

Special Use Permit Application

McFarland B Solar Project



APPLICANT

McFarland Solar, LLC
2180 South 1300 East, Suite 600
Salt Lake City, UT 84106

Main: (801) 679-3500
Fax: (801) 679-3501

June 2016

June 22, 2016

Attn: Juan Leal Rubio
Yuma County Department of Development Services
2351 West 26th Street
Yuma, Arizona 85364

Subject: Special Use Permit Application for McFarland B Solar Project

Dear Mr. Rubio:

Sustainable Power Group (sPower), doing business as McFarland Solar, LLC (Applicant), is pleased to submit the enclosed Special Use Permit (SUP) Application for sPower's proposed *McFarland B Solar Project* (the Project). The Project is a utility scale solar generating facility that would generate up to 85 megawatts (MW) of renewable energy on approximately 520 acres of land in Yuma County, Arizona. The Project is one of three solar generating facilities proposed in Yuma County, Arizona. The enclosed SUP Application includes the following Exhibits:

- Exhibit A – Planning and Zoning Application Forms
- Exhibit B – Landowner Authorizations and A.R.S. §12-1134 Waivers
- Exhibit C – Project Description
- Exhibit D – Legal Description
- Exhibit E – Figures
- Exhibit F – Site Plan
- Exhibit G – Pre-Development Meeting Checklist

Enclosed is a \$1,500 check made payable to Yuma County for the *McFarland B Solar Project* SUP Application fee. Please feel free to contact Carisa Davis at (562) 348-1117 or Adam Furman at (562) 348-1118 with any questions or concerns.

Sincerely,



Adam Furman

Exhibit A

Planning and Zoning Application Forms



YUMA COUNTY

OFFICE USE ONLY

PLANNING AND ZONING APPLICATION FORM

ONLY FOR UNINCORPORATED AREA OF YUMA COUNTY, ARIZONA

CASE NO.

PROPERTY
OWNER(S):

NAME: Sage Advice Investments, LLC PHONE # (602) 955-5202

MAILING ADDRESS: 6525 North 26th Street

CITY, STATE, ZIP: Phoenix, Arizona, 85016

FAX # N/A

EMAIL: wclewis@cox.net

AGENT:
(IF ANY)

NAME (please print): McFarland Solar, LLC

N/A

Last Name

First Name

PHONE # (801) 679-3500

MAILING ADDRESS: 2180 South 1300 East, Suite 600

CITY, STATE, ZIP: Salt Lake City, UT 84106

FAX# (801) 679-3500

EMAIL: permitting@spower.com

Assessor's Parcel Number(s): 165-03-003, 165-03-004, 165-02-001, 165-02-002

165-02-003, 165-03-006, 165-03-005, 165-02-008, 165-02-007, 165-02-006

LEGAL DESCRIPTION: SEC 2, 3 TWP 6 South RNG 12 West

Refer to Exhibit D of the SUP Application for a complete legal description of the McFarland B Solar Project Site.

Acreage: 400 (☒ gross ☐ net)

CURRENT ZONING RA-40 CURRENT LAND USE: Vacant

PLANNING AREA: Dateland East County

PROPOSED ZONING: N/A PROPOSED LAND USE: N/A

INTENDED USE: Solar Power Generating Facility

TYPE OF APPLICATION:

- ☐ Rezoning
- ☒ Special Use Permit
- ☐ Minor Amendment
- ☐ Major Amendment
- ☐ Variance
- ☐ Interpretation
- ☐ Land Division Permit
- ☐ Temporary Use Permit
- ☐ Temporary Special Use Permit
- ☐ Commission Initiative

ZONING ORDINANCE SECTION # FOR INTERPRETATION: Article VI, Section 601

ATTACH EXPLANATION OF REQUESTED INTERPRETATION

OFFICE USE ONLY

Date Received: _____

Accepted by: _____

Fee Paid: \$ _____

The applicant agrees to cooperate with planning staff in completing necessary site visits for preparation of reports, information and to post zoning notices all in accordance with Arizona Revised Statutes.

Signed this 13 day of June 2016

Signature(s) of ☐ Property Owner(s) or ☒ Legal Agent
(If legal agent, power of attorney form must be attached)



YUMA COUNTY

OFFICE USE ONLY

PLANNING AND ZONING APPLICATION FORM

ONLY FOR UNINCORPORATED AREA OF YUMA COUNTY, ARIZONA

CASE NO.

PROPERTY
OWNER(S):

NAME: Orden E. Smith PHONE # (480) 221-9805

MAILING ADDRESS: 1864 East Winchester

CITY, STATE, ZIP: Place Chandler, Arizona 85286

FAX # N/A

EMAIL: errolldo@cox.net

AGENT:
(IF ANY)

NAME (please print): McFarland Solar, LLC

N/A

Last Name

First Name

PHONE # (801) 679-3500

MAILING ADDRESS: 2180 South 1300 East, Suite 600

CITY, STATE, ZIP: Salt Lake City, UT 84106

FAX# (801) 679-3500

EMAIL: permitting@spower.com

Assessor's Parcel Number(s): 165-03-011

TYPE OF APPLICATION:

LEGAL DESCRIPTION: SEC 3 TWP 6 South RNG 12 West

Refer to Exhibit D of the SUP Application for a complete legal description of the McFarland B Solar Project Site.

Acreage: 40 (☒ gross ☐ net)

CURRENT ZONING RA-40 CURRENT LAND USE: Vacant

PLANNING AREA: Dateland East County

PROPOSED ZONING: N/A PROPOSED LAND USE: N/A

INTENDED USE: Solar Power Generating Facility

- ☐ Rezoning
- ☒ Special Use Permit
- ☐ Minor Amendment
- ☐ Major Amendment
- ☐ Variance
- ☐ Interpretation
- ☐ Land Division Permit
- ☐ Temporary Use Permit
- ☐ Temporary Special Use Permit
- ☐ Commission Initiative

ZONING ORDINANCE SECTION # FOR INTERPRETATION: Article VI, Section 601

ATTACH EXPLANATION OF REQUESTED INTERPRETATION

OFFICE USE ONLY

Date Received: _____

Accepted by: _____

Fee Paid: \$ _____

The applicant agrees to cooperate with planning staff in completing necessary site visits for preparation of reports, information and to post zoning notices all in accordance with Arizona Revised Statutes.

Signed this 13 day of June 2016

Signature(s) of ☐ Property Owner(s) or ☒ Legal Agent
(If legal agent, power of attorney form must be attached)



YUMA COUNTY

OFFICE USE ONLY

PLANNING AND ZONING APPLICATION FORM

ONLY FOR UNINCORPORATED AREA OF YUMA COUNTY, ARIZONA

CASE NO.

PROPERTY
OWNER(S):

NAME: Tresa Jarecki PHONE # (702) 245-2711

MAILING ADDRESS: 5341 Cookshack Lane

CITY, STATE, ZIP: Las Vegas, Nevada 89119

FAX # N/A

EMAIL: tmj49@msn.com

AGENT:
(IF ANY)

NAME (please print): McFarland Solar, LLC

N/A

Last Name

First Name

PHONE # (801) 679-3500

MAILING ADDRESS: 2180 South 1300 East, Suite 600

CITY, STATE, ZIP: Salt Lake City, UT 84106

FAX# (801) 679-3500

EMAIL: permitting@spower.com

Assessor's Parcel Number(s): 165-03-012

TYPE OF APPLICATION:

LEGAL DESCRIPTION: SEC 3 TWP 6 South RNG 12 West

Refer to Exhibit D of the SUP Application for a complete legal description of the McFarland B Solar Project Site.

Acreage: 40 (☒ gross ☐ net)

CURRENT ZONING RA-40 CURRENT LAND USE: Vacant

PLANNING AREA: Dateland East County

PROPOSED ZONING: N/A PROPOSED LAND USE: N/A

INTENDED USE: Solar Power Generating Facility

- ☐ Rezoning
- ☒ Special Use Permit
- ☐ Minor Amendment
- ☐ Major Amendment
- ☐ Variance
- ☐ Interpretation
- ☐ Land Division Permit
- ☐ Temporary Use Permit
- ☐ Temporary Special Use Permit
- ☐ Commission Initiative

ZONING ORDINANCE SECTION # FOR INTERPRETATION: Article VI, Section 601

ATTACH EXPLANATION OF REQUESTED INTERPRETATION

OFFICE USE ONLY

Date Received: _____

Accepted by: _____

Fee Paid: \$ _____

The applicant agrees to cooperate with planning staff in completing necessary site visits for preparation of reports, information and to post zoning notices all in accordance with Arizona Revised Statutes.

Signed this 13 day of June 20 16

Signature(s) of ☐ Property Owner(s) or ☒ Legal Agent
(If legal agent, power of attorney form must be attached)



YUMA COUNTY

OFFICE USE ONLY

PLANNING AND ZONING APPLICATION FORM

ONLY FOR UNINCORPORATED AREA OF YUMA COUNTY, ARIZONA

CASE NO.

PROPERTY
OWNER(S):

NAME: Jose Vasquez PHONE # (301) 396-5424

MAILING ADDRESS: 656 Westminster Avenue

CITY, STATE, ZIP: Venice, California 90291

FAX # N/A

EMAIL: N/A

AGENT:
(IF ANY)

NAME (please print): McFarland Solar, LLC

N/A

Last Name

First Name

PHONE # (801) 679-3500

MAILING ADDRESS: 2180 South 1300 East, Suite 600

CITY, STATE, ZIP: Salt Lake City, UT 84106

FAX# (801) 679-3500

EMAIL: permitting@spower.com

Assessor's Parcel Number(s): 165-03-009

LEGAL DESCRIPTION: SEC 2 TWP 6 South RNG 12 West

Refer to Exhibit D of the SUP Application for a complete legal description of the McFarland B Solar Project Site.

Acreage: 40 (☒ gross ☐ net)

CURRENT ZONING RA-40 CURRENT LAND USE: Vacant

PLANNING AREA: Dateland East County

PROPOSED ZONING: N/A PROPOSED LAND USE: N/A

INTENDED USE: Solar Power Generating Facility

TYPE OF APPLICATION:

- ☐ Rezoning
- ☒ Special Use Permit
- ☐ Minor Amendment
- ☐ Major Amendment
- ☐ Variance
- ☐ Interpretation
- ☐ Land Division Permit
- ☐ Temporary Use Permit
- ☐ Temporary Special Use Permit
- ☐ Commission Initiative

ZONING ORDINANCE SECTION # FOR INTERPRETATION: Article VI, Section 601

ATTACH EXPLANATION OF REQUESTED INTERPRETATION

OFFICE USE ONLY

Date Received: _____

Accepted by: _____

Fee Paid: \$ _____

The applicant agrees to cooperate with planning staff in completing necessary site visits for preparation of reports, information and to post zoning notices all in accordance with Arizona Revised Statutes.

