

SPECIAL USE PERMIT APPLICATION

WHITE WING SOLAR PROJECT



SUBMITTED BY:

WHITE WING RANCH NORTH, LLC

135 MAIN ST. – 6TH FLOOR
SAN FRANCISCO, CA 94105

OCTOBER 2015

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1.0 INTRODUCTION

White Wing Ranch North, LLC (Applicant) requests a Special Use Permit (SUP) from Yuma County for construction of the White Wing Solar Project (Project).

The White Wing Solar Project is a proposed approximately 210 megawatt (MW) solar energy project using photovoltaic (PV) technology. It is located in Yuma County approximately 10 miles north of I-8 and Dateland, Arizona. This location is also about 45 miles west of Gila Bend and 65 miles east of Yuma. **Figure 1** shows the general location of the project.

The White Wing Solar Project site is located on private lands north of and adjacent to the existing Agua Caliente Solar Project north of Palomas / Hyder Road. This land has long been used for agriculture. The site and surrounding area is zoned Rural Area (RA)-40 by Yuma County. The RA-40 zoning allows as special uses public or private utility installations for electric generating or transmission facilities such as those proposed for this Project. The planned land use for this area is Agriculture / Rural Preservation (A-RP). Figure 2 shows the zoning and planned land use for the area.

The White Wing Solar Project is an appropriate use for this location for the following reasons:

- This Project will help meet the state and regional need for renewable energy and reduce dependence on fossil fuels.
- The high solar radiation, available water, relatively flat site, and access to the regional transmission system make this location very well suited for the proposed use.
- There will be socioeconomic benefits derived from the Project including short-term benefits from construction (employment, retail and service sectors opportunity) and long-term benefits from tax revenues, increased reliability of the regional electrical system, and approximately 5 operational jobs.
- The existing disturbance of this Site (from agriculture) eliminates the need to disturb native desert to develop the Project.
- While agricultural land would be taken out of production for the life of the Project, the presence / operation of the Project would not impact any nearby agricultural lands, and the Project Site could be returned to agriculture at such time that the Project is decommissioned.
- The RA-40 zoning applied to this area allows as special uses public or private utility installations for electric generating or transmission facilities such as this Project.
- The Project will not contribute to a significant worsening of traffic safety or otherwise have an inordinately negative impact on nearby properties

- The Project will not negatively affect the health and safety of persons residing or working in the area.
- This Project is substantially in conformance with the 2010 Yuma County Comprehensive Plan, as adopted.

On August 12, 2015, the Applicant attended a Pre-Application meeting for the SUP with Yuma County Planning staff. During that meeting the proposed White Wing Solar Project and SUP application requirements were discussed and a Pre-Development Checklist was completed by Yuma County (included in **Appendix A**).

This application package has been organized to directly respond and provide information that is required in the following documents:

- Yuma County Pre-Development Checklist
- Yuma County Zoning Ordinance Section 402.00 Special Use Permits
 - Section 402.1 General Purpose and Considerations
 - Required Conclusions
 - Section 402.02 Procedures for Reviewing Special Use Permit Applications

2.0 PROPOSED USE

2.1 Project Description

The White Wing Solar Project would use PV modules that are generally non-reflective and convert sunlight into direct current (DC) electricity. The DC output of multiple rows of PV modules is collected through one or more combiner boxes and directed to an inverter that converts the DC electricity to alternating current (AC) electricity. From the inverter, the generated energy flows to a transformer where it is stepped up to distribution level voltage (approximately 34.5 kV). Multiple transformers are connected in parallel via 34.5 kV lines to the Project substation, where the power will be stepped up to 500 kV. This substation will be located at the southern end of the Site. From the Project substation, the Project will interconnect to the grid via a new 500 kV line or 34.5 kV lines constructed from this location to the existing Hoodoo Substation about 3.0 miles to the south.

2.2 Property Description

The White Wing Solar Project will be located on approximately 1,450 acres that were a portion of a private agricultural property referred to as the White Wing Ranch. The adjacent southern portion of the White Wing Ranch was developed as the existing Agua Caliente Solar Project.

The White Wing Solar Project site has been leased to Del Monte Fresh Produce (Southwest) for agricultural use.

The Project Site includes approximately 1,450 acres in Sections 4, 5, 9, 15, and 16 of T5S, R12W, G&SRBM, Yuma County, Arizona. **Figure 3** shows the boundary of the Site and the included parcels.

Access to the Site is provided via the existing Palomas / Hyder Road Road which is at the southern border of the adjacent Agua Caliente Solar Project. An abandoned segment of the Union Pacific Railroad (UPRR) is adjacent to the road. In addition, the existing Hassayampa to North Gila 500 kV transmission line corridor parallels the railroad and road and interconnects to the Hoodoo Wash Substation. The newly built Hassayampa – North Gila #2 500kV Line (HANG2) also follows this same corridor but does not connect to Hoodoo Wash Substation.

This is an unincorporated part of Yuma County. There are no municipal jurisdictions within 20-miles of the White Wing Solar Project site. The unincorporated community of Dateland is located approximately 13 miles south of the Site along I-8.

The Project would be located on the following parcels:

- 15204002
- 15205002
- 15205003
- 15209001
- 15209002
- 15209003
- 15209004
- 15209005
- 15215002
- 15215003
- 15216001
- 15216002

2.3 Site Plan

The White Wing Solar Project will utilize First Solar's thin-film PV modules to produce clean, renewable energy. The PV panels will be mounted on single-axis trackers. Using single-axis horizontal trackers, the panels will be oriented in north-south rows with the panels moving to track the sun as it moves across the sky during the day. The trackers include low voltage electric drive motors, controller equipment, backup power supply, meteorological station, and anemometers.

At full build-out, most of the Site will be disturbed by construction of the Project and approximately 900 acres will be covered by solar arrays. **Figure 4** is a conceptual site plan showing the potential layout of the solar project. Temporary construction lay down, construction trailers and parking areas will be provided within the Project Site and the lay down areas will be relocated periodically within the solar field as the Project is built out.

Solar Field and Generation System

The PV modules will produce the electricity generated by the Project by converting sunlight directly into electricity. The major equipment in the solar field includes the following:

- First Solar PV modules
- Single-axis tracking supports
- Power Conversion Stations (PCS)
- DC collection system comprised of underground DC cabling and combiner boxes
- Medium voltage (34.5 kV) collection system from the PCS locations to the project substation
- Photovoltaic Combining Switchgear (PVCS) or sectionalizing cabinets
- A Project Substation with 34.5 kV to 500 kV high voltage step-up transformer (SUT), breakers, and associated substation equipment
- Meteorological stations
- Possible O&M building with parking
- Telecommunications equipment

As mentioned above, in addition to the structures associated with the solar field, the Project could include an operations and maintenance (O&M) building at the south end of the Site. During operations, the O&M building would have potable water from existing on-site wells and possibly a septic system. The design and construction of the buildings, solar arrays (panels, etc.) will be consistent with County building standards.

Grading and Drainage

The Project is located on property that has been previously leveled and used for irrigated agricultural production. As a result, little new grading would be done on the Project Site. The soil surface will be smoothed and compacted to prepare the Site for installation of the solar panels. The site will be disked with conventional farming equipment with use of scrapers and other earth-moving equipment to perform spot grading where needed.

Most of the Project Site will be drained by sheet flow to on- and off-site drainages as it is currently configured. Local containment will be provided around the high-voltage transformers within the Project substation to prevent any associated hazardous materials from leaving the site.

Site Access / Traffic and Circulation

Access to the Project Site will be via the Dateland interchange on I-8 Yuma at Dateland, Arizona. From the Dateland interchange, access to the Project Site will be approximately nine (9) miles north on 64E Avenue, then approximately four (4) miles east on Palomas / Hyder Road to the portion of the Palomas-Harquahala Road that was improved as part of the Agua Caliente Project, the north from this intersection about 2.3 miles on the improved road to the Site entrance.

There is currently little traffic on any of the roads bordering or in the immediate vicinity of the project. The use on these roads is associated with the adjacent Agua Caliente solar project, surrounding agriculture, and to provide access to the small number of residences in the area. Because of the relatively small amounts of traffic, there are no traffic signals in the area.

Water Use

The Project will use relatively small amounts of water during construction and operation. This water will be obtained from wells located on-site.

During construction, non-potable water will be used to facilitate soil compaction and as needed to control fugitive dust on exposed soils. Potable water during construction will be brought on-site by operational personnel and portable toilets, a temporary septic system, and/or holding tanks will be used to provide needed sanitary facilities.

During operation, the Project will use a small amount of water for the O&M building and reapplication of the soil binding agent if necessary. Water is not expected to be used for washing the solar panels.

Employment

The Project would generate employment opportunities during construction and operation. During construction, the number of workers on the site would be expected to vary over the construction period. The number of construction workers on site would be expected to average up to approximately 350 each month with a peak of up to 500.

Approximately 4 full-time workers would be employed during operation of the Project. These personnel would perform maintenance and security functions.

