# Community Services Department Planning and Building

SPECIAL USE PERMIT (see page 7)

SPECIAL USE PERMIT FOR GRADING (see page 9)

SPECIAL USE PERMIT FOR STABLES (see page 12)

**APPLICATION** 



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

Telephone: 775.328.6100

#### **Special Use Permits**

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

#### **Development Application Submittal Requirements**

Applications are accepted on the 8<sup>th</sup> of each month. If the 8<sup>th</sup> falls on a non-business day, applications will be accepted on the next business day.

#### If you are submitting your application online, you may do so at OneNV.us

- 1. Fees: See Master Fee Schedule. Most payments can be made directly through the OneNV.us portal. If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
- 2. Development Application: A completed Washoe County Development Application form.
- 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
- 4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
- 5. **Neighborhood Meeting:** This project may require a Neighborhood Meeting to be held prior to application submittal. Please contact Washoe County Planning at <a href="mailto:Planning@washoecounty.gov">Planning@washoecounty.gov</a> or by phone at 775-328-6100 to discuss requirements.
- 6. Application Materials: The completed Special Use Permit Application materials.
- 7. Proposed Site Plan Specifications (Special Use Permit and Stables):
  - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
  - b. Show the location and configuration of all existing and proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
  - c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all existing and proposed easements.
  - d. Show locations of parking, landscaping, signage and lighting.
  - e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - f. Property boundary lines, distances and bearings.
  - g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.

- i. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
- j. Existing and proposed roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
- k. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- I. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- m. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- n. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- o. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- p. Boundary of any wetland areas and/or floodplains within the project site.
- q. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- r. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

#### 8. Site Plan Specifications for Grading:

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

- encouraged to contact Washoe County Engineering and Capital Projects staff prior to preparing a traffic impact report.
- 10. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.
  - a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
    - Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
    - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
    - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual
      locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees
      (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms
      of vegetation such as grasses shall be identified with a revision cloud symbol.
    - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
    - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
  - b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
    - Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
    - Temporary or permanent water irrigation systems.
    - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
    - An approved backflow prevention device is required on all landscape irrigation systems.
- 11. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
- 12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
- 13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
- 14. **Submission Packets:** Two (2) packets and a flash drive. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

#### Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** The applicant is required to submit a list of mailing addresses for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).
- (vi) Please be advised that the Washoe County Director of Planning and Building or their designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

### **Washoe County Development Application**

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

Project Information		Staff Assigned Case No.:	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square fe	et):		
Project Location (with point of re	eference to major cross	streets AND area locator):	
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washo Case No.(s).	e County approval	s associated with this applicat	tion:
Applicant Inf	ormation (attach	additional sheets if necess	sary)
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
	Zip:		Zip:
Phone: Fax:		Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
	For Office	Use Only	
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Special Use Permit Application Supplemental Information (All required information may be separately attached)

1.	What is the project being requested?
2.	Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)
3.	What is the intended phasing schedule for the construction and completion of the project?
4.	What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?
5.	What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?
6.	What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?
7.	Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

☐ Yes			□ No		
Utilities:					
a. Sewer Service					
b. Electrical Service					
c. Telephone Service					
d. LPG or Natural Gas	Service				
e. Solid Waste Disposa	al Service				
f. Cable Television Se	rvice				
g. Water Service					
h. Permit #	See be	low		t per year t per vear	
For most uses, Washo Requirements, requires and quantity of water rigi	the dedica	tion of water	rights to Was	hoe County.	Please indicate the
h. Permit #	See be	low	acre-fee	t per year	
i. Certificate #			acre-fee	t per year	
j. Surface Claim #			acre-fee	t per year	
k. Other #			acre-fee	t per year	
Title of those rights (as Department of Conserva Apple Inc. owns and operates water company. It is solely for Turquoise project, Apple Inc. year, through a quick coupler	ation and Na s the water sys r onsite use; a had an agreei	atural Resource stem onsite, as it nd no changes to ment to provide co	s a non-transient the current appropriatruction water	, non-community oved system are μ and then O&M w	water system, but not a proposed. With the adja
	ovided and	nearest facilit	y):		
Community Services (pro					
Community Services (pro					
Community Services (pro a. Fire Station b. Health Care Facility					
a. Fire Station					
<ul><li>a. Fire Station</li><li>b. Health Care Facility</li></ul>					
<ul><li>a. Fire Station</li><li>b. Health Care Facility</li><li>c. Elementary School</li></ul>					
<ul><li>a. Fire Station</li><li>b. Health Care Facility</li><li>c. Elementary School</li><li>d. Middle School</li></ul>					
<ul><li>a. Fire Station</li><li>b. Health Care Facility</li><li>c. Elementary School</li><li>d. Middle School</li><li>e. High School</li></ul>					

## Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

The main purposes of the grading are to create a maximum of 10% slopes in areas where the arrays are proposed on slopes greater than 10% in existing conditions, and to create functional access roads.
How many cubic yards of material are you proposing to excavate on site?
How many square feet of surface of the property are you disturbing?
How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?
Is it possible to develop your property without surpassing the grading thresholds requiring a Specia Use Permit? (Explain fully your answer.)
No, the combination of the area of the solar arrays and length of the access roads necessary to serve solar arrays of this size necessitate grading in excess of the SUP thresholds.
Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)
Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no explain your answer.)

Could neighboring properties also be served by the proposed access/grading requested (i.e. is are creating a driveway, would it be used for access to additional neighboring properties)?  What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods we used to prevent erosion until the revegetation is established?  Are you planning any berms?  Yes No If yes, how tall is the berm at its highest?  If your property slopes and you are leveling a pad for a building, are retaining walls going required? If so, how high will the walls be and what is their construction (i.e. rockery, contimber, manufactured block)?  What are you proposing for visual mitigation of the work?  Will the grading proposed require removal of any trees? If so, what species, how many and of size?  What type of revegetation seed mix are you planning to use and how many pounds per acre do intend to broadcast? Will you use mulch and, if so, what type?	Can the disturbed area be seen from off-site? If yes, from which directions and white roadways?	ich properties
What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods we used to prevent erosion until the revegetation is established?  Are you planning any berms?  Yes No If yes, how tall is the berm at its highest?  If your property slopes and you are leveling a pad for a building, are retaining walls going required? If so, how high will the walls be and what is their construction (i.e. rockery, conditionable), manufactured block)?  What are you proposing for visual mitigation of the work?  Will the grading proposed require removal of any trees? If so, what species, how many and of size?  What type of revegetation seed mix are you planning to use and how many pounds per acre do	Could neighboring properties also be served by the proposed access/grading reque	ested (i.e. if y
Are you planning any berms?  Yes No If yes, how tall is the berm at its highest?  If your property slopes and you are leveling a pad for a building, are retaining walls going required? If so, how high will the walls be and what is their construction (i.e. rockery, contimber, manufactured block)?  What are you proposing for visual mitigation of the work?  Will the grading proposed require removal of any trees? If so, what species, how many and of size?  What type of revegetation seed mix are you planning to use and how many pounds per acre do	are creating a driveway, would it be used for access to additional neighboring properti	es)?
Yes No If yes, how tall is the berm at its highest?  If your property slopes and you are leveling a pad for a building, are retaining walls going a required? If so, how high will the walls be and what is their construction (i.e. rockery, condition timber, manufactured block)?  What are you proposing for visual mitigation of the work?  Will the grading proposed require removal of any trees? If so, what species, how many and of size?  What type of revegetation seed mix are you planning to use and how many pounds per acre do		methods will
Yes No If yes, how tall is the berm at its highest?  If your property slopes and you are leveling a pad for a building, are retaining walls going a required? If so, how high will the walls be and what is their construction (i.e. rockery, condition timber, manufactured block)?  What are you proposing for visual mitigation of the work?  Will the grading proposed require removal of any trees? If so, what species, how many and of size?  What type of revegetation seed mix are you planning to use and how many pounds per acre do		
If your property slopes and you are leveling a pad for a building, are retaining walls going a required? If so, how high will the walls be and what is their construction (i.e. rockery, conditional timber, manufactured block)?  What are you proposing for visual mitigation of the work?  Will the grading proposed require removal of any trees? If so, what species, how many and of size?  What type of revegetation seed mix are you planning to use and how many pounds per acre do		
required? If so, how high will the walls be and what is their construction (i.e. rockery, condition timber, manufactured block)?  What are you proposing for visual mitigation of the work?  Will the grading proposed require removal of any trees? If so, what species, how many and of size?  What type of revegetation seed mix are you planning to use and how many pounds per acre do	Yes No If yes, how tall is the berm at its highest?	
Will the grading proposed require removal of any trees? If so, what species, how many and of size?  What type of revegetation seed mix are you planning to use and how many pounds per acre do	required? If so, how high will the walls be and what is their construction (i.e. ro	
Will the grading proposed require removal of any trees? If so, what species, how many and of size?  What type of revegetation seed mix are you planning to use and how many pounds per acre do		
what type of revegetation seed mix are you planning to use and how many pounds per acre do	What are you proposing for visual mitigation of the work?	
		any and of w
		per acre do

16.	How are you	providing te	mporary irrigation to the disturbed area?
17.	Have you re	viewed the re	evegetation plan with the Washoe Storey Conservation District? If yes, have
	you incorpor		
18.	Are there a	•	e covenants, recorded conditions, or deed restrictions (CC&Rs) that may ading?
	Yes	No	If yes, please attach a copy.



## Indigo Basin Solar Project

Application to Washoe County, Nevada, for a Special Use Permit

0 Reno Technology Parkway E. 21675 Reno Technology Parkway E. 21755 Reno Technology Parkway E. 21505 Reno Technology Parkway W. Washoe County, Nevada PREPARED FOR



DATE May 1, 2025

REFERENCE 0743471



#### **APPLICANT**

EDPRNA DG NV APL Reno, LLC, a subsidiary of EDPR NA Distributed Generation LLC (EDPR-DG) 1501 McKinney Street Ste. 1300 Houston, TX 77010 (929) 505-4528

#### APPLICANT'S CONSULTANT

**Environmental Resources Management, Inc. (ERM)** 1920 Main Street # 300 Irvine, CA 92614 (949) 623-4700

© Copyright 2025 by The ERM International Group Limited and/or its affiliates ('ERM'). All Rights Reserved. No part of this work may be reproduced or transmitted in any form or by any means, without prior written permission of ERM



ERM CLIENT: EDPRNA DG NV APL Reno, LLC
PROJECT NO: 0743471 DATE: May 1, 2025

#### INTRODUCTION AND PROJECT DESCRIPTION

#### 1.1 APPLICANT QUALIFICATIONS

EDPRNA DG NV APL Reno, LLC, a subsidiary of EDPR NA Distributed Generation LLC (EDPR-DG), develops, constructs, owns, and operates renewable energy projects throughout North America (NA). EDPR-DG and EDPR-DG's parent company, EDP Renewables, has led to the successful development of more than 8,800 megawatts (MW) of renewable energy facilities, making the EDPR NA team of approximately 1,100 employees the 4th largest operator of renewable energy in the United States. The company has demonstrated a proven ability to successfully navigate complicated land, interconnection, and permitting processes and requirements to achieve commercial operations for its projects.

#### 1.2 PROJECT NARRATIVE AND DESCRIPTION

EDPR-DG proposes an approximately 20-Megawatt (MW) Alternating Current (AC) and 28.248 MW Direct Current (DC) solar photovoltaic (PV) facility (the "Project") located in unincorporated Washoe County, Nevada, approximately 18 miles east of the City of Reno (herein referred to as the "Project Site" or "Site") (see Photographs 1 through 4 in Section 1.4 Site Photos). The Project would be a behind-the-meter facility (i.e., not exporting energy to the utility grid) generating renewable energy for the existing Apple Reno Data Center located directly west of the Project Site. The Project Site, in its entirety, includes areas intended for proposed solar energy facilities ("Project Area") with adjacent interconnection to the existing Claremont Substation ("Interconnect Area"). Refer to **Appendix A** for the overall Project Site Map with delineation of the Project Area and Interconnect Area. **Appendix B** includes a Vicinity Map of the Project Site.

The Project Site is located on privately owned land on the north side of the Truckee River and Interstate 80 freeway (I-80) in Washoe County, Nevada. The Project Site is located within an unincorporated area of Washoe County, Nevada, and occupies a portion of Assessor's Parcel Numbers (APNs) and associated addresses:

- 084-110-36 (O Reno Technology Parkway E.)
- 084-110-37 (21755 Reno Technology Parkway E.)
- 084-110-30 (21675 Reno Technology Parkway E.)
- 084-110-29 (21505 Reno Technology Parkway W.) This parcel is intended for interconnection to the existing Claremont Substation.

The Project Site is located within Sections 21, 28, and 29 of Township 20 North, Range 22 East, within the 39119-E5 Patrick 2021, Nevada, U.S. Geological Survey (USGS) topographic quadrangle map.

The Project Area consists of mainly undeveloped land with internal access roads on the eastern portion and northern portion, and the Interconnect Area is mostly undeveloped with internal access roads between the adjacent data center and nearby overhead utilities. Areas surrounding the Project Site consist of the north adjoining property, which is developed with two well pump houses and solar panels; the eastern adjoining property, which is developed with a sand and



gravel quarry; the southern adjoining property, which is developed with I-80 / Dwight D. Eisenhower Highway; and the western adjoining property, which is developed with the Apple Reno Data Center.

Nevada State Statute 278.026 defines a "project of regional significance" as "a facility that generates electricity greater than 5 megawatts." (Section 278.026.6.c). Given the proposed 20 MW AC, the Project is consistent with that definition. Therefore, the Project is administered in Washoe County as a Special Use Permit with approval from the Planning Commission, Board of Commissioners, Regional Planning Commission, and Regional Planning Governing Board (as opposed to the Board of Adjustment).

#### 1.3 PROJECT BENEFITS

In general, the Project will result in tax revenue benefits to Washoe County. The Project generates renewable electricity, which will also benefit the greater Washoe County region. These regional benefits to the local grid include additional renewable energy generation, increased reliability, and support for even distribution. The Project concept will not result in detriments to public health, safety, or welfare. The site design will be constructed in harmony with the surrounding environmental considerations (e.g., drainages) and will not impede any surrounding land use activities.

#### 1.3.1 ECONOMIC IMPACTS

The total estimated capital investment for the Project will be approximately between \$30 million and \$40 million. That total is inclusive of materials and equipment



#### 1.4 SITE PHOTOS



Photograph: 1 View along the western boundary of the Site, facing north from the southwestern corner.



Photograph: 2 View along the southern boundary of the Site, facing east from the southwestern corner.



Photograph: 3 Representative view of the western portion of the Site, facing southwest from the central-northern boundary of the Site.



Photograph: 4 Representative view of the eastern portion of the Site, facing south from the central-northern boundary of the Site.



INDIGO BASIN SOLAR PROJECT LAND USE SUMMARY

#### LAND USE SUMMARY

#### 2.1 EXISTING LAND USE, ZONING, AND MASTER PLAN DESIGNATION

Table 1 below includes a comparison summary of the land use analysis conducted for the Project Site. The Project Site is located within an unincorporated area of Washoe County, Nevada, and thus is subject to the Washoe County requirements. The Project Site's zoning and land use designations listed by the County's Development Code (Chapter 110) and Envision Washoe 2040 Master Plan were assessed. Refer to **Appendix C and Appendix D** for local zoning and existing land use maps, respectively. **Appendix E** includes a Master Plan Land Use Map.

TABLE 1. LAND USE AND ZONING COMPATIBILITY

Parcel Number/Address	Existing Land Use	Current Local Zoning	Master Plan Designation
084-110-36 0 Reno Technology Pkwy E.	Unimproved, access point to solar field north	Industrial	Industrial
084-110-37 21755 Reno Technology Pkwy E.		Industrial	Industrial
084-110-30 21675 Reno Technology Pkwy E.		Industrial	Industrial
084-110-29 21505 Reno Technology Pkwy W.		General Rural Industrial	Rural Industrial

As Table 1 demonstrates, the current zoning of the parcels and the associated planned land use designations are consistent. The proposed use, a solar facility, is compatible with both industrial zoning district and rural zoning district classifications, due to the low-intensity use of land with minimal nuisance potential (e.g., dust, noise, vibration, etc.). Especially considering the complimentary adjacent land uses (data center and a large-scale solar facility), the Project serves as a consistent land use with surrounding development character. The existing adjacent (south) Dwight D. Eisenhower Highway (I-80) serves as both a visual buffer to the Project Site as well as provides adequate site access. The Project Site is not accessed from low capacity residential or local roads. Existing conditions onsite and immediately surrounding the site lends itself to complimentary and consistent conditions with the proposed Project.

Article 302 of the Washoe County Development Code includes a Table of Uses. Section 110.304.30 lists Industrial Use Types. According to the table, renewable energy production land uses are permitted by special use in the Industrial District and the General Rural District. In this context, the Project is defined as a project of regional significance (see Section 1.2 above).

Given these findings, the proposed Project complies with the Washoe County Development Code in terms of proposed use of land and zoning district via a Special Use Permit. Further, the Master Plan designation is consistent with the current zoning. Therefore, the Project is also in compliance with the Master Plan, considering the consistency and compatibility with zoning. As such, the



INDIGO BASIN SOLAR PROJECT LAND USE SUMMARY

Project is consistent and compatible with the County's existing land use fabric and planned land use vision.

#### 2.2 ADJACENT LAND USE ANALYSIS

Areas surrounding the Project Site consist of the north adjoining property, which is developed with two well pump houses and solar panels; the eastern adjoining property, which is developed with a sand and gravel quarry; the southern adjoining property, which is developed with I-80 / Dwight D. Eisenhower Highway; and the western adjoining property, which is developed with the Apple Reno Data Center. Parcels and areas adjacent to the proposed Project Site include the following characteristics, noted in Table 2 below.

TABLE 2. ADJACENT LAND USE ANALYSIS

Direction of Adjacent Parcel	Existing Land Use	Current Zoning	Master Plan Designation
North	Solar field, industrial	Industrial General Rural	Industrial Rural
South	Unimproved, Truckee River	General Rural	Rural Open Space
East	Sand and gravel quarry Unimproved open space	General Rural Industrial	Rural
West	Existing data center facilities Unimproved open space	General Commercial Industrial General Rural	Commercial Industrial Rural

As demonstrated by Table 2, surrounding parcels have compatible zoning and Master Plan designations. As in, the current zoning of surrounding parcels is consistent with the planned land use vision for the area.

The parcels comprising the Project Site (in general) are zoned Industrial and planned for industrial land uses (see Table 1). Neighboring sites are zoned Industrial, General Rural, or General Commercial. Considering permitted uses in Section 110.304.30, renewable energy production land uses are permitted by special use in the Industrial, General Commercial, and General Rural zoning districts. As such, the Project is compatible with adjacent parcels—given that each surrounding zoning district supports renewable energy production land uses. As a result, the Project will not result in uncharacteristic conditions for the area.

Further, surrounding parcels do not include residential homes or neighborhoods, and the Project is sited a significant distance from any residential home (approximately over 4 miles from the nearest residence). As such, the Project will not cause adverse effects to any residential home, neighborhood, or disrupt any residential land uses. The Project will not negatively impact quality of life for residents of Washoe County. The Project will not result in inadequate conditions with regard to noise, glare, dust, vibration, pollution, or other similar nuisance factors for Washoe County residents.



Land uses just south of I-80 and south of the Truckee River include complimentary industrial land uses. The Project is consistent with surrounding development patterns in that the general vicinity comprises light industrial and employment land uses.

#### PROJECT SCHEDULE AND PHASING

The Project construction duration is approximately 1.5 years. At this time we are anticipating the following key construction and operations milestone dates as. As the project progresses and the construction schedule is further refined, the Applicant will provide updates to the County(?), as required.

• Estimated Construction Date: Q1 2026

• Estimated COD: Q1 2027

In general, the Project will consist of the following overarching phases.

TABLE 3. PROJECT PHASING

Construction Phase	Details
1. Environmental controls	Involves the installation of environmental protections such as sediment basins, silt fences, and other control measures are installed throughout the Project Area to manage stormwater runoff and prevent soil erosion.
2. Site preparation	Begins with vegetation clearing where needed, and the land is graded. Then, access roads are built, and fencing is installed around the perimeter of the facility.
3. Solar installation	Posts are anchored to the ground and provide a steady elevated platform.
4. Racking system (is mounted on top of the posts to secure solar panels)	Solar modules are installed on top of the posts and racking system and convert solar energy into a direct electrical current.
5. Grid connection	Once the panels are installed, they are connected to an inverter that converts the solar electricity from Direct Current (DC) into Alternating Current (AC). The solar facility is then connected to the electrical grid and begins providing power to the Apple Reno Data Center.
6. Revegetation	Throughout the construction process, the site is revegetated with grasses, plants, and specialty erosion controls to stabilize the soil.
7. Ongoing maintenance	Once operational, maintenance crews will visit the Project site as necessary to mow and perform other maintenance activities.



#### 4. SUPPORTING PHYSICAL CHARACTERISTICS

Special Land Use criteria require demonstration of compatibility between the Project Site's physical characteristics and the proposed use (a solar facility). The Project Site's physical conditions support the proposed land use for the following reasons:

- The Project Site's zoning designation (for all parcels) allows renewable energy production facilities.
- The Project Site's Master Plan designation supports continued industrial and rural land uses, which is consistent with the Project proposal.
- Adjacent parcels include complimentary uses (e.g., existing solar facility and data center).
- The parcels have existing infrastructure, due to the existing solar energy facility and data center, that is compatible (and necessary) for the Project.
- The Project Site includes existing internal access roads for ease of site navigation.
- Topographically, the Project Site is relatively flat and is situated along the toe of an alluvial fan that emanates from the north that slopes with a shallow grade of 10 to 15 percent. The overall elevation of the Project Site ranges from approximately 1,310 to 1,380 meters above mean sea level.
- Considering the Project Site's topography, ground conditions from I-80, south of the Project Site, demonstrate a natural berm. As such, the Project is not likely to be seen by motorists on I-80. The Project Site includes natural barriers and perimeter screening. The large-scale existing solar operation is also not viewable from I-80. Natural site conditions lend to Project Site development conditions that are harmonious with the surrounding environment and landscape.
- The Project will not require excessive site grading or changes to existing site conditions.
- Being a solar facility adjacent to a large-scale solar facility and data center, the Project is not an intensive land use, or more intensive than existing land uses.

#### ANTICIPATED NEGATIVE IMPACTS

As this narrative demonstrates, there are little negative impacts with the Project. The Project is compliant with existing zoning and planned land uses. The Project is compatible with surrounding land uses and character of the area, considering the existing large-scale solar energy facility and data center, lack of long-term traffic or use of County roads, lack of substantial employment needs, temporary construction timeline, and minimal ongoing maintenance activities. Table 3 explores some potential negative impact scenarios and the methods EDPR-DG will undertake to mitigate them.