Signed this 13 day of June 2016

Signature(s) of ☐ Property Owner(s) or ☒ Legal Agent
(If legal agent, power of attorney form must be attached)

Exhibit B

Landowner Authorizations and A.R.S §12-1134 Waivers

Landowner Authorization

Be it known that Sage Advice Investments, L.L.C., an Arizona limited liability company ("Landowner") has made and appointed Garret Bean of McFarland Solar, LLC, a Delaware limited liability company, to act as Designated Agent for the limited purpose of securing a Special Use Permit with Yuma County, Arizona for a Utility Scale Solar Generating Facility on Parcel 15235001-15235002, 15235005-15235008, 15235013-15235014, 15234006-1534013, 16503003-16503006, 16502001-16502003, 16502006-16502008, 16504006-16504013, and 16509006 (description).

Giving and Granting full power and authority to perform all acts necessary with regard to the Special Use Permit application and jurisdictional approval process and for the specific purposes of securing a Special Use Permit concerning said property. The Designated Agent shall not have power and authority to perform acts in order to effectuate a change in zoning of the property described above or to restrict the right to develop the property in any way. I hereby certify that Sage Advice Investments, L.L.C. is the legal owner of said property.

This authorization shall expire upon the completion, award or cancellation of the Special Use Permit or the termination of the Option Agreement between Landowner and Sustainable Property Holdings, LLC dated February 8, 2016.

Sage Advice Investments, L.L.C.

William C. Lewis
Signer: William C. Lewis, Managing Member

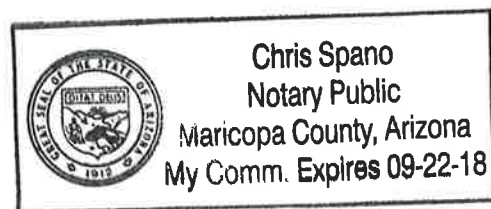
6-17-16
Date

COUNTY Maricopa)
STATE Arizona)s.s.

Sworn to before me this 17th day of June, 20 16

Chris Spano
Notary Public

My Commission expires 09/22/2018





Department of Development Services
Planning and Zoning Division

A.R.S. §12-1134 WAIVER

As provided for by A.R.S. §12-1134(I), the undersigned Owner, or Owner's Agent, of property affected by zoning action _____ does hereby waive any A.R.S. §12-1134 claim for diminution in value related to said zoning action.

If the undersigned is the Owner's Agent, it is further warranted and represented that this Agent has the legal power to bind the Owner to this waiver.

William C. Lewis
Printed Name

[Signature]
Signature

5-25-16
Date

Printed Name

Signature

Date

State of Arizona)
County of Yuma MARICOPA)

ss

Subscribed and sworn before me this 25th day of MAY, 202016.



(notary seal)

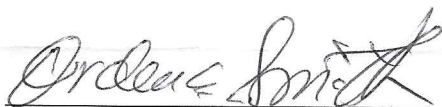
[Signature]
Notary Public

Landowner Authorization

Be it known that **Orden E. Smith** ("Landowner") has made and appointed Garret Bean of McFarland Solar, LLC, a Delaware limited liability company, to act as Designated Agent for the limited purpose of securing a Special Use Permit with Yuma County, Arizona for a Utility Scale Solar Generating Facility on Parcel 165-03-011 (description).

Giving and Granting full power and authority to perform all acts necessary with regard to the Special Use Permit application and jurisdictional approval process and for the specific purposes of securing a Special Use Permit concerning said property. The Designated Agent shall not have power and authority to perform acts in order to effectuate a change in zoning of the property described above or to restrict the right to develop the property in any way. I hereby certify that Orden E. Smith is the legal owner of said property.

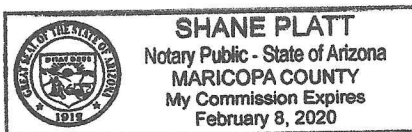
This authorization shall expire upon the completion, award or cancellation of the Special Use Permit or the termination of the Option Agreement between Landowner and Sustainable Property Holdings, LLC dated May 5, 2016



Signer: Orden E. Smith

6-21-2016
Date

COUNTY Maricopa)
)s.s.
STATE Arizona)



Sworn to before me this 21st day of June, 2016

Shane Platt
Notary Public

My Commission expires 2/8/2020



Department of Development Services
Planning and Zoning Division

A.R.S. §12-1134 WAIVER

As provided for by A.R.S. §12-1134(I), the undersigned Owner, or Owner's Agent, of property affected by zoning action _____ does hereby waive any A.R.S. §12-1134 claim for diminution in value related to said zoning action.

If the undersigned is the Owner's Agent, it is further warranted and represented that this Agent has the legal power to bind the Owner to this waiver.

Orden & Smith
Printed Name

Orden & Smith
Signature

6-21-2016
Date

Printed Name

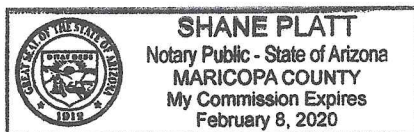
Signature

Date

State of Arizona)
County of Yuma)

ss

Subscribed and sworn before me this 21st day of June, 2016.



(notary seal)

Shane Platt
Notary Public

Landowner Authorization

Be it known that Tresa M. Jarecki ("Landowner") has made and appointed Garret Bean of McFarland Solar, LLC, a Delaware limited liability company, to act as Designated Agent for the limited purpose of securing a Special Use Permit with Yuma County, Arizona for a Utility Scale Solar Generating Facility on Parcel 165-03-012 (description).

Giving and Granting full power and authority to perform all acts necessary with regard to the Special Use Permit application and jurisdictional approval process and for the specific purposes of securing a Special Use Permit concerning said property. The Designated Agent shall not have power and authority to perform acts in order to effectuate a change in zoning of the property described above or to restrict the right to develop the property in any way. I hereby certify that Tresa M. Jarecki is the legal owner of said property.

This authorization shall expire upon the completion, award or cancellation of the Special Use Permit or the termination of the Option Agreement between Landowner and Sustainable Property Holdings, LLC dated May 19, 2016.

Tresa M. Jarecki
Signer: Tresa M. Jarecki

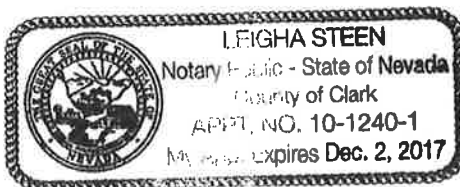
6/9/16
Date

COUNTY CLARK)
)s.s.
STATE NEVADA)

Sworn to before me this 09 day of JUNE, 2016

Leigha Steen
Notary Public

My Commission expires DEC 2, 2017





Department of Development Services
Planning and Zoning Division

A.R.S. §12-1134 WAIVER

As provided for by A.R.S. §12-1134(I), the undersigned Owner, or Owner's Agent, of property affected by zoning action _____ does hereby waive any A.R.S. §12-1134 claim for diminution in value related to said zoning action.

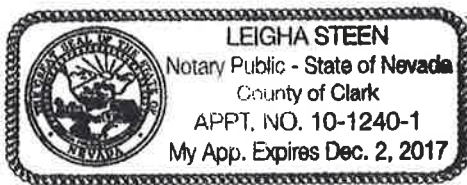
If the undersigned is the Owner's Agent, it is further warranted and represented that this Agent has the legal power to bind the Owner to this waiver.

TRESA M. JARECKI [Signature] 6/9/16
Printed Name Signature Date

Printed Name Signature Date

NEVADA
State of ~~Arizona~~)
CLARK) ss
County of ~~Yuma~~)

Subscribed and sworn before me this 09 day of JUNE, 2016.



(notary seal)

[Signature]
Notary Public

Landowner Authorization

Be it known that Jose F. Vasquez ("Landowner") has made and appointed Garret Bean of McFarland Solar, LLC, a Delaware limited liability company, to act as Designated Agent for the limited purpose of securing a Special Use Permit with Yuma County, Arizona for a Utility Scale Solar Generating Facility on Parcel 16502009 (description).

Giving and Granting full power and authority to perform all acts necessary with regard to the Special Use Permit application and jurisdictional approval process and for the specific purposes of securing a Special Use Permit concerning said property. The Designated Agent shall not have power and authority to perform acts in order to effectuate a change in zoning of the property described above or to restrict the right to develop the property in any way. I hereby certify that Jose F. Vasquez is the legal owner of said property.

This authorization shall expire upon the completion, award or cancellation of the Special Use Permit or the termination of the Option Agreement between Landowner and Sustainable Property Holdings, LLC dated May 10, 2016.

Jose F. Vasquez
Signer: Jose F. Vasquez

06-10-2016
Date

COUNTY)
)s.s.
STATE)

Sworn to before me this 10 day of June, 2016

Juan F. Molina
Notary Public

My Commission expires Sept 7, 2017





Department of Development Services
Planning and Zoning Division

A.R.S. §12-1134 WAIVER

As provided for by A.R.S. §12-1134(I), the undersigned Owner, or Owner's Agent, of property affected by zoning action _____ does hereby waive any A.R.S. §12-1134 claim for diminution in value related to said zoning action.

If the undersigned is the Owner's Agent, it is further warranted and represented that this Agent has the legal power to bind the Owner to this waiver.

JOSE F Vasquez
Printed Name

Jose F Vasquez
Signature

06-10-2016
Date

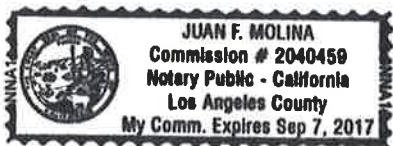
Printed Name

Signature

Date

State of Arizona)
)
County of Yuma) ss

Subscribed and sworn before me this 10 day of June, 20 16.



