

## STAFF REPORT FOR PLANNING COMMISSION MEETING NOVEMBER 17, 2010

FILE NO: SUP-10-089

AGENDA ITEM: H-1

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

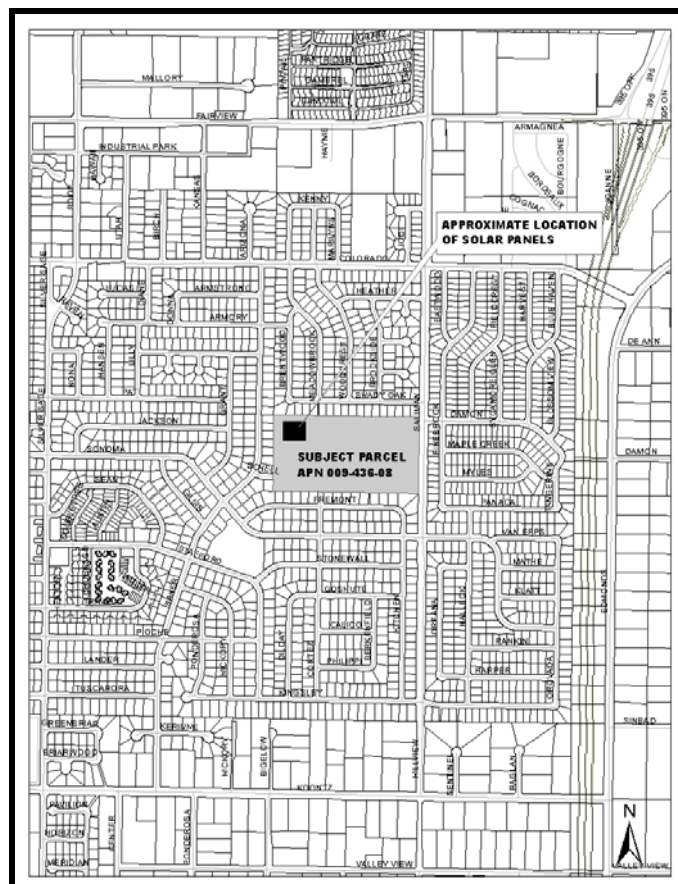
**REQUEST:** Approval of a Special Use Permit to allow the installation of ground mounted solar panels (photo-voltaic arrays) within the northwestern portion of the Seeliger Elementary School campus.

**APPLICANT / OWNER:** Carson City School District

**LOCATION:** 2800 S. Saliman Road

**APN:** 009-436-08

**RECOMMENDED MOTION:** “I move to approve SUP-10-089, a Special Use Permit application from the Carson City School District, to allow ground mounted solar panels, on property zoned Public, located at 2800 Saliman Road, Assessor’s Parcel Number 009-436-08, based on seven findings and subject to the recommended conditions of approval contained in the staff report.”



**RECOMMENDED CONDITIONS OF APPROVAL:**

**The following shall be completed prior to commencement of the use:**

1. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this permit is granted within twelve months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning and Community Development Division thirty days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

**Conditions required to be incorporated into the proposed development plan.**

3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. All improvements shall conform to City standards and requirements.

**The following shall be submitted or included as part of a building permit application:**

5. The applicant shall obtain a building permit from the Carson City Building and Safety Division for the proposed construction.
6. The applicant shall submit a copy of the Notice of Decision / conditions of approval, signed by the applicant and owner.
7. Dust control measures must be employed during the construction period and also incorporated into the manufacturer recommended maintenance program.
8. The plan submitted will be revised to include a minimum 30 foot setback from the northern property line. The revised plan will be submitted to the Planning Division for review prior to submittal for the required Building Permit.
9. Should the PV array cease to operate for a period of one year, or falls into a state of disrepair, it shall be considered abandoned and removed at the Carson City School District's expense.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits) and 18.04.170 (Public) and NRS 111.239

**MASTER PLAN DESIGNATION:** Public /Quasi Public

**ZONING DISTRICT:** Public (P)

**KEY ISSUES:** Would the proposed Photo Voltaic use cause material damage to surrounding properties? Is this an appropriate location for the proposed use?

**SURROUNDING ZONING AND LAND USE INFORMATION**

NORTH: Single Family 6,000- Residential  
SOUTH: Single Family 6,000- Residential  
EAST: Single Family 6,000- Saliman Road/Residential  
WEST: Single Family 6,000- Residential

**SITE HISTORY**

- On November 10, 2010 – the applicant conducted a neighborhood meeting with property owners surrounding the proposed site development and solicited comments and suggestions.
- On June 30, 2004, the Planning Commission approved a Special Use Permit (SUP-04-097) for two shade structures on site, staff recommended approval.
- On May 13, 1999, the Planning Commission approved the installation of a pylon sign of 38.25 square feet, overall height of 13 feet on site, staff recommended approval.
- On October 20, 1987 – the Board of Supervisors approved a Special Use Permit (U-87/888-51) for additional classrooms on this site; Regional Planning Commission and staff had recommended approval.

**ENVIRONMENTAL INFORMATION**

- FLOOD ZONE: Zone XS
- SLOPE/DRAINAGE: The project is is currently unimproved.
- SOILS: 61- Surprise Gravelly Sandy Loam
- SEISMIC ZONE: Zone II

**SITE DEVELOPMENT INFORMATION**

1.PARCEL AREA: 20 Acres  
2.PROJECT SITE AREA: Approximately 60,000 square feet  
3.POJECT HEIGHT: Approximately eight feet in overall height  
4.EXISTING LAND USE: Elementary Educational Facility  
5.EXISITNG STRUCTURE –  
BUILDING FOOTPRINT: 65,219 Square feet  
  
6.REQUIRED SETBACKS: Set according to the approval of a Special Use Permit  
7.PROVIDED SETBACKS: Northern: 20 feet  
Western: 61 feet  
Southern 422 feet  
Eastern: NA  
8.PARKING EXISITNG: 85 parking spaces

9.VARIANCES REQUESTED: None

## **DISCUSSION:**

A Special Use Permit is required by CCMC Section 18.04.170, which states that:

*The Conditional Uses in the Public District which require a Special Use Permit are: Buildings and facilities owned, leased or operated by the city of Carson City, Carson City Unified School District or any other district, state of Nevada or the government of the United States.*

*All public district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the Special Use Permit.*

Seeliger Elementary School was built approximately 30 years ago. Over the past few years, the Carson City School District has embarked on green energy projects. The savings generated by these projects increases the educational operating funds, which have a direct impact on teachers, students and Carson City.

Green energy is a term that describes environmentally friendly sources of power and energy. Unlike conventional energy sources such as oil, gas, coal etc., green energy typically refers to renewable and non-polluting energy sources. Consumers, businesses, and organizations can support the development of clean technologies by choosing to purchase green power instead of conventional electricity. In effect, this will reduce the environmental impact associated with conventional electricity generation and also increase their nation's energy independence.

Since January 2010, the School District has been involved in \$1.2 million dollars of green energy projects. There are a total of 12 projects related to energy efficiency, which include but are not limited to replacing old inefficient boilers, lighting retrofits and heat retrofits and replacements.

The applicant is proposing to locate an approximate 60,000 square foot ground mounted (eight feet in overall height) photovoltaic (PV) array system in the northwestern corner of the Seeliger Elementary School campus. The project site is currently unimproved and is covered with sagebrush.

While the panels are made of tempered glass, it is quite strong. They pass hail tests, and are rated for snow load of 49 to 113 pounds per square foot depending on the manufacturer. The Northern Nevada average snow load requirements are 20 pounds per square foot. As noted by the applicant the PV panels are also equipped with non-glare technology.

### **Residential Neighbors Concerns:**

As of the writing of this staff report, emails have been submitted expressing concerns regarding the proposed development. Generally, these concerns are regarding security fencing, height of PV array, costs related to the proposed project life of the PV arrays, visual impact to the adjoining parcels and consideration of removing an existing screening fence related to the soccer field on site. Following is some discussion addressing these concerns and other potential development impacts.

**Security Fencing:**

The proposed project perimeter will be secured by six-foot fencing material that will be determined at a later date. The applicant has noted to staff that the exact fencing material has not been determined yet.

**Costs related to the proposed project:**

The applicant has provided some information related to the proposed project and that information has been passed onto the concerned citizens. Staff has also provided the concerned citizens with the direct contact form the School District to address any additional funding related questions. (note: The cost-benefit analysis is generally not within the purview of the Planning Commissions decision to approve or deny a project.)

Since January 2010, the School District has been involved in \$1.2 million dollars of green energy projects. There are a total of 12 projects related to energy efficiency, which include but are not limited to replacing old inefficient boilers, lighting retrofits and heat retrofits and replacements.

**Visual impact:**

The applicant is proposing to locate an approximate 60,000 square foot ground mounted photovoltaic (PV) array system in the northwest corner of the Seeliger Elementary School campus. The structures are eight feet in overall height. The project site is currently unimproved and is covered with sagebrush.

To improve the visual impact of the proposed project, the development plan submitted will be revised to include a minimum 30 foot setback from the northern property line. The Carson City Municipal Code has a provision for commercial uses adjacent to residential uses to observe a minimum of a 30 foot setback per 18.04.195 Non-residential Districts Intensity and Dimensional Standards.

Should the PV array cease to operate for a period of one year, or falls into a state of disrepair, it shall be considered abandoned and removed at the Carson City School District's expense.

**Removal of existing screening fencing for soccer field:**

The Planning Division staff has been in contact with the Parks and Recreation Department and the "official" position of the Parks and Recreation Department is that the fence is on school district property and the School District can leave it up, modify it, or take it down. It is the belief of the Parks and Recreation Department that the fence was installed there to protect the adjacent neighbors from stray soccer balls from both school recesses and Carson City recreational soccer programs. It is the Planning Division's recommendation that the School District and the concerned citizen and the other adjacent property owner work together to resolve the soccer field issues, which is not directly related to the Special Use permit associated with the PV array request.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made.

Therefore, it is recommended that the Planning Commission approve this Special Use Permit application, SUP-10-089.

**PUBLIC COMMENTS:** Public notices were mailed on November 01, 2010 notices were sent to 178 adjacent property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC. Public written comments have been provided with concerns related to the proposed project received by November 8, 2010 have been addressed in this staff report. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

**OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:** The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

**Building Division comments:**

*These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.*

**GENERAL COMMENTS**

1. The photovoltaic system requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the Carson City Building Division handout titled: Photovoltaic (Solar Electric) Systems.

**Engineering Division comments:**

- The Engineering Division has no preference or objection to the special use request.

**Fire Department comments:**

- The applicant must meet all codes and ordinances as they relate to this request.

**Health Department comments:**

- Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

**FINDINGS:** Staff recommends approval of the Special Use Permit based the findings below, pursuant to CCMC 18.02.080 (Special Use Permits), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

As herein described, the proposed project is consistent with the following applicable goals and policies (in italics) of the Master Plan in accordance with the seven findings (in bold) required for approval of a Special Use Permit:

1. **The use will be consistent with the objectives of the Master Plan elements.**

### **Chapter 3: A Balanced Land Use Pattern**

Establishing a balance of land uses within the community promotes vitality and long-term economic stability. A balanced community is able to provide employment opportunities for its residents as well as a diverse choice of housing, recreational opportunities, and retail services. Carson City strives to maintain its strong employment base and extensive network of public lands while increasing housing options and the availability of retail services to serve residents of the City and surrounding growth areas.

1. This project involves the installation of ground-mounted photovoltaic panels that will be installed in the northwest corner of the property. No development is associated with this project and this project will not have any adverse impacts to traffic, drainage, school capacity or other identified issues associated with managed growth within Carson City. As such, this project meets the provisions of the Growth Management Ordinance (1.Id, Municipal Code 18.12).
2. The purpose of this project is to utilize alternative energy solutions (solar energy) to assist in the powering of school facilities. This will not only provide a savings to the School District, but will also help reduce the overall demand on the power grid. Materials used in the construction will be sustainable building materials and construction techniques to promote water and energy conservation (1.le, f).
3. The proposed ground-mounted photovoltaic arrays are being installed on an existing elementary school site. The project does not generate any redevelopment or infill. As such, this project complies with the intent of the priority infill development area goals. (1.2a).
4. The existing school site has been an operating school for approximately thirty years. The school is located within an established residential community. As such, there are no direct connections to open space lands. However, this project will also not impede any pathway connections or easements that access public lands (1 .4a).
5. This project is not at the urban interface and will not impact existing site features, to include mature trees and character-defining features. All work associated with this project will occur within the existing school property (1.4c).
6. As presented by the applicant, the proposed ground-mounted photovoltaic arrays are set back a minimum of twenty feet from the site's north property line. Because this school site is zoned "Public," the Special Use Permit specifies the setback requirements. (2. id). Staff has recommended an additional setback from the residential properties to the north.

7. This project involves the installation of ground-mounted photovoltaic arrays. The project is expected to reduce reliance on the power grid. The project is on the existing Seeliger Elementary School site. Existing site conditions allow adequate access to the proposed project, without disrupting school operations or neighboring parcels. Installation of this proposed project will not impact these existing improvements.

#### **Chapter 4: Equitable Distribution of Recreational Opportunities**

Carson City residents are fortunate to have access to an extensive network of open lands both within and surrounding the community, as well as a range of more formal community and neighborhood parks and sports facilities. The City has developed an extensive park system (765 acres) and, with many partners, offers an extensive array of recreational programs. In addition, the City provides many recreation facilities (baseball/softball fields, soccer/football fields, tennis courts, playgrounds, picnic pavilions, etc.), as well as a community theater, aquatic facility with a 50 meter pool, a fairgrounds, and a number of natural parks and recreational pathways. In 1996 Carson City residents approved Ballot Question 18 – The Quality of Life Initiative, creating a supplemental sales tax revenue source (1/4 of a cent) for parks, open space, pathways and associated maintenance. This source has allowed development of many new facilities.

- Seeliger Elementary School site is not only used by the School District, but is also used by the community. This project will not impact the community's use of its facilities. As such, Seeliger Elementary School will continue to provide facilities for community use (4.1b).

#### **Chapter 5: Economic Vitality**

Carson City derives its overall health and economic success from its ability to maintain a strong and diverse base of jobs, to provide a supply of varied housing choices for its employees, to provide a range of services and recreational opportunities for residents and visitors, and to generate tourism through the promotion of its unique characteristics and historic amenities. Furthermore, the City recognizes the revitalization of the Downtown as an important component of the community's long-term health and vitality. The Master Plan promotes the continued enhancement of the Downtown and surrounding residential neighborhoods as the focus of the community.

1. Being an existing elementary school, the site serves the children residing in the surrounding community and does not distinguish between housing types or labor force populations (5.1j).
2. The existing school site employs faculty and staff to support the education of its student population. This work force and the community the school serves indirectly encourages the development of regional retail centers. Given the school's long-standing existence in the community, there are no new retail centers expected. There is some potential for this project to generate interest in the community with respect to solar energy and alternative power supplies, which in turn might lead to retail centers seeing an increase in these types of businesses. (5.2a).



3. Seeliger Elementary School has been a part of Carson City for approximately thirty years, and can arguably be considered a historic resource. This project involves the installation of photovoltaic arrays. The goal is to minimize dependence on the existing power grid that in turn will reduce operating costs for the School District. This type of green technology, while not related to heritage or tourism, allows our Capitol city to boast its interest in alternative and green energy solutions. This could draw visitors interested in these technologies to Carson City. (5.4a).