Stormwater Management

The stormwater collection system, including interception ditches, the collection ditch, the detention pond, and all ancillary facilities, will be designed to meet the criteria outlined in the “Public Works Standards for Yuma County, Volume III, Storm Drainage Facilities”, and the “Yuma County Ordinance Regulation Stormwater Quality Management” and the requirements of the stormwater regulations administered by ADEQ. A stormwater retention pond occupying approximately thirty (30) acres of disturbed farm land will be located in the southern portion of the Site.

Local area containments will be provided around certain locations, such as transformers, in order to prevent water that may come in contact with these materials from leaving the Site.

Control System

The control system will monitor and control the project facility. The control system will include servers, power and control wiring, a fiber optic network, and instrumentation.,

Communications

Multiple communication systems will be required for construction and operation. During construction, use of hardwired communications will be minimized and cellular or satellite methods will be used to the extent possible for internet and phone access. Hard wired systems required for operation communications will be installed as part of the electrical construction activities. These items will include hard wired phone, fiber optics and T1 internet.

Lighting System

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

3.0 CONSIDERATION OF FACTORS FOR SUP

Pursuant to Section 402.01 of the Yuma County Zoning Ordinance, there are considerations or factors of primary concern when granting a SUP and required to be satisfied in reaching a conclusion for a SUP. This section describes each of these factors and how the Project satisfies these and other considerations.

3.1 Potential Effects on Public Health, Safety or Welfare

3.1.1 Traffic Conditions in the Area

Access to the Project Site will be via the Dateland interchange on I-8 Yuma at Dateland, Arizona. From the Dateland interchange, access to the Project Site will be approximately nine (9) miles north on 64E Avenue, then approximately four (4) miles east on Palomas / Hyder Road to the intersection with Palomas – Harquahala Road. From this point access to the White Wing Solar Project site would be north on the road that was upgraded as part of the Agua Caliente Solar Project for about 2.3 miles to the Site entrance. Access to the Project Site will be controlled through a security gate at this Project Site entrance which would be located at the southeast corner of the Project Property.

Construction workers would utilize this access during construction. There would be designated parking areas for construction with a separate gate to the Project Site to control the labor force and equipment and material delivery.

Equipment, permanent materials, and commodities for the Project will be transported to the Project Site via rail and state and/or interstate highways. Heavy hauls will be shipped via rail to nearest active railroad spur for offloading and transported by truck to the Project Site. Heavy haul trucks with multiple axles will be employed to distribute loads, as required. All equipment and material deliveries will utilize the Project Site access.

Truck deliveries of equipment and materials will occur beginning with the initial construction notice to proceed and continuing through the duration of the Project construction process. Initial truck deliveries will include haul trucks for importing engineered fill materials, as required, followed by concrete trucks for installation of the solar field and major foundations, and deliveries of reinforcing steel. Electrical cabling and piping materials for buried piping will be delivered to the Project Site early in the construction period corresponding to approximately the time frame for foundation

installation. Deliveries of large major equipment will commence at about midpoint of the construction period.

A small portion of the overall plant site will be paved including the parking area and portions of the area around the O&M building. Vegetation will be removed where it interferes with the panel installation or tracker motion. As necessary, dust suppression such as the use of dust palliatives will be implemented on unprotected soils. Palliatives will be selected based on environmental compatibility.

The Site will be secured with a minimum 6-foot tall, chain link metal-fabric security fencing with 1-foot barbed wire or razor wire on top. Controlled access gates will be located at the Project entrance.

3.1.2 Provision of Services and Utilities

The White Wing Solar Project will not require Yuma County to provide significant utilities and services. There is existing on-site water infrastructure that will be used to provide the needed water supply as described below. Initial electrical need will be supplied via the existing system and long-term via the Project's interconnection with the regional high-voltage transmission system.

The Project will also have an on-site sanitary system that is further discussed in Section 3.1.4. Fire Protection will be provided via on-site systems described in Section 2.

3.1.3 Soil Erosion

The Project Site is currently in active agriculture. As the Site is developed, it will be graded minimally as described in Section 2. During construction, water erosion will be controlled and mitigated by the application of stormwater management practices described earlier and will be detailed in the stormwater management plan that will be developed for the Project. Likewise, during operations, water erosion will be controlled and mitigated by the application of measures included in the stormwater management plan that will be developed for the operational phase.

Wind erosion will be controlled during construction by the application of best management practices for dust abatement that will be outlined in dust control plan that will be filed with the County. During operation, the area under the solar fields will be kept free of vegetation to reduce fire hazard but a palliative agent may be applied to the ground surface to limit dust thereby minimizing soil erosion.

3.1.4 Water Supplies / Surface and Groundwater

The White Wing Solar Project would not impact public, community, or private water supplies and would not have adverse effects on surface waters or groundwater.

Approximately up to 800 acre-feet of water will be required during construction of the Project to support site prep, dust control, module washing, and sanitary use. During operations, approximately 5 acre-feet per year of water will be required by the facility for domestic use, process water, and fire protection. Water is not expected to be used to wash panels during operation.

The primary water supply for the Project will be from the on-site wells.

3.2 Compliance with Applicable Regulations and Standards of Zoning District / Type of Special Use (Zoning District RA-40)

Section 601 of the Yuma County Zoning Ordinance outlines the objectives and requirements for the RA-40 zoning district. As stated in Section 601.01, the purpose of this district is to conserve and preserve farms, agricultural related resources, continued agricultural use and other open space land uses fostering orderly growth in rural areas, preventing urban and agricultural land use conflicts, and allowing rural lot development with emphasis on preserving the character of farming communities.

Section 601.03--Special Uses, describes uses are allowed on RA-40 zoning but that would require a SUP. Part T identifies public or private utility installations for gas, electric, water, and wastewater. The Project would therefore be allowed at this location as a special use.

The Project will meet the RA-40 required setback requirements as identified in Section 601.05 of the Yuma County Zoning Ordinance. The Project will meet the front and side setback requirements of 50 feet and rear setback requirement of 34 feet.

If the Project structure heights exceed 60 feet, as per Section 601.06, the Project will need to apply for a height variance. The current design anticipates that transmission structures associated with the Gen-Tie Line could exceed 60 feet and will require a variance.

3.3 Effects on Adjoining Property and Surrounding Area

3.3.1 Character of Proposed Use

As previously discussed, the Project will be located on a private agricultural property that was part of the larger property referred to as the White Wing Ranch. The existing Agua Caliente Solar Project occupies what was the southern portion of the Ranch. The White Wing Solar Project will occupy the approximately 1,450-acre northern portion of the Ranch. These acres have been leased to Del Monte Fresh Produce (Southwest) for on-going agricultural use.

As shown on **Figure 4**, the properties that are adjacent to the White Wing Solar Project on the north, east, and west are federal lands (Bureau of Land Management) with some State parcels also located nearby. The BLM has recently identified the planned use of the lands on the east and west as a Solar Energy Zone (SEZ) suitable for the development of solar projects. The Resource Management Plan (RMP) that addresses BLM plans for managing the remainder of these federal lands show that they are being managed for limited dispersed uses. The private land south of the White Wing Solar Project Site is occupied by the existing Agua Caliente Solar Project.

The nearest agricultural land is located west and southwest of the Site. The Project will not limit agriculture uses on these lands or in the vicinity of the Project.

There would be no conflicts with existing or proposed land uses in the area that would result from the Project.

3.3.2 Benefits to the Public

The White Wing Solar Project will provide several benefits to the public. There will be socioeconomic benefits derived from the Project. In the short-term, construction will provide some employment opportunities and the construction work force will increase revenues in the retail and service sectors of the economy.

In the long-term, the Project will provide tax revenues to the County. Also, the Project will interconnect to the electric grid providing a more robust and reliable electric service system. It will also help meet the demand for renewable energy and lower the dependence on fossil fuels. The Project will require approximately 5 operations and maintenance workers and will offer attractive long-term compensation for these personnel.

3.3.3 Applicant Initiated Public Outreach

The Applicant initiated a public process for the Project which included extensive outreach efforts intent on distributing information and soliciting input from the public and interested stakeholders.

A series of briefings and meetings were utilized to engage stakeholders and the public in the process. The briefings/meetings included:

- Stakeholder Briefings
- Open House Meeting

In addition to the briefings, stakeholder meeting, and the open house meeting, the Project team maintains a Project web site, www.WhiteWingSolarProject.com, which includes details about the Project, maps and graphics, Project schedules, and general Project information.

Stakeholder Briefings

The focus of the stakeholder briefings was to provide information about the Project, technology, the need and benefits of the Project, schedule, and to gain local input. The Applicant met individually with elected officials, agency staff, and other interested stakeholders.

Open House Meeting

The Project team held an Open House on October 13, 2015 at the Dateland Elementary School. The Applicant used several methods to reach out to the public and invite them to the Open House. An invitation to the Open House was mailed to all residents in Yuma County within 12 miles of the Project site. The Dateland Elementary School also noticed the Open House on the school marquee and invitations were sent home with all the students. The Applicant placed two quarter page notice advertisements in the Yuma Sun on October 4 and 11, 2015 and a public notice that also ran in the Yuma Sun between October 6 and 11.

Both English and Spanish speaking team members were available to talk one on one with the public during the Open House. The Open House had over 40 people in attendance.