(notary seal)

[Signature]
Notary Public

Exhibit C

Project Description

1.0 INTRODUCTION

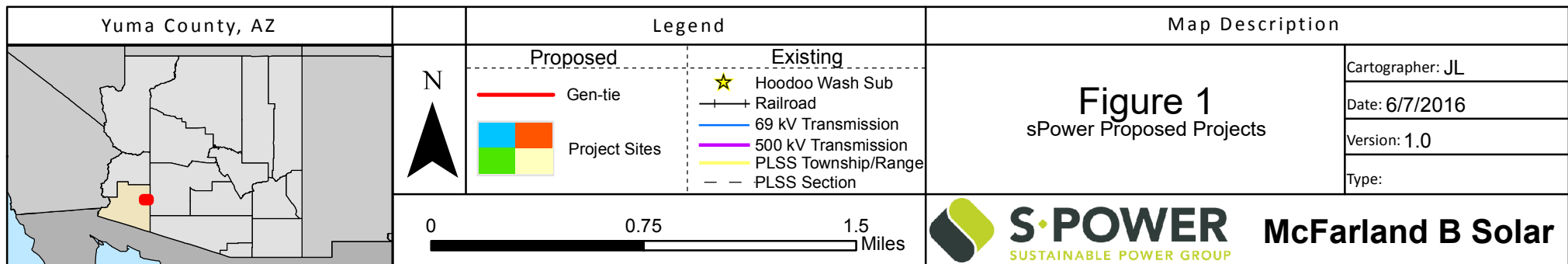
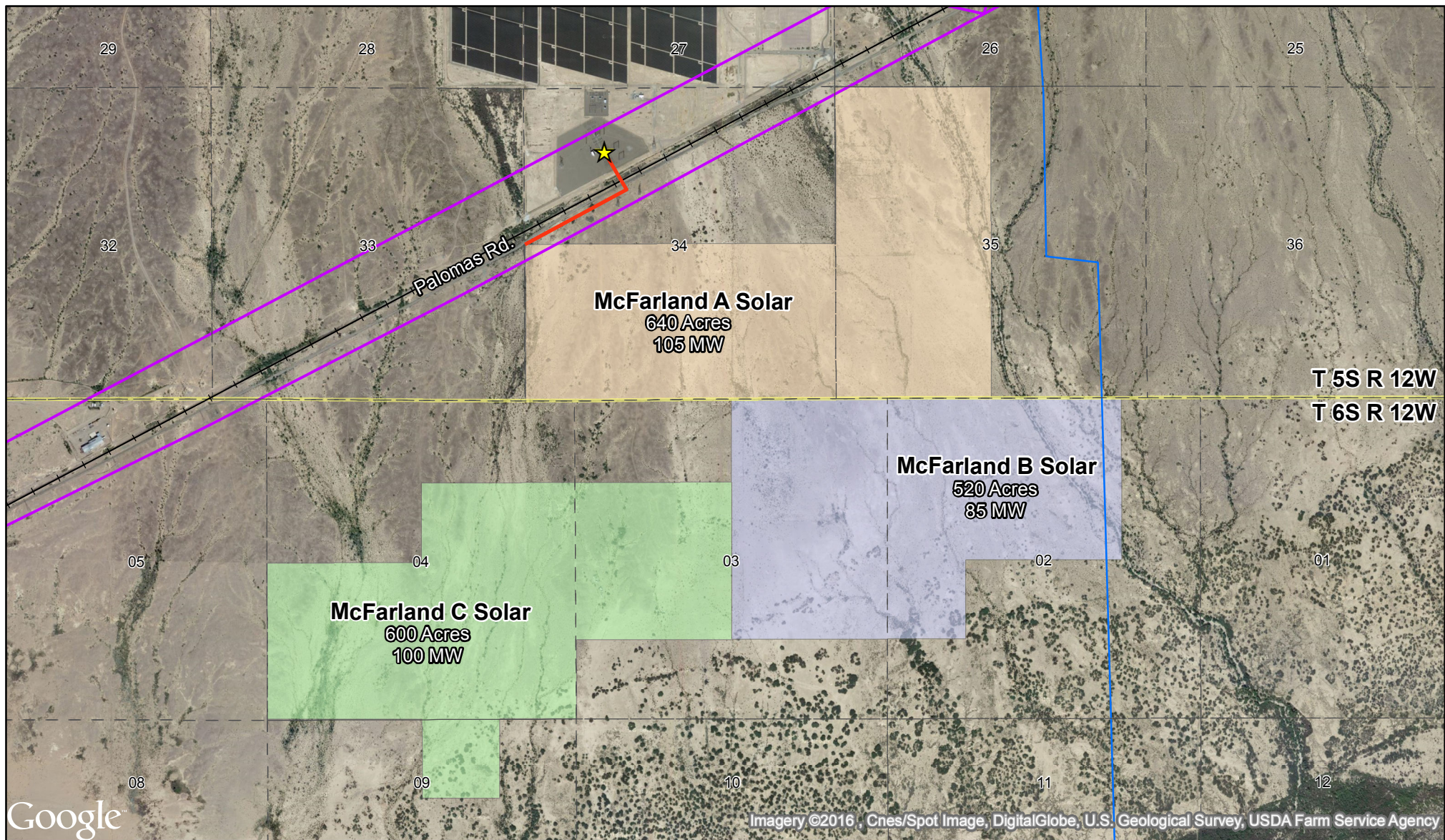
Sustainable Power Group (sPower), doing business as McFarland Solar, LLC (Applicant), requests a Special Use Permit (SUP) from Yuma County for construction of the McFarland B Solar Project (Project). The McFarland A Solar Project is one of three solar projects proposed by sPower in Yuma County (refer to Figure 1, *sPower Proposed Projects*).

The Project is a proposed utility scale Solar Generating Facility (SGF) that would generate up to 85 megawatts (MW). The Project is located on approximately 520 acres of previously disturbed, undeveloped land in Yuma County, Arizona, approximately 65 miles east of the City of Yuma. Exhibit E shows the location of the Project Site.

The Project Site is located on private lands, along the southern side of Palomas / Hyder Road, across from the existing Hoodoo Wash Substation. This land was historically used for agriculture. The Project Site and surrounding area is zoned Rural Area RA-40 by Yuma County. The RA-40 zoning permits special uses including public and private utility installations for energy and transmission facilities such as those proposed for the Project. The planned land use for this area is Agriculture / Rural Preservation (A-RP). Exhibit E shows the zoning and planned land use for the area.

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

- The 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;
- The project is located adjacent to the Hoodoo Wash Substation and other renewable energy projects, reducing the need for lengthy transmission lines and renewable energy projects collocated around the substation.
- There will be socioeconomic benefits derived from the Project including short-term benefits from construction (employment, retail and service sector opportunity) and long-term benefits from tax revenues, increased reliability of the regional electrical system, and approximately two (2) operational jobs;
- The Project Site, which was historically used for agriculture, has not been irrigated or in production for several decades. Construction of the Project will not impact any nearby farming operations or take agricultural lands out of production;
- The RA-40 zoning applied to this area permits special uses including public and private utility installations for energy and transmission facilities such as the 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; and
- This Project is in conformance with the 2020 Yuma County Comprehensive Plan and all zoning and land use regulations.

On January 13, 2016, the Applicant attended a Pre-Application meeting for the SUP with Yuma County Planning staff. During that meeting, the proposed Project and SUP application requirements were discussed and a Pre-Development Checklist was completed by Yuma County (included in Exhibit G).

This SUP Application 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 402.01 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 Project will utilize photovoltaic (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 gen-tie lines to the Project substation located on the northwestern portion of the McFarland A Solar Project Site, where the power will be stepped up to 500 kV. From the Project substation, the Project will interconnect to the grid via a new 500 kV line constructed from the Project substation to the existing Hoodoo Wash Substation, located adjacent to the Project Site, along the northern side of Palomas / Hyder Road. Refer to Exhibit F for a conceptual Site Plan of the Project.

2.2 Property Description

The Project will be located on approximately 520 acres of previously disturbed, undeveloped land in unincorporated Yuma County, Arizona, within the Dateland / East County Planning Area. The unincorporated community of Dateland is located approximately 13 miles south of the Project Site, along Interstate-8. Access to the Project Site will be provided via West Dateland Road on the northeastern portion of the Project Site, and a newly constructed driveway off of Palomas / Hyder Road on the northwestern portion of the Project Site as shown on Exhibit F, *Site Plan*. The Project would also include 20-foot internal access roads, a 50-foot setback from the front and sides, and a 34-foot rear setback.

The Project Site consists of Sections 2 and 3 of Township 6 South, Range 12 West of the Gila and Salt River Base and Meridian (G&SRBM), Yuma County. Refer to Exhibit D for a complete legal description of the Project Site, and Exhibit E for a depiction of the Project Site boundary and parcels.

2.3 Site Plan

The Project is expected to utilize poly-crystalline or thin-film PV modules to produce clean, renewable energy. The PV panels are expected to 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, a meteorological station, and anemometers.

At full build-out, approximately 320 acres will be covered by solar arrays. Exhibit F is a conceptual Site Plan showing the potential layout of the Project. Construction trailers and parking areas will be provided within the Project Site, and temporary construction staging areas will be relocated periodically within the Project Site until construction completion.

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:

- 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. 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.

Interconnection

The Project will interconnect to the existing Hoodoo Wash Substation located adjacent to the Project Site, on the northern side of Palomas / Hyder Road. Multiple 34.5 kV underground gen-tie lines will connect the solar arrays to the Project substation located on the northwestern portion of the McFarland A Solar Project Site, where the power will be stepped up to 500 kV. From the Project substation, the Project will interconnect to the grid via a new underground 500 kV line constructed from the Project substation to the existing Hoodoo Wash Substation.

Grading and Drainage

The Project is located on property that has been previously leveled and used for irrigated agricultural production. As a result, minimal grading to the Project Site is anticipated. The bulk of grading would occur on access roads, structural foundation areas, and in areas of the Project Site where panel installation would require additional leveling of the soil. In areas of proposed grading, the soil surface will be smoothed and compacted per County regulations and building code standards. Prior to grading activities, vegetation across the site will be trimmed back and mowed and proposed graded areas will be disked with conventional farming equipment, followed by the 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 Project Site.

Site Access / Traffic and Circulation

Access to the Project Site will be via the Dateland interchange on Interstate-8 at Dateland, Arizona. From the Dateland interchange, access to the Project Site will be approximately nine (9) miles northeast on Avenue 64E, then approximately four (4) miles east on Palomas / Hyder Road to the Project Site entrance (refer to Exhibit F).

There is currently little traffic on any of the roads bordering or in the immediate vicinity of the Project Site. The use on these roads is associated with the nearby Agua Caliente solar project and White Wing Ranch solar project, surrounding agriculture, and to provide access to a 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, or will be trucked in by a contractor.

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 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 200 each month with a peak of up to 300.

One (1) to two (2) full-time workers would be employed during operation of the Project. These personnel would perform maintenance and security functions.

Stormwater Management

The storm water collection system, including interception ditches, a collection ditch, a 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 Storm water Quality Management” and the requirements of the storm water regulations administered by the Arizona Department of Environmental Quality (ADEQ).

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 Project Site.

Data Collection System Control System

The Project would be designed with a comprehensive Supervisory Control and Data Acquisition (SCADA) system for remote monitoring of facility operation and/or remote control of critical components. Within the site, the fiber optic or other cabling required for the monitoring system would be installed throughout the Project Site leading to a centrally located (or series of appropriately located) SCADA system cabinets. The telecommunications connections to the SCADA system cabinets are either wireless or hard wired.

The system would also include a meteorological (met) data collection system. The met station would have the following weather sensors: a pyranometer for measuring solar irradiance, a thermometer to measure air temperature, a barometric pressure sensor to measure atmospheric pressure, and two wind sensors to measure speed and direction. These sensors would be connected to a data logger to compile the data for transmission to the Data Collection Center.

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 phones, 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 CONSIDERATIONS 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 are 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

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 Avenue 64E, then approximately four (4) miles east on Palomas / Hyder Road to the Project Site entrance. Driveway improvements will be constructed at West Dateland Road on the northeastern portion of the Project Site, and a newly constructed driveway off of Palomas / Hyder Road on the northwestern portion of the Project Site as shown in Exhibit F, *Site Plan*. Access to the Project Site will be controlled through a security gate located at either the northwest or northeast portion of the Project Site.

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 Project 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 Project 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 Site entrance.

Provision of Services and Utilities

The Project will not require Yuma County to provide significant utilities and services. There are three existing, on-site water wells on the Project Site 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.