## **Chapter 6: Livable Neighborhoods and Activity Center**

Carson City strives to be a city known for its safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and its vibrant, pedestrian-friendly Downtown. Access to parks, pathways, open space, and recreational facilities will be emphasized and the incorporation of thoughtful design and site planning techniques will be encouraged in all development. New commercial development will be focused in pedestrian-friendly, mixed-use activity centers located along major thoroughfares where they will be readily accessible to surrounding neighborhoods and may ultimately be served by transit. New higher-density housing will be encouraged as part of the overall land use mix along the City's major gateway corridors and within the Downtown area to provide a more diverse selection of housing types and price ranges for residents within walking distance of the City's primary job and activity center.

1. This project involves the installation of ground-mounted photovoltaic arrays. As such, this green energy project will use durable, long-lasting building materials. (6.1 a).
2. Photovoltaic arrays are a relatively new addition to the south end of Carson City. This use will generate visual and technical interest due to its function and appearance. The arrays will be angled to the south to maximize exposure to the sun. It is important to the neighbors and the school district that the arrays are effective, without being a visual nuisance to the neighbors. (6.1b).
3. This project is surrounded by well-established residential development, and will comply with Carson City height, density and setback requirements as recommended by staff. Because this school has been in existence for approximately thirty years, it is a staple in the community. The proposed green energy additions will be compatible with existing on-site uses and the community by reducing the dependence of the District on the existing power grid that in turn will reduce the demand for the community. (6.2a, 9.3b, 9.4a).
4. This project involves the installation of ground-mounted photovoltaic arrays. This project will not have a development component and as such, will not impact housing mixtures or densities. (9. 1a).

## **Chapter 7: A Connected City**

A connected city allows residents to travel within the community, and to other centers within the region, in a variety of ways using a safe, efficient, multi-modal transportation system. Carson City will promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities, and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks. Additionally, the City will seek opportunities to expand existing transit services as feasible to increase travel choices for the community and to support a more compact pattern of growth.

1. Transit development patterns are not applicable. However, this green energy project may generate interest that may lead to visitors to see this technology. The existing pedestrian access routes along the perimeter of the school are well suited to accommodate this use.(11.2b).
  2. Roadways exist throughout this area, and there is no reasonable ability to enhance roadway connections and/or networks. On-site transportation systems are currently in place and meet the needs of the site and the community. This photovoltaic array project will not impact existing on-site traffic patterns. (11 .2c).
  3. Single-family residences surround the Seeliger Elementary School project site. Existing pathways consist of sidewalks and on-site walkways, which are intended to remain. The United Pathways Master Plan is not applicable to this project (12.la, c).
- 2. The proposed use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no noise, vibrations, fumes, odors, dust, glare or physical activity.**

*During construction dust must be controlled and staff has recommended a condition of approval to this effect. Once complete, the proposed use should not create any objectionable noise, vibrations, odors, dust, glare or physical activity any more than the current use of the property does. As noted by the applicant the proposed solar panels are equipped with non-glare technology. Staff has included a condition of approval related to the manufacturers recommended dust control measures.*

*The plan submitted will be revised to include a minimum 30 foot setback from the northern property line. The revised plan will be submitted to the Planning Division for review prior to submittal for the required Building Permit.*

*It is not anticipated that the PV array will be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood.*

- 3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.**

*The site is served by an adequate existing street network. Pedestrian movement would not be affected.*

4. **The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.**

*The proposed project will have no impact on the existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.*

5. **The project meets the definition and specific standards set forth elsewhere in this Title 18 for such particular use and meets the purpose statement of that district.**

*The purposes of the P District is to achieve the following:*

1. *To accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the City.*
2. *To organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible, and attractively planned administrative centers in conformance with the master plan;*
3. *To establish site plan approval for many uses thereby ensuring compatibility with adjacent more restrictive districts.*

*Public uses, such as schools, are a primary purpose of the Public district – including split-zoned parcels. A school (and its accessories) is a conditional use in the Public zoning district. Upon approval of the Special Use Permit with the recommended conditions of approval, the proposed PV project will be in conformance with the requirements of the Carson City Municipal Code and related Development Standards.*

6. **The project will not be detrimental to the public health, safety, convenience and welfare.**

*In addition to the issues addressed in this Special Use Permit, the proposed PV project will require a building permit, related reviews and inspections and will therefore not be detrimental to the public health, safety, convenience and welfare.*

*The applicant is proposing to enclose the PV array with security fencing material to be determined at a later date.*

7. **The project will not result in material damage or prejudice to other property in the vicinity.**

*At this time there is no change proposed for the use of the subject site. The site will continue to be used as a Primary Educational facility. Staff has recommended an additional setback from the northern property line to mitigate any perceived impacts to the property owners to the immediate north.*

*Should the PV array cease to operate for a period of one year, or falls into a state of disrepair, it shall be considered abandoned and removed at the Carson City School District's expense.*

Respectfully submitted,

PUBLIC WORKS, PLANNING DIVISION

*Jennifer Pruitt*

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Jennifer Pruitt, AICP, LEED AP  
Principal Planner

**Attachments:**

- Application (SUP-10-089)
- Building Division comments
- Engineering Division comments
- Health Department
- Fire Department
- Neighborhood meeting flyer
- Public comments
- Nevada Appeal 11-12-2010

**Engineering Division  
Planning Commission Report  
File Number SUP 10-089**

**TO:** Planning Commission

**FROM** Rory Hogen, E. I.

**DATE:** October 25, 2010      **MEETING DATE:** November 17, 2010

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit from Carson City School District to allow placement of photovoltaic arrays at Seeliger Elementary School, 2800 S. Saliman Rd., apn 09-436-08 and zoned public (P).

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request.

**DISCUSSION:**

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

**CCMC 18.02.080 (2a) - Adequate Plans**

The information submitted by the applicant is adequate for this analysis.

**CCMC 18.02.080 (5a) - Master Plan**

The request is not in conflict with any Engineering Master Plans for streets or storm drainage. Construction must not block natural and existing drainage.

**CCMC 18.02.080 (5c) - Traffic/Pedestrians**

The proposal will have little effect on traffic or pedestrian facilities.

**CCMC 18.02.080 (5d) - Public Services**

Existing facilities are not impacted.

**From:** Teresa Hayes  
**To:** MPR Committee  
**Date:** 11/5/2010 9:14 AM  
**Subject:** Planning commission comments 11/17/10

10-088

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request. Et. Seq.

10-089

10-090

10-091

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request. Et. Seq.

Teresa Hayes, R.E.H.S.  
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# CARSON CITY FIRE DEPARTMENT

*"Service with Pride. Commitment. Compassion"*

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## MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: October 18, 2010

SUBJECT: AGENDA ITEMS FOR NOVEMBER 17, 2010 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the November 17, 2010 Planning Commission Meeting and have the following comments:

- SUP-10-086 We have no comments or concern with this request.
- ZMA-10-087 LLC We have no comments or concern with this request.
- SUP-10-088 Carson City, Granite Construction / CC Airport Authority The applicant must meet all codes and ordinances as they relate to this request.
- SUP-10-89, SUP-10-090, SUP-10-091 Carson City School Dist. The applicant must meet all codes and ordinances as they relate to this request.

DL/llb

<b>File # (Ex: MPR #07-111)</b>	<i>SUP – 10- 089</i>
<b>Brief Description</b>	<i>Seeliger School, Photovoltaic</i>
<b>Project Address or APN</b>	<i>APN #009-436-08</i>
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis</i>
<b>Review Date</b>	<i>November 17, 2010</i>
<b>Total Spent on Review</b>	

## **BUILDING DIVISION COMMENTS:**

*These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.*

## **GENERAL COMMENTS**

1. The photovoltaic system requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the Carson City Building Division handout titled: Photovoltaic (Solar Electric) Systems.





# Carson City Building Division

*Kevin Gattis, Chief Building Official*

## Photovoltaic (Solar Electrical) Systems

### *Plan Submittal Requirements*

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#### Scope:

This information is applicable to photovoltaic panels or arrays installed as a supplemental power source to the available power feed from your local utility. Photovoltaic panels installed as part of a stand-alone alternative power system for a dwelling, in lieu of power from your local utility. These requirements are applicable to both residential and commercial installations.

For submittal purposes, it is assumed the system design may include battery storage with an inverter to convert the Direct Current (DC) to Alternating Current (AC), or a system with Direct Current (DC) converted to Alternating Current (AC), which is then utilized onsite or sold back to the utility. For systems designed to strictly use DC power with DC utilization equipment, please contact the Carson City Building Division staff for further information and requirements.

#### General Information:

- These permits are issued to a Nevada licensed **Electrical Contractor** possessing Carson City Business License. The Electrical Contractor shall possess a Nevada State Contractors Board (NSCB) licensing type C-2 or C-2g. **OR** residential installations being issued to an **owner/builder** in compliance with the requirements of Nevada Revised Statute (NRS) 624.031. **OR** issued to a contractor or party approved at the discretion of the Chief Building Official.
- Due to Carson City's snow and wind loads, roof mounted systems shall include design by a Nevada licensed Engineer. The design shall take into consideration the dead load from the system components, as well as the potential for accumulated drifting snow and any wind loading placed on the attachments.

NOTE: This requirement is not applicable to ground mounted systems; however, a mounting detail, furnished from the manufacturer will be required as a part of the plan submittal, or a mounting detail from the Electrical contractor installing the system will be accepted as an alternative.

- All ground mounted systems, and all commercial roof mounted systems shall comply with the requirements of the Carson City Planning Division. For additional information, please contact the Carson City Planning Division at (775) 887-2180.
- Plans shall be on **11" x 17" or larger** paper sizes, and all design sheets within the plan set should be the same size. The plans shall be designed to comply with applicable minimum approved scale. In addition, the plan cover sheet shall allow enough space on the cover sheet to allow staff to insert the necessary approvals, which translate to a blank area roughly 4" x 8 1/2".
- Plans **shall be photocopies, or original blue or black ink drawings**. The use of colored ink, other than blue or black, or the use of colored ink beyond that which is used for licensing seals and/or original signatures on plan sets, would constitute grounds for an automatic rejection of the application. Plans with original pencil drawings or notes will be rejected.
- Plans shall be fully dimensioned, and drawn to an **approved architectural scale 1/4"=1'-0" minimum**, with plan **details and elevations prepared using a 1/2"=1'-0" or greater scale**. The scale shall be indicated on each page, and separate detail or elevation. **Site plans** shall be fully dimensioned and drawn to one of the following **approved engineering scales: 1"=10', 1"=20' & 1"=30'**

- **When plans are prepared by an Owner/Builder**, in compliance with Nevada Revised Statute (NRS), the plan set must have the owner's name and address printed under the heading of "Designer" the cover sheet. Below this information shall be an original signature with date of signing. To avoid confusing this signature with a copy or facsimile, Carson City Building Division staff recommends that this signature be in colored ink. (Some color other than black)
- **Plans prepared by a Nevada licensed Electrical Contractor** shall have the following information on the printed in a on the Cover Sheet of the plan set:
  - Business Name
  - Business Address
  - Bid Limit
  - License Classification Type
  - License Number
  - License Expiration Date
  - Name of Qualified Employee, with an original signature
- **Plans prepared by a Nevada licensed Registered Design Professional** (Architect, Residential Designer, or Engineer) shall comply with the applicable Nevada Administrative Code (NAC) for their licensure

### Submittal

- A minimum submittal shall include the following items. Incomplete plan submittals will not be accepted:
  - **Two (02) complete sets of plans for Residential Systems or Three (03) complete sets for Commercial Systems** - which shall include the following, as applicable:
    - **Cover Sheet** – Indicate the project address, contractor(s) contact information, code(s) & adopted amendments used, Seismic Zone, Wind Load, Snow Load, and allowing an area for Carson City Building Division approval stamps and redline comments.
    - **Site Plan (Ground mounted systems only)** – The Site Plan shall indicate the location of the photovoltaic panels or arrays, with all underground electrical conduit(s) including material type and sizes (Ex.: 3" PVC, 2 ½" RMC, etc.). Show the location of the electrical main service panel with amperage (100 Amp, 200 Amp, etc.), voltage and phasing identified. Also, indicate the transfer switch type (automatic versus manual) at the service.

NOTE: For residential properties on well and/or septic one (01) additional site plan shall be submitted for review by the Carson City Health & Human Services Dept. (HHS)

For Site Plan design requirements, please refer to the following Carson City Building Division handouts, as applicable: COMMERCIAL SUBMITTAL REQUIREMENTS: New Construction & Additions or RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures

- **Foundation Plan (Ground mounted systems only)** – This is a dimensioned plan view of the footing locations, with details showing the footing designs.

- **Roof Plan** – This is a plan view of the panels and system installation. Typically, this plan sheet include the mounting details, unless prepared separately by a Registered Design Professional (Architect, Residential Designer, or Engineer)
- **Building Elevation / Screening Detail (Commercial only)** – A building elevation is used to establish that the roof mounted panels on commercial buildings are not seen from street level. This typically includes a screening detail, if necessary, to shield the collectors from street level. Please contact the Planning Division for clarification.
- **Floor Plan** – This is a scaled **Electrical Floor Plan** of the photovoltaic equipment room or building used to house the batteries, inverter and any applicable equipment. The Floor Plan must include the type, location and size of all vents used to vent the gases from the battery banks, if applicable.
- **Electrical One-Line Diagram** – This is a line drawing, which shows the components of the system, and their relationship to each other in the installation. This is not a scaled drawing, but is merely a conceptual representation of the system design used to verify compliance. The one-line diagram shall show the photovoltaic panels or arrays, the Over Current Protection Device (OCPD) type rating and size (circuit breaker, fuse, etc.), the conductor sizes/types and the wiring method used, with panel voltage, phasing, and size in amperes. Show the inverter type and rating along with the type and size of all system batteries.

NOTE: Indicate if the photovoltaic panels will be wired in series (voltage multiplied – individual module times voltage) or parallel (current multiplied – individual module times ampere). If this information is not provided, staff will assume that the modules are wired in parallel.

- Provide a **Load Calculation** of the total ampere and voltage generated by the photovoltaic array.

Note: A 125% short circuit increase is required on the photovoltaic array, and a further 125% increase is required on the conductor size. ('05 NEC 690.8(A)(1) & 690.8(B)(1))

- Two (02) copies of the **manufacturer's specifications** for the panels, inverter, DC voltage panels, with Over Current Protection Device (OCPD), etc

NOTE: This information may be 8 ½" x 11" copies, submitted as supplemental supporting documents to the plans, which are 11" x 17" minimum.

Rea Thompson - Special Use Permit SUP-10-089

**RECEIVED**

**From:** <Fjrboat@aol.com>  
**To:** <planning@carson.org>  
**Date:** 11/11/2010 9:02 PM  
**Subject:** Special Use Permit SUP-10-089

NOV 12 2010

CARSON CITY  
PLANNING DIVISION

Dear Sirs:

Placing solar panels at ground level on school grounds does not sound like a good idea.

1) I could not find the cost of the project but it is well known that it takes many years to recoup the price of solar panels.

2) Schools are a common target of vandals. I think a big flat glass like surface would be a tempting target for rocks and tagging. Can we afford to keep the solar panels clean and working after installation?

It would seem the school district has a hard enough time just keeping the roofs fixed.

