

May 13, 2016

Attn: Shannon McBride
Kane County Land Use Authority
180 West 300 North
Kanab, Utah 84741

Subject: Conditional Use Permit For Glen Canyon West Substation Project

Dear Ms. McBride:

Sustainable Power Group (sPower), doing business as Glen Canyon Solar F, LLC, is please to submit the enclosed Conditional Use Permit (CUP) Application for sPower's proposed *Glen Canyon West Substation Project* (the Project). The Project is a 480 megawatt (MW) capacity substation located on approximately 22 acres of State of Utah School & Institutional Trust Lands Administration (SITLA) lands. The Project is part of a larger composite of sPower solar power plants proposed in Kane County, Utah. The enclosed CUP Application includes the following Exhibits:

Exhibit A:

- Exhibit A1 – Conditional Use Permit Application
- Exhibit A2 – Project Description

Exhibit B:

- Exhibit B1 – Legal Description
- Exhibit B2 – Parcel Map
- Exhibit B3 – Notarized Affidavit
- Exhibit B4 – SITLA Leas Agreements

Exhibit C:

- Exhibit C1 – Site Plan

Enclosed is a \$150 check made payable to Kane County for the *Glen Canyon West Substation Project* CUP Application fee. Please feel free to contact Nancy Hsu at (714) 296-8890 or Adam Furman at (562) 348-1118 with any questions or concerns.

Sincerely,



Adam Furman

EXHIBIT “A”

Exhibit A1: Application for Conditional Use Permit
Exhibit A2: Project Description

Conditional Use Permit Application

Glen Canyon West Substation Project



APPLICANT

Glen Canyon Solar F, LLC
2180 South 1300 East, Suite 600
Salt Lake City, UT 84106

May 2016





Land Use Authority

180 West 300 North
Kanab, Utah 84741
Phone (435) 644-4966
Or 435-644-4901
Fax (435) 644-4963
planning@kane.utah.gov

Conditional Use Permit Application

Glen Canyon West Substation Project

Fee \$150.00

Property information and location

(All lines applicable to this site must be filled in)

Section 29 Township 43 South Range 1 East

Parcel # N/A

You **MUST** include a parcel map obtained from the Kane County Recorder's Office with this application!
Refer to Exhibit B2 of the Conditional Use Permit Application

Property Owner(s) Information

Name(s): State of Utah School & Institutional Trust Lands Administration (SITLA)

Address per tax rolls: 675 East 500 South, Suite 500

City/County: Salt Lake City State: Utah Zip: 84102

Office/home phone: (801) 538-5100 Fax phone: N/A

Mobile phone: N/A Message phone: N/A

E-mail address: N/A

A copy of the deed, offer or tax notice **MUST** be included to demonstrate ownership
Refer to Exhibit B of the Conditional Use Permit Application for SITLA Lease Agreements

CUP# 72 (for office use only) Fee: \$150.00 Receipt # ✓ 3520-0150⁰⁰
5/17/16

Is this an amendment? Yes No

This application **MUST** be submitted no later than 14 days before the scheduled Land Use Authority Meeting!

**ATTACH A LOCATION MAP, SITE AND BUILDING PLAN, AND
DETAILED DESCRIPTION OF PROPOSED USE**

Revised August 2013

Agent for the property owner(s) information

Name(s): Glen Canyon Solar F, LLC

Address per tax rolls: 2180 South 1300 East, Suite 600

City/County: Salt Lake City State: Utah Zip: 84106

Office/home phone: (562) 348-1118 Fax phone: (562) 348-1113

Mobile phone: _____ Message phone: _____

E-mail address: permitting@spower.com

Notarized affidavit by owner that agent has authority to act on their behalf

There shall be no presumption of approval of any aspect of the process. Each application for a Conditional Use Permit shall have all required submittals before it is accepted as a complete application. *It is highly recommended that the applicant or their authorized agent be present at the Planning Commission meeting that the Conditional Use Permit is an agenda item. Electronic appearance is acceptable if prior arrangements are made.

APPLICATION IS HEREBY MADE TO THE LAND USE AUTHORITY REQUESTING THE FOLLOWING CONDITIONAL USE: Solar Power Plant (Substation)

OTHER COMMENTS: The Project is located on SITLA land and does not have a Kane County Parcel #.

Total acreage of parcel: N/A Area occupied by this use: 22 Acres

Current zoning designation: SITLA Current use of land: Vacant/Undisturbed Land

I (We) understand that the Land Use Authority shall not authorize a Conditional Use Permit unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Kane County Land Use Ordinance for such use.

Date signed: May 12, 2016

Signature of owner(s) or agent(s)

Land Use Authority Action

Date: _____

Approve

Deny

Planning Commission Chairman _____

**KANE COUNTY
CONDITIONAL USE PERMIT**

Glen Canyon Solar F, LLC
Name of Applicant

May 13, 2016
Date of Application (attached)

ATTACHMENTS

- Exhibit "A"..... Application for conditional use permit
- Exhibit "B".....Legal description of property for which conditional use is requested
- Exhibit "C"..... Site map approved by Commission

**FINDINGS OF THE PLANNING
AND ZONING COMMISSION**

The Planning and Zoning Commission has reviewed the application for a conditional use permit submitted in this matter, has held a regularly scheduled meeting to consider the application and having had an opportunity to fully consider the matter, the Commission hereby makes the following findings:

1. That the proposed use is necessary or desirable and will contribute to the general well-being of the community; and
2. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity; and
3. That the proposed use is in harmony with the intent of the Master Plan and the zone in which it is located; and
4. _____

5. _____

**KANE COUNTY
CONDITIONAL USE PERMIT**

Glen Canyon Solar F, LLC
Name of Applicant

May 13' 2016
Date of Application (attached)

ATTACHMENTS

- Exhibit "A"..... Application for conditional use permit
- Exhibit "B".....Legal description of property for which conditional use is requested
- Exhibit "C".....Site map approved by Commission

**FINDINGS OF THE PLANNING
AND ZONING COMMISSION**

The Planning and Zoning Commission has reviewed the application for a conditional use permit submitted in this matter, has held a regularly scheduled meeting to consider the application and having had an opportunity to fully consider the matter, the Commission hereby makes the following findings:

1. That the proposed use is necessary or desirable and will contribute to the general well-being of the community.
2. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity.
3. That the proposed use is in harmony with the intent of the Master Plan and the zone in which it is located.
4. That the sPower Glen Canyon West Substation Solar Power plant located in section 29 Township 43 South, Range 1 East, consisting of 22 acres is in compliance with Kane County Land Use Ordinance, Conditional and Temporary Uses: 9-15A-(1-7) and Solar Power Plants: 9-24-(1-5) and the Escalante Region Multiple Use/Multiple Functions Grazing Zone: 9-27-(1-4).
5. That sPower is in compliance with the Kane County General Plan and Resource Management Plan provisions.
6. That the Glen Canyon West Substation Project (the Substation) is a 480 megawatt (MW) capacity substation that would deliver renewable solar electricity to the electrical grid at a competitive cost with minimal environmental impacts.
7. That sPower can meet the objectives found in section 1.2 of the conditional use permit

application: meeting the increasing demand for electricity generated from clean, renewable technology; diversifying of the State's energy portfolio's; reducing greenhouse gas emissions; creating "green" jobs within the State; and stimulating the local economy during construction and operation of the Project, will be in the best interest and overall well being of Kane County and its citizens.

8. **1.2 Project Objectives:** The Project's objective is to minimize impacts to the environment and local community by: Using existing electrical distribution facilities, right-of-ways, roads, and other existing infrastructure where possible to minimize the need for new electrical support facilities; minimizing impacts to threatened or endangered species or their habitat, wetlands and water of the United States, cultural resources, and sensitive land use; minimizing visual and aesthetic impacts through construction of a low profile solar PV facility, develop the Project in accordance with SITLA Special Use Lease Agreement No. 1793 executed on December 22, 2014 and Amendment No. 1 to Special Use Lease Agreement No. 1793 executed on November 1, 2015; and constructing, operating and maintaining the Project in compliance with local, state and federal regulations including, but not limited to, Kane County Chapter 24 regulations and Utah Code § 17C-4-103.

9. **2.0 Project Description:** The Project consists of the construction and operation of a 480 (MW) capacity substation that will interconnect the Glen Canyon West Projects, via multiple underground or overhead 34 kV gen-tie, to the existing Navajo-Crystal 500 kV transmission line. All equipment and structures at the Substation will be electrically grounded in accordance with industry standards and include the following components:
 - Concrete foundations and footings
 - Steel support structures
 - Circuit switches/breakers
 - Disconnect switches
 - Overhead buses
 - Switching station
 - Generator step-up transformers
 - Capacitors
 - Telecommunications equipment
 - Surge arrestors
 - Oil containment system for transformers
 - Battery storage
 - Conductor support structures
 - Internal access roads
 - Control and communication enclosures
 - Security fencing and access gate
 - Low-level lighting

The transformer, approximately 8 feet in height, will be pad mounted and enclosed together with a

switch gear and a junction box. The high-voltage output of the transformer will be combined in series via underground collector cables to the junction box of the transformer in closest proximity. The collector system cables will be tied at underground junction boxes to the main underground collector cables, composed of a larger gauge wire, to the location of the generator step-up (GSU) transformer. The main collector cables will rise into the low-voltage bus and protection equipment that is enclosed together with the GSU. The primary switchgear includes the main circuit breaker and utility metering equipment, and will be enclosed separately and pad mounted together with the GSU. Both the GSU and the primary switchgear stand approximately 8 feet in height with conductors that increase the total height to approximately 17 feet in height.

Energy storage at the Substation will include an intelligent battery system onsite. The battery storage technology is a modular and fully enclosed power storage system that uses telecommunication systems and real-time control software to charge and discharge the battery according to power delivery needs. Typical modular energy storage solutions are approximately 8 to 9 feet in height and 20 to 40 feet in length. The energy storage solution will be located near inverter stations or near switchgear, and will depend on the technology chosen and needs of the overall system. At the time of the building permit application specific designs will be engineered and signed off by the Kane County Engineer on the building permit designs.

10. **2.1 Project Location:** The Substation will be located on approximately 22 acres (with an approximate five acre footprint) of vacant, undisturbed land that is zoned "SITLA" in the southern portion of Kane County, Utah. A 150 foot wide gen-tie easement connecting the Glen Canyon West Projects to the Substation would be provided by SITLA. Refer to Exhibit B1 for a legal description of the Project Site and Exhibit B2 for a parcel map of the Project Site.

The lands surrounding the Project Site are vacant, undisturbed lands, with U.S. Highway 89 running in an east-west direction four miles north of the Project Site., sPower acknowledges that ranching, animal operations, and other agricultural activities are the primary land use of the GSENM Multiple Use/Multiple Functions Grazing Zone which mainly consist of agricultural uses surrounding the Project Site. sPower is actively engaged with SITLA and local ranchers to work cooperatively and mitigate potential impacts to grazing and ranching activities.