No wastewater facilities exist at the Project Site and no such facilities would be constructed for the Project. Portable restroom facilities would be provided and maintained by sPower's Engineering, Procurement, and Construction (EPC) contractor during construction.

Soil Erosion

The Project Site is not in active agriculture. As the Project Site is developed, it will be graded minimally as described above 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 a dust control plan that will be filed with Yuma 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.

Water Supplies / Surface and Groundwater

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

Approximately up to 140 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 4 acre-feet per year of water will be required by the facility for domestic use, process water, and fire protection. Water is expected to be used for panel washing during operation.

The primary water supply for the Project will be from the on-site wells, or will be trucked in by a contractor.

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 that are allowed on RA-40 zoning but that would require a SUP. Part T identifies public and private utility installations for gas, electric, water, and wastewater. The Project would therefore be permitted 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

Character of Proposed Use

As previously discussed, the Project will occupy approximately 520 acres of vacant, private agricultural land. The Project Site is surrounded by federal lands managed by the Bureau of Land Management (BLM) with some State parcels also located nearby. The BLM has recently identified the planned use of the lands in the vicinity of the Project Site 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 nearest agricultural land is located east of the Project Site. The Project will not limit agriculture uses on these lands or in the vicinity of the Project. Additionally, there would be no conflicts with existing or proposed land uses in the area that would result from the Project.

Benefits to the Public

The 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 local 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 one (1) to two (2) operations and maintenance workers and will offer attractive long-term compensation for these personnel.

Applicant Initiated Public Outreach

The Applicant will initiate public outreach for the Project, including extensive efforts intent on distributing information and soliciting input from the public and interested stakeholders. A series of briefings and meetings will be utilized to engage stakeholders and the public in the process. The briefings/meetings shall include Stakeholder Briefings and an Open House Meeting.

Stakeholder Briefings

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

Open House Meeting

The Project team anticipates holding an Open House in August 2016 at the Dateland Elementary School. The Applicant will use several methods to reach out to the public and invite them to the Open House. An invitation to the Open House will be mailed to all residents in Yuma County within 12 miles of the Project Site. The Dateland Elementary School will also notice the Open House on the school marquee and invitations will be sent home with all the students. And lastly, the Applicant will run a public notice in the Yuma Sun prior to the Open House Meeting.

3.4 Harmony with Local Area

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 Action

- **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.

Compatible with Surrounding Uses

As stated above, 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 wells onsite, or will be trucked in by a contractor. 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 two miles northeast from the Project Site. No new residential development is currently planned near the Project Site.
- Initial analysis indicates that impacts to critical habitat and threatened or endangered species will not be significant because construction will occur on historically cultivated agricultural land. However, further studies will be conducted to confirm the absence of critical habitats.
- The Project will generate very low emissions of air pollutants and will have zero water discharge.

3.5 Schedule for Development

The following is an estimated schedule for development.

- **Submittal of Special Use Permit (SUP)**
 - June 2016
- **Public Outreach – Dateland Open House Meeting**
 - August 2016

- **SUP Option 1 Review Time – 50 Business Days**
 - August 19, 2016
- **SUP Option 2 Review Time – 55 Business Days**
 - August 26, 2016
- **Planning Commission Hearing – Fourth Monday of Each Month**
 - September 26, 2016
- **Board of Supervisors Hearing – First and Third Monday of Each Month**
 - October 3, 2016
- **Project Construction**
 - 2017 to 2018

Exhibit D

Legal Description

LEGAL DESCRIPTION

APN List:

165-03-003, 165-03-004, 165-02-001, 165-02-002, 165-02-003, 165-02-006, 165-02-007, 165-02-008, 165-03-005, 165-03-006, 165-03-011, 165-02-009, 165-03-012

APN: 165-03-003

Parcel 25, REPLAT OF DATELAND RANCH, according to the plat of records in the Office of the County Recorder of Yuma County, Arizona recorded in Book 2 of Surveys, pages 48 through 56, inclusive;

ALSO KNOWN AS: The Northwest quarter of the Northeast quarter of Section 3, Township 6 South, Range 12 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

Except 1/16th of all oil, gases, and other hydrocarbon substances, helium of other substances of a gaseous nature, coal, stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona; and

EXCEPT 75% of all remaining oil, gas and other mineral rights, and 25% of all remaining geothermal resources beneath the surface, as set forth in deed recorded in Docket 1113, page 543, records of Yuma County, Arizona.

APN: 165-03-004

Parcel 26, REPLAT OF DATELAND RANCH, according to the plat of records in the Office of the County Recorder of Yuma County, Arizona recorded in Book 2 of Surveys, pages 48 through 56, inclusive;

ALSO KNOWN AS: The Northeast quarter of the Northeast quarter of Section 3, Township 6 South, Range 12 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

Except 1/16th of all oil, gases, and other hydrocarbon substances, helium of other substances of a gaseous nature, coal, stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona; and

EXCEPT 75% of all remaining oil, gas and other mineral rights, and 25% of all remaining geothermal resources beneath the surface, as set forth in deed recorded in Docket 1113, page 543, records of Yuma County, Arizona.

APN: 165-02-001

Parcel 27, REPLAT OF DATELAND RANCH, according to the plat of records in the Office of the County Recorder of Yuma County, Arizona recorded in Book 2 of Surveys, pages 48 through 56, inclusive;

ALSO KNOWN AS: The Northwest quarter of the Northwest quarter of Section 2, Township 6 South, Range 12 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

Except 1/16th of all oil, gases, and other hydrocarbon substances, helium of other substances of a gaseous nature, coal, stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarity essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona; and

EXCEPT 75% of all remaining oil, gas and other mineral rights, and 25% of all remaining geothermal resources beneath the surface, as set forth in deed recorded in Docket 1113, page 543, records of Yuma County, Arizona.

APN: 165-02-002

Parcel 28, REPLAT OF DATELAND RANCH, according to the plat of records in the Office of the County Recorder of Yuma County, Arizona recorded in Book 2 of Surveys, pages 48 through 56, inclusive;

ALSO KNOWN AS: The Northeast quarter of the Northwest quarter of Section 2, Township 6 South, Range 12 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

Except 1/16th of all oil, gases, and other hydrocarbon substances, helium of other substances of a gaseous nature, coal, stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarity essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona; and

EXCEPT 75% of all remaining oil, gas and other mineral rights, and 25% of all remaining geothermal resources beneath the surface, as set forth in deed recorded in Docket 1113, page 543, records of Yuma County, Arizona.

APN: 165-02-003

Parcel 29, REPLAT OF DATELAND RANCH, according to the plat of records in the Office of the County Recorder of Yuma County, Arizona recorded in Book 2 of Surveys, pages 48 through 56, inclusive;

ALSO KNOWN AS: The Northwest quarter of the Northeast quarter of Section 2, Township 6 South, Range 12 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

Except 1/16th of all oil, gases, and other hydrocarbon substances, helium of other substances of a gaseous nature, coal, stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States,

or of this state, or decisions of court, to be peculiarity essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona; and

EXCEPT 75% of all remaining oil, gas and other mineral rights, and 25% of all remaining geothermal resources beneath the surface, as set forth in deed recorded in Docket 1113, page 543, records of Yuma County, Arizona.

APN: 165-02-006

Parcel 44, REPLAT OF DATELAND RANCH, according to the plat of records in the Office of the County Recorder of Yuma County, Arizona recorded in Book 2 of Surveys, pages 48 through 56, inclusive;

ALSO KNOWN AS: The Southwest quarter of the Northeast quarter of Section 2, Township 6 South, Range 12 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

Except 1/16th of all oil, gases, and other hydrocarbon substances, helium of other substances of a gaseous nature, coal, stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarity essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona; and

EXCEPT 75% of all remaining oil, gas and other mineral rights, and 25% of all remaining geothermal resources beneath the surface, as set forth in deed recorded in Docket 1113, page 543, records of Yuma County, Arizona.

APN: 165-02-007

Parcel 46, REPLAT OF DATELAND RANCH, according to the plat of records in the Office of the County Recorder of Yuma County, Arizona recorded in Book 2 of Surveys, pages 48 through 56, inclusive;

ALSO KNOWN AS: The Southeast quarter of the Northwest quarter of Section 6, Township 6 South, Range 12 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

Except 1/16th of all oil, gases, and other hydrocarbon substances, helium of other substances of a gaseous nature, coal, stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarity essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona; and

EXCEPT 75% of all remaining oil, gas and other mineral rights, and 25% of all remaining geothermal resources beneath the surface, as set forth in deed recorded in Docket 1113, page 543, records of Yuma County, Arizona.

APN: 165-02-008

Parcel 46, REPLAT OF DATELAND RANCH, according to the plat of records in the Office of the County Recorder of Yuma County, Arizona recorded in Book 2 of Surveys, pages 48 through 56, inclusive;

ALSO KNOWN AS: The Southwest quarter of the Northwest quarter of Section 2, Township 6 South, Range 12 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

Except 1/16th of all oil, gases, and other hydrocarbon substances, helium of other substances of a gaseous nature, coal, stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarity essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona; and

EXCEPT 75% of all remaining oil, gas and other mineral rights, and 25% of all remaining geothermal resources beneath the surface, as set forth in deed recorded in Docket 1113, page 543, records of Yuma County, Arizona.

APN: 165-03-005

Parcel 47, REPLAT OF DATELAND RANCH, according to the plat of records in the Office of the County Recorder of Yuma County, Arizona recorded in Book 2 of Surveys, pages 48 through 56, inclusive;

ALSO KNOWN AS: The Southeast quarter of the Northeast quarter of Section 3, Township 6 South, Range 12 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

Except 1/16th of all oil, gases, and other hydrocarbon substances, helium of other substances of a gaseous nature, coal, stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarity essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona; and

EXCEPT 75% of all remaining oil, gas and other mineral rights, and 25% of all remaining geothermal resources beneath the surface, as set forth in deed recorded in Docket 1113, page 543, records of Yuma County, Arizona.

APN: 165-03-006

Parcel 48, REPLAT OF DATELAND RANCH, according to the plat of records in the Office of the County Recorder of Yuma County, Arizona recorded in Book 2 of Surveys, pages 48 through 56, inclusive;

ALSO KNOWN AS: The Southwest quarter of the Northeast quarter of Section 3, Township 6 South, Range 12 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

Except 1/16th of all oil, gases, and other hydrocarbon substances, helium of other substances of a gaseous nature, coal, stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States,

or of this state, or decisions of court, to be peculiarity essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona; and

EXCEPT 75% of all remaining oil, gas and other mineral rights, and 25% of all remaining geothermal resources beneath the surface, as set forth in deed recorded in Docket 1113, page 543, records of Yuma County, Arizona.

APN: 165-03-011

SECTION 03: PARCEL 59, REPLAT OF DATELAND RANCH, ACCORDING TO BLOCK 15 OF PLATS, PAGES 25-34 INCLUSIVE, RECORDS OF YUMA COUNTY, ARIZONA, ALSO KNOWN AS THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 03, TOWNSHIP 6 SOUTH, RANGE 12 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.