Fred Reust  
629-9040  
[fjrboat@aol.com](mailto:fjrboat@aol.com)

**From:** <Fjrboat@aol.com>  
**To:** <JPruitt@carson.org>  
**Date:** 11/5/2010 8:25 PM  
**Subject:** Special use permit SUP-10-089

Jennifer Pruitt

In regards to the solar panels at Seeliger Elementary school.

How much will the whole project cost?

Who pays how much?

Who or what department will be responsible for maintenance?

Fred Reust

fjrboat@aol.com (mailto:fjrboat@aol.com)

(775)629-9040

**From:** "Todt, Flora" <flt@ivgid.org>  
**To:** "JPruitt@carson.org" <JPruitt@carson.org>  
**CC:** "planning@carson.org" <planning@carson.org>, "unclescottyboy@charter.net...  
**Date:** 11/4/2010 12:16 PM  
**Subject:** Public Hearing for Special Use Permit file#SUP-10-089

Good Afternoon Jennifer-

I live at 2801 Baker Dr., Carson City, NV. I have a some questions regarding the solar energy project :

1. What is the plan to secure (fence/screen) the area around the project to protect it from the children playing in the field?
2. What is the maximum height of the panels after installation?
3. What type of ground surface will the panels be mounted to?
4. What is the cost of the project?
5. What funds are paying for the project?
6. What is the pay-back period for the investment?
7. What is the annual maintenance expense, and has this cost been budgeted for?
8. Are the setbacks sufficient to eliminate shading on the panels, caused by existing structures and vegetation?
9. What is the life of the solar panels?
10. Will the depreciation of the asset be fully funded? What will be the annual depreciation expense for the asset?
11. What is the visual impact to the adjoining parcels?
12. Please consider removing the 30+' chain-link fence at the end of the field - this is a safety concern and hazard - as children climb it on a regular basis and fall, throw things, hang things on the top of the fence, etc.. We are afraid that one day someone will get badly hurt from a fall.

If I have not contacted the correct person about these matters, please forward or let me know who I should contact. Should you have any questions, please feel free to contact me at my home #884-2187 or in my office at 775-832-1337.

Thank you for your time and consideration-

Flora L. Todt

**RECEIVED**

NOV 10 2010

CARSON CITY  
PLANNING DIVISION

November 10, 2010

Comments: File # SUP – 10 – 089

Let me start by saying that I am in favor of solar power and the fact that the Carson City School District can save tens of thousands of dollars per year on electricity generated by installing Photovoltaic Array systems is the right way we should go as a community. But at what cost to our environmentally sensitive, recreational, and residential areas are we willing to go to save money. The site selected for this project is in the northwest corner of Seeliger Elementary School property. Sixty thousand (60,000) square feet (approximately one and a half acres) is the area needed for the photovoltaic panels. The entire area behind Seeliger Elementary School has been used by the local community for approximately 38 years. The soccer field was added before my home purchase (1135 Shady Oak Dr.) in September of 1992.

The particular area selected for the instillation of the ground-mounted photovoltaic array is an environmentally sensitive area<sup>1</sup>. It is a habitat for wild life within Carson City. Numerous types of birds (Blue Jays, Mountain Jays, Doves, Owls, Quail, sparrows, etc.) can be seen at any time of the year nesting in this location. Rabbits, squirrels, scorpions, lizards, bats also inhabit this property.

The community uses this area for recreation. Children and adults use the dirt paths to walk their pets, ride their bicycles or just take a stroll to enjoy this desert environment within the city limits. Children play war games with air-soft guns, play tag, hide and seek, etc. This recreational facility is used daily, year round by the local residents and community.

Nothing less than breath taking can describe the beautiful view from the back yards of the homes surrounding this park. Sage brush and other similar types of vegetation landscape the north and south sides of a lush green soccer field. With all the daily activity, it is amazing how it has survived in such excellent condition.

1. Environmentally Sensitive Area: An Environmentally Sensitive Area is a type of designation for an agricultural area which needs special protection because of its landscape, wildlife or historical value (Wikipedia).

I have several questions pertaining to the application.

### Chapter 3: A Balanced Land Use Pattern

Number five (5) states that: This project is not at the urban interface and will not impact existing site features, to include mature trees and character-defining features. All work associated with this project will occur within the existing school property (I.4c).

#### I.4c-Protection of Existing Site Features

I believe the boundary between School District Property and a residential area is an Urban Interface. The grating of an Environmentally Sensitive/recreational area and the instillation of an eight foot tall Photovoltaic array system, approximately one and one half acres in size, is disturbing character-defining features, and is visible from other locations in the community.

Number nine (9) states that: In accordance with Carson City requirements and Special Use Permit, this project meets the required setback requirements and does not encroach on any identified sensitive areas. As such, there are no anticipated environmental impacts as a result of this project (3.Ib).

### In Guiding Principal 3: Stewardship of the Natural Environment

The City will identify and strive to conserve its natural, scenic, and environmentally sensitive areas including important wildlife habitat, and visually sensitive areas.

#### 3.Ib-Environmentally Sensitive Areas

Environmentally Sensitive Area within the community should be protected using available tools, such as development setbacks, dedication, or other mechanisms.

The north and south areas behind Seeliger School is an Environmentally Sensitive Area.



## Chapter 4: Equitable Distribution of Recreational Opportunities

1. The applicant states that Seeliger Elementary School site is not only used by the School District, but is also used by the community. This project will not impact the community's use of its facilities. As such, Seeliger Elementary School will continue to provide facilities for the community use (4.lb).

The statement is in conflict with Chapter Four's (4) opening statement. Guiding Principle 4-An Integrated, Comprehensive Parks, Recreation, and Open Space System and Goal 4.1- Promote Recreational Equality at a Neighborhood Level.

4.la-Maintain/Enhance Existing Facilities: Improve the quality of existing park and recreational facilities.

4.lb-Match Improvements to Demand and Current Standards: I do not understand the connection between, new development ( the addition of a Photovoltaic System in an existing recreational area) will provide park facilities commensurate with demand created and consistent with the City's adopted standards. After reading all of Chapter 4, "The City will place an emphasis on establishing more parks with a natural character, where possible, in response to expressed community preference". This project will destroy approximately one and one half acres of a wildlife habitat/recreational area in the northwest corner behind Seeliger Elementary School.

## Chapter 6: Livable Neighborhoods and Activity Centers

The applicant states in number two (2): Photovoltaic arrays are relatively new addition to the south end of Carson City. This use will generate visual and technical interest due to its function and appearance. The arrays will be angled to the south to maximize exposure to the sun. It is important to the neighbors and the school district that the arrays are effective and without being a visual nuisance to the neighbors (6.lb).

The applicant states in number three (3): This project involves the instillation of ground-mounted photovoltaic arrays. Architectural features are limited. The arrays, which by their nature, provide some visual interest. This project will not

impact existing landscaping or site access and is consistent with Carson City development standards (6.lc).

Chapter 6 states: Carson City strives to be a city known for safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and its vibrant, pedestrian-friendly Downtown. Access to parks, pathways, open space, and recreational facilities will be emphasized and the incorporation of thoughtful design and site planning techniques will be encouraged in all development.

- a. Encouraging infill and redevelopment that blends seamlessly with established areas in the City.

Guiding Principle 6: Quality Design and Development: Carson City will project a positive image for the community by promoting a high standard of design and the use of durable long-lasting materials for all development and by ensuring that infill and redevelopment is of a scale and character that is compatible with and enhances the surrounding development context. These policies should be reviewed and applied in conjunction with the detailed Land Use Policies contained in Chapter 3.

#### Goal 6.I-Promote High Quality Development

6.Ib-Neighborhood Design: Promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and color, garage orientation, and other features, as consistent with the land use policies contained in Chapter 3 of this Plan.

6.Ic-Variety and Visual Interest: Promote variety and visual interest in design of new development through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City's Development Standards.

My concern with 6I.b is that because of the size and area (eight feet in height and approximately one and one half acres in area) this will be of a negative visual interest and is far beyond a negative visual nuisance.

And also with 6.lc, the impact will be devastating to the environmentally sensitive area. Approximately one and one half acres (60,000 square feet) of wildlife inhabited, recreational area will be destroyed with the instillation of the photovoltaic array.

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

Applicants answer: The subject property has been used as a school for approximately thirty years. There will be no change to the use of the property. The new photovoltaic arrays will be placed in the northwest portion of the property, away from existing school operations. This project will make the site more energy efficient by using green technology, and will have no negative impact on the use, peaceful enjoyment or development of the surrounding properties within the neighborhood.

In fact, with the instillation of the photovoltaic array, one and one half acres of environmentally sensitive/recreational land, used by the residents and community will be unusable. The size and magnitude of the photovoltaic array will have a negative impact on the land and the individuals that live in Carson City. There is nothing peaceful or enjoyable about a structure this size in a well established neighborhood.


Summary: There are three problems with the proposed instillation of the photovoltaic array system.

1. This is an environmentally sensitive area that is the home for wildlife within the Carson City, City limits. I don't know of any other areas like this in our community. We should preserve its natural beauty for future generations.
2. 60,000 square feet of recreational land will be lost, that children and adults use on a daily basis. Can we afford to give away more park space to projects like this?
3. Visual nuisance is an understatement. This structure is going to be located directly in my back yard, a short distance from my property line and it looks like the backside of a bleacher at a football field. I can visualize what an unsightly mass of steel and glass this is going to be.

There are two alternative sites. First is in front of Seeliger Elementary School, and the second is the paved area behind the school or a combination of both areas. The two are large enough and will be as attractive as the Carson Middle School project. That would be a positive, visual interest and design, and also show we care about our environment.

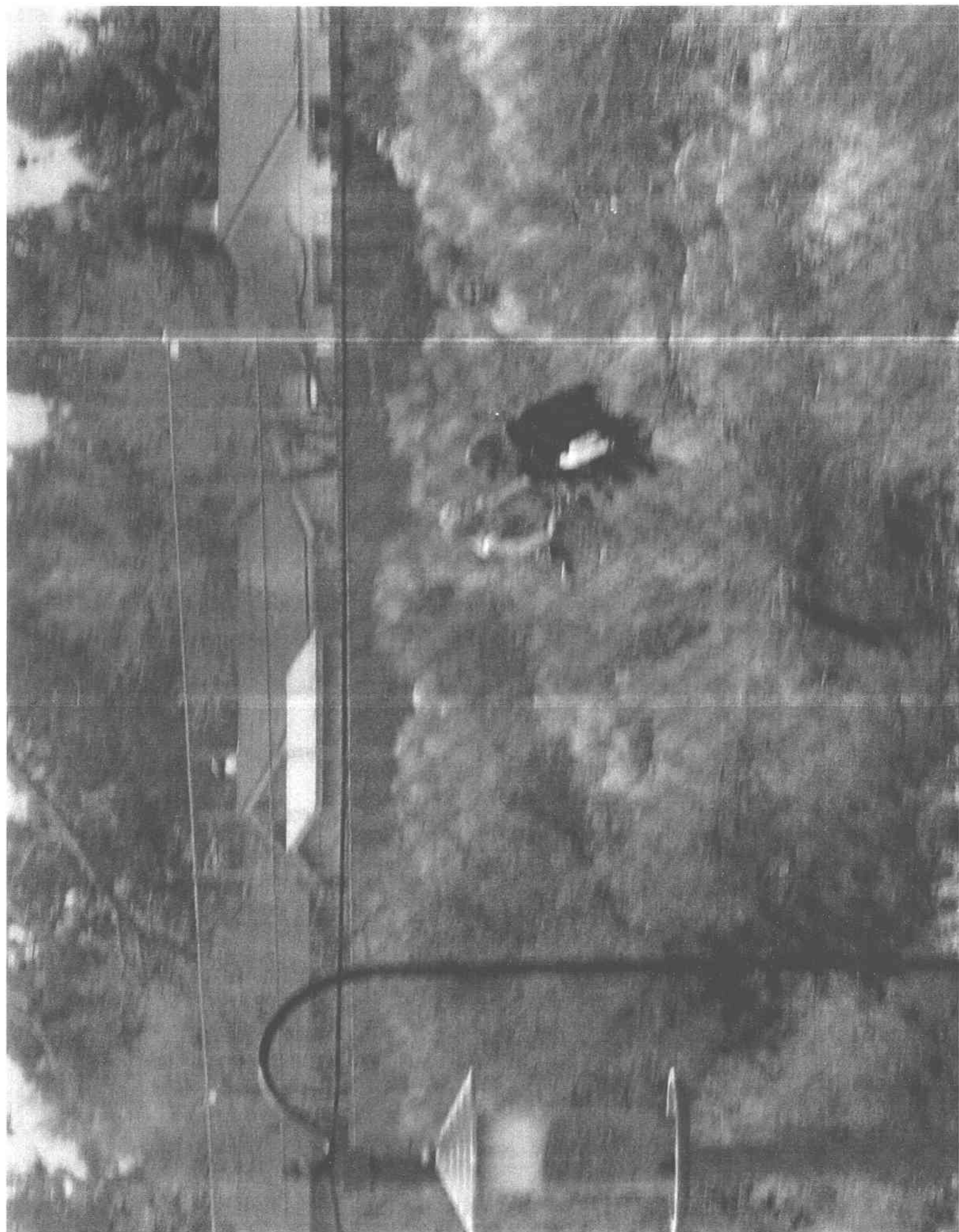
Thank you for your consideration,

Paul T. Eastwood

A handwritten signature in cursive script that reads "Paul T. Eastwood". The signature is written in dark ink and is positioned below the printed name.

Owner/resident 1135 Shady Oak Dr.