INDIGO BASIN SOLAR PROJECT
ANTICIPATED NEGATIVE IMPACTS

#### TABLE 3. POTENTIAL NEGATIVE IMPACTS AND MITIGATION EFFORTS

Concern or Potential Negative Impact	Mitigation Effort
Noise pollution (during construction and operations)	The Project is not located near any residences. Nevertheless, Project construction would be temporary and would occur during normal construction hours (e.g., 7 AM to 4 PM), limiting potential impacts.
	Site topography serves as a natural screening barrier on the south side, where the general population may see the Site from I-80. The Project Site is a remote rural area, thereby having minimal effects on neighboring properties or residential homes.
Fire hazard (wildfires and fires from facility)	The system will be designed and installed with strict adherence to all federal and local standards and regulations.
	The facility will have fire suppression systems, collaboration with fire department on the safety plan, access roads for emergency vehicles (if needed), physical facility access for emergency responders, etc. Also noting the fire safety record of the specific technology and systems employed.
	In September 2024, the Davis Fire burned around 6,500 acres on the north side of the Reno-Sparks area. As fires are a regular occurrence across this region, consideration will also be given to fires that originate outside the facility but may put the facility at risk.
Community safety alert system – if a fire or safety issue arises, how will the community be notified?	If needed, EDPR-DG can create a community emergency engagement plan (ideally coordinated with local officials for public alerts).
Rubbish containment, concealment, and disposal (primarily during construction phase)	Adequate construction debris and rubbish containers will be available onsite during construction. Construction debris and rubbish will be placed into containers daily to avoid being released off-site.
Roads – impact to roads by heavy trucks and equipment during construction phase	See <b>Section 3</b> . Site ingress/egress will be served from Reno Technology Parkway (just north to I-80 and south of the Project Site).
	Traffic is unlikely to be a major issue with the Project since the Site is located adjacent to an existing data center, large-scale solar facility, logistics center, and distribution centers along the I-80. There is very little other development in the vicinity.
Traffic – what roads will be accessed and used during construction and	Similar to the above, the Site will experience minimal traffic upon completion. A majority of the Site access will occur during construction and will significantly drop once



INDIGO BASIN SOLAR PROJECT

ANTICIPATED NEGATIVE IMPACTS

Concern or Potential Negative Impact	Mitigation Effort
operations (likely low during operations)? How will it impact traffic?	completed. Given the nature of the Site as a solar facility, traffic accessing the Site will be primarily for ongoing maintenance activities.
	Further, the access road, Reno Technology Parkway, is intended to serve truck traffic, given that the land uses north of I-80 are all industrial land uses. Therefore, the existing road system is likely able to accommodate the minimum traffic and heavy vehicles temporarily needed for construction.
Safety – what safety measures are in place to keep public out?	Safety systems, secure fencing (that can be accessed by emergency services), security lighting, cameras, locked facilities, and safety plans will be coordinated with local police and public safety officials.
Health of employees – what if there is an incident on the site. How far is the nearest hospital? Are there emergency kits and stations on campus?	A Site-specific health & safety plan will be prepared for the Project noting potential hazards, nearest hospital locations, and contacts.
Revegetation / restoration of land following completion of Project life cycle?	Site conditions include an onsite system to maintain internal drainage to avoid any effects or changes to the Truckee River.
	Refer to the decommissioning details in <b>Section 5.1</b> for more information on the decommission process and restoration of land after the Project life.
What are the impacts to the local water / sewer resources (draw on water annually, etc.) during construction and operational phases?	Dust control measures will be taken during construction. The Project Site is located within the local jurisdiction of the Northern Nevada Public Health (NNPH) Air Quality Management Division (AQMD). The AQMD permits and monitors dust generating activities. A Dust Control Permit will be received to ensure minimal impacts with regard to dust during construction. The dust control conditions associated with construction (very minimal, if any, dust will be generated outside of construction activities) will be compliant with NNPH standards. EDPR-DG will also follow Occupational Safety and Health Administration (OSHA) guidelines for dust control <sup>1</sup> .
	The Project, being a solar facility, will not require hookup, extensions, or impactful use of public infrastructure or utilities in terms of water or sewer resources.

 $<sup>^1 \</sup> Source: \ OSHA \ Silica \ Dust \ Regulations \ Compliance. \ \underline{https://www.csunitec.com/resource-center/white-papers/osha-silica-dust-regulations-compliance}$ 



Concern or Potential Negative Impact	Mitigation Effort
Impact to local housing from influx of workers during construction / operations	This is unlikely to be a serious issue in this area due to the proximity to Reno. Workers should be able to commute from the Reno area, which has adequate short- and longer-term housing to accommodate.

#### 5.1 DECOMMISSIONING

Properly maintained utility-scale solar panels have an operating life of approximately 30 to 35 years with an opportunity for a project lifetime of more than 40 years with equipment replacement and repowering. Depending on market conditions and project viability, solar arrays may be retrofitted with updated components (e.g., modules, tracking system, etc.) to extend the life of a project. When a project reaches the end of its operational life, the component parts can be dismantled and recycled. Components will be dismantled and removed using minimal impact conventional construction equipment and recycled or disposed of safely.

A typical sequence of decommissioning and removal is included below.

- 1. The PV systems shall be disconnected from the utility power grid.
- 2. PV modules shall be disconnected, collected, and potentially sold as used equipment, or returned per the respective manufacturers' collection and recycling program guidelines.
- 3. Site aboveground and underground electrical interconnection and distribution cables shall be removed and recycled offsite by an approved recycling facility.
- 4. PV module support aluminium racking shall be removed and recycled offsite by an approved recycler.
- 5. PV module support steel and support posts shall be removed and recycled offsite by an approved metals recycler.
- 6. Electrical and electronic devices, including transformers and inverters, shall be removed and recycled offsite by an approved recycler.
- 7. Concrete foundations shall be removed and recycled offsite by a concrete recycler.
- 8. Fencing shall be removed and will be recycled offsite by an approved recycler.

The Project Site may be converted to other uses in accordance with applicable land use regulations in effect at that time of decommissioning. There are no permanent changes to the Site and it can be restored to its original condition including re-vegetation.

EDPR-DG follows best management practices for temporary (construction-related) erosion and sedimentation control, and these will be used during the decommissioning phase of the Project. These practices will be inspected on a regular basis to ensure their functionality. This standard decommissioning procedure ensures that the system will be dismantled, materials removed and recycled, the soil that was removed will be graded, and the site returned to its preconstruction state.



## 6. SECTION 110.810.30, FINDINGS FOR SPECIAL USE PROJECTS

The Washoe County Development Code lists certain findings (refer to the italicized text in this Section) for Special Use projects in the County. Prior to approval, the Planning Commission will determine positive findings pertaining to the following proposal conditions.

#### 6.1 CONSISTENCY

"The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan."

See **Section 2** above.

#### 6.2 IMPROVEMENTS

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

As previously stated, given the Project is a solar facility, there will be minimal need for utilities onsite. The Project will not require water or sewer infrastructure due to its low intensity and proposed use as a large-scale solar facility. As such, there will be no changes to infrastructure or water/sewer utilities in Washoe County. All surface water drainage will remain onsite, via an onsite stormwater pond. Refer to the Site Plan for further information.

Water use for the site will occur during construction to mitigate any potential dust impacts. Onsite water systems are owned and operated by Apple Inc. The water system is a non-transient, non-community water system, but not a public water company. Water use is intended for onsite use only and no changes to the current system are proposed. With the adjacent Turquoise Project, Apple Inc. has an agreement to provide construction water and following operation and maintenance at 1-2 acre-feet per year, through a quick coupler system (temporary plug into a hydrant to fill trucks).

Also as previously stated, the site's main access is from Reno Technology Parkway East and Reno Technology Parkway West, both of which are less frequently traveled access roads located immediately north of I-80 and are accessed by tunnel underneath I-80. The western tunnel is located near the intersection of NV-655 and Waltham Way and the eastern tunnel is located near the intersection of Wunotoo Road and FRWA16. The Nevada Department of Transportation has jurisdiction over Waltham Way and a portion of Wunotoo Road. Reno Technology Parkway is privately owned and maintained. As such, Reno Technology Parkway was initially constructed to accommodate the industrial land uses constructed onsite (the existing solar facility and data center). The Project will not require excess use of the existing privately owned road. Further, it is not likely that road improvements will be necessary given the nature of the solar facility use. This land use type does not require frequent travel or access.

The Project will not require water resources for ongoing operation or maintenance.



#### 6.3 SITE SUITABILITY

"The site is physically suitable for the type of development and for the intensity of development."

As demonstrated by this narrative, the Project is consistent with the surrounding land use character of Washoe County. The Project is sited within a previously approved technology campus, with existing complimentary land uses such as a large-scale solar facility and data center. The Master Plan analysis (see **Section 2.1** above) demonstrates compliance with the planned land use vision for the area. Minimal site conditions will be required to change as a result of the use, considering the site's relatively flat surface and existing natural buffer between the Project Site and I-80. Further, the existing Apple Reno Data Center is located within the immediate vicinity of the Project as well as a large-scale solar facility immediately north. The existing development and associated infrastructure demonstrate the Site's suitability in terms of ground stability, avoidance of County natural resources, lack of farmland or surrounding agricultural land, and other related physical conditions of the Site. Refer to **Section 4** above for further information pertaining to supporting physical characteristics of the Site.

The Project Site has several miles of separation distance from the nearest residential land use. It is not likely that residents, motorists, or other members of the public will be affected by the Project, as there will be little visual impact, and the Project does not require access from County roads.

Generally, the solar arrays have stainless steel in the ground for the racking structure. Additionally, the Project will include conduits and CU/AL (copper/aluminum) wire buried.

#### 6.4 ISSUANCE NOT DETRIMENTAL

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

As discussed in this narrative, the surrounding character will not be affected as a result of the proposed use. Given the Project is sited a considerable distance from residential homes and other populated areas of the County, it is not likely the Project will cause any effect or impact to public health, safety, or welfare. The Site is accessed from a private road, thereby not resulting in changes to traffic flow, increased traffic frequency, or other related conditions.

The Project will not serve as an impediment to surrounding existing land uses, cause health or safety concerns for residents and taxpayers, require utility extensions or hookups, or result in excessive need for public resources. Further, due to the lack of residential homes nearby and presence of complimentary land uses, the Project will not result in detriment to adjacent property rights to light and air.

#### 6.5 EFFECT ON A MILITARY INSTALLATION

"Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation."



The Project will not have any detrimental effect or impact on the location, purpose, or mission of a military installation. The nearest Department of Defense facility is the U.S. Air Force Cap Laison base located at 1980 Kleppe Lane in Sparks, Nevada, located approximately 10 miles east-southeast of the Project Site.

### 7. SECTION 110.810.35, DEVELOPMENT OF NATURAL RESOURCES

- a. That the proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general;
  - See **Section 2** above for surrounding land use analysis.
- b. That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and
  - See **Sections 4 and 5** above for details regarding the Project Site's supporting physical characteristics and anticipated negative impacts with mitigation efforts, respectively.
- c. That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.
  - See **Section 5.1** above for details regarding the decommissioning process.

## 8. DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS FOR SPECIAL USES

#### 8.1 GRADING

See the Grading Plan for details.

#### 8.2 TRAFFIC IMPACT REPORT

Onsite construction crews will work from 7:00 AM to 3:30 PM. Lunch will be approximately 11:30 AM to 12:00 PM. Employees will start to arrive around 6:45 AM to 7:00 AM and then leave 3:30 PM to 4:00 PM. This is assuming no overtime. There will be additional traffic during the start and end time specified, and a minimal increase in traffic during normal lunch hours. There will not be much traffic during operations, other than regular as-needed visits for operations and maintenance activities. Given these anticipated traffic details, it is not anticipated or likely that normal traffic flow, count, frequency, or patterns will be affected or impacted as a result of the Project, especially considering the immediate vicinity includes a current operational data center and large-scale solar facility. Traffic impacts, if any, will be consistent with existing conditions. The existing land uses and proposed Project are both similar and complimentary land uses, in which case traffic impacts will not change from current conditions.

#### 8.3 LANDSCAPING PLAN

Given the Project Site's location adjacent to an existing data center and large-scale solar facility, a landscaping plan is not required. Though, it should be noted that existing vegetation will be saved



to the highest extent possible. The Project will not be clearly visible from major Washoe County roads, thus providing adequate screening from public viewshed.

#### 8.4 LIGHTING PLAN

See the corresponding Lighting Plan for details.

#### 8.5 SIGNAGE PLAN

See the corresponding Signage Plan for details.



INDIGO BASIN SOLAR PROJECT APPENDICES

#### 9. APPENDICES

Appendix A - Project Site Map

Appendix B - Vicinity Map

Appendix C – Local Zoning Map

Appendix D – Existing Land Use Map

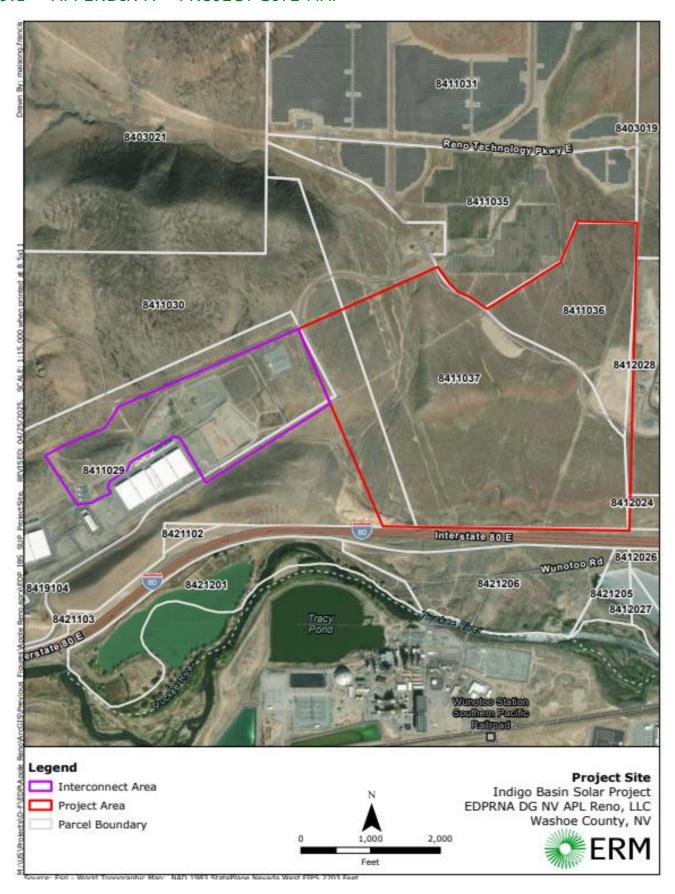
Appendix E – Master Plan Land Use Map



#### TRAFFIC IMPACT REPORT

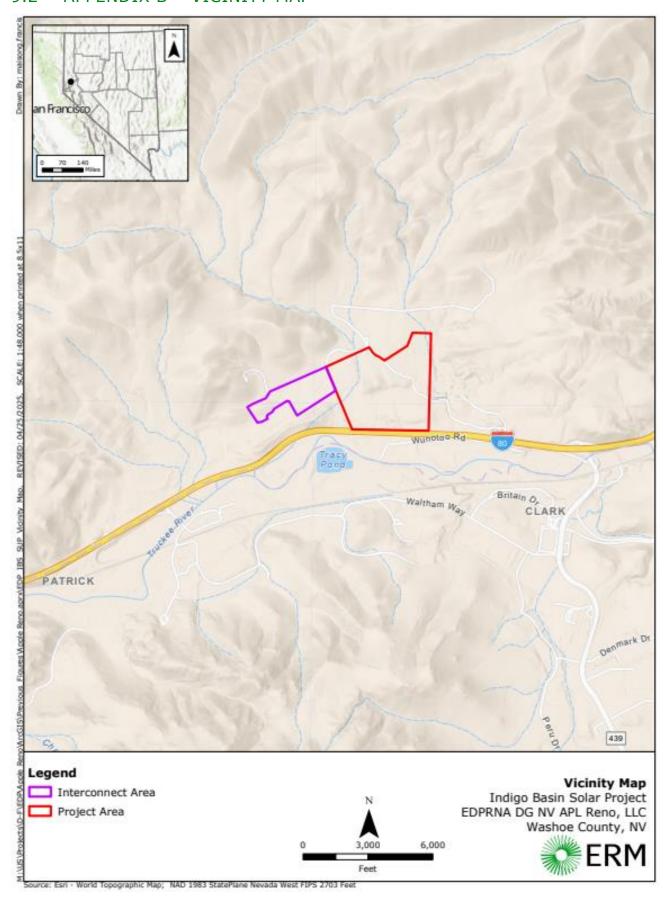
Onsite construction crews will work from 7:00 AM to 3:30 PM. Lunch will be approximately 11:30 AM to 12:00 PM. Employees will start to arrive around 6:45 AM to 7:00 AM and then leave 3:30 PM to 4:00 PM. This is assuming no overtime. There will be additional traffic during the start and end time specified, and a minimal increase in traffic during normal lunch hours. There will not be much traffic during operations, other than regular as-needed visits for operations and maintenance activities. Given these anticipated traffic details, it is not anticipated or likely that normal traffic flow, count, frequency, or patterns will be affected or impacted as a result of the Project, especially considering the immediate vicinity includes a current operational data center and large-scale solar facility. Traffic impacts, if any, will be consistent with existing conditions. The existing land uses and proposed Project are both similar and complimentary land uses, in which case traffic impacts will not change from current conditions.