Appendix B includes the Open House invitation (same as the Open House announcement sent home with students), Open House sign in sheets, newspaper advertisements, and comment forms received from the Open House attendees.

3.4 Harmony with the Local Area

3.4.1 Comprehensive Plan's Goals and Objectives

As described in the Yuma County Comprehensive Plan, the Project site is located in the Yuma County Dateland/East County Planning Area. The Dateland/East County Planning Area is the largest of the four planning areas in Yuma County and consists primarily of agricultural lands and Sonoran desert. The existing communities in the planning area are characterized as small, remote and rural. Historically, Dateland and the entire East County area has had an economic base of farming, agricultural production and associated railroad activities. The planning area covers 554,156 acres or approximately 861 square miles, with less than 1% of the land area residentially developed. The majority of land within this planning area is under BLM jurisdiction and the private land here is predominately in agricultural production or open desert.

The 2010 U.S. Census reported a population of 815 in this planning area. Between 2000 and 2010 the population of the Dateland/East County Planning Area declined by 322 individuals.

Specific for the Dateland / East County Planning Area, one of the policies and priorities for the area included in the County Plan is to *"Promote the construction of solar or wind power plants."* Another is that *"Economic development will be a key consideration when considering any future change in land use designations."*

The proposed Project would help meet these goals.

In addition to the goals and objectives defined for the various planning areas and zoning districts (as described above for this area), the Yuma County Comprehensive Plan also includes other goals and policies that could be applicable to this Project. The following are some potentially relevant policies, priorities, and actions associated with Plan's Energy Element that further demonstrate the Project's consistency with the Comprehensive Plan.

Energy Policies and Priorities

EPP.6: Support growth of renewable energy in Yuma County.

Energy Actions

EA.1: Work with utility providers through the planning process to identify appropriate locations and buffering for future energy generation and transmission projects.

EA.10: Assess current plans and identify potential locations for renewable energy projects.

3.4.2 Compatibility with Surrounding Uses

As stated in section 3.3.1, the Project will not impact land uses on the surrounding BLM, State, and private lands. Nearby agriculture will continue. There would be no conflicts with the existing or proposed solar development and dispersed land uses on BLM lands in the area. The Project Site is somewhat isolated with very low nearby population and limited residential development that makes the area compatible for this type of use.

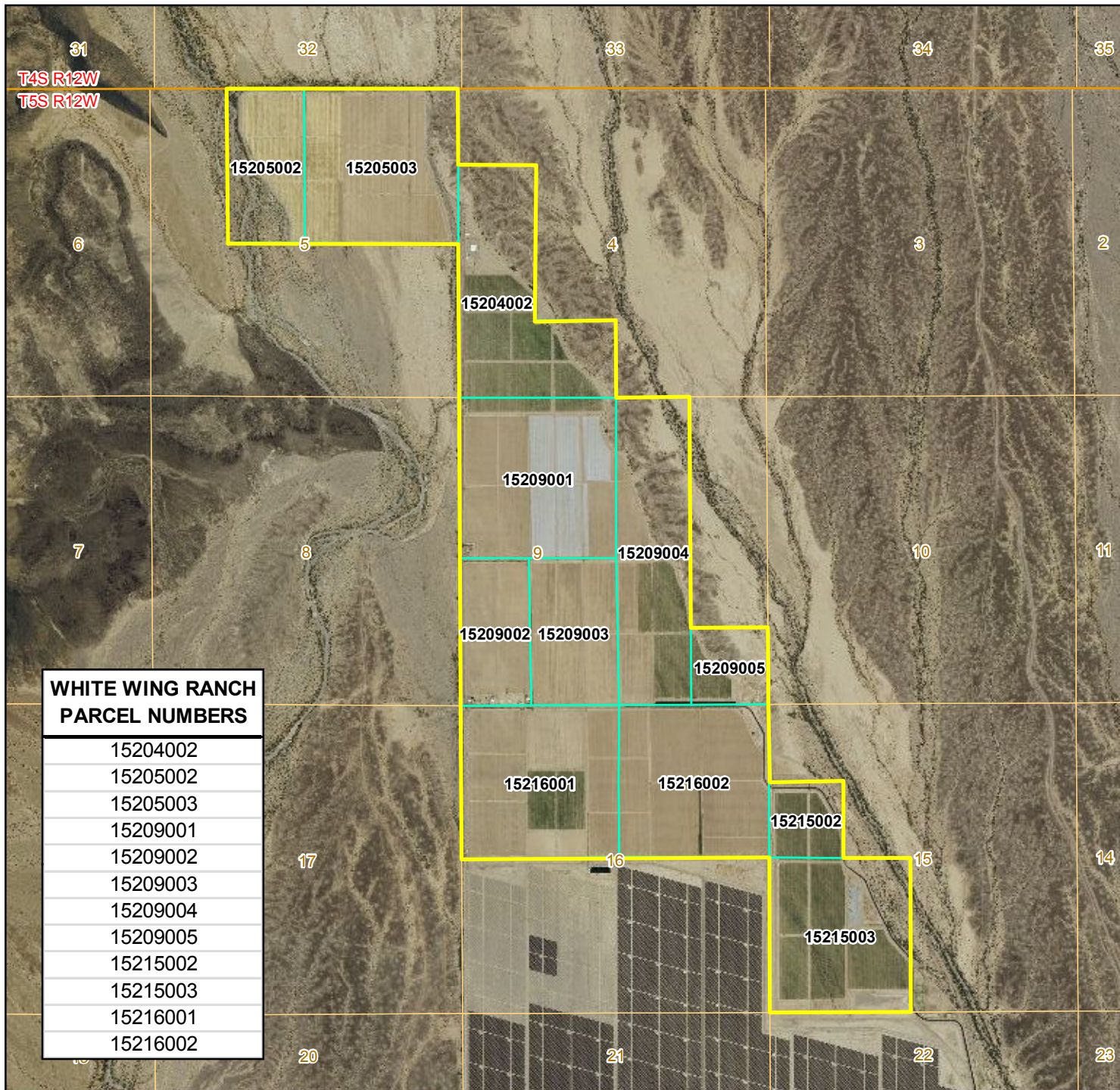
The Project site was selected for the following reasons:

- The Project is located on private land previously used for agriculture.
- The proposed transmission interconnection (existing Hoodoo wash Substation) is located near the Project Site avoiding the need for the Project to construct long off-site transmission lines.
- The Project is located in an area with high solar potential.
- The small amount of water needed for this Project will be supplied from existing groundwater wells located on the Property and long-term water use by the Project will be less than that historically used for agriculture on the Property.
- The nearest existing residences are located approximately 1.5 miles from the Project Site boundary. No new residential development is currently planned near the Project Site.
- No critical habitat will be affected by the development of the solar field because all construction will occur on the 1,450-acre Project Site, which is all currently and historically cultivated agricultural land that contains no native habitats. Likewise, there will be no significant impacts to any threatened or endangered species.
- The Project will generate very low emissions of air pollutants and will have zero water discharge.

Figures



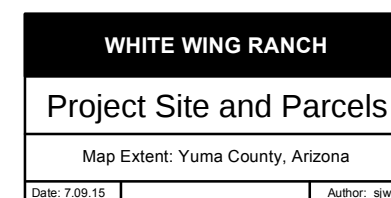
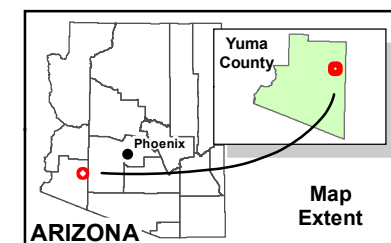
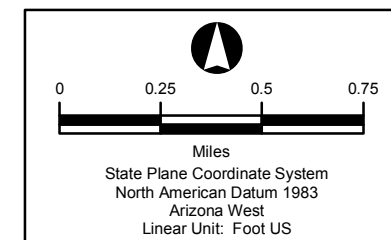
Figure 1
White Wing Solar Project
Project Location