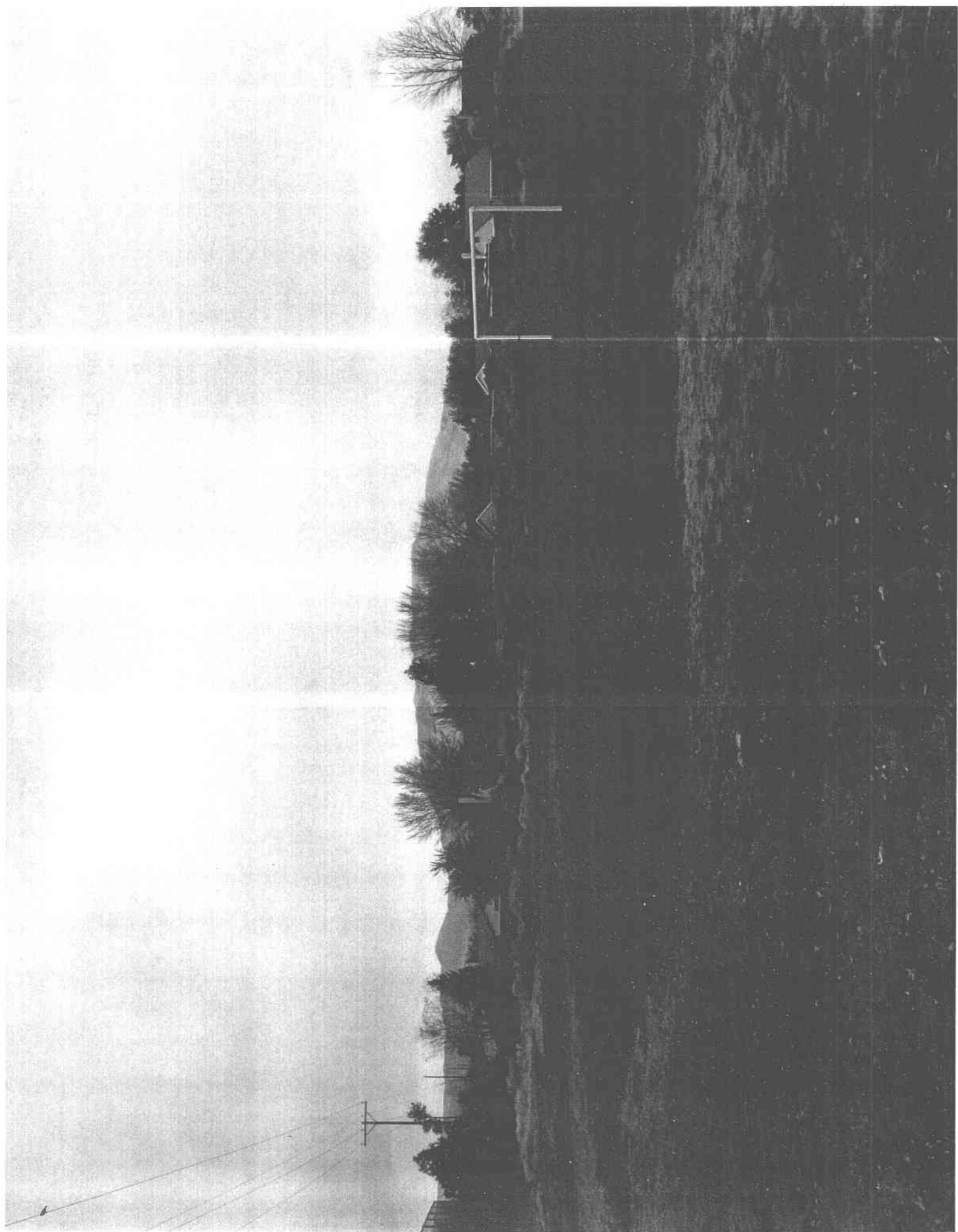
Carson City, NV 89701



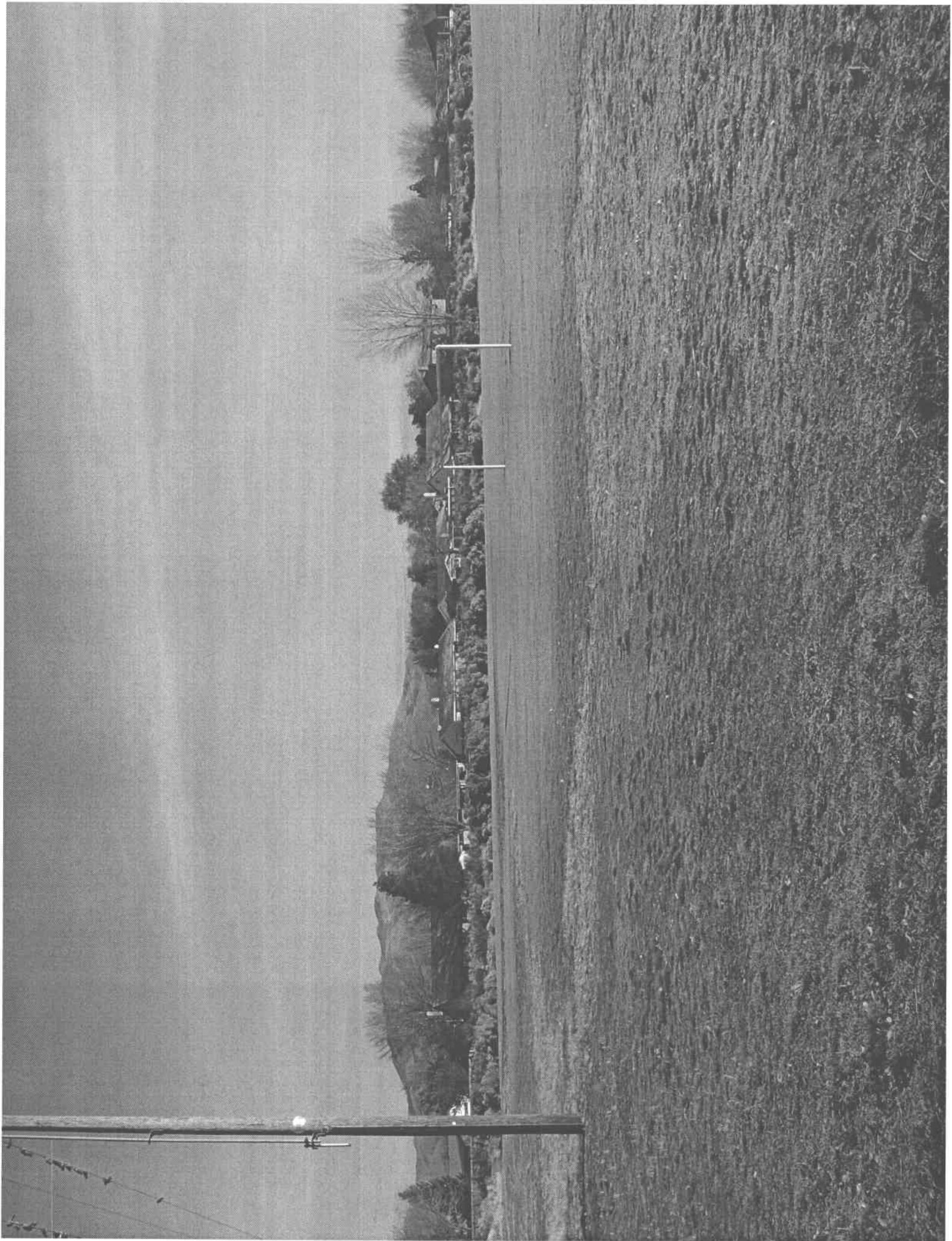


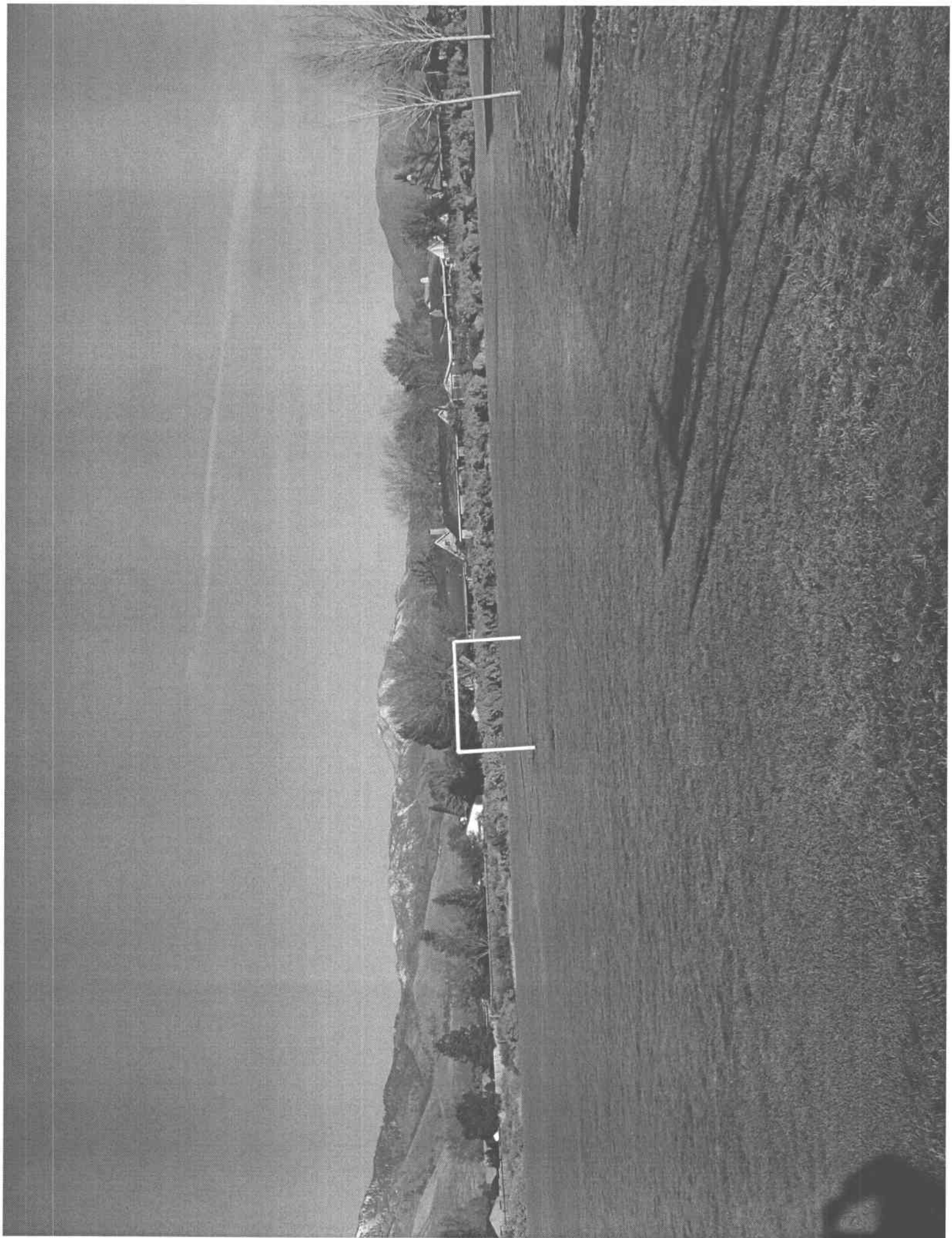




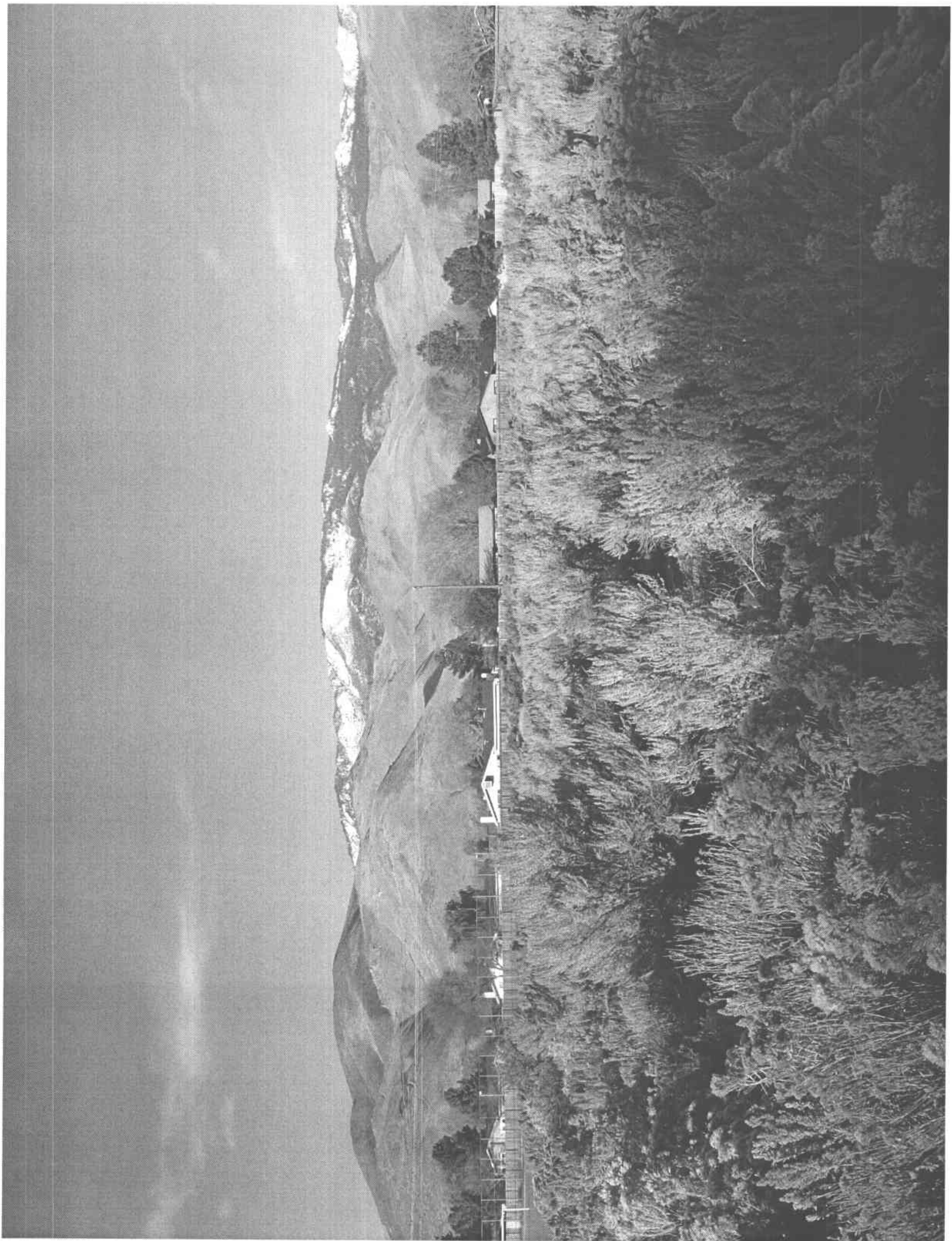


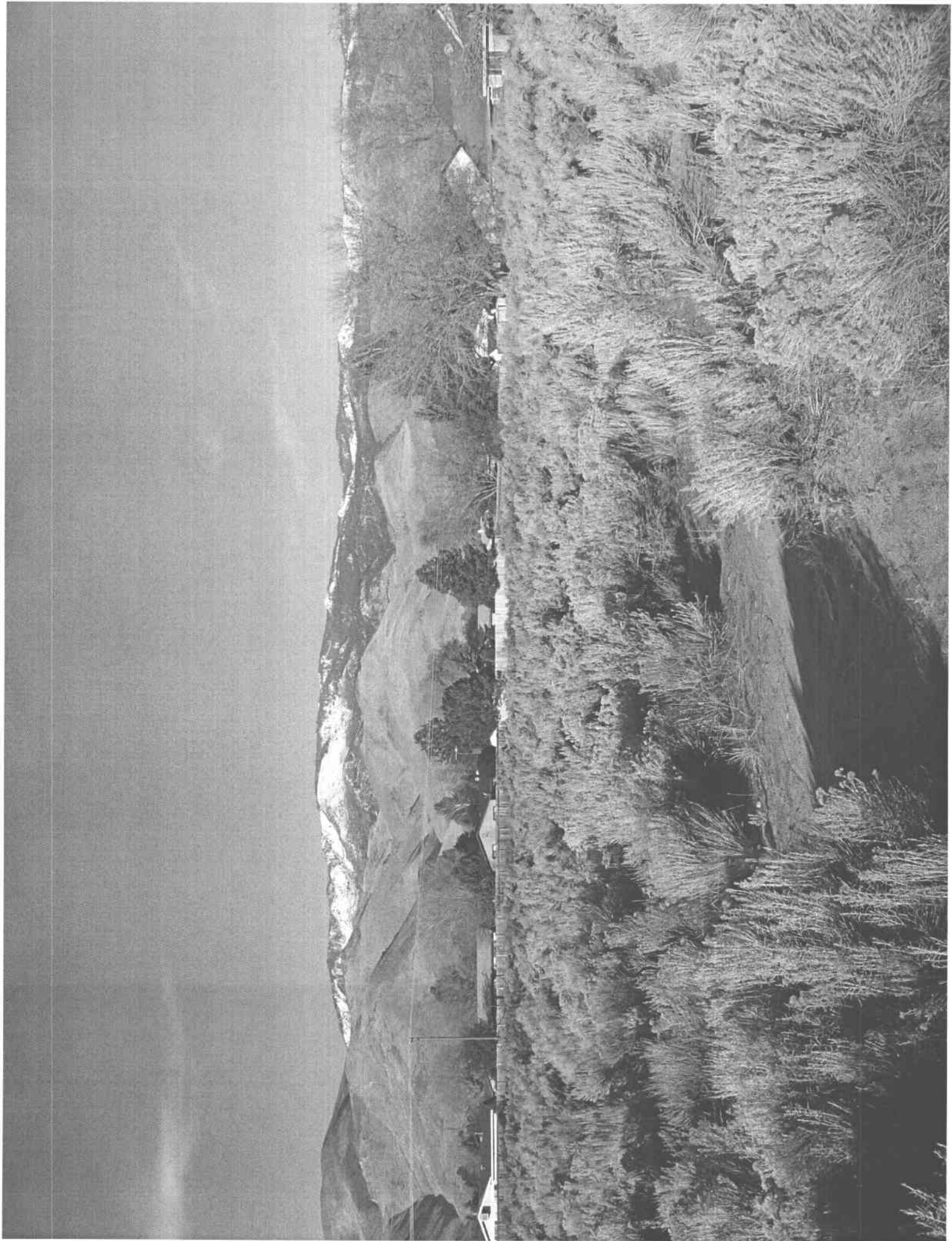




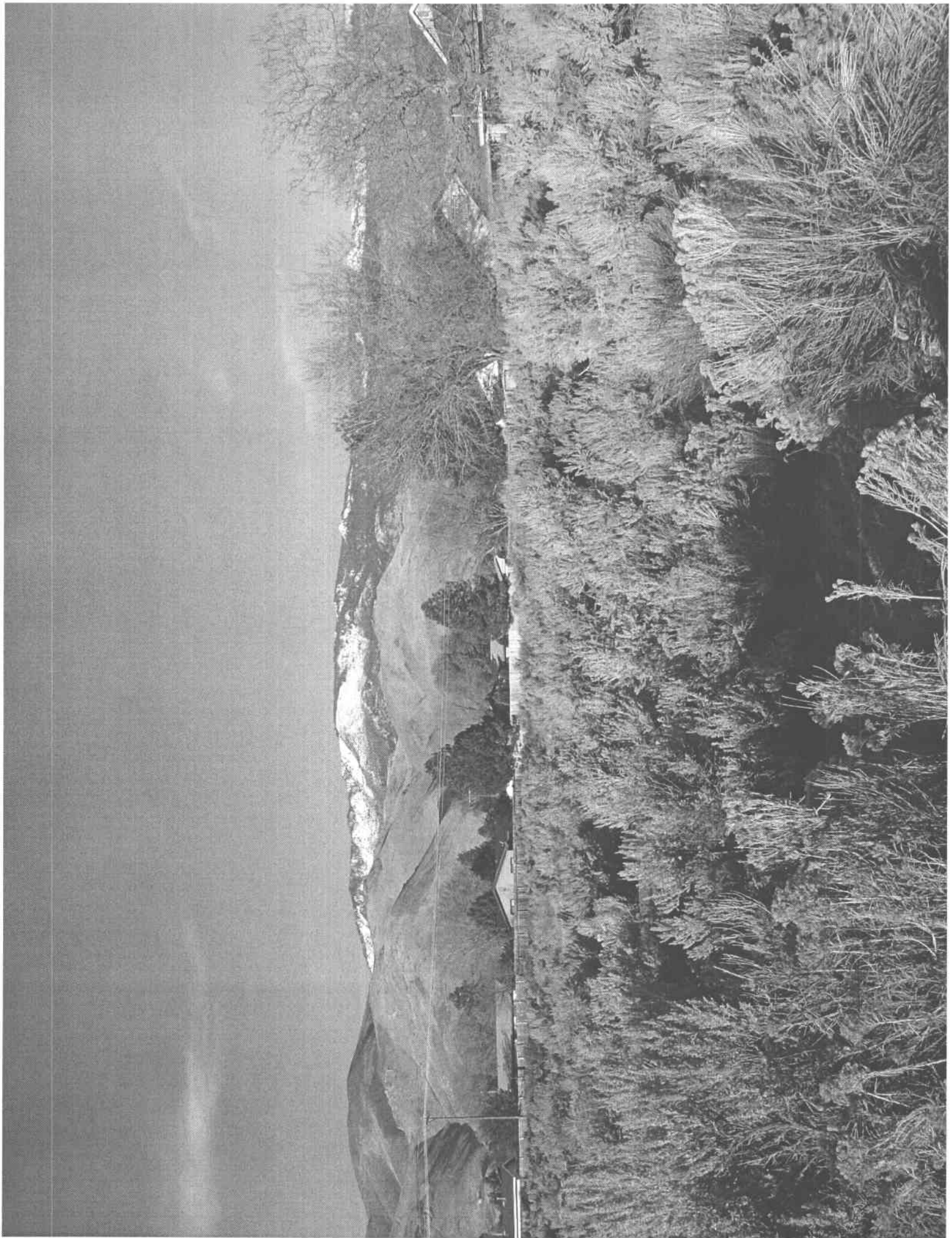












**RECEIVED****Carson City Planning Division**

108 E. Proctor Street • Carson City NV 89701

Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)**FOR OFFICE USE ONLY:**

CCMC 18.02

OCT 15 2010

**FILE # SUP - 10 -****SUP - 10 - 089****SPECIAL USE PERMIT****CARSON CITY  
PLANNING DIVISION****FEE: \$2,450.00 MAJOR****\$2,200.00 MINOR (Residential zoning districts)**+ **noticing fee** and CD containing application digital data (all to be submitted once the application is deemed complete by staff)**SUBMITTAL PACKET**

- ☐ 6 Completed Application Packets (1 Original + 5 Copies) including:
  - ☐ Application Form
  - ☐ Site Plan
  - ☐ Building Elevation Drawings and Floor Plans
  - ☐ Proposal Questionnaire With Both Questions and Answers Given
  - ☐ Applicant's Acknowledgment Statement
  - ☐ Documentation of Taxes Paid-to-Date (1 copy)
  - ☐ Project Impact Reports (Engineering) (4 copies)

**Application Reviewed and Received By:****Submittal Deadline: See attached PC application submittal schedule.****Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.**

CARSON CITY SCHOOL DISTRICT

**PROPERTY OWNER**

P.O. BOX 603, CARSON CITY, NEVADA 89702

**MAILING ADDRESS, CITY, STATE, ZIP**

(775) 283-2000

(775) 283-2090

**PHONE #****FAX #****Name of Person to Whom All Correspondence Should Be Sent**

MARK KORINEK

**APPLICANT/AGENT**

P.O. BOX 603, CARSON CITY, NEVADA 89702

**MAILING ADDRESS, CITY, STATE ZIP**

(775) 283-2181

(775) 283-2191

**PHONE #****FAX #**[mkorinek@carson.k12.nv.us](mailto:mkorinek@carson.k12.nv.us)**E-MAIL ADDRESS****Project's Assessor Parcel Number(s):**

009-436-08

**Street Address****ZIP Code**

SEELIGER ELEM. - 2800 S. SALIMAN ROAD, CARSON CITY, NV 89701

**Project's Master Plan Designation**

PUBLIC

**Project's Current Zoning**

PUBLIC

**Nearest Major Cross Street(s)**

SONOMA STREET

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: \_\_\_\_\_, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:

**THIS PROJECT INVOLVES THE INSTALLATION OF SOLAR PANELS (PHOTO-VOLTAIC ARRAYS) WITHIN THE NORTHWEST PORTION OF THE PROPERTY.**

**PROPERTY OWNER'S AFFIDAVIT**

I, RICHARD STOKES, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Richard W. Stokes

Signature

1402 W. KING ST. CARSON CITY, NV

Address

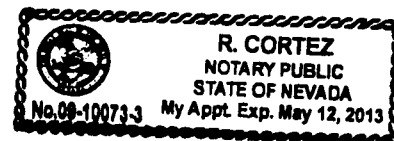
897016 OCT. 2010

Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA  
COUNTY Carson

On October 6, 2010, Richard Stokes, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

R. Cortez  
Notary Public

**NOTE:** If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

**SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE  
CARSON CITY SCHOOL DISTRICT  
SEELIGER ELEMENTARY SCHOOL – PHOTOVOLTAIC ARRAYS**

***Question 1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?***

The following addresses the five themes of the Master Plan policies, contained within the Master Plan Policy Checklist supplied by Carson City as a part of the Special Use Permit application packet.

**Chapter 3: A Balanced Land Use Pattern**

1. This project involves the installation of ground-mounted photovoltaic panels that will be installed in the northwest corner of the property. No development is associated with this project and this project will not have any adverse impacts to traffic, drainage, school capacity or other identified issues associated with managed growth within Carson City. As such, this project meets the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12).
2. The purpose of this project is to utilize alternative energy solutions (solar energy) to assist in the powering of school facilities. This will not only provide a savings to the School District, but will also help reduce the overall demand on the power grid. Materials used in the construction will be sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f).
3. The proposed ground-mounted photovoltaic arrays are being installed on an existing elementary school site. The project does not generate any redevelopment or infill. As

such, this project complies with the intent of the priority infill development area goals. (1.2a).

4. The existing school site has been an operating school for approximately thirty years. The school is located within an established residential community. As such, there are no direct connections to open space lands. However, this project will also not impede any pathway connections or easements that access public lands (1.4a).
5. This project is not at the urban interface and will not impact existing site features, to include mature trees and character-defining features. All work associated with this project will occur within the existing school property (1.4c).
6. This project is on an existing school site, within the boundaries of the City of Carson, and is not adjacent to other city or county boundaries, or public lands. As such, coordination with regard to compatibility, access and amenities is not applicable to this project (1.5a,b).
7. The project site is within an existing school site, which is located in a single-family residential zoning district. As such, mixed-use criteria are not applicable to this project (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C).
8. The proposed ground-mounted photovoltaic arrays are set back a minimum of twenty feet from the site's north property line. Because this school site is zoned "Public," the Special Use Permit specifies the setback requirements. As such, this project meets adopted standards for transitions between non-residential and residential zoning districts (2.1d).
9. In accordance with Carson City requirements and the Special Use Permit, this project meets the required setback requirements and does not encroach on any identified



sensitive areas. As such, there are no anticipated environmental impacts as a result of this project (3.1b).

10. The existing Seeliger Elementary School site is not within a primary floodplain or geological hazard area (3.3d, e).
11. This project involves the installation of ground-mounted photovoltaic arrays. The project is expected to reduce reliance on the power grid. The project is on the existing Seeliger Elementary School site. Existing site conditions allow adequate access to the proposed project, without disrupting school operations or neighboring parcels. Installation of this proposed project will not impact these existing improvements.
12. The project site is an existing elementary school site. No off-site development is associated with this project and this project is not within an identified Specific Plan Area.