#### 9.1 APPENDIX A - PROJECT SITE MAP



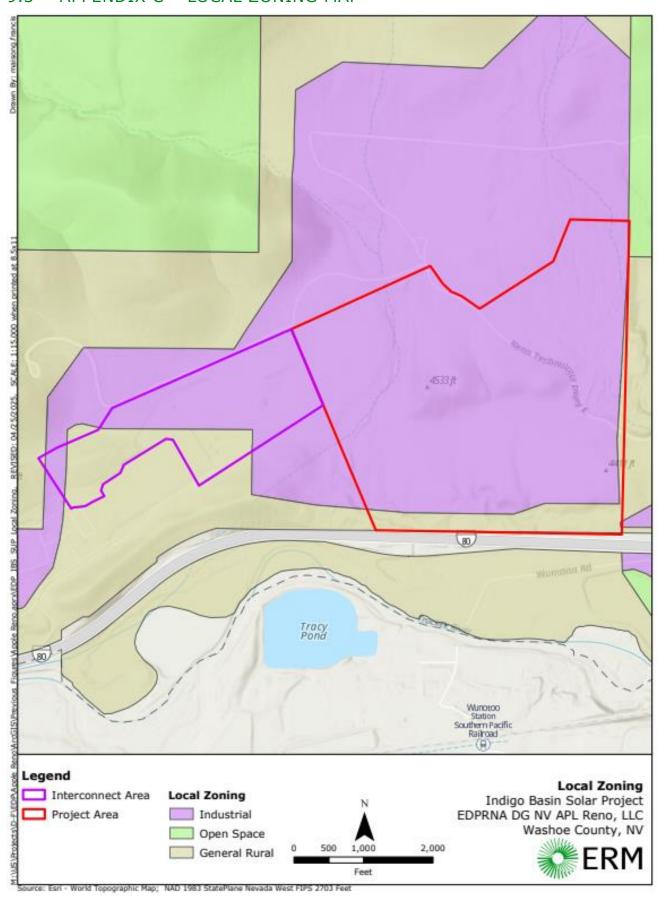


#### 9.2 APPENDIX B - VICINITY MAP



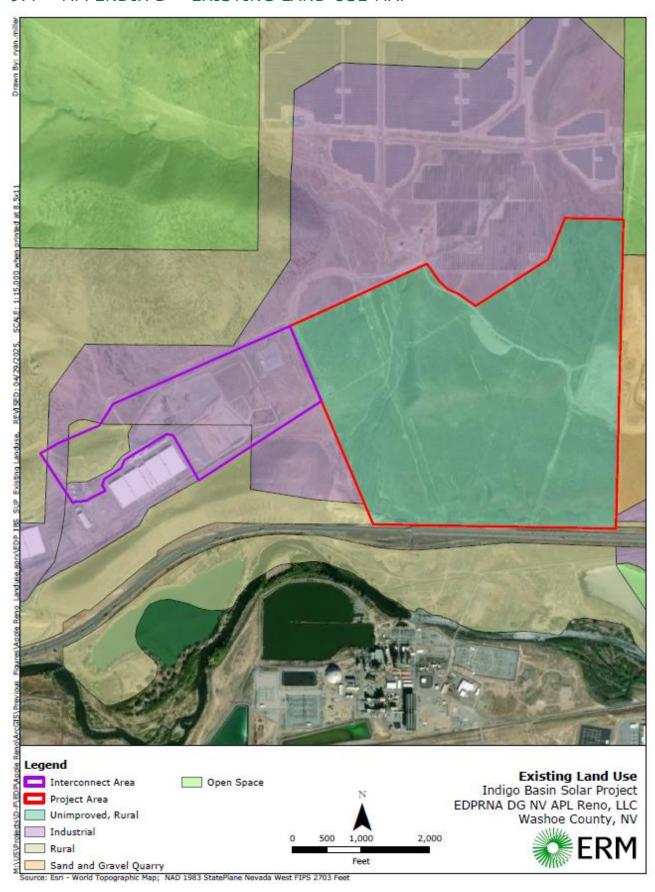


#### 9.3 APPENDIX C - LOCAL ZONING MAP



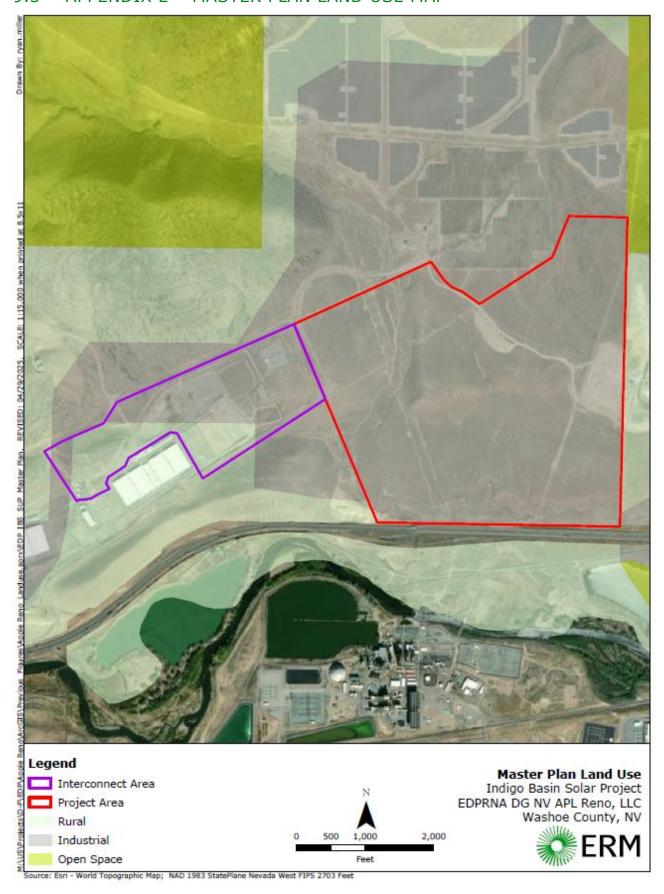


#### 9.4 APPENDIX D - EXISTING LAND USE MAP





#### 9.5 APPENDIX E - MASTER PLAN LAND USE MAP

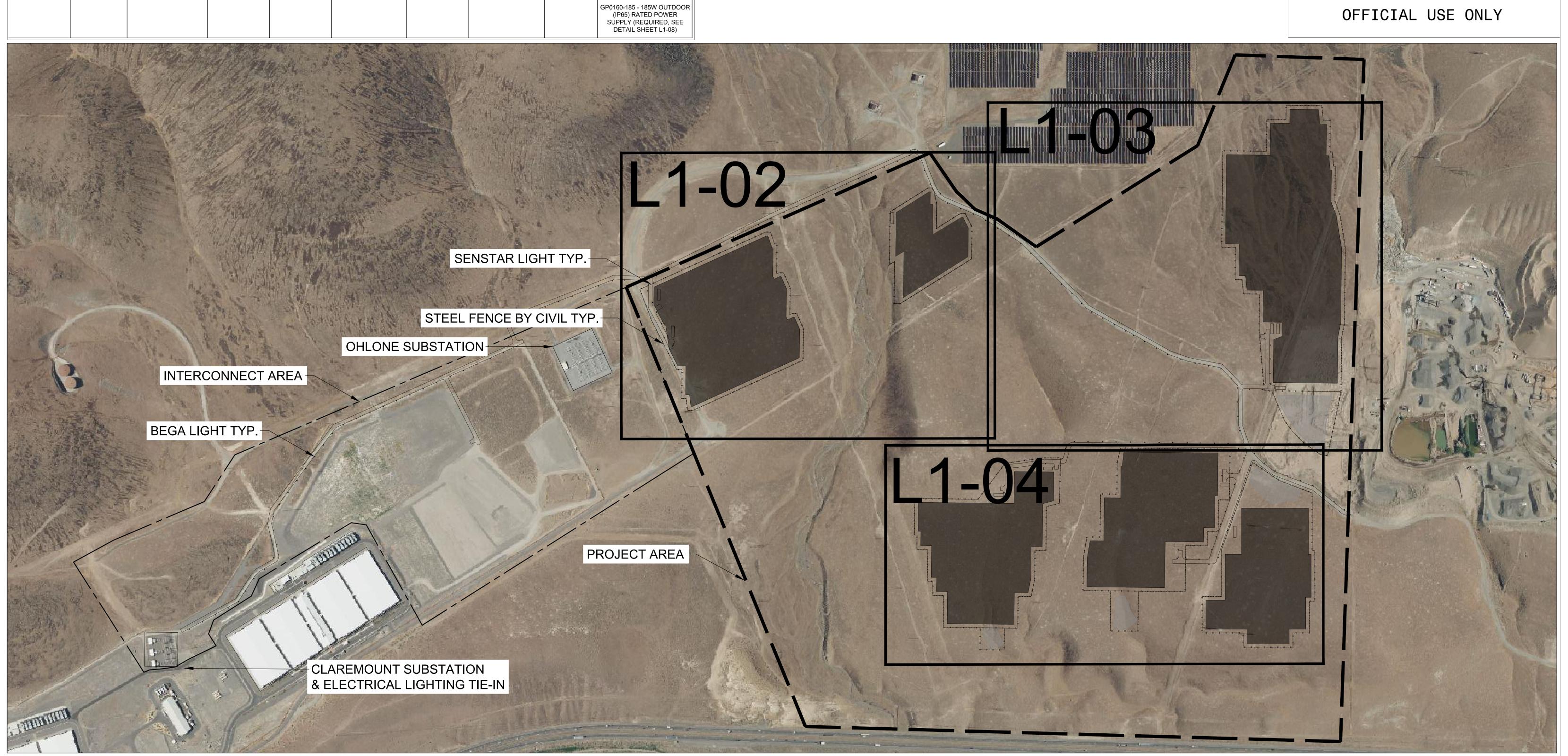




168 BEGA 775858 ROADWAY LUMINAIRE 4530 57 ~100 STANDARD SILVER FINISH, 3000K (k3) LED COLOR TEMP ROADWAY DETAIL	LIGHTING S	SCHEDULE	DULE							
168 BEGA 775858 ROADWAY LUMINAIRE 4530 57 ~100 FINISH, 3000K (k3) LED COLOR TEMP MOUNT (FINISH COLOR TEMP) DETAIL	SYMBOL	QUANTITY	ntity manufactures	MODEL	LUMENS			1	AREAS	ADDITIONAL COMPONENTS
CENCTAPIN		168	168 BEGA		4530	57	~100	FINISH, 3000K (k3) LED	ROADWAY	B20 RFTS1 - ALUMINUM POLE MOUNT (REQUIRED, SEE DETAIL SHEET L1-07)
1372 SENSTAR LIM100 PERIMETER SECURITY 163 2.5 10-20 "WARM LIGHT" OPTION PERIMETER SECURITY LUMINAIRE COUNT (COUNT		1372	372 SENSTAR	SECURITY		2.5	10-20	"WARM LIGHT" OPTION	PERIMETER	SENSTAR LM100 GATEWAY - PROGRAMMABLE RELAY FOR SECURITY SYSTEM, 13 COUNT (OPTIONAL, SEE DETAIL SHEET L1-08)

LEGEND	
SYMBOL	DESCRIPTION
· —	PROJECT AREA
-O	PROPOSED STEEL FENCE (BY CIVIL)
	INTERCONNECT AREA
	PV ARRAY AREA
LOD	LIMIT OF DISTURBANCE

OFFICIAL USE ONLY



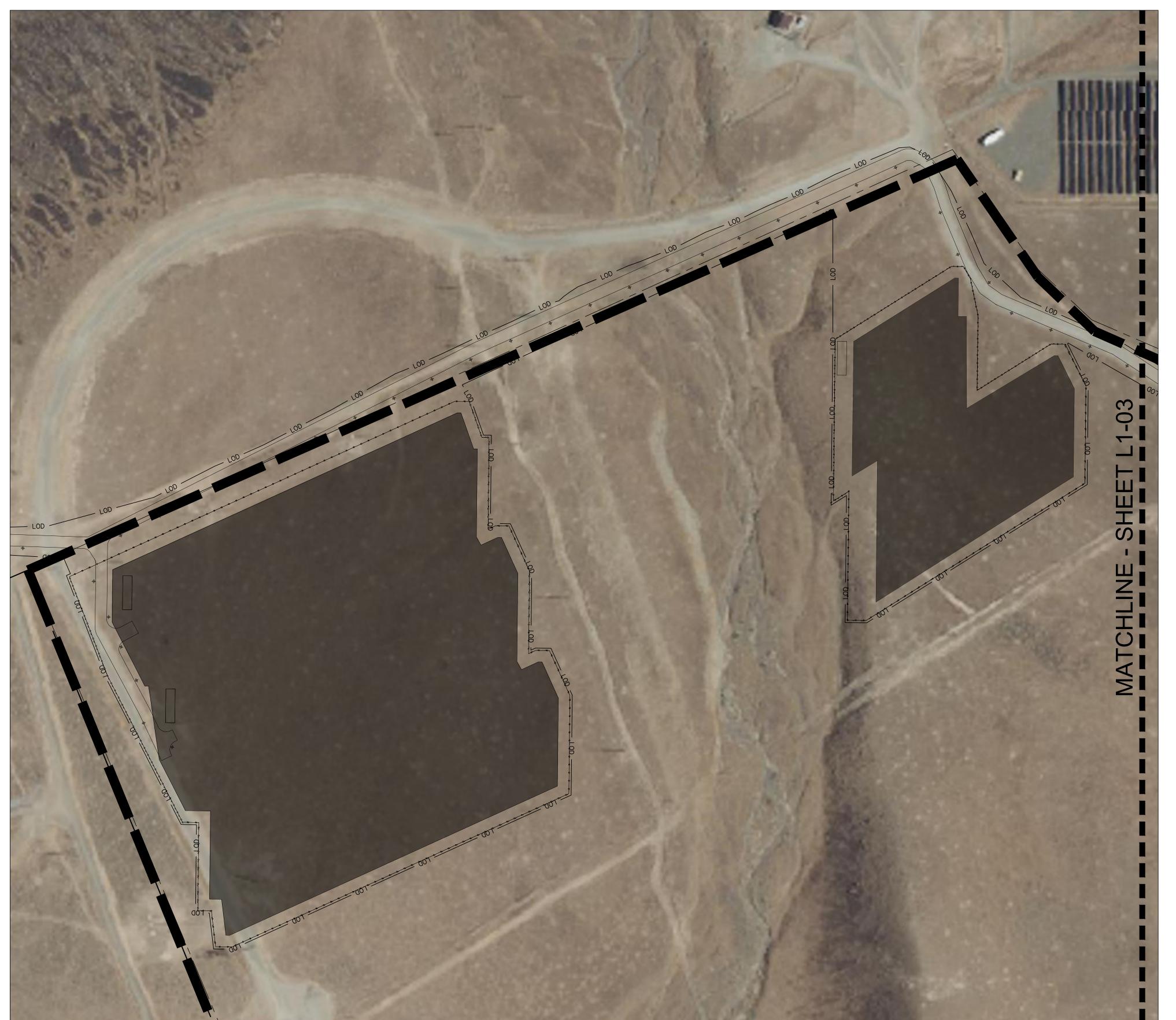


- 1. ALL LIGHTING TO BE CONNECTED TO PROPOSED MV-AC CONDUIT. FINAL CIRCUITRY LAYOUT TO BE DETERMINED BY ELECTRICAL ENGINEER.
- 2. ALL LIGHTING MUST MEET DARK SKY STANDARDS. VISIT DARKSKY.ORG FOR MORE INFORMATION.
- 3. ENSURE "WARM LIGHT" OPTIONS ARE SPECIFIED FOR RECOMMENDED LUMINAIRES.
- 4. TO CONSERVE ENERGY AND ENHANCE DARK SKY COMPLIANCE, IMPLEMENT TIMERS, MOTION SENSORS, OR DIMMING CONTROLS TO REDUCE LIGHT LEVELS DURING LOW-ACTIVITY PERIODS.
- 5. USE THE MINIMUM AMOUNT OF LIGHT NEEDED FOR THE SPECIFIC APPLICATION TO AVOID OVER-LIGHTING AREAS.
- 6. AIM FIXTURES PRECISELY TO ILLUMINATE ONLY INTENDED AREAS.
   7. ESTABLISH PROTOCOLS FOR REGULAR INSPECTION AND MAINTENANCE TO ENSURE LUMINAIRES REMAIN PROPERLY AIMED OVER TIME.



					Wille.
					ERM
1	5/2/2025	ISSUED FOR REVIEW	NQ	LH	
0 Rev.	4/25/2025 Date	ISSUED FOR REVIEW  Description	NQ By	LH Chk	

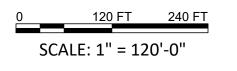
PRELIMINARY LIGHITNG PLAN NOT FOR CONSTRUCTION						
	EDPRNA DG NV APL Reno, LLC 21505 RENO TECHNOLOGY PARKWAY WEST SPARKS, NEVADA					
SCALE  DATE DRAWN	1"=300'	DESIGNED BY NQ	PROJECT NUMBER	SHEET NO.		
	MAY 2025	DRAWN BY	0743471	L1-0		



# LIGHTING SCHEDULE

SYMBOL	QUANTITY	MANUFACTURER	MODEL	LUMENS	WATTAGE (CONSUMPTION)	SPACING (FT)	ADDITIONAL SPECIFICATIONS	AREAS	ADDITIONAL COMPONENTS
	168	BEGA	775858 ROADWAY LUMINAIRE	4530	57	~100	STANDARD SILVER FINISH, 3000K (k3) LED COLOR TEMP	ROADWAY	B20 RFTS1 - ALUMINUM POLE MOUNT (REQUIRED, SEE DETAIL SHEET L1-07)
	1372	SENSTAR	LM100 PERIMETER SECURITY LUMINAIRE	163	2.5	10-20	"WARM LIGHT" OPTION	SECURITY / PERIMETER FENCING	SENSTAR LM100 GATEWAY - PROGRAMMABLE RELAY FOR SECURITY SYSTEM, 13 COUNT (OPTIONAL, SEE DETAIL SHEET L1-08)
									GP0160-185 - 185W OUTDOOR (IP65) RATED POWER SUPPLY (REQUIRED, SEE DETAIL SHEET L1-08)

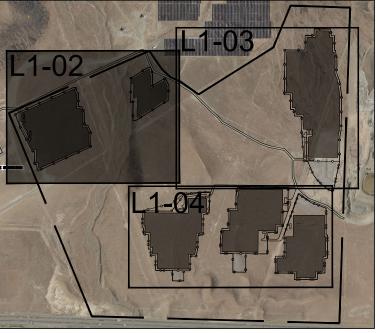






# OFFICIAL USE ONLY

# KEY MAP (NOT TO SCALE)



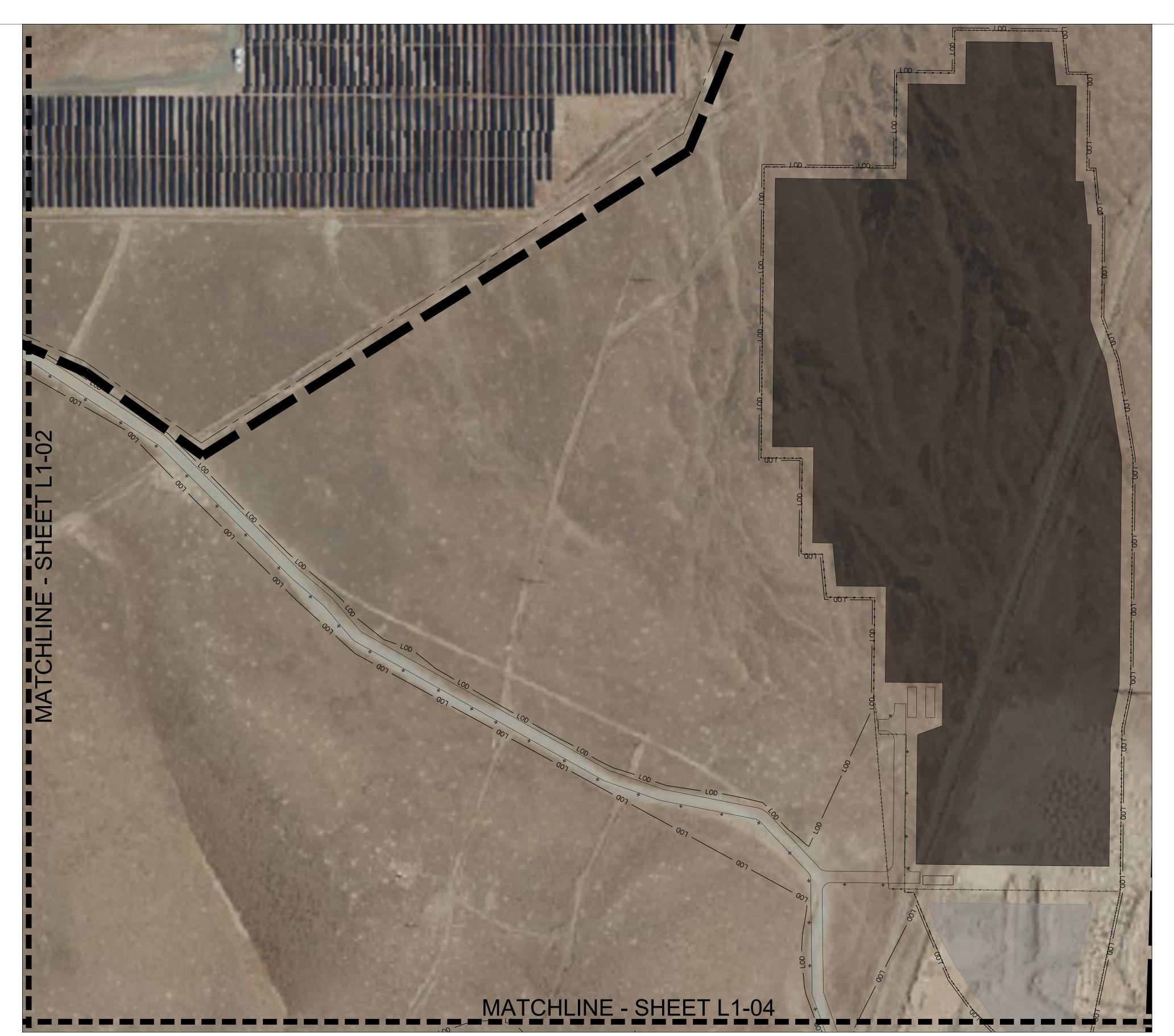


# LEGEND

SYMBOL	DESCRIPTION
	PROJECT AREA
-OO	PROPOSED STEEL FENCE (BY CIVIL)
	INTERCONNECT AREA
	PV ARRAY AREA
LOD	LIMIT OF DISTURBANCE

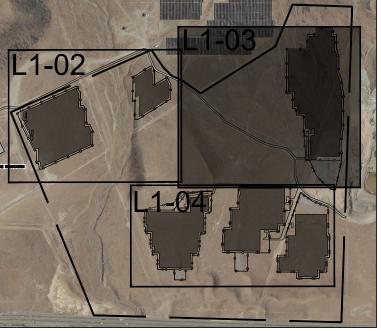
allto.				
11111				
ГВМ				
ERM				
	LH	NQ	ISSUED FOR REVIEW	5/2/2025
	LH	NQ	ISSUED FOR REVIEW	/25/2025
	Chk	Ву	Description	Date

į.		PRELIMINARY LIGHTING PLAN NOT FOR CONSTRUCTION					
		EDPRNA DG NV APL Reno, LLC 21505 RENO TECHNOLOGY PARKWAY WEST SPARKS, NEVADA					
	SCALE	1"=120'	DESIGNED BY	)	PROJECT NUMBER	SHEET NO.	
	DATE DRAWN	MAY 2025	DRAWN BY	)	0743471	L1-02	
		Environmental Resources Management, Inc.					



# OFFICIAL USE ONLY

# KEY MAP (NOT TO SCALE)





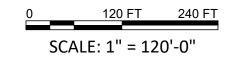
# LEGEND

SYMBOL	DESCRIPTION
· —	PROJECT AREA
-0	PROPOSED STEEL FENCE (BY CIVIL)
	INTERCONNECT AREA
	PV ARRAY AREA
LOD	LIMIT OF DISTURBANCE

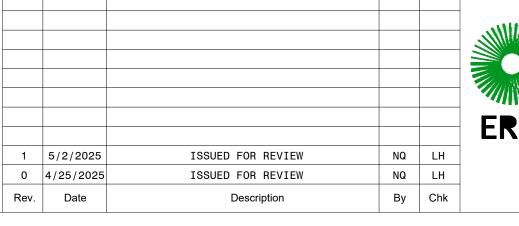
# LIGHTING SCHEDULE

SYMBOL	QUANTITY	MANUFACTURER	MODEL	LUMENS	WATTAGE (CONSUMPTION)	SPACING (FT)	ADDITIONAL SPECIFICATIONS	AREAS	ADDITIONAL COMPONENTS
	168	BEGA	775858 ROADWAY LUMINAIRE	4530	57	~100	STANDARD SILVER FINISH, 3000K (k3) LED COLOR TEMP	ROADWAY	B20 RFTS1 - ALUMINUM POLE MOUNT (REQUIRED, SEE DETAIL SHEET L1-07)
	1372	SENSTAR	LM100 PERIMETER SECURITY LUMINAIRE	163	2.5	10-20	"WARM LIGHT" OPTION	SECURITY / PERIMETER FENCING	SENSTAR LM100 GATEWAY - PROGRAMMABLE RELAY FOR SECURITY SYSTEM, 13 COUNT (OPTIONAL, SEE DETAIL SHEET L1-08)
									GP0160-185 - 185W OUTDOOR (IP65) RATED POWER SUPPLY (REQUIRED, SEE DETAIL SHEET L1-08)









		PRELIMI NOT F		IGHTIN NSTRUC		D N
				' APL Rend OGY PARKWA NEVADA	•	R (
ERM	SCALE	1"=120'	DESIGNED BY	NQ	PROJECT NUMBER 0743471	S N
	DATE DRAWN	MAY 2025	DRAWN BY	NQ		L
		Environme	ental Res	sources l	Management, Inc.	

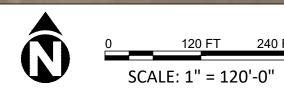


LIGHTING SCHEDLILE

LIGHTING S	SCHEDULE								
SYMBOL	QUANTITY	MANUFACTURER	MODEL	LUMENS	WATTAGE (CONSUMPTION)	SPACING (FT)	ADDITIONAL SPECIFICATIONS	AREAS	ADDITIONAL COMPONENTS
	168	BEGA	775858 ROADWAY LUMINAIRE	4530	57	~100	STANDARD SILVER FINISH, 3000K (k3) LED COLOR TEMP	ROADWAY	B20 RFTS1 - ALUMINUM POLE MOUNT (REQUIRED, SEE DETAIL SHEET L1-07)
	1372	SENSTAR	LM100 PERIMETER SECURITY LUMINAIRE	163	2.5	10-20	"WARM LIGHT" OPTION	SECURITY / PERIMETER FENCING	SENSTAR LM100 GATEWAY - PROGRAMMABLE RELAY FOR SECURITY SYSTEM, 13 COUNT (OPTIONAL, SEE DETAIL SHEET L1-08)
									GP0160-185 - 185W OUTDOOR (IP65) RATED POWER SUPPLY (REQUIRED, SEE DETAIL SHEET L1-08)

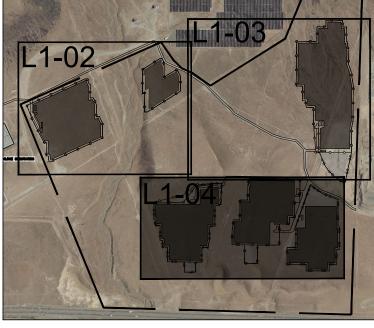
# LEGEND

SYMBOL	DESCRIPTION
	PROJECT AREA
-OO	PROPOSED STEEL FENCE (BY CIVIL)
	INTERCONNECT AREA
	PV ARRAY AREA
LOD	LIMIT OF DISTURBANCE



OFFICIAL USE ONLY







					ERM
1	5/2/2025	ISSUED FOR REVIEW	NQ	LH	
0	4/25/2025	ISSUED FOR REVIEW	NQ	LH	
Rev.	Date	Description	Ву	Chk	

			MINARY LI FOR CON			DISCIPLINE NO.
	EDPRNA DG NV APL Reno, LLC 21505 RENO TECHNOLOGY PARKWAY WEST SPARKS, NEVADA					REV.
RM	SCALE	SCALE 1"=120'		NQ	PROJECT NUMBER	SHEET NO.
	DATE DRAWN	MAY 2025	DRAWN BY	NQ	0743471	L1-04



REGULATORY SIGNAGE SCHEDULE

SYMBOL QUANTITY DETAIL 01/L1-06

LEGEND	
SYMBOL	DESCRIPTION
	PROJECT AREA
-00	PROPOSED STEEL FENCE (BY CIVIL)
	INTERCONNECT AREA
	PV ARRAY AREA
LOD	LIMIT OF DISTURBANCE

OFFICIAL USE ONLY





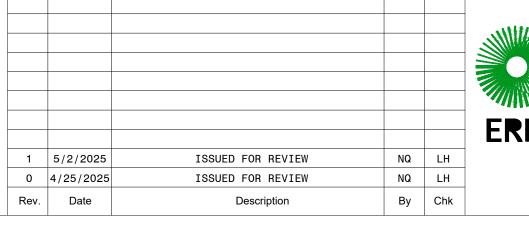
SCALE: 1" = 300'-0"

- NOTES:
  1. INSTALL NO TRESPASSING SIGNS AT MAXIMUM INTERVALS OF 500 FEET ALONG ALL PROPERTY
- 2. POSITION SIGNS TO ENSURE AT LEAST ONE SIGN IS WITHIN DIRECT LINE OF SIGHT FROM ANY ADJACENT SIGN LOCATION.

- PLACE ADDITIONAL SIGNAGE AT ALL ENTRY POINTS, ACCESS ROADS, AND PEDESTRIAN PATHWAYS.
   INSTALL SIGNS AT ALL PROPERTY CORNERS WITH VISIBILITY IN MULTIPLE DIRECTIONS.
   RECOMMENDED PRACTICAL SPACING IS 300-350 FEET TO ACCOUNT FOR VEGETATION AND TERRAIN
- 6. MOUNT SIGNS AT CONSISTENT HEIGHT OF 6'-0" ABOVE GRADE UNLESS OTHERWISE NOTED.
- 7. SIGN SPECIFICATION: 18"X24" ALUMINUM WITH REFLECTIVE LETTERING PER DETAIL L1-06/01.
- 8. VERIFY SIGN PLACEMENT WITH SECURITY CONSULTANT PRIOR TO INSTALLATION.