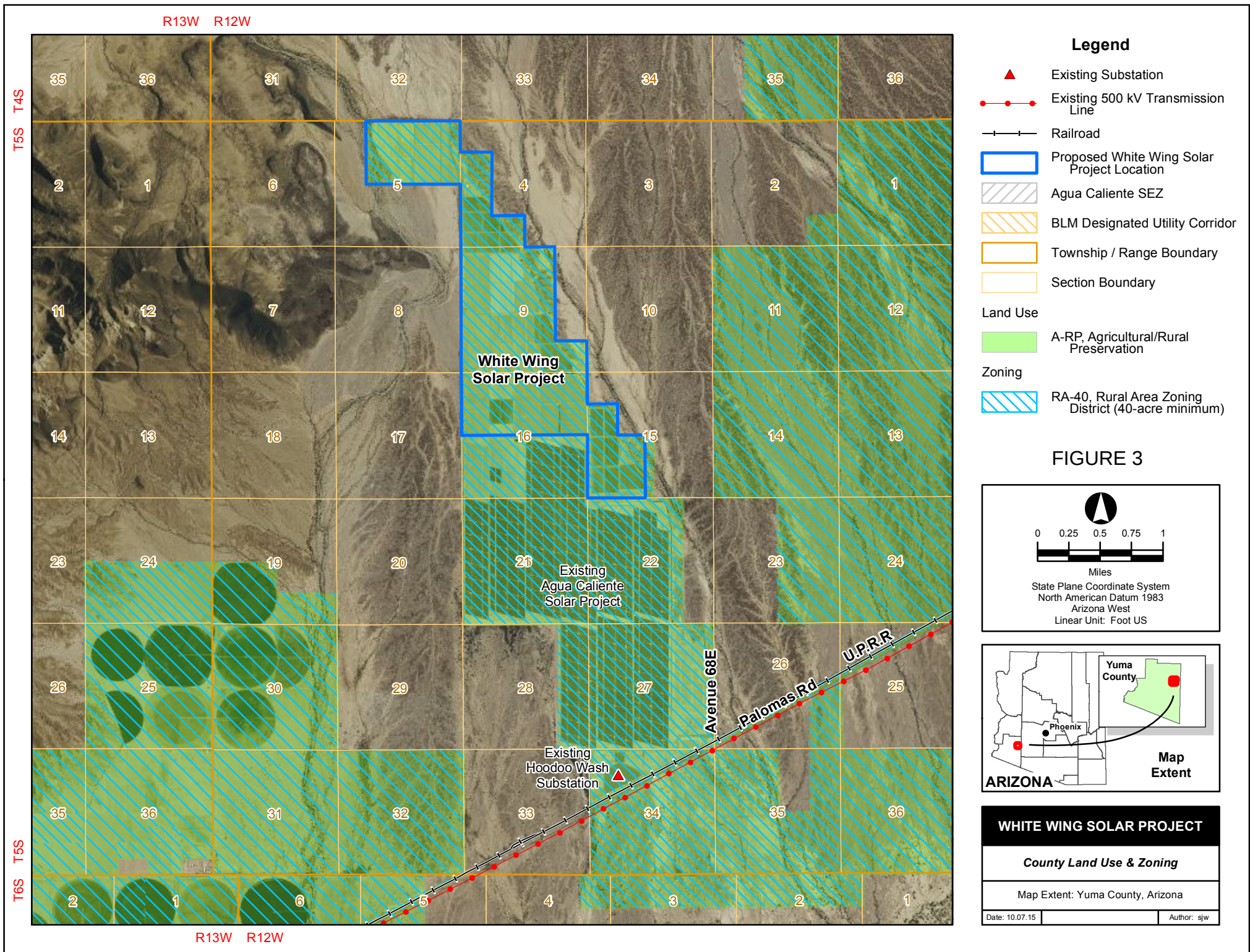


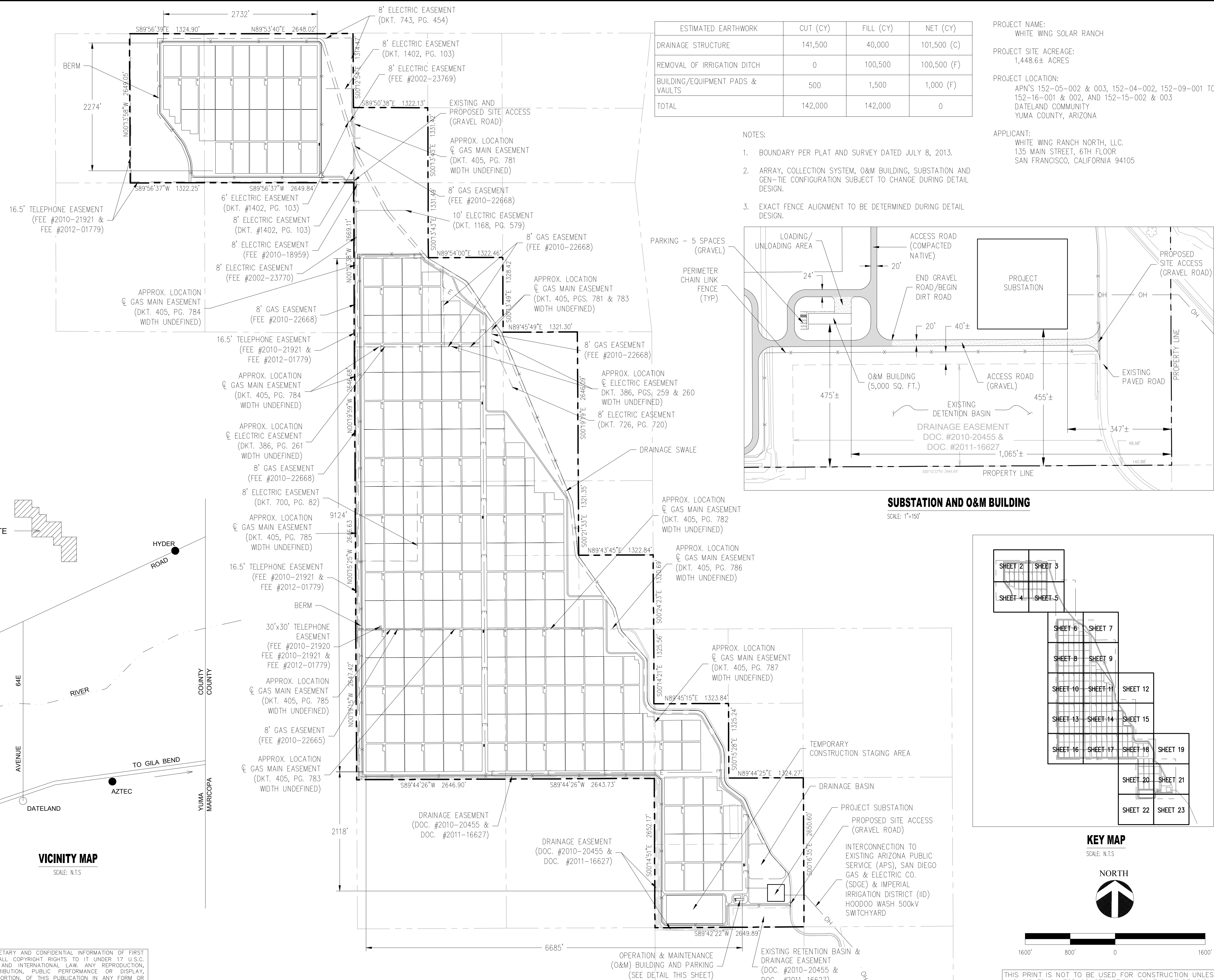
Legend

- Proposed White Wing Ranch Project Location
- Township / Range Boundary
- Section Boundary
- Parcel Boundary

FIGURE 2







Appendices

Appendix A

Pre-Development Meeting Checklist

YUMA COUNTY DEVELOPMENT SERVICES

PROJECT ASSESSMENT

Project Assessment No: PA15-0018
Project Name: White Wing Ranch solar plant
Project Manager: Randy Schroeder, 415-471-0375
Facilitator: Carmen L. Reyes, Customer Service Manager
Review Date: August 12, 2015

Background			
Background of the project:	White Wing Ranch 210MWP solar		
Planning			
	Yes	No	Comments
An amendment to the comprehensive plan may be required.	☐	☒	
Zoning			
APN <u>15204002, 152-05-002,003, 15209001,002,003, 004, 005 15215002, 003, 15216001, 002</u>	Yes	No	Comments
Current Zoning <u>RA-40</u>			
Parcel History - Is the current use allowed in the zoning district? - When was the current use established? - What activity has or is taking place and for how long? - If the current use is not allowed in the current zoning ordinance, was it allowed by right when the use was established? - Was the current use established prior to 09-25-2006? - Was the current use permitted by right in the zoning district prior to the adoption of the current zoning ordinance? - What is the land use designation for the subject property?	☒ ☒ ☒ ☐ ☒ ☒ ☐	☐ ☐ ☐ ☐ ☐ ☐	Appears that Ag use has existed prior to 1976. N/A Agricultural/Rural Preservation
Variance Required/ Previously Issued	☐	☒	
Rezoning Required/Previously Issued	☐	☒	
Special Use Required/Previously Issued	☒	☐	Per Sec 601.03(T)
Parking requirements need to be met?	☒	☐	Number of spaces Based on project

			design. Refer to Section 902.00 of Z.O.
Subdivision regulations apply?	☐	☒	
Airport District - The subject property is in the Airport District. - The subject property is in the ___db noise. - The subject property is in the territory in the vicinity of military airport. - The proposed use is listed in the Land Use Matrix under Section 706.07	☐ ☐ ☐ ☐	☒ ☒ ☒ ☐	n/A
The proposed use meets the setbacks and height requirements for the zoning district.	☐	☐	Subject to project design.
Buffering & screening.	☐	☒	
Sign Requirements	☒	☐	Subject to project design and in accordance with Section 801.00 & 802.00 of the Z.O.
There is a pending rezoning, special use, variance, or temporary use application.	☐	☒	
The subject property is on a corner lot.	☐	☒	(refer to section 1101.00 of current zoning ordinance)
The subject property is adjacent to a section line, mid-section line, quarter section line road.	☒	☐	(refer to section 1104.00 thru 1104.03 of current ordinance)
Addressing - Does address correspond with the subject parcel? - Does the address on the building(s) correspond to the subject property? - Does the address correspond to the address in the Eagle System?	☐ ☐ ☐	☐ ☐ ☐	Explain N/A
Is there more than one parcel involved? Is a combining of parcels needed to comply with current zoning? (May require assigning an address to the new parcel) Land Division Required?	☒ ☒ ☐	☐ ☐ ☒	
A site visit was conducted and matches what was provided by the applicant.	☒	☐	Explain
Is the proposed use/zoning within the range of identified uses, densities and intensities of the Comprehensive Plan or will a minor or major amendment be required?	☒	☐	
Perform site visit to ensure property is in compliance with the zoning ordinance.	☒	☐	Property currently in Ag use.
Engineering/Flood Control			