11. **2.2 Kane County Municipal Code Chapter 24 Compliance:** Chapter 24, Solar Power Plants, of the Kane County Land Use Ordinance establishes minimum requirements and regulations for the placement, construction and modification of solar power plants. The proposed Project shall comply with all applicable measures codified in Chapter 24 of the Kane County Municipal Code.
12. **2.3 SITLA Lease Agreement Compliance:** sPower has entered into lease agreements with SITLA (Special Use Lease Agreement No. 1793 and Amendment No. 1 to Special Use Lease Agreement No. 1793) on December 22, 2014 and November 1, 2015 for the purpose of constructing, operating, and maintaining a commercial solar electric generating facility,

together with transmission lines and ancillary facilities at the Project Site (refer to Exhibit B4). As stated in the lease agreements, sPower will adhere to all mutual promises and covenants contained in the lease agreements.

Article 5, Regulatory Compliance, of Special Use Lease Agreement No. 1793 specifies environmental regulatory components including, but not limited to, hazardous materials, endangered species, antiquities, wildfires, and waste. sPower is committed to complying with all regulatory components contained in the lease agreements, including preparation of a Biological Resources Technical Report and a Cultural Resources Technical Report. Both reports will be submitted to Kane County and SITLA prior to construction of the Project. In the event endangered species or resources of historical or cultural significance are identified at the Project Site, sPower will comply with all federal and State regulations to protect said resources.

13. **2.4 Construction Workers, Hours, and Equipment:** sPower will implement Best Management Practices (BMPs), including those mandated by Kane County and responsible agencies, during all construction phases of the Project.
14. **2.4.3 Emergency and Shutdown Procedures:** To ensure the safety of all employees working on the Substation during construction, sPower will develop and implement an Emergency Response Plan for the Project in accordance with Code of Federal Regulation 1910.38 established by the Occupational Safety and Health Administration (OSHA). Key personnel will be designated to train all employees working on the Project, and will be responsible for administering emergency and shutdown procedures in the event of an emergency. Emergency and shutdown procedures will be clearly displayed in all construction trailers, along with contact information for emergency service providers and treatment facilities. Appropriate warning signage will be placed on all towers, electrical equipment, and Project Site ingress and egress points. Prior to construction, sPower will notify all emergency service providers of construction activities occurring at the Project Site and inform them of all emergency and shutdown procedures, including who needs to be contacted in case of an emergency.

sPower will coordinate its development of the Emergency Response Plan with the Kane County Fire Warden to ensure satisfactory safety measures are in place in the event of a wildfire. Safety measures shall include fire suppression methods that can be immediately deployed during both construction and operation of the Project. A water tank will be constructed on the Project Site to supply water to emergency service providers and regularly maintained with the guidance of the Kane County Fire Warden.

The Project will comply with the defensible space requirements of the Utah Wildland-Urban Interface Code throughout construction of the Project; ongoing maintenance will be provided to ensure removal of excessive grass, weeds, and other flammable materials from the defensible space area. sPower will facilitate training for emergency service providers related to the specific hazards of the Project.

CONDITIONAL USE PERMIT GRANTED

Based on the application submitted and based on the forgoing findings of fact, the Commission hereby grants the conditional use as outlined below, subject to all conditions listed herein and any other conditions enforceable in law or in equity. In the event that any of the conditions of this permit are not followed, the Commission reserves the right to revoke, in whole or in part, the conditional use granted herein.

Applicant is hereby granted the following conditional use:

Glen Canyon West Substation Project located on 22 acres
of SITLA land.

CONDITIONS OF PERMIT

1. The holder of this permit must obey all state, local and federal laws in regard to use of the land on which this conditional use permit is granted. This includes compliance with all local ordinances, zoning ordinances, rules, regulations or other local laws.
2. Holder agrees to appear, when summoned in writing, at any meeting held by the Kane County Planning and Zoning Commission or the Kane County Commission, to address or answer any questions regarding the conditional use granted herein, including but not limited to holder's compliance or non-compliance with the conditions of the permit. Holder further agrees to make written response regarding compliance or non-compliance when requested by the Kane County Planning and Zoning Commission or the Kane County Commission.
3. Holder is allowed to construct and maintain the facilities, structures, and/or landscaping outlined in the site map which is attached hereto as Exhibit "C" and is hereby approved as part of this conditional use permit. Holder is not allowed to construct any additional facilities, structures, and/or landscaping unless said additions are approved by the Planning and Zoning Commission as part of this conditional use or approved as activities that are acceptable within the zone.
4. Holder shall maintain all property and facilities used under this conditional use permit in good condition and repair and shall not allow their activities to cause or create a circumstance which causes or creates disturbance to persons or properties in the area surrounding the property which is the subject of this conditional use permit.
5. The conditional use permit will expire after one **(1) year** unless substantial work shall have been accomplished towards completion of the use. Whether or not substantial work has been accomplished shall be determined by the Planning and Zoning Commission.
6. This conditional use permit is granted with the use of the land, unless otherwise revoked or modified by the Planning and Zoning Commission as outlined herein, or as otherwise allowed by

law and equity. If holder fails to complete the project within a reasonable time after one **(1) year** from the date of this permit, the Planning and Zoning Commission reserves the right to revoke the conditional use permit granted herein and the term above specified will no longer apply. Before the expiration of any term specified herein, holder may apply to extend the conditional use permit granted herein.

7. The holder of this permit shall allow members of the Planning and Zoning Commission, members of the Kane County Commission, the Kane County Building Inspector, and their designated agents to inspect the premises during the course of construction, and thereafter, to insure that holder is complying with the conditions of the conditional use permit.

8. This conditional use permit may not be transferred or assigned without express written consent of the Planning and Zoning Commission.

9. Kane County has not adopted a resolution for a Community plan found in Utah Code 17C-4-103.

10. **2.0 Project Description:** The point of interconnection (POI) for the Substation is to the adjacent Navajo-Crystal 500 kV transmission line. Multiple 34 kV underground or overhead gen-tie lines will connect the Glen Canyon West Projects to the Substation via a 150 foot wide gen-tie easement provided by SITLA (refer to Exhibit C1, *Site Plan*). An additional gen-tie line would run from the Substation to a newly constructed switching station at the Navajo-Crystal POI at a voltage of up to 500 kV. All interconnection agreements shall be in place at the time of the building permit application.

11. **2.2 Kane County Municipal Code Chapter 24 Compliance:** Chapter 24, Solar Power Plants, of the Kane County Municipal Code establishes minimum requirements and regulations for the placement, construction and modification of solar power plants. The Substation and Glen Canyon West Projects shall comply with all applicable measures codified in Chapter 24 of the Kane County Municipal Code. At the time of the building permit application, sPower will have specific design standards that will not be changed.

12. **2.5 SITLA Lease Agreement Compliance:** sPower has entered into lease agreements with SITLA (Special Use Lease Agreement No. 1793 and Amendment No. 1 to Special Use Lease Agreement No. 1793) on December 22, 2014 and November 1, 2015 for the purpose of constructing, operating, and maintaining a commercial solar electric generating facility, together with transmission lines and ancillary facilities at the Project Site (refer to Exhibit B4). As stated in the lease agreements, sPower will adhere to all mutual promises and covenants contained in the lease agreements.

Article 5, Regulatory Compliance, of Special Use Lease Agreement No. 1793 specifies environmental regulatory components including, but not limited to, hazardous materials, endangered species, antiquities, wildfires, and waste. sPower is committed to complying with all regulatory components contained in the lease agreements, including preparation of a Biological Resources Technical Report and a Cultural Resources Technical Report. Both reports will be submitted to Kane County and SITLA prior to construction of the Project. In the event endangered species or resources of historical or cultural significance are identified at the Project Site, sPower will comply with all

federal and State regulations to protect said resources.

13. **2.4 Construction:** sPower will collaborate with Kane County during the permitting process to identify and manage any environmental conditions specific to the Substation. Through the building permit process, sPower will implement all required measures and (BMPs) as determined by Kane County and responsible agencies.

14. **2.4.1 Site Preparation:** Access to the Substation will be improved to appropriate construction standards. The staging areas will include temporary construction trailers, worker parking, truck loading and unloading facilities, and an area for assembly. Road corridors will be surveyed, cleared, and graded to bring equipment, materials, and workers to the areas under construction. Buried electrical lines and the locations of other facilities will be flagged and staked to guide construction activities. BMPs for storm water and erosion control will be employed during site preparation, and water truck refilling stations (if required) will be established for dust control.

15. **2.4.2 Construction Workers, Hours, and Equipment:** Hours of construction will follow Kane County regulations. If weekend or night hours are required on an “as-needed basis”, a sPower representative will contact Kane County Land Use Administrator to have the CUP conditions amended. Kane County Administrator is the contact for public complaints for hours of operations; any change in the normal business hours will require contacting the Land Use Administrator. (Kane County Land Use Ordinance 9-15A-2-E-5)

16. **2.4.3 Emergency and Shutdown Procedures:** Key personnel designated to train all employees working on the Project will need to contact local emergency agency staff and inform them of the emergency shutdown procedures including who needs to be contacted in the case of an emergency. To ensure the safety of all employees working on the Project during construction, sPower will adhere to the Emergency and Shutdown Procedures.

17. **Wildland Fire Protection:** The project shall comply with the defensible space requirements of the Utah Wildland-Urban Interface Code throughout construction and operation of the facility. Ongoing maintenance must be provided to ensure removal of grass, weeds, and other flammable materials from the defensible space area. The Applicant shall offer to facilitate training for the appropriate fire departments(s) with training relating to the specific hazards of the Solar Power Plant (e.g. transformer fires, shock hazards).

18. **2.4.4 Transportation:** All transportation plans will be adhered to in this section. The Kane County Land Use Authority requires all county, state and federal permits be obtained and complied with. No building permit will be issued until all required permits are obtained. Utah Department of Transportation encroachment and access permits will be required to move forward on this project with any grading or building permit, due to the limited access off Highway 89.

The above requirements are found in Kane County Land Use Ordinance 9-15A-2-20.

20. Requiring turn lane improvements at street intersections when:

a. An unsafe condition would be created by the development without the improvements;

or

- b. The projected increase in traffic generated by the new or expanded use will lower the level of service;
21. Providing for emergency access.

The Project will generate an estimated 50 new jobs during the construction phase. Employees will arrive by private automobile with an estimated 25-percent of them carpooling. Therefore, the maximum amount of employee trips per day to the Project Site will be approximately 37. Additionally, a project of this size will require approximately 5 truck trips per day for the duration of project construction. Therefore, the project has the potential to generate up to 42 trips per day to the Project Site during construction.