- 9. DOCUMENT SIGN LOCATIONS WITH GPS COORDINATES UPON INSTALLATION FOR SECURITY RECORDS.
- 10. MAINTAIN QUARTERLY INSPECTION SCHEDULE TO ENSURE SIGNS REMAIN VISIBLE AND IN GOOD CONDITION.





		PRELIMINARY SIGNAGE PLAN NOT FOR CONSTRUCTION										
		EDPRNA DG NV APL Reno, LLC 21505 RENO TECHNOLOGY PARKWAY WEST SPARKS, NEVADA										
RM	SCALE	1"=300'	DESIGNED BY	LH	PROJECT NUMBER 0743471	SHEET NO.						
	DATE DRAWN	MAY 2025	DRAWN BY	LH	0.101.1	L1-05						

# Facility Under 24 Hour Video Surveillance

# **NO TRESPASSING**

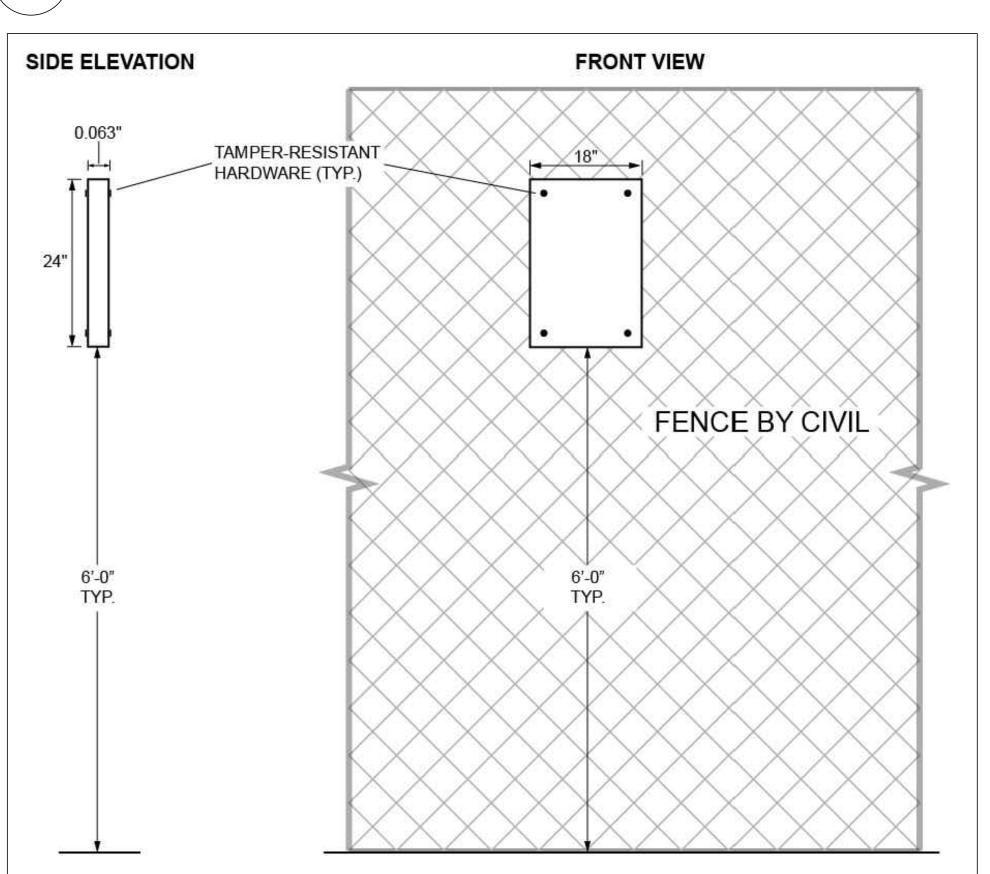
Unauthorized entry into this facility is prohibited by NRS 207.200, Subsection 1 and NRS 205.080, Subsection 1. Any person who willfully goes or remains upon any land or in any building after having been warned not to trespass shall be found guilty of a misdemeanor with a penalty of up to 6 months in county jail and/or a fine of up to \$1,000.

Additionally, possession of any engine, machine, tool, false key, picklock, bit, nippers or implement adapted, designed or commonly used for the commission of burglary, invasion of the home, larceny or other crime shall be found guilty of a gross misdemeanor with a penalty of up to 364 days in jail and/or a fine of up to \$2,000.

IN CASE OF EMERGENCY CALL: 911

# 01 REGULATORY SIGN

L1-06 NOT TO SCALE



# 02 REGULATORY SIGN MOUNTING DETAIL

L1-06 NOT TO SCALE

#### **REGULATORY SIGN SPECIFICATIONS**

#### **SIGN DIMENSIONS**

WIDTH: 18 INCHES
HEIGHT: 24 INCHES
MATERIAL THICKNESS: 0.063" ALUMINUM (63 MIL)
TOTAL SIGN AREA: 432 SQUARE INCHES (3 SQUARE FEET)

#### **SIGN MOUNTING & HEIGHT REQUIREMENTS**

STANDARD MOUNTING HEIGHT: 6 FEET FROM GROUND LEVEL TO SIGN BOTTOM EDGE MINIMUM HEIGHT REQUIREMENT: 5 FEET FROM GROUND LEVEL TO SIGN BOTTOM EDGE MAXIMUM HEIGHT ALLOWED: 7 FEET FROM GROUND LEVEL TO SIGN BOTTOM EDGE VISIBILITY REQUIREMENT: SIGN FACE MUST BE UNOBSTRUCTED AND VISIBLE FROM APPROACHING DIRECTION

#### **MATERIALS & CONSTRUCTION**

BASE MATERIAL: 0.063" (63 MIL) ALUMINUM WITH PRE-DRILLED MOUNTING HOLES FINISH: ENGINEER GRADE REFLECTIVE SHEETING WITH UV-RESISTANT OVERLAMINATE COLOR SCHEME:
BACKGROUND: WHITE
PRIMARY TEXT ("FACILITY UNDER..." AND "NO TRESPASSING"): RED SECONDARY TEXT (LEGAL WARNING): BLACK

#### TEXT & TYPOGRAPHY

BORDER: BLACK, 0.5" WIDTH

PRIMARY HEADER: "FACILITY UNDER 24 HOUR VIDEO SURVEILLANCE" - 1.5" LETTER HEIGHT, RED SECONDARY HEADER: "NO TRESPASSING" - 2" LETTER HEIGHT, BOLD, RED LEGAL TEXT: 0.5" LETTER HEIGHT, BLACK EMERGENCY CONTACT: "IN CASE OF EMERGENCY CALL: 911" - 0.75" LETTER HEIGHT, BOLD, BLACK FONT: HIGHWAY GOTHIC OR SIMILAR SANS-SERIF FONT (COMPLIANT WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS)

#### LEGAL TEXT CONTENT

FULL REPRODUCTION OF PROVIDED NEVADA STATE STATUTE REFERENCES:

"UNAUTHORIZED ENTRY INTO THIS FACILITY IS PROHIBITED BY NRS 207.200, SUBSECTION 1 AND NRS 205.080, SUBSECTION 1. ANY PERSON WHO WILLFULLY GOES OR REMAINS UPON ANY LAND OR IN ANY BUILDING AFTER HAVING BEEN WARNED NOT TO TRESPASS SHALL BE FOUND GUILTY OF A MISDEMEANOR WITH A PENALTY OF UP TO 6 MONTHS IN COUNTY JAIL AND/OR A FINE OF UP TO \$1,000.

ADDITIONALLY, POSSESSION OF ANY ENGINE, MACHINE, TOOL, FALSE KEY, PICKLOCK, BIT, NIPPERS OR IMPLEMENT ADAPTED, DESIGNED OR COMMONLY USED FOR THE COMMISSION OF BURGLARY, INVASION OF THE HOME, LARCENY OR OTHER CRIME SHALL BE FOUND GUILTY OF A GROSS MISDEMEANOR WITH A PENALTY OF UP TO 364 DAYS IN JAIL AND/OR A FINE OF UP TO \$2,000."

#### SIGN PLACEMENT REQUIREMENTS

- 1. SIGNS MUST BE PLACED AT ALL ENTRY POINTS TO THE PROPERTY
- 2. NO MORE THAN 500 FEET APART ALONG PROPERTY BOUNDARIES
- 3. LOCATED AT EACH CORNER OF THE PROPERTY BOUNDARIES
- 4. POSITIONED SO AT LEAST ONE SIGN IS WITHIN DIRECT LINE OF SIGHT FROM ANY ADJACENT SIGN
- 5. PRACTICAL RECOMMENDED SPACING: 300-350 FEET

#### ILLUMINATION

- 1. SIGNS MUST BE VISIBLE UNDER ALL LIGHTING CONDITIONS
- 2. REFLECTIVE MATERIAL SUFFICIENT FOR NIGHTTIME VISIBILITY
- 3. NO DIRECT ILLUMINATION REQUIRED UNLESS IN AREAS WITH MINIMAL AMBIENT LIGHTING

#### **INSTALLATION & MAINTENANCE**

- 1. SIGNS SECURED WITH TAMPER-RESISTANT FASTENERS
- 2. MINIMUM OF 4 ATTACHMENT POINTS PER SIGN
- QUARTERLY INSPECTION SCHEDULE RECOMMENDED
   IMMEDIATE REPLACEMENT OF DAMAGED SIGNS REQUIRED

#### **COMPLIANCE NOTES**

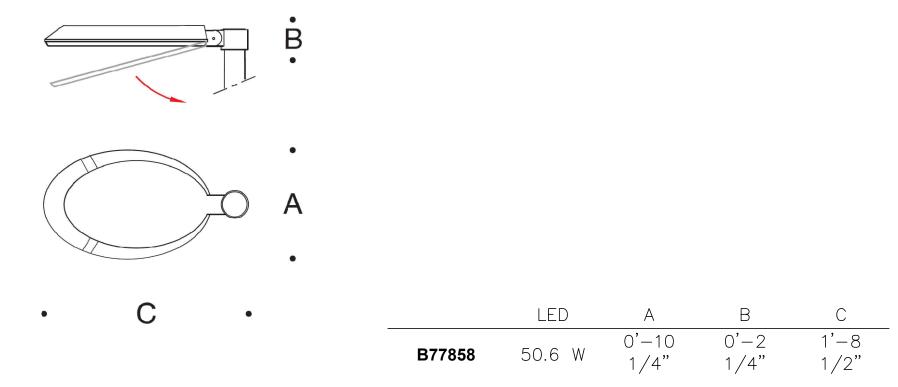
THIS SPECIFICATION MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH IN NEVADA REVISED STATUTES (NRS) 207.200 REGARDING SUFFICIENT WARNING AGAINST TRESPASSING, WHICH REQUIRES SIGNS TO BE PLACED "AT INTERVALS OF SUCH A DISTANCE AS IS NECESSARY TO ENSURE THAT AT LEAST ONE SUCH STRUCTURE, NATURAL OBJECT OR POST WOULD BE WITHIN THE DIRECT LINE OF SIGHT OF A PERSON STANDING NEXT TO ANOTHER SUCH STRUCTURE, NATURAL OBJECT OR POST, BUT AT INTERVALS OF NOT MORE THAN 500 FEET."

OFFICIAL USE ONLY

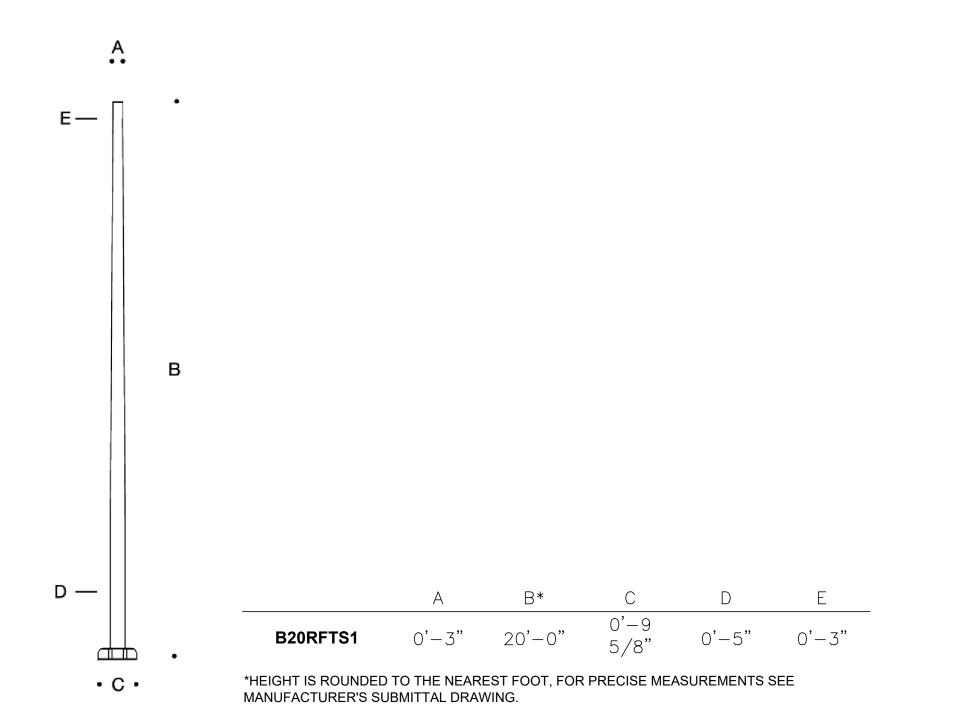
1 5/2/2025 ISSUED FOR REVIEW NQ LH
0 4/25/2025 ISSUED FOR REVIEW NQ LH
Rev. Date Description By Chk

PRELIMINARY SIGNAGE DETAILS NOT FOR CONSTRUCTION									
EDPRNA DG NV APL Reno, LLC 21505 RENO TECHNOLOGY PARKWAY WEST SPARKS, NEVADA									
SCALE	NTS	DESIGNED BY	LH	PROJECT NUMBER	SHEET NO.				
OATE DRAWN	MAY 2025	DRAWN BY	LH	0743471	L1-06				
Environmental Resources Management, Inc.									

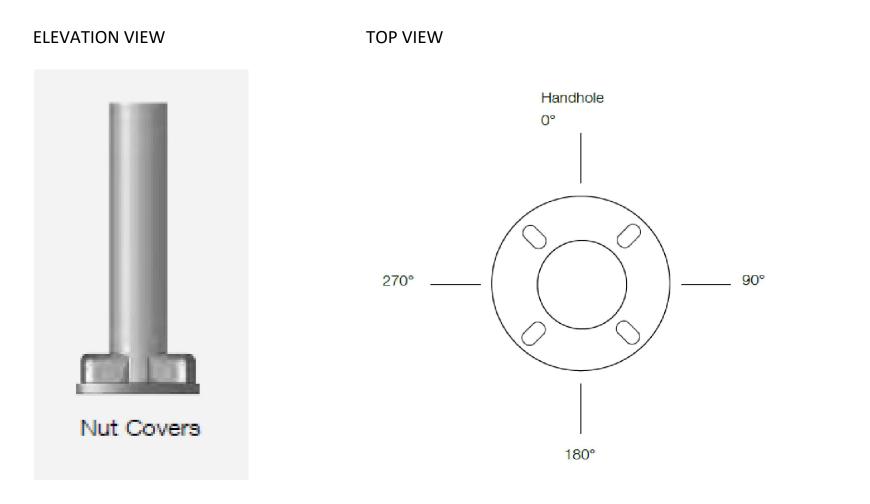




# ROADWAY LUMINAIRE - ASYMMETRIC WIDE BEAM $\overline{11-07}$ NOT TO SCALE



# 02 ALUMINUM POLE - ROUND FIXED TAPERED L1-07 / NOT TO SCALE



ANCHORAGE KIT - NUT COVER LOCATION DIAGRAM  $\overline{\mathsf{L1-07}}$  NOT TO SCALE

#### **ROADWAY LUMINAIRE SPECIFICATIONS**

#### **APPLICATION**

POLE-TOP LUMINAIRE WITH ASYMMETRIC WIDE BEAM LIGHT DISTRIBUTION DESIGNED A ROUND, TAPERED, ALUMINUM POLE WITH A FIXED BASE. FOR THE ILLUMINATION OF PARKING AREAS AND ROADWAYS. TOOL-LESS ENTRY

POLES. DARKSKY APPROVED (2700K AND 3000K ONLY), CONSULT FACTORY FOR CUSTOMIZED HOUSE-SIDE SHIELDING.

#### **MATERIALS & CONSTRUCTION**

CLEAR SAFETY GLASS

MARINE GRADE, COPPER FREE (≤ 0.3% COPPER CONTENT) A360.0 ALUMINUM ALLOYEXTRUDED ALUMINUM POLE SHAFT HIGH TEMPERATURE SILICONE GASKET PURE ANODIZED ALUMINUM REFLECTOR

NRTL LISTED TO NORTH AMERICAN STANDARDS, SUITABLE FOR WET LOCATIONS PROTECTION CLASS IP 66

WEIGHT: 10.6 LBS.

EPA (EFFECTIVE PROJECTION AREA): 1.5 SQ. FT.

FINISH: SILVER (SLV)

#### **ELECTRICAL**

OPERATING VOLTAGE: 120-277V AC MINIMUM START TEMPERATURE: -30° C LED MODULE WATTAGE: 50.6 W SYSTEM WATTAGE: 57.0 W

CONTROLLABILITY: 0-10V DIMMING DOWN TO 1% (DARKSKY APPROVED) COLOR RENDERING INDEX: RA > 80

LUMINAIRE LUMENS: 4530 LM LED SERVICE LIFE (L70): 60000 HRS (BEGA CAN SUPPLY SUITABLE LED REPLACEMENT MODUELS FOR UP TO 20 YEARS AFTER LUMINAIRE PURCHASE) LED COLOR TEMPERATURE: 3000K (K3) (DARKSKY APPROVED)

#### **ALUMINUM POLE SPECIFICATIONS**

#### **APPLICATION**

USEFUL FOR MOUNTING ROADWAY LUMINAIRES. CONSULT A LICENSED STRUCTURAL ENGINEER WHEN SPECIFYING. HINGED DOOR FOR EASE OF MAINTENANCE. PROVIDED WITH SLIP FITTER TO FIT 3" POLES MUST BE UNWRAPPED WHEN DELIVERED AND SHOULD NOT BE ALLOWED TO SIT IN THEIR PACKAGING.

POLES SPECIFIED WITHOUT POLE TOPS REQUIRE INTERNAL APPROVAL BEFORE RELEASE.

#### **MATERIALS & CONSTRUCTION**

COVERED HANDHOLE WITH HARDWARE AND GROUNDING PROVISIONS PROVIDED A356 ALUMINUM ALLOY ANCHOR BASE HEAT-TREATED TO T6 TEMPER ANCHOR BOLTS CONFORM TO ASTM F1554 GRADE 55 WITH L BEND ON ONE END AND GALVANIZED MINIMUM 12"ON THREADED END ANCHOR BOLTS PROVIDED WITH (2) HEX NUTS AND (2) FLAT WASHERS ALUMINUM NUT COVERS

#### ADDITIONAL DIMENSIONS

FINISH: SILVER (SLV)

WALL THICKNESS: 0.125" STRUCTURAL WEIGHT: 42.0 LBS MAXIMUM LUMINAIRE WEIGHT: 62 LBS

#### INCLUDED

B20RFTS1-AB ANCHORAGE KIT (INCLUDES FOUR NUT COVERS, SEE DETAIL 03/L1-07)

#### **AVAILABLE ACCESSORIES AND OPTIONS**

ADDITIONAL MODIFICATIONS ARE AVAILABLE. PLEASE CONTACT YOUR LOCAL BEGA REPRESENTATIVE TO LEARN MORE ABOUT OUR MODIFICATION CAPABILITIES.

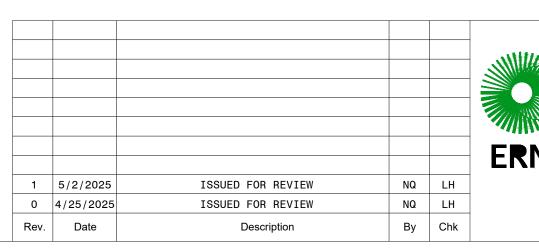
ACCESSORIES, OPTIONS, AND MODIFICATIONS MAY REQUIRE ADDITIONAL LEAD-TIME AND INCREASE COST. ALL DETAILS MUST BE QUOTED AND APPROVED BY BEGA NORTH AMERICA PRIOR TO ORDER PLACEMENT.

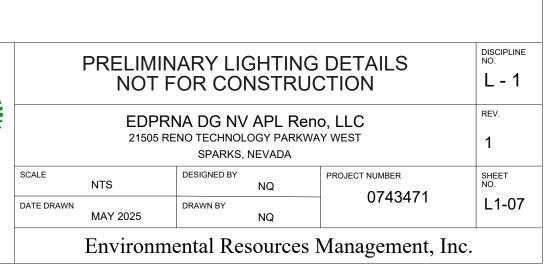
#### POLE WIND LOAD RATING

MPH	85	90	100	110	120	130	140	150
EPA**	4.5000	3.7000	2.5000	1.7000	1.1000	0.7000	0.4000	0.2

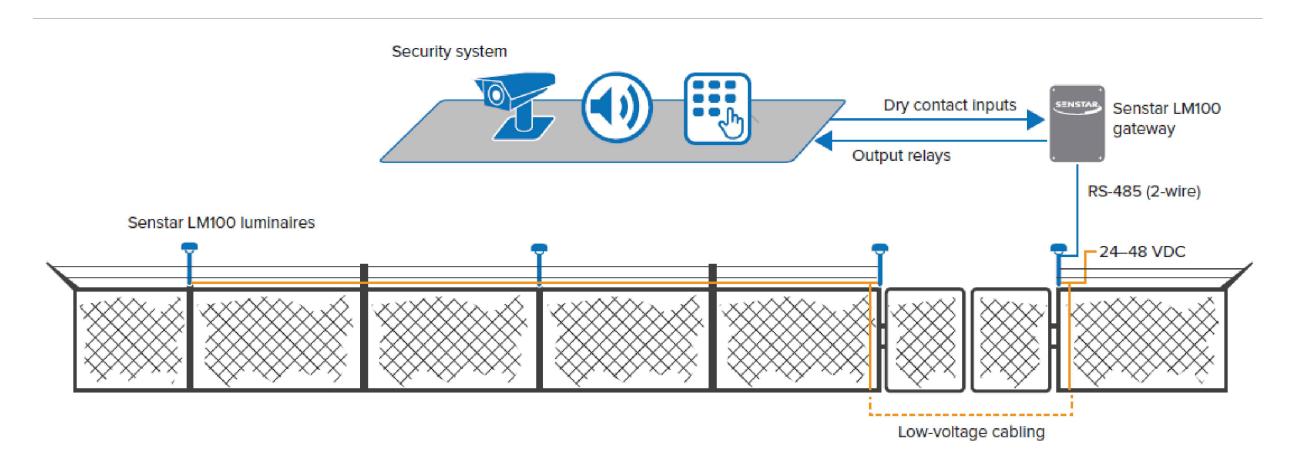
\*\*DATA ABOVE ASSUMES GRADE LEVEL INSTALLATION AND A MAXIMUM LUMINAIRE WEIGHT OF 62 LBS.