#### Chapter 4: Equitable Distribution of Recreational Opportunities

1. Seeliger Elementary School site is not only used by the School District, but is also used by the community. This project will not impact the community's use of its facilities. As such, Seeliger Elementary School will continue to provide facilities for community use (4.1b).
2. Seeliger Elementary School is not located in a designated open space area or within the area of the Carson River. As such, this policy is not applicable (4.3a).

#### Chapter 5: Economic Vitality

1. Being an existing elementary school, the site serves the children residing in the surrounding community and does not distinguish between housing types or labor force populations (5.1j).

2. The existing school site employs faculty and staff to support the education of its student population. This work force and the community the school serves indirectly encourages the development of regional retail centers. Given the school's long-standing existence in the community, there are no new retail centers expected. There is some potential for this project to generate interest in the community with respect to solar energy and alternative power supplies, which in turn might lead to retail centers seeing an increase in these types of businesses. (5.2a).
3. This project involves the installation of ground-mounted photovoltaic arrays and does not involve retail space. As such, encouraging reuse or redevelopment of underused retail spaces is not applicable (5.2b).
4. Seeliger Elementary School has been a part of Carson City for approximately thirty years, and can arguably be considered a historic resource. This project involves the installation of photovoltaic arrays. The goal is to minimize dependence on the existing power grid that in turn will reduce operating costs for the School District. This type of green technology, while not related to heritage or tourism, allows our Capitol city to boast its interest in alternative and green energy solutions. This could draw visitors interested in these technologies to Carson City. (5.4a).
5. This project will have no direct impact on revitalization of the downtown core. However, alternative energy projects such as this one might spark similar interests within Carson City that in turn could generate some downtown core revitalization through retail and tourism uses that are interested in these energy solutions. (5.6a).
6. This project does not incorporate additional housing in or around the downtown area (5.6c).

## Chapter 6: Livable Neighborhoods and Activity Center

1. This project involves the installation of ground-mounted photovoltaic arrays. As such, this green energy project will use durable, long-lasting building materials. (6.1a).
2. Photovoltaic arrays are a relatively new addition to the south end of Carson City. This use will generate visual and technical interest due to its function and appearance. The arrays will be angled to the south to maximize exposure to the sun. It is important to the neighbors and the school district that the arrays are effective, without being a visual nuisance to the neighbors. (6.1b).
3. This project involves the installation of ground-mounted photovoltaic arrays. Architectural features are limited the arrays, which will by their nature provide some visual interest. This project will not impact existing landscaping or site access and is consistent with Carson City development standards (6.1c).
4. This project is surrounded by well-established residential development, and will comply with Carson City height, density and setback requirements. Because this school has been in existence for approximately thirty years, it is a staple in the community. The proposed green energy additions will be compatible with existing on-site uses and the community by reducing the dependence of the District on the existing power grid that in turn will reduce the demand for the community. (6.2a, 9.3b, 9.4a).
5. This project is not located in an identified Mixed-Use Activity Center area (7.1a, b).
6. The project is not located downtown (8.1a, b, e).
7. This project involves the installation of ground-mounted photovoltaic arrays. This project will not have a development component and as such, will not impact housing mixtures or densities. (9.1a).

## Chapter 7: Livable Neighborhoods and Activity Center

1. Transit development patterns are not applicable. However, this green energy project may generate interest that may lead to visitors to see this technology. The existing pedestrian access routes along the perimeter of the school are well suited to accommodate this use. (11.2b).
2. Roadways exist throughout this area, and there is no reasonable ability to enhance roadway connections and/or networks. On-site transportation systems are currently in place and meet the needs of the site and the community. This photovoltaic array project will not impact existing on-site traffic patterns. (11.2c).
3. Single-family residences surround the Seeliger Elementary School project site. Existing pathways consist of sidewalks and on-site walkways, which are intended to remain. The United Pathways Master Plan is not applicable to this project (12.1a, c).

***Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?***

**A. Describe the general types of land uses and zoning designations adjoining your property.**

North: Single-family residences, (SFR 6,000) zoning

East: Single-family residences, (SFR 6,000) zoning

South: Single-family residences, (SFR 6,000) zoning

West: Single-family residences, (SFR 6,000) zoning

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values and cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc., with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors?

Seeliger Elementary School was built approximately thirty years ago. The school has been in existence at least as long as most of the current residences that surround it. This project will not hurt property values or cause problems such as noise, dust, odors, vibration, fumes, glare or physical activity because the current use of the site will not change. Given that this project involves the installation of photovoltaic arrays, neighbors might be concerned about glare. Glare will not be an issue. The panels will be located along the north property line, and face south. In addition, they are equipped with non-glare technology. Similar panels are being used at airports, to include the San Francisco International Airport and the Yuma Arizona airport, with another installation proposed at the Fresno, California airport. This combined with no anticipated increase in the school's population will help ensure there is no adverse impact to property values. This project will not impact existing school operations or activities.

