

Washoe County Planning Commission



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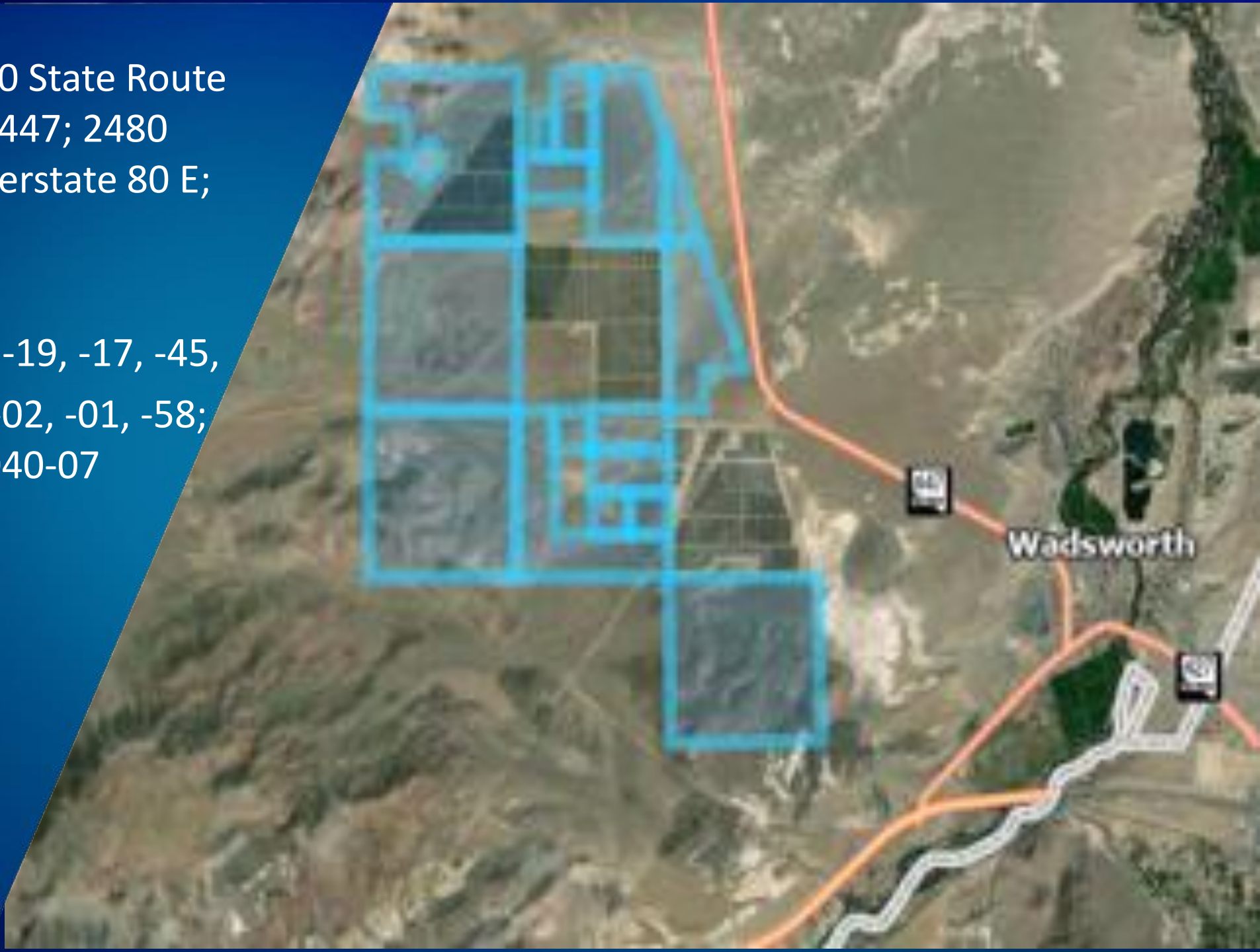
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**Special Use Permit Case Number WSUP23-0036  
(Dodge Flat Solar II)**

September 3, 2024

2505 State Route 447; 0 State Route  
447; 2495 State Route 447; 2480  
Olinghouse Road; 0 Interstate 80 E;  
3505 State Route 447

APNs 079-150-21, -20, -19, -17, -45,  
-08, -47, -07, -06, -04, -02, -01, -58;  
079-180-14, -50; 084-040-07