Access to the Project Site will be provided via U.S. Highway 89, most likely at the northeastern section of the Glen Canyon West C Project Site; approximately 915 feet west of Milepost 16 (refer to Exhibit C1, *Site Plan*). To ensure the project does not impact the local circulation network or cause significant traffic on U.S. Highway 89, sPower will develop and implement a Transportation Management Plan in coordination with the Kane County Engineer and UDOT prior to construction and issuance of a building permit. The Transportation Management Plan will identify potential hazards associated with the Project, outline safety and traffic calming measures, and provide guidelines for accessing the Project Site during construction and emergency situations. The Transportation Management Plan will designate specific routes for employees, delivery trucks, and emergency vehicles, and will specify design features and upgrades needed for safe and adequate ingress/egress and internal service roads. Internal service roads will be unpaved and maintained throughout construction of the Project.

Deliveries to the Project Site will be facilitated during off-peak traffic hours and comply with regulations governing oversized loads. sPower will document existing roadway conditions and restore any roadways damaged during construction to their pre-existing condition. Additionally, sPower will obtain all necessary permits from UDOT prior to construction and issuance of a building permit of the Project.

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 heavy haul trucks for importing panels, project materials, 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.

19. **2.4.5 Parking and Staging Areas:** sPower will ensure adequate parking is provided for construction workers at the Project Site and prohibit parking along U.S. Highway 89. In addition to parking, the Project will require a temporary staging area for storing materials, assembling components, refueling equipment, and installing construction trailers. The parking and staging area will be located on the northern portion of Glen Canyon West “C” Project Site, to minimize transportation on unpaved roads. Parking and staging signs will be clearly placed at ingress and egress points to direct traffic to the proper location. Refer to Exhibit C1, *Site Plan*, for a depiction of the temporary parking and staging areas.

20. **2.4.6 Hazardous Materials:** Construction of the Project will involve small quantities of commonly used hazardous materials, such as fuels and oils, to operate construction equipment. The use, storage, and disposal of hazardous materials and wastes will be governed according to regulations established by OSHA and the Utah Department of Environmental Control, Division of Waste Management and Radiation Control. This regulatory structure ensures that safety measures and precautions are implemented, thereby reducing potential impacts associated with an accidental spill or release of hazardous materials.

sPower will prepare and implement an Emergency Response Plan for the Project that outlines safety procedures in the event of an accidental spill or release of hazardous materials. Key personnel will be designated to train all employees working on the Project, and will be responsible for administering safety procedures in the event of an accidental spill or release of hazardous materials. Safety procedures will be clearly displayed in all construction trailers, along with contact information for emergency services and treatment facilities.

Prior to construction and issuance of a building permit, sPower will conduct a Phase I Environmental Site Assessment (ESA) to determine the potential for existing hazardous materials at the Project Site. In the event existing hazardous materials are discovered at the Project Site, sPower will work with SITLA to ensure full cleanup and proper disposal of hazardous materials in accordance with federal and State regulations.

21. **2.4.7 Waste and Recycling:** Construction waste will be generated from construction of the Project. Construction waste is expected to consist of mostly recyclable materials such as cardboard, steel, and electrical wiring. sPower’s Engineering, Procurement, and Construction (EPC) contractor will be responsible for construction of the Project will disassemble and recycle shipping containers and solar panel packaging to minimize solid waste impacts. The EPC contractor will contract with a waste and recycling service provider to ensure all waste generated from construction of the Project is disposed of in accordance with federal and State regulations. Methods of waste disposal and recycling will be coordinated with the Kane County Land Use Authority. The EPC contractor will store, collect, and dispose of solid waste in such a manner as to prevent fire and health hazards, rodent harborage, insect breeding, accidents, and odor in accordance with Kane County solid waste rules and protocol. The EPC contractor will ensure that no littering of the Project Site or neighboring properties will occur during construction, or the life of the project.

Waste and recycled materials will be separated and stored in large containers at the Project Site, and then hauled to an off-site facility for proper disposal. Options for waste and recycling services may

include a nearby municipality such as Page, Arizona who delivers their solid waste to Purgatory Valley in Washington County, or contract with a private waste hauler such as Republic Services located in Page, Arizona, approximately 27 miles from the Project Site. It is expected that sPower or its contractor will enter into waste services agreements to coordinate with the local service company to handle waste during construction.

22. **2.4.8 Sanitation Services:** No wastewater facilities exist at the Project Site and no such facilities will be constructed for the Project. Portable restroom facilities will be provided and maintained by sPower's EPC contractor during construction. sPower and the EPC contractors will be responsible for maintaining its own sanitation services/facilities for the life of the project.

23. **2.4.9 Water Supply:** Prior to initiation of construction, sPower will secure water rights from local sources. It is anticipated that water will be supplied from a newly constructed on-site well or trucked in from a local provider. Water will primarily be used for dust control on un-paved roads, and will be applied via water trucks. Additionally, as stated above, a water tank will be constructed on the Project Site to supply water to emergency service providers and regularly maintained with the guidance of the Kane County Fire Warden.

24. **2.4.10 Fugitive Dust Control Plan:** The Utah Department of Environmental Quality regulates fugitive dust emissions via Rule R307-309, requiring development of a Fugitive Dust Control Plan (R307-309-6). sPower will develop and submit a Fugitive Dust Control Plan to the Utah Division of Air Quality prior to the start of construction. sPower will closely monitor fugitive dust at the Project Site, ensure that all construction activities comply with R307-309, and adhere to the measures outlined in the approved Fugitive Dust Control Plan.

25. **2.4.11 Construction Noise:** Health and Public Safety Ordinance 4-3-3-B-25 prohibits noise that is inconsistent with a zoning area between the hours of 11:00 p.m. and sunrise. As the Project Site is zoned "SITLA", the County does not have adopted standards for noise on SITLA lands. Surrounding lands are primarily zoned SITLA with the exception of a small, sparsely populated residential community located approximately 4.25 miles to the north of the Project Site zoned "R-1", Residential.

Noise emanating from construction activities will be consistent with Kane County's Health and Public Safety Ordinance by occurring during daylight hours. Specifications regarding hours of construction will be followed per Kane County regulations. If weekend or night hours are need on an "as-needed basis" sPower will coordinate with the Kane County Land Use Administrator to have the CUP conditions amended per Land Use Ordinance 9-15A-2-E-5.

The loudest construction activity at the Project Site will occur during pile driving. According to the U.S. Department of Transportation, Federal Highway Administration, pile drivers have the potential to generate noise levels up to 101 A-weighted decibels (dBA) when measured at a distance of 50 feet. As noise generated from a stationary source attenuates at a rate of six (6) dBA per doubling of distance, it can be reasonably assumed that the nearest habitable structures (residences located approximately 4.25 miles to the north of the Project Site) will experience negligible noise impacts during construction.

As stated above, construction traffic will access the Project Site via U.S. Highway 89. U.S. 89 experiences high levels of tourist traffic throughout the year, due to its close proximity to Lake Powell and the Grand Canyon. Therefore, it is anticipated that construction traffic will not significantly increase the existing mobile noise along U.S. Highway 89, and will not impact local residences in the vicinity of the Project Site.

26. 2.5.1 Operations: sPower will ensure consistent and effective facility operations by:

- Responding to automated alarms based on monitored data, including actual versus expected tolerances for system output and other key performance metrics
- Communicating with customers, transmission system operators and other entities involved in facility operations
- Designating a site supervisor to monitor and implement emergency and normal shutdown procedures

27. 2.5.2 Maintenance: Substation maintenance performed on the site will consist of equipment inspection and replacement. Maintenance will occur during daylight hours, when possible. Maintenance program elements include:

- Implement a responsive, optimized cleaning schedule;
- Respond to facility emergencies and failures in a timely manner;
- Maintain an inventory of spare parts to ensure timely repairs and consistent plant output;
- Maintain a log to effectively record and track all maintenance problems; and
- Performing maintenance on the site as required to clear obstructive ground cover.

28. 2.5.3 Remote Monitoring of the Project: sPower will have operators on duty in its control center during all hours when production is expected. If an emergency should arise in the off hours, personnel are assigned to take “on-call” messages in the case of emergencies.

29. 2.5.4 Emergency and Shutdown Procedures: sPower will develop and implement an Emergency Response Plan for the Project. All employees working on the Project during operations will be trained in emergency and shutdown procedures. Signs will be clearly marked at the Project Site for emergency vehicle ingress and egress.

The Project will comply with the defensible space requirements of the Utah Wildland-Urban Interface Code throughout operation of the Project. Ongoing maintenance will be provided to ensure removal of grass, weeds, and other flammable materials from the defensible space area. sPower will facilitate training for emergency service providers related to the specific hazards of the Project.

30. 2.5.8 Operational Noise: The Project will utilize the new Power Electronics HEC-US PLUS outdoor inverters. The HEC-US PLUS outdoor inverter has a measured noise level of less than 70 dBA when measured at a distance of 1 meter (3.28 feet). In order to remain compliant with Land Use Ordinance 9-24-3-E, the HEC-US PLUS outdoor inverters must be located at least 6 feet from the Project’s property line and 33 feet from the nearest habitable structure. Should a different inverter or tracker be selected, calculations will be made to ensure that the noise generating device will be

located a sufficient distance away so that noise does not impact nearby residences. The nearest habitable structures are located approximately 4.25 miles to the north of the Project Site. Therefore, the Project will result in negligible impacts regarding operational noise and will be compliant with Land Use Ordinance 9-24-3-E.

31. **2.5.9 Security:** The Project will be monitored by security staff during operations. An appropriate security fence with warning signs will be placed around the perimeter of the Project and all electrical equipment will be locked. sPower will coordinate with the Kane County Fire Warden to install an approved, electronically controlled security access gate at the Project Site. The Project will include inward facing, low level security lighting and cameras at ingress and egress points.

32. **2.6 Project Decommissioning:** sPower will decommission and remove the system and its components at the end of the life of the Project. The Project site can be converted to other uses in accordance with applicable land use regulations in effect at that time. All decommissioning and restoration activities will adhere to the requirements of the appropriate governing authorities and will be in accordance with the SITLA Lease Agreements and all applicable federal, state and Kane County regulations.

***Below are excerpts from the SITLA Lease agreement: The mitigation procedures and conditions will be adhered to with the SITLA/Sustainable Power Group lease.**

The lease agreement contains all bonding and maintenance approaches that are in compliance with Kane County procedures for reclamation, maintenance and good condition(s) facilities practices. sPower will decommission and remove the system and its components at the end of the life of the Project. The Project site could then be converted to other uses in accordance with applicable land use regulation in effect at the time. All decommissioning and restoration activities will adhere to the requirements of the appropriate governing authorities and will be in accordance with all applicable federal, state and Kane County regulation. As per decommissioning requirements and construction bonding requirements the SITLA lease agreement in 4.1 (c) construction bonding-at Lessee's expense, such a payment, performance, completion bonds or other form of surety upon Lessor's reasonable request from time to time. At Lessor's election bonds or other security posted with third party may be deemed sufficient. **The mitigation procedures will be adhered to through the SITLA/Sustainable Power Group lease agreement and SITLA will regulate and monitor these measures.**

33. **Article 5.1: Regulatory Compliance-Section 5.1:** The lease terms will need to be complied with for observance of governmental regulations. In Lessee's use and occupancy of the Premises and the performance by Lessee of its rights and obligations under this Lease, Lessee shall fully comply with all laws, orders, rules, regulations, directives, ordinances and requirements of all governmental authorities having jurisdiction over Premises, or any part thereof, and Lessee shall pay all costs, expenses, liabilities, losses, fines, penalties, claims and demands including, without limitation, reasonable attorney's fees, that may in any way arise out of or be imposed because of the failure of Lessee to comply with such laws, orders, rules, regulations, directives, ordinances and requirements.