	Yes	No	Comments
Grading permit is required.	☒	☐	
Will the proposed project disturb one acre or more of soil?	☒	☐	(posting is required, contact CSC rep for requirements)
Encroachment permit is required.	☒	☐	
Traffic study is required.	☒	☐	
On site retention required.	☒	☐	
Submittals must be designed by an engineer licensed in the State of Arizona.	☒	☐	
Floodplain Use Permit required.	☐	☐	To be determined
Building Safety			
	Yes	No	Comments
Permit is required for proposed structure	☒	☐	Including any demo permits for removal of structures.
Project requires submittal documents prepared by a Registered Design Professional in the State of Arizona.	☒	☐	
Proposed project requires a change of occupancy for existing structures.	☐	☒	N/A
Existing Structures on site.	☒	☐	<i>There are some minor structures on the property. The site plan submitted would necessitate the removal of those for the new arrays.</i>
Project requires the installation of fire sprinklers.			TBD
Fire			
	Yes	No	Comments
Hazardous Materials Inventory Statement required. (Include SDS sheets.)	☐	☐	
Fire hydrants required.	☐	X	
Must provide water for structural fire fighting during the construction.	☐	X	
Provide all weather access for emergency vehicles. (Minimum 20 foot.)	X	☐	
Fire flow required for the project.	☐	X	
Environmental Health			
	Yes	No	Comments
Letters of assurance from receiving agency required.	☐	☒	
Potable water source available	☒	☐	
Septic system on subject property.	☐	☒	
Transfer of ownership agreement	☐	☒	1. Will require SWPPP plan.

Customer Service			
	Comments		
Submittal Packet Review *Review time frames *Review documents *Review Fees	Commercial Submittal Packet Required Review Timeframes: Overall review time for Option 1 will be 50 business days. Overall review time for Option 2 will be 55 business days. Administrative Review - 10 working days. 1st Review 5 business days - Accepted or Notice of Deficiencies. 2nd Review 5 business days - Acceptance or Denial Letter. Substantive Review - Option 1- 40 working days. 1st Review 20 business days - Approved or Correction Letter. 2nd Review 20 business days - Approved or Denial letter. Substantive Review - Option 2 - 45 working days (Subsequent Review Process only available if requested by the applicant). 1st Review 20 business days - Approved or Correction Letter. 2nd Review 15 business days - Approved or Correction Letter. 3rd Review 10 business days - Approved or Correction Letter. Business Days are complete eight hour working days.		

Current Codes, Standards, Regulations, and Ordinances

Division or Agency	Name and Contact Number	Date
Planning and Zoning	Juan Leal Rubio, Senior Planner/928-817-5176	08/07/2015
Building Safety	Thor Toepfer, Plans Examiner II / 928-817-5086	08/03/2015
Engineering	Arturo Alvarez, Land Development Engineer	08/10/2015
Flood Control	Arturo Alvarez, Land Development Engineer	08/10/2015
Environmental Health	Rick Stacks, R.S.	08/05/2015
Fire Official or Fire Marshall		
Customer Service		

Project Assessments are intended to be general discussion of your project. Although we try to identify major issues during the meeting, your plans will still need to be checked in detail later as you finalize your concepts and designs. The information that is provided in this assessment expires six months after the meeting date.

Appendix B

Public Process Information

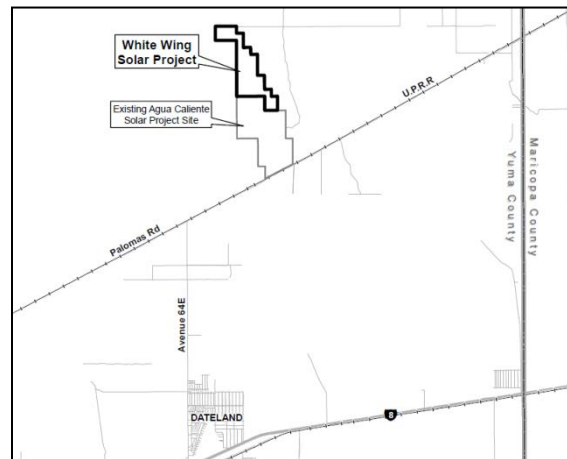


YOU ARE INVITED TO AN OPEN HOUSE

Date: Tuesday, October 13, 2015
Time: 4:30-6:30 pm
Location: Dateland Elementary School
1300 S. Ave 64 E, Dateland, AZ 85333

White Wing Ranch North, LLC, a subsidiary of First Solar, is proposing to build a 210 megawatt solar electric generating project using photovoltaic (PV) technology near Dateland and Hyder, Arizona. The White Wing Solar Project would be adjacent to the existing Agua Caliente Solar Project and would interconnect to the electrical grid at an existing substation. This Project is currently in the early permitting and planning stages and we are conducting an informational Open House for the public to learn about the Project. Representatives will be available to answer questions and provide information.

We welcome your input and hope you can join us. It is an Open House format and you can come anytime. An RSVP is not necessary. If you have questions please call Ian Calkins at 602-626-8956 or visit our website at www.WhiteWingSolarProject.com.



¡Atención!

Les invitan a un reunión informativa pública por un proyecto de energía solar comercial que se propone cerca de Dateland. Los representantes hablarán español y estarán disponibles a compartir información y contestar preguntas en cuanto del proyecto.

Fecha: El 13 de Octubre de 2015
La Hora: 4:30 - 6: 30 P.M.
Localización: La escuela primaria de Dateland, 1300 S. avenida 64 E., Dateland, AZ 85333



135 Main Street - 6th Floor
San Francisco, CA 94105

Resident Address

YOUR'E INVITED TO AN OPEN HOUSE

White Wing Ranch North, LLC, a subsidiary of First Solar, is proposing to build a 210 megawatt solar electric generating project using photovoltaic (PV) technology near Dateland and Hyder, Arizona.. This Project is currently in the early permitting and planning stages and is conducting an informational Open House for the public to learn about the Project

The public meeting will be held:

October 13, 2015

4:30 to 6:30 p.m.

Dateland Elementary School

1300 S. Ave 64 E

Dateland, Arizona 85333

Representatives of the project will be available to provide information and address your questions and concerns. It is an Open House format and you can come anytime - RSVP is not necessary. We welcome your input and hope you can join us!

