone Change Amendment not approved.*)

“The following uses may be permitted subject to securing a special use permit as provided for in Chapter 17.03 Administrative provisions.

O. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems. Commercial energy production from combustion of fossil fuels and other type fuels or other similar power generation systems is prohibited.”

This passage of the SCC allows for the applicant’s potential special use permit.

3.2 Stated when to allow a special use permit

- SCC 17.12.018

“Uses listed as requiring a special use permit are considered as special exceptions within

each zone. Any special permitted use must meet with the regulations for special use permits and any conditions imposed by the board. In addition to the special use permit, all necessary federal, state, and county permits and licenses are required.”

The applicant is in compliance with this section of the code. This passage of the SCC illustrates when to allow a special use permit and this situation is in compliance.

3.3 Sign sizes

Any signs used on the property are expected to be compliant with SCC 17.84 Signs and Billboards.

3.4 No Other Non-compliance Problems

All aspects of the development are expected to be within the county code requirements.

4. Public Comment

As of January 10, 2017 (date of posting) Staff has not received any comments from the public.

5. Findings

5.1 Motion for Approval (for both parcels zoned I1)

The following findings of fact are evident with regard to the requested Special Use Permit when the recommended conditions of approval in Section 6 Recommended Conditions of Approval are applied:

- 5.1.1 The special use permit does not conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use including as related for the maintenance of an orderly, efficient, and sustainable development; create and maintain a diverse economy; balance renewable energy systems with other uses; and compatibility between existing and future uses.
- 5.1.2. The Special Use Permit complies with all federal, state, and county regulations.
- 5.1.3. The Special Use Permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.
- 5.1.4. The conditions of the Special Use Permit adequately address potential fire hazards and require compliance with the applicable fire codes, including fire protection ratings.
- 5.1.5. The conditions under this The Special Use Permit do not conflict with the minimum requirements in SCC Chapter 17.12 General Provisions, Chapter 17.34 I1 Light Industrial Zone and Chapter 17.03.150 Special Use Permits, or any other federal, state, or county regulations, including building and fire codes.

5.2 Motion for Denial (for both parcels zoned I1)

Should a motion be made to deny the Special Use Permit request, the following findings with explanation of why should be included in that motion.

- 5.2.1. The special use permit does conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use including as related for the maintenance of an orderly, efficient, and sustainable development; create and maintain a diverse economy; balance renewable energy systems with other uses; and compatibility between existing and future uses.

- 5.2.2. Substantial evidence shows that the Special Use Permit may conflict with the purpose, intent, and other specific requirement of SCC 17.12 General Provisions, Chapter 17.34 II Light Industrial Zone and Chapter 17.03.150 Special Use Permit or other federal, state, or county regulations.
- 5.2.3. The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

If Zone Change Amendment 2016-033, is not approved, II is the existing zoning for the southern 520 acre parcel (APN 004-291-02) and F zoning is the existing zoning for the northern 159 acre parcel (APN 004-181-02), the following alternative Motions apply:

5.1.A. Motion for Approval (*for southern parcel zoned II, and northern parcel zoned F*)

The following findings of fact are evident with regard to the requested Special Use Permit when the recommended conditions of approval in Section 6 Recommended Conditions of Approval are applied:

- 5.1.1. The special use permit does not conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use including as related for the maintenance of an orderly, efficient, and sustainable development; create and maintain a diverse economy; balance renewable energy systems with other uses; and compatibility between existing and future uses.
- 5.1.2. The Special Use Permit complies with all federal, state, and county regulations.
- 5.1.3. The Special Use Permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.
- 5.1.4. The conditions of the Special Use Permit adequately address potential fire hazards and require compliance with the applicable fire codes, including fire protection ratings.
- 5.1.5. The conditions under this The Special Use Permit do not conflict with the minimum requirements in SCC Chapter 17.12 General Provisions, Chapter 17.34 II Light Industrial Zone, Chapter 17.32 F Forestry Zone and Chapter 17.03.150 Special Use Permits, or any other federal, state, or county regulations, including building and fire codes.

5.2.A Motion for Denial

Should a motion be made to deny the Special Use Permit request, the following findings with explanation of why should be included in that motion.

- 5.2.1. The special use permit does conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use including as related for the maintenance of an orderly, efficient, and sustainable development; create and maintain a diverse economy; balance renewable energy systems with other uses; and compatibility between existing and future uses.
- 5.2.2. Substantial evidence shows that the Special Use Permit may conflict with the purpose, intent, and other specific requirement of SCC 17.12 General Provisions, Chapter 17.34 II Light Industrial Zone, Chapter 17.32 F Forestry Zone and Chapter 17.03.150 Special Use Permit or other federal, state, or county regulations.

- 5.2.3. The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

6. Recommended Conditions of Approval

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

1. **Purpose.** This Special Use Permit (SUP) No. 2016-034 shall be for the purpose of constructing an up to 170 megawatt ground mounted solar photovoltaic power system using solar panel array technology. The operation shall remain in compliance with all of the provisions set forth by this SUP and federal, Nevada State, and Storey County codes and regulations. Issuance of this SUP does not convey property rights of any sort or any exclusive privilege, nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.

This Special Use Permit is for the purpose of constructing an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

2. **Requirements.** The Permit Holder shall apply for all required permits and licenses, including business license, for the project within twenty-four (24) months from the date of final approval of SUP No. 2016-034, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This SUP shall remain valid as long as the Permit Holder remains in compliance with the terms of this SUP and Storey County, Nevada State, and federal regulations.
3. **Transfer of Rights.** This SUP shall inure to the record owner of the Subject Property and to the Permit Applicant(s) (Reno Tahoe R&D Business Park, LLC) and shall run with the land defined herein, see Appendix A for map. This SUP permit, subject to its terms and conditions, may be transferred by the permit holder, its successors, heirs or assigns. The record owner may lease the land; however, the record owner is ultimately responsible for compliance with the SUP permit regulations. Any/all transfers of SUP 2016-034 shall be advised in writing to Storey County Planning Department 90 days prior to assignee taking over operation of facility. The operators of the facility must sign and accept all stipulations and requirements of SUP 2016-034.
4. **Access.** The applicant shall document the proposed access to the parcels. For access located within Storey County, all access shall be consistent with Storey County regulations and the Storey County Fire Department requirements. Evidence of any proposed access easements across private property shall be provided and the easements recorded prior to any permits being issued. Internal access, if any, between the northern and southern parcels shall be identified and any easement on private property for access shall be identified and documented. The applicant shall collaborate with Lyon County for any access needs located within Lyon County.
5. **Noise.** The use of motorized generators and equipment is limited to daytime hours between 7:00 a.m. to 6:00 p.m. and Monday through Saturday. Noise on the subject property is otherwise limited by Storey County Code 8.04 Noise Limitations.
6. **Airborne Containments.** All work performed subject to this SUP, will be compliant with all Nevada Division of Environmental Protection (NDEP) air quality standards. Fugitive airborne

containments must be within NDEP guidelines at all times and shall be subject to further reasonable limitations as determined by Storey County.

7. **Drainage.** The applicant shall demonstrate that all site drainage and storm water management systems are designed not adversely impact any adjacent properties, and shall be subject to further reasonable limitations as determined by Storey County.
8. **Accessory Uses.** The permit holder may build and maintain accessory structures needed to shelter equipment associated with the subject solar use. The permit holder may also build and maintain a watchperson's dwelling on the subject property. All structures are subject to obtaining a Storey County building and other permit(s). The permit holder may acquire a permit from the building department to install septic system(s) and septic leach-field(s) capable of serving administrative offices and other occupied uses not accessible to a municipal sewerage system. The septic systems shall be removed and reclaimed by the Permit Holder as required by NRS at closure or removal of the buildings.
9. **Restrooms.** The permit holder must provide an adequate and properly maintained permanent or portable restroom facility on the subject property for occupants and visitors.
10. **Truck Traffic.** No trucks or other heavy equipment shall enter or exit the premise through residential neighborhoods between the hours of 7:00 p.m. and 7:00 a.m. Pacific Standard Time.
11. **State/Federal Taxes.** Whenever Nevada law requires the payment of a sales and/or use tax, all materials and equipment purchased or rented for this project shall when feasible be received in Storey County and the value reported as 'county-of-delivery' on the Nevada Dept. of Taxation form TXR-01.01 'Sales/Use Tax Return'. Proof of appropriate reporting is required prior to a 'Certificate of Occupancy' being issued.
12. **Emergency Plan.** An emergency plan must be submitted to the Storey County Fire Protection District for review and approval prior to obtaining rights to develop the land pursuant to this special use permit. The permit holder and the subject property must be in compliance with the approved emergency plan. The plan must include:
 - Basic company owner, site, and emergency contact information.
 - Plot plan including detailed sketch drawings of the premises, areas of activity including structures and other accessory uses.
 - Emergency contact procedure, including for Emergency 9-1-1 and Storey County Emergency Direct-Connect 775.847.0950 from cellular telephone; documenting and reporting procedures, and other items determined appropriate by the fire district. All personnel and clients on the property must be informed by the permit holder to dial Emergency Services Direct-Connect 775.847.0950 (in lieu of Emergency 9-1-1) from cellular telephones during times of emergencies.
 - Wildland fire prevention and suppression, including water storage and flows for wildland fire suppression and fire fuels management.
 - Emergency vehicle access, circulation, and staging.
 - Documenting and reporting of emergency situations.
 - Documenting and reporting of Nevada Division of Environmental Protection and other environmental permits and notices.
 - Noxious weed management.
 - Environmental management and Best Management Practices (BMP).
13. **Water Usage.** A plan shall be submitted to Storey County Community Development indicating the amount and place of origin of all water that will be used in connection with construction,

management, and maintenance of the facility as well as for local and wild land fire protection as required by the Storey County Fire Protection District.

14. **Fire Protection Plan.** The applicant shall submit a fire protection plan for the property. The plan shall document a minimum of 500 gpm (gallons per minute) for 2 hours of protection, for a total of 60,000 gallons of storage. This amount may be reduced by the Storey County Fire Marshall if a plan for hauled water is found acceptable. The plan shall also include an onsite fuel reduction plan for property acceptable to the Storey County fire district.
15. **Signage.** Legible signage shall be placed at appropriate entry points of the premises. The signage must state the name of company/organization, street address (or descriptive location), contact phone number(s), and other information required by the fire district.
16. **Outdoor Lighting.** Lighting within the property shall comply with Chapter 8.02 (“Dark Skies”) of the Storey County Code in order to prevent nighttime light pollution. Motion detector and other types of lighting installed and managed in accordance with the Storey County Code shall be permitted at the entrance of buildings within the premises. There shall be no other lighting permitted on the premises, including around solar panels, access/maintenance roads, fencing, buildings, equipment yards, light poles, etc., with exception of Temporary Lighting in accordance with the Code during times when emergency repairs may be necessary. Notwithstanding the foregoing, this restriction shall not apply to infrared heating devices used to protect the monitoring equipment. The Planning Director shall reserve the right to make additional requirements as needed.
17. **Fencing.** Security/Screening. An aesthetically acceptable security barrier of a minimum 6 foot fence (chain-link or vertical bars) topped with three strands of barbwire shall enclose the area of the property developed with solar energy producing devices and related facilities including, but not limited to, photovoltaic panels, power substations, and all structures related to the production, transformation, or transmission of electricity. A gate shall be installed at each entrance to the premises and other enclosed facilities and be kept closed and locked at times during which no operations are taking place. A Knox Box or Knox Lock shall be supplied to and approved by the SCFPD at the expense of the permit holder. Appropriate signage shall be installed on and around the premises, and at each site entrance, stating rules of entry and circulation (e.g., “No Trespassing”, “Danger”, etc.) and a sign stating days and hours of operation, the company’s name, and emergency contact phone number(s) shall be installed at each site entrance.
18. **Abandonment/Restoration.** In the event that the solar facility becomes decommissioned for a period of any three consecutive years commencing after the first five years from completion of construction, Storey County shall reserve the right to deem the facility abandoned and mandate the solar facility be removed within 180 days thereof at the Permit Holder’s expense. The applicant shall reserve the right to appeal the decision of abandonment. The process for the appeal shall be as pursuant to Chapter 17.03 Administrative Provisions of the Storey County Code. Removal and reclamation shall include complete removal of the entire facility including the solar panels and structures, electrical wiring and connections, accessory buildings and structures, foundations and pads up to two feet below grade, and all other appurtenances. The entire site shall be revegetated to a condition reasonably existing prior to the existence of the subject project. Reseeding of the premises shall be performed in a similar fashion as the program administered by the U.S. Bureau of Land Management on public lands. Reclamation of the site to a condition reasonably existing prior to development shall be completed to the satisfaction of Storey County. Under no circumstances shall Storey County, its officers, and representatives bare any cost or responsibility for the removal of said facilities or reclamation of the site.

19. **Bonding.** Proof that a cash deposit, certified check, irrevocable bank letter of credit, or surety Bond has been deposited to ensure completion of reclamation work that is consistent with the submitted Post Closure Plan, including estimated costs associated with removal of the facility and all associated equipment and accessory structures and restoration of the site to a natural state, shall be submitted to the Planning Department and Storey County Community Development Department prior to construction and operation of the facility. The cost estimate shall be developed by a licensed engineer and shall be subject to review and approval by an independent consultant selected by the Board of Storey County Commissioners, at the permit holder's expense. The Bond shall be released after Storey County has received documented certification, signed by an independent licensed professional engineer, verifying that final Closure has been completed in accordance with the Post Closure Plan. The required certification shall include all applicable documentation necessary for certification of Closure. Before the Bond is released, Storey County shall reserve the right to retain the service of an independent, recognized expert, at the expense of the permit holder, to verify that final Closure has been completed in accordance with the Post Closure Plan.
20. **Post Closure Monitoring.** In the event that the permit lapses or the use is discontinued or abandoned, the permit holder, its heirs, assigns, or successors shall remain responsible for environmental monitoring and post-closure maintenance.
21. **Liability Insurance/Indemnification.** The permit holder, as well as its assigns, heirs or successors, shall provide proof of insurance to Storey County and maintain a satisfactory liability insurance for all aspects of this operation under SUP # 2016-034 for a minimum amount of \$5,000,000.00 (five million dollars). The permit holder warrants that the future use of land will conform to the applicable requirements of the County of Storey, State of Nevada, and federal regulatory and legal requirements for a solar energy production facility; further, the permit holder warrants that continued and future use of the land shall so conform. The permit holder, its assigns, heirs or successors, agrees to hold Storey County, its officers, and representatives harmless from the costs associated with any environmental damage, environmental liability, and any/all other claims now existing or which may occur as a result of this SUP.
22. **Separate Permits Required.** This SUP shall not be construed to be a permit for design or construction. A separate Storey County plan review, fire safety review, and building permit will be required.
23. **Health, Safety and Welfare.** The applicant will not adversely affect the health, safety or general welfare of the citizens of the county.
24. **Stormwater Management.** Any increased stormwater from development of the land must be detained on-site or directed appropriately to the abutting public right-of-ways and not allowed to enter abutting private properties. Stormwater drainage onto the right-of-way must be to the satisfaction of the Public Works Director.
25. **Noxious weed abatement.** The permit holder must submit to the planning department a plan to mitigate the proliferation of invasive weed species (with emphasis on hoary cress and perennial pepperweed). The plan must address the weed-seed management of imported hay and other seed-containing feed and how graded and disturbed surfaces will be managed to prevent the germination and proliferation of invasive weed species. The plan will apply to entire subject property and must conform to the applicable state or federal regulations, and the requirements imposed by this special use permit and the fire district. The permit holder must conform to the plan.
26. **Survey Monument Protection.** No survey monument may be moved or disturbed (as prohibited by federal or state law). To the extent practicable, all monument witness corners, reference monuments, bearing trees and line trees shall be protected against undue destruction, obliteration,

or damage. If in the course of operations any survey monument is destroyed, obliterated, or damaged, the Permit Holder shall immediately report the matter to the Planning Department and the Bureau of Land Management. The notice shall describe the monument and its geo-coordinates before disturbance, how it was disturbed and to what extent, and the plan for immediate corrective action. The Permit Holder shall be financially responsible for the immediate and appropriate corrective action.

27. **Taxes paid.** Before obtaining a building permit, the holder of the special use permit must show the building department valid evidence that all property taxes on the land are paid to-date.
28. **Best Management Practices.** Nevada State Department of Environmental Protection (NDEP) Best Management Practices (BMPs) shall be implemented throughout the entire project, including the project site, ingress and egress points, and all access roads, in order to minimize associated impacts.
29. **Phasing.** The project shall be constructed in phases. Any grading or ground disturbance shall be permitted for the area of the construction phase only with a reasonable perimeter. The remainder of the site shall be undisturbed until construction is proposed for that area of the parcel.
30. **Compliance.** The permit holder shall be responsible for maintaining the premises in conformance with all conditions and stipulations set forth by SUP 2016-034 and all other Federal, Nevada State, and Storey County codes and regulations. Failure to comply with the requirements herein shall elicit a written warning to the permit holder by Storey County on the first and second offence. A third offence shall warrant Storey County to revoke the SUP. Storey County shall reserve the right to conduct an annual review of the permit holder's conformance with all conditions and stipulations of the SUP at cost to the owner/permit holder.

7. Power of the Board & Planning Commission

At the conclusion of the hearing, the Planning Commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Planning Commission upon which it bases its decision. The decision of the Planning Commission in the matter of granting the Special Use Permit is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

8. Proposed Motions

This Section contains four motions from which to choose.

- The first motion (8.1, below) is for approval which allows construction of the solar facility with the identified zoning being I1 for both parcels. This motion would be applicable if the Zone Map Change Amendment (2016-033) is approved. This motion is recommended by Staff in accordance with the findings under Section 5.1 of this report. Those findings should be made part of that motion.
- The second potential motion (8.2, below) would be applicable if the Zone Map Change Amendment (2016-033) is not approved. This would be for the same project but would recognize I1-Light Industrial zoning for APN 004-291-02 and F – Forestry zoning for APN 004-181-02. This motion is recommended by Staff in accordance with the findings under Section 5.1.A of this report. Those findings should be made part of that motion.
- The third potential motion (8.3, below) is for denial of the project, and is applicable if the Zone Map Change Amendment (2016-033) is approved. This motion for denial may be made and that

motion should cite one or more of the findings shown in Section 5.2. Other findings of fact determined appropriate by the Planning Commission should be made part of either motion.

- The fourth potential motion (8.4, below) is for denial of the project and is applicable if the Zone Map Change Amendment is not approved. This motion for denial may be made and that motion should cite one or more of the findings shown in Section 5.2.A. Other findings of fact determined appropriate by the Planning Commission should be made part of either motion.

8.1 Recommended Motion (Motion for approval)

In accordance with the recommendation by Staff, the Findings under Section 5.1 of the Staff Report and other Findings deemed appropriate by the Planning Commission, and in compliance with the conditions of approval in Section 6 of this report, I [*Planning Commissioner*] hereby recommend conditional approval of Special Use Permit Application Number 2016-034 for the for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman’s dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary: Approval of special use permit with conditions if Zone Map Change Amendment 2016-033 is approved.

8.2 Alternative Motion (Motion for approval if Zone Change Amendment 2016-033 is not approved)

In accordance with the recommendation by Staff, the Findings under Section 5.1.A of the Staff Report and other Findings deemed appropriate by the Planning Commission, and in compliance with the conditions of approval in Section 6 of this report, I [*Planning Commissioner*] hereby recommend conditional approval of Special Use Permit Application Number 2016-034 for the for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman’s dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary: Approval of special use permit with conditions if Zone Map Change Amendment 2016-033 is not approved and the southern parcel (APN004-291-02) zoning is Light Industrial and the norther parcel (APN 004-181-02) zoning is Forestry.