34. **Section 5.4: Hazardous Materials-** shall be complied with. Lessee shall not cause or permit any Hazardous substance (as hereinafter defined) to be brought, kept or used in or about the Premises by Lessee its officers, directors, owners, agents, employees, sublessees, assignees, contractors, subcontractors, invitees, or concessionaires except in Commercial quantities not in violation of applicable Environmental law (as defined below) and similar to those quantities usually kept on similar premises by others in the same business or profession. sPower, its officers, directors, owners, agents, employees, shall store, use and dispose of such materials in compliance with all applicable federal, state and local laws, including, without limitation, applicable Environmental law.

If the presence of any hazardous substance on, in or under the premises cause or permitted by sPower its employees results in any contamination of the premises the lessee shall promptly take all actions, at its sole expense, as are necessary to return the affected area to the condition existing prior to the introduction of any such hazardous substance (as defined below), including, without limitation, any investigation or monitoring of site condition or any clean up, remediation, response, removal, encapsulation, containment or restoration work required because of the presence of any such hazardous substance on, in or under the premises or any release or suspected release or threat of release of any such hazardous substance in the air, soil, surface water of ground water.

sPower shall obtain all necessary licenses, manifests, permits and approvals to perform the remedial work. "Hazardous Substance" means any hazardous or toxic substance, material, or waste which is or becomes regulated by any local governmental authority, the State in which the Premises are located, or the United States Government, including, without limitation, chemical or waster that is or shall be listed or defined as hazardous, toxic or dangerous uner applicable Environment Law, any other chemical, material or substance, exposure to which is prohibited, limited or regulated by and federal, state or local governmental authority pursuant to any environmental, health and safety or similar law, county, ordinance, rule, regulation, order or decree and which may or could pose a hazard to the health and safety of occupants or uses of the premise or any part thereof, any adjoin property or cause damage to the environment. The lease between sPower and SILTLA full terms and conditions will be enforced by SITLA and not Kane County. Kane County agrees with the "applicable Environmental Law" sections contained in the lease in section5.4 and all laws noted.

35. **Section 5.5: Endangered Species: Migratory Birds-**Lessee shall take all actions reasonable necessary for the protection of endangered, threatened and sensitive species, as the same may be defined by federal or state law; migratory birds as defined by the Migratory Bird Treaty Act 16 U.S.C §703 *et seq*; and eagles as defined in the Bald and Golden Eagle Protection Act. 16 U.S.C §669a *et seq*.

36. **Section 5.6: Antiquities:** Antiquities requirements found in SITLA lease shall be complied with.

37. **Section 5.8: Fill Materials:** Lessee shall not allow any deposit of ballast, refuse, garbage, waste matter, chemical, biological or other wastes, hydrocarbons, any other pollutants, or other matter within or upon the Premises, except as approved in writing by the Lessor. If the Lessee fails to remove all non-approved fill material, wastes or materials described above from the premises, Lessor may at its option removed such materials and charge the Lessee for the cost of removal and disposal.

38. **Article 7: Insurance and Indemnity:** Insurance and Indemnity-All bonding reclamation and insurance requirements found in the SITLA/sPower lease shall be applied and followed.

39. **Section 7.3:** Utah State Code 63G-7-604 applies to this project.

40. **Section 11.2:** Intermediate Reclamation found in the SITLA/sPower lease shall be complied with for reclamation processes for this project.

41. **Section 11.3:** Waste Certification shall apply. Sewage and Water. Portable outhouses may be utilized during construction. Any on-site source of potable water or sewage treatment must be approved by the Utah Department of Health or DEQ, as applicable.

42. **Section 11.4:** Lease Bond May be Required-Kane County strongly suggests a bond be in place for this process, but will leave the liability for the project with SITLA.

43. **Section 11.7: Prior Improvements:** Kane County requires a chain link fence with warning signs around the perimeter of the project to protect the public and the structures. A gated access to or across the subject property, will be required and be opened for any inspections throughout the project life. As in the lease, any livestock fencing must be kept in place.

44. **Section 13.2:** Kane County agrees with the SITLA/sPower lease agreement and standards and leaves the liability of enforcement for such in SITLA's jurisdiction.

45. Local, State and Federal Permits: A solar power plant shall be required to obtain all necessary permits from the Utah Department of Environmental Quality, including the Utah Division of Air Quality and the Utah Division of Water Quality, and the federal permits along with applicable permits required by Kane County and local utility companies affecting the power grid.

This conditional use permit may be revoked in whole or part or may be modified based on any failure to observe any of the conditions outlined herein or those enforceable in law or in equity.

***PLEASE NOTE:** Time limit found in 9-15A-5 is one year. Before building can begin all permits for state and federal regulations will need to be in place.

PROJECT DESCRIPTION

1.0 INTRODUCTION

The Glen Canyon West Substation Project (the Substation) is a 480 megawatt (MW) capacity substation that would deliver renewable solar electricity to the electrical grid at a competitive cost with minimal environmental impacts. The Substation is part of a larger composite of Sustainable Power Group (sPower) solar power plants proposed in Kane County, Utah (refer to Figure 1, *sPower Proposed Projects*). The Substation would be located on approximately 22 acres (with an approximate five acre footprint), of vacant, undisturbed State of Utah School & Institutional Trust Lands Administration (SITLA) land in Kane County, Utah. Electricity will be delivered via generation-tie (gen-tie) lines that will run from the Glen Canyon West Projects to the Substation and interconnect to the existing Navajo-Crystal 500 (kilovolt) kV transmission line. A 150 foot wide gen-tie easement connecting the Glen Canyon West Projects to the Substation would be provided by SITLA (refer to Exhibit C1, *Site Plan*).

1.1 Project Objectives

The Substation and Glen Canyon West Projects would benefit Kane County and the State of Utah by:

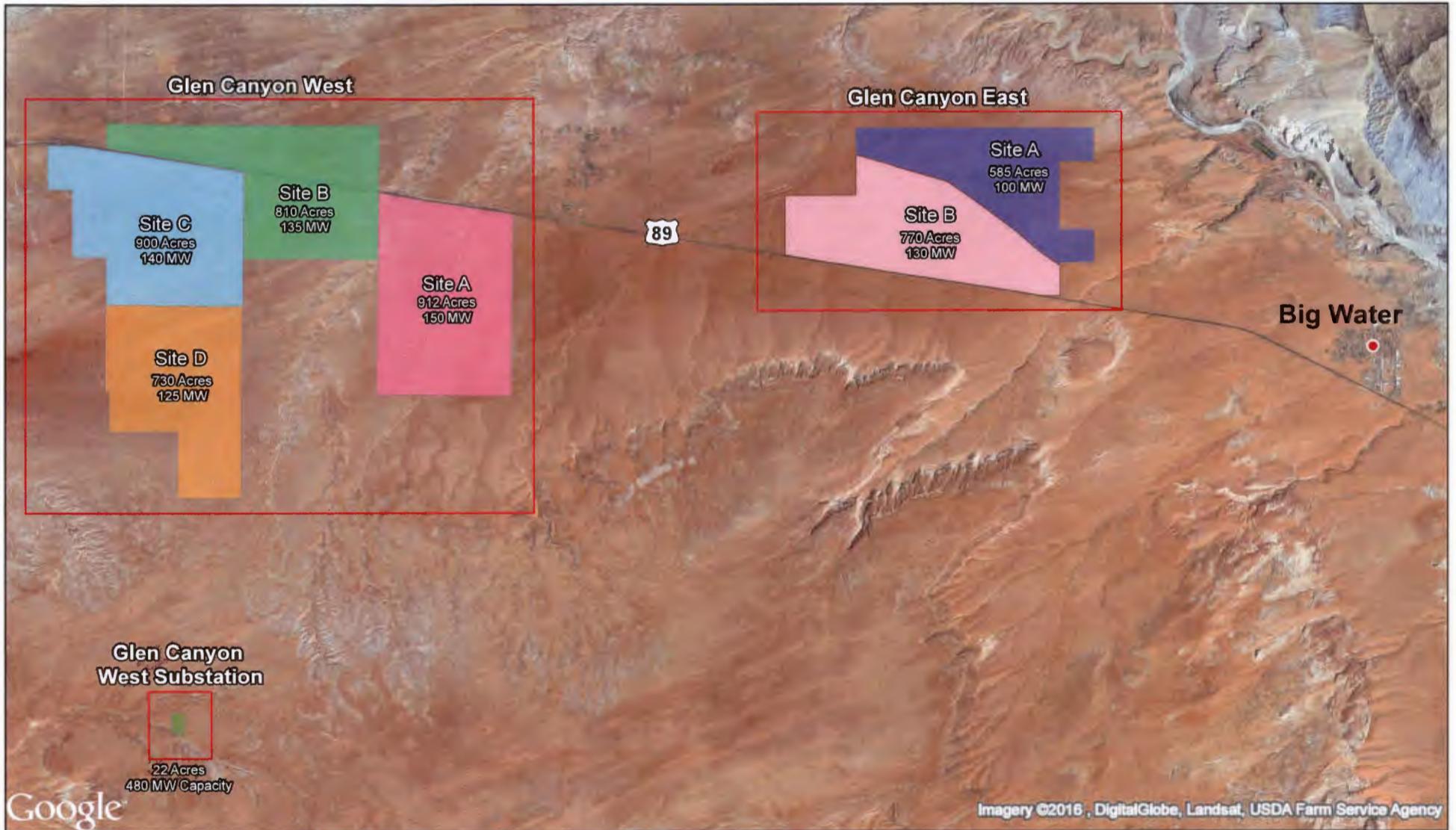
- Meeting the increasing demand for electricity generated from clean, renewable technology
- Diversifying of the State's energy portfolios
- Reducing greenhouse gas emissions
- Creating "green" jobs within the State
- Stimulating the local economy during construction and operation of the Project

The Substation and Glen Canyon West Projects' planning objective is to minimize impacts to the environmental and local community by:

- Using existing electrical distribution facilities, right-of-ways, roads, and other existing infrastructure where possible to minimize the need for new electrical support facilities;
- Minimizing impacts to threatened or endangered species or their habitats, wetlands and waters of the United States, cultural resources, and sensitive land use;
- Minimizing visual and aesthetic impacts through construction of a low profile solar PV facility;
- Develop the Project in accordance with SITLA Special Use Lease Agreement No. 1793 executed on December 22, 2014 and Amendment No. 1 to Special Use Lease Agreement No. 1793 executed on November 1, 2015; and
- Constructing, operating and maintaining the Project in compliance with local, state and federal regulations including, but not limited to, Kane County Chapter 24 regulations and Utah Code § 17C-4-103

