

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

**Special Use Permit Case Number WSUP25-0024
(Dodge Flat Solar BESS)**

January 5, 2026

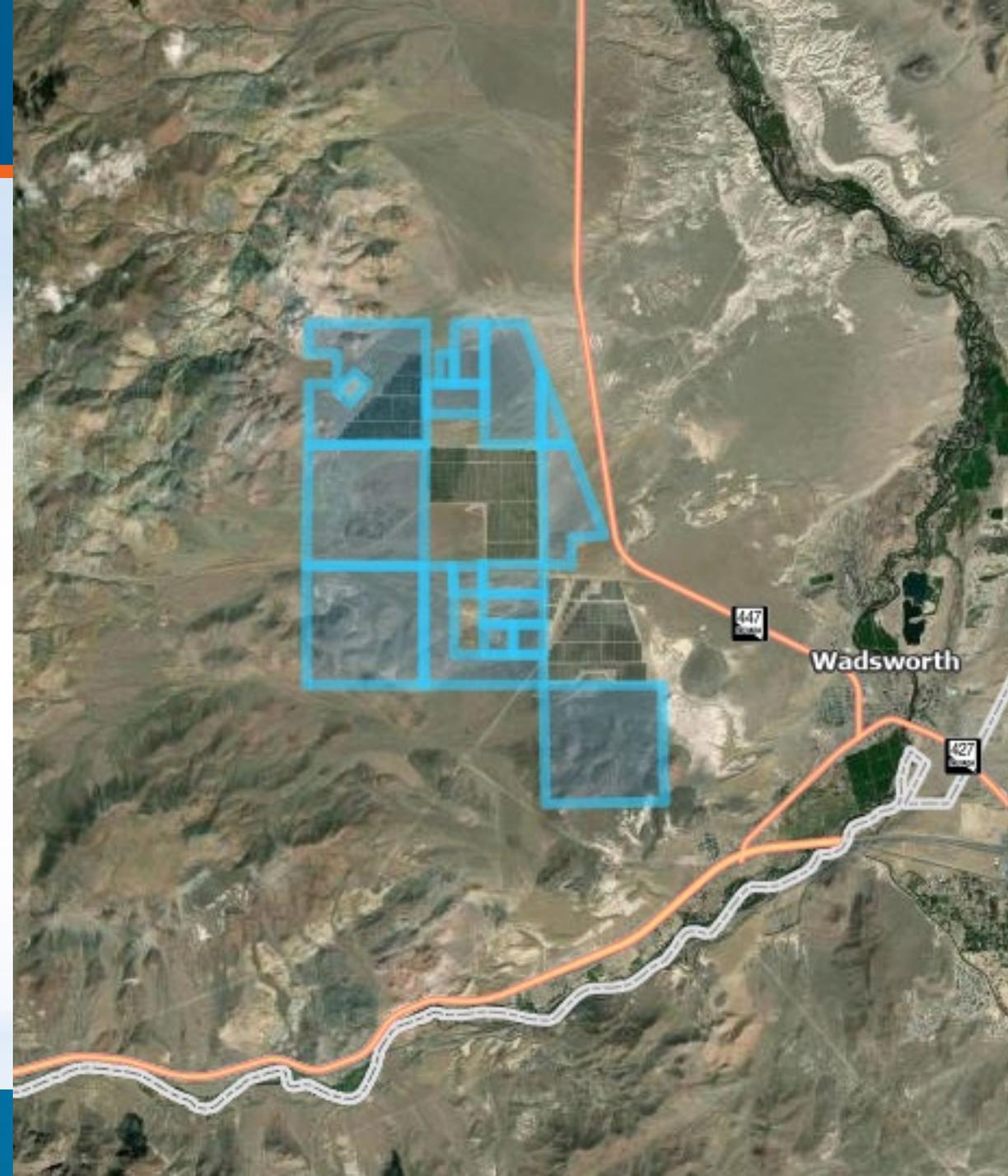
Address: 0 State Route 447

APNs: 079-150-19, -58, -45, & -06



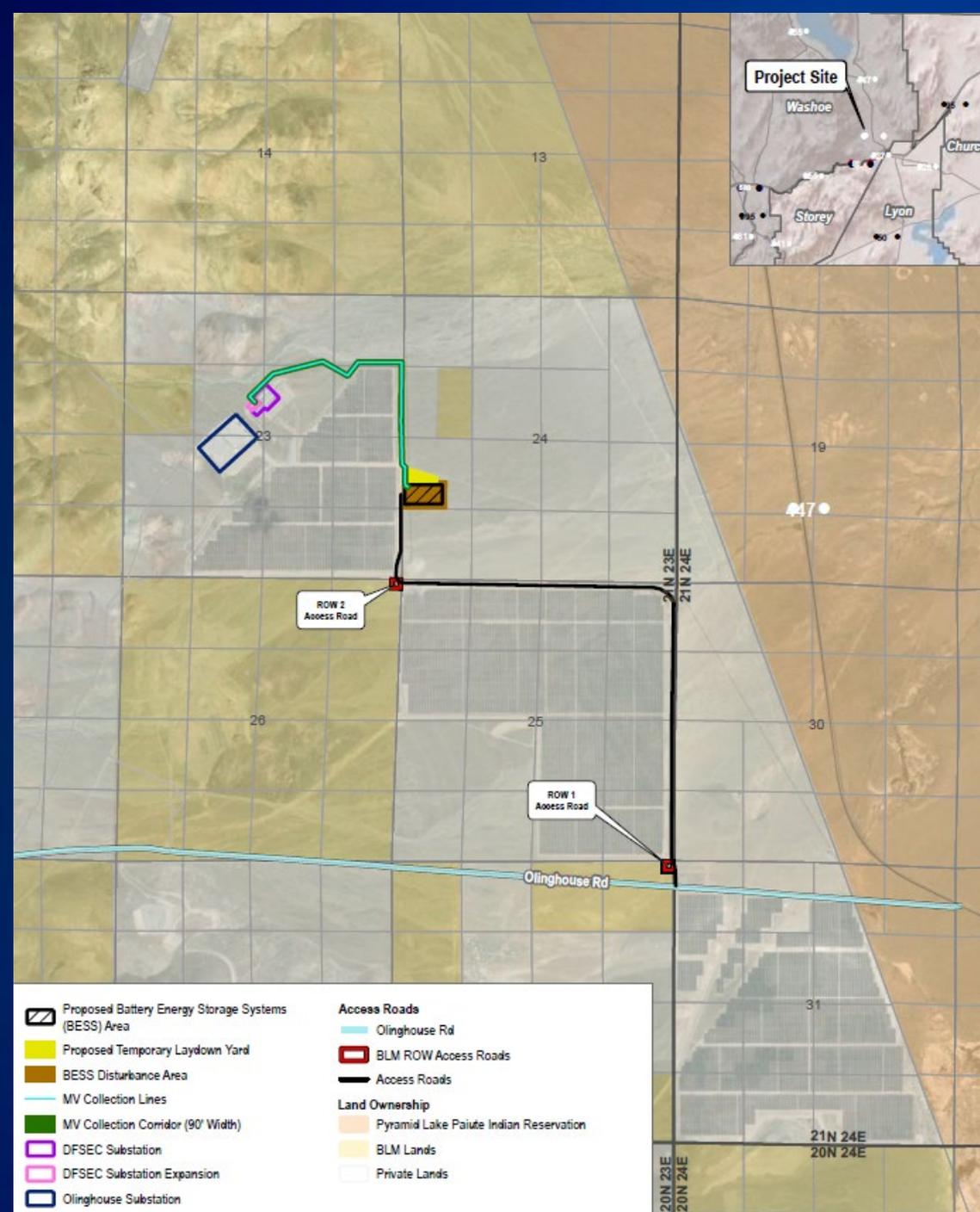
Vicinity Map

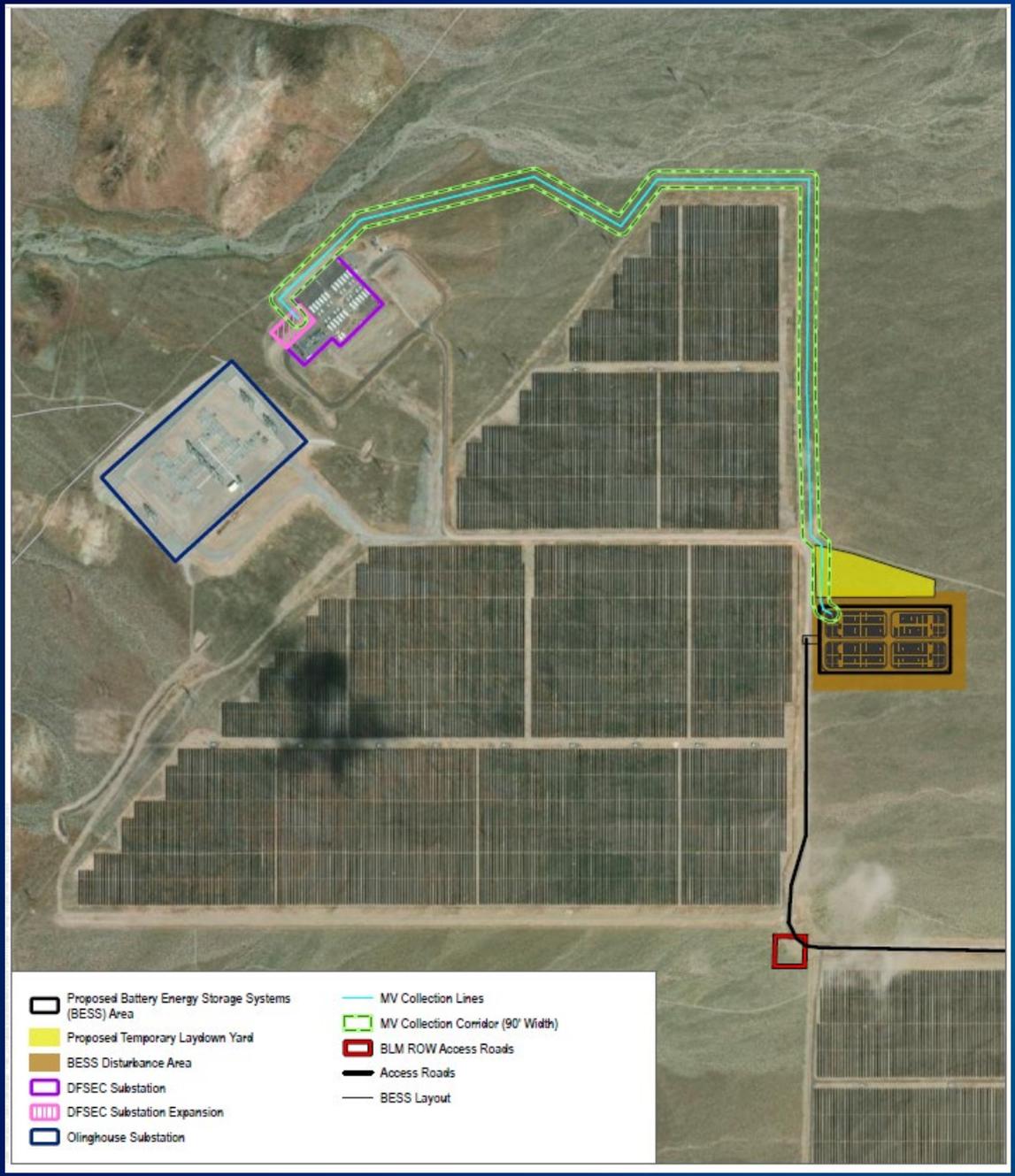
- 4 parcels totaling +/- 1,400-acres
- Surrounding parcels are either undeveloped or developed similarly with photovoltaic solar
- Truckee Canyon Planning Area
- Zoned General Rural (GR)



1. A 150MW battery energy storage system, classified as an *Energy Production, Renewable use*, to be located adjacent to the existing Dodge Flat Solar Energy Center
 - i. A request to vary parking and landscaping requirements.

Site Plan





Article 410 - Parking & Loading



- The existing DFSEC provides two (2) parking spaces in front of the power generation facilities, one of which is an accessible space
- The proposed addition of the BESS facility will not generate any new on-site employees (beyond maintenance) for the new use
- **Staff supports waving any additional parking requirements found in Article 410.**

Article 412 - Landscaping



- The project, as proposed, provides no formal landscaping.
- Article 412.10(d) provides an exemption to the landscaping requirements for Energy Production, Renewable use types when located more than 1 mile from any residence, which exempts this project from all landscaping requirements, *outside of those required for parking areas.*
- **Staff is supportive of the applicant's request to waive the landscaping standards required for parking areas**

Article 438 - Grading



- Approximately 8.1-acres of permanent disturbance and 17.9-acres of temporary disturbance are necessary
- Includes up to 12,558 cubic yards of cut and 11,312 cubic yards of fill
- Proposed grading complies with all portions of Article 438, Grading