# Vicinity Map



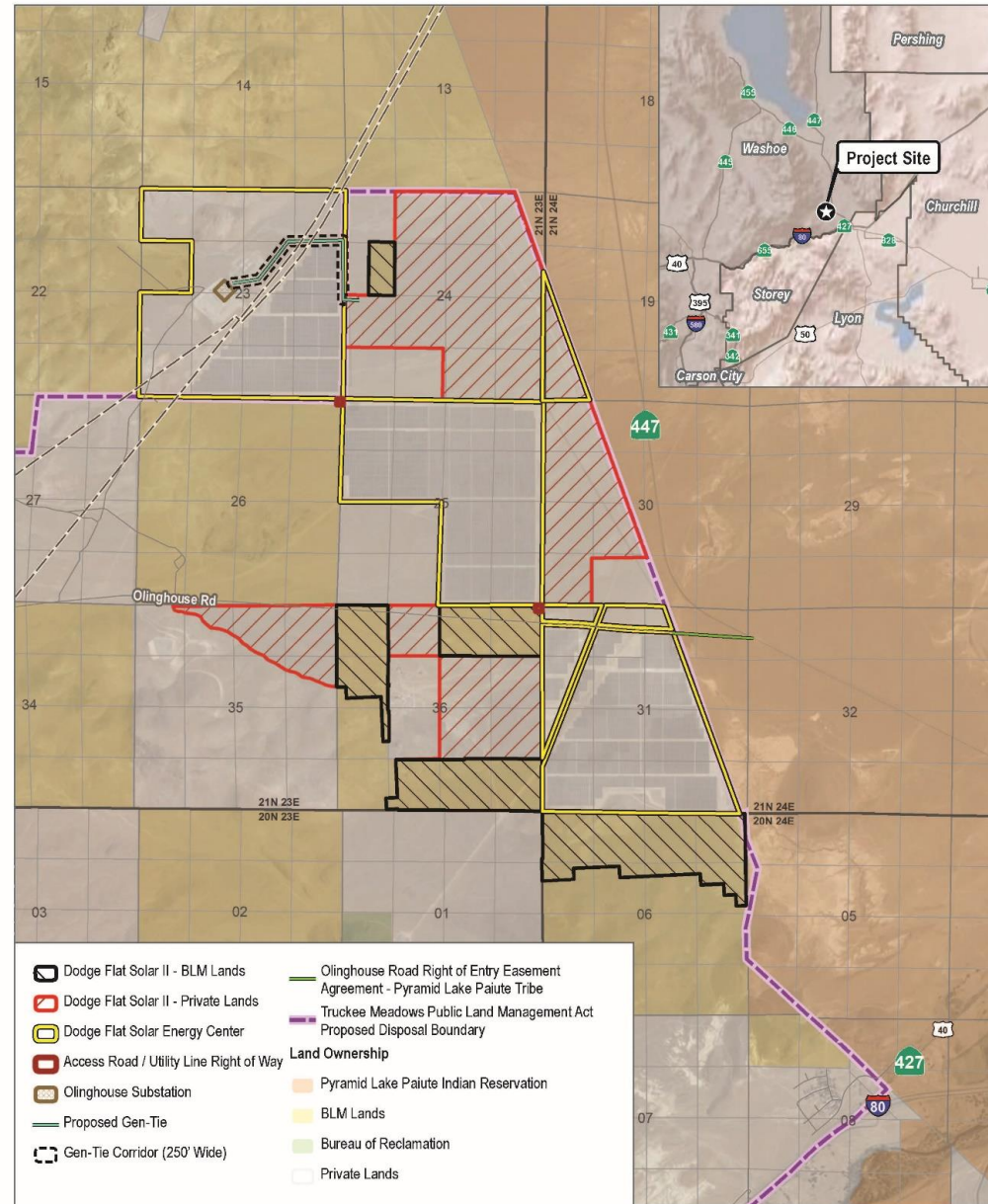
- 1,571-acres
- Surrounding parcels are undeveloped and similarly developed with photovoltaic solar
- Truckee Canyon
- Zoned General Rural (GR)



The request is for a special use permit for:

- 1) Energy Production, Renewable use - the establishment of a 200MW photovoltaic generation facility and a 200MW battery energy storage system;
- 2) Utility Services use - construction of a 345 kV sub-station and a 1-mile 345 kV Gen-tie line connecting the proposed substation to the Olinghouse Substation;
- 3) Major grading for up to 1,178 acres of ground disturbance which includes 21,186 cubic yards of cut and 125,634 cubic yards of fill;
- 4) A request to vary parking, landscaping, and height requirements.