8.3 Alternative Motion (motion for denial)

In accordance with the Findings under Section 5.2 of the Staff Report and other Findings deemed appropriate by the Planning Commission, I [*Planning Commissioner*] hereby recommend denial of Special Use Permit Application Number 2016-034 for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman’s dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary: Denial of special use permit if Zone Map Change Amendment 2016-033 is approved.

8.4 Alternative Motion (motion for denial if Zone Change Amendment 2016-033 is not approved.)

In accordance with the Findings under Section 5.2.A of the Staff Report and other Findings deemed appropriate by the Planning Commission, I [*Planning Commissioner*] hereby recommend denial of Special Use Permit Application Number 2016-034 for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary: Denial of special use permit if Zone Map Change Amendment 2016-033 is not approved and the southern parcel (APN004-291-02) zoning is Light Industrial and the northern parcel (APN 004-181-02) zoning is Forestry.

APPENDIX 1

Applicant Statement

NEVADA SOLAR PARK

Reno Tahoe R&D Business Park, LLC

APPLICATION

**Zoning Map Change
Special Use Permit**

Storey County, Nevada

November 2016



EXHIBIT A

DEVELOPMENT APPLICATION



Storey County Planning Department

26 South "B" Street, P.O. Box 176, Virginia City, NV 89440

Phone: (775) 847-1144 Fax: (775) 847-0949

planning@storeycounty.org

Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: _____

Property Owner: **RENO TAHOE R & D BUSINESS PARK, LLC**

All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: P.O. BOX 10476

City: BEVERLY HILLS State: CA Zip: 90213-3476

Telephone (Home) (310) 488-9170 Business (310) 274-4422

Applicant: ELIAS ABRISHAMI, Manager/Member and RAFI ABRISHAMI, Manager/Member

All applicants must be listed on this application.

Mailing Address: P.O. BOX 10476

City: BEVERLY HILLS State: CA Zip: 90213-3476

Telephone (Home) (310) 488-9170 Business (310) 274-4422

Gold Hill Virginia City VC Highlands (1 acre) Highland Ranches (10 acres) Virginia Ranches (40 acres)

Mark Twain Hafed Lockwood Painted Rock TRI Other _____

Project Address: (1) Sec 01, T17N, R22E (2) Sec 31, T18N, R23E

Assessor's Parcel Numbers (APN): (1) 004-291-02 (2) 004-181-02

Lot: _____ Block: _____ Acreage: (1) 520 Acres (2) 159 Acres

Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input checked="" type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input checked="" type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

 Applicants Initials

*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Storey County Development Application

Professional Consultant/Representative(s)

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____ Cell: _____

Applicant's Affidavit:

I, ELIAS ABRISHAMI, being duly sworn, depose and say that I am the applicant of the described
(Printed name)
project and/or request, and all the 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 the Storey County Planning Department Staff.

Elias Abrishami
Signature of Applicant

11,23,16
Date

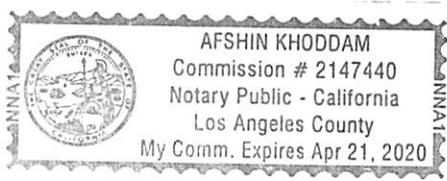
State of ~~Nevada~~ California Ac.
County of ~~Storey~~ Los Angeles Ac.

Signed and sworn to before me on 11,23,16 by,

ELIAS ABRISHAMI

[Signature]
Notary's Signature

4,21,2020
My Commission Expires



Property Owner's Affidavit:

I, ELIAS ABRISHAMI, being duly sworn, depose and say that I am an owner* in fee of the described
(Printed name)
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the 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 the Storey County Planning Department Staff.

Elias Abrishami
Signature of Applicant

Date 11,23,16

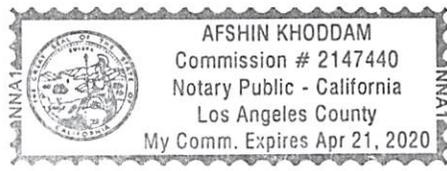
State of ~~Nevada~~ California Ac.
County of ~~Storey~~ Los Angeles Ac.

Signed and sworn to before me on 11,23,16 by,

ELIAS ABRISHAMI

[Signature]
Notary's Signature

4,21,2020
My Commission Expires



Professional Consultant/Representative(s)

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____ Cell: _____

Applicant's Affidavit:

I, RAFI ABRISHAMI, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the 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 the Storey County Planning Department Staff.

[Signature]
Signature of Applicant

11/23/2016
Date

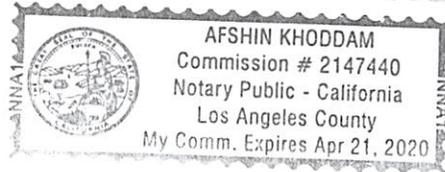
State of ~~Nevada~~ California Sp.
County of ~~Storey~~ Los Angeles Co.

Signed and sworn to before me on 11/23,16 by,

Rafi ABRISHAMI

[Signature]
Notary's Signature

4, 21, 2020
My Commission Expires



Property Owner's Affidavit:

I, RAFI ABRISHAMI, being duly sworn, depose and say that I am an owner* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the 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 the Storey County Planning Department Staff.

[Signature]
Signature of Applicant

11/23/2016
Date

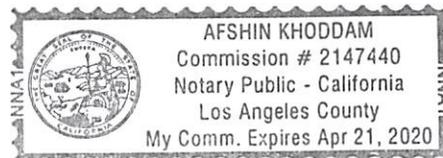
State of ~~Nevada~~ California Sp.
County of ~~Storey~~ Los Angeles Co.

Signed and sworn to before me on 11,23,16 by,

Rafi ABRISHAMI

[Signature]
Notary's Signature

4, 21, 2020
My Commission Expires



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

<input checked="" type="checkbox"/>	Submittal Requirements Application Type	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Map (11 x 17)	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information – Check with Planning Department
<input type="checkbox"/>	Abandonment	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Amended Map	X	X		X	X			X		X							X
<input type="checkbox"/>	Condition Amendment	X	X						X									X
<input type="checkbox"/>	Boundary Line Adjustment	X	X	X	X	X			X		X	X						X
<input type="checkbox"/>	Development Agreement (Requires Special Use Permit)	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X
<input type="checkbox"/>	Extension of Time Request (One Year Extension Only)	X	X	X					X									X
<input type="checkbox"/>	Land Division Map (40 acre minimum)	X	X	X	X	X			X		X	X						X
<input type="checkbox"/>	Lot Consolidation*	X	X	X	X				X									X
<input type="checkbox"/>	Master Plan Map Amendment	X	X		X	X			X									X
<input type="checkbox"/>	Master Plan Text Amendment	X	X															X
<input type="checkbox"/>	Natural Resources Exploration and Registration Review	X	X	X	X	X			X									X
<input type="checkbox"/>	Parcel Map – Record of Survey																	X
<input type="checkbox"/>	Parcel Map	X	X	X	X	X			X		X					X		X
<input type="checkbox"/>	Planned Unit Development, Tentative	X	X	X	X	X		X	X		X	X	X	X	X	X		X
<input type="checkbox"/>	Planned Unit Development, Final	X	X	X	X	X		X	X									X

*Administrative lot consolidation procedure

Note: Additional information and materials may be required with the application.

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

<input checked="" type="checkbox"/>	Submittal Requirements Application Type	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Map (11 x 17)	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information – Check with Planning Department
<input type="checkbox"/>	Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit – Major	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit – Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/>	Street Name Request	X	X		X				X									X
<input type="checkbox"/>	Subdivision Map - Tentative	X	X	X	X	X			X		X	X	X	X	X	X		X
<input type="checkbox"/>	Subdivision Map - Final	X	X	X	X	X	X	X			X							X
<input type="checkbox"/>	Variance - Administrative	X	X						X									X
<input type="checkbox"/>	Variance	X	X	X					X									X
<input type="checkbox"/>	Wireless Communication Facility	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Zoning Map Change	X	X		X	X	X		X		X							X
<input type="checkbox"/>	Zoning Text Change	X	X		X	X												X
<input type="checkbox"/>	Other	X	X	X	X	X												X

Note: Additional information and materials may be required with the application.

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS GUIDE

1. Development Application – You can get an application from the Planning Department at the Storey County Courthouse or online at StoreyCounty.org.
2. Detailed Description/Justification – The description of your project and the reason for the project. Be as detailed as possible and submit any information to help explain your project (photos, maps, etc.).
3. Paid Tax Receipt – This is a receipt showing your property taxes are current or paid in full. A copy can be obtained from the Clerk/Treasurer's office located on the 2nd floor in the Storey County Courthouse.
4. Plot Plan – A diagram showing the location of all buildings, well and septic (if any). This can be obtained from the Building Department or Assessor's office or neatly hand drawn by the applicant.
5. Reduced Map (11 x 17) – Applications with large maps must supply one that can be scanned in for use in reports.
6. Original Map Mylar – This map is done by a professional surveyor.
7. Map & Data in CAD format on Disk – This map is done by a professional surveyor.
8. Vicinity Map – This map shows surrounding parcels to application parcel. A copy can be obtained from the assessor's office located on the 1st floor in the Storey County Courthouse.
9. Floor Plan – These are building plans for a house (subdivision) and done by a builder.
10. Legal Description – Deed – Done by a professional surveyor.
11. Title Report – Done by a professional company.
12. Drainage Report – Done by a professional company.
13. Soils Report – Done by a professional company.
14. Traffic Report – Done by a professional company.
15. Water Rights – You can obtain this from State Water Department.
16. Reclamation Plan – Done by a professional company.

EXHIBIT B

DETAILED DESCRIPTION / JUSTIFICATION

Exhibits	Description
B-1	DETAILED DESCRIPTION
B-2	SUMMARY
B-3	JUSTIFICATION STATEMENT A
B-4	JUSTIFICATION STATEMENT B
B-5	JUSTIFICATION STATEMENT C

EXHIBIT B-1

Detail Description/Justification of Project

Attached additional pages as necessary

Reno Tahoe R&D Business Park, LLC a/k/a NEVADA SOLAR PARK

PROJECT DESCRIPTION: A detailed description of the project and analysis of any impacts as a result of the project and mitigation measures proposed.

The proposed project will be a 170 megawatt ground mounted solar photovoltaic power system using proven solar panel array technology that will generate clean electricity. The electricity will be sold to a third party purchaser through a power purchase agreement. The purchase power agreement is expected to be for a term of 15 to 25 years.

Development of the project will consist of separate phases. It is anticipated that first installation may consist of a 5 to 10 megawatt installation, with additional 5 to 10 megawatt installations to follow for a possible total build out of 170 megawatts. The project will be located in Storey County, Nevada on APNs 004-291-02 (Section 01) and 004-181-02 (Section 31), approximately 2.2 miles north of Highway 50. The project on the two parcels may either operate singularly together or separately under two or more different entities.

The project will be located in an area zoned “Industrial” under Storey County Zoning Ordinances or within the industrial section of Storey County’s newly adopted master plan.

The subject site and all of its adjacent parcels are completely vacant without any improvements.

TRI (Tahoe Reno Industrial) properties are situated adjacent to the site, west of Section 01 and north of Sections 01 and 31 (Sections 2 to 7 in Township 17 North, Range 22 East per Exhibit D-3 and the entire Township 18 North, Range 22 East, with the exception of the NW ¼ and the 60-acre portion of SW owned by a mining entity per Exhibit D-5.)

A part of Tesla’s property is situated to the north, northwest, west, and southwest of the site (per Exhibits D-1, D-3, D-4, and D-5.) The nearest part of Tesla’s site is within several hundred feet of the subject site (Section 03, T17N, R22E.)

The site is near the Blackhawk substation, less than 1 mile southwest of the site on Section 11 (APN 004-291-056) per Exhibit D-3.

There are several industrial properties towards the north and west of the site.

Per Exhibit D-1, the applicant, Reno Tahoe R&D Business Park, LLC retains complete ownership of both Sections 01 and 31. The adjacent parcels are situated in Lyon County, Nevada on APNs 015-311-07 (Section 01) and 015-021-01 (Section 31) where the county line crosses both sections. The applicant will make its best efforts to establish comparable projects on the two parcels situated in Lyon County as well.

Please see Exhibit D-2 for the proposed location of the solar and industrial buildings in relation to the project site.

In the area, there are about two to three dozen homes spread out sporadically throughout the south and southeast of the site in Lyon County (with the exception of APN 004-291-042 situated in Storey County) with the highest concentration closer to Highway 50 and East of Iron Mountain Boulevard. Typically those homes are situated on 5 to 20-acre parcels that enable their owners or occupants to operate their business which involves large machinery, heavy equipment, etc.

The existing location of the site and its neighboring properties make a profound confirmation of the fact that the project is not expected to have direct or indirect impact in the area with respect to water resources, air quality, land use or visual resources.

The project is expected to have a long-term positive impact on the environment, region, and the local government.

To make the project economically viable, the entire site (520 + 159 acres) is needed with the optimum production capacity to attract the right mix of local and foreign investors. At the time of development, the project managers may reconsider additional options in case of newer technology prior to finalizing the design.

Every effort will be made to make the site suitable with its neighboring surroundings such as use of water-tolerant landscaping indigenous to the region.

Development and construction of the project will include the following:

Engineering: Engineering will involve the production of the single line drawings which depict how the electrical connections will flow from the panels, through the combiner boxes, into the inverters (DC power), and the manner in which the electrical lines will run from the inverter (AC power) to the interconnection. The engineering team will also coordinate with the local utility company to determine how the interconnection for the project will be made. The installers will work in conjunction with the engineer to supply them with all necessary documentation in accordance with the permit application.

Permitting: Once engineering is complete the installers will apply for the necessary permits (to the extent that any are required in addition to the Special Use Permit). Any applicable documentation will be submitted in accordance with the city, county and state's regulations. The installers will reply to any questions, comments, or concerns that might arise during this process.

The installers will work extensively with the building inspector to ensure that all of the parties involved have a concise understanding of the intricacies of this project.

Mobilizing & Staging: This step involves the preparation of the site for set-up and delivery. Site preparation will include the following:

- Coordinating with all subcontractors to ensure a smooth installation
- Installation oil safety barriers
- Determining the location for storing the equipment
- Determine the location for dumpsters
- On site conformation of electrical runs and interconnection
- Ensuring the site is ready for deliveries

Installation: The installers will then begin installing the solar power plant. Installation of the structure will include, but is not limited to the following:

- Placing of the components
- Bolting in the legs of the structures
- Welding in the support brackets
- Installing the bar Joists
- Cleaning the site
- Installing the panels
- Wiring the strings together
- Wiring into the combiner boxes
- Installing the inverters
- Wiring into the inverters
- Pulling the wire from the inverters
- Terminating AC cables into the main distribution panels
- Install new net meter by the utility
- Powering up
- Testing of system
- Commissioning
- Cleaning of site again
- Inspection

Clean up: After the project is completed the power plant will be left in debris free condition. All waste will be placed into the dumpsters. All project areas will be clean of debris. The safety barriers will be removed. All temporary storage or offices will be removed. The panels will be wiped down and the project will be deemed complete.

Exhibit B-2

PROJECT SUMMARY

The project is planned to be constructed on Assessor's Parcel Numbers 004-291-02 (specifically Section 01, Township 17 North, Range 22 East, MDBM, Storey County, Nevada) and 004-181-02 (specifically Section 31, Township 18 North, Range 23 East, MDBM, Storey County, Nevada). There are no structures, existing buildings, proposed buildings, streets, alleys or driveways on Assessor's Parcel Number 004-291-02 and 004-181-02 as reflected on the maps attached hereto labeled Exhibits D-3 and D-4. Also there are no structures or improvements on the properties adjacent to the proposed site.

The nearest structure to the site is a mobile home (about 1,600 square feet) parked on a 20-acre parcel (not adjacent to the site) in Section 12 located to the southwest (Assessor's Parcel Number 004-291-042) as reflected on the maps per Exhibit D-3.

As to the official "name" of the project, presently the applicant, Reno Tahoe R&D Business Park, LLC has tentatively adopted the name of the project as **NEVADA SOLAR PARK** pending a final determination.

Exhibit B-3

Justification Statement (a): *That the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community.*

NEVADA SOLAR PARK is proposing to build a 5 to 170 megawatt ground mounted solar photovoltaic power system using proven solar panel array technology that will generate clean electricity.

In 2001 the Nevada Legislature adopted one of the most aggressive renewable portfolio standards in the United States. The portfolio standard mandated that Nevada's utilities and providers of electricity purchase renewable energy resources as a percentage of the total energy that they used and/or delivered to their customers. In 2009, the Nevada Legislature increased the portfolio standard requiring that by 2025, twenty-five percent (25%) of the total amount of energy sold or used by providers of electricity be renewable energy.

With the adoption of the initial portfolio standard in 2001 and the recent increase in the portfolio standard in 2009, the state of Nevada has made a clear decision that the development of renewable energy is not only mandated in Nevada but will play a large role in the development and delivery of energy resources in Nevada for the foreseeable future. Following in Nevada's footsteps other western states such as Arizona and California have also adopted aggressive renewable portfolio standards.

NEVADA SOLAR PARK's proposed project is in direct response to the adoption of the portfolio standard in Nevada and the western United States. The development, construction and operation of the **NEVADA SOLAR PARK** project will benefit the public health, convenience, safety and welfare and the promotion of the general good of the community.

NEVADA SOLAR PARK recognizes the contribution that both fossil fuel and renewable resources make to the provision of electricity to Nevadans and that both are required to ensure that a safe and reliable supply of power is delivered to Nevada customers. That said, renewable resources offer distinct attributes that are not characteristic of fossil fuel resources. The solar photovoltaic array proposed by **NEVADA SOLAR PARK** will generate clean energy using the power of the sun without using natural gas or other fossil fuels. In addition, with the exception of a modest amount of water needed for (1) construction dust control and (2) cleaning the panels once the facility is operational, this project will not deplete natural resources in the construction or operation phases of the project.

Solar power is a renewable resource. Solar power is non-polluting. Unlike forms of fossil fuel, solar power usage does not emit any greenhouse gases, nor does the acquisition of it harm ecosystems through spills or dredging. This is one of the primary advantages of solar power. Once solar panels are operational, there are no electrical expenses necessary to power them. Solar cells require little maintenance once they are operational.

Storey County has a large amount of unoccupied land including the proposed project site. Construction of this project is expected to generate engineering and construction jobs during the development and construction of the project. Construction and operation of the project is expected to generate property, sales and use tax in accordance with the abatements granted by the 2009 Nevada Legislature in Assembly Bill 522.

Exhibit B-4

Justification Statement (b): *That the use of the property owner for such purposes will not result in material damage or prejudice to other property in the vicinity.*

As set forth in Justification Statement (Exhibit B-2) the development and operation of the **NEVADA SOLAR PARK** solar photovoltaic array is not expected to deplete any of Storey County's natural resources with the exception of a modest amount of water for construction dust control and for cleaning the panels once the facility is operational.

In addition, construction and operation of the project will not result in material damage or prejudice to other property in the vicinity. The series of maps that are provided in this Application (under Attachments D-1 to D-6) clearly show the location of the proposed project and demonstrate the remoteness of the project. As shown on Exhibit D-1, the project will be located on the west side of Blackhawk Station APN 004-291-56.