APN: 165-02-009

SECTION 2: PARCEL 61, OF DATELAND RANCH, ACCORDING TO BOOK 15 OF PLATS, PAGES 25 THROUGH 34 INCLUSIVE, RECORDS OF YUMA COUNTY ARIZONA. ALSO KNOWN AS THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 12 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.

APN: 165-02-009

SECTION 3: PARCEL 60, OF DATELAND RANCH, ACCORDING TO BOOK 15 OF PLATS, PAGES 48 THROUGH 56 INCLUSIVE, RECORDS OF YUMA COUNTY ARIZONA. ALSO KNOWN AS THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 12 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.

APN: 165-03-012

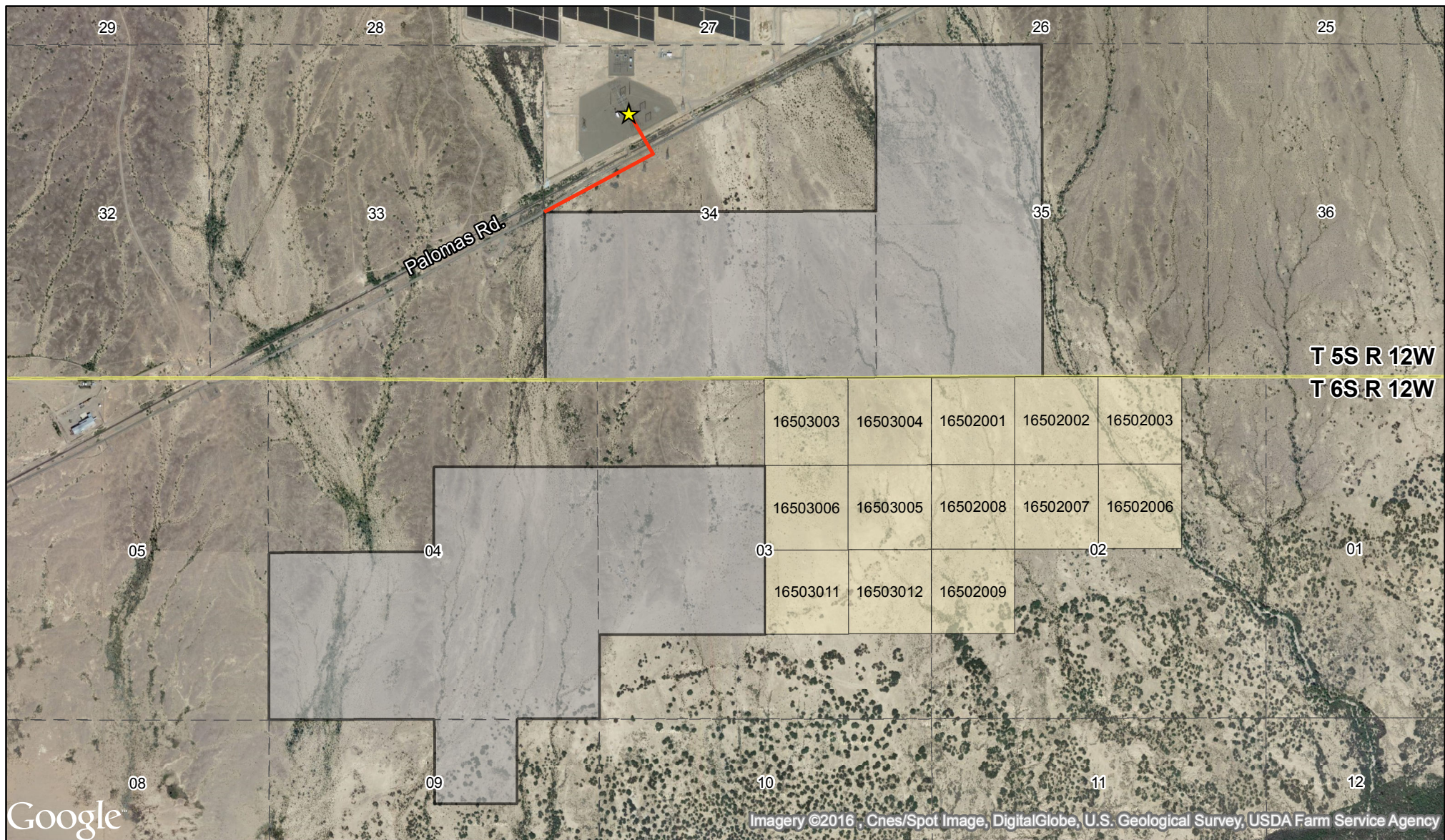
SECTION 03: PARCEL 60, REPLAT OF DATELAND RANCH, ACCORDING TO BLOCK 15 OF PLATS, PAGES 25-34 INCLUSIVE, RECORDS OF YUMA COUNTY, ARIZONA, ALSO KNOWN AS THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 03, TOWNSHIP 6 SOUTH, RANGE 12 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.

Exhibit E

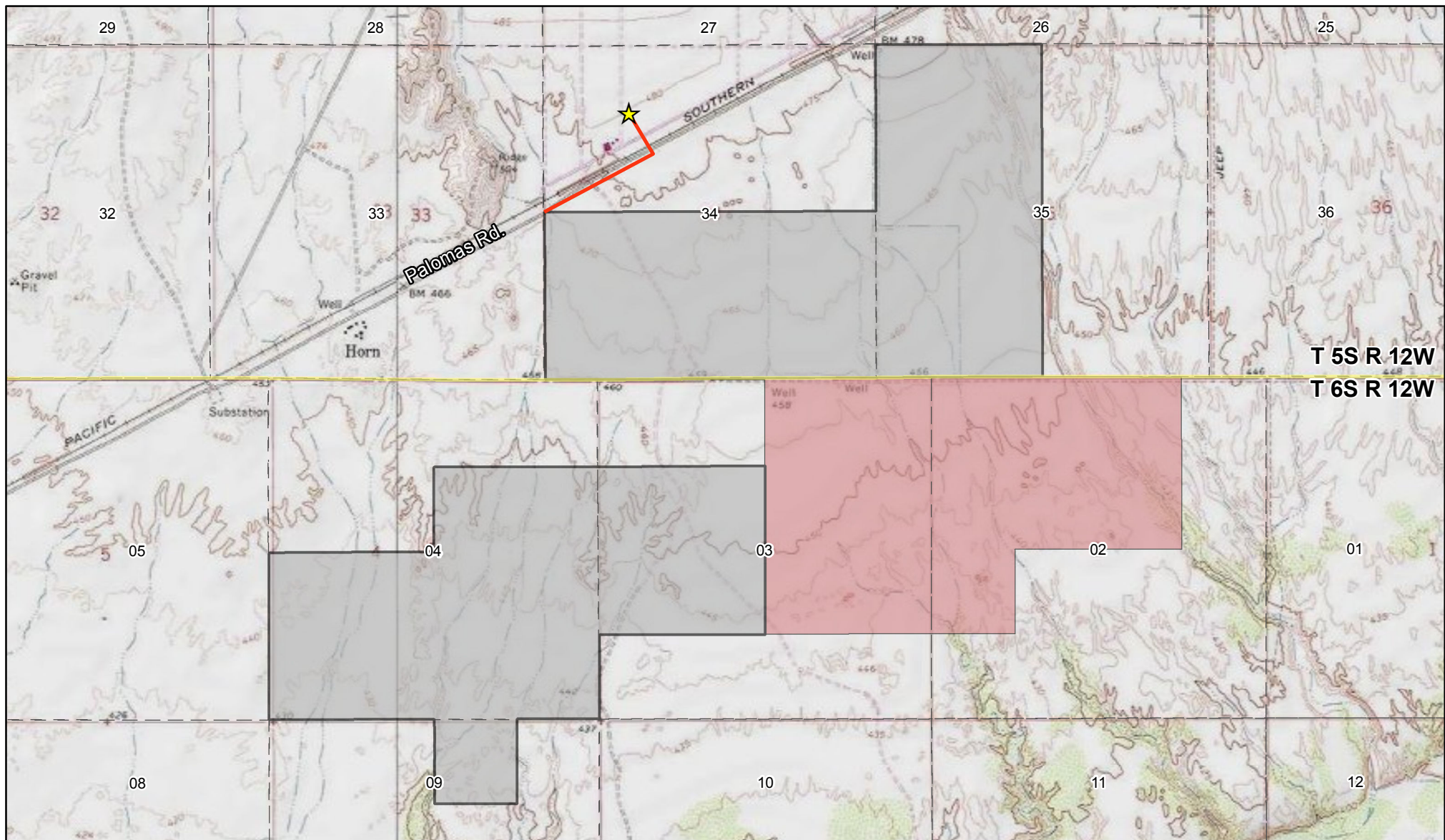
Figures



Yuma County, AZ		Legend		Map Description	
		Proposed		Existing	
		White Wing Solar	Hoodoo Wash Sub		
		McFarland Solar	Agua Caliente Solar		
		0 10 20 Miles			
				Figure 1 Regional Location	
				Cartographer: JL	
				Date: 6/7/2016	
				Version: 1.0	
				Type: Exhibit E	
				S-POWER McFarland B Solar SUSTAINABLE POWER GROUP	

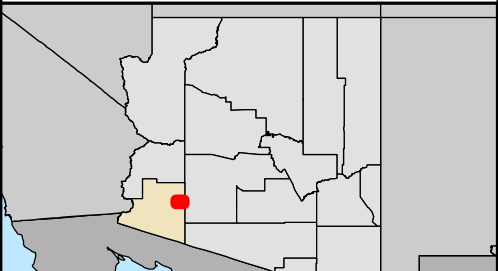
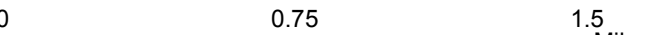