**IF YOU HAVE ANY QUESTIONS,
PLEASE CALL 602-626-8956**



White Wing Solar Project

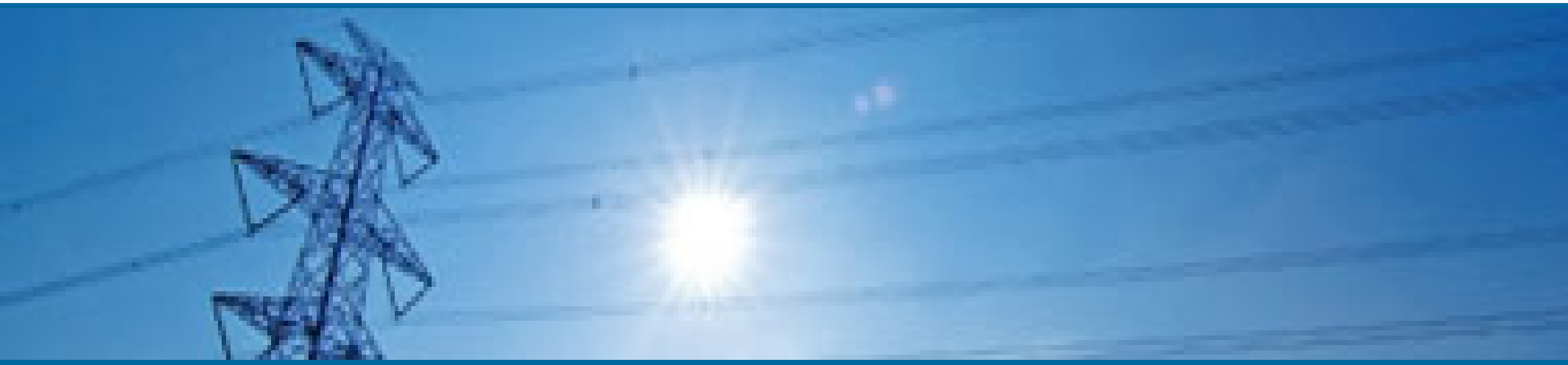
Public Meeting

October 13, 2015

First Solar at a Glance



Over 8GW installed worldwide and over 3GW contracted pipeline



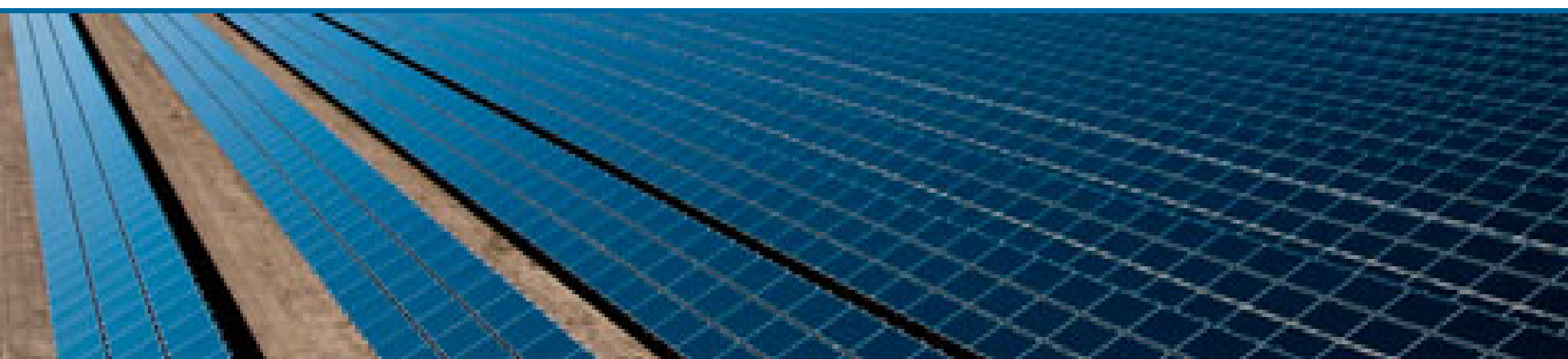
Cost competitive with conventional energy sources today



Partner of choice for leading utilities and global power buyers



Driving innovation across entire value chain and plant solution



Strongest financial stability & bankability in the industry

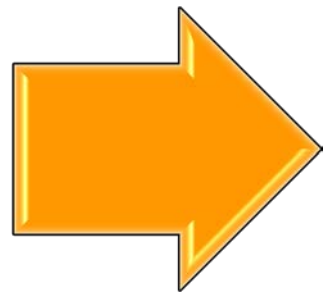


Founded in 1999 and publicly traded on Nasdaq (FSLR)

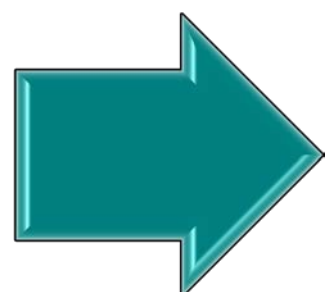
First Solar's Integrated Solar Power Solutions



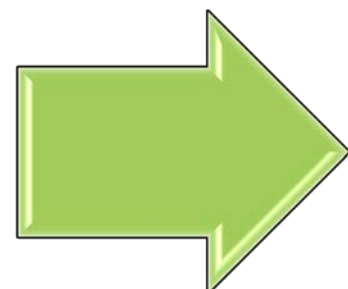
Module
Manufacturing



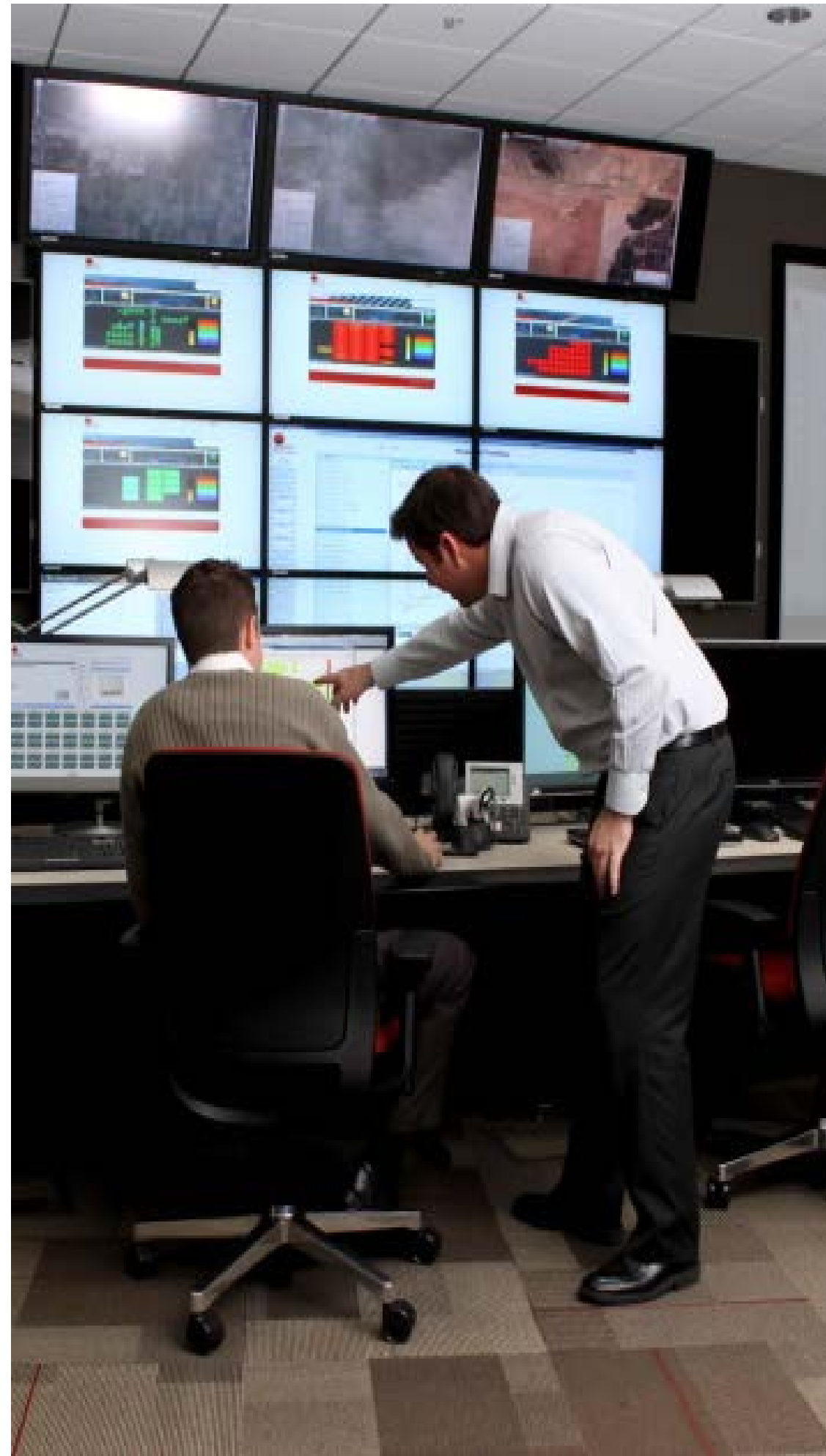
Project
Development



Engineering,
Procurement,
Construction



Operations &
Maintenance



Clean, Affordable, Sustainable Utility-Scale PV

North American Projects Pipeline Overview



Projects Sold/Under Contract

Project/Location	MW AC ¹	PPA	Owner/ Purchaser
Topaz, California	550	PG&E	Mid American (MA)
Sunlight, California	550	PG&E/SCE	NextEra/GE
AV Solar Ranch One	230	PG&E	Exelon
Copper Mtn. 2, NV	150	PG&E	Sempra ²
Imperial Energy Center S.	130	SDG&E	Tenaska ²
Alpine, California	66	PG&E	NRG ²
Silver State North, NV	50	NV Energy	Enbridge
Walpole, Ontario	20	OPA ⁴	GE/Plutonic
Belmont, Ontario	20	OPA ⁴	GE/Plutonic
Mount St. Mary's	16	UOG ³	Constellation
Amherstburg 1, Ontario	10	OPA ⁴	GE/Plutonic
Campo Verde, California	139	SDG&E	Southern Company

² EPC contract or partner developed project

³UOG = Utility Owned Generation

⁴OPA = Ontario Power Authority RESOP program

In Development/PPA

Project/Location	MW AC	PPA	Owner
Stateline, California	300	SCE	
Silver State South, NV	250	SCE	
Cuyama	40	PG&E	
Lost Hills	32	PG&E	
Kingbird	40	SCPPA	
California Flats	150	PG&E	

Completed

Project/Location	MW AC	PPA	Owner
Agua Caliente, AZ	290	PG&E	NRG / MA
Santa Teresa, NM	20	El Paso	NRG ²
Amherstburg 2, Ontario	15	OPA ⁴	Enbridge
Tilbury, Ontario	5	OPA ⁴	Enbridge
PNM 1-4, NM	17	UOG ³	PNM
Paloma, Gila Bend, AZ	17	UOG ³	APS
PNM 5, NM	5	UOG ³	PNM
St. Clair, Ontario	40	OPA ⁴	NextEra
Cimmaron, NM	30	Tri-State	Southern

White Wing Solar Project Overview

- Overview

- White Wing Solar is a 210 MW photovoltaic (PV) solar project located in Yuma County, Arizona