With the existing high rate of vacancy of land surrounding the area as shown on Exhibits D-3, D-4, and D-5 there is no development in the vicinity with which the project could interfere.

The solar panels will be ground mounted.

If the engineers determine the requirement for any large towers or turbines, the design team will make every effort to position any such structure in a location that would conform with the local topography and reduce any view shed issues.

There is not expected to be any ground disturbance or other interference with any of the surrounding parcels in the vicinity of the project.

Exhibit B-5

Justification Statement (c):

SOLAR FARM RENEWABLE ENERGY

Our county would benefit tremendously from our proposed solar project for many reasons.

One of the best advantages behind the solar effort is to diversify energy sources and stimulate the economy with a relatively new type of industry.

It will provide our county with strong revenues. We can add more dollars to our county's tax base. All of this would be possible without the requirement for adding local public services that are very expensive to establish and maintain.

The presence of a solar farm can employ local construction workers and give them new training. It would help them to gain additional skills for those who are involved in general construction. It gives them a chance to show they could do more with their skills.

Solar farms are intended to provide power for the electrical grid, which has historically relied almost entirely on coal, nuclear, hydro and natural gas.

The increase in solar farms reflects a larger trend, where utility companies through new laws have a mandate to provide an ever-increasing percentage of their power from renewable sources. This would facilitate the utility companies to meet the governmental requirements.

Our site is situated in the near proximity to the new Blackhawk substation. The strategic location can result in a win-win situation for everyone.

We can reduce dependence on traditional power sources such as coal and nuclear power and stabilize electric bills for customers. Coal and nuclear power plants, both of which create toxic waste, buy fuel to make energy, and fuel supplies such as coal are subject to price variability.

Fossil fuels are finite and subject to price fluctuations. Producing energy from the sun helps reduce dependence on fossil fuels, such as coal and natural gas, which hurt the environment when they are extracted from the earth. We can supplement more reliable energy sources

It will attract additional industries to our county and it would enable us to generate electricity for many structures and factories.

We can help advance sustainable energy economy by educating, demonstrating and providing support for clean energy technologies, practices, and policies. These are the result of a progressive community and an emerging renewable energy trend which will be ever more prevalent in the future.

EXHIBIT C

PAID TAX RECEIPTS

MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 004-291-02 Roll # 003406
 ALL IN CO S1 T17N R22E
 OUTSIDE
 District-5.1

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

RENO TAHOE R&D BUSINESS PARKLLC
 PO BOX 10476
 BEVERLY HILLS, CA 90213

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate 35,545	GENERAL	1.7719		629.83
	SCHOOL OPER	.7500		266.59
TOTAL 35,545	SCHOOL DEBT	.1447		51.43
	CAPITAL AQUIS	.0500		17.77
	STATE	.1700		60.43
	IND MEDICAL	.0100		3.55
	IND ACCIDENT	.0150		5.33
	FIRE DISTRICT	.5446		193.58
	YOUTH SERVICE	.0045		1.60
	Ad Valorem Total	3.4607		1,230.11
	Penalties			43.17
	Payments to Date			1,273.28-
	PAID IN FULL			

PAID
 DEC - 8 2016
 In Full
 BY: *[Signature]*

MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 004-181-02 Roll # 003405
 ALL IN CO S31 T18N R23E
 OUTSIDE
 District-5.2

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

RENO TAHOE R&D BUSINESS PARKLLC
 PO BOX 10476
 BEVERLY HILLS, CA 90213

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate 13,935	GENERAL	1.7719		246.92
	SCHOOL OPER	.7500		104.51
TOTAL 13,935	SCHOOL DEBT	.1447		20.16
	CAPITAL AQUIS	.0500		6.97
	STATE	.1700		23.69
	IND MEDICAL	.0100		1.39
	IND ACCIDENT	.0150		2.09
	FIRE DISTRICT	.5446		75.89
	YOUTH SERVICE	.0045		.63
	Ad Valorem Total	3.4607		482.25
	Penalties			17.00
	Payments to Date			499.25-
	PAID IN FULL			

PAID
 DEC - 6 2016
 In full
 BY: *[Signature]*

EXHIBIT D

MAPS

Exhibits	Description
D-1	MAP OF THE SITE
D-2	PLOT PLAN
D-3	ASSESSOR'S MAP (SEC. 01 - APN 004-291-02)
D-4	ASSESSOR'S MAP (SEC. 31 - APN 004-181-02)
D-5	ASSESSOR'S MAP - VICINITY
D-6	PROPOSED ACCESS

EXHIBIT D-1

MAP OF THE SITE

General Area Map of Sections 01 and 31

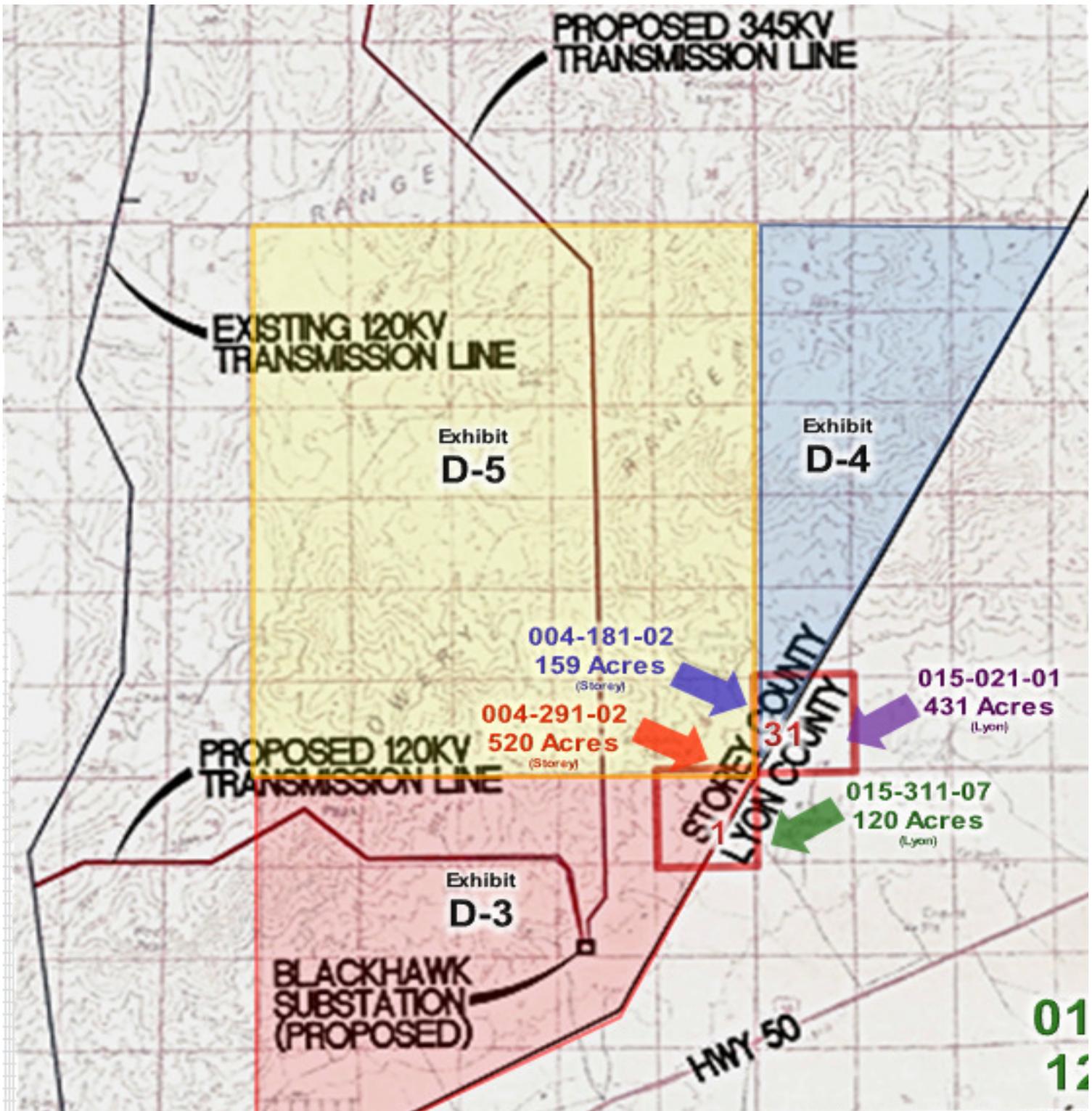
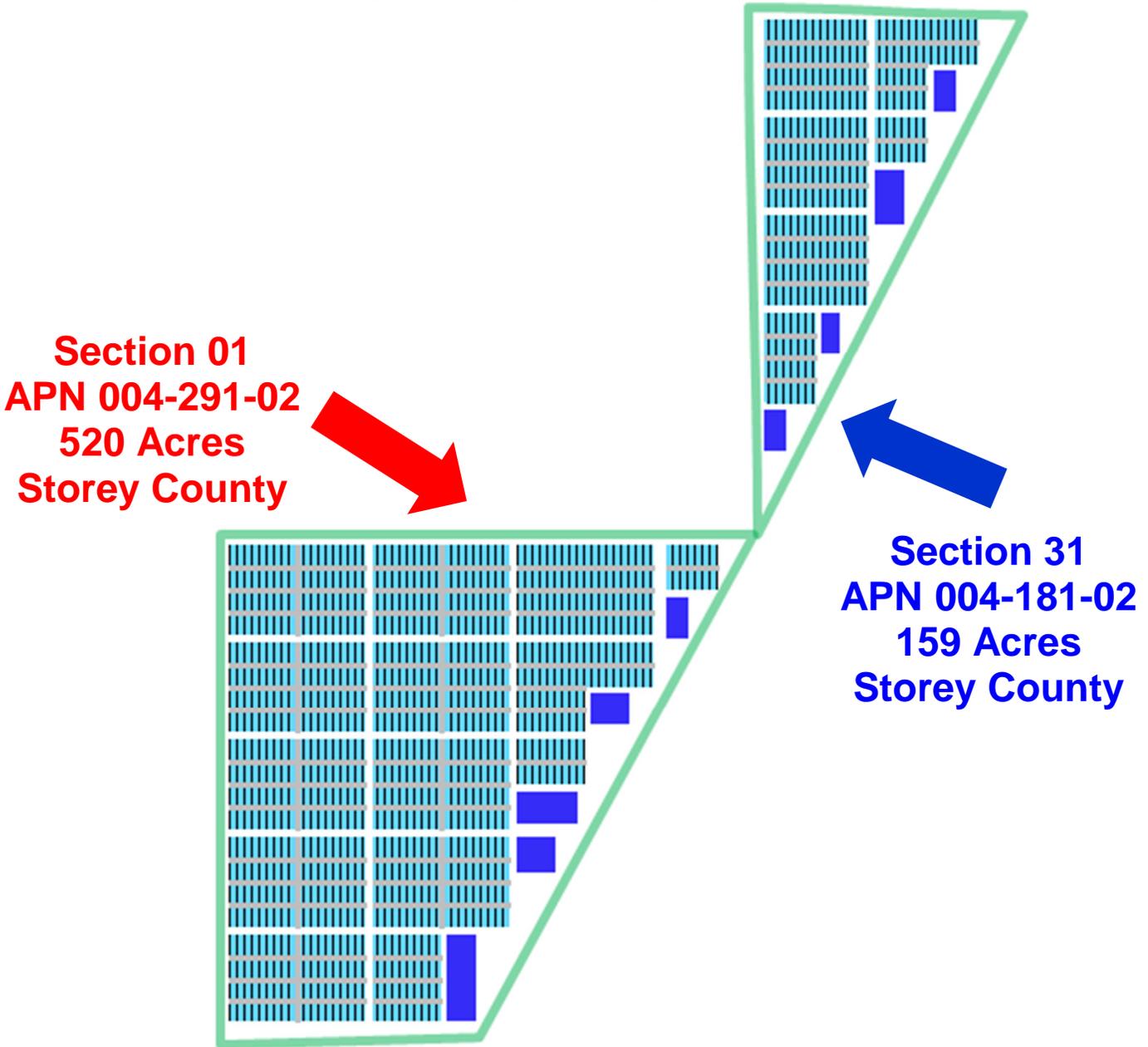


EXHIBIT D-2

PLOT PLAN

Proposed Layout of the Project



-  Proposed Sites for PV
-  Proposed Landscaping
-  Proposed Sites for Parking
-  Proposed Sites for Buildings
(size and number based on requirements and in conformity with local laws)

EXHIBIT D-3

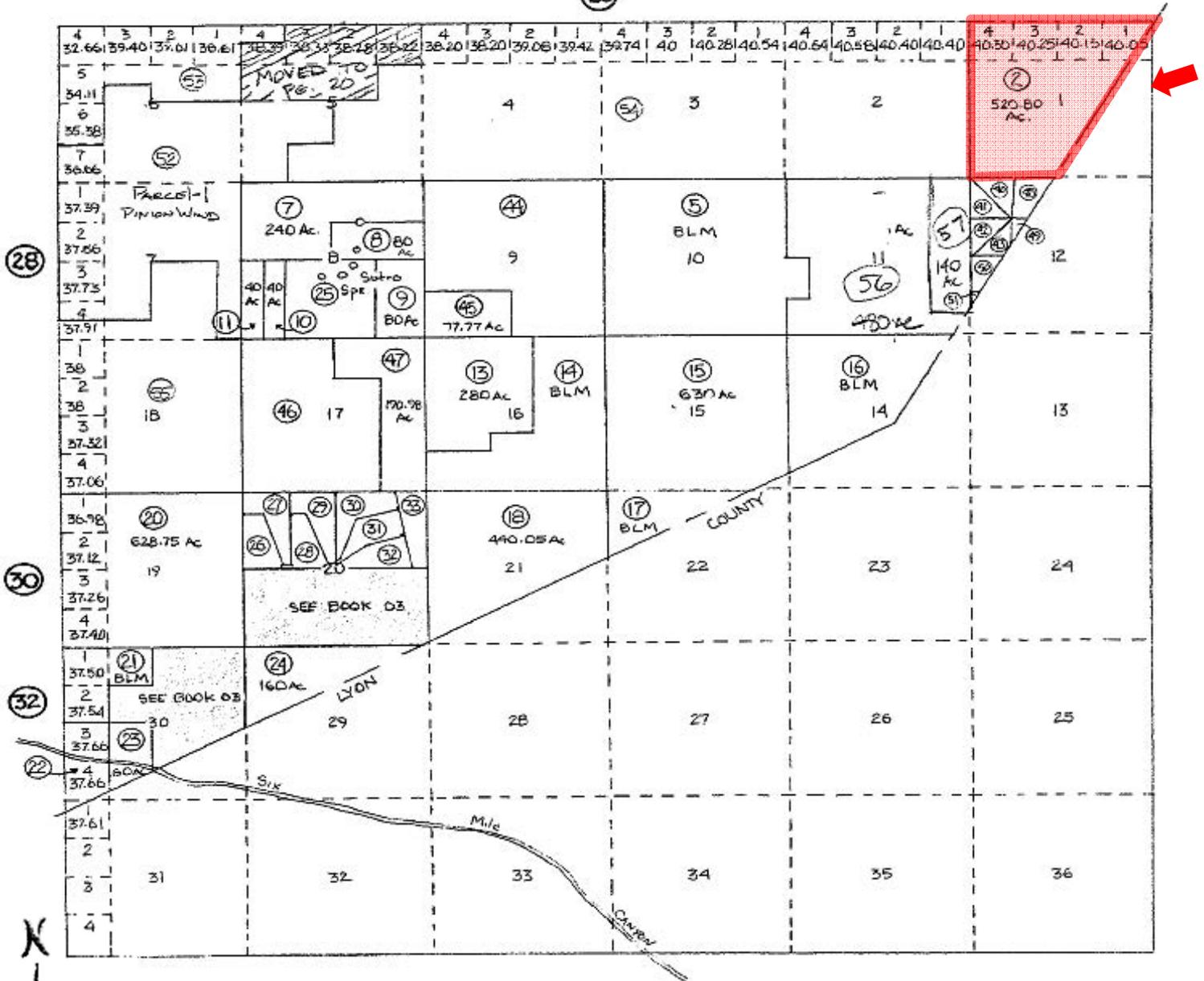
SITE MAP AND ITS SURROUNDINGS

Section 01 and its surroundings (South and West of the Site)

T17N-R22E, MD&M

04-29

(20)



1/2" = 1 MILE



STOREY COUNTY

STOREY COUNTY, NEVADA
This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

EXHIBIT D-4

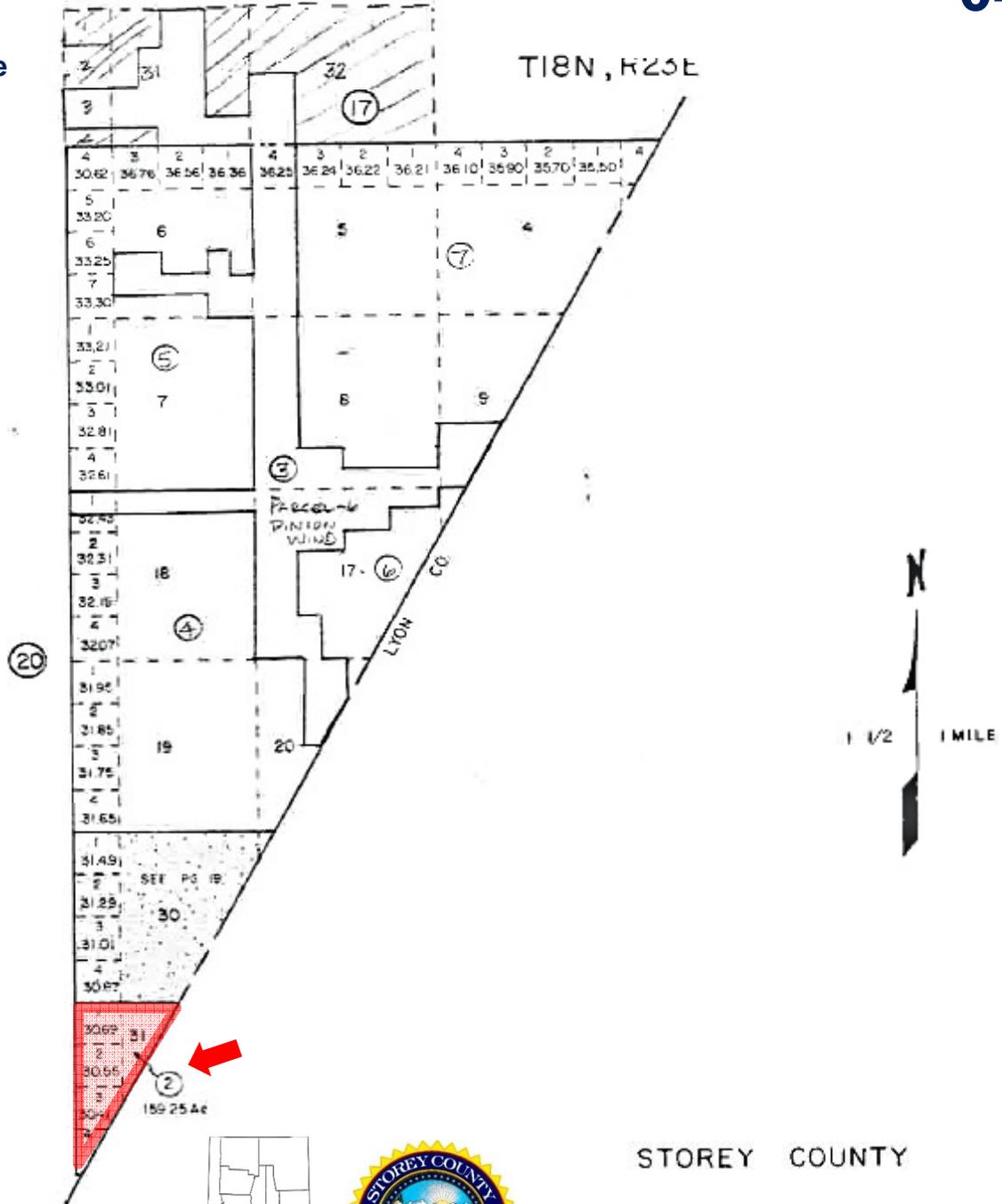
SITE MAP AND ITS SURROUNDINGS

Section 31 and its surroundings (North and East of the Site)

