3.4.2.7.2 Existing and Proposed Roads

The proposed roads in the Ada County Permit Boundary are shown in Exhibit D. Naming of internal Ada County Permit Boundary private roads and any required private road signs will comply with ACC 2-1-6 and ACC 2-1-10, as applicable, and will be provided closer to final design and with building plans.

3.4.2.7.3 Off-Street Parking and Loading

It is anticipated that there will be intermittently a maximum of four employees on a shift for O&M activities. Similar uses in Table 8-4G-2 (ACC) requires one parking space per two employees, which results in two spaces for the Project. However, no parking or loading areas are proposed in the Ada County Permit Boundary. Rather, parking spaces will be located adjacent to the O&M facility, which will be located in Canyon County. Additionally, O&M activities on the site will require traveling through and temporarily parking on the pullouts in the internal access road network along the solar panels rather than parking at one central location. Therefore, the Applicant requests that the Director approve an alternative off-street parking and loading plan as depicted on the Site Plan (see Exhibit D), as allowed by ACC 8-4G-5-D.

3.5 Operations and Maintenance

Once construction is completed, the Project will operate year-round and be capable of generating power 7 days a week during daylight hours, with additional storage capacity during off-peak hours. The Applicant's SCADA system will monitor the Project and provide real-time control. The Applicant does not anticipate the need for full-time staff on-site, but up to four personnel will be needed for periodic maintenance. When required for maintenance purposes, personnel will typically be present between 7 a.m. and 8 p.m. (depending on task requirements) during a typical workday, unless circumstances at the facility require an alternate schedule.

The Applicant's maintenance personnel will visit the facility on an as-needed basis, but no less than quarterly. Data from other solar facilities across the country indicate that panel washing may not be needed. If this is not the case, the PV panels may be washed up to two times per year to increase the average optical absorption of the panel surface. The Applicant has access to an on-site water source; an off-site source might be used through a third-party vendor that supplies their own water.

3.6 Safety Considerations

The Project will not pose any serious public health or safety concerns. Much of the power-generation system operates at low voltage and power levels. Substation and BESS equipment will be contained in a secure fenced area (all proposed in Canyon County). The proposed voltages and transmitted power are at similar (or lower) levels as the existing transmission lines traversing the immediate area. The design, construction, and O&M of the Project will meet the requirements of the National Electrical Safety Code and U.S. Department of Labor Occupational Safety and Health Administration standards and requirements for the safety and protection of landowners and their property. The Applicant and all associated contractors will provide a safe work environment at all times. During non-work periods, all tools and materials will be gathered, cached, and secured to prevent safety problems and vandalism. Safety plans will be developed and implemented as required by federal, state, and local regulations.

3.6.1 Fire Protection

The Project is not located within the boundaries of the Ada County Wildland-Urban Fire Interface (see Figure 3). The Applicant will coordinate with state and local fire and officials such as the Melba Rural Fire Protection District to develop fire prevention, notification, and response procedures, and will follow ACC Title 8-3B-3 standards. A fire management plan will be prepared with fire prevention procedures, emergency notification procedures, and a site evacuation process. Training will be provided to all site personnel to ensure compliance with the approved fire plan.

The solar panels and other electrical equipment will be designed to meet all applicable Underwriters Laboratories and International Electrotechnical Commission ratings for their resistance to fire. The BESS (proposed in Canyon County) will be designed and constructed in accordance with safety guidelines from the National Fire Protection Association. The battery storage will incorporate seismic protection features to mitigate risks associated with earthquakes. Smoke and fire detection and suppression systems will also be incorporated into the system. Access to and within the Project area will be designed to allow appropriate access for fire and emergency vehicles. During construction and O&M fire extinguishers will be available at strategic locations throughout the Project area and inside Project vehicles. Vegetation will be routinely maintained to minimize the risk of wildfire. Appropriate signage will be used to assist firefighters and emergency response personnel.

3.6.2 Law Enforcement

The responsibility for law enforcement in the Ada County Permit Boundary vicinity is under the jurisdiction of the Ada County Sheriff. The Applicant does not anticipate any adverse impacts to the operations of the sheriff's office or its ability to provide adequate protection services to the surrounding community.

3.7 Impact Control Measures for Sound, Odors, and Air Quality

3.7.1 Noise

Noise from construction activities will vary, depending on factors such as equipment used, operations schedule, and meteorological conditions. Truck traffic and heavy equipment will cause temporary elevated noise levels at and near active construction sites. Noise will also be generated along access roads by vehicles transporting workers and construction materials. Most construction activities will occur during the day, and nighttime noise levels are anticipated to drop to the current background levels of the Project site.

3.7.2 Air Quality

Localized impacts to air quality could occur from Project construction and O&M activities in association with tailpipe emissions from delivery and construction vehicles, fugitive dust from soil disturbance, and vehicle travel on unpaved roads. Short-term increases in dust emissions during construction will be mitigated by the implementation of dust abatement plan. All vehicles and construction equipment will be maintained to minimize exhaust emissions and will be properly muffled to minimize noise. Disturbed areas will be watered as necessary to suppress dust. The Applicant will work with the IDEQ and secure any necessary air quality–related permits prior to commencement of construction.

The Project is expected to have no impacts on air quality, dust, or odors during Project operations. Solar facilities do not generate emissions or odors. Fugitive dust and vehicle emissions from occasional O&M activities will be minimal.

3.8 Waste Management

Project waste will include nonhazardous solid waste, hazardous solid waste, and hazardous liquid waste. Safety-related plans and programs will be developed and implemented during construction and operations to ensure safe handling, storage, and use of waste materials. Project workers will be supplied with appropriate personal protective equipment (PPE) and will be properly trained in the use of PPE and the handling, use, and cleanup of hazardous materials used at the facility, as well as procedures to be followed in the event of a leak or spill. Adequate supplies of appropriate cleanup materials will be stored on-site.

3.8.1 Solid and Non-hazardous Waste

Construction and O&M of the Project will generate non-hazardous solid wastes typical of power generation or other industrial facilities. The wastes that are produced will include oily rags, worn or broken metal and machine parts, defective or broken electrical materials, other scrap metal and plastic, insulation material, empty containers, paper, glass, and other miscellaneous solid wastes, including the typical refuse generated by workers. These materials will be disposed by means of contracted refuse collection and recycling services. Waste collection and disposal will be in accordance with applicable regulatory requirements to minimize health and safety effects. Food waste will be disposed of in closed containers to prevent attracting predatory species to the area.

3.8.2 Hazardous Chemicals

A variety of hazardous materials will be used and stored during Project construction. During Project O&M, hazardous materials will be used but will not be stored on-site. A hazardous materials management plan and a spill prevention, control, and countermeasures plan will be developed and implemented in accordance with all federal and state requirements, as applicable. Hazardous materials that will be used during construction include gasoline, diesel fuel, oil, lubricants, and small quantities of solvents and paints. During construction, all hazardous materials will be stored on-site in storage tanks or vessels/containers that are specifically designed for the characteristics of the materials to be stored. The storage facilities will include secondary containment in case of tank/vessel failure.

3.8.3 Hazardous Solid and Liquid Waste

Small quantities of hazardous waste will be generated during Project construction and O&M. Hazardous wastes generated during the construction phase will include substances such as paint and primer, thinners, and solvents. Hazardous solid and liquid waste streams generated during O&M include substances such as used hydraulic fluids, oils, greases, filters, etc., as well as spent cleaning solutions and spent batteries. A hazardous materials management plan and a spill prevention, control, and countermeasures plan will be developed and implemented in accordance with all federal and state requirements prior to the start of construction.