OFFICIAL USE ONLY

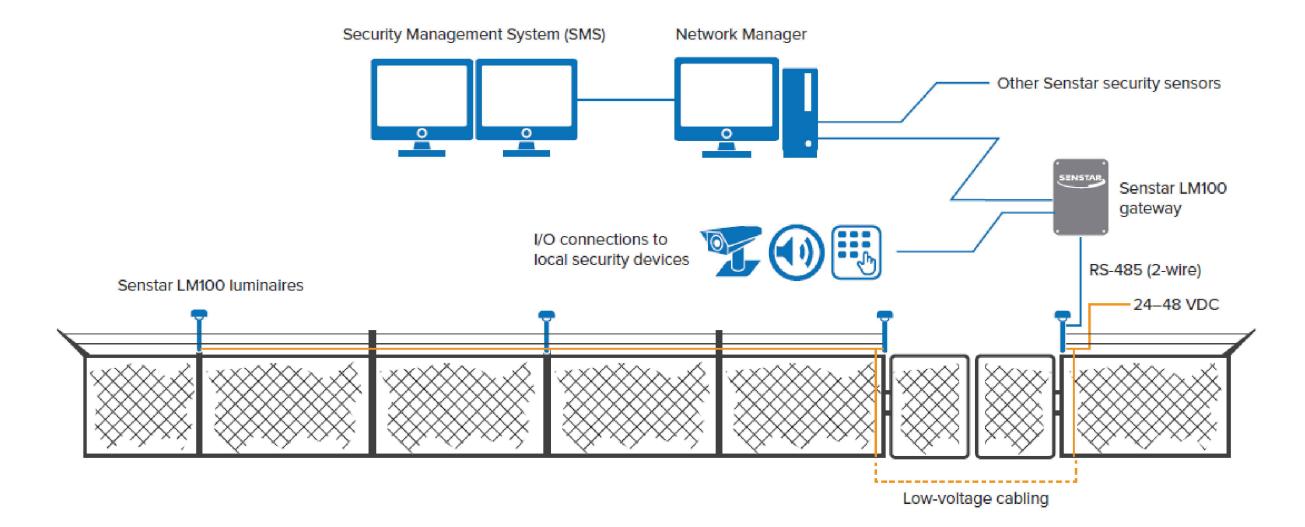








# SECURITY LUMINAIRE - NON-NETWORKED INSTALLATION DIAGRAM $\setminus$ L1-08 / NOT TO SCALE



#### SECURITY LUMINAIRE - NETWORKED INSTALLATION DIAGRAM $\overline{\ }$ L1-08 / NOT TO SCALE

#### SECURITY LUMINAIRE SPECIFICATIONS

#### **MAIN FEATURES**

BRIGHTNESS: 53 LUX PER LUMINAIRE (163 TOTAL LUMENS GENERATED) **COVERAGE PATTERN: 120 DEGREES** 50,000+ HOURS LED LIFE EXPECTANCY SUPPORTS ANY FENCE HEIGHT SPACED 3 TO 6 M (10 TO 20 FT) APART FOR OPTIMAL COVERAGE LOCATE INTRUSIONS TO THE NEAREST LUMINAIRE

#### MATERIALS & CONSTRUCTION

RUGGED UV-RATED ASA AND POLYCARBONATE LUMINAIRE HOUSING (NEMA TYPE 3S) WELDED ALUMINUM MOUNTING ARM WITH POLYESTER POWDER BLACK FINISH FOR

WORM GEAR CLAMPS FOR EXISTING FENCE POST ATTACHMENT DIMENSIONS (L/W/D): 98.4 X 14.3 X 5.1 CM (38 3/4 X 5 5/8 X 2 IN) WEIGHT: 740 G (1.6 LBS) TEMPERATURE: -40 TO 70°C (-40 TO 158°F)

#### **ELECTRICAL SPECIFICATIONS**

HUMIDITY: 100% (CONDENSING)

INPUT POWER: 12 TO 48 VDC (24 VDC OR HIGHER REQUIRED FOR MULTIPLE LUMINAIRES) CONSUMPTION: 2.5W PER LUMINAIRE WIRING: 14 OR 16 AWG (DEPENDING ON LUMINAIRE NUMBER AND DISTANCE), 2-WIRE INTEGRATED SURGE PROTECTION

#### **NETWORK SPECIFICATIONS**

INTER-LUMINAIRE WIRELESS MESH NETWORK: 2.4 GHZ, 128-BIT AES ENCRYPTED LUMINAIRE AP-GATEWAY CONNECTIVITY: RS-485

#### **GATEWAY SPECIFICATIONS**

UP TO 100 LUMINAIRES PER GATEWAY USB CONFIGURATION PORT NETWORK CONNECTIVITY: ETHERNET, RS-422, OR FIBER (SINGLE-MODE OR MULTI-MODE) ALARM QUEUING IN THE EVENT OF NETWORK INTERRUPTION

#### MATERIALS & CONSTRUCTION

RUGGED ALL—WEATHER ALUMINUM UL, NEMA TYPE 4X ENCLOSURE WITH HINGED, LOCKING COVER AND A GRAY POLYESTER POWDER PAINT FINISH DIMENSIONS (L/W/D): 31.6  $\times$  19.0  $\times$  9.0 CM (12.5  $\times$  7.5  $\times$  3.5 IN), INCLUDING CABLE GLANDS AND MOUNTING BRACKETS WEIGHT: 1.2 KG (2.6 LBS) 5 CABLE ENTRY POINTS WITH COMPRESSION GLANDS (INCLUDES FILLER PLUGS) EXTERNAL GROUND LUG TEMPERATURE: -40 TO  $70^{\circ}$ C (-40 TO  $158^{\circ}$ F)

HUMIDITY: 100% (CONDENSING)

#### PROGRAMMABLE I/O PORTS

10 PROGRAMMABLE I/O PORTS (CONTROLLED LOCALLY OR VIA NETWORK) INPUT MODE: LIGHT CONTROL, PROGRAMMABLE SUPERVISION TYPE, RESISTOR VALUE(S) AND FILTERING OUTPUT MODE: FUNCTION OF EACH RELAY CAN BE ASSIGNED BASED ON REQUIREMENTS, ASSIGNABLE FUNCTIONS UNDER LOCAL CONTROL INCLUDE: ALARM, SUPERVISION, DOOR TAMPER, POWER FAIL AND FAIL-SAFE, PROVIDES POWER FOR EXTERNAL DEVICES (100 MA) ADD-ON RELAY OUTPUT AND DRY-CONTACT INPUT CARDS PROVIDE AN ADDITIONAL 4 OUTPUT OR INPUT POINTS PER GATEWAY

#### **ELECTRICAL SPECIFICATIONS**

INPUT POWER: 12 TO 48 VDC CONSUMPTION: 0.5W (BASE PROCESSOR), 1.0W WITH COMMUNICATIONS CARD LIGHTNING PROTECTION: TRANSIENT VOLTAGE PROTECTION ON ALL INPUTS AND OUTPUTS, INCLUDING POWER

#### OPTIONAL COMMUNICATION CARDS

10/100BASE-TX ETHERNET CARD WITH POE 1 (POWERS GATEWAY) RS-422 NETWORK CARD MULTI-MODE FIBER OPTIC (MMFO) COMMUNICATIONS CARD WITH ST CONNECTORS (820 NM). SUPPORTS DISTANCES UP TO 2.2 KM (1.4 MI). SINGLE-MODE FIBER OPTIC (SMFO) COMMUNICATIONS CARD WITH ST CONNECTORS (9/125 SINGLE-MODE FIBER, 1310 NM). SUPPORTS DISTANCES UP TO 10 KM (6.2 MI).

#### UNIVERSAL CONFIGURATION MODULE (UCM) SOFTWARE

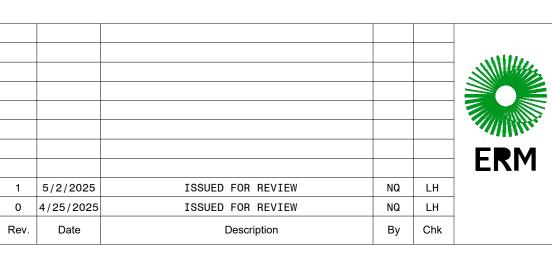
WINDOWS®-BASED, POINT-AND-CLICK INTERFACE COMMUNICATION VIA USB OR NETWORK VIEW AND SAVE REAL—TIME SENSOR DATA CONFIGURABLE PARAMETERS: ILLUMINATION: SCHEDULE, INTENSITY, ZONES, DURATION, AND STROBE; DETECTION: FENCE TYPE, GAIN, FILTER, AND DISTURBANCE COUNT PARAMETERS; LUMINAIRE/GATEWAY SUPERVISION AND TAMPER ALARM

# OFFICIAL USE ONLY

#### **GATEWAY PARTS LIST**

PART	DESCRIPTION
E8FG0211	Senstar LM100 Luminaire 1PK
E8FG0401	Senstar LM100 Luminaire 20PK
E8FG0111	Senstar LM100 Luminaire AP
E8EM0300	Senstar LM100 Gateway
E8FG0301	Senstar LM100 Gateway/ Luminaire AP Set
00BA1901	Multi-mode fiber optic communications card with ST connectors
00BA2000	EIA-422 communications card
00BA2101	Single-mode fiber optic communications card with ST connectors
00BA2200	Ethernet 10/100BASE-TX network card
00BA2400	Dry-contact input card (4 inputs)
00BA2500	Relay output card (4 outputs)
GP160-185	Power supply (AC/DC), indoor/outdoor, 48 VDC, 185W output
GP160-480	Power supply (AC/DC), indoor/outdoor, 48 VDC, 480W output
E7EM0202	Wireless Gate Sensor, solar-powered
E7EM0201	Wireless Gate Sensor, battery-only
E7FG0301	Wireless Gate Sensor receiver card





PRELIMINARY LIGHTING DETAILS NOT FOR CONSTRUCTION									
EDPRNA DG NV APL Reno, LLC 21505 RENO TECHNOLOGY PARKWAY WEST SPARKS, NEVADA									
SCALE  DATE DRAWN	NTS	DESIGNED BY NO	Q	PROJECT NUMBER 0743471	SHEET NO.				
Environmental Resources Management, Inc.									

# SPECIAL USE PERMIT PLAN SET FOR

# INDIGO BASIN SOLAR PROJECT

28,248 MW SOLAR ENERGY PROJECT

WASHOE COUNTY, NEVEDA

MAY 2025



EDPRNA DG NV APL Reno, LLC, a subsidiary of EDPR NA Distributed Generation LLC

Jonathan Leventhal Senior Associate, Solar Development 100 Park Ave, 24th Floor New York, NY, 10017 T: 929-505-4528

PREPARED BY:

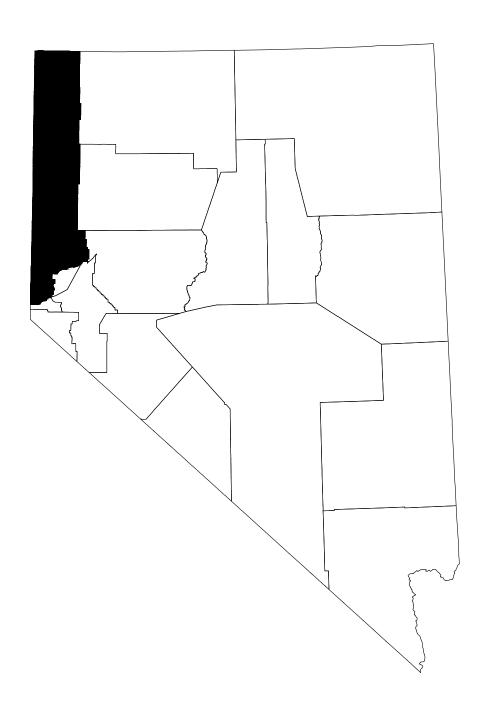
CONTACT:



Environmental Resources Management, Inc.

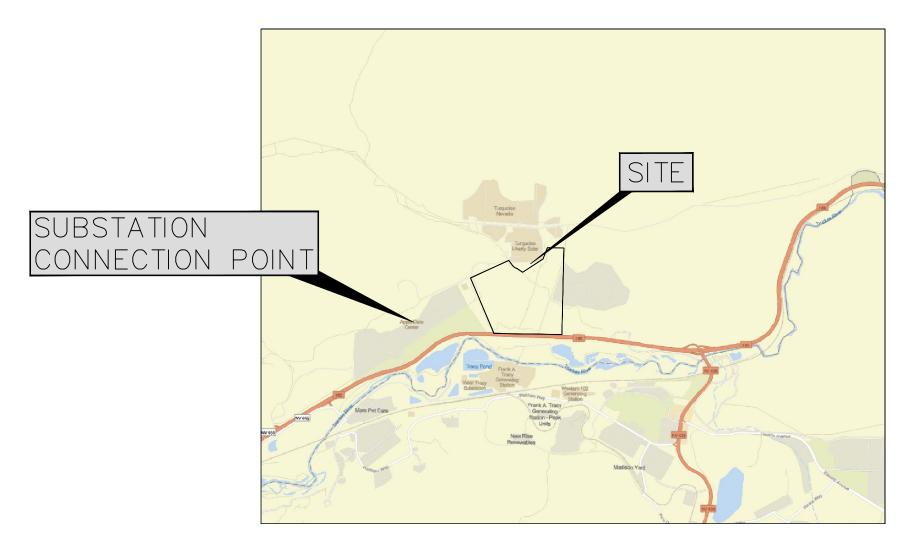
1920 Main Street
Suite 300
Irvine, CA 92614
T: (949) 623-4700

						DISCIPLINE NO.						
						INDI	REV.					
						SCALE AS NOTED	DESIGNED BY SW	PROJECT NUMBER	SHEET NO.			
					ERM	DATE DRAWN 5/5/25	DRAWN BY PDD	0504053	1 of 20			
0	5/8/25	SPECIAL USE PERMIT APPLICATION	PDD	SL	1				<u> </u>			
Rev.	Date	Description	Ву	Chk		Environmental Resources Management						

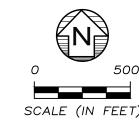


WASHOE COUNTY, NEVADA

**GENERAL LOCATION MAP** 

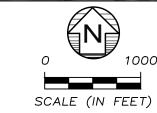








## SITE VICINITY MAP



# **GENERAL NOTES**

- 1. THE GENERAL NOTES AND LEGEND PROVIDED ON THIS DRAWING APPLY TO ALL DRAWINGS UNLESS OTHERWISE INDICATED.
- 2. ELEVATIONS ARE, IN FEET, REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (HEREAFTER REFERRED TO AS NAVD88). HORIZONTAL CONTROL ID BASED ON NAD 83 DATUM.TOPOGRAPHIC DATA SHOWN IN THE PLAN SET IS SOURCED FROM USGS DIGITAL ELEVATION MODEL.
- 3. ALL WORK SHALL BE PERFORMED WITHIN THE LIMITS OF DISTURBANCE AS PRESENTED HEREIN, UNLESS OTHERWISE
- 4. THE RESPONSIBILITY FOR SAFETY IN, ON, OR ABOUT THE JOBSITE SHALL BE THAT OF THE CONTRACTOR. THESE DRAWINGS DO NOT DEPICT COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL PREPARE A SITE-SPECIFIC HEALTH AND SAFETY PLAN (HASP), WHICH SHALL COMPLY WITH THE TECHNICAL SPECIFICATIONS AND MEET ALL OWNER REQUIREMENTS.
- 5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
- 6. SCALES ARE AS NOTED ON EACH DRAWING.
- 7. EXISTING CONTOUR LINES ARE SHOWN AT A 2-FOOT INTERVAL, UNLESS OTHERWISE NOTED.
- 8. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
- 9. CONTRACTOR SHALL NOTIFY NEVADA 811 AT LEAST 3 WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION WORK.
- 10. CONTRACTOR SHALL CONTRACT AN APPROVED PRIVATE UTILITY LOCATOR FOR MARKOUT OF SITE UTILITIES.
- 11. TO THE KNOWLEDGE OF THE PROJECT ENGINEER, THIS PLAN IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.

## LIST OF DRAWINGS

DRAWING NO.	TITLE	REVISION
1	COVER	0
2	LOCATION MAPS, GENERAL NOTES, LIST OF DRAWINGS, ABBREVIATIONS, AND LEGEND	0
3	OVERALL SITE AND GRADING PLAN	0
4-14	FOCUSED SITE AND GRADING PLAN	0
15	UTILITY PLAN	0
16	OVERALL DRAINAGE MAP	0
17-20	DETAILS	0

#### **LEGEND**

EXISTING MINOR CONTOUR (2 FOOT) STORM WATER CULVERT PROPERTY LINE CHAINLINK FENCE UNDERGROUND GAS PIPELINE OVERHEAD POWER SOLAR PANEL STRING + + + + + EX. DRAINAGE FEATURE - + + + + + ROADS PROP. WET POND/SEDIMENT BASIN SETBACK MEDIUM VOLTAGE ALTERNATING —— MV-AC —— CURRENT TRANSMISSION EXISTING BUILDINGS STEEP SLOPES: 10%-30%

EXISTING MAJOR CONTOUR (10 FOOT) PROPOSED MAJOR CONTOUR (10 FOOT) PROPOSED MINOR CONTOUR (2 FOOT)

STEEP SLOPES: GREATER THAN 30%

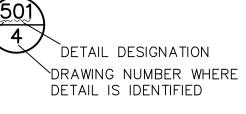
# **ABBREVIATIONS**

DIA. - DIAMETER HC - HANDICAPPED EX - EXISTING M - MEASURED TYP - TYPICAL DIMENSION MIN ELEV - MINIMUM ELEVATIONP.O.B. - POINT OF O.C. — ON CENTER BEGINNING TBR - TO BE REMOVED P.O.C. - POINT OF MSL - MEAN SEA LEVEL COMMENCEMENT FL — FLOW LINE P.O.M. — POINT OF LOD - LIMITS OF DISTURBANCE MEASUREMENT FND - FOUND P.O.T. - POINT OF IP - IRON PIN TERMINATION PED. — PEDESTAL B/L - BUILDING LINE PLTR. – PLANTER SETBACK R - RECORD DIMENSION BLDG. - BUILDING R.O.W - RIGHT-OF-WAY BLVD. - BOULEVARD RD - ROOF DRAIN BRNG. - BEARING RET. — RETAINING C/L - CENTER LINE SAN. – SANITARY CONC. - CONCRETE STAT. - STATUTORY DIA. - DIAMETER TR - TOP OF RIM DIST. - DISTANCE TRANS - TRANSFORMER ESMT. - EASEMENT TYP. - TYPICAL F.F. - FINISHED FLOOR U/C - UTILITY CABINET FCE. - FENCE U/G — UNDERGROUND FL — FLOW LINE

DRAWING NUMBER WHERE DETAIL IS PRESENTED

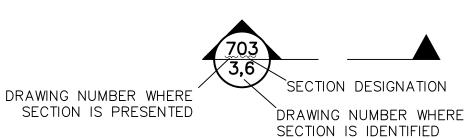
GEN - GENERATOR

G/R - GAS REGULATOR



W/UGS - WITH

UNDERGROUND SERVICE

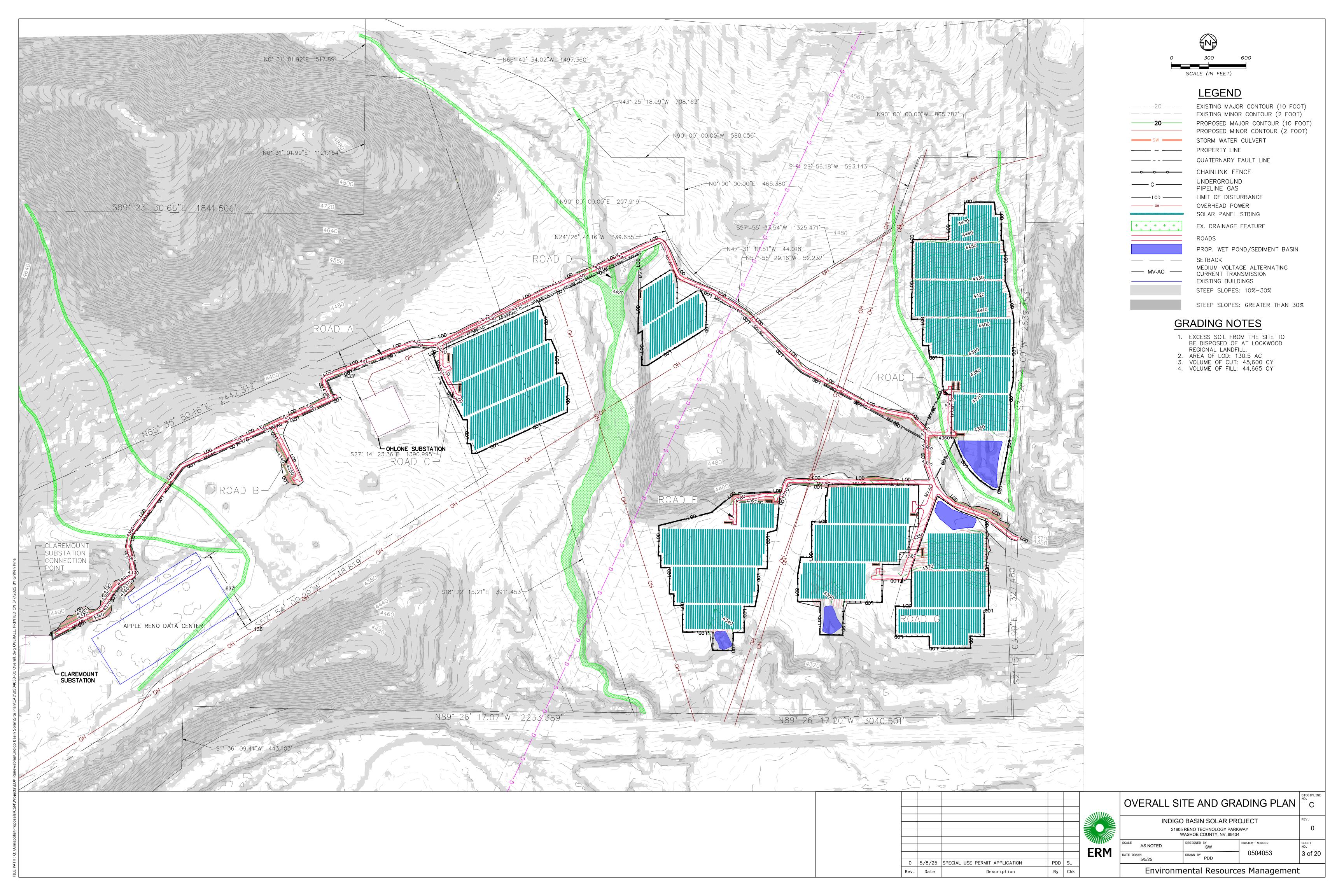


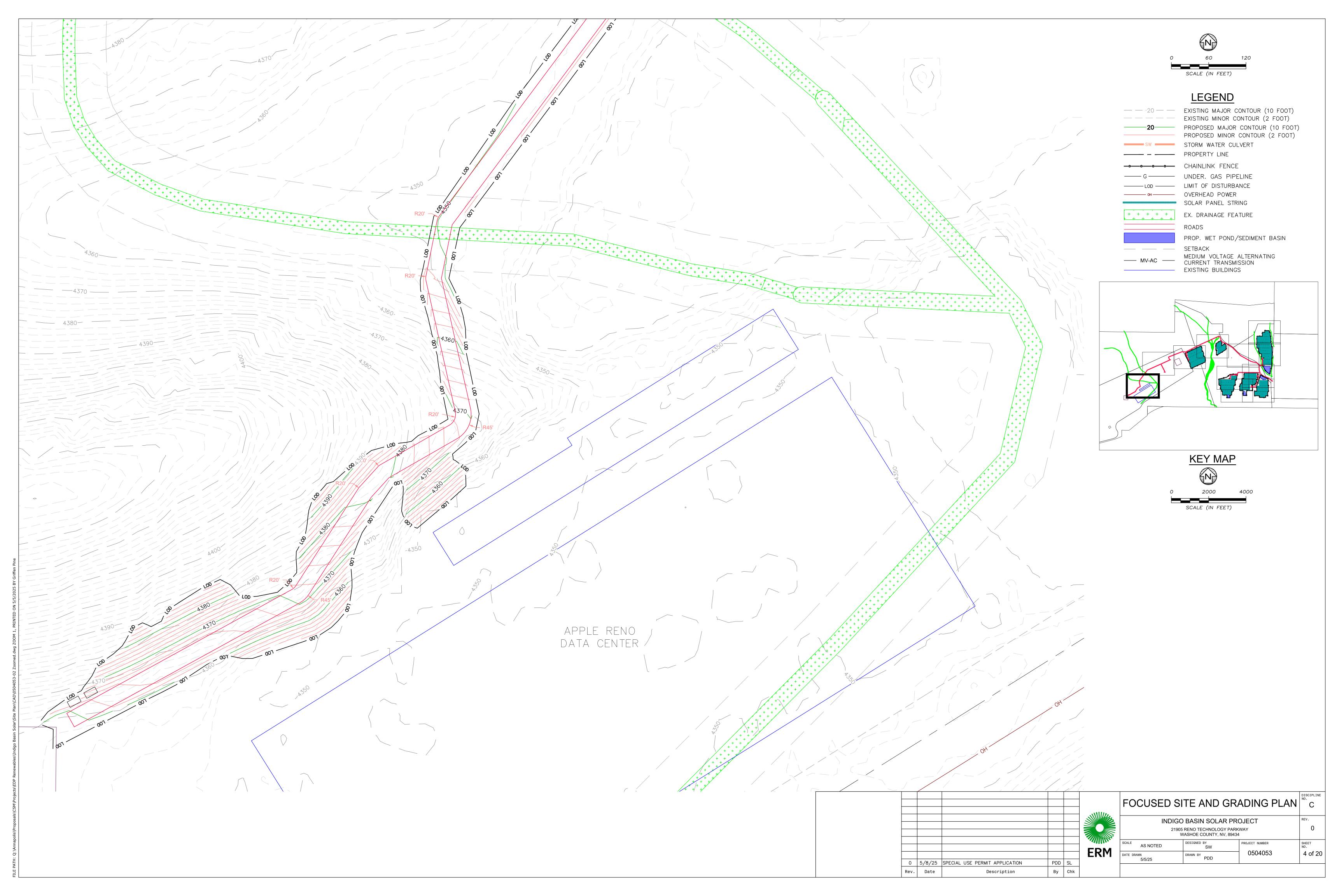
#### FOR PERMITTING ONLY. NOT FOR CONSTRUCTION