T18N-R23E, MD&M

04-18

Secs 31 & 32
Not to Scale



STOREY COUNTY



STOREY COUNTY, NEVADA

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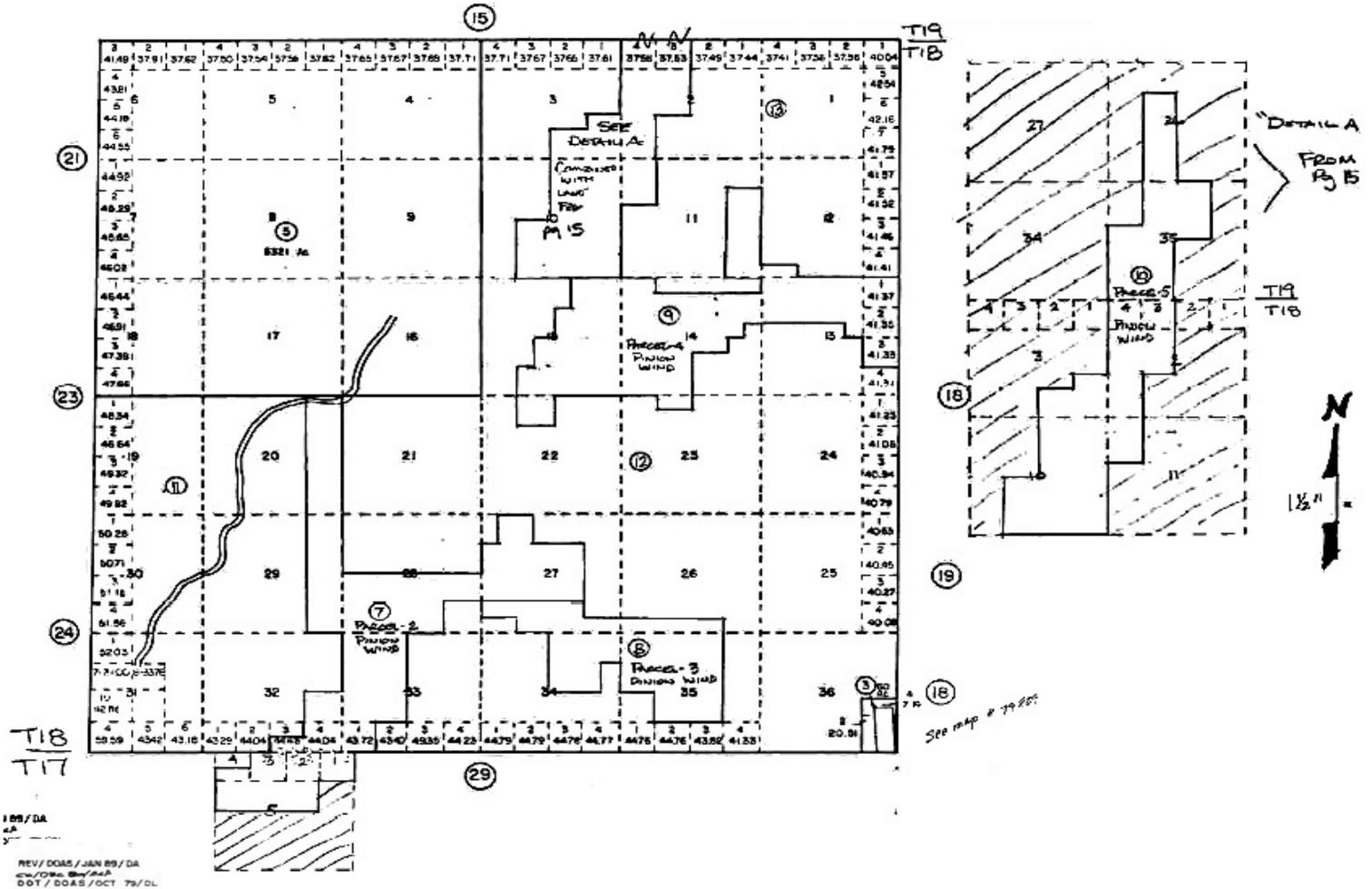
EXHIBIT D-5

MAP OF THE VICINITY

Vicinity of Sections 01 and 31
(North of Sec. 01 and West of Sec. 31)

T18N, R23E

04-20



STOREY COUNTY

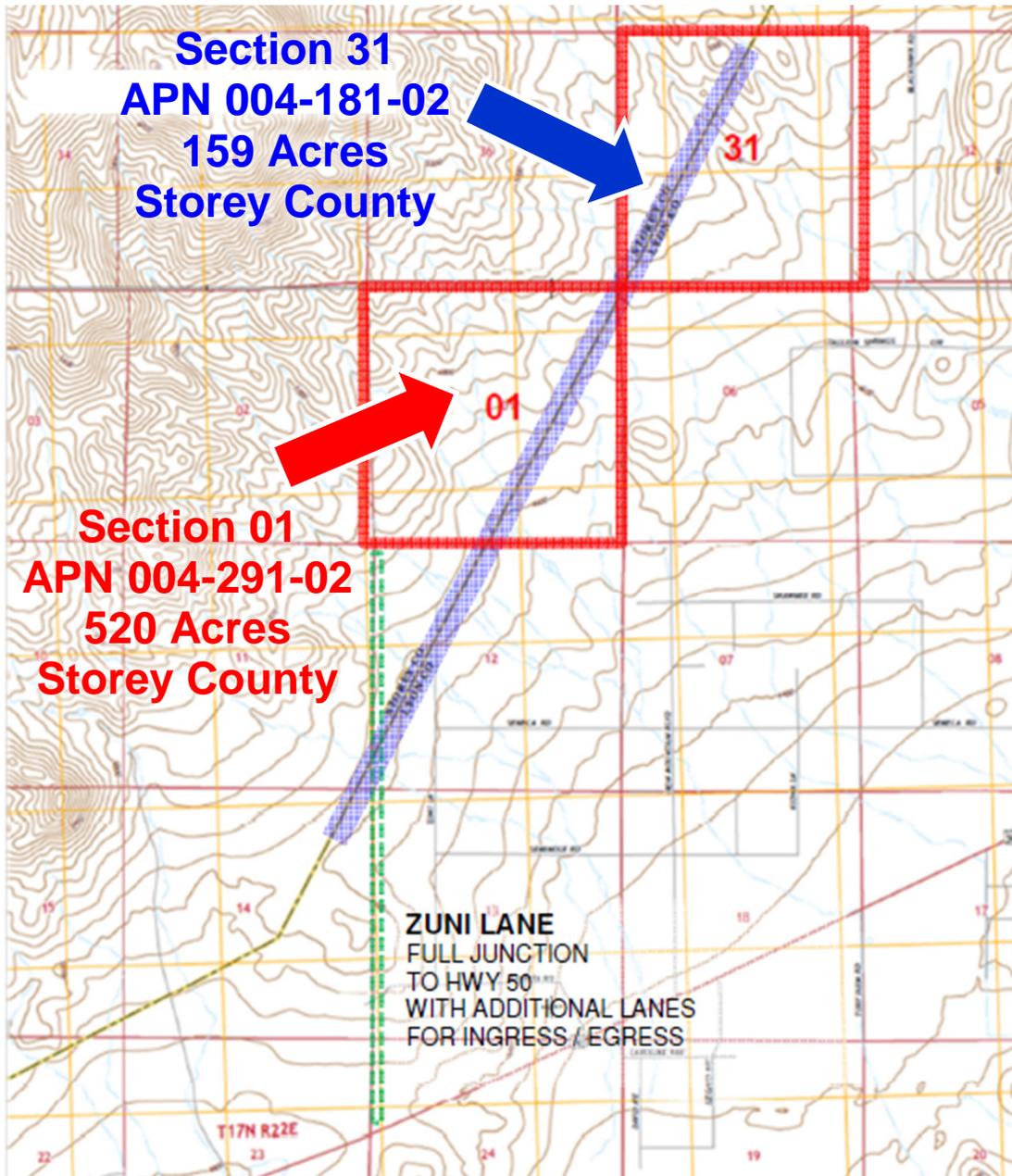
STOREY COUNTY, NEVADA

This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

EXHIBIT D-6

MAP OF ACCESS

Proposed Access to the Project



Existing Boundaries of Sections 01 and 31



Existing County Line (Storey County: WEST - Lyon County: EAST)



Proposed Access to Highway 50

EXHIBIT E

LEGAL DESCRIPTION

APN: 004-291-02
Acres: 520

Legal Description of Project

All that certain lot, piece or parcel of land situate in Storey County, State of Nevada and described as follows:

That portion of Section 1, Township 17 North, Range 22 East, Mount Diablo Base and Meridian, that lies within the boundaries of Storey County, State of Nevada.

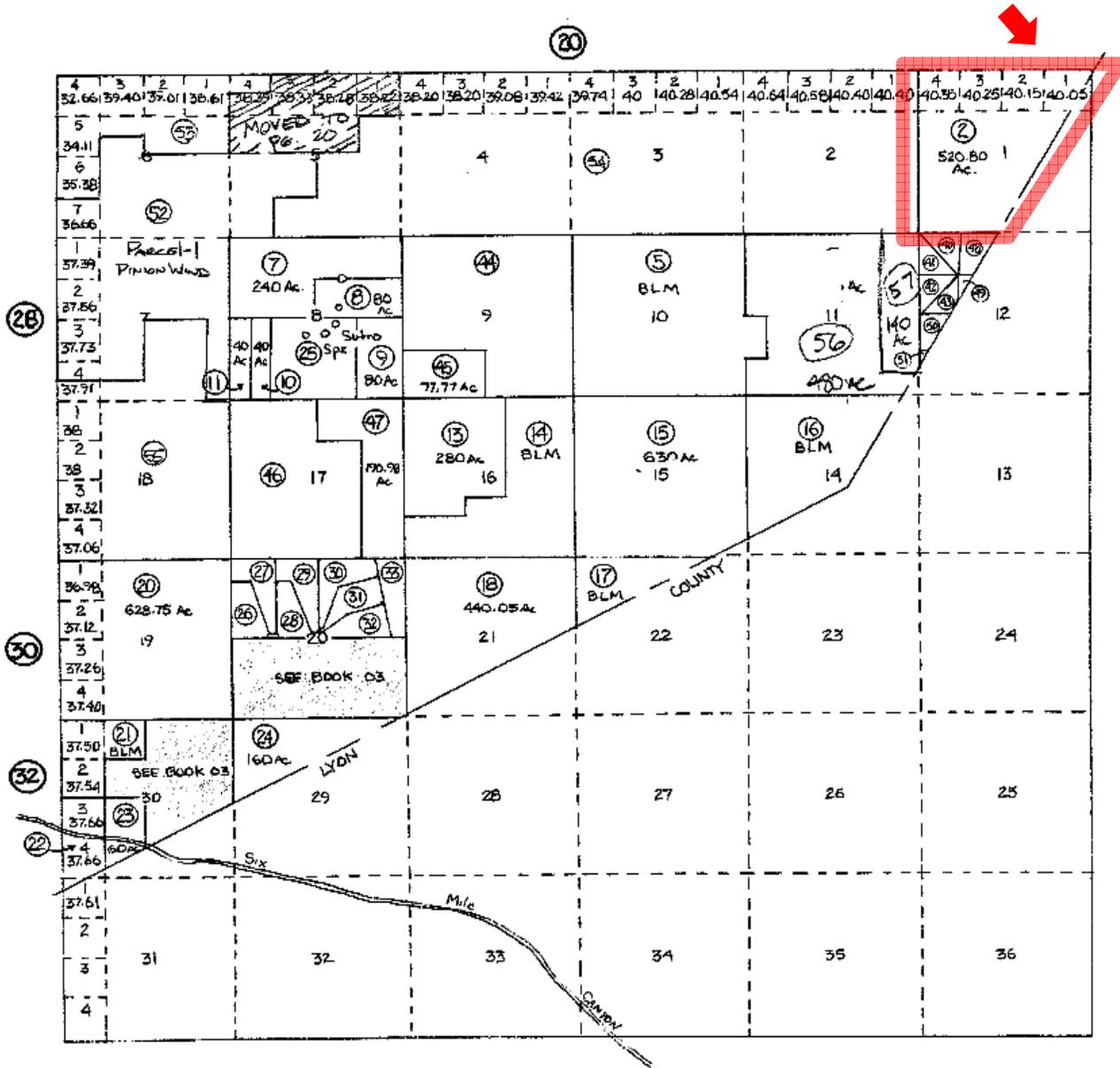
NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed, recorded in the office of the County Recorder of Storey County, Nevada on January 8, 1990 in Book 75, page 162, as Document No. 64714, of Official Records.

ASSESSOR'S MAP SECTION 1 T17N R22E

+ 520 ACRES APN 004-291-02

T17N-R22E, MD&M

04-29



1/2" = 1 MILE



STOREY COUNTY

STOREY COUNTY, NEVADA

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APN: 004-181-02
Acres: 159

Legal Description of Project

All that certain lot, piece or parcel of land situate in Storey County, State of Nevada and described as follows:

That portion of Section 31, Township 18 North, Range 23 East, Mount Diablo Base and Meridian, that lies within the boundaries of Storey County, State of Nevada.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed, recorded in the office of the County Recorder of Storey County, Nevada on January 8, 1990 in Book 75, page 162, as Document No. 64714, of Official Records.