# Site Plan



SOURCE: Bing Maps Aerial (accessed 2023), Planning and Building Division Washoe County Nevada, NVSC



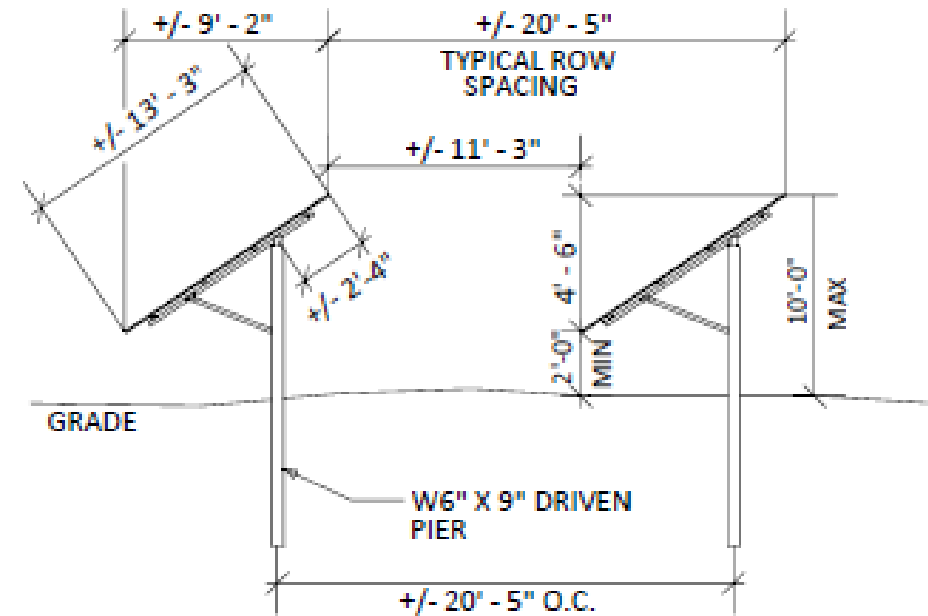
**FIGURE 1**  
Proposed Lands Under Consideration  
Dodge Flat Solar II Project

# Photovoltaic Facility



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- 200 MW generation
  - Producing more than 5 MW requires conformance review by TMRPA
- 200 MW storage
- Panels mounted on piles—minimal site disturbance