The project will involve some clearing and grubbing, and very minor grading required to anchor the support posts. However, any construction-generated dust will be kept to a minimum with the use of air and water dust palliatives.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

The subject property has been used as a school for approximately thirty years. There will be no change to the use of the property. The new photovoltaic arrays will be placed in the northwest portion of the property, away from existing school operations. This project will make the site

more energy efficient by using green technology, and will have no negative impact on the use, peaceful enjoyment or development of the surrounding properties within the neighborhood.

D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City departments have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

Seeliger Elementary School has been in operation at this site as a school for approximately thirty years. Because this project involves the installation of ground-mounted photovoltaic arrays, there is no increase to the student body and as such, will not have any negative impact to pedestrian or vehicular traffic. Traffic patterns and turning maneuvers will not change as a result of this project. Emergency vehicle response time will not be adversely impacted.

During installation, construction and delivery equipment will be minimal. Staging, if needed, will occur on Seeliger Elementary School property and will not impact neighborhood traffic.

E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

The site has been used as a school for approximately thirty years, and the Carson City School District plans to continue to utilize this elementary school for years to come. Reducing operating costs and the demand on our local utilities has been an ongoing pursuit of the School District. This project is projected to generate a net savings to the District of approximately \$70,000 per year. This will allow the School District to use that savings for other operating needs. As with the rest of our community, this economy has caused many people to maintain their properties

with less available money. The School District is no different. This is both a short and long term benefit to the District and the community. The community indirectly benefits by the District being able to maintain their facilities with more available funds. In addition, the reduced power demand by the District reduces the strain on the community's power grid.

***Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?***

A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

Seeliger Elementary School is part of the Carson City School District, which is the applicant. This project involves the installation of ground-mounted photovoltaic arrays. This green energy project will have a positive impact to the District and the school by reducing their reliance on the community's power grid and thereby generating a net savings to the District's power bill of approximately \$70,000 per year. This will allow the School District to use that savings for other operating needs

This project will not increase the student population, nor will it impact the Sheriff's Office.

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

The project is to be located in a currently undeveloped portion of the school. This project will not create any impervious ground surfaces. Run-off from the array structure will discharge onto the existing undeveloped ground. Since the existing ground appears to have adequate infiltration characteristics, only minor drainage provisions will be provided to keep water away from the north property line.

C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?

This project involves the installation of ground-mounted photovoltaic arrays. It will have no impact on the water supply system.

D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?

This project involves the installation of ground-mounted photovoltaic arrays. It will have no impact on the sanitary sewer system.

E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Development Engineering or Regional Transportation regarding road improvements?

Road improvements are not required to serve this project. The existing road system to the school and surrounding neighborhood will not be impacted by this project. However, City planning and engineering departments have been made aware of this project.



F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet.

The conclusions to support the information contained herein is from input from School personnel, the consulting engineer, the photovoltaic array consultant, and City Engineering, Planning & Building Department staff.

G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting provided.

No outdoor lighting is associated with this project.

H. Describe the proposed landscaping, including screening and arterial landscape areas.

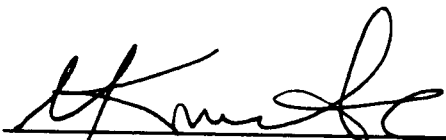
No new landscaping is proposed for this project. Upon installation of the ground-mounted photovoltaic arrays, the disturbed ground will be covered with gravel or similar material to minimize erosion and dust.

I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide plans showing (1) parking on your site, (2) parking on the off-site parking lot; and (3) how much of the off-site parking area is required for any business other than your own.

This project does not require parking and does not impact existing parking facilities. The existing parking lot and the number of existing parking spaces within the lot will not be impacted. There is no request for additional or off-site parking.

### **ACKNOWLEDGMENT OF APPLICANT**

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission/Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission/Board of Supervisors approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City Code requirements.



Mark Korinek, CCSD Director of Operations  
Applicant

10/7/10

Date

**SPECIAL USE PERMIT APPLICATION  
PROJECT IMPACT REPORT STATEMENT  
CARSON CITY SCHOOL DISTRICT  
SEELIGER ELEMENTARY SCHOOL – PHOTOVOLTAIC ARRAYS**

This green energy project is proposed to help reduce School District operating costs, reduce the District's reliance on the existing power grid and continue to improve their energy efficiency. The project involves installation of a ground-mounted photovoltaic array (solar energy) system within the northwest corner of the Seeliger Elementary School property. The amount of space anticipated for these panels is approximately 60,000 square feet.

It is important to note that this work does not increase the student body or staff populations. This project will reduce School District operating costs, reduce the District's reliance on the existing power grid and continue to improve their energy efficiency. As such, demands on traffic, drainage, water and sewer are not anticipated to increase as a result of this project.

The following information discusses the impacts related to traffic, drainage, water and sewer:

**TRAFFIC:** Currently, there are approximately 720 students and 70 staff at Seeliger Elementary School. These numbers will not change as a result of this project. This project will have no impact to on-site or neighboring traffic. Because there is no population or traffic increase as a result of this project, no calculations or studies have been prepared.

**DRAINAGE:** This proposed green energy project will not generate any additional impervious surface. The proposed photovoltaic array system will be installed on undeveloped land. The existing soil has demonstrated an apparent ability to reasonably infiltrate run-off. While preliminary at this time, this project intends to cover the surface disturbed by this installation with gravel or other similar materials to help reduce the potential for erosion or dust. In addition, minor grading is anticipated to help ensure adjacent properties are not impacted by

unanticipated run-off. Drainage details specific to this project will be submitted as part of the anticipated building permit submittal.

**WATER:** Currently, there are approximately 720 students and 70 staff at Seeliger Elementary School. These numbers will not change as a result of this project. This project will have no impact on the existing water demand.

Landscape areas and irrigation will not be impacted as a result of this project.

Since this project does not involve domestic or irrigation water, no water calculations will be provided to the City.

**SEWER:** Currently, there are approximately 720 students and 70 staff at Seeliger Elementary School. These numbers will not change as a result of this project. This project will have no impact on the existing sanitary sewer demand.

**SPECIAL USE PERMIT APPLICATION**  
**GREEN ENERGY PROJECTS – SUPPLEMENTAL INFORMATION**  
**CARSON CITY SCHOOL DISTRICT**  
**SEELIGER ELEMENTARY SCHOOL – PHOTOVOLTAIC ARRAYS**

In addition to the three Special Use Permit applications for the photovoltaic array projects, which will each generate 300 kilowatts of power, the Carson City School District has been actively pursuing conservation, renewable and green energy projects for several years. The past and present goal of the District is to use capital funds to reduce operating costs. The savings generated by this improved energy efficiency increases the educational operating funds, which have a direct impact on teachers and students. It also provides renewable educational opportunities to the students.

Two other photovoltaic projects are planned at District sites. These two projects will generate an additional one-megawatt of power. These alternative energy projects will save the District approximately \$200,000 in annual utility charges, and reduce the District's reliance on the City's power grid. Other alternative energy projects being considered involve the use of wind generation energy.

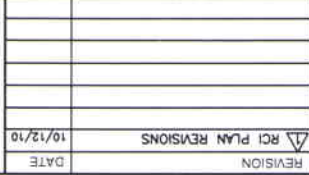
Since January 2010, the School District has been involved in approximately \$1.2M of green energy projects. There are twelve of these energy efficient projects, which include replacing old inefficient boilers, lighting retrofits, and heat pump retrofits and replacements.

Carson Middle School is now equipped with a state of the art HVAC temperature control system that regulates the building with outside air. This air constitutes over fifty percent of the required cooling load. The temperature control system is linked to the lighting system, which together condition each area within the building for less operating cost. To further reduce operating costs, hallways and classrooms take advantage of natural lighting due to the installation of skylights equipped with lighting sensors and mechanical blinds to maximize the use of natural sunlight.

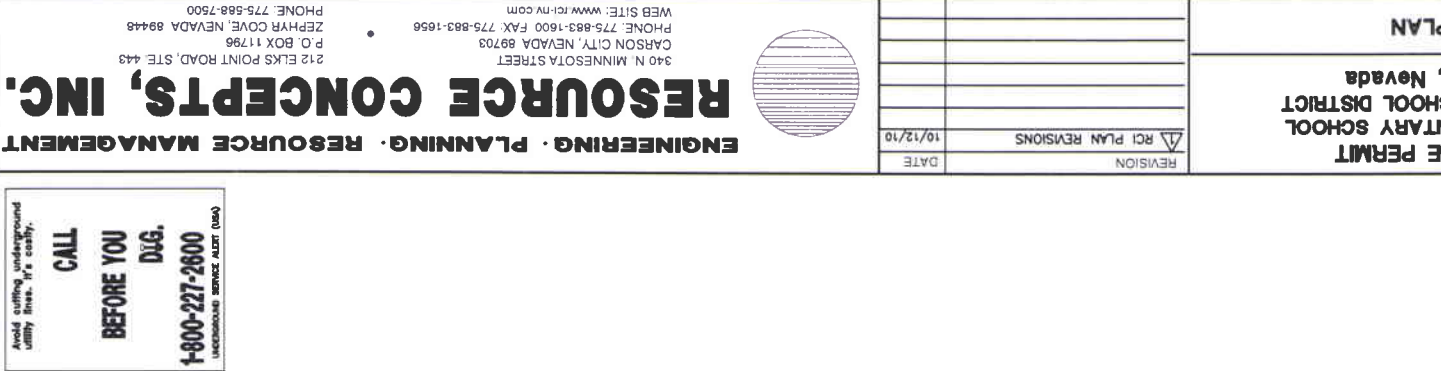
The middle school also incorporated two trash compactors, which have already saved the District approximately \$40,000 in landfill disposal fees, not to mention a reduction in vehicle emissions.

These combined energy efficient and green energy projects have already generated a savings to the Carson City School District of approximately \$500,000. With substantially reduced operating budgets, these savings have been instrumental in helping to meet operating needs and directly supporting the needs of our students by making funds available to their classrooms.

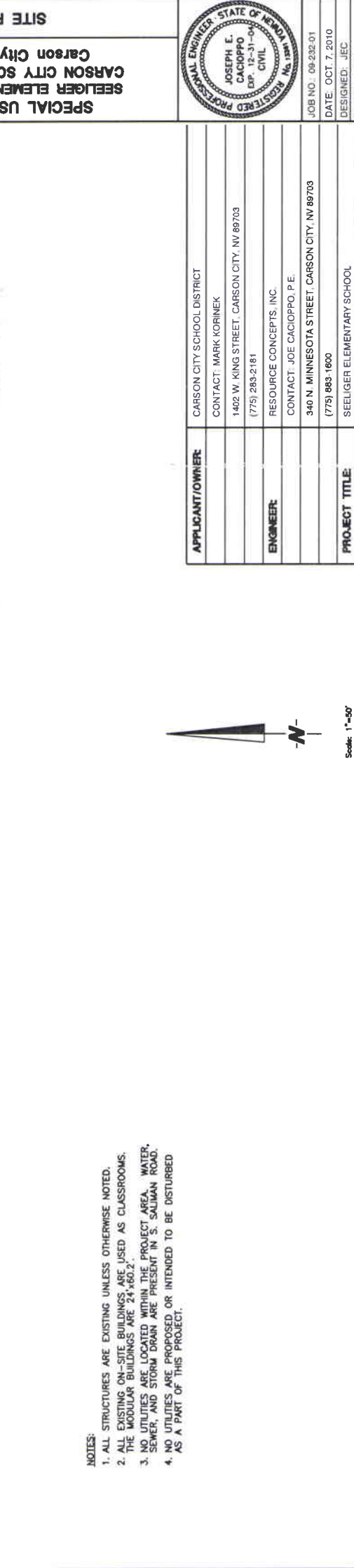
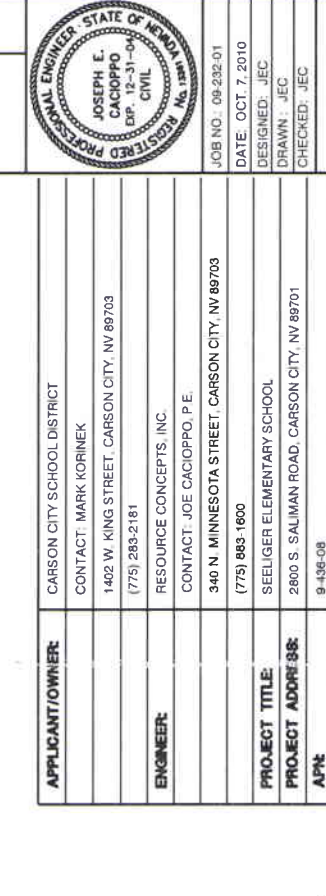
340 N. MINNESOTA STREET  
CARSON CITY, NEVADA 89703  
PHONE: 775-883-1600 FAX: 775-883-1656  
WEB SITE: [www.rci-nv.com](http://www.rci-nv.com)  
PHONE: 775-568-7500  
ZEPHYR COVE, NEVADA 89448  
P.O. BOX 11796  
212 ELKS POINT ROAD, STE. 443



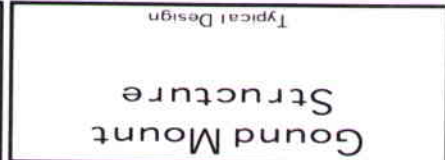
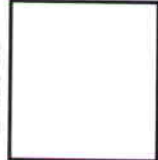
**TS, INC.**  
MANAGEMENT  
ROAD, STE. 443  
NEVADA 89448  
7500



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| <p>SEELIG<br/>CARSON<br/>C</p> |  |
|--------------------------------|--|