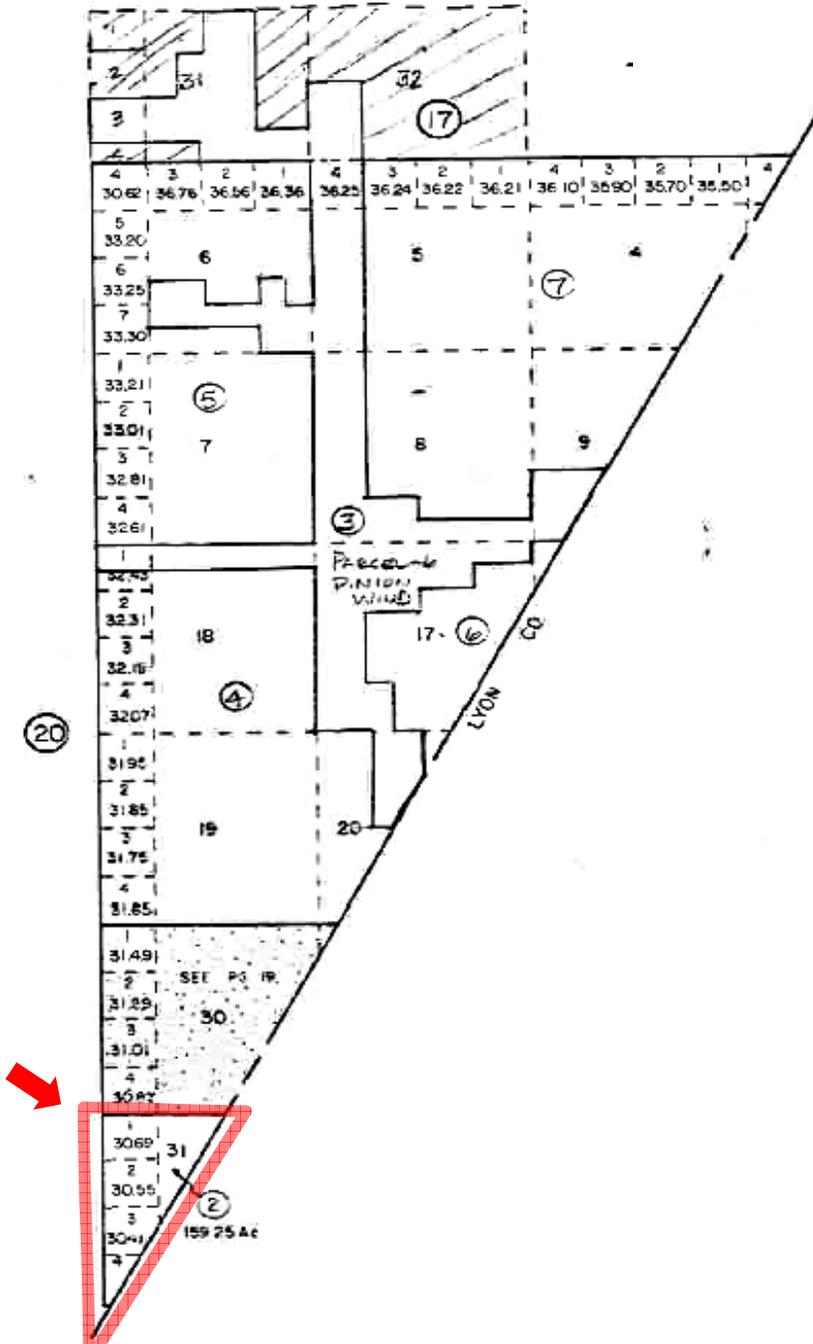
ASSESSOR'S MAP SECTION 31 T18N R23E

159 ACRES
APN 004-181-02

T18N-R23E, MD&M

04-18

Secs 31 & 32
Not to Scale

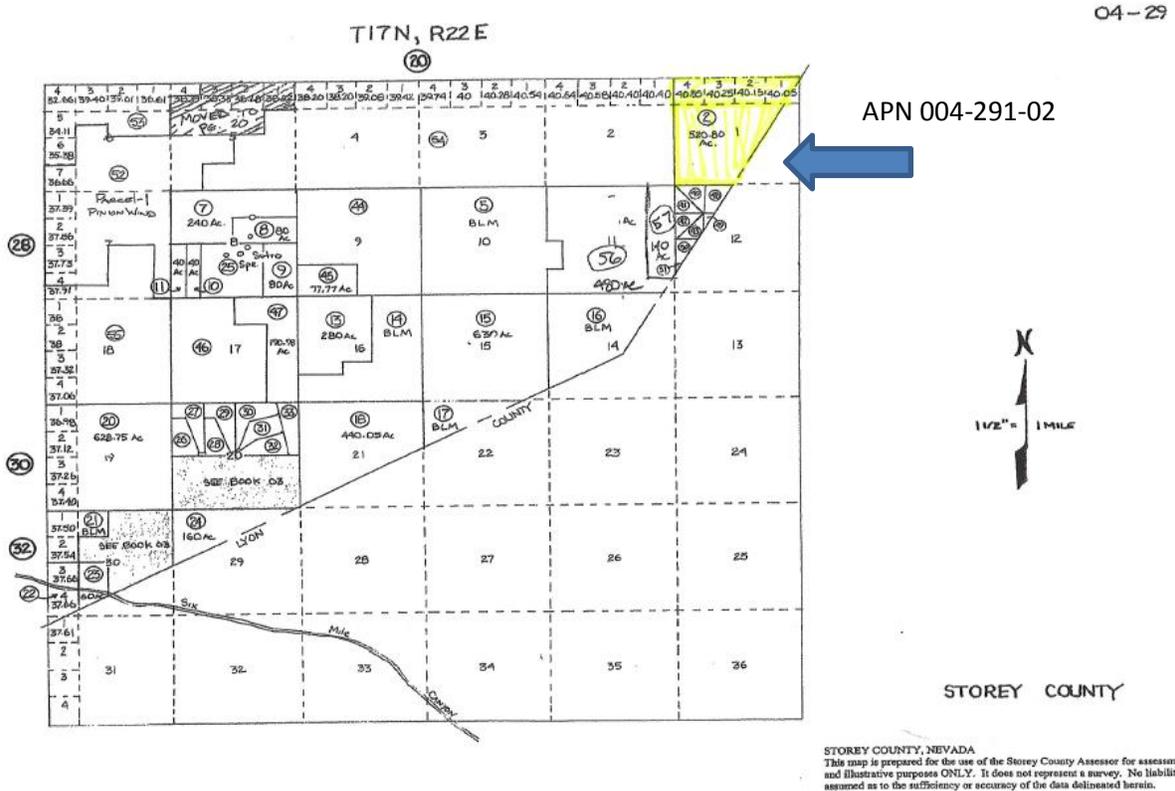
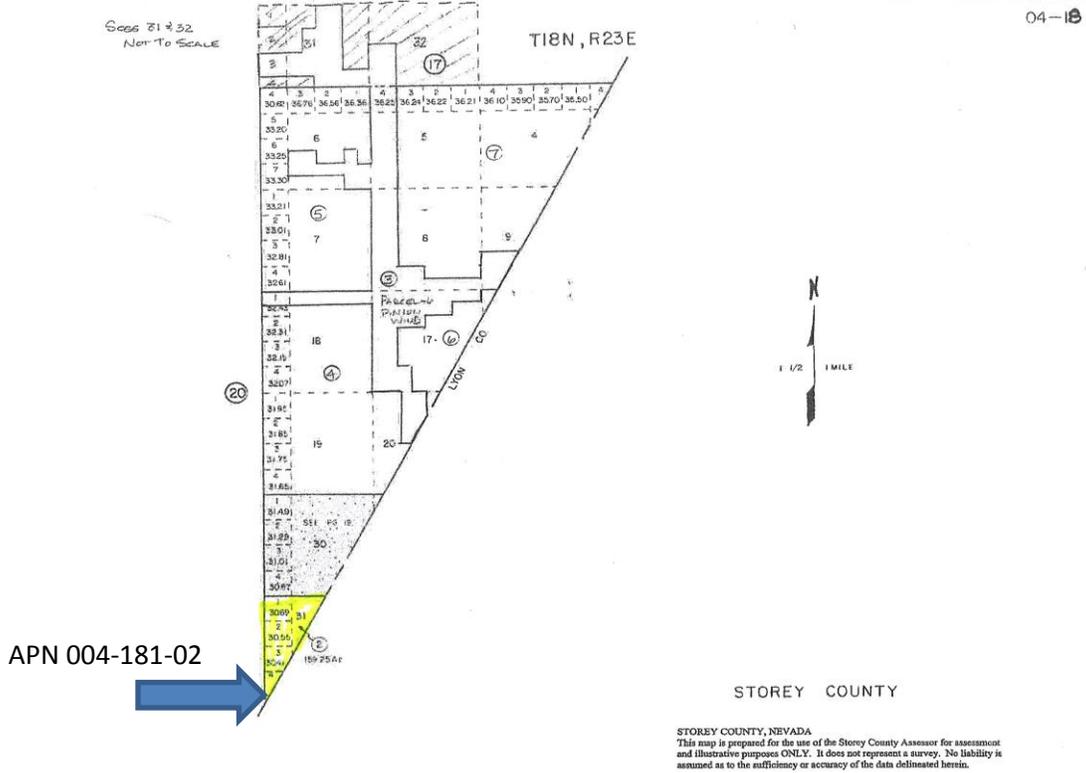


STOREY COUNTY

STOREY COUNTY, NEVADA

This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

Assessor's Maps





Storey County Planning Commission Staff Report

Case No.: 2016-035

Applicant: AT&T Mobility dba AT&T Wireless

Property Owner: Tesla Motors, Inc.

Property Location: Tesla Gigafactory, 2200 Electric Avenue, McCarran, Storey County, Nevada, APN 005-039-007.

Request: The applicant requests a special use permit to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).

Meeting Location: Storey County Courthouse
26 South "B" Street, Virginia City, Nevada

Meeting Time & Date: 6:00 p.m., Thursday, January 19, 2017

Staff Contact: Kathy Canfield

1. Background & Analysis

1.1 Site characteristics

The subject property is located in the I-2 Heavy Industrial Zone within the Tahoe-Reno Industrial Center. Pursuant to the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC, the property is subject to the provisions of the 1999 zoning ordinance, including those provisions for the heavy-industrial zone. The subject property is owned by the Tesla Motors, Inc. AT&T will lease an approximate 24' x 24' area for the construction of the communications tower and associated equipment. The property is located at 2200 Electric Avenue. The site is the location of the existing Tesla Gigafactory campus.



1.2 Proposed use

The applicant proposes to construct an approximately 120-foot high communications tower. The project includes panel antennas and remote radio heads/units attached to the tower, and an equipment building and backup generator located at the base of the tower. The location and proposed height have been proposed to provide the necessary coverage and capacity to hand off the wireless signals to the next telecommunications site. The tower will have a covering to resemble a silo structure, which will hide the antenna and other mechanical pieces from view. The tower will operate continuously 24 hours a day, seven days a week. The site will be unmanned and will be visited on an “as-needed” basis for maintenance/repairs. The building will house equipment associated with the tower, no supplies or materials are expected to be stored onsite. The proposed emergency generator will operate only in the event of a power failure.

1.3 Special Use Permit

This property is subject to the provisions of the 1999 Zoning Ordinance of Storey County. As stated in Chapter 17.12, General Provisions, Section 17.12.044, “Radio, television and other communication masts may extend not more than forty-five (45) feet above grade level, provided that the same may be safely erected and maintained at such height in view of surrounding conditions and circumstances.” Chapter 17.37.040.Z states that “Other uses similar to the above which are determined by the board of county commissioners to be consistent with the uses requiring a special use permit within the zone, after considering a recommendation on such use by the planning commission.” Chapter 17.37.040.AA states that “Buildings and structures constructed for uses listed in Sections 17.37.030 and 17.37.040 of this chapter that will exceed seventy-five feet in height,” are subject to a special use permit. Because of the proposed use and height of the communications tower, a special use permit is required.

1.4 Abutting uses

The abutting parcels to the east, south and most of the west are currently vacant and are owned by Tesla. However, the communications tower is directly adjacent to the Tesla Gigafactory on the same parcel. Property to the north and northeast are owned by the Tahoe-Reno Industrial Center and are also vacant. There is one developed property, owned by Eagle CPT, LLC, to the northwest of the property. That parcel is occupied by a distribution warehouse. All surrounding parcels are zoned I-2, Heavy Industrial.



1.5 Safety

The tower construction must adhere to all building and fire plan reviews and applicable code requirements. The regulatory entities will apply the necessary measures to ensure building and fire safety. There appears to be no safety concerns regarding the construction of the tower beyond the 45 feet, or 75 feet, height limitation.

1.6 Area impacts

The proposed use will be located on a developed parcel within an industrial center. There are no uses, zoning allowances, or master plan provisions in the area with which the use may become in conflict. The future potential for the surrounding land includes additional heavy industrial uses similar to those in other areas of the industrial center and the subject proposal.

2. Use Compatibility and Compliance

2.1 Compatibility with surrounding uses and zones

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal. There are no evident conflicts between the proposed project and Storey County Code Title 17 Zoning (2015 or 1999) or the county master plan (2016). The proposed use is also consistent with the surrounding zoning and master plan designations.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT’S LAND	Industrial	Industrial	I2 Heavy-Industrial/IS Overlay
LAND TO NORTH	Vacant	Industrial	I2 Heavy-Industrial/IS Overlay
LAND TO SOUTH	Vacant	Industrial	I2 Heavy-Industrial/IS Overlay
LAND TO EAST	Vacant	Industrial	I2 Heavy Industrial/IS Overlay
LAND TO WEST	Vacant & distribution warehouse	Industrial	I2 Heavy Industrial/IS Overlay

2.2 Compliance with required building height limitations

The subject property is located within the Tahoe-Reno Industrial Center pursuant to a development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC. Land located within this area is subject to the provisions in the 1999 Storey County Zoning Ordinance; the 2015 Storey County Zoning ordinance does not apply to this area. The General Provisions (Chapter 17.12) identify a height of no more than forty-five feet or radio, television or other communication masts. The height allowances in the 1999 zoning ordinance for the I2 Heavy Industrial zone are 75 feet and six stories. The applicant proposes to exceed both these height limitations with a communications tower approximately 120 feet in height. This additional height may be permitted with a special use permit.

2.3 General use allowances and restrictions

Storey County Code 17.62 Special Uses (1999) sets for the administration for board and planning commission action allowing a special use permit for increased building height and for the communications tower use. The approval, approval with conditions, or denial of the special use permit request must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the findings recommended to be included in an approval.

- The subject property is located within an existing industrial complex in an area of McCarren, Storey County, zoned for industrial uses. The communications tower use and the additional height are located in this specific area to provide the necessary coverage and capacity to transfer the wireless signals to the next telecommunications site. The tower will have a covering to resemble a silo structure, which will hide the antenna and other mechanical appurtenances from view, and is designed to blend with the industrial appearance of the surrounding area.
- The proposed communications tower will improve wireless coverage to the area and will also increase the communications network capacity. The communications network attached to the tower provides a valuable service to those who live, travel and do business in the local area. Emergency services, businesses, employees and the general public all have the potential benefit of better accessibility through their communication devices with the addition of this communications tower.

- Granting of the special use permit will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the area of the subject property. The proposed use type is listed as “other uses similar to Heavy Industrial” and can be determined to be consistent with the uses allowed in the zoning category. The project is expected to meet the safety and health requirements for the subject area. The use will also be subject to fire and building plan review and inspection requirements in order to ensure compliance with federal, state, and other codes.

These findings appear to apply to the situation that necessitates the proposed special use permit and the recommended motion for approval cites these findings as part of that motion.

2.4 Conformance with the 2016 Storey County Master Plan

The 2016 Storey County Master Plan describes McCarran as a “prime location in which further industrial development can be expected to occur” and as an area “highly suitable for high-intensity... industrial uses” (Chapter 3, p. 84). Section 3.5.7 Goal 2 of the master plan encourages the diversification of commercial and industrial uses in the area by attracting high-technology and commercial uses in addition to distribution and manufacturing. Chapter 7 states that Storey County strives to diversify and expand the local job base; recruit new businesses to industrial centers; maintain regulations that promote industrial uses in the county; continue to update standards for industrial growth in industrial centers; and promote development within the Tahoe-Reno Industrial Center by facilitating efficient and straightforward permitting processes.

The requested special use permit will assist the industrial uses with enhanced communications which will be consistent with the use patterns and allowed use types for subject area. The proposed use does not appear to conflict with any elements or adjacent specific plans in the 2016 master plan.

3. Findings of Fact

3.1 Motion for approval

The following findings of fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.

- 3.1.1 This approval is for the applicant’s request for a special use permit to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24’ x 24’ leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).
- 3.1.2 The special use permit allows the commercial wireless communications tower use and to the increased height of the structures on the subject property. By allowing this use, it is recognized that the proposed communications tower and

accessory facilities are considered an allowable use on the subject property subject to a special use permit.

- 3.1.3 The special use permit conforms to the 2016 Storey County Master Plan for the McCarran planning area in which the subject property is located. A discussion supporting this finding for the special use permit is provided in section 2.4 of this staff report and the contents thereof are cited in an approval of this special use permit.
- 3.1.4 The subject property is located within an existing industrial complex in an area of McCarran, Storey County, zoned for industrial uses. The communications tower use and the additional height are located in this specific area to provide the necessary coverage and capacity to transfer the wireless signals to the next telecommunications site. The tower will have a covering to resemble a silo structure, which will hide the antenna and other mechanical appurtenances from view, and is designed to blend with the industrial appearance of the surrounding area.
- 3.1.5 The proposed commercial wireless communications tower will improve wireless coverage to the area and will also increase the communications network capacity. The communications network attached to the tower provides a valuable service to those who live, travel and do business in the local area. Emergency services, businesses, employees and the general public all have the potential benefit of better accessibility through their communication devices with the addition of this communications tower.
- 3.1.6 Granting of the special use permit will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the area of the subject property. The project is expected to meet the safety and health requirements for the subject area. The use will also be subject to fire and building plan review and inspection requirements in order to ensure compliance with federal, state, and other codes.
- 3.1.7 The special use permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state, and county regulations.
- 3.1.8 The conditions of the special use permit adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.
- 3.1.9 The conditions under the special use permit do not conflict with the minimum requirements in 1999 Storey County Code Sections 17.62 Special Uses and 17.37 I2 Heavy Industrial Zone, or the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC.
- 3.1.10 Granting of the special use permit will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood or area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.

3.2 Motion for denial. Should a motion be made to deny the special use permit request, the following findings with explanation why should be included in that motion.

1. This denial is for the applicant's request for a special use permit to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).
2. The conditions under this special use permit conflict with the minimum requirements in 1999 Storey County Code Sections 17.62 Special Uses and 17.37 I2 Heavy Industrial Zone, or the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC.
3. The conditions under the special use permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

4. Recommended Conditions of Approval

All conditions must be met to the satisfaction of each applicable county department, unless otherwise stated.

1. **Purpose.** This special use permit is granted to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The proposed project includes panel antennas and remote radio heads/units attached to the tower, and an equipment building and backup generator located at the base of the tower. However, this special use permit does not limit the type or quantity of antennas on the subject tower, so long as the conditions herein are met. The project will be located on an approximate 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).
2. **Compliance.** The uses on the subject property must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The permit holder must provide the building department site plans drawn to scale prior to obtaining a building permit.
3. **Fire District Requirements.** The use on the subject property must comply with special requirements of Storey County and the Storey County Fire Protection District for accessing buildings and structures exceeding 55 feet in height, including requirements to mitigate financial and other impacts caused by the increased building and structure height.
4. **TRI Architectural Approval.** The permit holder must obtain approval from the Tahoe-Reno Industrial Center Architectural Review Committee, or such applicable review entity, if the CC&Rs of the center apply, and submit valid evidence of the approval to the building department prior to obtaining a building permit for a structure subject to this special use permit.
5. **Design.** The communications tower must be of an aesthetic design similar in appearance to that described in this application and as documented in the Appendix of this report.

6. **Taxes paid.** Before obtaining a building permit, the permit holder must show the building department valid evidence that all property taxes on the land are paid to-date.
7. **Indemnification.** The permit holder agrees to hold Storey County, its officers and representatives harmless from the cost and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this special use permit.
8. **Closure/Abandonment.** In the event that the tower and facility becomes decommissioned or is absent of any permitted wireless carriers and antennas for a period of three consecutive years, Storey County shall reserve the right to deem the facility abandoned and mandate the tower and accessory facilities be removed within 180 days thereof at the Permit Holder's expense. The applicant shall reserve the right to appeal the decision of abandonment. The process for the appeal shall be as pursuant to the provisions of the Storey County Code. Removal and reclamation shall include complete removal of the entire facility including the tower, antennae, electrical wiring and connections, accessory buildings and structures, foundations and pads, and all other appurtenances. Reclamation of the site to a condition reasonably existing prior to development shall be completed to the satisfaction of Storey County. Under no circumstances shall Storey County, its officers, and representatives bare any cost or responsibility for the removal of said facilities or reclamation of the site.
9. **Transfer of Rights.** This special use permit shall inure to the record owner of the Subject Property (Tesla Motors, Inc.) and shall run with the land. Any and all transfers of SUP No. 2016-035 shall be advised in writing by Certified Mail to Storey County Planning Department and Storey County Community Development Department at least 90 days prior to assignee taking over operation of facility. The operators of the facility must sign and accept all conditions and requirements of SUP No. 2016-035.
10. **Indemnification/Insurance.** The Permit Holder warrants that the future use of land will conform to the requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Permit Holder warrants that continued and future use of the land shall so conform. The Permit Holder and property owner(s) agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this SUP. The Permit Holder shall maintain satisfactory liability insurance for all aspects of this operation under SUP No. 2016-035 for a minimum amount of \$1,000,000.00 (one million dollars) and provide proof thereof to Storey County prior securing rights to the SUP.
11. **Cautionary Signage.** Signage shall be installed at the main port of entry (i.e., facility gates) stating the company's name, site address, and 24-hour company management emergency contact phone number(s). Signage shall indicate all potential hazards and safety requirements associated with entering the facility.
12. **Emergency Management Plan.** A comprehensive emergency management plan shall be developed by the Permit Holder and submitted for approval to the Storey County Fire District for review and approval prior to securing rights to the SUP. The plan shall include, but not be limited to, the following in case of failure of the communications facility or related appurtenances: (1) Permit Holder's emergency contact phone number(s); (2) emergency contact procedure, including for Emergency Dispatch 9-1-1 and Storey County Emergency Direct-Connect 775.847.0950; (3) documenting and reporting procedures; (4) post structure failure management, clean-up, reclamation, and material disposal; (5) electrical system shut-down procedure; (6) disclosure and management of hazardous materials (e.g., asbestos) or other conditions (e.g., radiation), if

applicable; (7) post structure failure damage reporting and treatment of affected neighboring properties; and (8) emergency access, staging, and egress.

13. **Setbacks.** In accordance with Section 17.37.060 of the 1999 Storey County Code, no building shall be located closer than fifty feet to any property line. Plans submitted to the Storey County Community Development Department shall demonstrate consistency with this requirement.
14. **Parcel Area.** Any future subdivision of land must be consistent with Section 17.37.050 of the 1999 Storey County Code for minimum parcel sizes.
15. **Antenna Limitations.** The communications tower and facility shall be used exclusively for commercial wireless communications. The towers shall not be used to support amateur or other non-commercial radio antennae, or lights, flags, banners, pennants, etc. Storey County emergency repeaters and antenna shall be exempt from this requirement.
16. **Electrical Distribution and Controls.** The location, routing, and alignment of exterior electrical and communication controls, associated wiring, and power lines (except those now existing) shall be approved by the Building Department, when applicable.