- Location

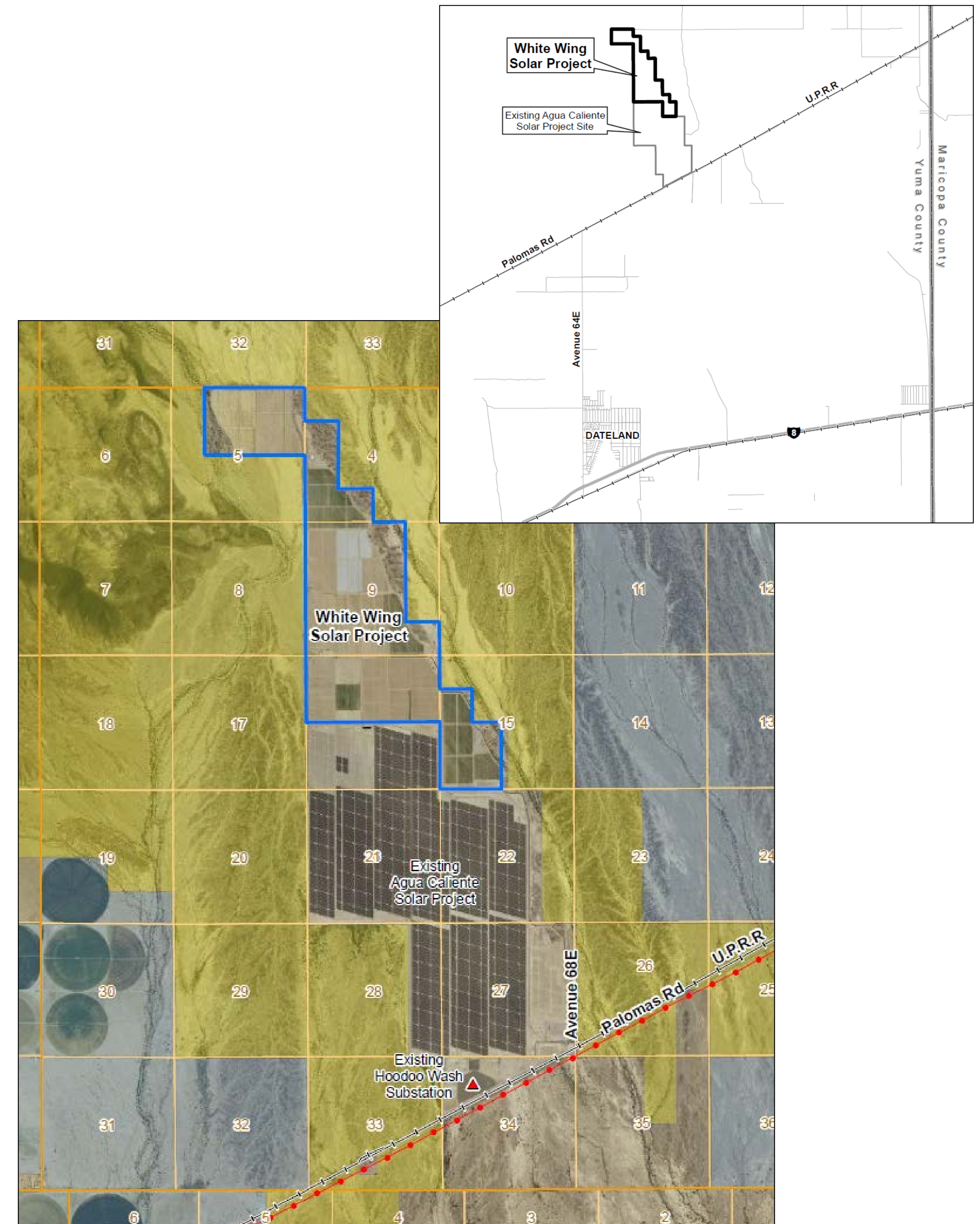
- About 12 miles north of Dateland on Palomas/Hyder Road
- 1,450-acre site on private lands
- Adjacent to / north of existing Agua Caliente Solar Project

- Solar Arrays

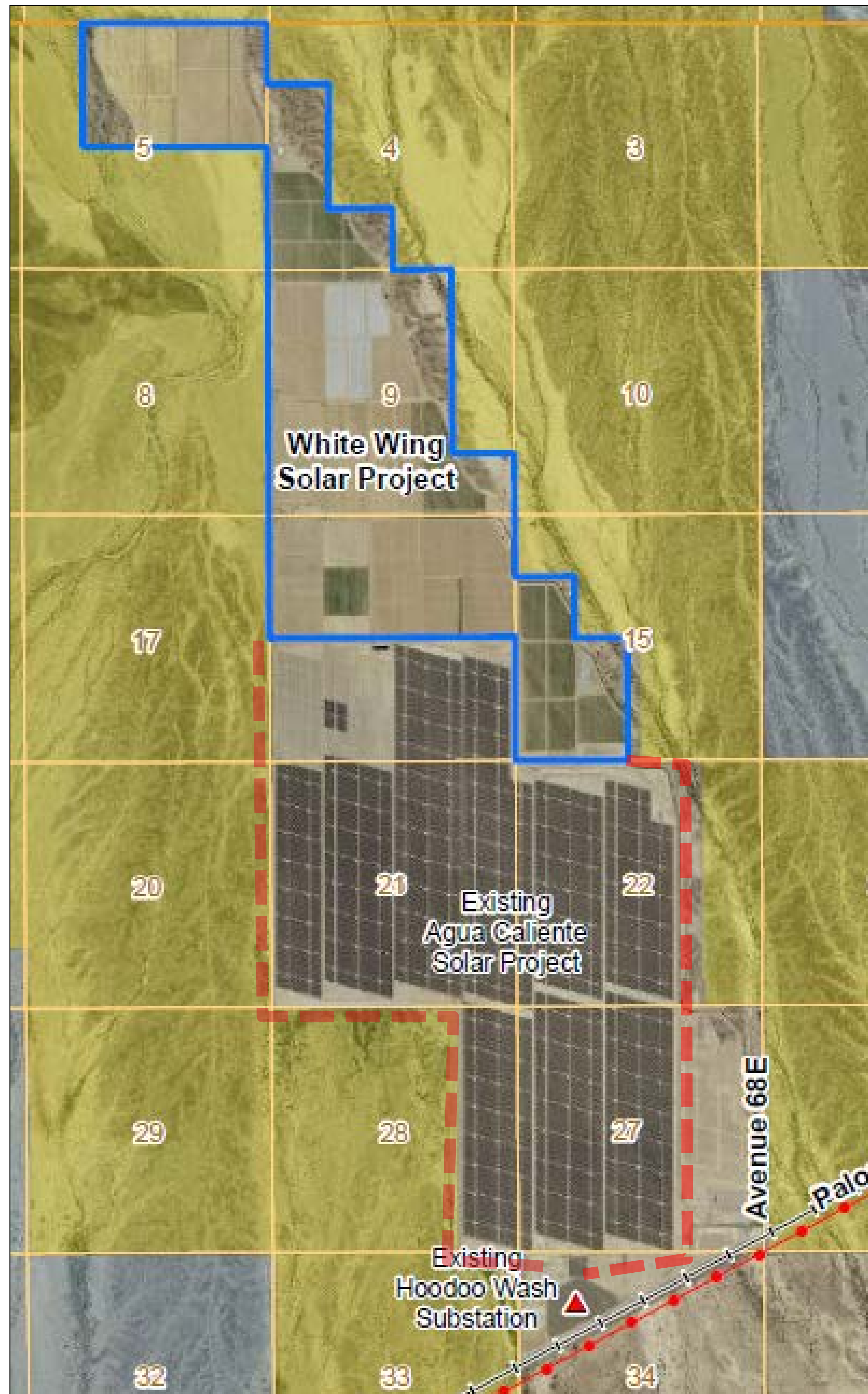
- Panels mounted on tracker or fixed-tilt mounting systems - up to 13 feet tall
- No water used for panel washing during operations

