

Washoe County Board of Adjustment / Planning Commission

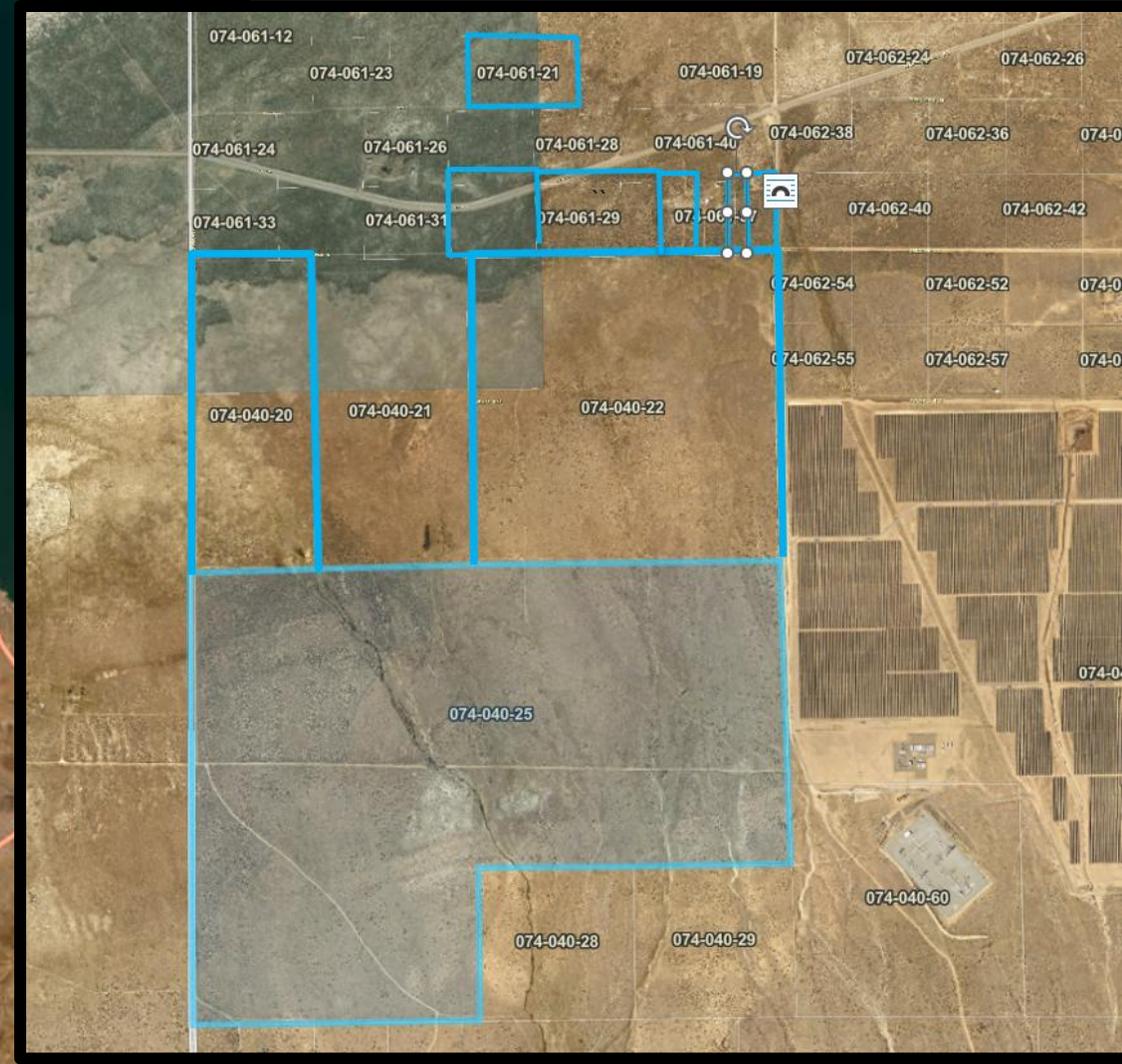


**COMMUNITY
SERVICES DEPARTMENT**

WAC25-0018 (Rock Springs Solar) for WSUP21-0001

February 3, 2025

- To amend :
 - Condition 1(c), which requires building permits to be issued within five years from the date of Washoe County's approval of the special use permit from May 4, 2026, to May 4, 2028;
 - To remove one 12.25-acre parcel (APN: 074-061-21) from the proposed project; and
 - To add one 5-acre parcel (APN: 074-061-38) to the proposed project.