5. Power of the Board & Planning Commission

At the conclusion of the hearing, the planning commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the planning commission upon which it bases its decision. The decision of the planning commission in the matter of granting the special use permit is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

6. Proposed Motions

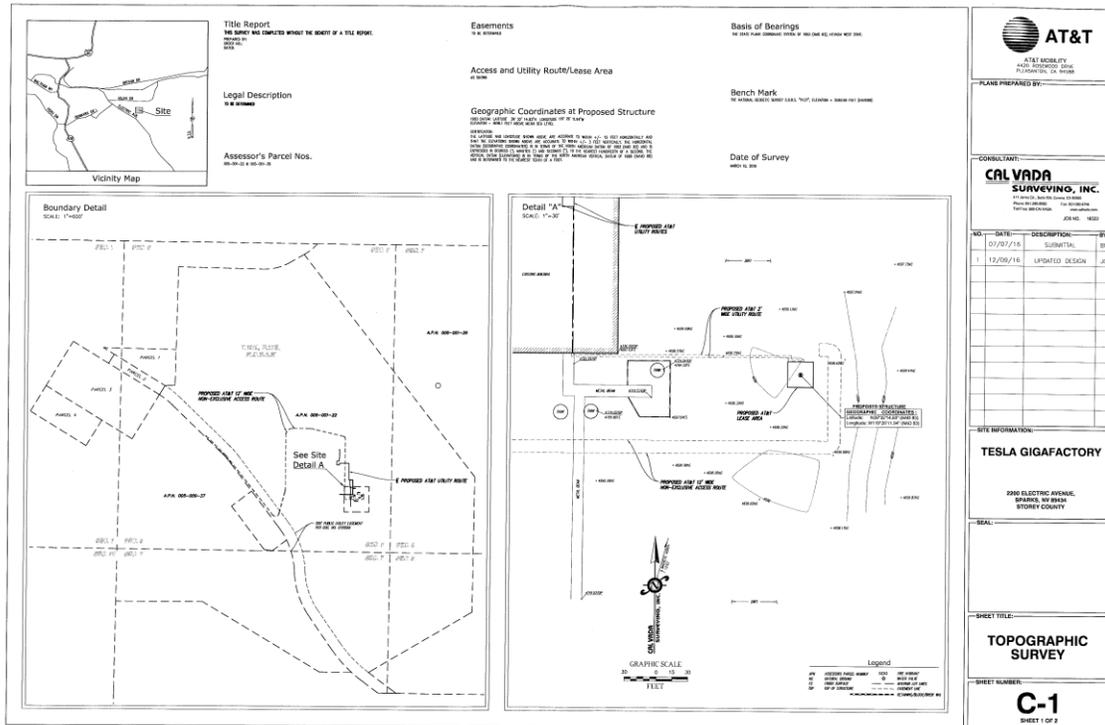
This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

A. Recommended motion

In accordance with the recommendation by staff, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I, [*planning commissioner*], recommend approval of Special Use Permit No. 2016-035 allowing for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E, MDBM).

B. Alternative motion

Against the recommendation by staff, but in accordance with the findings of fact under Section 3.2 of this report, and other findings deemed appropriate by the planning commission, I [*planning commissioner*] recommend denial of Special Use Permit No. 2016-035 allowing for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E, MDBM).





Storey County Planning Department

26 South B Street, P.O. Box 176, Virginia City, NV 89440
Phone: 775-847-1144 Fax: 775-847-0949
planning@storeycounty.org

Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: **AT&T Site Ref: # CVLO1717** 2016-035

Property Owner: Tesla Motors, Inc.
All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: 2200 Electric Ave., Sparks, NV 89434

City: _____ State: _____ Zip: _____

Telephone: (____) 510.896.6467 Email: broark@tesla.com

Applicant: AT&T Mobility dba AT&T Wireless C/O Carl Jones (AT&T Agent)
All applicants must be listed on this application.

Mailing Address: P.O. Box 6043 Folsom CA 95763

City: _____ State: _____ Zip: _____

Telephone: (____) 916 798 2275 Email: carl@s2swireless.com

Gold Hill Virginia City VC Highlands (1 acre) Highland Ranches (10 acres) Virginia Ranches (40 acres)

Mark Twain Hafed Lockwood Painted Rock TRI Other _____

Project Address: Tesla Gigafactory 2200 Electric Ave., Sparks, NV 89434

Assessor's Parcel Numbers (APN): 005-011-22

Lot: _____ Block: _____ Acreage: _____

Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input checked="" type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

CJ

Applicants Initials

*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Detail Description/Justification of Project

Attached additional pages as necessary

Please see Attached



Shore 2 Shore on behalf of



December 27, 2016

c/o Shore 2 Shore Wireless Inc.
P.O.Box 6043
Folsom, CA 95763

Storey County Planning Department
26 South B Street
Virginia City, NV 89440

Project Description & Justification Statement

Re: Proposed new AT&T Wireless Facility at: Tesla Gigafactory 2200 Electric Ave., Sparks, NV 89434 APN: 005-011-22

Project Description

The proposed project consists of installing a new unmanned telecommunication facility consisting of a 24' x 24' AT&T Lease area with (8) panel antennas, (28) remote radio Heads/units installed inside a proposed 120' tall faux Silo Stealth tower. And installing an 11'-5" x 12'-0" equipment shelter and backup generator within the proposed AT&T lease area.

Project Justification.

AT&T Wireless is currently improving the existing wireless network in Storey County. The proposed installation of this new telecommunications facility will improve wireless coverage to the area and will also increase the network capacity. This network will provide an extremely valuable service to those who live, travel, and do business in the local area. It will give people the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

- Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations.
- The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will ever attend the facility. Their schedule will be on a 24 hour basis. No more than two service vehicles, being either a van or a four-wheel drive vehicle, will visit the facility.
- The equipment located in the shelter will be used for telephone operations.
- There will be no supplies or materials stored on the site.
- In the applicants opinion the proposed facility does not cause any unsightly appearance. There will be no noise, glare, dust or odors associated with the facility with the exception of an emergency generator which will operate in the event of a commercial power failure.
- The building used to house the communication equipment is a 11.5' wide by 12' long by 10' high "modular" building. The building itself has a light brown earth tone aggregate finish on all outside walls.

Should you have questions regarding this project, please do not hesitate to contact me at (916) 798 2275.
Sincerely,

Carl A, Jones
Project Manager
Shore 2 Shore Wireless Inc. – AT&T Mobility Project

Professional Consultant/Representative(s)

Name: AT&T Wireless C/O Carl Jones (AT&T Agent)

Address: P.O. Box 6043 Folsom CA 95763

City: _____ State: _____ Zip: _____

Phone: 916 798 2275 Email: carl.jones@att-wireless.com Cell: _____

Applicant's Affidavit:

I, Carl Jones (AT&T Agent), being duly sworn, depose and say that I am the applicant of the described
Printed name

project and/or request, and all the 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 the Storey County Planning Department Staff.

Signature of Applicant

Date

12/16/16

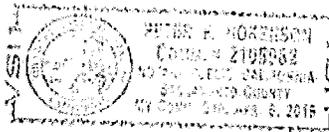
State of Nevada,
County of Storey

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.

Signed and sworn to before me on:

12-16-2016 by,

Notary's Signature:



My Commission Expires

04/06/2019

Property Owner's Affidavit:

I, Kevin Kassekert, being duly sworn, depose and say that I am an owner* in fee of the described
Printed name

property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the 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 the Storey County Planning Department Staff.

Signature of Property Owner

Date

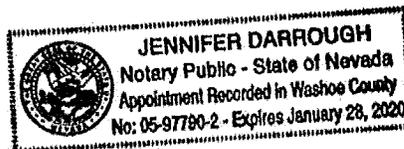
1/3/17

State of Nevada,
County of Storey

Signed and sworn to before me on:

1/3/17 by,

Notary's Signature:



My Commission Expires

1/28/2020

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

<input checked="" type="checkbox"/>	Submittal Requirements Application Type	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Parcel/Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.	
<input type="checkbox"/>	Abandonment	X	X	X	X	X			X		X								X
<input type="checkbox"/>	Amended Map	X	X		X	X			X		X								X
<input type="checkbox"/>	Condition Amendment	X	X						X										X
<input type="checkbox"/>	Boundary Line Adjustment	X	X	X	X	X			X		X	X							X
<input type="checkbox"/>	Development Agreement (Requires Special Use Permit)	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X
<input type="checkbox"/>	Extension of Time Request (One Year Extension Only)	X	X	X					X										X
<input type="checkbox"/>	Land Division Map (40 acre minimum)	X	X	X	X	X			X		X	X							X
<input type="checkbox"/>	Lot Consolidation*	X	X	X	X				X										X
<input type="checkbox"/>	Master Plan Map Amendment	X	X		X	X			X										X
<input type="checkbox"/>	Master Plan Text Amendment	X	X																X
<input type="checkbox"/>	Natural Resources Exploration and Registration Review	X	X	X	X	X			X										X
<input type="checkbox"/>	Parcel Map – Record of Survey																		X
<input type="checkbox"/>	Parcel Map	X	X	X	X	X			X		X					X			X
<input type="checkbox"/>	Planned Unit Development, Tentative	X	X	X	X	X		X	X		X	X	X	X	X	X			X
<input type="checkbox"/>	Planned Unit Development, Final	X	X	X	X	X		X	X										X

*Administrative lot consolidation procedure

Note: Additional information and materials may be required with the application.

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

<input checked="" type="checkbox"/>	Submittal Requirements Application Type	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input type="checkbox"/>	Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit – Major	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit – Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/>	Street Name Request	X	X		X				X									X
<input type="checkbox"/>	Subdivision Map - Tentative	X	X	X	X	X			X		X	X	X	X	X	X		X
<input type="checkbox"/>	Subdivision Map - Final	X	X	X	X	X	X	X			X							X
<input type="checkbox"/>	Variance - Administrative	X	X						X									X
<input type="checkbox"/>	Variance	X	X	X					X									X
<input type="checkbox"/>	Wireless Communication Facility	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Zoning Map Change	X	X		X	X	X		X		X							X
<input type="checkbox"/>	Zoning Text Change	X	X		X	X												X
<input type="checkbox"/>	Other	X	X	X	X	X												X

Note: Additional information and materials may be required with the application.

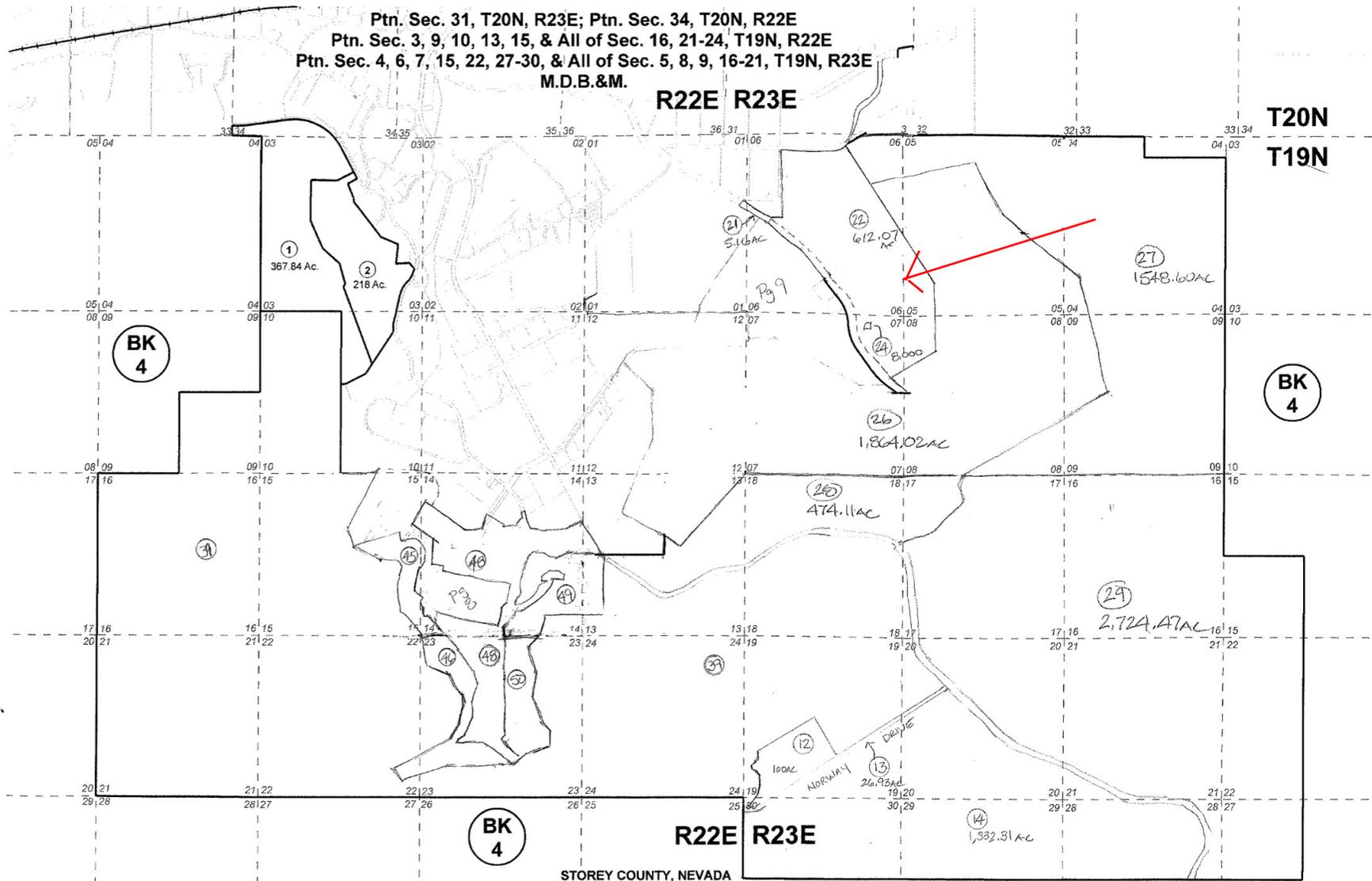
DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS GUIDE

1. Development Application – You can get an application from the Planning Department at the Storey County Courthouse or online at StoreyCounty.org.
2. Detailed Description/Justification – The description of your project and the reason for the project. Be as detailed as possible and submit any information to help explain your project (photos, maps, etc.).
3. Paid Tax Receipt – This is a receipt showing your property taxes are current or paid in full. A copy can be obtained from the Clerk/Treasurer's office located on the 2nd floor in the Storey County Courthouse.
4. Plot Plan – A diagram showing the location of all buildings, well and septic (if any). This can be obtained from the Building Department or Assessor's office or neatly hand drawn by the applicant.
5. Reduced Size Map – Applications with large maps must supply a reduced size map (8" x 11" or 11" x 17").
6. Original Map Mylar – This map is done by a professional surveyor.
7. Map & Data in CAD format on Disk – This map is done by a professional surveyor.
8. Parcel/Vicinity Map – This map shows surrounding parcels to application parcel. A copy can be obtained from the assessor's office located on the 1st floor in the Storey County Courthouse.
9. Floor Plan – These are building plans for a house (subdivision) and done by a builder.
10. Legal Description – Deed – Done by a professional surveyor.
11. Title Report – Done by a professional company.
12. Drainage Report – Done by a professional company.
13. Soils Report – Done by a professional company.
14. Traffic Report – Done by a professional company.
15. Water Rights – You can obtain this from State Water Department.
16. Reclamation Plan – Done by a professional company.

Ptn. Sec. 31, T20N, R23E; Ptn. Sec. 34, T20N, R22E
Ptn. Sec. 3, 9, 10, 13, 15, & All of Sec. 16, 21-24, T19N, R22E
Ptn. Sec. 4, 6, 7, 15, 22, 27-30, & All of Sec. 5, 8, 9, 16-21, T19N, R23E
M.D.B.&M.

R22E R23E

T20N
T19N



R22E R23E

STOREY COUNTY, NEVADA

STOREY COUNTY

Note: This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Parcel Number 005-011-22
Last Updated 12/16/16 By JVS

Prior # (F4) 005-011-20 Changed 6/30/14
Created by split; Primary # 005-011-22

Ownership

(F6=All Owners F7=Documents)

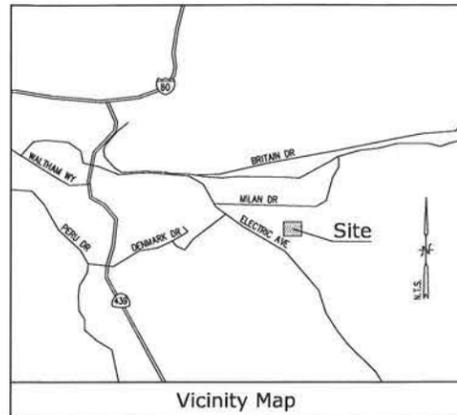
Legal Owner..... TESLA MOTORS INC Force Assmt Notice.... -
Assessed Owner..... TESLA MOTORS INC Force Ag Message... -
Mail Address..... ATTN: TAX DEPT Force Label..... -
45500 FREMONT BLVD Force Card/Aff (C/A).. -
City, State..... FREMONT, CA Zip... 94538
Vesting Doc #, Date. 121154 - 10/28/2014 Yr,Bk,Pg 14 000 000 Corr Rq'd -
Map Document #s..... 109605 - 116605 - 117414 - 120567 -
Description (F11=Additional Locations)

Property Location...	#	Dir	Street or Other Description	Unit #(s)
Subdivision.....	PTN SEC 5-8	T19	R23E	Block... Lot...
Town.....	INDUSTRIAL	GID	Parcel Map ID..	2014-13
Property Name.....	GIGA FACTORY			Confidential.. -

Remarks.....
Parcel # Containing Descriptive/Document Data.... 005-111-40 Land Use: 501
Size

Total Acres...	612.070	Square Feet....	0
Ag Acres.....	.000	W/R Acres.....	.000

F9=Scan >/< ≥ F5=Addr Hist F10=Othr Func F12=Cancel F14=Imprv/Apprsl Data
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts



Title Report
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
 PREPARED BY:
 CHECK NO.:
 DATED:

Legal Description
 TO BE DETERMINED

Assessor's Parcel Nos.
 005-001-22 & 005-001-26

Easements
 TO BE DETERMINED

Access and Utility Route/Lease Area
 AS SHOWN

Geographic Coordinates at Proposed Structure
 1983 DATUM: LATITUDE: 39° 32' 14.83"N LONGITUDE: 119° 26' 11.94"W
 ELEVATION = 4696.1 FEET ABOVE MEAN SEA LEVEL
 CERTIFICATION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings
 THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), NEVADA WEST ZONE.

Bench Mark
 THE NATIONAL GEODETIC SURVEY C.O.R.S. "P127", ELEVATION = 5080.69 FEET (NAVD88)

Date of Survey
 MARCH 10, 2016



AT&T MOBILITY
 4420 ROSEWOOD DRIVE
 PLEASANTON, CA 94588

PLANS PREPARED BY:

CONSULTANT:

CAL VADA
SURVEYING, INC.