2.0 PROJECT DESCRIPTION

The Substation consists of the construction and operation of a 480 MW capacity substation that would interconnect the Glen Canyon West Projects, via multiple underground or overhead 34 kV gen-tie line, to



Kane County, UT	Map Details	Map Description	
	<p>N</p> <ul style="list-style-type: none"> Project Sites Permit Sites <p>0 1 2 Miles</p>	<p>Figure 1</p> <p>sPower Proposed Projects</p>	<p>Author: JL</p> <p>Date: 5/12/2016</p> <p>Version: 1.0</p> <p>Type: Preliminary Site Map</p>
		<p>Glen Canyon Solar Projects</p>	



Kane County, UT	Map Details	Map Description	
	<ul style="list-style-type: none"> Project Sites Permit Sites Proposed Transmission Glen Canyon Substation 	<h2 style="margin: 0;">Figure 1a</h2> <h3 style="margin: 0;">sPower Proposed Projects</h3>	Author: JL
			Date: 7/26/2016
			Version: 1.0
		Type: Preliminary Site Map	

Glen Canyon Solar

the existing Navajo-Crystal 500 kV transmission line. All equipment and structures at the Substation would be electrically grounded in accordance with industry standards and include the following components:

- Concrete foundations and footings
- Steel support structures
- Circuit switches/breakers
- Disconnect switches
- Overhead buses
- Switching station
- Generator step-up transformers
- Capacitors
- Telecommunications equipment
- Surge arrestors
- Oil containment system for transformers
- Battery storage
- Conductor support structures
- Internal access roads
- Control and communication enclosures
- Security fencing and access gate
- Low-level lighting

The transformer, approximately 8 feet in height, would be pad mounted and enclosed together with a switchgear and a junction box. The high-voltage output of the transformer would be combined in series via underground collector cables to the junction box of the transformer in closest proximity. The collector system cables would be tied at underground junction boxes to the main underground collector cables, composed of a larger gauge wire, to the location of the generator step-up (GSU) transformer. The main collector cables would rise into the low-voltage bus and protection equipment that is enclosed together with the GSU. The primary switchgear includes the main circuit breaker and utility metering equipment, and would be enclosed separately and pad mounted together with the GSU. Both the GSU and the primary switchgear stand approximately 8 feet in height with conductors that increase the total height to approximately 17 feet in height.

Energy storage at the Substation would include an intelligent battery system onsite. The battery storage technology is a modular and fully enclosed power storage system that uses telecommunication systems and real-time control software to charge and discharge the battery according to power delivery needs. Typical modular energy storage solutions are approximately 8 to 9 feet in height and 20 to 40 feet in length. The energy storage solution would be located near inverter stations or near switchgear, and will depend on the technology chosen and needs of the overall 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 Project site, the fiber optic or other cabling required for the monitoring system would be installed throughout the Project Site leading to 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 point of interconnection (POI) for the Substation is to the adjacent Navajo-Crystal 500 kV transmission line. Multiple 34 kV underground or overhead gen-tie lines will connect the Glen Canyon West Projects to the Substation via a 150 foot wide gen-tie easement provided by SITLA (refer to Exhibit C1, *Site Plan*). An additional gen-tie line would run from the Substation to a newly constructed switching station at the Navajo-Crystal POI at a voltage of up to 500 kV.

2.1 Project Location

The Substation would be located on approximately 22 acres (with an approximate five acre footprint) of vacant, undisturbed land that is zoned "SITLA" land in the southern portion of Kane County, Utah. A 150 foot wide gen-tie easement connecting the Glen Canyon West Projects to the Substation would be provided by SITLA. Refer to Exhibit B1 for a legal description of the Project Site and Exhibit B2 for a parcel map of the Project Site.

The lands surrounding the Project Site are vacant, undisturbed lands zoned "SITLA", with U.S. Highway 89 running in an east-west direction, four miles north of the Project Site. sPower acknowledges that ranching, animal operations, and other agricultural activities are the primary land use of the Grand Staircase-Escalante National Monument (GSENM) Multiple Use/Multiple Functions Grazing Zone which mainly consist of agricultural uses surrounding the Project Site. sPower is actively engaged with SITLA and local ranchers to work cooperatively and mitigate potential impacts to grazing and ranching activities.

2.2 Kane County Municipal Code Chapter 24 Compliance

Chapter 24, Solar Power Plants, of the Kane County Municipal Code establishes minimum requirements and regulations for the placement, construction and modification of solar power plants. The Substation and Glen Canyon West Projects shall comply with all applicable measures codified in Chapter 24 of the Kane County Municipal Code. At the time of the building permit application, sPower will have specific design standards that will not be changed.

2.3 SITLA Lease Agreement Compliance

sPower has entered into lease agreements with SITLA (Special Use Lease Agreement No. 1793 and Amendment No. 1 to Special Use Lease Agreement No. 1793) on December 22, 2014 and November 1, 2015 for the purpose of constructing, operating, and maintaining a commercial solar electric generating facility, together with transmission lines and ancillary facilities at the Project Site (refer to Exhibit B4). As stated in the lease agreements, sPower will adhere to all mutual promises and covenants contained in the lease agreements.

Article 5, Regulatory Compliance, of Special Use Lease Agreement No. 1793 specifies environmental regulatory components including, but not limited to, hazardous materials, endangered species, antiquities, wildfires, and waste. sPower is committed to complying with all regulatory components contained in the lease agreements, including preparation of a Biological Resources Technical Report and

a Cultural Resources Technical Report. Both reports will be submitted to Kane County and SITLA prior to construction. In the event endangered species or resources of historical or cultural significance are identified at the Project Site, sPower will comply with all federal and State regulations to protect said resources. Additional measures related to hazardous materials, wildfires, and waste are discussed below.

2.4 Construction

Construction of the Substation would consist of three major phases: (1) site preparation; (2) substation installation; and (3) testing. sPower is committed to implementing Best Management Practices (BMPs), including those mandated by Kane County, during all construction phases of the Project. BMPs for stormwater, erosion control, and fugitive dust emissions would be prepared and approved prior to the start of construction. The construction timeline for the Substation is anticipated to last six to nine months.

sPower anticipates close collaboration with Kane County during the permitting process to identify and manage any environmental conditions specific to the Substation. Through the permitting process, sPower will implement all required measures and BMPs as determined by Kane County and responsible agencies.

2.4.1 Site Preparation

Construction of the Substation would begin with initial clearing and grading (if required) of the staging areas. Access to the Substation would be improved to appropriate construction standards. The staging areas would typically include temporary construction trailers, worker parking, truck loading and unloading facilities, and an area for assembly. Road corridors would be surveyed, cleared, and graded to bring equipment, materials, and workers to the areas under construction. Buried electrical lines and the locations of other facilities may be flagged and staked to guide construction activities. BMPs for stormwater and erosion control would be employed during site preparation, and water truck refilling stations (if required) will be established for dust control.

2.4.2 Construction Workers, Hours, and Equipment

The construction activities are expected to be completed in approximately six to nine months. The on-site workforce will consist of laborers, various skilled trades, supervisory personnel, support personnel, and construction management personnel. Construction will generally occur during daylight hours, Monday through Friday. Weekend and non-daylight work hours may be necessary to make up schedule deficiencies, or to complete critical construction activities. Construction activities will be conducted consistent with Kane County regulations regarding hours of construction. If weekend or night hours are needed, an sPower representative will contact the Kane County Land Use Administrator to have CUP conditions amended.

2.4.3 Emergency and Shutdown Procedures

To ensure the safety of all employees working on the Substation during construction, sPower will develop and implement an Emergency Response Plan in accordance with Code of Federal Regulation 1910.38 established by the Occupational Safety and Health Administration (OSHA). Key personnel will be designated to train all employees working on construction sites, and will be responsible for administering emergency and shutdown procedures in the event of an emergency. Emergency and shutdown procedures will be clearly displayed in all construction trailers, along with contact information for

emergency service providers and treatment facilities. Appropriate warning signage will be placed on all towers, electrical equipment, and Project Site ingress and egress points. Prior to construction, sPower will notify all emergency service providers of construction activities occurring at the Project Site and inform them of all emergency and shutdown procedures, including who needs to be contacted in case of an emergency.

sPower will coordinate its development of the Emergency Response Plan with the Kane County Fire Warden to ensure satisfactory safety measures are in place in the event of a wildfire. Safety measures shall include fire suppression methods that can be immediately deployed during both construction and operation of the Project. A water tank will be constructed on the Project Site to supply water to emergency service providers and regularly maintained with the guidance of the Kane County Fire Warden.

The Project will comply with the defensible space requirements of the Utah Wildland-Urban Interface Code throughout construction of the Project. Ongoing maintenance will be provided to ensure removal of excessive grass, weeds, and other flammable materials from the defensible space area. sPower will facilitate training for emergency service providers related to the specific hazards of the Project.

2.4.4 Transportation

As part of sPower’s proposed composite of solar projects in the area, the Project would generate an estimated 50 new jobs during the construction phase. Construction employees would generally arrive by private automobile with an estimated 25 percent of them carpooling. Therefore, the maximum amount of employee trips per day to the Project Site would be approximately 37. Additionally, a project of this size typically requires approximately 5 truck trips per day for the duration of project construction. Therefore, the project has the potential to generate up to 42 trips per day to the Project Site during construction. Table 2.4.4.1 below provides a summary of the trip generation estimates.

**Table 2.4.4.1
Trip Generation Estimates**

Trip Type	Maximum Daily Construction Traffic
Employee	
Passenger Vehicles	50
25% carpool	(13)
Total Employee Trips	37
Trucks	
Heavy Haul	2
Medium Duty	3
Total Truck Trips	5
TOTAL DAILY TRIPS	42

Access to the Project Site will be provided via U.S. Highway 89, most likely at the northeastern section of the Glen Canyon West C Project Site, approximately 915 feet west of Milepost 16 (refer to Exhibit C1, *Site Plan*). sPower anticipates relatively equal amounts of personnel coming from the City of Kanab, Utah and the City of Page, Arizona populations east and west of the Project Site. To ensure the project does not impact the local circulation network or cause significant traffic on U.S. Highway 89, sPower will develop

and implement a Transportation Management Plan in coordination with the Kane County Engineer and Utah Department of Transportation (UDOT) prior to construction and issuance of a building permit. The Transportation Management Plan will identify potential hazards associated with the Project, outline safety and traffic calming measures, and provide guidelines for accessing the Project Site during construction and emergency situations. The Transportation Management Plan will designate specific routes for employees, delivery trucks, and emergency vehicles, and will specify design features and upgrades needed for safe and adequate ingress/egress and internal service roads. Internal service roads will be unpaved and maintained throughout construction of the Project. Deliveries to the Project Site will be facilitated during off-peak traffic hours and comply with regulations governing oversized loads. sPower will document existing roadway conditions and restore any roadways damaged during construction to their pre-existing condition. Additionally, sPower will obtain all necessary permits from UDOT prior to construction and issuance of a building permit of the Project.