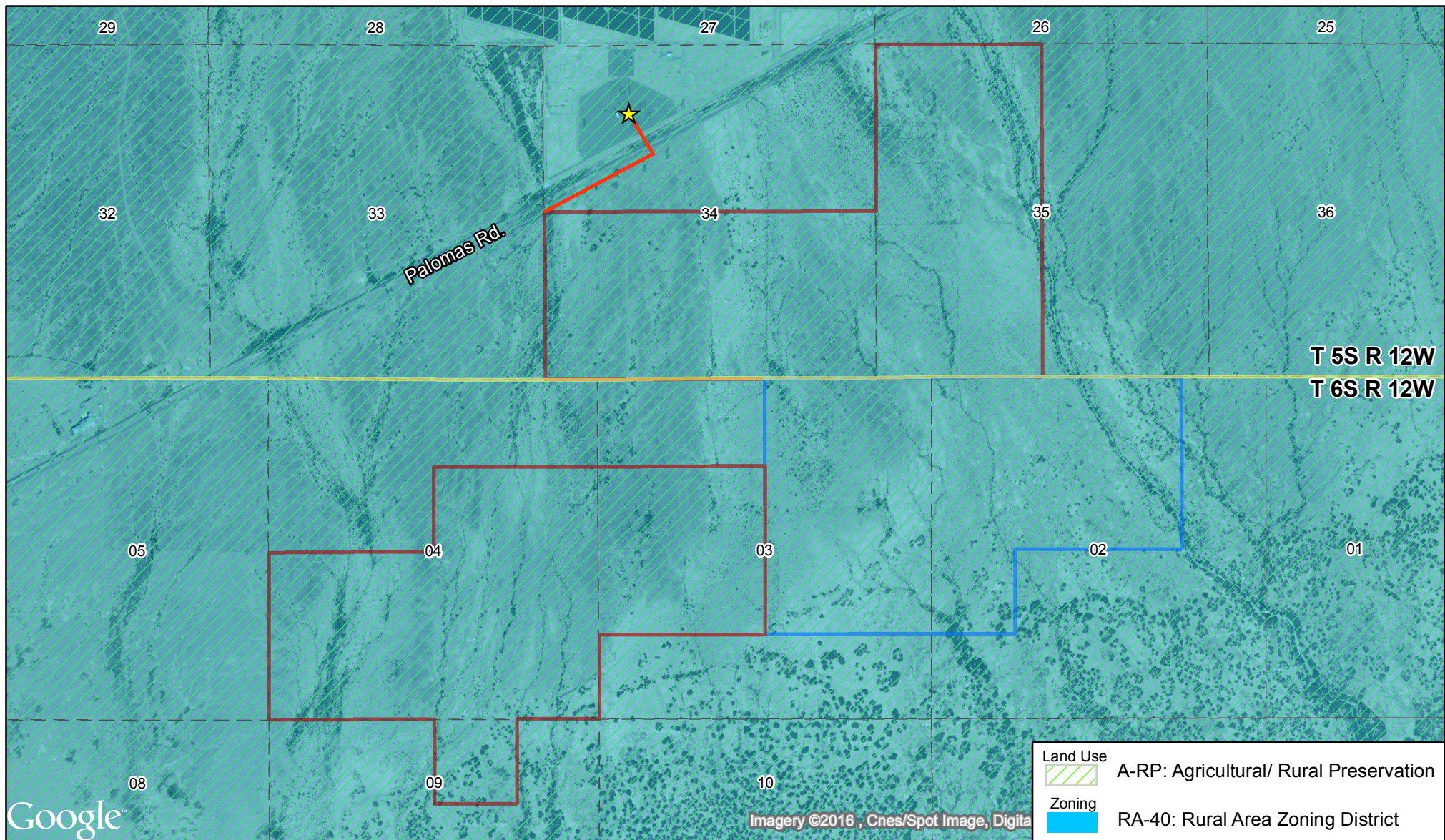
Yuma County, AZ		Legend		Map Description	
		Proposed		Existing	
		Gen-tie		Hoodoo Wash Sub	
		McFarland B Solar		PLSS Township/Range	
		McFarland A & C Solar		PLSS Section	
		S-POWER SUSTAINABLE POWER GROUP McFarland B Solar			
				Figure 2 Parcel Map Cartographer: JL Date: 6/7/2016 Version: 1.0 Type: Exhibit E	



T 5S R 12W

T 6S R 12W

Yuma County, AZ		Legend		Map Description	
		Proposed		Figure 3 Topographic Cartographer: JL Date: 6/7/2016 Version: 1.0 Type: Exhibit E	
		Existing			
		 Gen-tie	 Hoodoo Wash Sub		
		 McFarland B Solar	 PLSS Township/Range		
	 McFarland A & C Solar	 PLSS Section			
				 S-POWER McFarland B Solar SUSTAINABLE POWER GROUP	



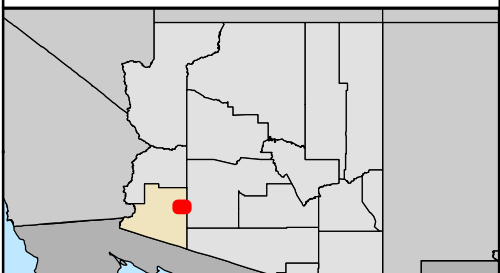
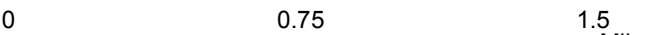
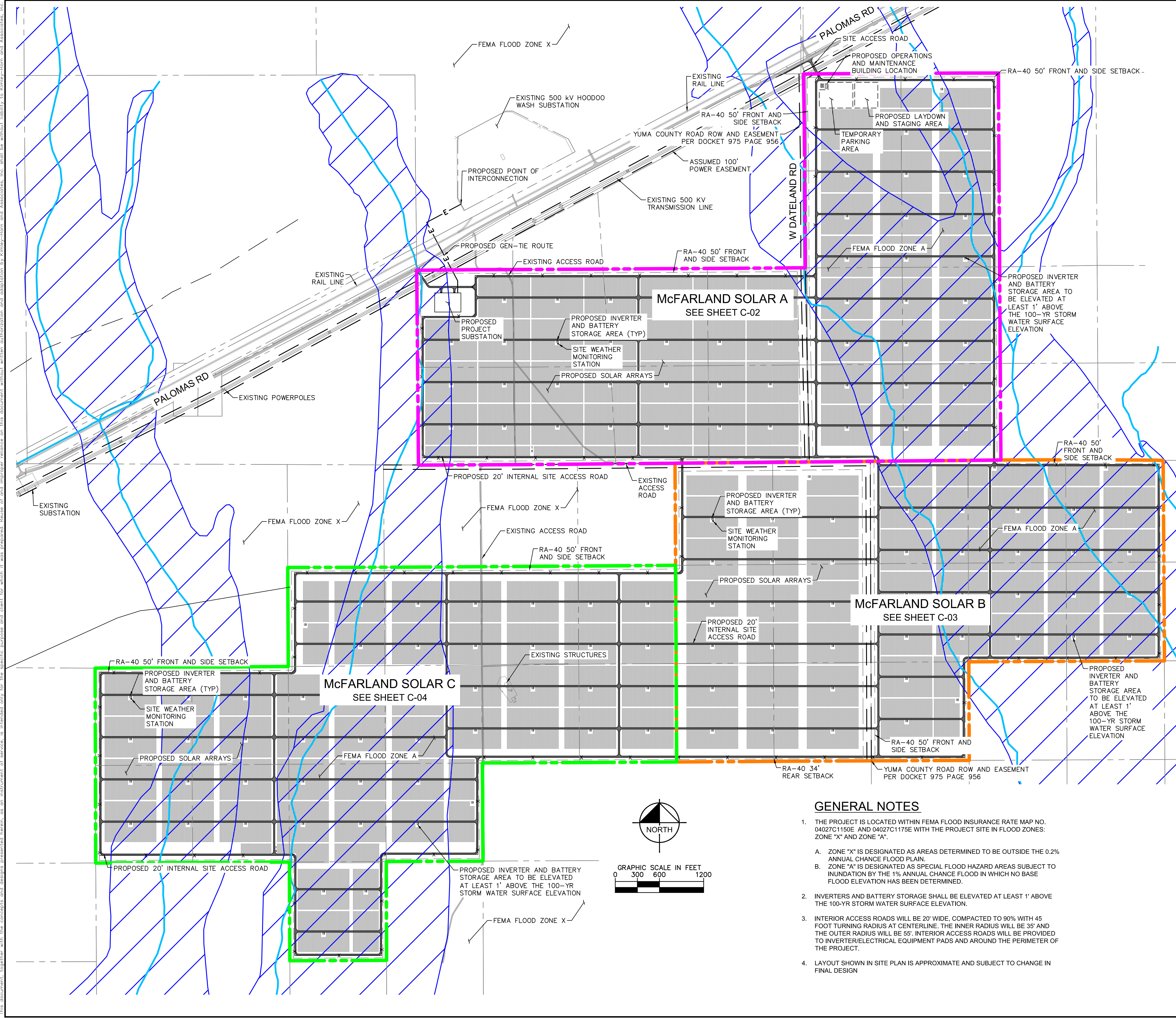
Yuma County, AZ		Legend		Map Description	
		Proposed		Existing	
		 Gen-tie		 Hoodoo Wash Sub	
		 McFarland B Solar		 PLSS Township/Range	
		 McFarland A & C Solar		 PLSS Section	
					
				S-POWER SUSTAINABLE POWER GROUP McFarland B Solar	
				Figure 4 County Land Use & Zoning Cartographer: JL Date: 6/7/2016 Version: 1.0 Type: Exhibit E	

Exhibit F

Site Plan

Plotted By: Hamilton, John Wayne, Sheet Set: KHA, Layout: C-01, OVERALL, June 08, 2016, 05:42:16pm, K:\ORLA\DEV\094817007 - McFarland Solar\CAD\PlanSheets\McFarland Solar - SUP.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and/or incorporation of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



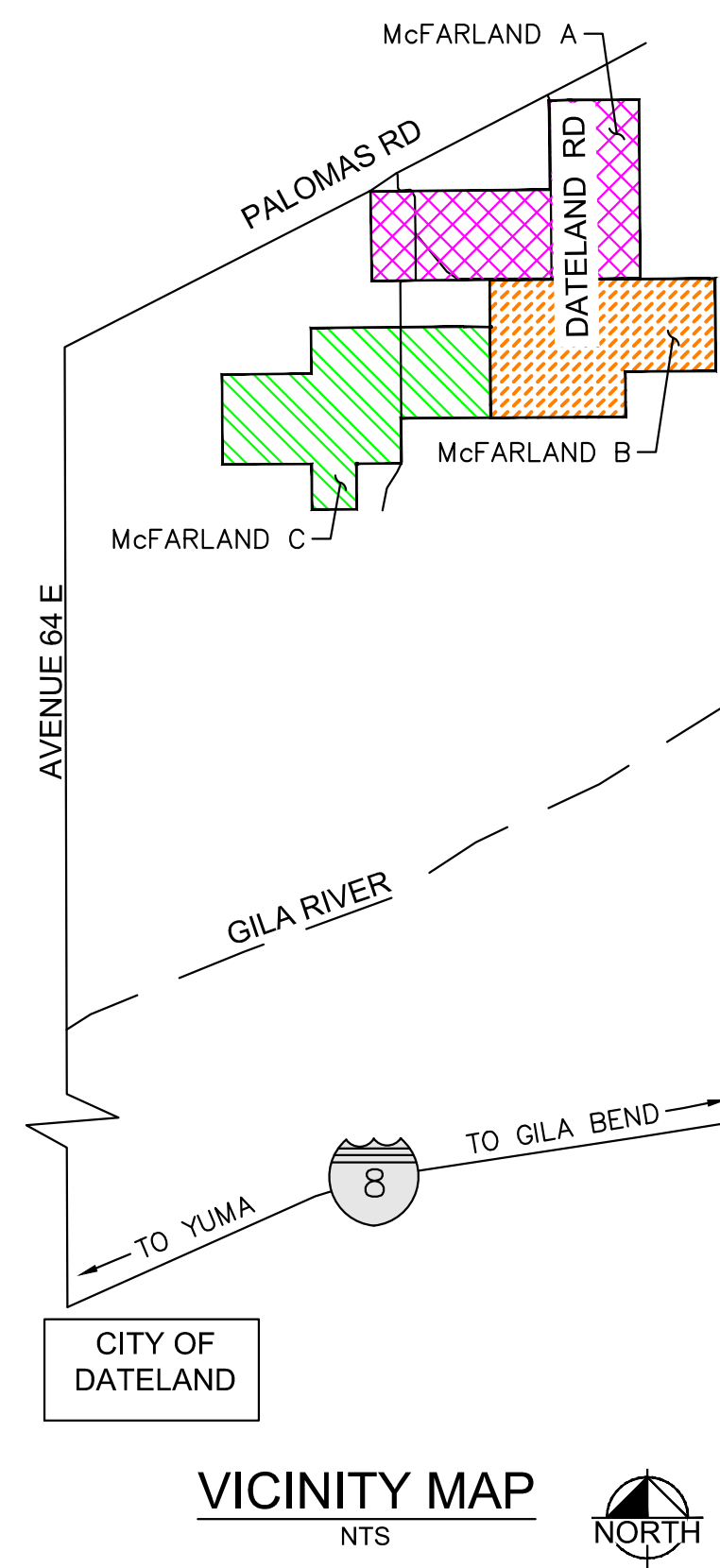
LEGEND	
	McFARLAND A BOUNDARY
	McFARLAND B BOUNDARY
	McFARLAND C BOUNDARY
	PARCEL LINES
	EASEMENTS
	SETBACKS
	EXISTING ACCESS ROAD
	FEMA FLOOD ZONE A
	BLUE LINE STREAM
	INVERTER
	BATTERY STORAGE UNIT
	WEATHER STATION
	PROPOSED ACCESS ROAD
	PROPOSED FENCE
	PROPOSED GEN-TIE ROUTE