411 Jinks Cir., Suite 205, Corona, CA 92680
 Phone: 951-260-8960 Fax: 951-260-8746
 Toll Free: 800-CALVADA www.calvada.com

JOB NO. 16522

NO.	DATE	DESCRIPTION	BY:
	07/07/16	SUBMITTAL	BF
1	12/09/16	UPDATED DESIGN	JC

SITE INFORMATION:

TESLA GIGAFACTORY

2200 ELECTRIC AVENUE,
 SPARKS, NV 89434
 STOREY COUNTY

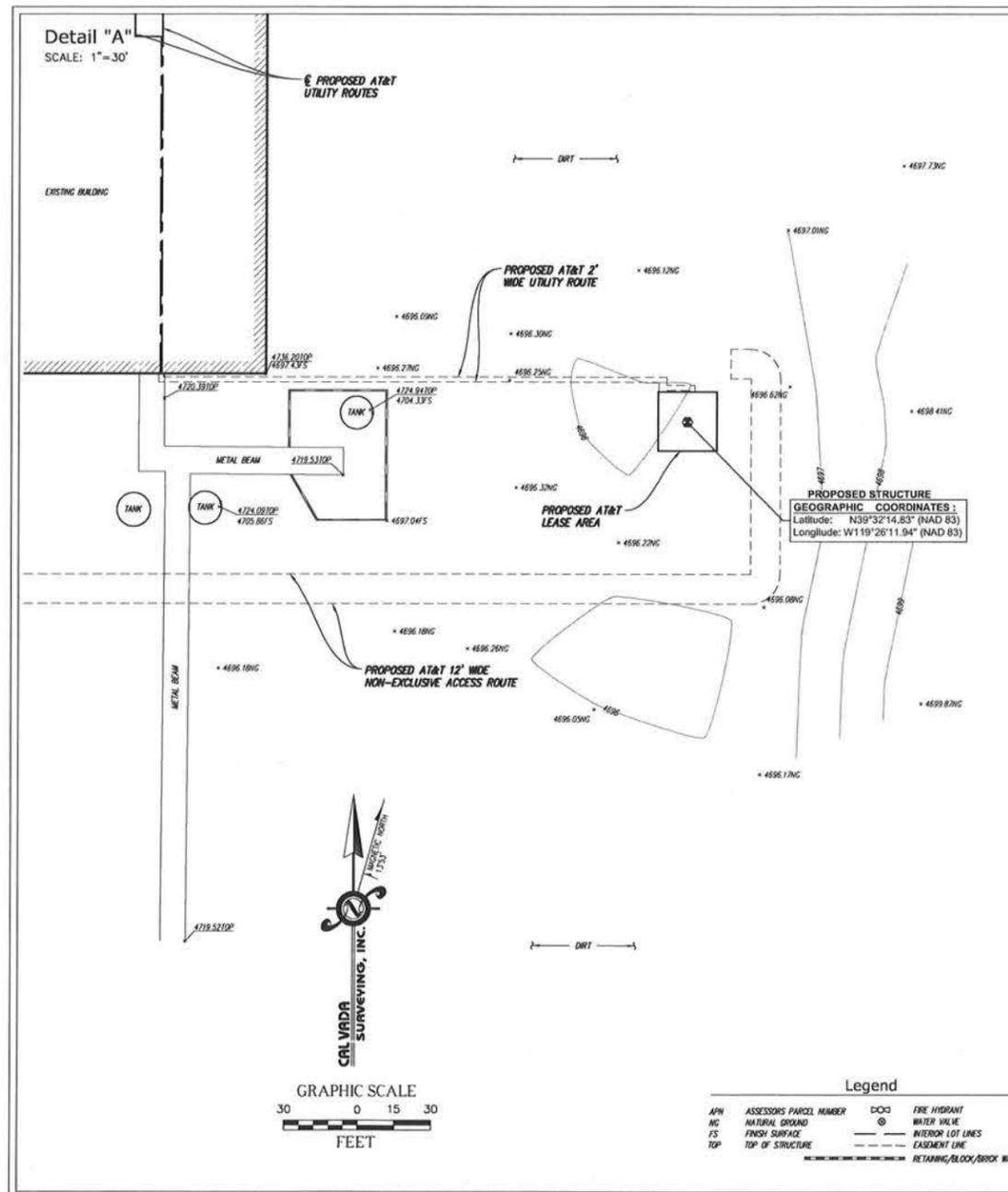
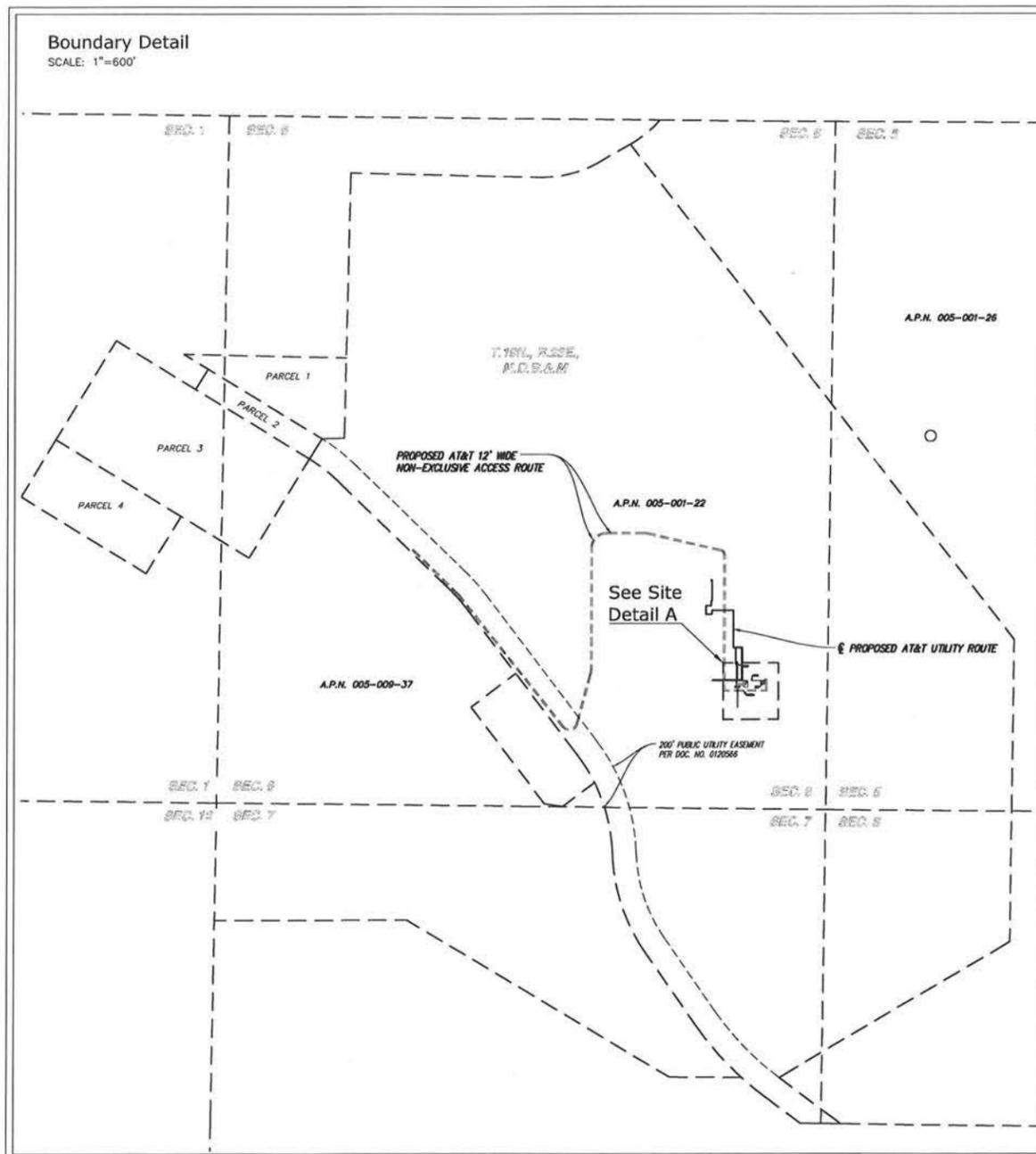
SEAL:

SHEET TITLE:

TOPOGRAPHIC SURVEY

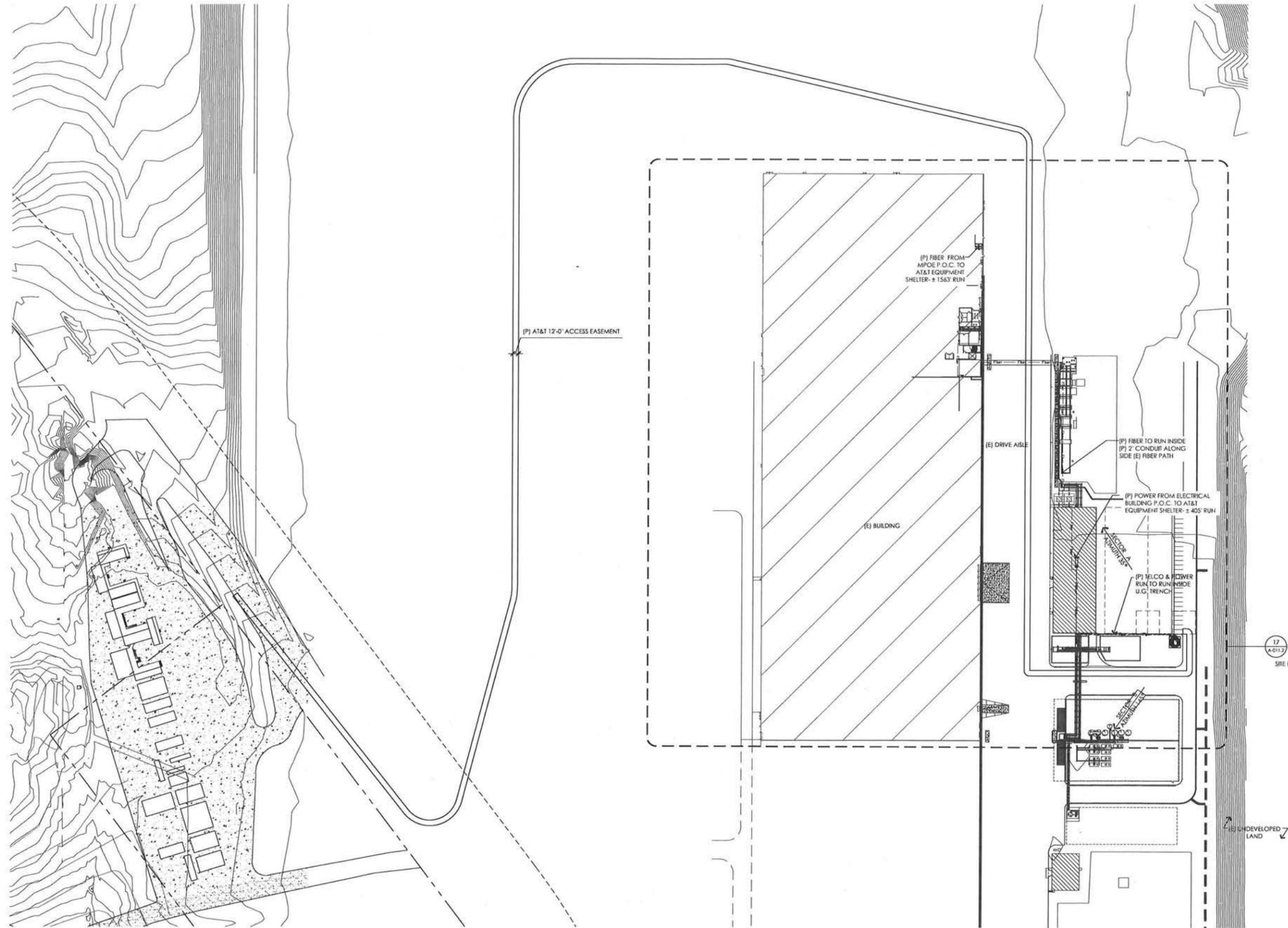
SHEET NUMBER:

C-1
 SHEET 1 OF 2



Legend

APN	ASSESSOR'S PARCEL NUMBER	□	FIRE HYDRANT
NC	NATURAL OBSTACLE	⊗	WATER VALVE
FS	FINISH SURFACE	---	INTERIOR LOT LINES
TOP	TOP OF STRUCTURE	---	EASEMENT LINE
		---	RETAINING/BLOCK/BROOK WALL



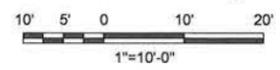
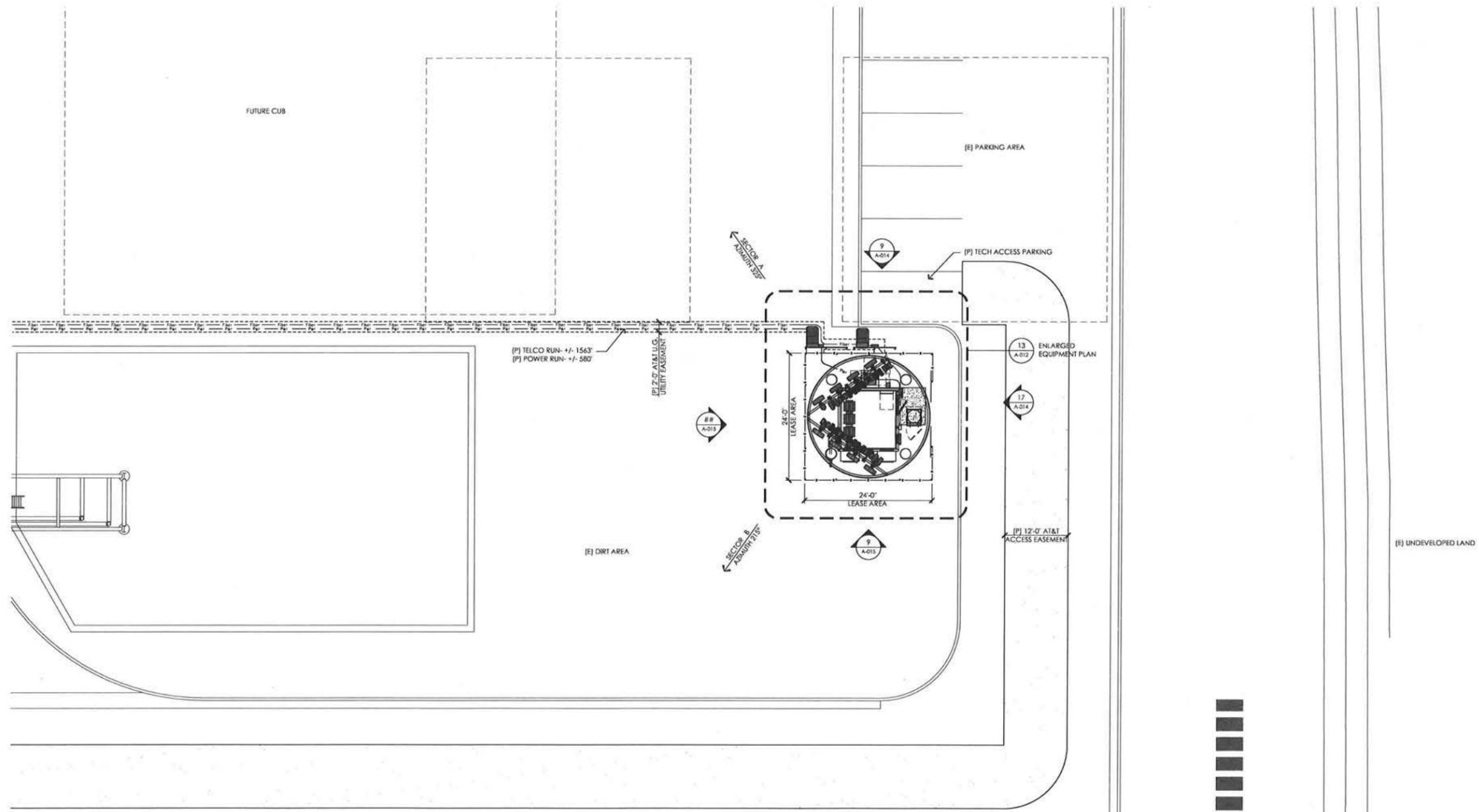
REV	DATE	DESCRIPTION
1	12/15/16	95% CD Submittal
0	09/07/16	90% CD Submittal
A	07/25/16	90% ZD Submittal



DRAWN BY: S.A.D. PROJECT NO: T-15512-11
CHECKED BY: B.K.W.
SHEET TITLE:

OVERALL SITE PLAN

SHEET NO:

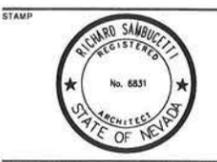


5550 Merrick Road, #302
Massapequa, NY 11758



5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

REV	DATE	DESCRIPTION
1	12/15/16	95% CD Submittal
0	09/07/16	90% CD Submittal
A	07/25/16	90% ZD Submittal

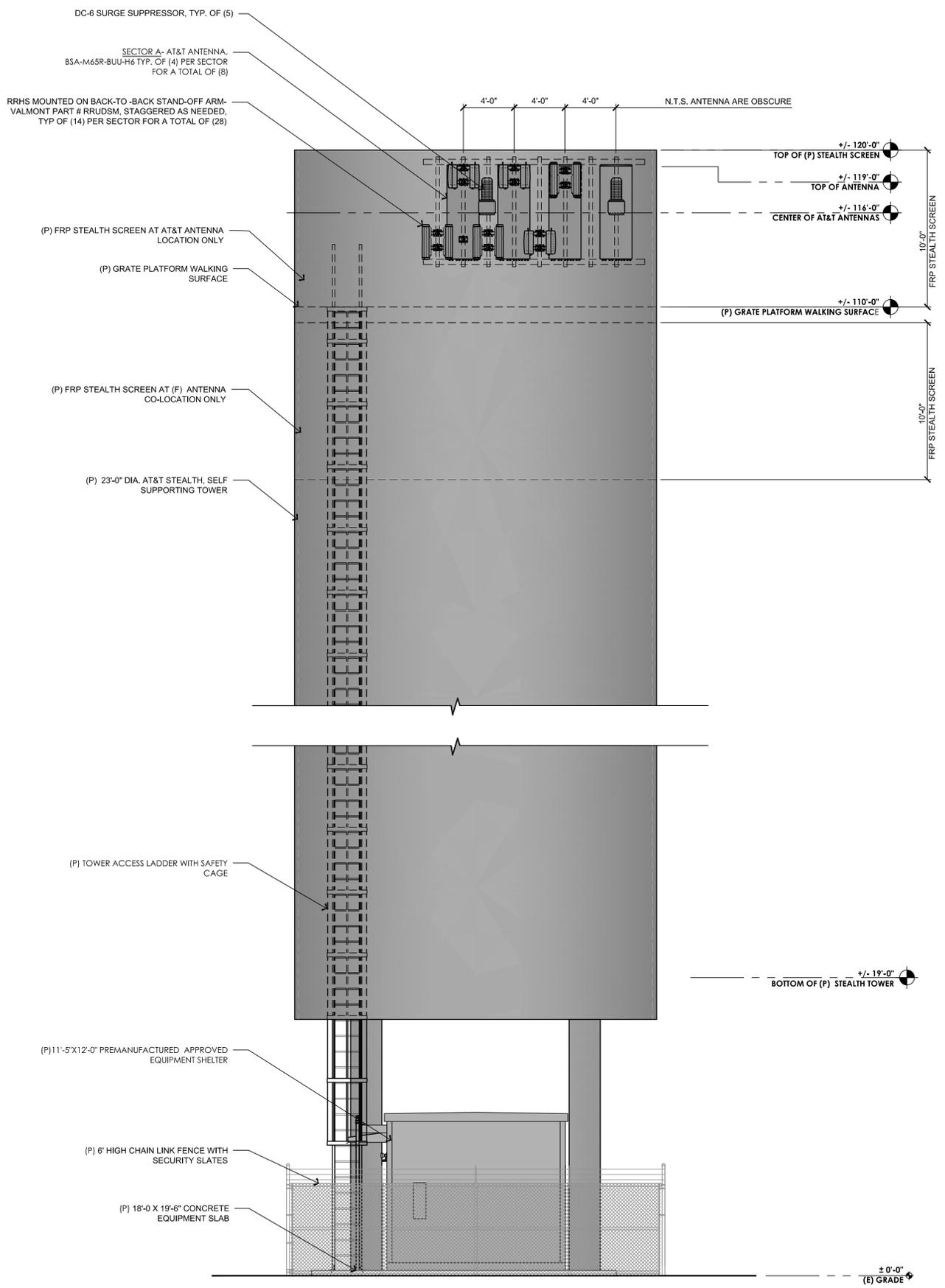
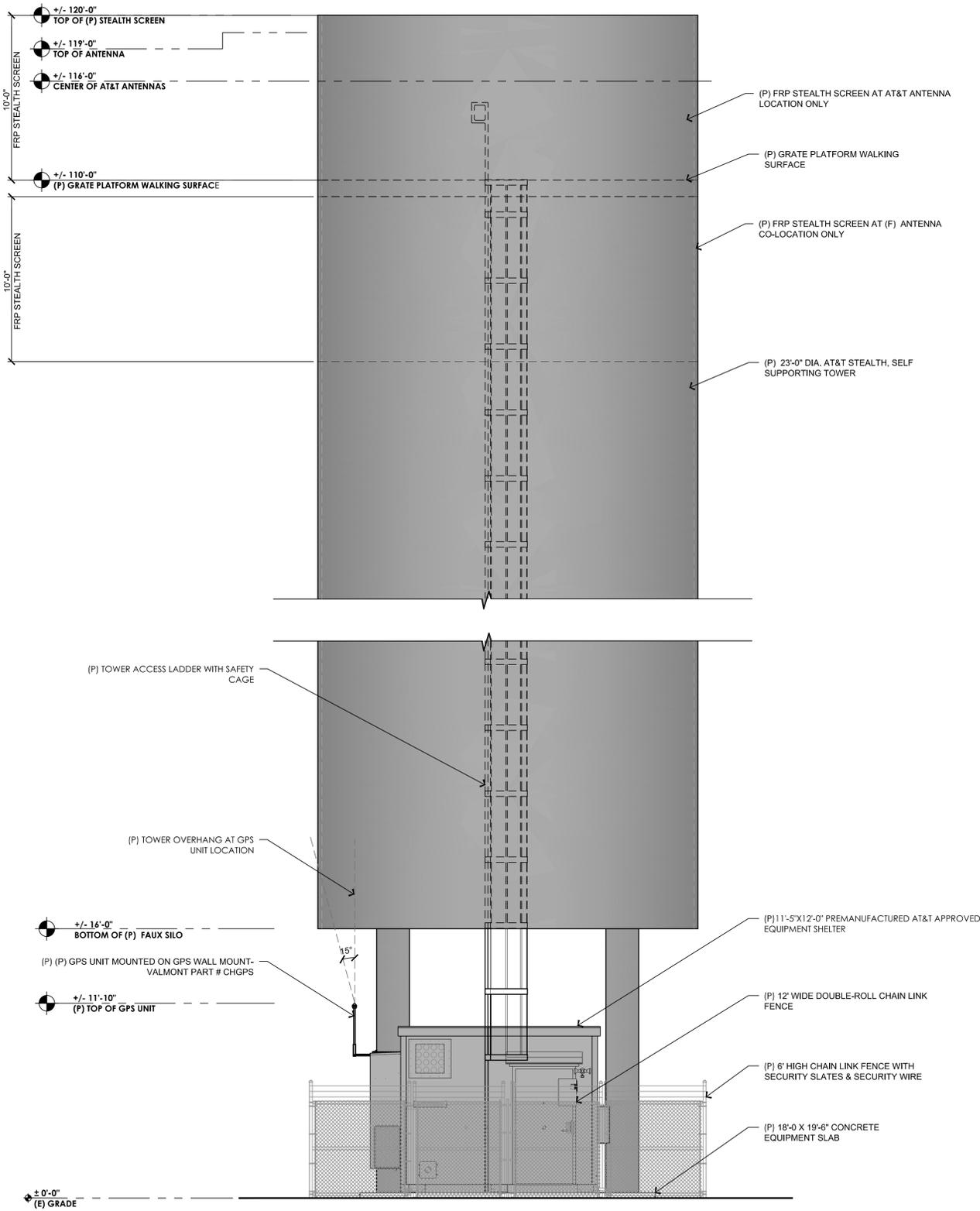