TYPICAL SOLAR ARRAY  
RACK DETAIL AND END ELEVATION

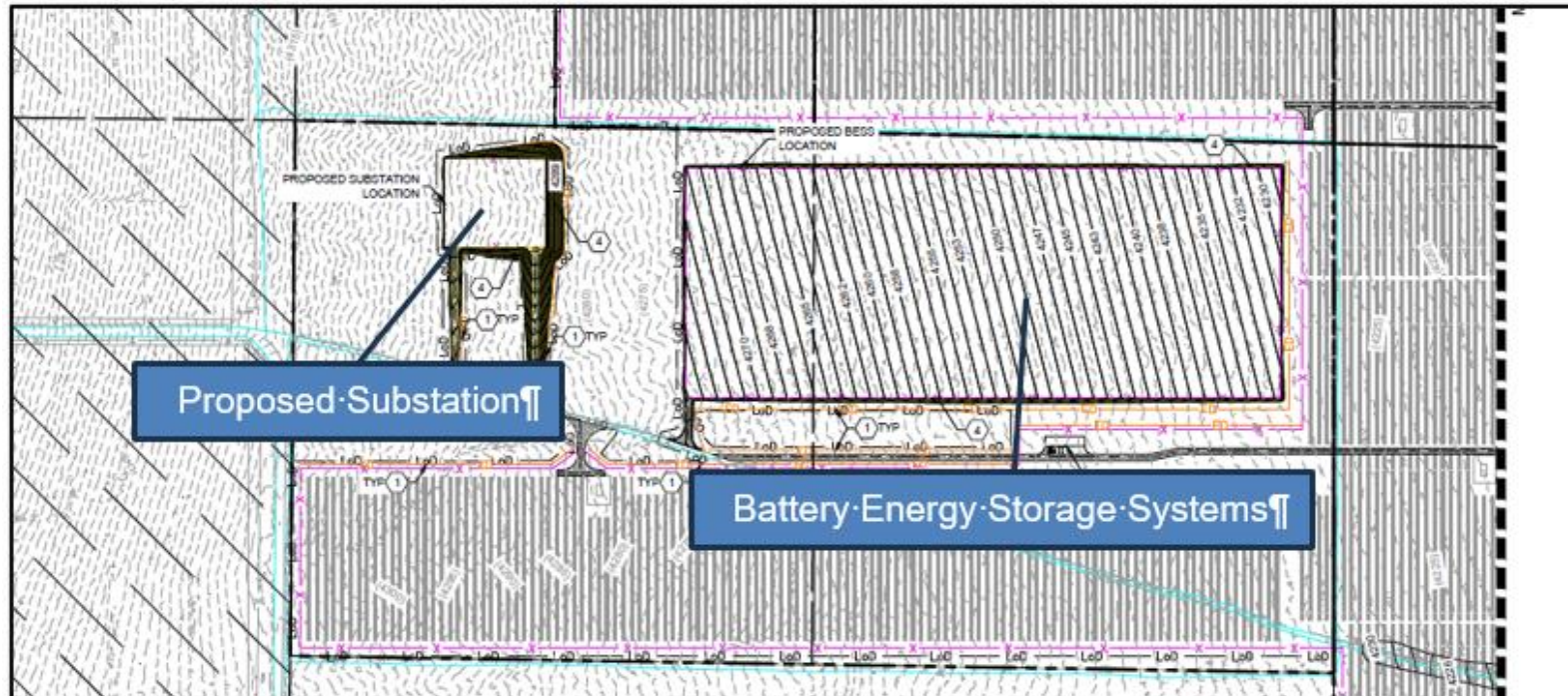
NTS



# Battery Electrical Storage System



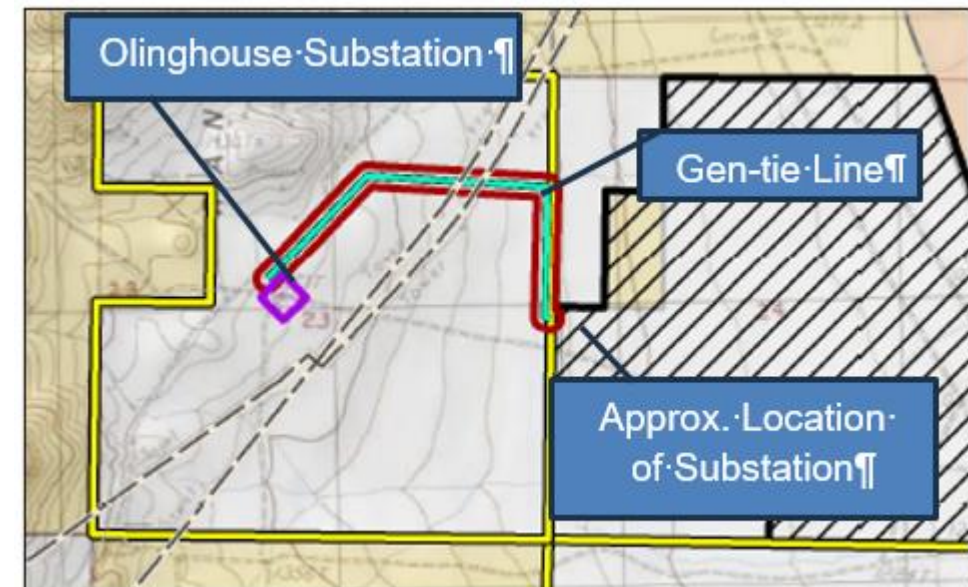
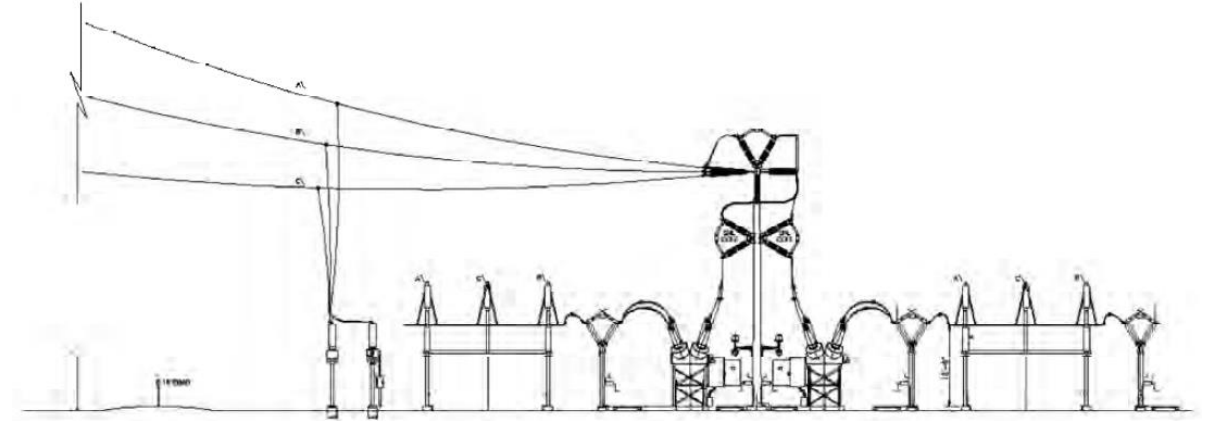
- ~302 battery enclosures in substation area
- Battery enclosures are similar in appearance to cargo container
- Condition of approval to ensure compliance with WCC requirements for cargo containers