- Power Delivery

- Interconnect with the existing Hoodoo Wash Substation

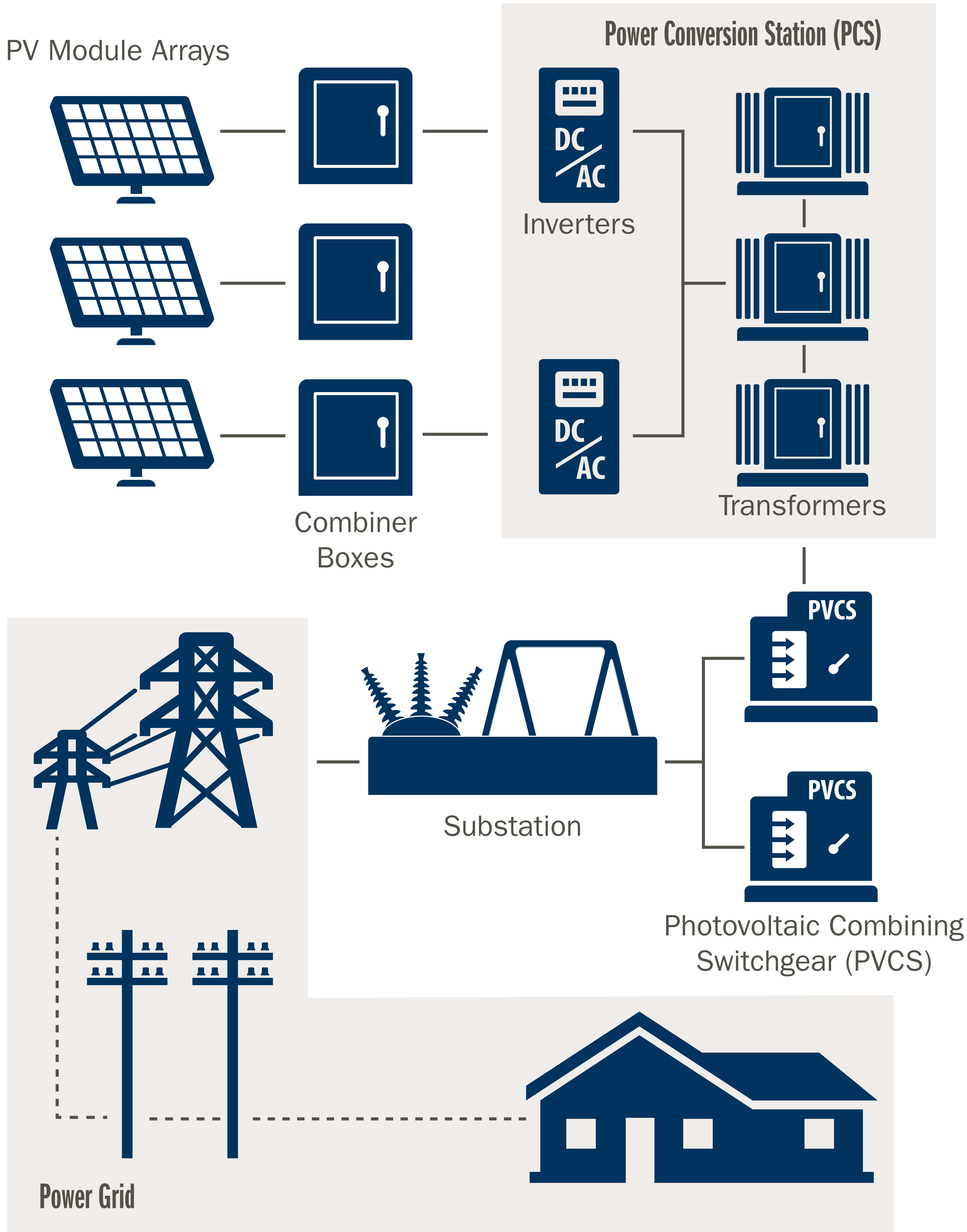


White Wing Solar Interconnection



- Interconnection to existing Hoodoo Wash Substation located south of Agua Caliente solar site
- Line would be routed around east side or west side of the existing Agua Caliente solar project

HOW SOLAR WORKS



FIRST SOLAR AT A GLANCE



- Over 10GW installed worldwide and over 3GW contracted pipeline
- Cost competitive with conventional energy sources today
- Partner of choice for leading utilities and global power buyers
- Driving innovation across entire value chain and plant solution
- Strongest financial stability & bankability in the industry
- Founded in 1999 and publicly traded on Nasdaq (FSLR)



TECHNOLOGY ADVANTAGE



- Generates electricity with no water, air emissions or waste production
- Provides superior energy output compared to other solar module technologies
- Passive technology supports responsible land stewardship
- Land may be returned to previous use at end of life
- Minimal visual impact - low visual profile
- Minimal lighting required at night



WHITE WING SOLAR PROJECT
OCTOBER 13, 2015
DATELAND ELEMENTARY SCHOOL

OPEN HOUSE SIGN IN SHEET

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	Name	Address	Phone	Email	Organization (if applicable)
1	Angelicaluke	65216 Vandura Rd	928-318-0756		
2	Elvira Quintana	1493 Balboa Rd	928-454-2280		
3	Dore Stephens	18607 S Ave 31st	928-343-9971		
4	Joe Paul	18607 S Ave 31st	928-343-9971		
5	Terrell Ann Totten	1578 Highland Rd Tona AZ	928-502-2434		
6	Lucy Shae	40108 Texas Ave	928-502-2033	lshae13@lluc.com	
7	Alyson Floss	9613 Floss Rd	928-344-1619		
8	Maria T Camacho	2080x 3160, Dateland AZ	928 503 9265		
9	Juan Carlos Castro	2080x 3160			
10					
11					

43
, comment

WHITE WING SOLAR PROJECT
OCTOBER 13, 2015
DATELAND ELEMENTARY SCHOOL

OPEN HOUSE SIGN IN SHEET

[1]

	Name	Address	Phone	Email	Organization (if applicable)
1	Jenna Mann	PO Box 3001 Dateland, AZ	928-454-2242	jmann@hyderisd.org	Dateland School
2	Imma	PO Box 3147	928-454-2702		—
3	Joe	PO Box 3147	" "		—
4	Jeff Tiley	2738 E. Guadalupe Gilbert, AZ 85234	602-695-4156	4771legaco.net	Canady Repetitor
5	William E. Sandover	Dateland AZ 85333	602-315 7611		
6	Monica Valencia	Dateland AZ	928-261-6013		
7	Fabio Ballenas	Dateland AZ	928-261-6013		
8	Xosco Torres	P.O. Box 3100	928- 315 -9976		
9	Karin Reed	PO Box 3069	480 703-1952	datelandbuddies@yahoo	Hyder School Dist.
10	Paula	PO Box 3021	928-454-2423		Hyder School Dist.
11	Marcia G. Lopez	PO Box 3021	928-454-2423		Hyder School Dist.

WHITE WING SOLAR PROJECT
OCTOBER 13, 2015
DATELAND ELEMENTARY SCHOOL

OPEN HOUSE SIGN IN SHEET

11

	Name	Address	Phone	Email	Organization (if applicable)
1	Gustavo Hernandez	P.O. Box 312	928-581-1725	ghernandez@PDC equipm@h.com	PDC
2					
3	<i>[Signature]</i>				
4	<i>[Signature]</i>	1278 Alameda St	928-454-2449		
5	<i>[Signature]</i>	65340 Ventura Rd	989 798 2922		
6	Leper Brand	PO Box 3246	928 454 2229	cass@wpaacke hwyetf	
7	<i>[Signature]</i>	PO Box 3118	518-506-579	desert@wpaacke hwyetf	
8	Bob SLONEN	95755 Alameda St	928 920-3131	gval/hill@sprynet.com	
9	Jenice Hernandez	P.O. Box 3232	(928) 261-1334	Jenice.Hernandez@gmail.com	
10	Chandra Mann	38301 E. Kumbquat Dr Wilton AZ	9284542242	cmann@hydensd.org	DateLand School
11	Maaricottin	PO Box 3099 PCHland AZ 853	928 366 7766		

WHITE WING SOLAR PROJECT
OCTOBER 13, 2015
DATELAND ELEMENTARY SCHOOL

OPEN HOUSE SIGN IN SHEET

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	Name	Address	Phone	Email	Organization (if applicable)
1	Ro				
2	Jared Abree				
3	Doelina Coulton	P.O. Box 3128	928 454-2242		Hyden School
4	Alexandra Yanez	28784 Commerce Way	928 785-3777	Yanezale05@gmail.com	Microtel Inn, Suites
5	Bosco Noronha	3500 S ARLAND Yuma AZ-85357	503-2030	BOSCO NORONHA@gmail.com	MICROTEL INN & SUITES
6	RIITA NORONHA	28784 Commerce Way	580-7280	RIITA-NORONHA@gmail.com	MICROTEL INN AND SUITES WILLOW
7	DOUGLAS GABRIEL	281 W. 27th ST. GRAND RAPIDS, MI 49503	(805) 489-4271		
8	Raul Marthy RAMIREZ	P.O. Box 393 Tuxum, AZ	(928) 785-8165		Iqbal Bawista (Hyden)
9	Steve Rees	2738 E Guadalupe Rd Gilbert, AZ 85234	480-205 4792	Steve@angleland.com	Langley Properties
10	Donald Blythe	10000 35th PO Box 3125			
11	Guadalupe Mayorga	PO Box 358 Dateland.	928 210-6422		School Board

**White Wing Solar Project
Comment Form**

**Thank you for your interest in this Solar Project. Please complete this form
and provide any comments about the Project**

Please Print

E-mail address

MARIA T CAMACHO
Name

Organization (If Applicable)

~~PO Box~~ PO Box 3160
Street Address

Daytime Phone No. (optional)

Dateland
City

AZ
State

85333
Zip Code

Please provide any comments about the Project:

Neseditamos que los que vivimos en
Dateland nos den Trabajo
que nos tomen en cuenta que no tenemos
muchas oportunidades porque vivimos
lejos de lugares de trabajo
Gracias ojala nos tomen en cuenta
MARIA T CAMACHO

Thank you for your time and interest.

TRANSLATION : Those of us who live in Dateland
hope and need you to give us some work. We hope
that you will take into account the fact that we don't
have may opportunities because we live far from areas
that have work. Thank you and I hope you will keep us
in mind.