	<b>PROJECT ADDRESS:</b>	2800 S. SALAMAN ROAD, CARSON CITY, NV 89701
	<b>APN#</b>	9-436-08
DRAWN: JEC CHECKED: JEC		



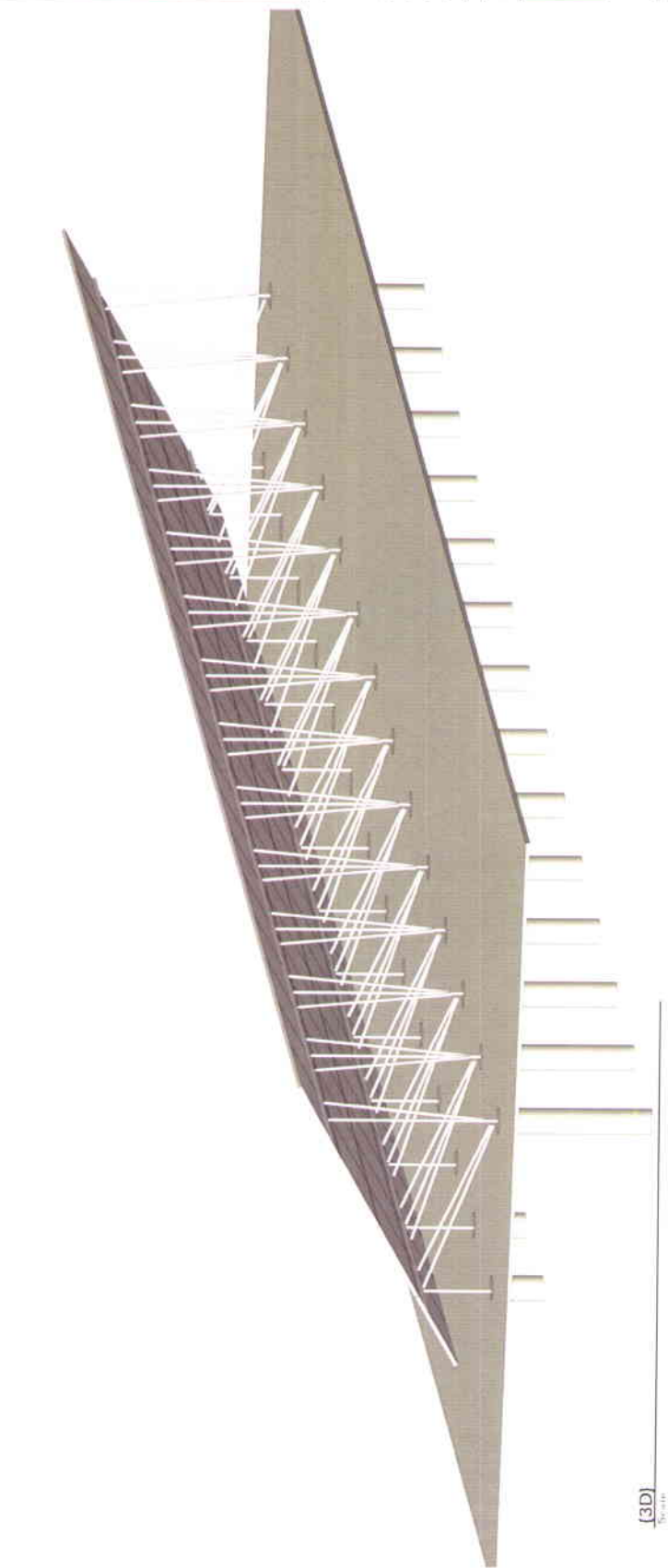
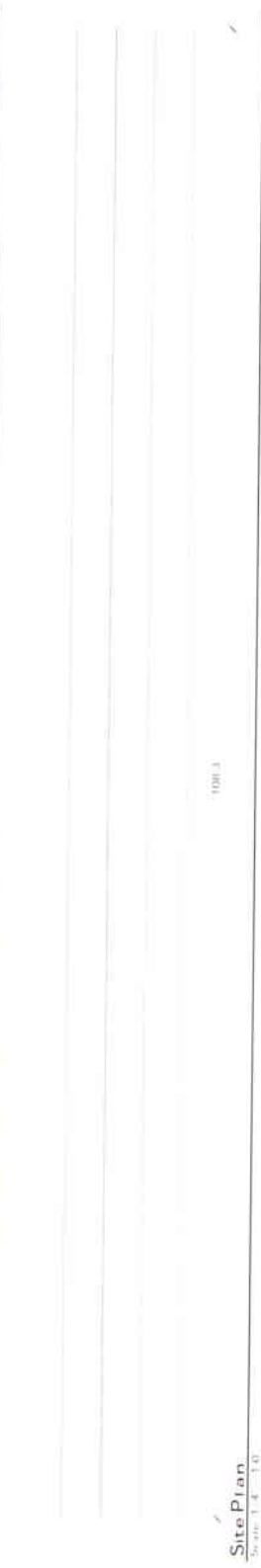
Revisions

Date of Issue	10 July 2010
Issued For	Permit
Drawn By	U004
Checked By	U004
Scale	1/4" = 1'-0"
Project No.	1000100

**Sheet Contents**

Drawn & Made  
 Checked & Approved  
 Control & Release

Sheet Number  
**E0.1**





# GROUND-MOUNTED SYSTEM (MAX HEIGHT = 8 FT)

SNAPNRACK GROUND RAIL

SNAPNRACK MODULE MID CLAMPS

SNAPNRACK PIPE TO RAIL

CONNECTOR

KEEP KLAMP OR EQUIVALENT

SINGLE SICKET SWIVEL

CONNECTORS FOR ANGLED

BRACES TO VERTICAL PIPE

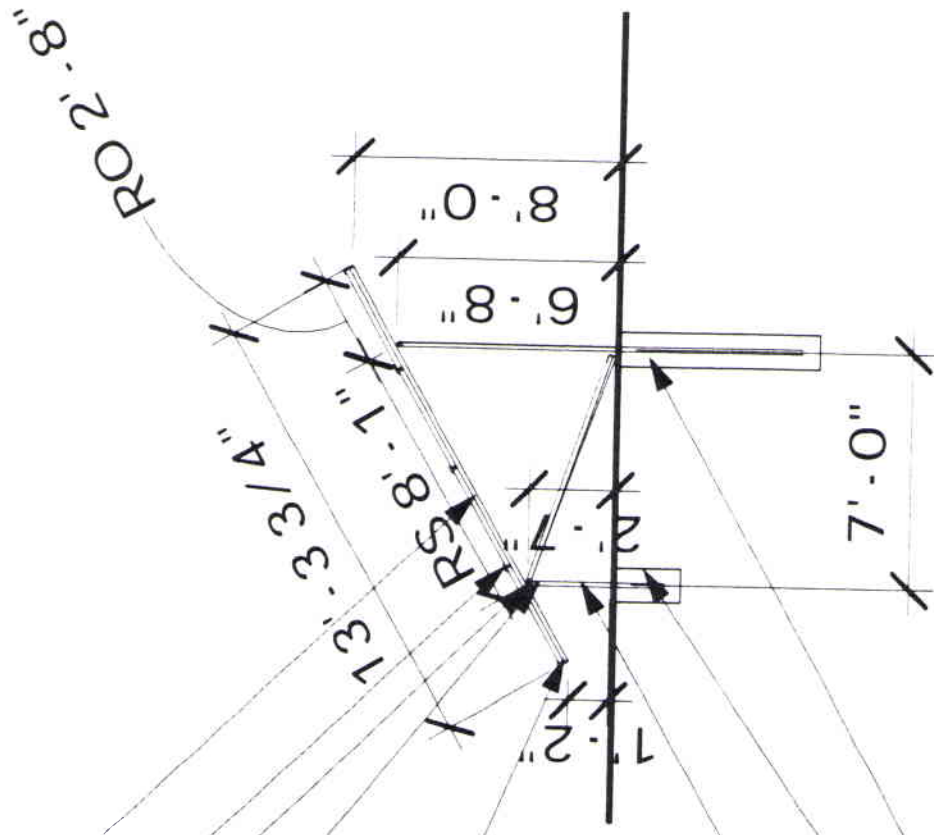
SNAPNRACK MODULE END CLAMPS

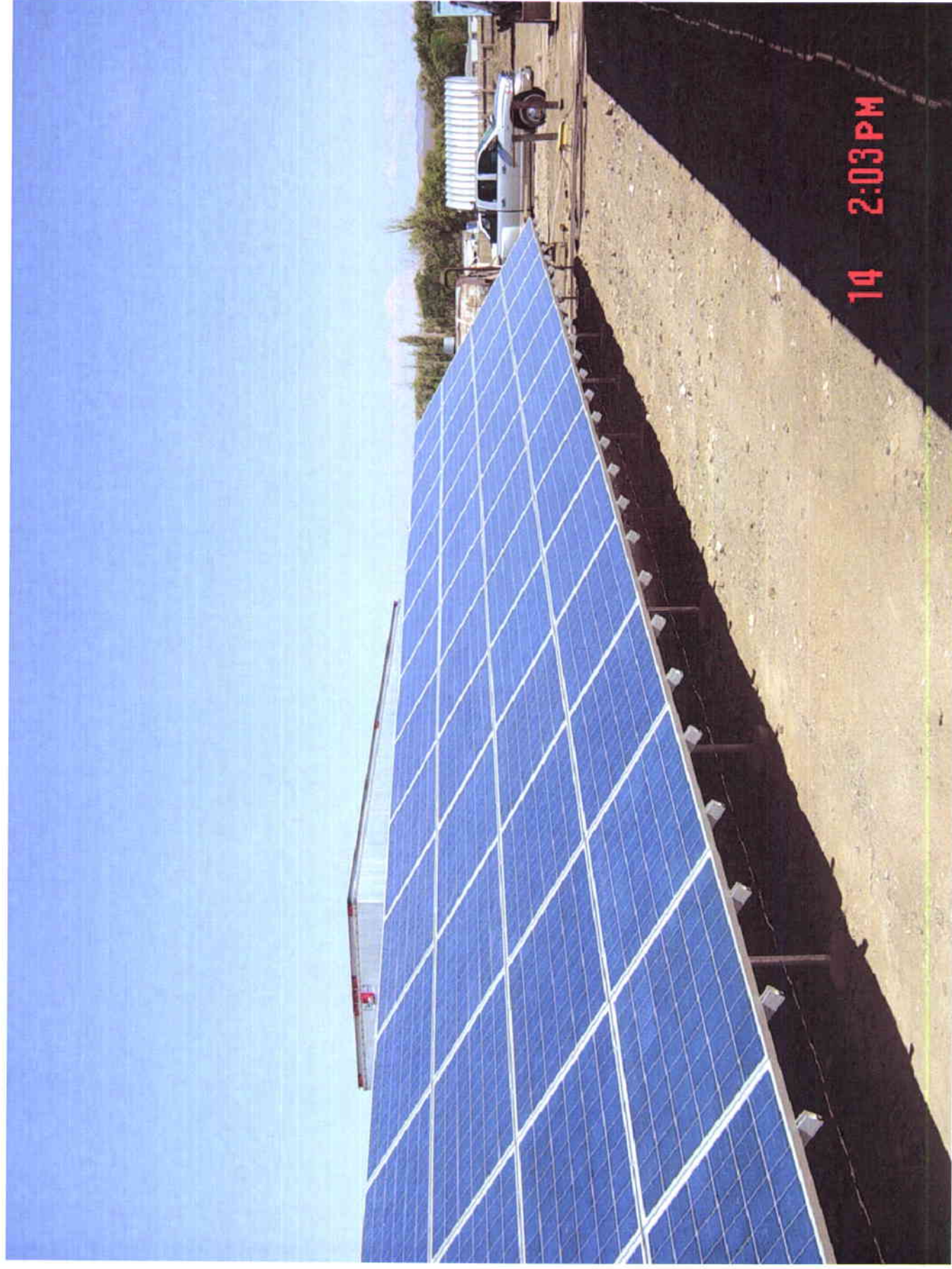
POST 1 1/2" SCHEDULE

#40 GALVANIZED PIPE

FRONT PIER, 12" DIAM. CONCRETE

BACK PIER, 12" DIAM. CONCRETE











**Carson City School District**  
1402 West King Street, Carson City NV 89703  
(775) 283-2000 - Fax: (775) 283-2090



## NEIGHBORHOOD MEETING

Dear Parents & Neighbors:

The Carson City School District is inviting you to attend a neighborhood meeting to introduce plans to install solar panels (photovoltaic arrays) at Seeliger Elementary School.

The meeting is scheduled for:

**Wednesday, November 10, 2010**

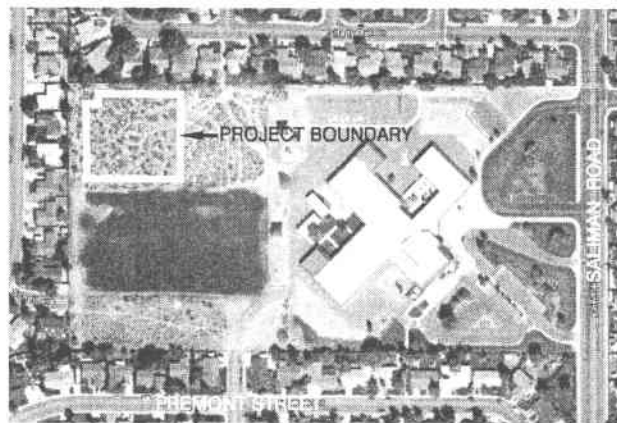
**6:30 pm**

**Seeliger Elementary School Library**

The purpose of this alternative energy project is to help offset utility costs necessary to operate our schools. Savings generated by implementing alternative energy will be used to supplement the District's reduced operating budget, which directly benefits students and their classrooms. Initial purchase of this system is paid for at a reduced rate and reimbursed by NV Energy rebates.

School District staff and consultants, as well as representatives from Hamilton Solar, will be present to explain the proposed project and answer any questions. Please note that similar neighborhood meetings are being held at Carson Middle School (Monday, Nov. 8 @ 6:30pm) and at Eagle Valley Middle School (Monday, Nov. 15 @ 6:30pm).

We look forward to this opportunity to meet with you.



CHAPTER.....

AN ACT relating to energy; requiring the Director of the Office of Energy to make certain determinations relating to systems for obtaining solar energy; prohibiting certain restrictions on the use of systems for obtaining solar energy or wind energy; and providing other matters properly relating thereto.

**Legislative Counsel's Digest:**

Existing law sets forth a prohibition against covenants, restrictions or conditions contained in deeds, contracts or other legal documents which prohibit or unreasonably restrict an owner of property from using a system for obtaining solar energy on his property. (NRS 111.239, 278.0208) **Sections 2 and 3** of this bill include within the prohibition any such covenant, restriction or condition which has the effect of prohibiting or unreasonably restricting the property owner from using a solar energy system. **Sections 2 and 3** also describe an unreasonable restriction on the use of a system for obtaining solar energy as including: (1) the placing of a restriction or requirement that decreases the efficiency or performance of a system for obtaining solar energy by more than 10 percent of the amount that was originally specified for the system, as determined by the Director of the Office of Energy; and (2) the prohibition of a system for obtaining solar energy that uses components painted with black solar glazing.

**Section 1** of this bill requires the Director, if requested to make a determination concerning the efficiency or performance of a system for obtaining solar energy pursuant to **section 2 or 3**, to make the determination within 30 days after receiving the request. If the Director needs additional information to make the determination, **section 1** authorizes the Director to request that information from the person requesting the determination and requires the Director to make the determination within 15 days after receiving the additional information.

**Sections 1.5 and 2.5** of this bill set forth a prohibition against covenants, restrictions or conditions contained in deeds, contracts or other legal documents, and against local ordinances, regulations or plans, which prohibit or unreasonably restrict an owner of property from using a system for obtaining wind energy on his property. **Sections 1.5 and 2.5** describe an unreasonable restriction on the use of a system for obtaining wind energy as the placing of a restriction or requirement on the use of a system for obtaining wind energy which significantly decreases the efficiency or performance of the system and which does not allow for the use of an alternative system at a substantially comparable cost and with substantially comparable efficiency and performance. **Sections 1.5 and 2.5** do not prohibit reasonable restrictions: (1) imposed pursuant to a determination by the Federal Aviation Administration that the installation of the system for obtaining wind energy would create a hazard to air navigation; or (2) relating to the height, noise or safety of a system for obtaining wind energy.