Reviewing Agencies

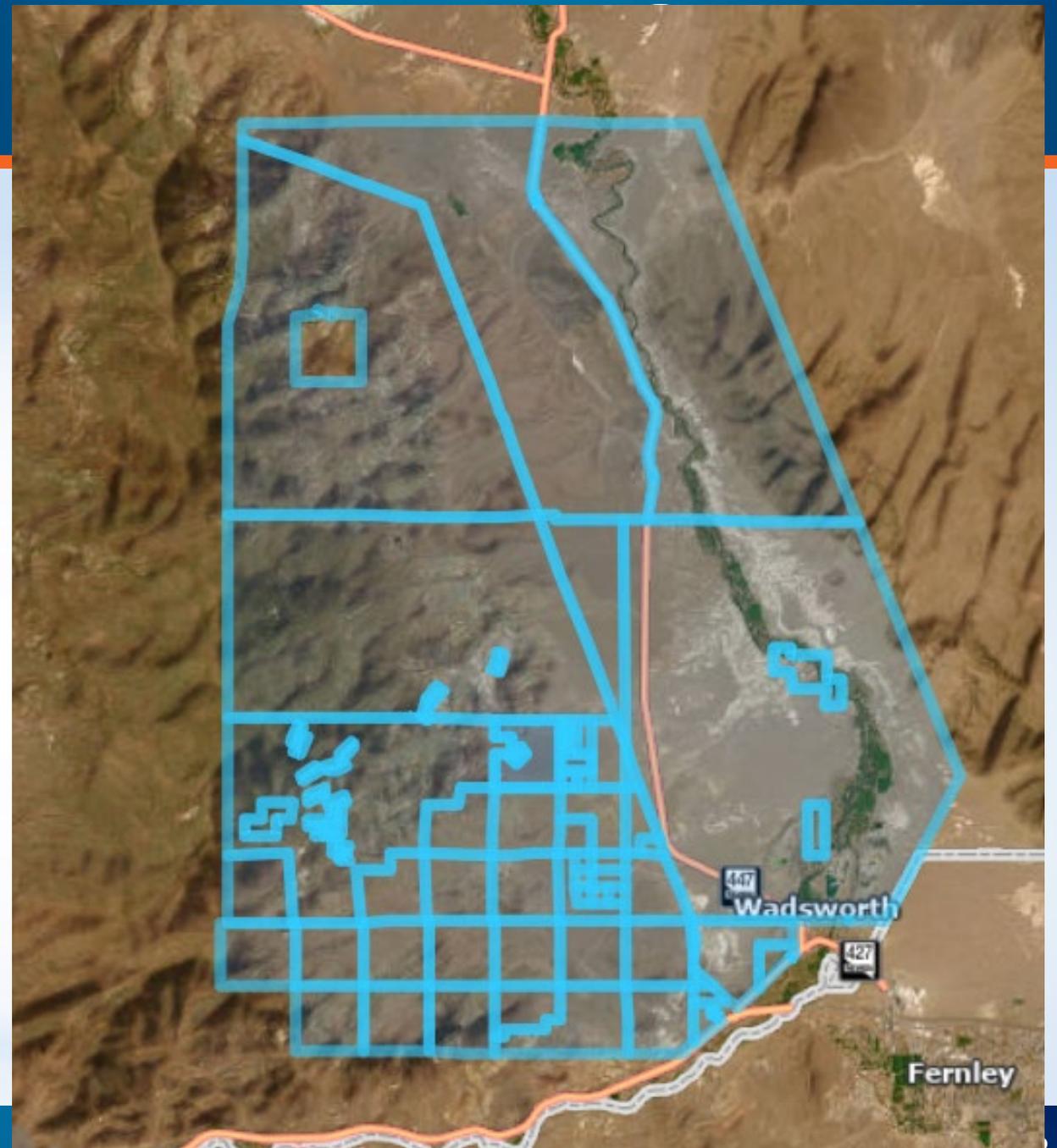


- The project application was sent to twenty-two (22) agencies for review.
- Four (4) agencies provided conditions, which are included in Exhibit A of the staff report.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - Surprise Field Office	X			
Environmental Protection	X			
NDF - Endangered Species	X	X	X	John Christopherson, jchrist@forestry.nv.gov
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH Environmental Health	X	X		
TMFPD	X	X	X	Richard Edwards; Jen Donohue
Truckee Meadows Regional Planning	X			
Pyramid Lake Paiute Tribe	X			
Reno/Sparks Indian Colony	X			
Washoe Tribe of NV	X			
AT&T	X	X		
NV Energy	X			

Public Notice

- Sixty-eight (68) parcels noticed
- No public comments were received



Staff is able to make all 5 required findings, as detailed in the staff report.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Planning Area;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for major grading and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Additional findings per 110.810.35:

- (a) Environment. That the proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general;
- (b) Impact on Scenic Resources. That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and
- (c) Reclamation. That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.

Possible Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP25-0024 for Dodge Flat Energy Center, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and the additional Development of Natural Resources findings in accordance with Washoe County Code Section 110.810.35. I further move to vary the development code standards for parking specified in WCC Section 110.410 and waive the industrial landscaping standards of WCC Section 110.412.45. [If a denial is recommended, of course revise the above paragraph.]

Thank you

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