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 heavy haul trucks for importing project materials, followed by concrete trucks for installation of 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.

2.4.5 Parking and Staging Areas

sPower will ensure adequate parking is provided for construction workers at the Project Site and prohibit parking along U.S. Highway 89. In addition to parking, the Project will require a temporary staging area for storing materials, assembling components, refueling equipment, and installing construction trailers. The parking and staging area will most likely be located on the northern portion of the Glen Canyon West C Project Site, to minimize transportation on un-paved roads. Parking and staging signs will be clearly placed at ingress and egress points to direct traffic to the proper location. Refer to Exhibit C1, *Site Plan*, for a depiction of the temporary parking and staging areas.

2.4.6 Hazardous Materials

Construction of the Project would involve small quantities of commonly used hazardous materials, such as fuels and oils, to operate construction equipment. The use, storage, and disposal of hazardous materials and wastes would be governed according to regulations established by OSHA and the Utah Department of Environmental Control, Division of Waste Management and Radiation Control. This regulatory structure would ensure that safety measures and precautions are implemented, thereby reducing potential impacts associated with an accidental spill or release of hazardous materials.

sPower will prepare and implement an Emergency Response Plan for the Project that outlines safety procedures in the event of an accidental spill or release of hazardous materials. Key personnel will be

designated to train all employees working on the Project, and will be responsible for administering safety procedures in the event of an accidental spill or release of hazardous materials. Safety procedures will be clearly displayed in all construction trailers, along with contact information for emergency services and treatment facilities.

Prior to construction and issuance of a building permit, sPower will conduct a Phase I Environmental Site Assessment (ESA) to determine the potential for existing hazardous materials at the Project Site. In the event existing hazardous materials are discovered at the Project Site, sPower will work with SITLA to ensure full cleanup and proper disposal of hazardous materials in accordance with federal and State regulations.

2.4.7 Waste and Recycling

Waste would be generated from construction of the Project. Construction waste generation is expected to be minimal and consist of mostly recyclable materials such as cardboard, steel, and electrical wiring. sPower's Engineering, Procurement, and Construction (EPC) contractor that will be responsible for construction of the Project will carefully disassemble and recycle shipping containers and packaging to minimize solid waste impacts. The EPC contractor will contract with a waste and recycling service provider to ensure all waste generated from construction of the Project is disposed of in accordance with federal and State regulations. Methods of waste disposal and recycling will be coordinated with the Kane County Land Use Authority. The EPC contractor will store, collect, and dispose of solid waste in such a manner as to prevent fire and health hazards, rodent harborage, insect breeding, accidents, and odor in accordance with Kane County solid waste rules and protocol. The EPC contractor will ensure that no littering of the Project Site or neighboring properties will occur during construction.

Waste and recycled materials will be separated and stored in large containers at the Project Site, and then hauled to an off-site facility for proper disposal. Options for waste and recycling services may include a nearby municipality such as Page, Arizona who delivers their solid waste to Purgatory Valley in Washington County, or contract with a private waste hauler such as Republic Services located in Page, Arizona, approximately 27 miles from the Project Site. It is expected that sPower or its contractor will enter into waste services agreements to coordinate with the local service company to handle waste during construction.

2.4.8 Sanitation Services

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 EPC contractor during construction.

2.4.9 Water Supply

Prior to initiation of construction, sPower will secure water rights from local sources to the approval of the Kane County Land Use Authority. It is anticipated that water will be supplied from a newly constructed on-site well or trucked in from a local provider. Water will primarily be used for dust control on un-paved roads, and will be applied via water trucks. Additionally, as stated above, a water tank will be constructed on the Project Site to supply water to emergency service providers and regularly maintained with the guidance of the Kane County Fire Warden.

2.4.10 Fugitive Dust Control Plan

Construction of the Project has potential to emit fugitive dust during earth-moving activities and operation of construction equipment on un-paved roads. The Utah Department of Environmental Quality regulates fugitive dust emissions via Rule R307-309, requiring development of a Fugitive Dust Control Plan (R307-309-6). sPower will develop and submit a Fugitive Dust Control Plan to the Utah Division of Air Quality prior to the start of construction. sPower will closely monitor fugitive dust at the Project Site, ensure that all construction activities comply with R307-309, and adhere to the measures outlined in the approved Fugitive Dust Control Plan. Additionally, the final Site Plan will include information related to how dust control will be accomplished for all disturbed on-site area during both construction and operation of the Project.

2.4.11 Construction Noise

Health and Public Safety Ordinance 4-3-3-B-25 prohibits noise that is inconsistent with a zoning area between the hours of 11:00 p.m. and sunrise. As the Project Site is zoned "SITLA", the County does not have adopted standards for noise on SITLA lands. Surrounding lands are zoned SITLA with the nearest habitable residences located approximately 4.25 miles to the north of the Project Site zoned "R-1", Residential.

Noise emanating from construction activities would be consistent with the County's Health and Public Safety Ordinance by occurring during daylight hours. Specifications regarding hours of construction will be followed per Kane County regulations. If weekend or night hours are need on an as-needed basis, sPower will coordinated with the Kane County Land Use Administrator to have the CUP conditions amended per Land Use Ordinance 9-15A-2-E-5.

The loudest construction activity at the Project Site would occur during pile driving. According to the U.S. Department of Transportation, Federal Highway Administration, pile drivers have the potential to generate noise levels up to 101 A-weighted decibels (dBA) when measured at a distance of 50 feet. As noise generated from a stationary source attenuates at a rate of six (6) dBA per doubling of distance, it can be reasonably assumed that the nearest habitable structures (residences located approximately 4.25 miles to the north of the Project Site) would experience negligible noise impacts during construction. Therefore, noise impacts to surrounding land uses would not occur during construction of the Project.

As stated above, construction traffic would access the Project Site via U.S. Highway 89. U.S. Highway 89 experiences high levels of tourist traffic throughout the year due to its close proximity to Lake Powell and the Grand Canyon. Therefore, it is anticipated that construction traffic would not significantly increase the existing mobile noise along U.S. Highway 89, and would not impact local residences in the vicinity of the Project Site.

2.5 Project Operation and Maintenance

Upon commissioning, the Substation would enter the operational phase. For the duration of the operational phase, the Substation would be operated remotely and monitored by on-site staff for security and maintenance purposes. As the Substation transfers electricity passively with minimal moving parts, maintenance requirements would be limited. Any required planned maintenance would be scheduled to avoid peak load periods, and unplanned maintenance would be typically responded to as needed

depending on the event. An inventory of spare components would be readily available from a remote warehouse facility.

Other operational details are summarized in the following sections.

2.5.1 Operations

sPower will ensure consistent and effective facility operations by:

- Responding to automated alarms based on monitored data, including actual versus expected tolerances for system output and other key performance metrics
- Communicating with customers, transmission system operators and other entities involved in facility operations
- Designating a site supervisor to monitor and implement emergency and normal shutdown procedures

2.5.2 Maintenance

Substation maintenance performed on the site would consist of equipment inspection and replacement. Maintenance would occur during daylight hours, when possible. Maintenance program elements include:

- Implementing a responsive, optimized cleaning schedule;
- Responding to facility emergencies and failures in a timely manner;
- Maintaining an inventory of spare parts to ensure timely repairs and consistent plant output;
- Maintaining a log to effectively record and track all maintenance problems; and
- Performing maintenance on the site as required to clear obstructive ground cover

2.5.3 Remote Monitoring of the Project

All important aspects of the Project and associated solar projects will be monitored 365 days a year from a remote location utilizing a Supervisory Control and Data Acquisition (SCADA) system. Safe, effective and efficient operation of the Project is dependent on the operator receiving accurate information on all environmental measurements which affect production. These measurements include solar irradiation, ambient temperature, back of module temperature and wind speed. These environmental characteristics are reported by various sensors—pyranometers for irradiance, thermometers for temperatures and anemometers for wind speed. Other characteristics of the Project are also reported in real time such as current production, voltage, amperage, power quality and the status of all circuit protection devices. Circuit protection devices include the ability to report the status of their protective relays continuously as are the meters which report the electrical characteristics of the Project.

Signals from all sensors, meters and circuit protection devices are accumulated in to one or more data loggers which report via secure internet connections to sPower's monitoring provider. The software that comprises the monitoring system is set up to send alarms when one or more conditions arise that compromise the safe and efficient operation of the plant. sPower has operators on duty in its control center during all hours when production is expected. If an emergency should arise in the off hours, personnel are assigned to take "on-call" messages in the case of emergencies.

2.5.4 Emergency and Shutdown Procedures

As stated above, sPower will develop and implement an Emergency Response Plan for the Project. All employees working on the Project during operations will be trained in emergency and shutdown procedures. Signs will be clearly marked at the Project Site for emergency vehicle ingress and egress.

The Project will comply with the defensible space requirements of the Utah Wildland-Urban Interface Code throughout operation of the Project. Ongoing maintenance will be provided to ensure removal of grass, weeds, and other flammable materials from the defensible space area. sPower will facilitate training for emergency service providers related to the specific hazards of the Project.

2.5.5 Transportation

The Project will primarily be operated remotely and monitored by on-site staff for security and maintenance purposes. Therefore, transportation to and from the Project Site will be minimal and would not adversely affect traffic conditions along U.S. Highway 89. As stated above, signs will be clearly marked at the Project Site in the event that emergency vehicles need to access the Project Site. The paved driveway providing access to the Project Site via U.S. Highway 89 and unpaved internal road system will be maintained as needed during the life of the Project.

2.5.6 Water Supply

During operation of the Project, minimal water may be would be used for equipment washing on an annual basis and periodically for landscaping. As stated above, sPower will secure water rights from local sources to the approval of the Kane County Land Use Authority. It is anticipated that water will be supplied from a newly constructed on-site well or trucked in from a local provider.

2.5.7 Waste and Recycling

Waste will not be generated during operation of the Project.

2.5.8 Operational Noise

The Project will utilize the new Power Electronics HEC-US PLUS outdoor inverters. The HEC-US PLUS outdoor inverter has a measured noise level of less than 70 dBA when measured at a distance of 1 meter (3.28 feet). In order to remain compliant with Land Use Ordinance 9-24-3-E, the HEC-US PLUS outdoor inverters must be located at least 6 feet from the Project's property line and 33 feet from the nearest habitable structure. Should a different inverter or tracker be selected, calculations will be made to ensure that the noise generating device will be located a sufficient distance away so that noise does not impact nearby residences. As stated above, the nearest habitable structures are located approximately 4.25 miles to the north of the Project Site. Therefore, the Project would result in negligible impacts regarding operational noise and would be compliant with Land Use Ordinance 9-24-3-E.

2.5.9 Security

The Project will be monitored by security staff during operations. An appropriate security fence with warning signs will be placed around the perimeter of the Project and all electrical equipment will be locked. sPower will coordinate with the Kane County Fire Marshall to install an approved, electronically

controlled security access gate at the Project Site. As stated above, the Project would include inward facing, low level security lighting and cameras at ingress and egress points.