---

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN  
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

**Section 1.** NRS 701.180 is hereby amended to read as follows:  
701.180 The Director shall:



1. Acquire and analyze information relating to energy and to the supply, demand and conservation of its sources.
2. Utilize all available public and private means to provide information to the public about problems relating to energy and to explain how conservation of energy and its sources may be accomplished.
3. Review and evaluate information which identifies trends and permits forecasting of the energy available to the State. Such forecasts must include estimates on:
  - (a) The level of demand for energy in the State for 5-, 10- and 20-year periods;
  - (b) The amount of energy available to meet each level of demand;
  - (c) The probable implications of the forecast on the demand and supply of energy; and
  - (d) The sources of renewable energy and other alternative sources of energy which are available and their possible effects.
4. Study means of reducing wasteful, inefficient, unnecessary or uneconomical uses of energy and encourage the maximum utilization of existing sources of energy in the State.
5. Encourage the development of:
  - (a) Any sources of renewable energy and any other energy projects which will benefit the State; and
  - (b) Any measures which conserve or reduce the demand for energy or which result in more efficient use of energy.
6. In conjunction with the Desert Research Institute, review policies relating to the research and development of the State's geothermal resources and make recommendations to the appropriate state and federal agencies for establishing methods of developing the geothermal resources within the State.
7. Solicit and serve as the point of contact for grants and other money from the Federal Government and other sources to promote:
  - (a) Energy projects that enhance the economic development of the State;
  - (b) The use of renewable energy; and
  - (c) The use of measures which conserve or reduce the demand for energy or which result in more efficient use of energy.
8. Coordinate the activities and programs of the Office of Energy with the activities and programs of the Task Force, the Consumer's Advocate and the Public Utilities Commission of Nevada and other federal, state and local officers and agencies that promote, fund, administer or operate activities and programs related to the use of renewable energy and the use of measures which



conserve or reduce the demand for energy or which result in more efficient use of energy.

9. *If requested to make a determination pursuant to NRS 111.239 or 278.0208, make the determination within 30 days after receiving the request. If the Director needs additional information to make the determination, he may request the information from the person making the request for a determination. Within 15 days after receiving the additional information, the Director shall make a determination on the request.*

10. Carry out all other directives concerning energy that are prescribed by the Governor.

Sec. 1.5. Chapter 111 of NRS is hereby amended by adding thereto a new section to read as follows:

1. *Except as otherwise provided in subsection 2, any covenant, restriction or condition contained in a deed, contract or other legal instrument which affects the transfer or sale of, or any other interest in, real property and which prohibits or unreasonably restricts the owner of the property from using a system for obtaining wind energy on his property is void and unenforceable.*

2. *The provisions of subsection 1 do not prohibit a reasonable restriction or requirement:*

(a) *Imposed pursuant to a determination by the Federal Aviation Administration that the installation of the system for obtaining wind energy would create a hazard to air navigation; or*

(b) *Relating to the height, noise or safety of a system for obtaining wind energy.*

3. *For the purposes of this section, "unreasonably restricts the owner of the property from using a system for obtaining wind energy" includes the placing of a restriction or requirement on the use of a system for obtaining wind energy which significantly decreases the efficiency or performance of the system and which does not allow for the use of an alternative system at a substantially comparable cost and with substantially comparable efficiency and performance.*

Sec. 2. NRS 111.239 is hereby amended to read as follows:

111.239 1. Any covenant, restriction or condition contained in a deed, contract or other legal instrument which affects the transfer ~~+~~ or sale of, or any other interest in, real property ~~that~~ and which prohibits or unreasonably restricts or has the effect of prohibiting or unreasonably restricting the owner of the property from using a system for obtaining solar ~~for wind~~ energy on his property is void and unenforceable.



2. For the purposes of this section, ~~["unreasonably restricts the use of a system for obtaining solar or wind energy" means]~~ *the following shall be deemed to be unreasonable restrictions:*

(a) *The placing of a restriction or requirement on the use of ~~[such]~~ a system for obtaining solar energy which ~~[significantly]~~ decreases the efficiency or performance of the system by more than 10 percent of the amount that was originally specified for the system, as determined by the Director of the Office of Energy, and which does not allow for the use of an alternative system at a substantially comparable cost and with substantially comparable efficiency and performance.*

(b) *The prohibition of a system for obtaining solar energy that uses components painted with black solar glazing.*

Sec. 2.5. Chapter 278 of NRS is hereby amended by adding thereto a new section to read as follows:

1. *Except as otherwise provided in subsection 2:*

(a) *A governing body shall not adopt an ordinance, regulation or plan or take any other action that prohibits or unreasonably restricts the owner of real property from using a system for obtaining wind energy on his property.*

(b) *Any covenant, restriction or condition contained in a deed, contract or other legal instrument which affects the transfer or sale of, or any other interest in, real property and which prohibits or unreasonably restricts the owner of the property from using a system for obtaining wind energy on his property is void and unenforceable.*

2. *The provisions of subsection 1 do not prohibit a reasonable restriction or requirement:*

(a) *Imposed pursuant to a determination by the Federal Aviation Administration that the installation of the system for obtaining wind energy would create a hazard to air navigation; or*

(b) *Relating to the height, noise or safety of a system for obtaining wind energy.*

3. *For the purposes of this section, "unreasonably restricts the owner of the property from using a system for obtaining wind energy" includes the placing of a restriction or requirement on the use of a system for obtaining wind energy which significantly decreases the efficiency or performance of the system and which does not allow for the use of an alternative system at a substantially comparable cost and with substantially comparable efficiency and performance.*





Sec. 3. NRS 278.0208 is hereby amended to read as follows:

278.0208 1. A governing body shall not adopt an ordinance, regulation or plan or take any other action that prohibits or unreasonably restricts *or has the effect of prohibiting or unreasonably restricting* the owner of real property from using a system for obtaining solar ~~for wind~~ energy on his property.

2. Any covenant, restriction or condition contained in a deed, contract or other legal instrument which affects the transfer ~~of~~ or sale ~~of~~, or any other interest in, real property ~~that~~ *and which* prohibits or unreasonably restricts *or has the effect of prohibiting or unreasonably restricting* the owner of the property from using a system for obtaining solar ~~for wind~~ energy on his property is void and unenforceable.

3. For the purposes of this section, ~~["unreasonably restricting the use of a system for obtaining solar or wind energy" means]~~ *the following shall be deemed to be unreasonable restrictions:*

(a) *The placing of a restriction or requirement on the use of ~~such~~ a system for obtaining solar energy which ~~significantly~~ decreases the efficiency or performance of the system by more than 10 percent of the amount that was originally specified for the system, as determined by the Director of the Office of Energy, and which does not allow for the use of an alternative system at a substantially comparable cost and with substantially comparable efficiency and performance.*

(b) *The prohibition of a system for obtaining solar energy that uses components painted with black solar glazing.*

Sec. 4. This act becomes effective upon passage and approval.





## TURKEY TROT

On Thanksgiving morning work up an appetite and help the ballet

— PAGE A15

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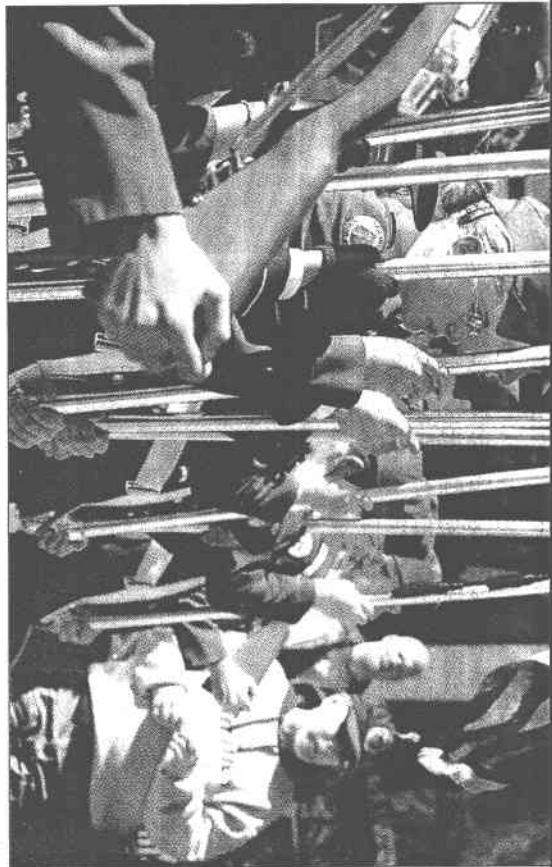
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## The Capital City's Newspaper

50¢

Vol. 146 • No. 144 • 32 pages



SHANNON LUTZ/NEVADA APPEAL  
The Incline High School JROTC Color Guard marches in the Virginia City Veterans Day Parade on Thursday.

# Neighbors question site of school solar project

BY TERI VANCE

tvance@nevadaappeal.com

Paul Eastwood considers himself an environmentalist. "I'm a tree hugger," he explains. That's why it makes it hard, he said, to oppose the Carson City School District's proposal to install 1,500 solar panels in a field behind Seeliger Elementary School.

"I'm all for solar panels. I'm all for green energy," he said. "Everybody wants it to go in, but the placement of the panels is going to be a problem." The field is adjacent to the backyard of the home he's lived in for 18 years.

The panels, he said, will obstruct the view — one of the reasons he bought the house — as well as negatively impact wildlife and the quality of life for residents and children who play in the field. "I purchased this property because of the area, the beautiful scenery from my backyard," he said. "Now, I'm going to be looking at something that looks like the backside of old bleachers."

He said the roughly 2.5 acres of sagebrush, marked by trails, is used year-round by residents to walk dogs or for children to ride bikes and play. School district officials are planning to install solar panels at three sites to increase energy efficiency and reduce operating costs. Officials hope to have the panels installed by August.

The nearly \$11 million installation cost will be reduced to \$975,000 after rebates from the power company, said Tony Turley, finance director for the Carson City School District. "Rebates are covering 90 percent of the costs of this project," he said. "That's why we decided to go forward with this."

See Solar, Page A4

alive with flag-waving revelers Thursday, cheering those past and present Americans who've served their country. Some 48 Veterans Day parade entries sauntered down C Street, portions of which still held the light snow that fell earlier in the week. Steve Ritter of Washoe Valley said he'll attend no other Veterans Day Parade. "There's no politics here," said Ritter. "This parade means what it's supposed to mean."

Vietnam veteran Chuck Fulcher of Carson City said he is also loyal to Virginia City's parade. When Fulcher returned from Vietnam in 1969, the reception for service members

See Parade, Page A6

TODAY!  
Noon, 3 pm,  
6 pm, 9 pm

## SNOWBLOWER GIVEAWAY!

Win one of 52 Troy-Bilt snowblowers or other prizes every Friday, Saturday, and Sunday.

May win once per day. One entry for every 10 base points earned. Details available on Club Tandango. Multiple entries require additional entries.



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South Carson City on Hwy 395

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## Sandoval will keep veterans services chief

(AP) — Nevada Gov.-elect Brian Sandoval says he will reappoint Caleb Cage as director of veterans services.

The Republican governor-elect announced his intent Thursday as the

nation observed Veterans Day.



**Caleb Cage**

Cage is a Reno native who was first appointed to the post in July by outgoing Gov.

Jim Gibbons.

A 2002 graduate of West Point, Cage achieved the rank of captain. He served in Iraq and was awarded the Army's Bronze Star medal.

The state Office of Veterans Services provides assistance to Nevada's veterans, active military personnel and their families. It also oversees two veteran memorial cemeteries and the Nevada State Veterans Home.

## SOLAR

From Page A1

energy costs annually.

Officials are hosting town hall meetings at the different schools to inform neighbors of the plan.

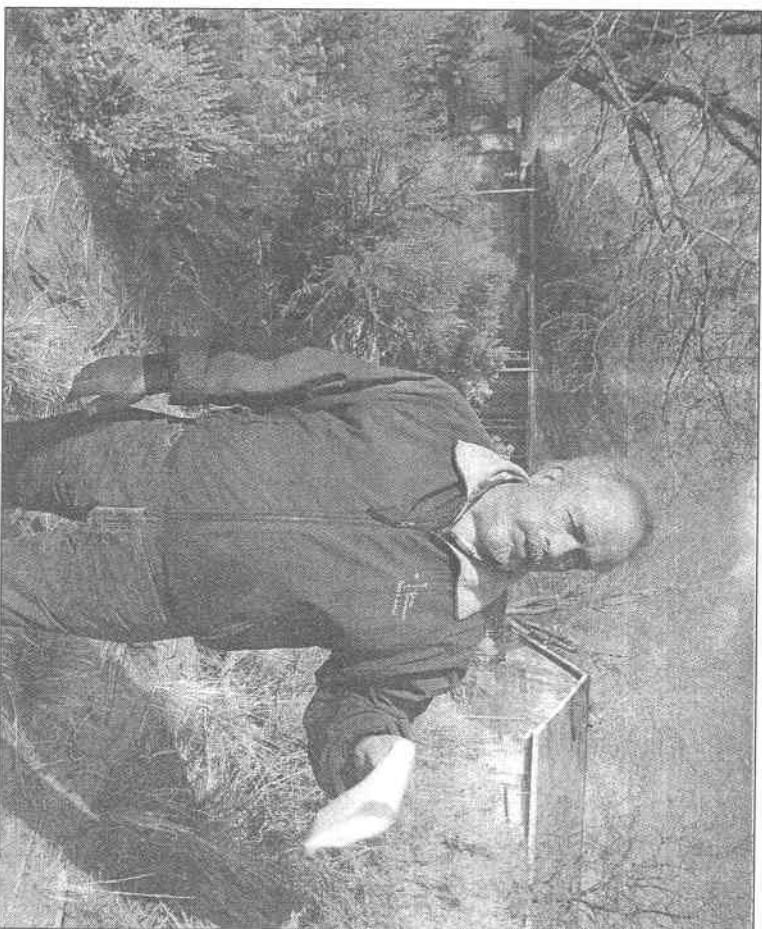
However, Eastwood contends, residents should have been included in the planning phase.

"It's disturbing we weren't consulted in any of this. I found out on Friday or Saturday of last week that they were having the neighborhood meeting this week," he said. "That really doesn't give me enough time to get prepared. As far as I'm concerned, I've been clotheslined."

He said he would like to see other options considered for the structures. He cited the plan at Carson Middle School, where the panels will be built like carports and a bus shelter in the parking lot.

The panels at Seeliger will take up about 1.5 acres of the 2.5 acre lot. The front of the panels will start about 18 inches off the ground and rise to 6 feet, 4 inches tall.

Planners say the layout that works well at the mid-



**Paul Eastwood discusses plans by the school district to install large solar panels at Seeliger Elementary School, only 20-feet from his backyard fence.**

JIM GRANT/NEVADA APPEAL

dle school would not be feasible at Seeliger.

"At Carson Middle School, the parking lot is a perfect north-south orientation," said Chad Dickason of Hamilton Solar. "Unfortunately, the parking lot at this school is not set up the same way."

About 20 people attended the meeting this week at Seeliger.

Neighbor Flora Todt said officials should consider the cost to erect the solar structures.

"We also have to assign value to green space," she said. "I think we're dismiss-

ing that."

Mark Korinek, director of operations for the school district, said he has consulted with a teacher at the school who would be interested in creating a natural habitat around the solar panels, which would be fenced in, along with infor-

## IF YOU GO

**WHAT:** Community meeting to discuss solar project

**WHEN:** 6:30 p.m.

**Tuesday**

**WHERE:** Library of Eagle Valley Middle School

**WHAT:** Carson City Planning Commission meeting

**WHEN:** 1:30 p.m.

**Wednesday**

**WHERE:** Carson City Community Center, 851 E. William St.

mational displays about clean energy.

He said the structured nature area may be better than the open space that exists now, where he's found everything from liquor bottles to pornographic magazines tossed in the brush.

"Hopefully it will give kids more ownership of the area," he said.

Meetings were held at Carson Middle and Seeliger Elementary schools this week. The third is 6:30 p.m. Monday at Eagle Valley Middle School.

School officials will go before the Carson City Planning Commission on Wednesday for approval.

holiday open house!

**Police: Materials for meth lab found in Saliman Road condo**