**Environmental Resources Management** 

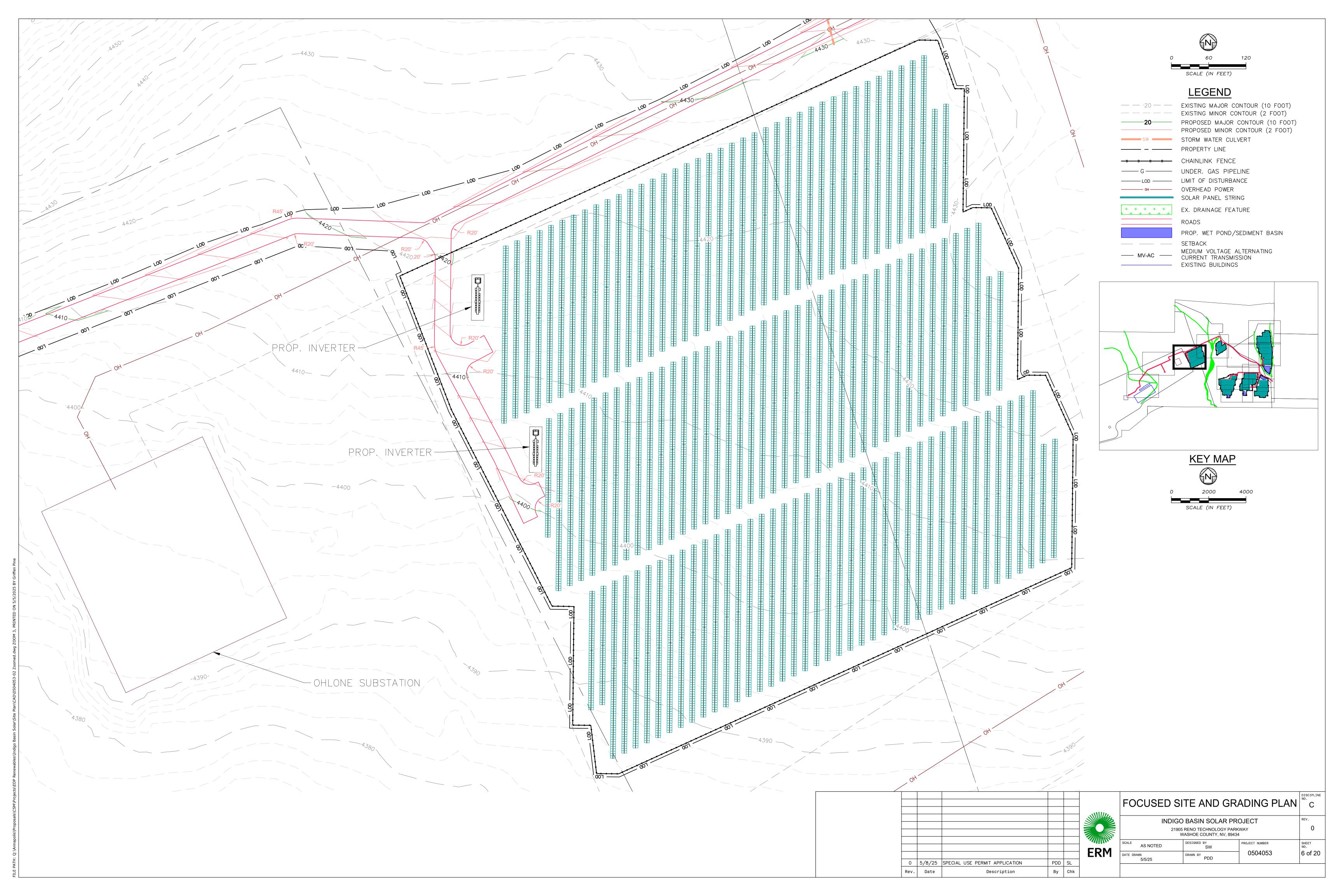
LOCATIONS MAPS, GENERAL NOTES, LIST OF NO. DISCIPLINE NO. DRAWINGS, ABBREVIATIONS AND LEGEND INDIGO BASIN SOLAR PROJECT 21905 RENO TECHNOLOGY PARKWAY WASHOE COUNTY, NV, 89434 DESIGNED BY AS NOTED 0504053 2 of 20

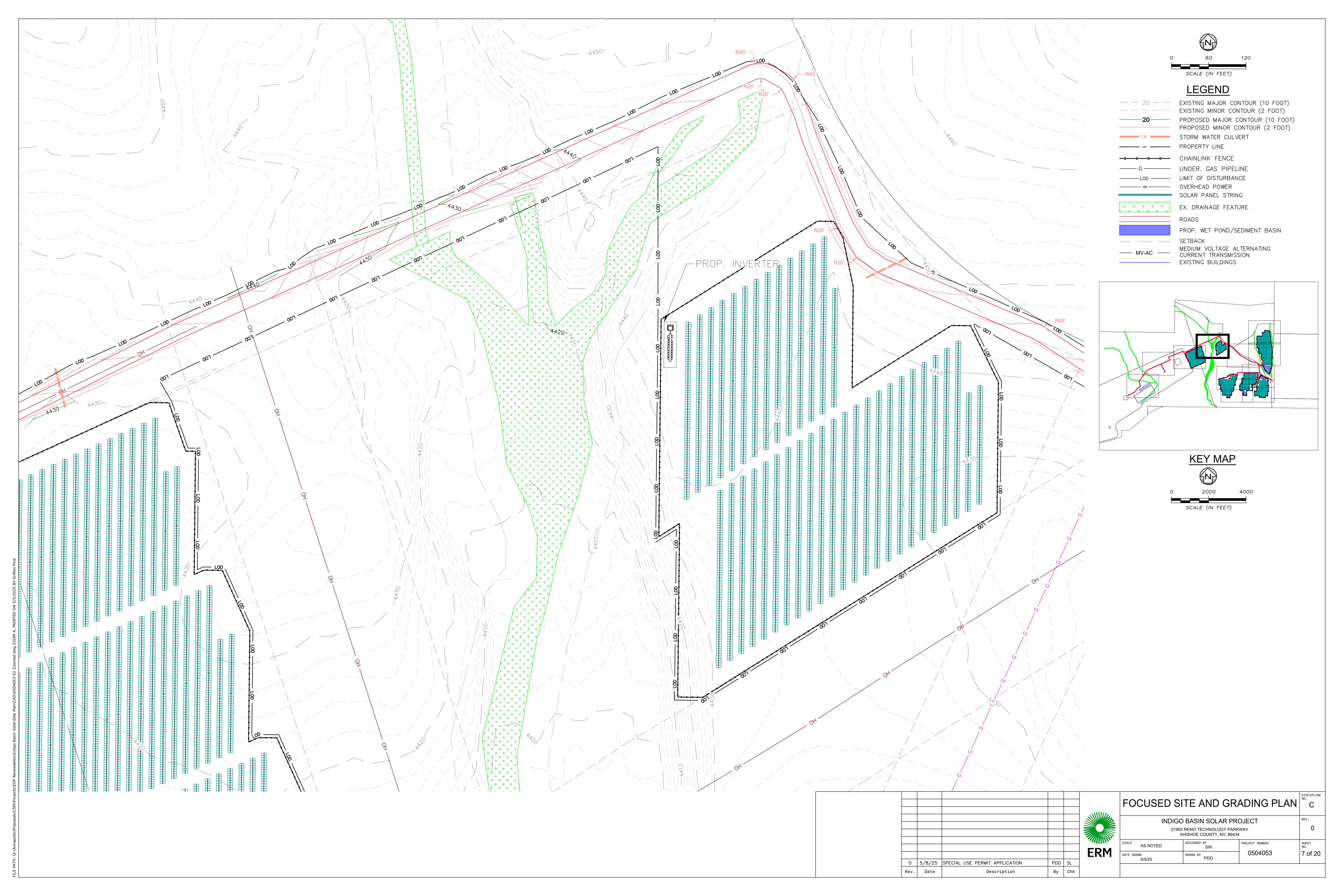
0 | 5/8/25 | SPECIAL USE PERMIT APPLICATION | PDD | SL By Chk