# Substation



- Maximum height 120'
- 345 kV
- BCC must sponsor amendment to Regional Utility Site and Corridor map to reflect new substation site





- Up to 1,178 acres of disturbance
- 21,186 cy of cut and 125,634 cy of fill
  - Minimal disturbance from solar panels
  - Primarily for access roads and substation area
- Proposed grading complies with all portions of Article 438, Grading
- Engineering reviewed and provided a condition requiring submission of a grading and drainage plan (Exhibit A of Staff Report)

- Max 2 employees on site - 2 parking spaces required
- Request to vary WCC 110.410.25 (a) (c-g), paving-related standards

- WCC 110.412.10(d): “Industrial Use Types. Uses classified under the Energy Production – Renewable use type is exempt, except for parking and loading areas associated with these uses, when located at least one mile from a residential dwelling.”
- Request to waive WCC 110.412.50, 110.412.45, 110.412.40, which requires landscaping for industrial and civic uses and parking/loading areas
  - Would be inconsistent with flat landscape containing mostly low-lying vegetation

- Photovoltaic facility within potential habitat for:
  - Mule Deer
  - Pronghorn Antelope
  - Greater Sage Grouse
  - Raptors
- Condition of approval requiring the development of a Wildlife Protection Plan in coordination with NDOW.
- Mitigations from Biological Evaluation are recommended as conditions in Exhibit A - address the protection of wildlife species and their habitat throughout the entire project area.

- No comments from tribes or SHPO
- Staff recommending a condition to address the discovery of cultural resources

# Reviewing Agencies



- The project application was sent to twenty-one (21) agencies for review.
- Seven (7) agencies provided conditions, which are included in Exhibit A of the staff report.