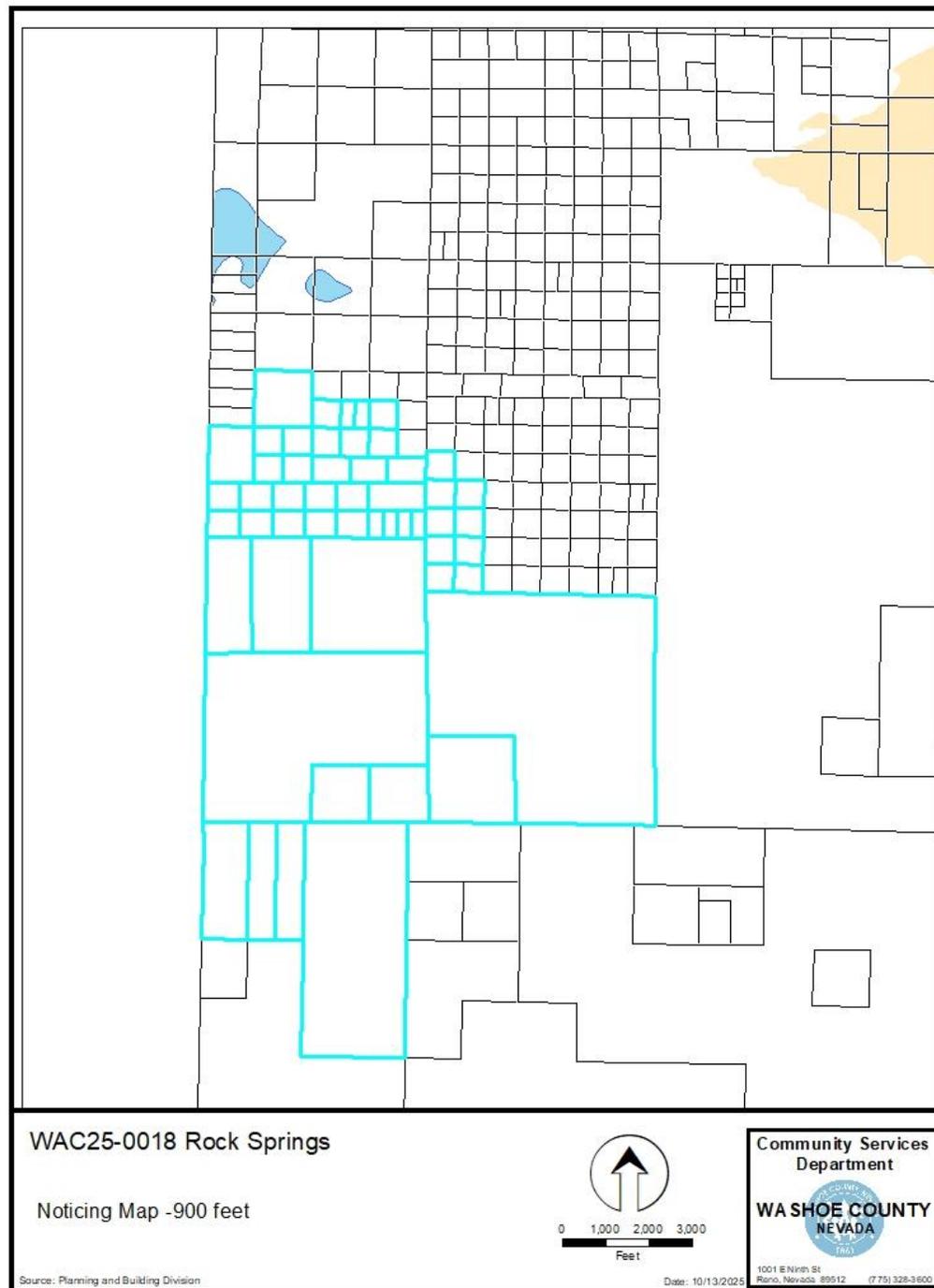


- On May 4, 2021, the Planning Commission approved WSUP20-0019 .
- The approval for:
 1. To establish a 120-MW solar photovoltaic generation facility with an 84MW battery energy storage system;
 2. For major grading to disturb 627 acres with 426,000cy of cut, and 426,000cy of fill.
 3. To allow the substation heights to exceed 35ft, waived all landscaping standards, and waived all parking design standards
- The project is on nine parcels- approximately 660 acres.

- The applicant is now requesting an additional two years to obtain issued building permits to May 4, 2028.
- The application states “The Project has encountered significant delays beyond the Applicant's control. Additional setbacks arose from a transmission right-of-way threat in 2022- 2023, when a California rural electric cooperative threatened to condemn a right-of-way through the Project site, necessitating potential reconfiguration and halting progress until resolved”.
- Additional to remove APN: 074-061-21 which is no longer part of the development and to add APN: 074-061-38.

Noticing

- Parcels 500 feet from the site were noticed and 46 notices were sent out
- No emails or phone calls where received.



Reviewing Agencies & Findings

- Various departments and agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval
- Staff is able to make the Findings

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 Planning Commission approve Amendment of Conditions Case Number WAC25-0018 for CED Rock Springs Solar LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section Washoe County Code Section 110.810.30.

Thank you

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