PROJECT INFORMATION

McFARLAND A (105 MW)
APPLICANT NAME: MCFARLAND SOLAR, LLC
ACRES: 640
ZONE - RA-40
FRONT AND SIDE SETBACK: 50'
REAR SETBACK: 34'
APN: 15235001, 15235002, 15235006, 15235005, 15234006, 15234007, 1524008, 15234009, 15235007, 15235008, 15234013, 15234012, 15234011, 15234010, 15235014, 15235013

McFARLAND B (85 MW)
APPLICANT NAME: MCFARLAND SOLAR, LLC
ACRES: 520
ZONE - RA-40
FRONT AND SIDE SETBACK: 50'
REAR SETBACK: 34'
APN: 16503003, 16503004, 16502001, 16502002, 16502003, 16503006, 16503005, 16502008, 16502007, 16502006, 16503011, 16503012, 16502009

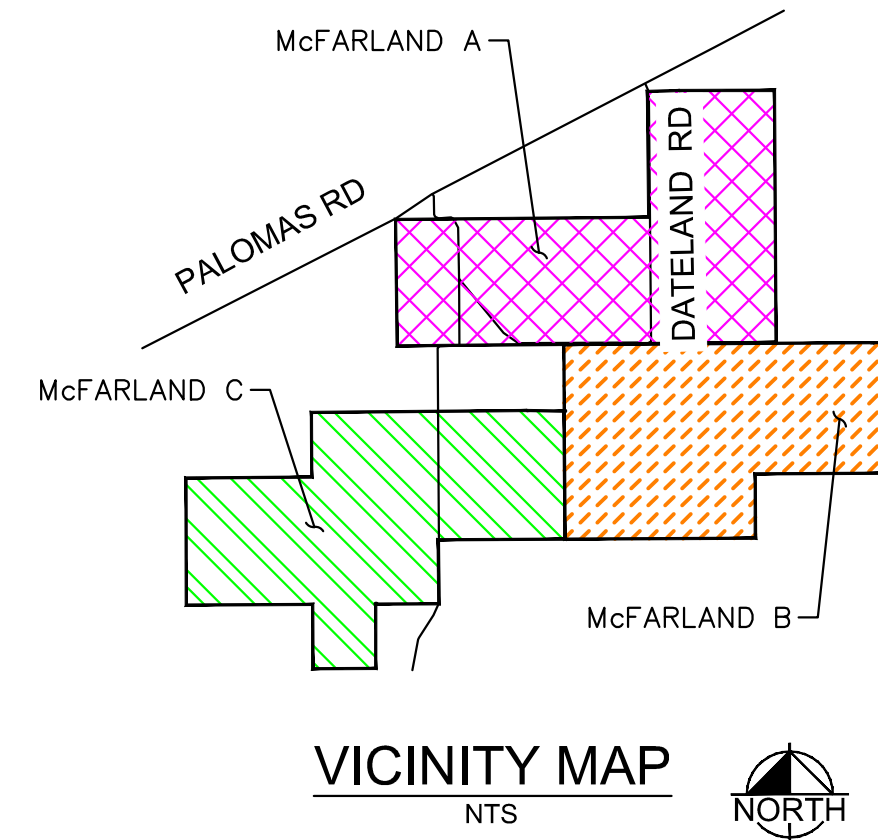
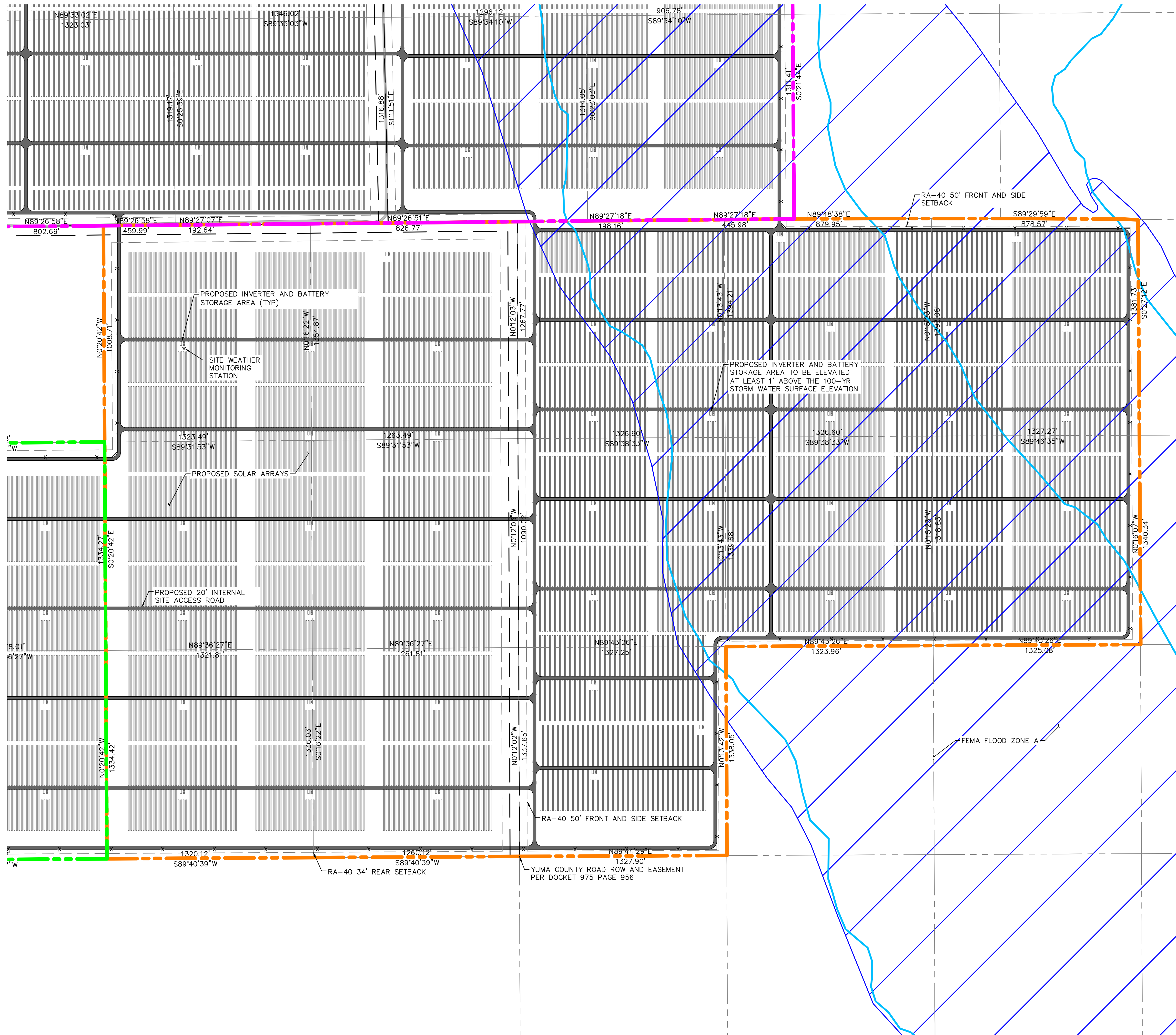
McFARLAND C (100 MW)
APPLICANT NAME: MCFARLAND SOLAR, LLC
ACRES: 600
ZONE - RA-40
FRONT AND SIDE SETBACK: 50'
REAR SETBACK: 34'
APN: 16504005, 16504004, 16503008, 16503007, 16504006, 16504007, 16504008, 16504009, 16503009, 16503010, 16504013, 16504012, 16504011, 16504010, 16509006



GENERAL NOTES

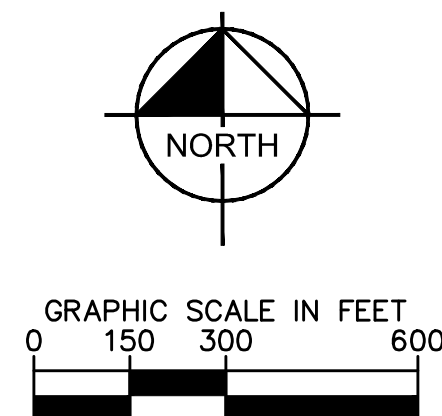
- THE PROJECT IS LOCATED WITHIN FEMA FLOOD INSURANCE RATE MAP NO. 04027C1150E AND 04027C1175E WITH THE PROJECT SITE IN FLOOD ZONES: ZONE "X" AND ZONE "A".
 - ZONE "X" IS DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 - ZONE "A" IS DESIGNATED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD IN WHICH NO BASE FLOOD ELEVATION HAS BEEN DETERMINED.
- INVERTERS AND BATTERY STORAGE SHALL BE ELEVATED AT LEAST 1' ABOVE THE 100-YR STORM WATER SURFACE ELEVATION.
- INTERIOR ACCESS ROADS WILL BE 20' WIDE, COMPACTED TO 90% WITH 45 FOOT TURNING RADIUS AT CENTERLINE. THE INNER RADIUS WILL BE 35' AND THE OUTER RADIUS WILL BE 65'. INTERIOR ACCESS ROADS WILL BE PROVIDED TO INVERTER/ELECTRICAL EQUIPMENT PADS AND AROUND THE PERIMETER OF THE PROJECT.
- LAYOUT SHOWN IN SITE PLAN IS APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN

