



WASHOE COUNTY

Integrity Communication Service

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CM/ACM _____

Finance _____

DA _____

Risk Mgt N/A

HR N/A

Comptroller _____

STAFF REPORT

BOARD MEETING DATE: March 27, 2018

DATE: February 23, 2018

TO: Board of County Commissioners

FROM: Kelly Mullin, AICP, Senior Planner, Planning and Building Division, Community Services Department, 328-3608, kmullin@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., AICP, Division Director, Planning and Building Community Services Department, 328-3619, mhauenstein@washoecounty.us

SUBJECT: Hearing to approve a resolution sponsoring an amendment to the 2012 Truckee Meadows Regional Plan, pursuant to NRS 278.0272(7), to update the Existing Utility Corridors (South) map to include: (1) A 200 MW solar energy center (containing a ±1,200-acre solar field, switchyard, 200 MW energy storage system, and new substation) northwest of Wadsworth; and (2) A short 345 kV overhead transmission line connection on APN 079-150-29 from the project switchyard to an existing 345 kV transmission line as part of a Project of Regional Significance known as the Dodge Flat Solar facility provisionally approved by Washoe County as part of Special Use Permit WSUP17-0021 and Administrative Permit WADMIN17-0010; and if approved, authorize the Chair to execute the resolution sponsoring the proposed amendment.

The overall project site is located at 2505 State Route 447, west of its intersection with Olinghouse Road. The parcels (APNs: 079-150-29, 079-150-11, 079-180-16, and 079-180-14) total ±1,616-acres in size and are within the boundaries of the Truckee Canyon Area Plan. The Master Plan category is Rural, and the regulatory zone is General Rural. The property owners are New Nevada Lands, LLC and NV Land & Resource Holdings, Inc., and the applicant is Dodge Flat Solar, LLC. (Commission District 4.)

SUMMARY

Possible action to sponsor an amendment to the 2012 Truckee Meadows Regional Plan – Existing Utility Corridors (South) map to add a 200 MW solar energy center (including new substation) and a short high-voltage overhead transmission line connection to an existing utility corridor. The amendment is necessary to allow for the construction of the Dodge Flat Solar facility.

Washoe County Strategic Objective supported by this item: Proactive economic development and diversification.

AGENDA ITEM # _____

PREVIOUS ACTION

At its meeting of February 6, 2018, the Washoe County Planning Commission held a public hearing and voted unanimously to provisionally approve with conditions Special Use Permit WSUP17-0021 and Administrative Permit WADMIN17-0010, also known as the Dodge Flat Solar project. The permits allow for the construction of a 200 MW solar energy center, with $\pm 1,200$ -acres of the $\pm 1,600$ -acre site developed to include photovoltaic solar fields, a substation, switchyard, 200 MW energy storage system and ancillary facilities.

BACKGROUND

Truckee Meadows Regional Plan (TMRP) Policy 3.8.1 stipulates that the establishment of a new regional utility corridor or site requires an amendment to the Regional Plan in order to reflect its location on the appropriate maps. The 200 MW Dodge Flat Solar facility is considered a utility project of regional significance pursuant to NRS 278.026(6) and the TMRP in that it includes an electric substation, generates electricity greater than 5 MW and includes a transmission line carrying more than 60 kV (the project proposes a short 345 kV connection to an existing utility corridor). As a result, an amendment to the Regional Plan is needed in order to allow for the Dodge Flat Solar project to be completed.

The Board is asked to sponsor an amendment to the TMRP Existing Utility Corridors (South) map to reflect the new solar energy center as proposed by Dodge Flat Solar, LLC and approved by the Washoe County Planning Commission. More information about the overall project is available online at <http://bit.ly/2EIBLUm>.