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CHECK BY: B.K.W.
SHEET TITLE:

ENLARGED SITE PLAN

SHEET NO:

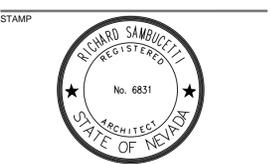
A-011.3



17 PROPOSED EAST ELEVATION
1/4" = 1'-0"

9 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

REV	DATE	DESCRIPTION
1	12/15/16	95% CD Submittal
0	09/07/16	90% CD Submittal
A	07/25/16	90% ZD Submittal



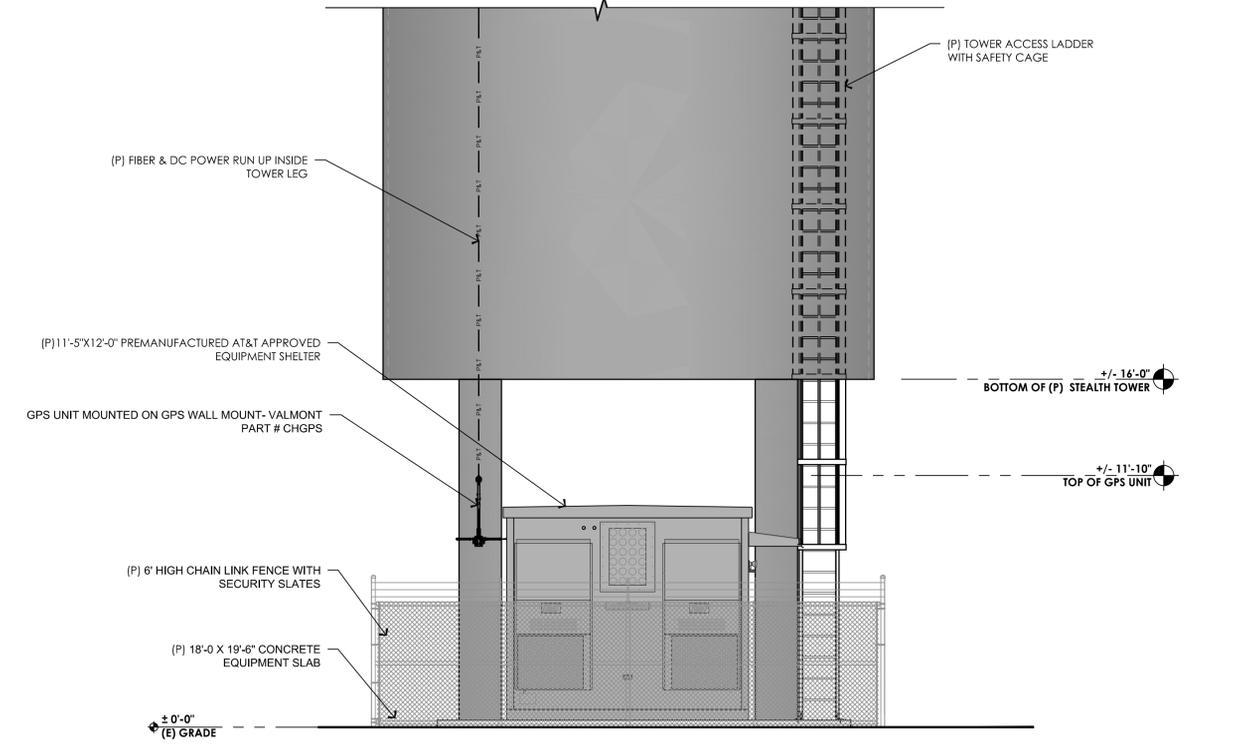
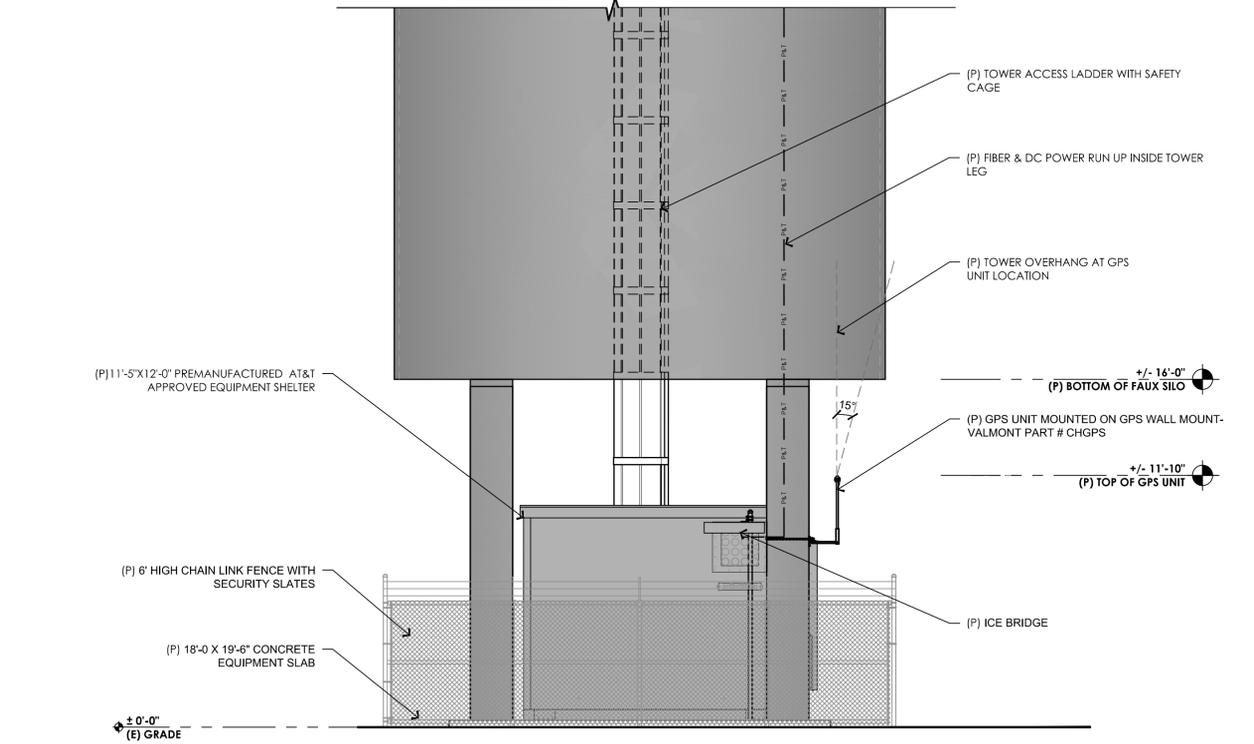
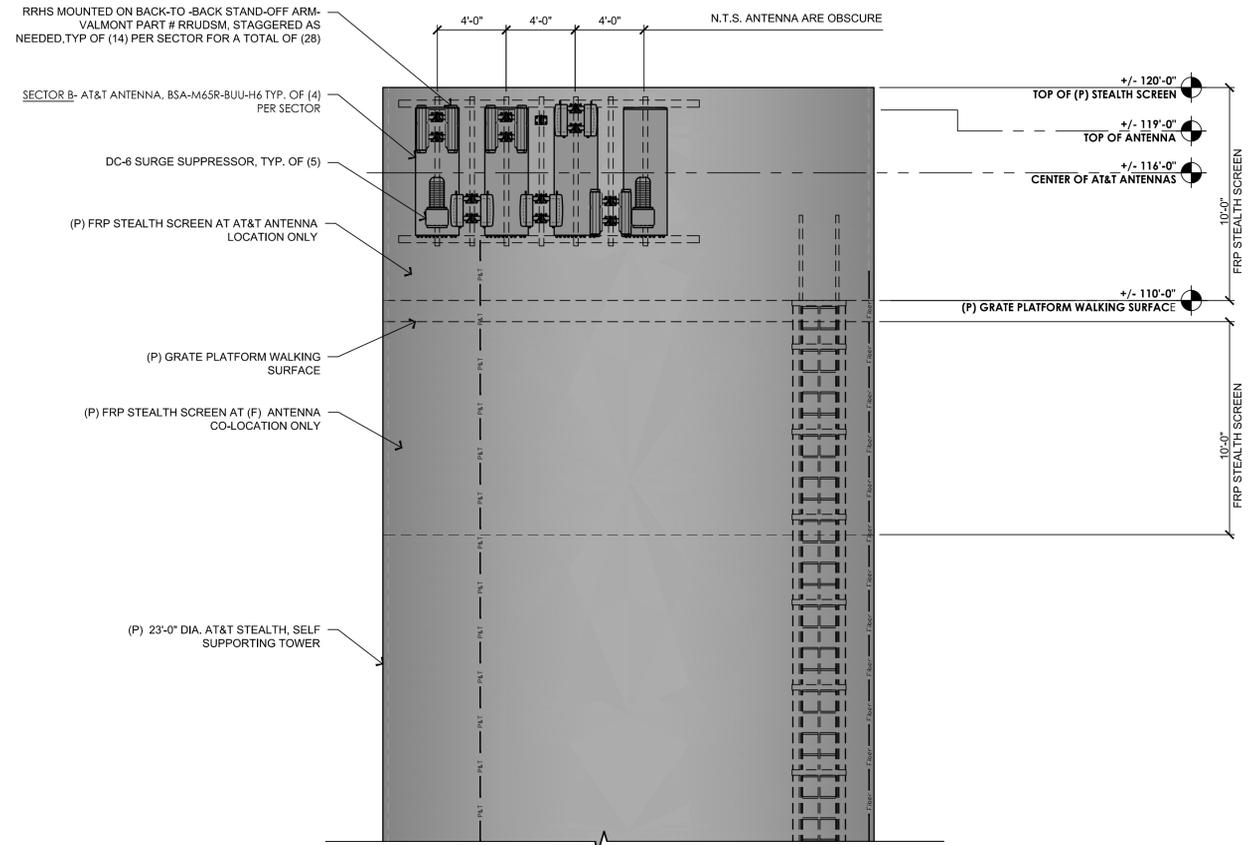
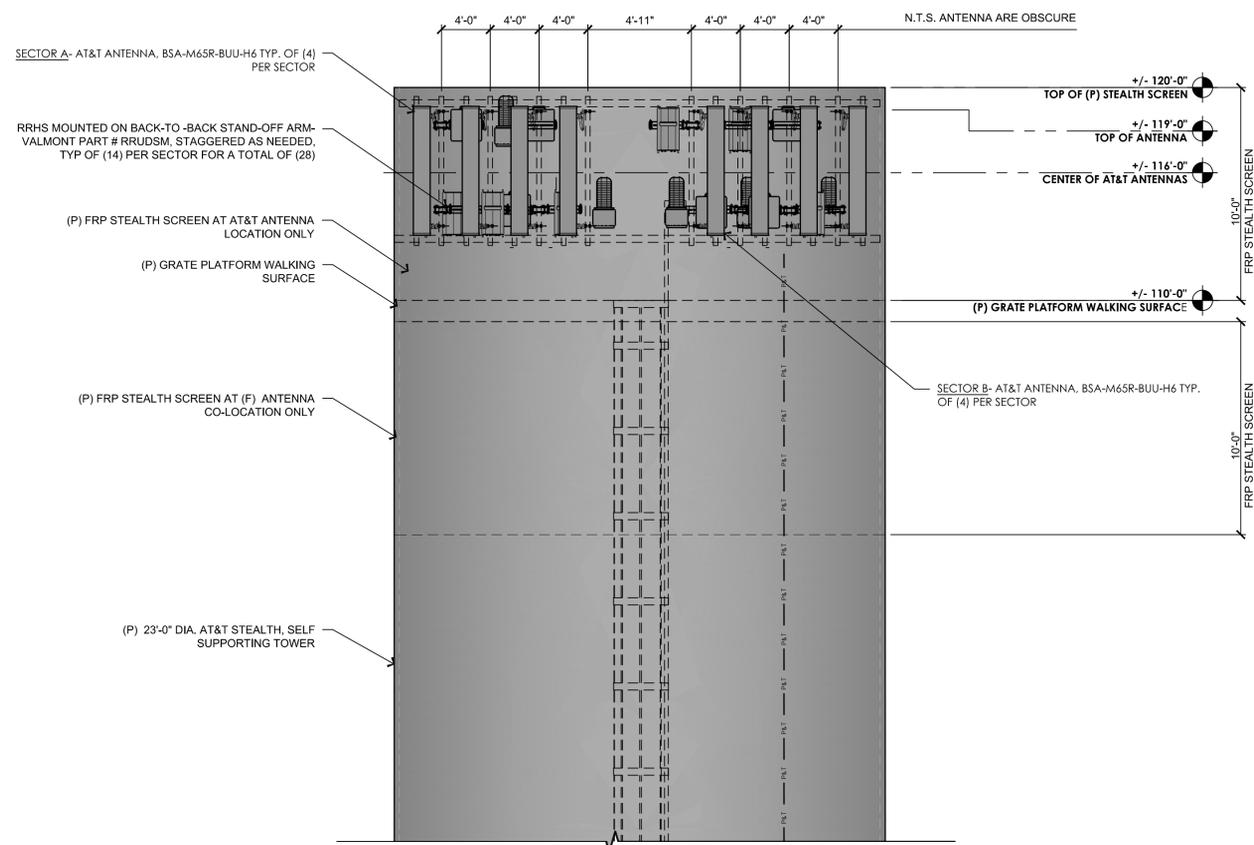
DRAWN BY: S.A.D. PROJECT NO.: T-15612-11
CHECK BY: B.K.W.
SHEET TITLE

ELEVATIONS

SHEET NO.



REV	DATE	DESCRIPTION
1	12/15/16	95% CD Submittal
0	09/07/16	90% CD Submittal
A	07/25/16	90% ZD Submittal



17 PROPOSED WEST ELEVATION
1/4" = 1'-0"

9 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 005-011-22 Roll # 004494
 ELECTRIC AVE
 INDUSTRIAL GID
 PTN SEC 5-8 T19 R23E
 District-12.3

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

TESLA MOTORS INC
 ATTN: TAX DEPT
 45500 FREMONT BLVD
 FREMONT, CA 94538

ASSESSED VALUES		TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate	4,759,131	GENERAL	1.7719	1,186,566.22-	
Building/Improvements	62,206,625	SCHOOL OPER	.7500	502,243.17-	
	-----	SCHOOL DEBT	.1447	96,899.45-	
TOTAL	66,965,756	CAPITAL AQUIS	.0500	33,482.88-	
		STATE	.1700	113,841.79-	
Add'l Abatement is	2,317,483.92	IND MEDICAL	.0100	6,696.58-	
		IND ACCIDENT	.0150	10,044.86-	
		FIRE DISTRICT	.5446	364,695.51-	
		YOUTH SERVICE	.0045	3,013.46-	
			-----	-----	-----
		Ad Valorem Total	3.4607	2,317,483.92-	

PAID IN FULL

PAID
 DEC 5 2016
 In full
 BY: *[Signature]*

Treasurer' Receipt
STOREY COUNTY TREASURER
VANESSA STEPHENS
26 SOUTH B STREET
P.O. DRAWER D
VIRGINIA CITY, NV. 89440

No. 1146
Date: 12/27/16

Received From:

QUALITY CONSTRUCTION

For: SUP FEE 2016-035 AT&T

*****750.00

Fund Fund Description	Account	Description	Amount
001 GENERAL	001-000-32206-000	PLANNING SPEC USE/VAR	750.00CR

Receipt No. 1146 Fiscal Year: 2017

*****750.00

Bank Bank Description	Amount
199 WELLS FARGO CC ACCOUNT	750.00

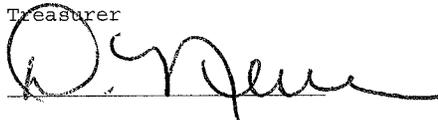
Receipt No. 1146 Fiscal Year: 2017 Bank Account Total:

*****750.00

Check amount	750.00	ABA#	Check# 1326	Payer QUALITY CONSTRU
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Total Cash: *****.00
Total Checks: *****750.00
Total Non Cash: *****.00
Credit Cards: *****.00
Total Other: *****.00

Treasurer


Deputy