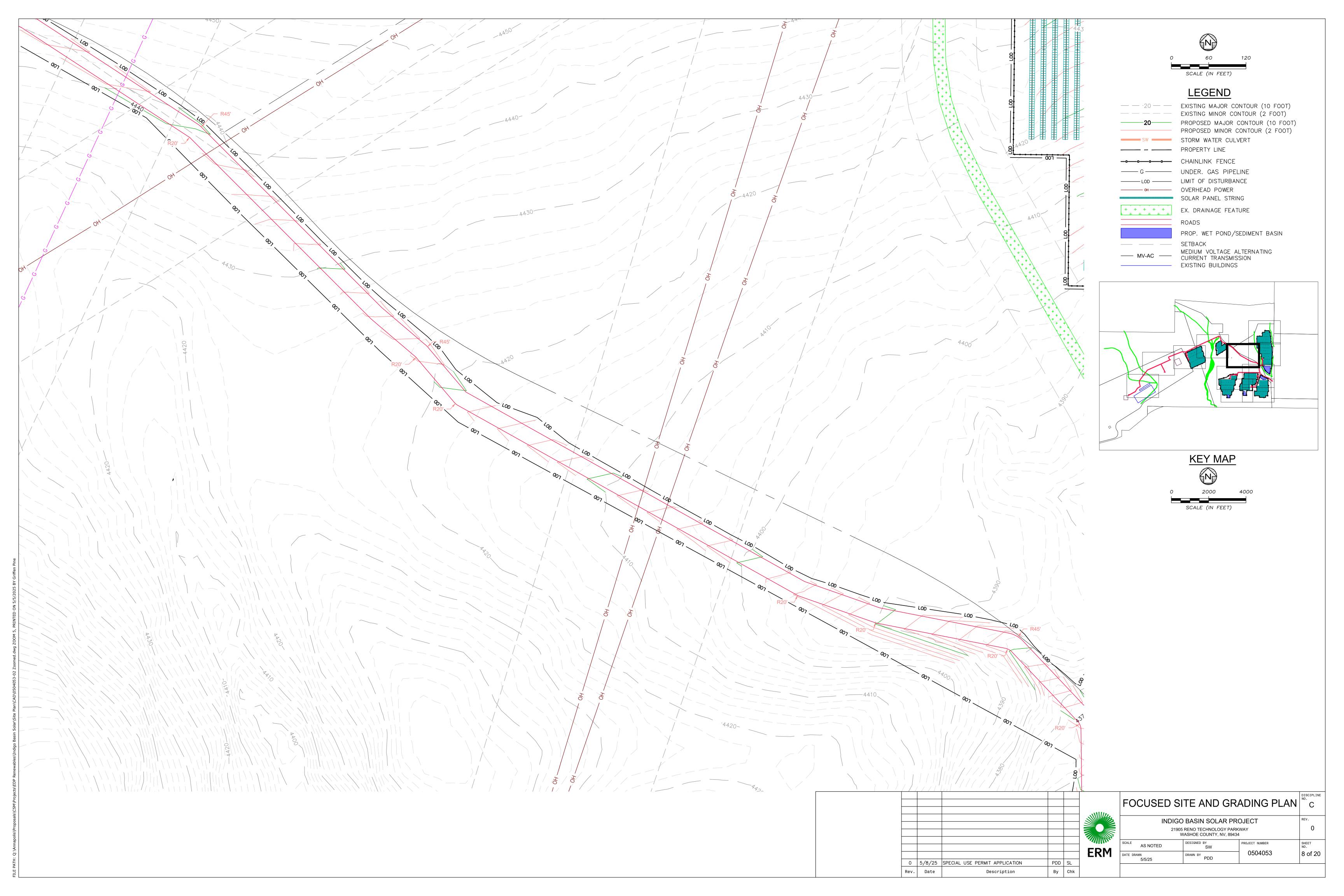


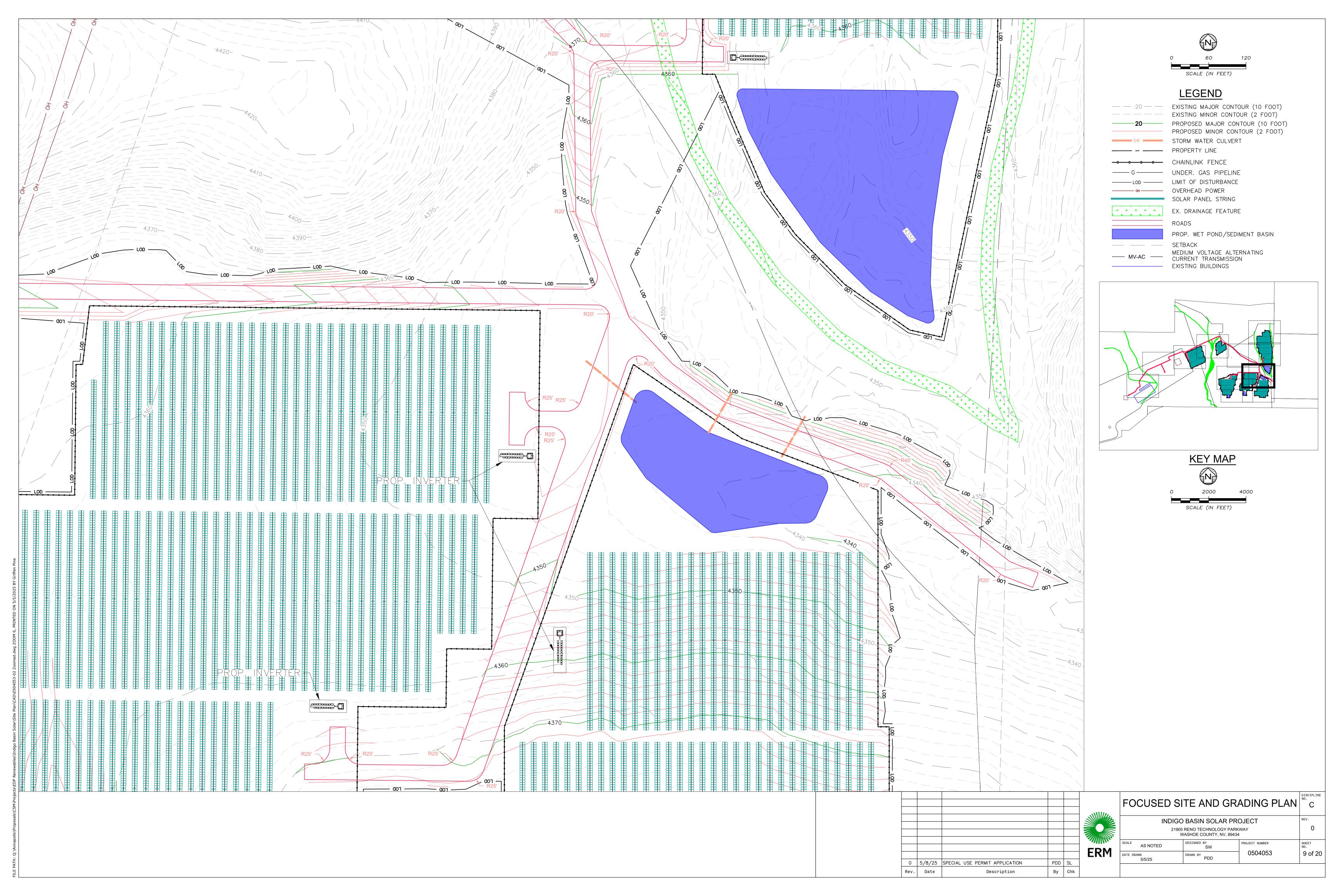






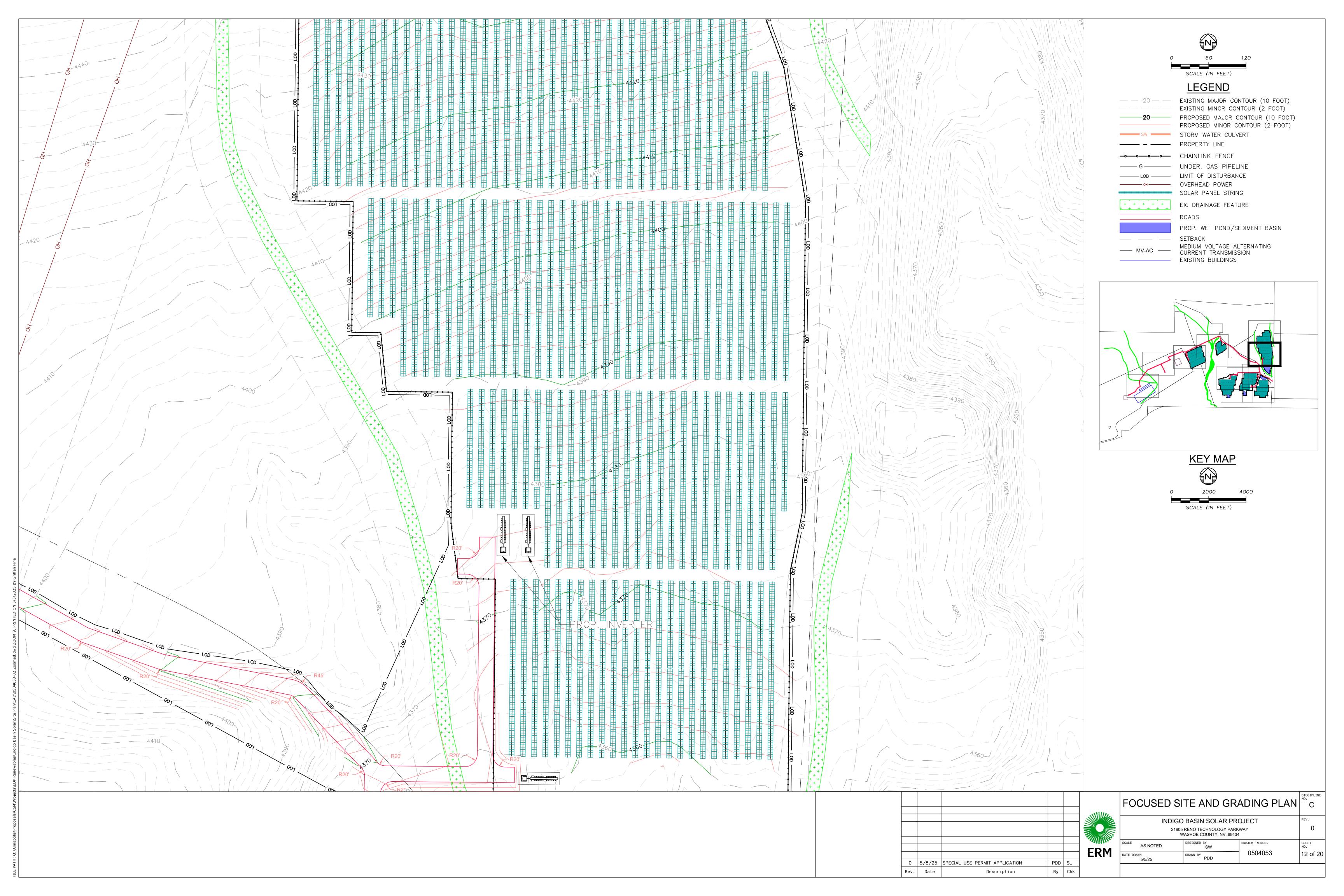


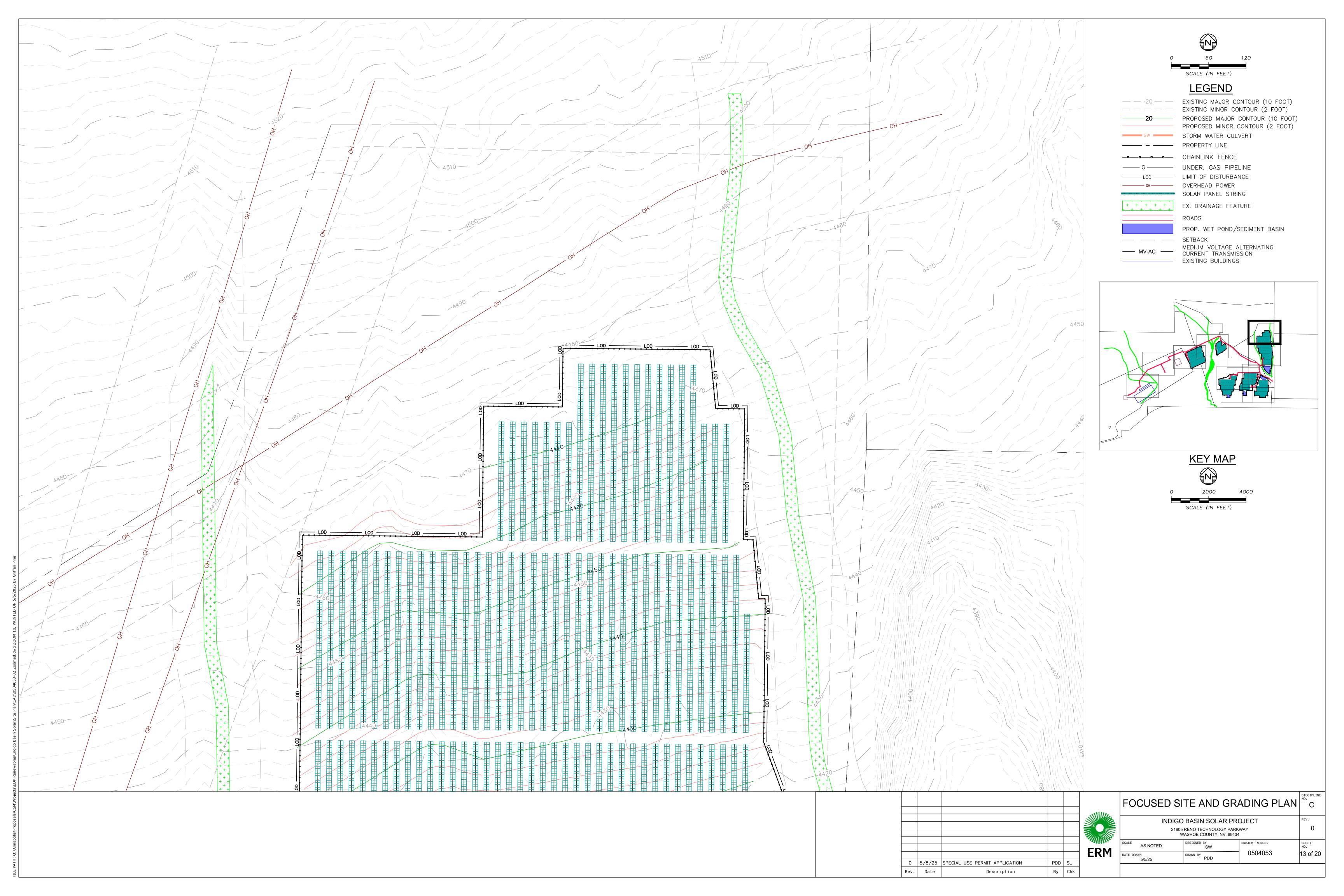




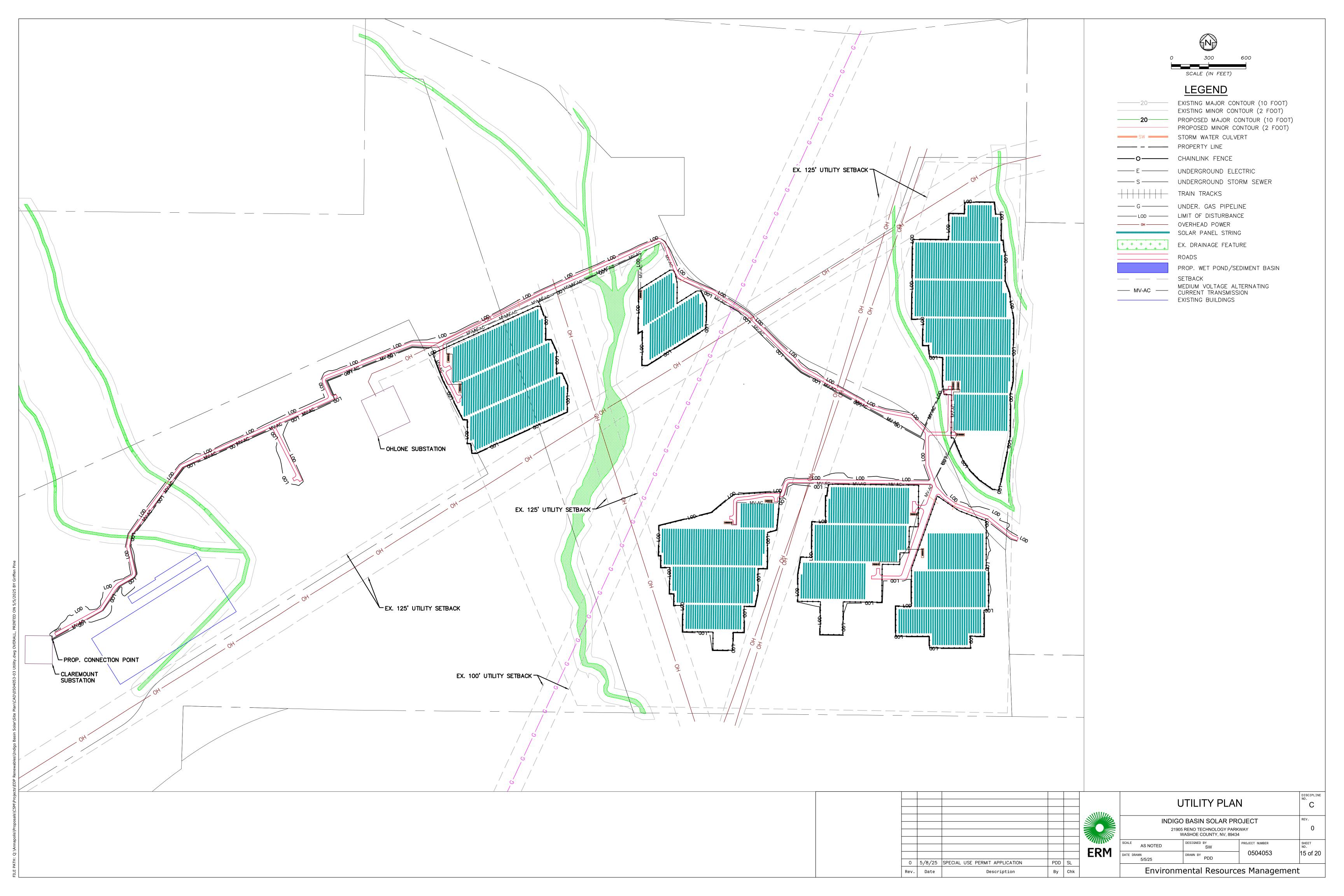


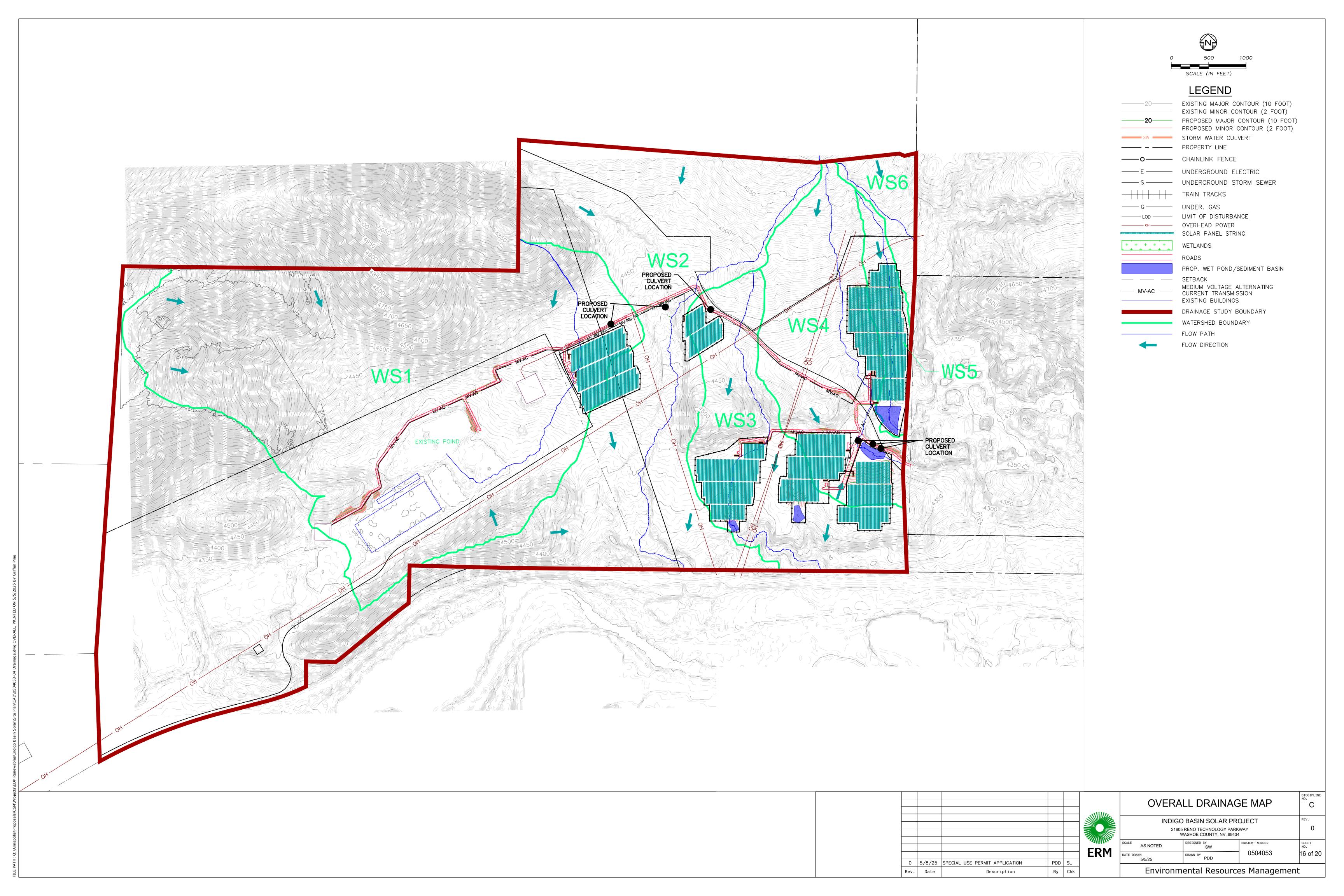


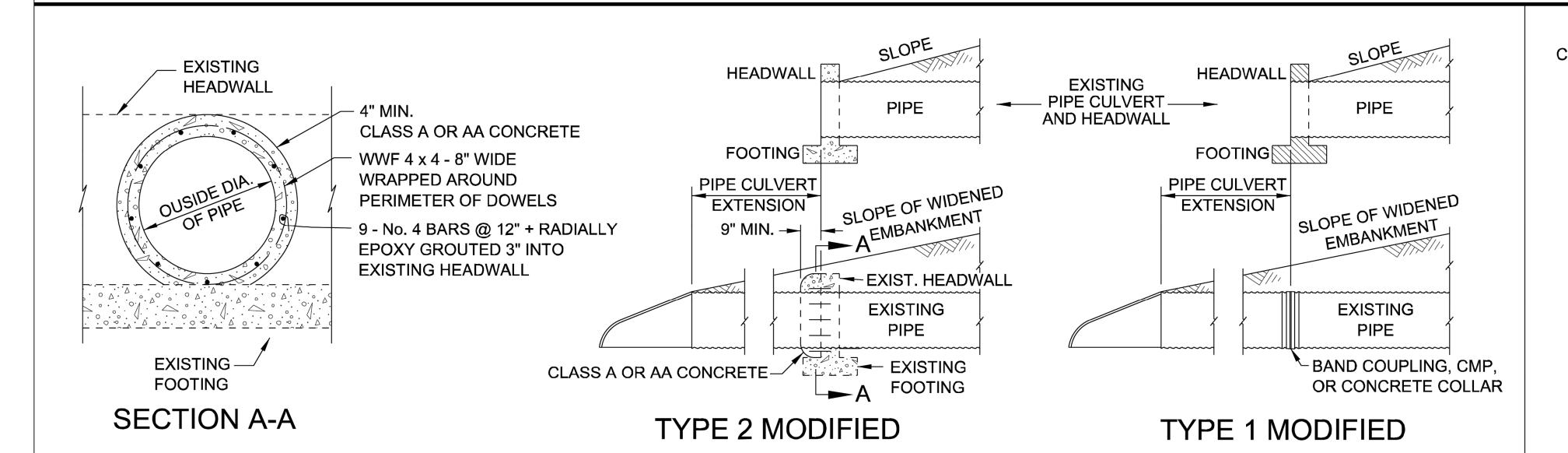












FOR ADDITIONAL INFORMATION SEE DETAIL EB-2
PIPE CULVERT EXTENSION

- LIMITS OF REMOVAL

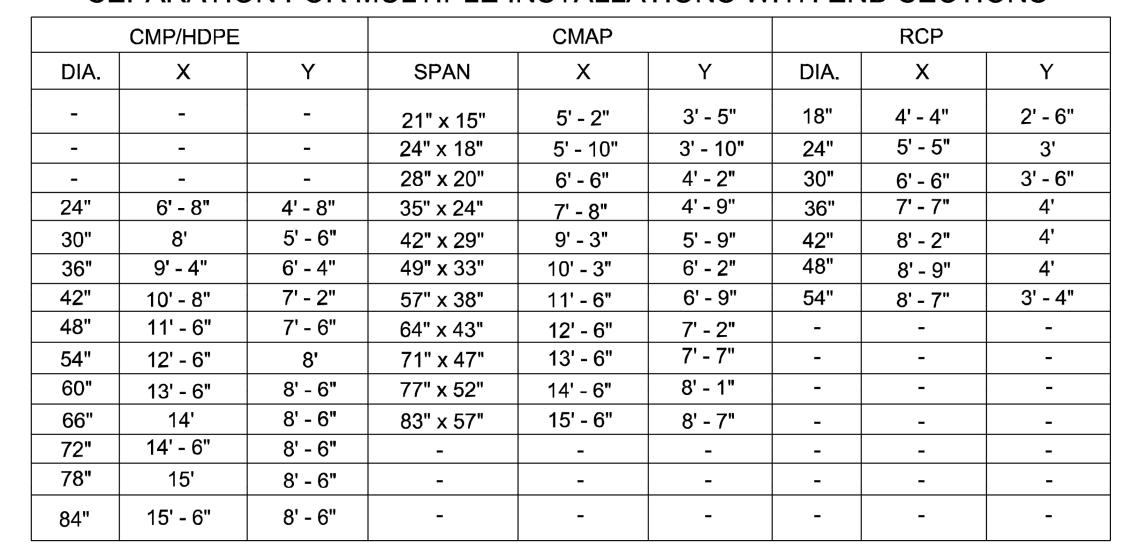
# COMPRESSION CAPS STRUT SILI COMPRESSION CAPS STRUTS

# **END VIEW**

FOR STRUT, CAP, SILL SIZE, AND SPACING USE MANUFACTURERS RECOMMENDATIONS.
STRUTS, CAPS AND SILLS TO BE THE SAME DIMENSION. FOR MAXIMUM FILL HEIGHTS,
SEE DETAIL DS-2 UNDER COLUMNS DESIGNATED "E". STRUTS SHALL BE LEFT IN
PLACE UNTIL FILL HAS BEEN COMPLETED AND COMPACTED, UNLESS OTHERWISE DIRECTED
BY THE ENGINEER.

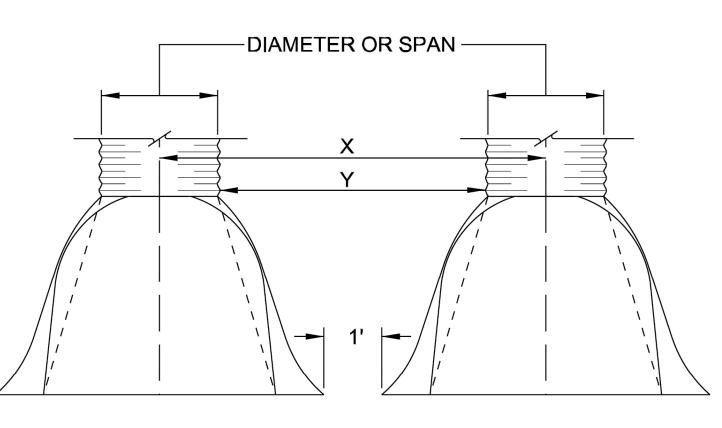
# FIELD STRUTTING CMP

# SEPARATION FOR MULTIPLE INSTALLATIONS WITH END SECTIONS

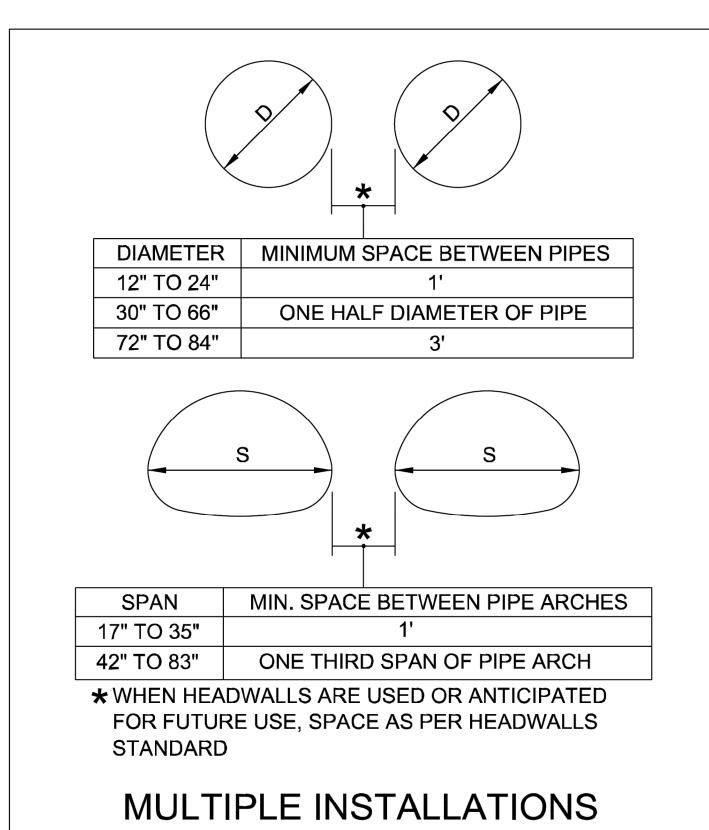


# PRECAST END SECTIONS 1' METAL END SECTIONS





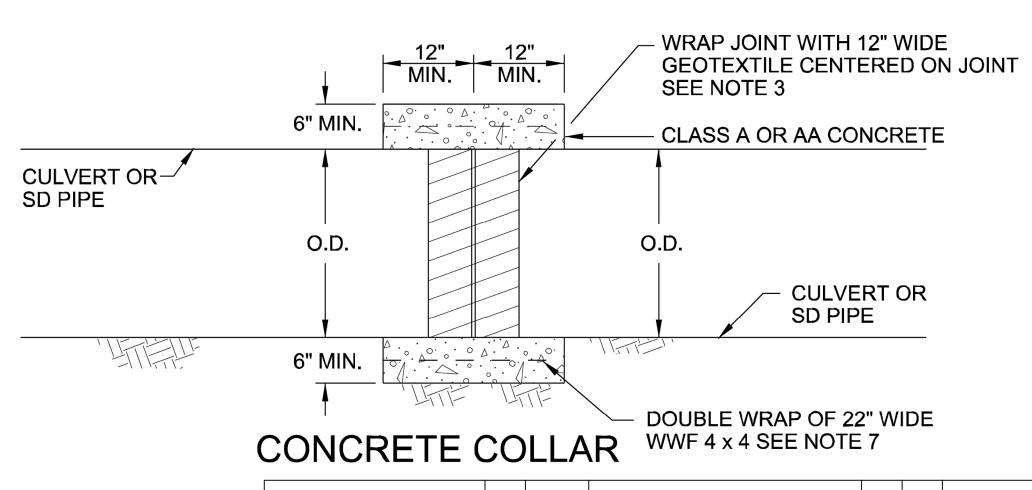
WHEN Y DISTANCE EXCEEDS 5', STRUCTURE EXCAVATION AND BACKFILL QUANTITIES SHALL BE CALCULATED FOR EACH CULVERT



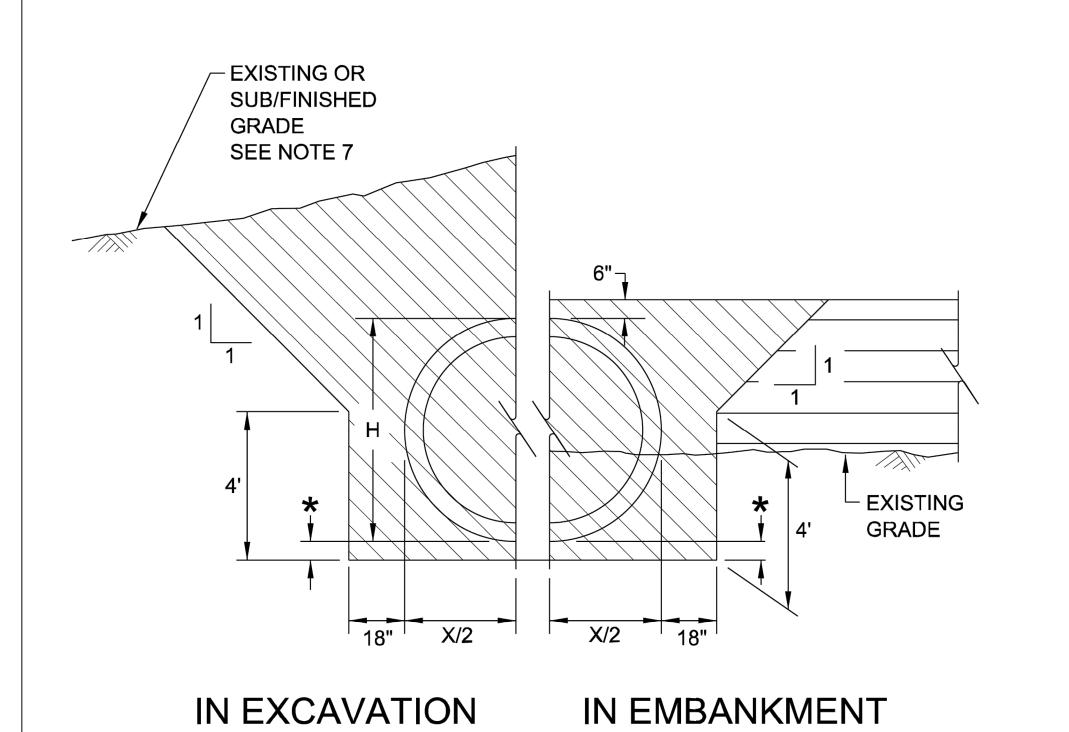
WITHOUT HEADWALLS

#### NOTES:

- 1. Concrete collar to be used for making repair connections, connect dissimilar pipe materials, extend or connect similar pipe materials where bell and spigot connections are not possible, and where specified.
- Maintain proper alignment, line, and grade across the joint. Secure pipe sections
  adequately on each side of joint prior to casting concrete to prevent any inadvertent
  displacement or misalignment.
- 3. In lieu of a geotextile wrap, rubber boot adapters, coupling bands, or other special adapters specific to the application and as recommended by the manufacturer may be used to facilitate construction and maintain joint integrity. Use appropriate connection devices if required by the Engineer or special provisions to provide a competent or water tight connection. Maintain a minimum of 6-inches of concrete cover on the outside of any special connection devices.
- 4. For HDPE pipe, use an embedded waterstop gasket on each side of the joint where water tight connections are required and where required by the Engineer.
- No direct payment for concrete collars or associated connection devices. Payment to be included in the payment for pipe.
- 6. Where angle bends are specified, miter pipe ends to provide a tight joint connection with a maximum 1-inch gap tolerance.
- 7. Provide a minimum of 1-inch concrete cover from collar ends and 2-inches minimum clearance from inner to outer surface of concrete collar.