2.6 Project Decommissioning

sPower will decommission and remove the system and its components at the end of the life of the Substation. The Substation site could then be converted to other uses in accordance with applicable land use regulations in effect at that time. All decommissioning and restoration activities will adhere to the requirements of the appropriate governing authorities and will be in accordance with all applicable federal, state and Kane County regulations.

EXHIBIT “B”

Exhibit B1: Legal Description

Exhibit B2: Parcel Map

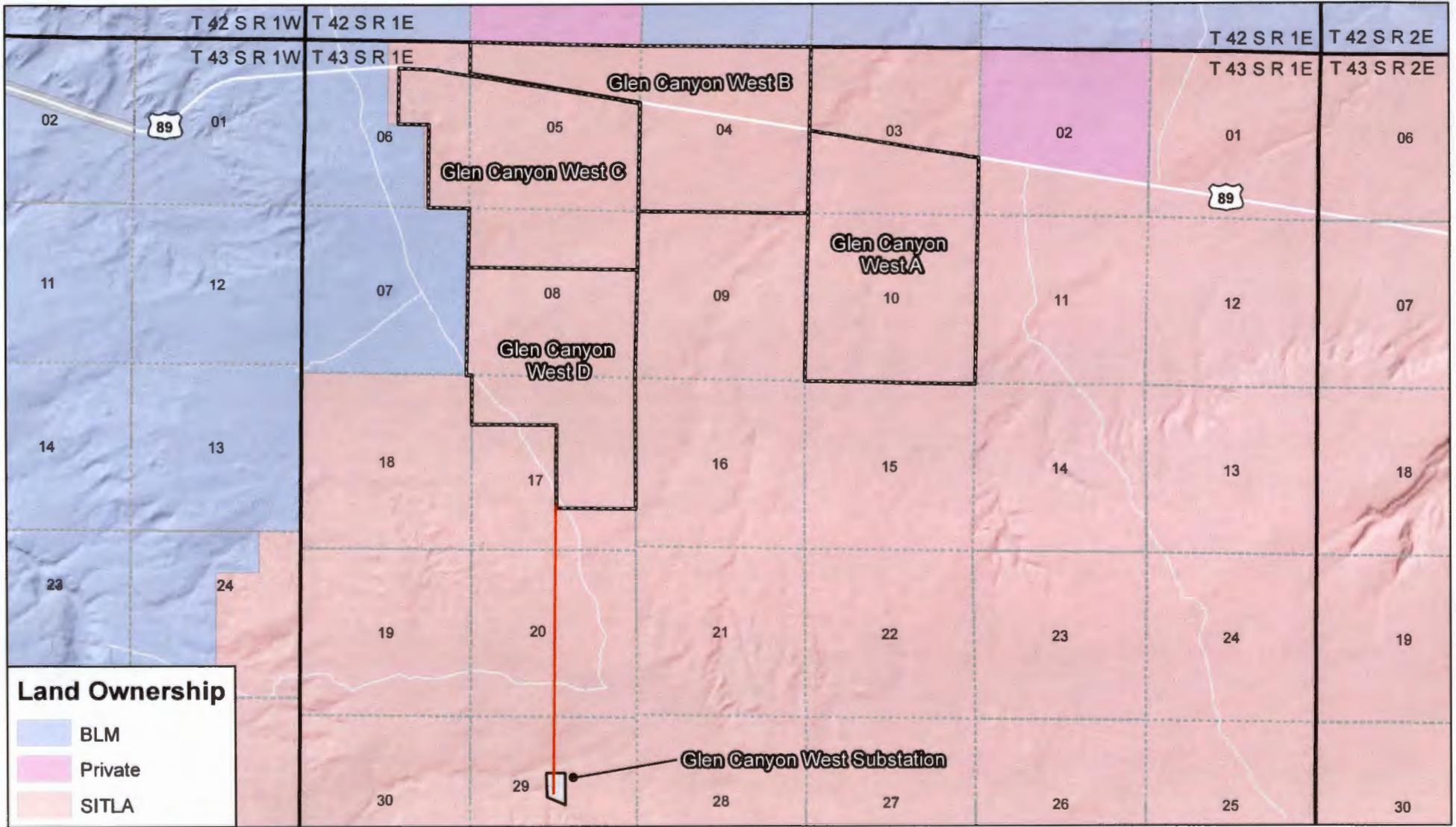
Exhibit B3: Notarized Affidavit

Exhibit B4: SITLA Lease Agreements

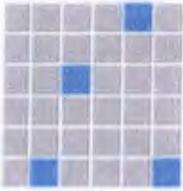
LEGAL DESCRIPTION

Township 43 South, Range 1 East:

- Section 29: E2E2SE4NW4, W2W2SW4NE4, NW4NW4NW4SE4 - 22.50 acres



Kane County, UT	Map Details	Map Description	
	<p data-bbox="595 1291 638 1323">N</p>  <ul style="list-style-type: none"> <li data-bbox="670 1274 1010 1307">— 150' SITLA Easement <li data-bbox="670 1323 1010 1356">□ Glen Canyon West Sub <li data-bbox="670 1372 1010 1404">□ Proposed Projects <p data-bbox="595 1461 1010 1518">0 0.75 1.5 Miles</p>	<p data-bbox="1159 1291 1596 1339" style="text-align: center;">Exhibit B2 - Parcel Map</p> <p data-bbox="1085 1356 1681 1421" style="text-align: center;">Land included in Conditional Use Permit application. Please refer to Exhibit B1, Legal Description.</p>	<p data-bbox="1755 1274 1851 1299">Author: JL</p> <p data-bbox="1755 1315 1915 1339">Date: 5/12/2016</p> <p data-bbox="1755 1356 1862 1380">Version: 1.0</p> <p data-bbox="1755 1404 1883 1429">Type: Exhibit</p>
			<p data-bbox="1468 1461 2021 1518">Glen Canyon West Substation</p>



State of Utah
School & Institutional
Trust Lands Administration

CENTRAL AREA OFFICE
130 North Main Street
Richfield, UT 84701-2154
435-896-6494

Gary R. Herbert
Governor

Spencer J. Cox
Lieutenant Governor

435-896-6158 (Fax)
www.trustlands.utah.gov

David Ure
Director

May 5, 2016

Kane County Land Use Authority

180 West 300 North

Kanab, UT. 84741

RE: Owner/Agent Authorization

Dear Sirs:

This letter is to notify you that the Utah School and Institutional Trust Lands Administration (SITLA) is the owner of the properties listed below and in the Conditional Use Permit (CUP) Application submitted by our lessee, Sustainable Power Group (sPower). Please refer to the attached parcel maps for a depiction of the SITLA lands leased to sPower.

GLEN CANYON EAST SOLAR PROJECTS

Township 43 South, Range 2 East:

- Section 4: Lot 8 (NW4NW4), SW4SW4 - 81.08 acres
- Section 5: Lots 5-8, S2N2, S2 (ALL) - 644.48 acres
- Section 6: Lots 8 & 9, S2NE4, SE4, E2SW4, Lots 13 & 14 (That portion lying south of US 89) - 488.52 acres
- Section 7: N2NE4, NE4NW4 (That portion lying north of US 89) - 32.40 acres
- Section 8: N2N2 (That portion lying north of US 89) - 120.00 acres

GLEN CANYON WEST SOLAR PROJECTS

Township 43 South, Range 1 East:

- Section 3: S2 (That portion lying south of US 89) – 272.48 acres
- Section 4: Lots 1-4, S2N2, S2 (ALL) – 640 acres
- Section 5: Lots 1-4, S2N2, S2 (ALL) – 640 acres
- Section 6: Lots 1 & 2, S2NE4, E2SE4, E2E2E2W2SE4 (That portion lying south of US 89) – 195.16 acres
- Section 8: All- 640 acres

- Section 10: All – 640 acres
- Section 17: Lots 1 through 6, SW4NE4, NW4SE4 – 329.92 acres

GLEN CANYON WEST SUBSTATION

Township 43 South, Range 1 East:

- Section 29: E2E2SE4NW4, W2W2SW4NE4, NW4NW4NW4SE4 – 22.50 acres

By this letter, we hereby give consent and approval to sPower to act on our behalf as our agent to proceed with a CUP Application for the property referenced herein.

If you have any questions or need additional information please contact my office.

Sincerely,



Louis Brown

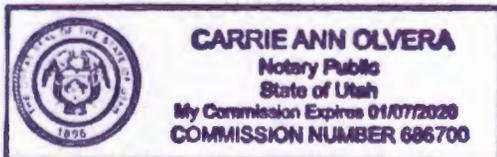
Deputy Assistant Director Surface

LB;cao

It is hereby certified that the information contained herein is true, complete, and correct to the best of my (our) knowledge and belief and is supplied in good faith, and that the signing agent has legal authority.

On this 10th day of May, 2016 personally appeared before me Louis Brown, signer (s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.

Given under my hand and seal this 10th day of May, 2016




Notary Public

Residing in: Sevier, Utah

My Commission Expires: 4/07/2020



To whom it may concern,

July 3, 2014

I hereby certify that Garret Bean is an authorized representative of the Sustainable Power Group, LLC (sPower). Garret Bean is the Director of permitting and has the authority to perform policy or decision-making functions as it may relate to permitting, entitlements, and the development of sPower solar projects.