 SUSTAINABLE POWER GROUP		5000 EAST SPRING ST. SUITE 130 LONG BEACH, CA 90815	
		© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668 PHONE: 714-939-1030 FAX: 714-938-9488 WWW.KIMLEY-HORN.COM	
NOT FOR CONSTRUCTION		DATE: 6/8/16	
KHA PROJECT 094817007	DATE 6/8/16	SCALE AS SHOWN	DESIGNED BY JWH/JHC
		DRAWN BY JWH/JHC	CHECKED BY DSQ
OVERALL SITE PLAN			
McFARLAND SOLAR		YUMA COUNTY, ARIZONA	
SHEET NUMBER C-01			



LEGEND

- | | |
|--|------------------------|
| | McFARLAND A BOUNDARY |
| | McFARLAND B BOUNDARY |
| | McFARLAND C BOUNDARY |
| | PARCEL LINES |
| | EASEMENTS |
| | SETBACKS |
| | EXISTING ACCESS ROAD |
| | FEMA FLOOD ZONE A |
| | BLUE LINE STREAM |
| | INVERTER |
| | BATTERY STORAGE UNIT |
| | WEATHER STATION |
| | PROPOSED ACCESS ROAD |
| | PROPOSED FENCE |
| | PROPOSED GEN-TIE ROUTE |



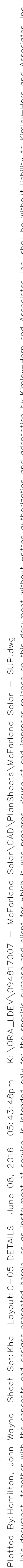
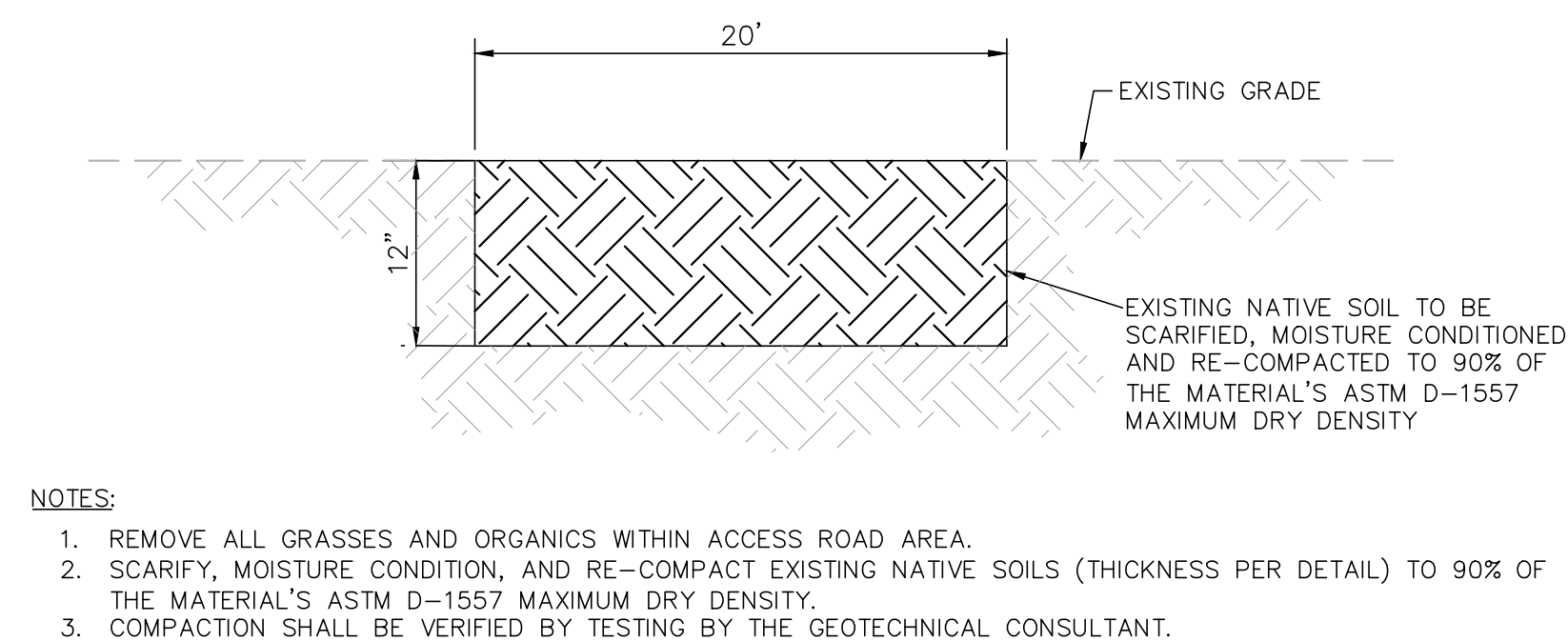
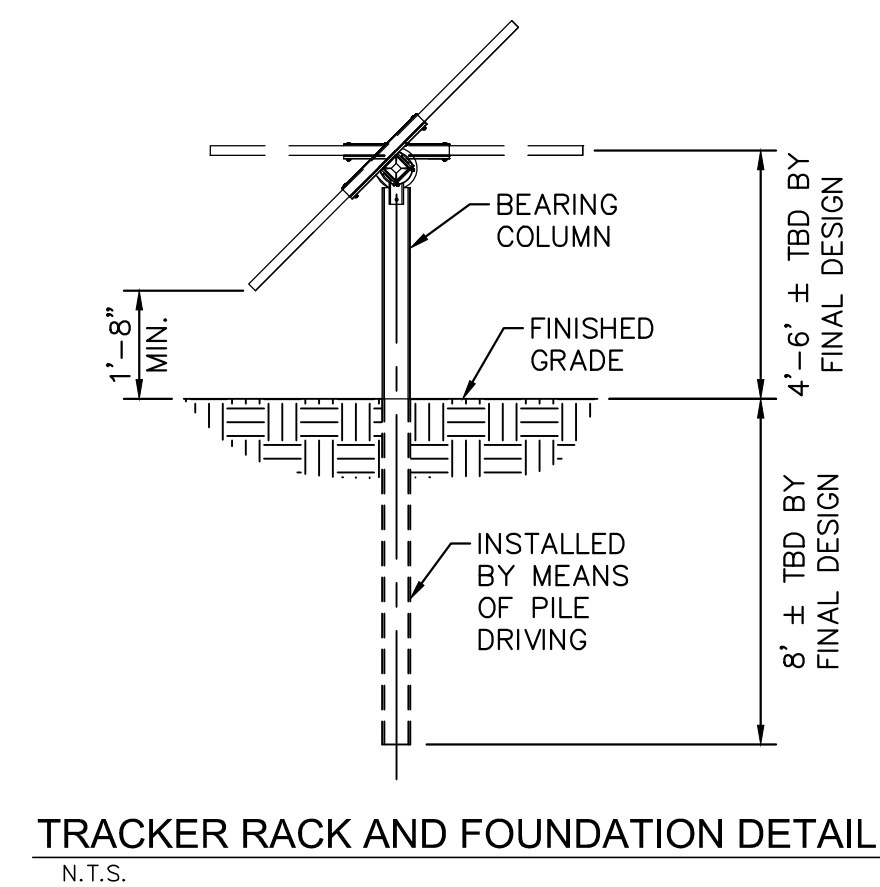


Exhibit G

Pre-Development Meeting Checklist

YUMA COUNTY DEVELOPMENT SERVICES PROJECT ASSESSMENT

Project Assessment No: PA15-0031
Project Name: HooDoo Wash Solar
Project Manager: Sustainable Power Company, LLC
Facilitator: Carmen L. Reye, Customer Service Manager *also Esmeralda*
Review Date: January 13, 2016

Background			
Background of the project:	HooDoo Wash Solar Plant		
Planning			
	Yes	No	Comments
An amendment to the comprehensive plan may be required.	☐	☒	
Zoning			
APN <u>15235001, 15235002, 15235005, 15235006, 15235007, 15235008, 15235013, 15235014, 16502001, 16502002, 16502003, 16502006, 16502007, 16502008, 16503003, 16503004, 16503005, 16503006, 16503007, 16503008, 16504004, 16504005, 16504006, 16504007, 16504008, 16504009, 16504010, 16504011, 16504012, 16504013, 16509006, 15234006, 15234007, 15234008, 15234009, 15234010, 15234011, 15234012, 15234013</u>	Yes	No	Combine all parcels to one parcel for both Phases I & II
Current Zoning <u>RA40</u>			Apply for a Special Use Permit (for each phase) and comply with the RA40 zoning.
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?	☒ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	APPEARS TO BE VACANT/OPEN DESERT

Project Assessment

	<i>Yes</i>	<i>No</i>	
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?	☐	☐	AGRICULTURAL/ RURAL PRESERVATION
Variance Required/ Previously Issued	☐	☒	
Rezoning Required/Previously Issued	☐	☒	
Special Use Required/Previously Issued	☒	☐	
Parking requirements need to be met?	☒	☐	Number of spaces Based on project design
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.	☐	☐	Must adhere to RA-40 ZONING
Buffering & screening.	☐	☒	
Sign Requirements	☐	☐	Subject to project design and in accordance with Section 801.00 & 802.00 of the YCZO
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--Vacant land
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?	☐	☐	LDP subject to project layout
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.	☒	☐	
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.	☒	☐	Part of the application process. With a SUP ADOT will provide comments.
On site retention required.	☒	☐	
Submittals must be designed by an engineer licensed in the State of Arizona.	☒	☐	
Floodplain Use Permit required.	☒	☐	
Building Safety			
	Yes	No	Comments
Permit is required for proposed structure	☒	☐	
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.	☐	☒	Nothing existing will be used
Existing Structures on site.	☒	☐	If found demolition permit will be required.
Project requires the installation of fire sprinklers.		X	
Fire			
Hazardous Materials Inventory Statement required. (Include SDS sheets.)	X	☐	Section 27 of the 2003 IFC requires all reporting of the use, handling and storage of hazardous materials.
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	☐	2003 IFC Section 503
Fire flow required for the project.	☐	X	
Hazardous Materials Inventory Statement required. (Include SDS sheets.)	X	☐	Section 27 of the 2003 IFC requires all reporting of the use, handling and storage of hazardous materials.
Environmental Health			

	Yes	No	Comments
Letters of assurance from receiving agency required.	☐	☒	
Potable water source available	☐	☐	Unknown
Septic system on subject property.	☐	☒	If applicant is planning on installing septic system(s), must be engineered and permit applied for.
Transfer of ownership agreement required.	☐	☒	Will require SWPPP. Contact Ms. Gonzalez at 928-817-5139.

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 (928) 817-5167	01/12/16
Building Safety ✓	Thor Toepfer, Plans Examiner II (928) 817-5086	01/13/16
Engineering ✓	Arturo Alvarez, Land Development Engineer (928) 817-5111 Arturo.Alvarez@yumacountyaz.gov	01/12/2016
Flood Control ✓	Michael Maisner, Civil Engineer (928) 817-5129	01/12/2016

Project Assessment

Environmental Health	✓ Rick Stacks, R.S. (928) 817-5084 <i>Maria Gonzalez</i>	01/13/2016
Fire Official or Fire Marshall	✓ Cori Schultz	01/13/2016
Customer Service	Carmen L. Reyes, Customer Service Manager	12/17/2015

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.