						DETAILS  INDIGO BASIN SOLAR PROJECT 21905 RENO TECHNOLOGY PARKWAY WASHOE COUNTY, NV, 89434					
						SCALE	AS NOTED	DESIGNED BY SW	PROJECT NUMBER	SHEET NO.	
					ERM	DATE DRA	WN 5/5/25	DRAWN BY PDD	0504053	17 of 20	
0	5/8/25	SPECIAL USE PERMIT APPLICATION	PDD	SL		JIJIZJ					
Rev.	Date	Description	Ву	Chk		Environmental Resources Management					



IN EXCAVATION

18" X/2

EXISTING OR

SUB/FINISHED

SEE NOTE 7

**GRADE** 

IN EMBANKMENT

X/2 18"

- EXISTING

**GRADE** 

**BACKFILL** 

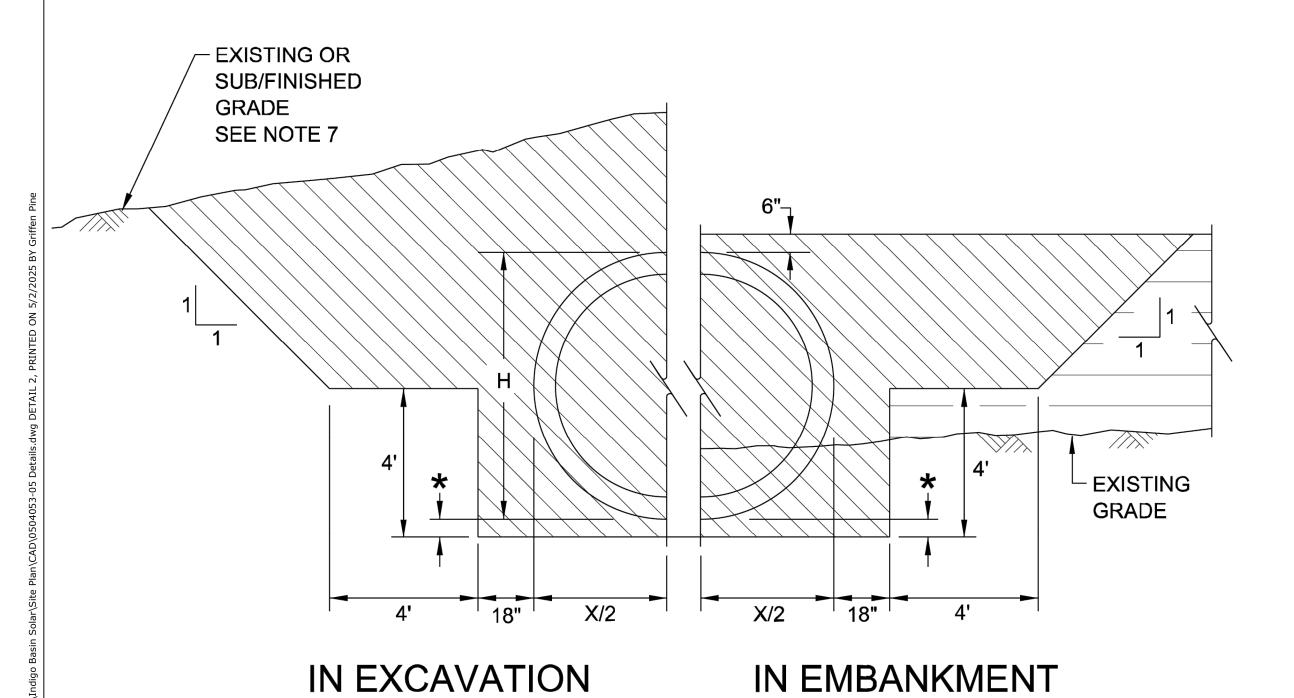
★ - VARIES PER BEDDING CLASS

**EXCAVATION** 

X = DIAMETER FOR CMP X = SPAN FOR CMAP X = OUTSIDE DIMENSION FOR RCP OR HDPE

H EQUALS 6' OR LESS

# TI EQUITE O OTT EEO



\*- VARIES PER BEDDING CLASS

EXCAVATION

EXISTING OR SUB/FINISHED GRADE SEE NOTE 7

6"

6"

EXISTING OR SUB/FINISHED GRADE

SEE NOTE 7

IN EXCAVATION

IN EMBANKMENT

**BACKFILL** 

X = DIAMETER FOR CMP X = SPAN FOR CMAP X = OUTSIDE DIMENSION FOR RCP OR HDPE

H EQUALS GREATER THAN 6'

#### NOTES:

- Trenches more than 4-feet deep shall be shored, laid back to at least the angle of repose for existing field conditions, or some other means of protection shall be provided.
- 2. If hazardous field conditions indicate ground movement may be expected, trenches less than 4-feet deep shall be protected as indicated in note 1.
- 3. For purposes of payment, structure excavation and backfill quantities are based on these standard drawings minus any duplication in quantities which overlap. If shoring is used, payment will be made for the structure excavation and backfill based on these standard drawings and no additional payment will be made for shoring.
- Trench excavation and shoring shall conform to current OSHA regulations. Payment will be made based on these standard drawings and there will be no additional compensation for any additional excavation or backfill required for excavations to meet OSHA regulations.
- Granular backfill shall be placed for a minimum depth of 6-inches above the top of pipe for the width of the trench. Complete the trench backfill with backfill, granular backfill may be used at no additional payment.
- 6. Provide adequate temporary cover over pipe, to protect pipe from damage during construction.
- For installations in excavation, the quantities for excavation and backfill shall be calculated and paid from either existing grade or sub/finished grade, whichever is lower.

# LEGEND:

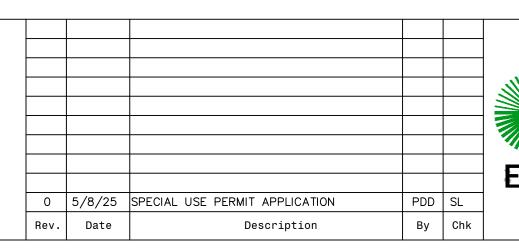
- STRUCTURE EXCAVATION

- GRANULAR BACKFILL

- BACKFILL

- BEDDING SEE DETAIL DS-1

- ROADWAY EMBANKMENT



DETAILS

INDIGO BASIN SOLAR PROJECT
21905 RENO TECHNOLOGY PARKWAY
WASHOE COUNTY, NV, 89434

SCALE AS NOTED
DATE DRAWN
5/5/25

DRAWN BY
PDD

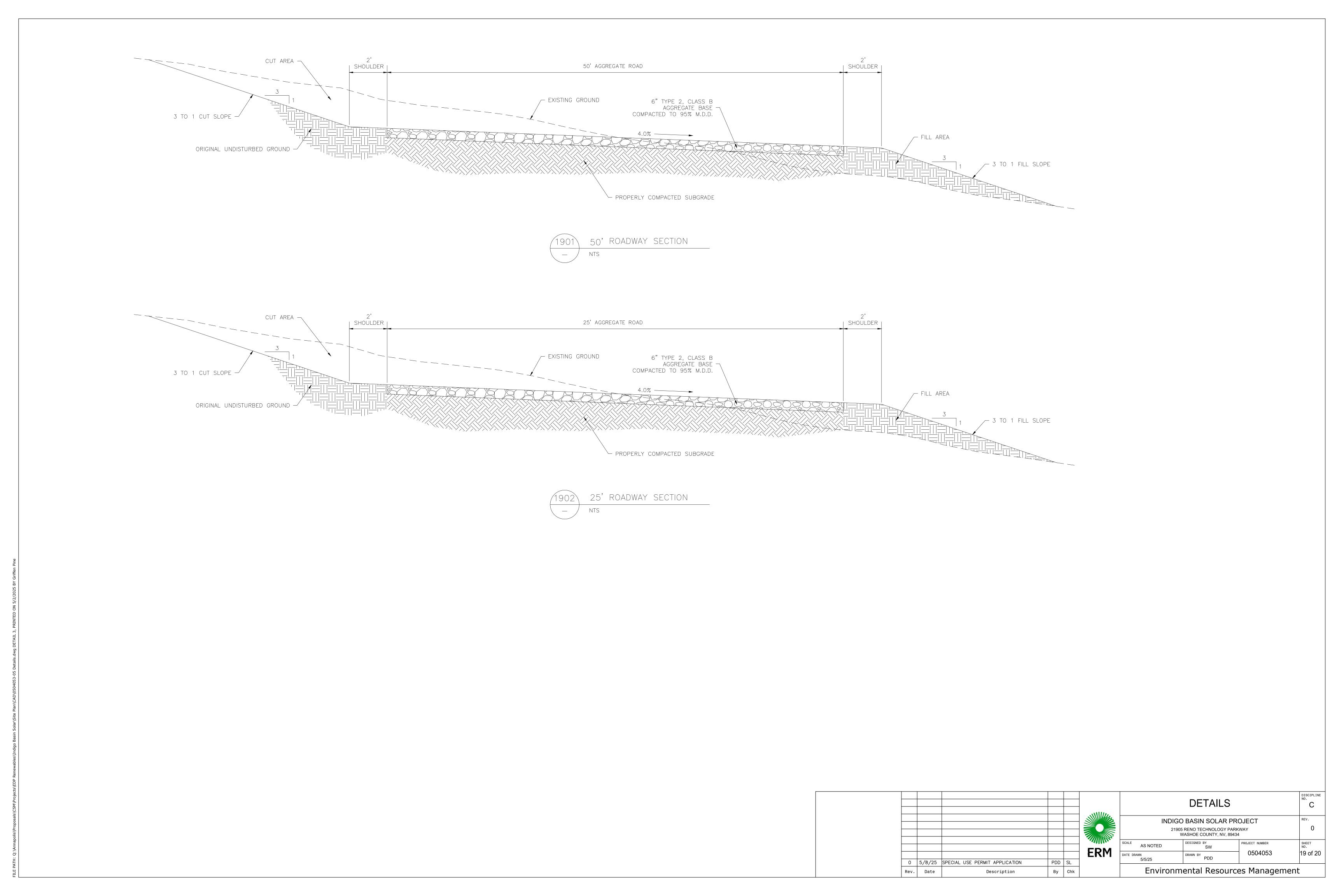
DESCIPLINE
NO.

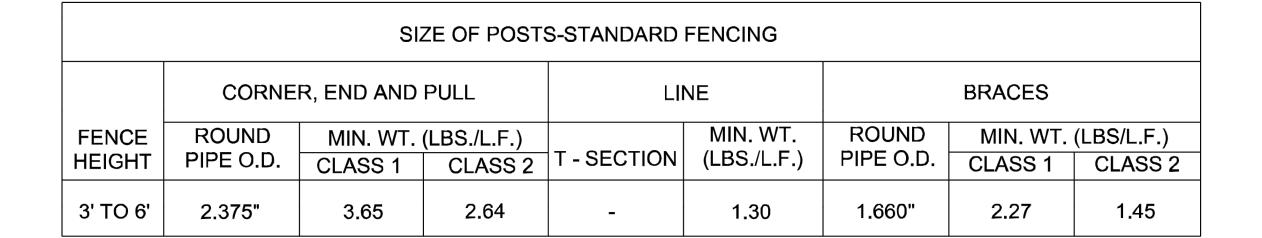
REV.
0

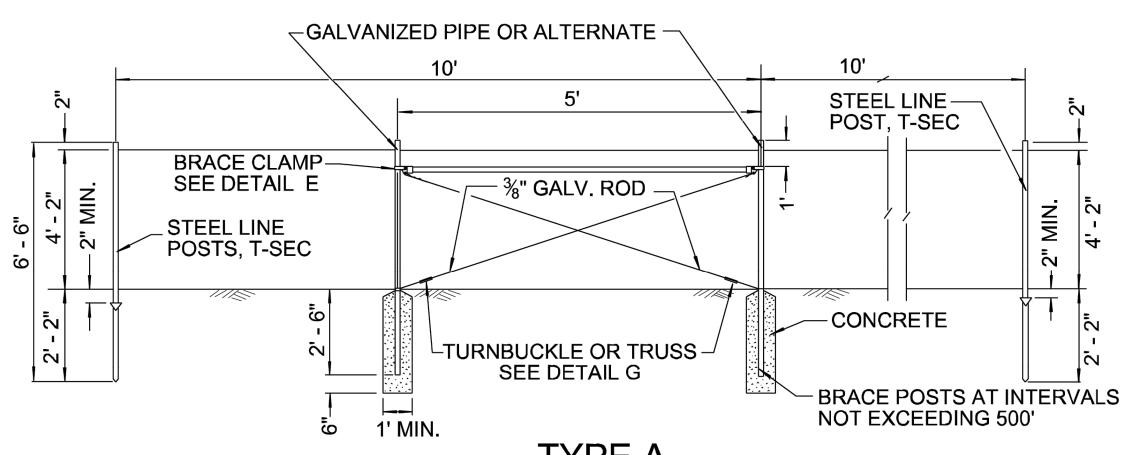
0

REV.
0

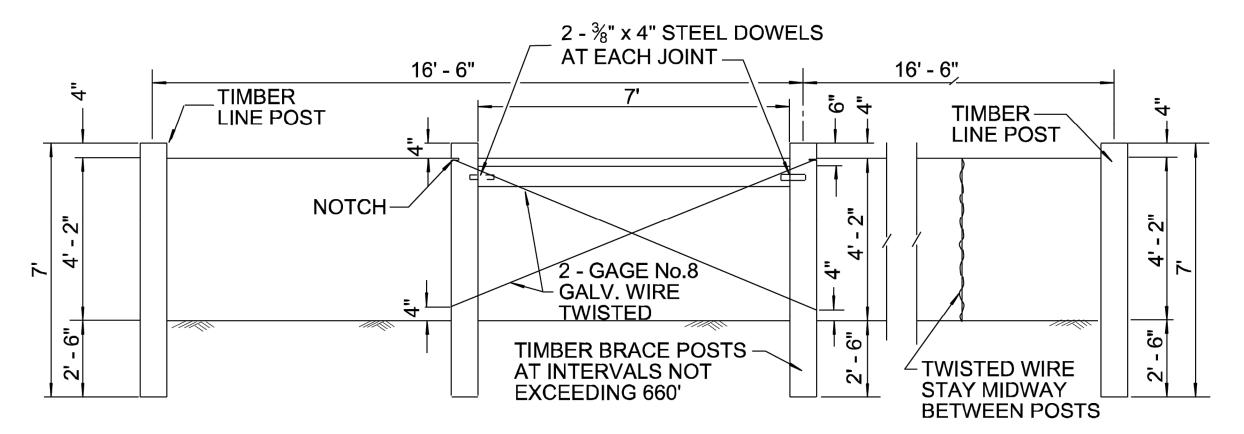
18 of 20



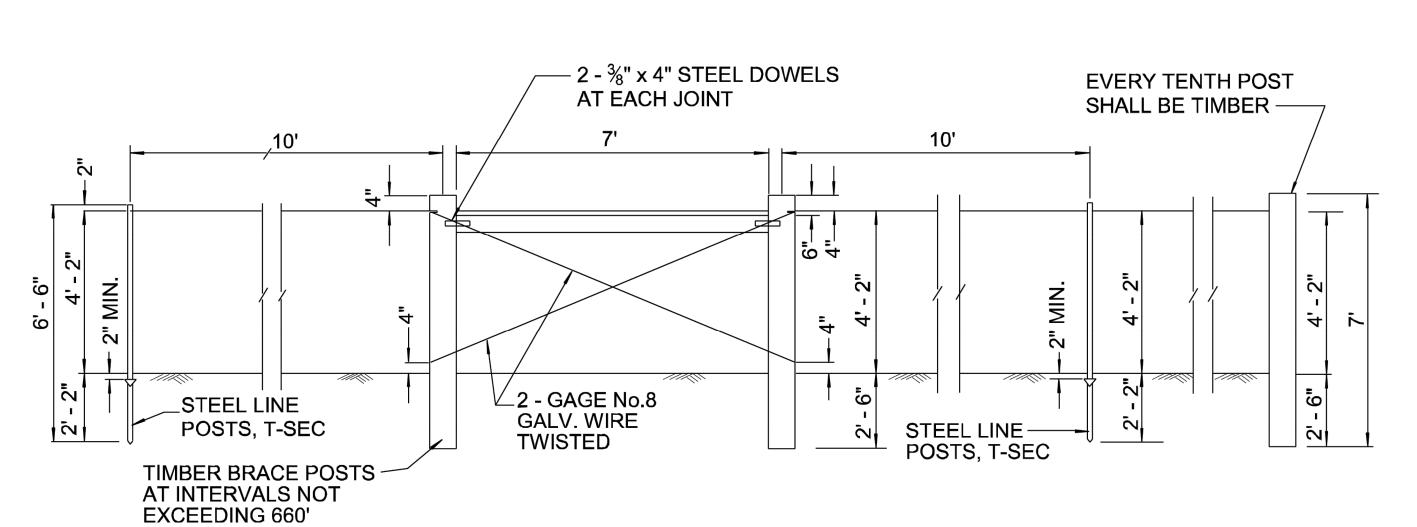




TYPE A INTERMEDIATE BRACED POST END POST BRACING SIMILAR



TYPE B INTERMEDIATE BRACED POST

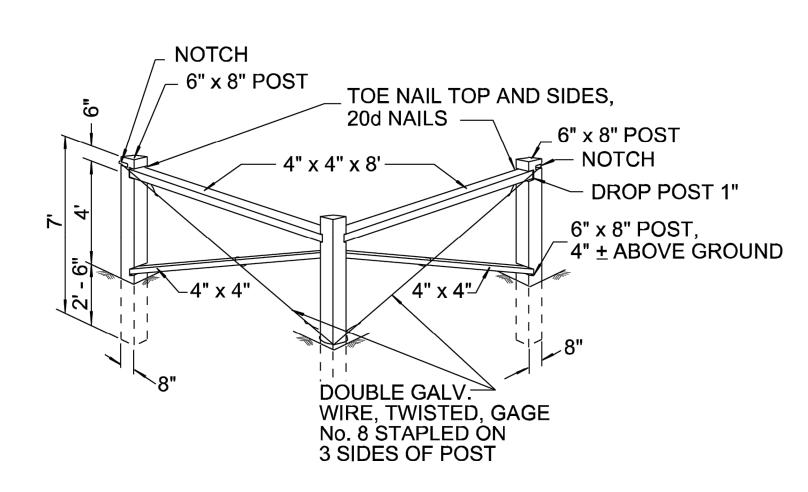


TYPE C

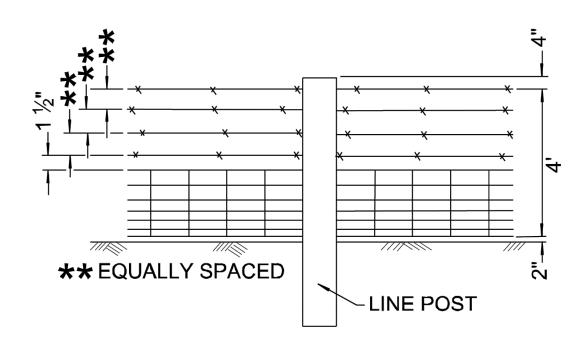
INTERMEDIATE BRACED POST

GALV. PIPE OR ALTERNATE BRACE CLAMP SEE DETAIL E \_%" GALV. ROD -CONCRETE TURNBUCKLE OR TRUSS TIGHTENER SEE DETAIL G

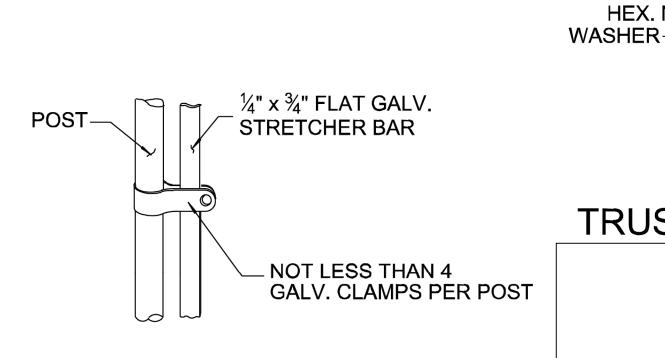
TYPE A CORNER BRACE



**TIMBER CORNER BRACE** 



TYPICAL DETAIL OF WOVEN WIRE AND BARBED WIRE FENCE APPLICABLE TO TYPE A, B, AND C



DETAIL F

# **NOTES:**

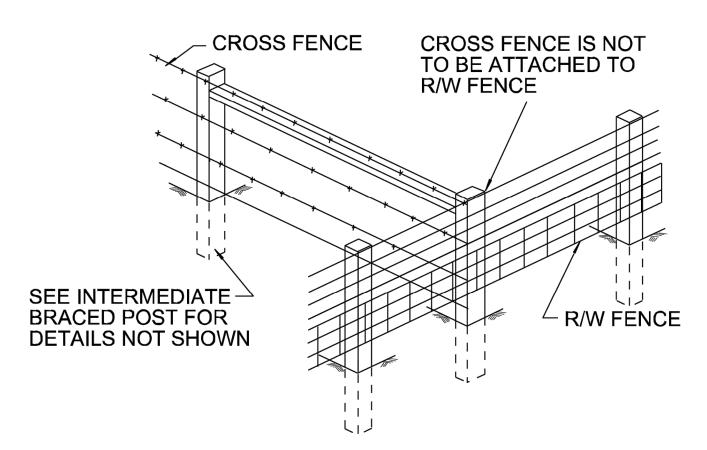
- Fence posts and materials shall conform to the requirements of standard specifications and supplements.
- Standard fencing shall consist of galvanized barbed wire, galvanized woven wire, farm fence, or a combination of both on wood or metal posts or combinations of posts.
- Barbed wire shall be spaced as follows: 4 wire - bottom wire 15  $\frac{1}{2}$ -inches above ground, other spacing 11  $\frac{1}{2}$ -inches. 5 wire - bottom wire 10-inches above ground, other spacing 10-inches.
- Standard fencing will be designated by type, design of fabric, and/or number of barbed wires. Thus:

Type A-832-3B designates metal posts, 32-inch woven farm wire, and 3 barbed wires.

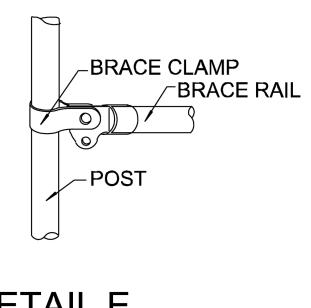
Type B-4B designates wood posts, 4 barbed wires.

Type C-726-4B designates combination of wood and metal posts, 26-inch woven farm wire, 4 barbed wires.

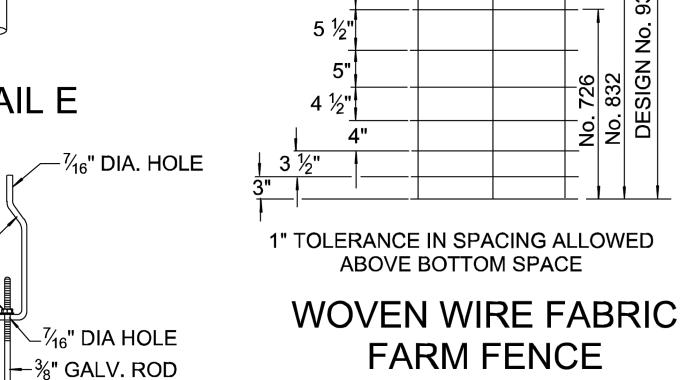
Manufacture steel line posts, t-sec, to tolerances and workmanship as provided in AASHTO M281.



# TYPICAL EXISTING CROSS FENCE TIE



**DETAIL E** 



6" 6"

# **DETAIL G** TRUSS TIGHTENER

 $\frac{3}{8}$ " x 1" GALV.

IRON STRAP-

HEX. NUT-

GH	IEN	EK								
							DISCIPLINE NO.			
						INDIGO BASIN SOLAR PROJECT 21905 RENO TECHNOLOGY PARKWAY WASHOE COUNTY, NV, 89434				
						SCALE AS NOTED	DESIGNED BY SW	PROJECT NUMBER	SHEET NO.	
0	5/8/25	SPECIAL USE PERMIT APPLICATION	PDD	SL	ERM	DATE DRAWN 5/5/25	DRAWN BY PDD	0504053	20 of 20	
Rev	1	Description	Ву	Chk		Environm	nental Resour	ces Managem	ent	