X 

Ryan

EXHIBIT “C”

Exhibit C1: Site Plan

PROJECT NAME:
GLEN CANYON SUBSTATION

PROJECT SITE ACREAGE:
11± ACRES

APPLICANT NAME:
SUSTAINABLE POWER GROUP
2180 SOUTH 1300 EAST, SUITE 600
SALT LAKE CITY, UT 84106

PROPOSED OVERHEAD GEN TIE
LINE TO SUBSTATION

SITLA EASEMENT

150'

SITE BOUNDARY AND FENCE

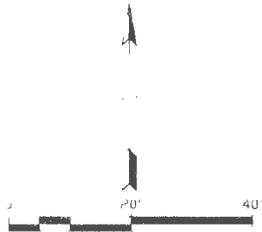
RTU AND METERING CABINET FOR
GLEN CANYON WEST A

RTU AND METERING CABINET FOR
GLEN CANYON WEST B

RTU AND METERING CABINET FOR
GLEN CANYON WEST C

RTU AND METERING CABINET FOR
GLEN CANYON WEST D

NAVAJO-CRYSTAL 500KV TRANSMISSION LINE



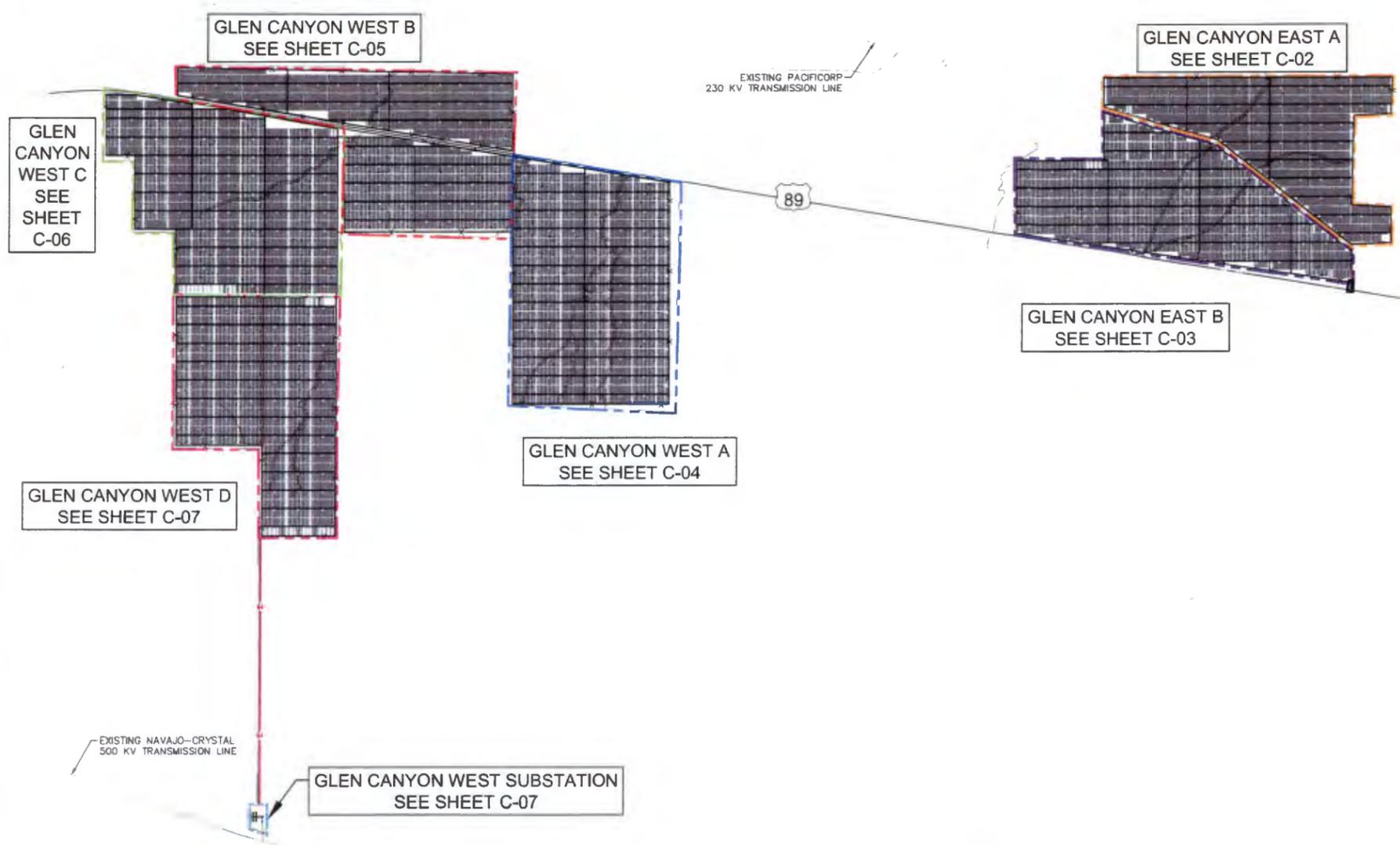
SUSTAINABLE POWER GROUP, LLC
2180 SOUTH 1300 EAST SUITE 600
SALT LAKE CITY, UTAH 84106



DRAWING		
VER	DATE	DESCRIPTION

GLEN CANYON
SUBSTATION
(CONFIDENTIAL)

SITE PLAN SCALE: 1" = 20'	
CONDITIONAL USE PERMIT APPLICATION	EXHIBIT C1



LEGEND

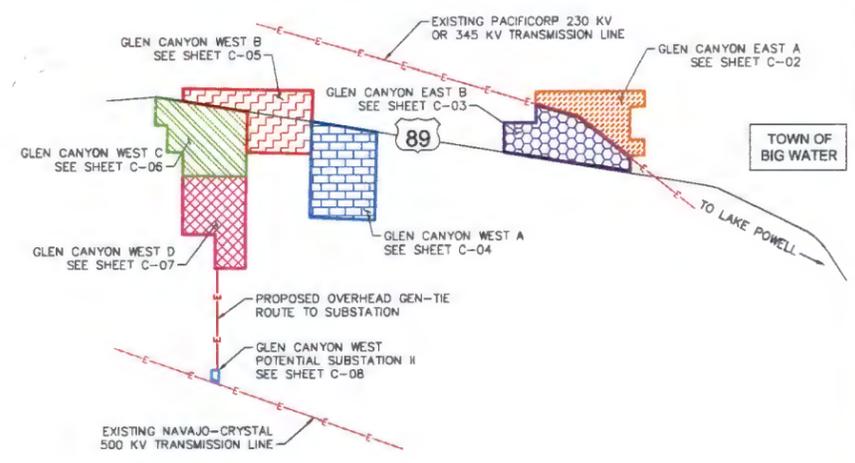
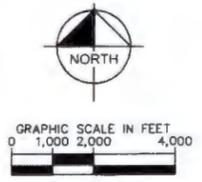
	GLEN CANYON EAST A BOUNDARY
	GLEN CANYON EAST B BOUNDARY
	GLEN CANYON WEST A BOUNDARY
	GLEN CANYON WEST B BOUNDARY
	GLEN CANYON WEST C BOUNDARY
	GLEN CANYON WEST D BOUNDARY
	PARCEL LINES
	EASEMENTS
	SETBACKS
	EXISTING ACCESS ROAD
	EXISTING ELECTRIC TRANSMISSION LINE
	INVERTER
	BATTERY STORAGE UNIT
	WEATHER STATION
	20' WIDE PROPOSED ACCESS ROAD, PER DETAIL 5, SHEET C-09
	PROPOSED FENCE, PER DETAIL 4, SHEET C-09
	PROPOSED GEN-TIE ROUTE

PROJECT INFORMATION

<p>GLEN CANYON EAST A (100 MW) ABBREVIATION: G.C.E. A APPLICANT NAME: GLEN CANYON SOLAR, LLC ACRES: 570 ZONING/ LAND USE DESIGNATION - SCHOOL & INSTITUTION TRUST LANDS ADMINISTRATION (SITLA) FRONT SETBACK: 50' MIN. SIDE AND REAR SETBACK: 40' MIN. APN: NONE</p>	<p>GLEN CANYON WEST B (135 MW) ABBREVIATION: G.C.W. B APPLICANT NAME: GLEN CANYON SOLAR, LLC ACRES: 810 ZONING/ LAND USE DESIGNATION - SCHOOL & INSTITUTION TRUST LANDS ADMINISTRATION (SITLA) FRONT SETBACK: 50' MIN. SIDE AND REAR SETBACK: 40' MIN. APN: NONE</p>
<p>GLEN CANYON EAST B (130 MW) ABBREVIATION: G.C.E. B APPLICANT NAME: GLEN CANYON SOLAR, LLC ACRES: 740 ZONING/ LAND USE DESIGNATION - SCHOOL & INSTITUTION TRUST LANDS ADMINISTRATION (SITLA) FRONT SETBACK: 50' MIN. SIDE AND REAR SETBACK: 40' MIN. APN: NONE</p>	<p>GLEN CANYON WEST C (140 MW) ABBREVIATION: G.C.W. C APPLICANT NAME: GLEN CANYON SOLAR, LLC ACRES: 880 ZONING/ LAND USE DESIGNATION - SCHOOL & INSTITUTION TRUST LANDS ADMINISTRATION (SITLA) FRONT SETBACK: 50' MIN. SIDE AND REAR SETBACK: 40' MIN. APN: NONE</p>
<p>GLEN CANYON WEST A (150 MW) ABBREVIATION: G.C.W. A APPLICANT NAME: GLEN CANYON SOLAR, LLC ACRES: 920 ZONING/ LAND USE DESIGNATION - SCHOOL & INSTITUTION TRUST LANDS ADMINISTRATION (SITLA) FRONT SETBACK: 50' MIN. SIDE AND REAR SETBACK: 40' MIN. APN: NONE</p>	<p>GLEN CANYON WEST D (125 MW) ABBREVIATION: G.C.W. D APPLICANT NAME: GLEN CANYON SOLAR, LLC ACRES: 740 ZONING/ LAND USE DESIGNATION - SCHOOL & INSTITUTION TRUST LANDS ADMINISTRATION (SITLA) FRONT SETBACK: 50' MIN. SIDE AND REAR SETBACK: 40' MIN. APN: NONE</p>

GENERAL NOTES

1. THE PROJECT IS NOT LOCATED WITHIN A MAPPED FLOODPLAIN ACCORDING TO KANE COUNTY GENERAL PLAN 2011 AND FEMA FLOOD HAZARD MAP, COMMUNITY-PANEL NO.S 490063 0033 A, 0034 A, AND 0043 A.
2. INVERTERS AND BATTERY STORAGE SHALL BE ELEVATED AT LEAST 1' ABOVE THE 100-YR STORM WATER SURFACE ELEVATION.
3. INTERIOR ACCESS ROADS WILL BE 20' WIDE, COMPOSED OF NATIVE GROUND COMPACTED TO 90%, WITH A 45-FOOT TURNING RADIUS AT CENTERLINE. THE INNER RADIUS WILL BE 35' AND THE OUTER RADIUS WILL BE 55'. INTERIOR ACCESS ROADS WILL BE PROVIDED TO INVERTER/ELECTRICAL EQUIPMENT PADS AND AROUND THE PERIMETER OF THE PROJECT.
4. LAYOUT SHOWN IN SITE PLAN IS APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN
5. THE LAND FOR THE ENTIRE PROJECT HAS NOT YET BEEN ZONED BUT SHOWS A LAND USE STATUS OF "SCHOOL AND INSTITUTION TRUST LANDS" PER KANE COUNTY ZONING MAP APPROVED 06/13/2011.
6. PARKING AREAS HAVE BEEN ALLOCATED TO ACCOMMODATE APPROXIMATELY: 60 STALLS ON GLEN CANYON EAST, NORTH OF HIGHWAY 89 TO SUPPLY EAST SITES A AND B; 80 STALLS ON GLEN CANYON WEST, NORTH OF HIGHWAY 89 TO SUPPLY SITE WEST B; 100 STALLS ON GLEN CANYON WEST, SOUTH OF HIGHWAY 89 TO SUPPLY SITES A, B, C, AND D.



UTAH
ARIZONA

VICINITY MAP
NTS



Kimley-Horn
 © 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: 1/25/16

KHA PROJECT	094617008
DATE	7/25/16
SCALE	AS SHOWN
DESIGNED BY	JWP/WMC
DRAWN BY	JWP/WMC
CHECKED BY	JWP

OVERALL SITE PLAN

GLEN CANYON SOLAR
 KANE COUNTY, UTAH

SHEET NUMBER
C-01