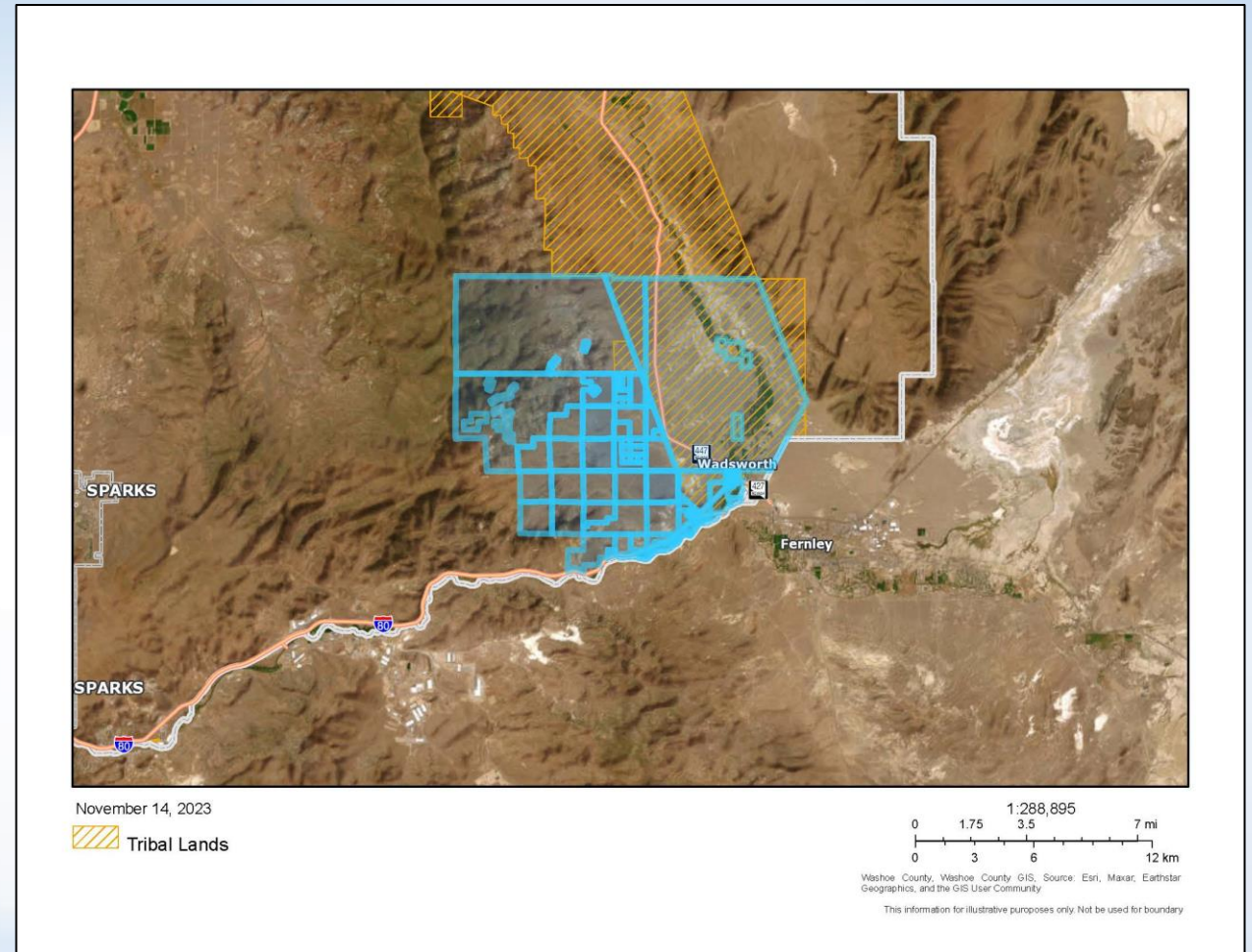
Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - Surprise Field Office	X			
Environmental Protection	X			
NDF - Endangered Species	X	X	X	John Christopherson, jchrist@forestry.nv.gov
NDOT (Transportation)	X			
NDOW (Wildlife)	X	X	X	Katie Andrie, kmandrie@ndow.org
NV Water Resources	X			
Washoe County Animal Services	X			
Washoe County Operations Division Director	X	X	X	Aaron Smith, aasmith@washoecounty.gov
Washoe County Traffic	X			
Washoe County Water Resource Planning	X	X		
WCSO Law Enforcement	X	X	X	Amelia Galicia, agalicia@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X			
<b>HEALTH</b>	X			
NNPH EMS	X	X	X	No specific contact -
Sparks Fire	X	X	X	Frank Marvitz, fmarvitz@cityofsparks.us
<b>REGIONAL/CITIES</b>	X			
Washoe County School District (All TMs)	X	X	X	Brett Rodela, Brett.Rodela@WashoeSchools.net; Kyle Chisholm; Kyle.Chisholm@washoeschools.net
Regional Transportation Commission				
<b>HISTORIC PRESERVATION</b>	X			
Nevada State Historic Preservation	X			
Pyramid Lake Paiute Tribe	X			
Reno/Sparks Indian Colony	X			
AT&T	X			
Human Services Agency (Day Care)	X			

# Public Notice



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- One hundred thirty-one (131) parcels noticed
- Two (2) public comments received



## Staff is able to make all 5 required findings, as detailed on pages 21 & 22 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.



# Findings (2)

## 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.

## **Staff recommends the Planning Commission approve Special Use Permit Case Number WSUP23-0036 and provides the following 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 Planning Commission approve with conditions Special Use Permit Case Number WSUP23-0036 for Dodge Flat Energy Center, LLC, with the conditions included as Exhibit A to this matter, having made all five (5) 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 standard in Table 110.406.05.1 to allow transmission poles up to 120 feet in height, waive the parking standards of WCC Section 110.410.25(a) and (c)-(g), and waive the industrial landscaping standards of WCC Section 110.412.45, the civic landscaping standards of WCC Section 110.412.40, and the parking and loading landscaping standards of WCC Section 110.412.50.

# Thank you

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775-328-2314



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