If the Board approves the resolution to sponsor this amendment, the Regional Planning Commission is anticipated to hear the request in either April or May 2018.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended the Board of County Commissioners approve a resolution sponsoring the amendment and authorize the Chair to execute the resolution.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

"Move to approve a resolution sponsoring an amendment to the 2012 Truckee Meadows Regional Plan, pursuant to NRS 278.0272(7), to update the Existing Utility Corridors (South) map to include: (1) A 200 MW solar energy center (containing a $\pm 1,200$ -acre solar field, switchyard, 200 MW energy storage system, and new substation) northwest of Wadsworth; and (2) A short 345 kV overhead transmission line connection on APN 079-150-29 from the project switchyard to an existing 345 kV transmission line as part of a Project of Regional Significance known as the Dodge Flat Solar facility provisionally approved by Washoe County as part of Special Use Permit WSUP17-0021 and Administrative Permit WADMIN17-0010; and authorize the Chair to sign the resolution of behalf of the Board."

Attachment: A. Board Resolution

xc:

Applicant: Dodge Flat Solar, LLC, Attn: Jesse Marshall, 700 Universe Blvd., Juno Beach, FL 33408

Owners: New Nevada Lands, LLC, PO Box 805, Destin, FL 32540

Nevada Land & Resource Holdings, Inc., Attn: David Merrill, 3480 GS Richards Blvd., Suite 101, Carson City, NV 89703

Representatives: DUDEK, Attn: David Hochart, 605 3rd St., Encinitas, CA 92024

Eric Koster, 949 Twilight Ave., Henderson, NV 89012



WASHOE COUNTY COMMISSION

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

RESOLUTION

SPONSORING AN AMENDMENT TO THE TRUCKEE MEADOWS REGIONAL PLAN TO UPDATE THE EXISTING UTILITY CORRIDORS (SOUTH) MAP TO INCLUDE:

(1) A 200 MW SOLAR ENERGY CENTER (CONTAINING A ±1,200-ACRE SOLAR FIELD, SWITCHYARD, 200 MW ENERGY STORAGE SYSTEM, AND NEW SUBSTATION) NORTHWEST OF WADSWORTH; AND (2) A SHORT 345 KV OVERHEAD TRANSMISSION LINE CONNECTION ON APN 079-150-29 FROM THE PROJECT SWITCHYARD TO AN EXISTING 345 KV TRANSMISSION LINE (WSUP17-0021 AND WADMIN17-0010 – DODGE FLAT SOLAR)

WHEREAS, Truckee Meadows Regional Plan (TMRP) Policy 3.8.1 requires that all regional utility corridors and sites be identified on an Existing Utility Corridors map;

WHEREAS, Dodge Flat Solar, LLC has applied for Washoe County special use and administrative permits in related and pending proceedings under WSUP17-0021 and WADMIN17-0010 to construct a 200 MW solar energy center (containing a ±1,200-acre solar field, switchyard, 200 MW energy storage system, and new substation) northwest of Wadsworth; and a short 345 kV overhead transmission line connection on APN 079-150-29 from the project switchyard to an existing 345 kV transmission line as part of a Project of Regional Significance known as the Dodge Flat Solar facility;

WHEREAS, construction of the Dodge Flat Solar facility will require an amendment to the TMRP Existing Utility Corridors (South) map in order to identify to the project site, including its substation and associated overhead transmission line;

WHEREAS, a special use permit and administrative permit for the Dodge Flat Solar 200 MW solar energy center (including proposed substation and transmission line) was heard and conditionally approved by the Washoe County Planning Commission at their February 6, 2018 meeting and is pending review by the Regional Planning Commission as a Project of Regional Significance; and

WHEREAS, the Washoe County Commission has considered at its meeting on March 27, 2018, the request that it sponsor an amendment to the Regional Plan pursuant to NRS 278.0272(7) in connection with the overall completion of the Dodge Flat Solar project and determined that the request is meritorious and will be beneficial to the residents of the community by furthering the responsible development of renewable energy resources.

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners does hereby sponsor the amendment of the Existing Utility Corridors (South) map, a part of the 2012 Truckee Meadows Regional Plan, for the addition of a new 200 MW solar energy center, including a new substation and overhead transmission line to support the development of the Dodge Flat Solar project as provided in WSUP17-0021 and WADMIN17-0010, and the map and documents attached hereto.

ADOPTED this 27th day of March 2018, to be effective only as stated above.

WASHOE COUNTY COMMISSION

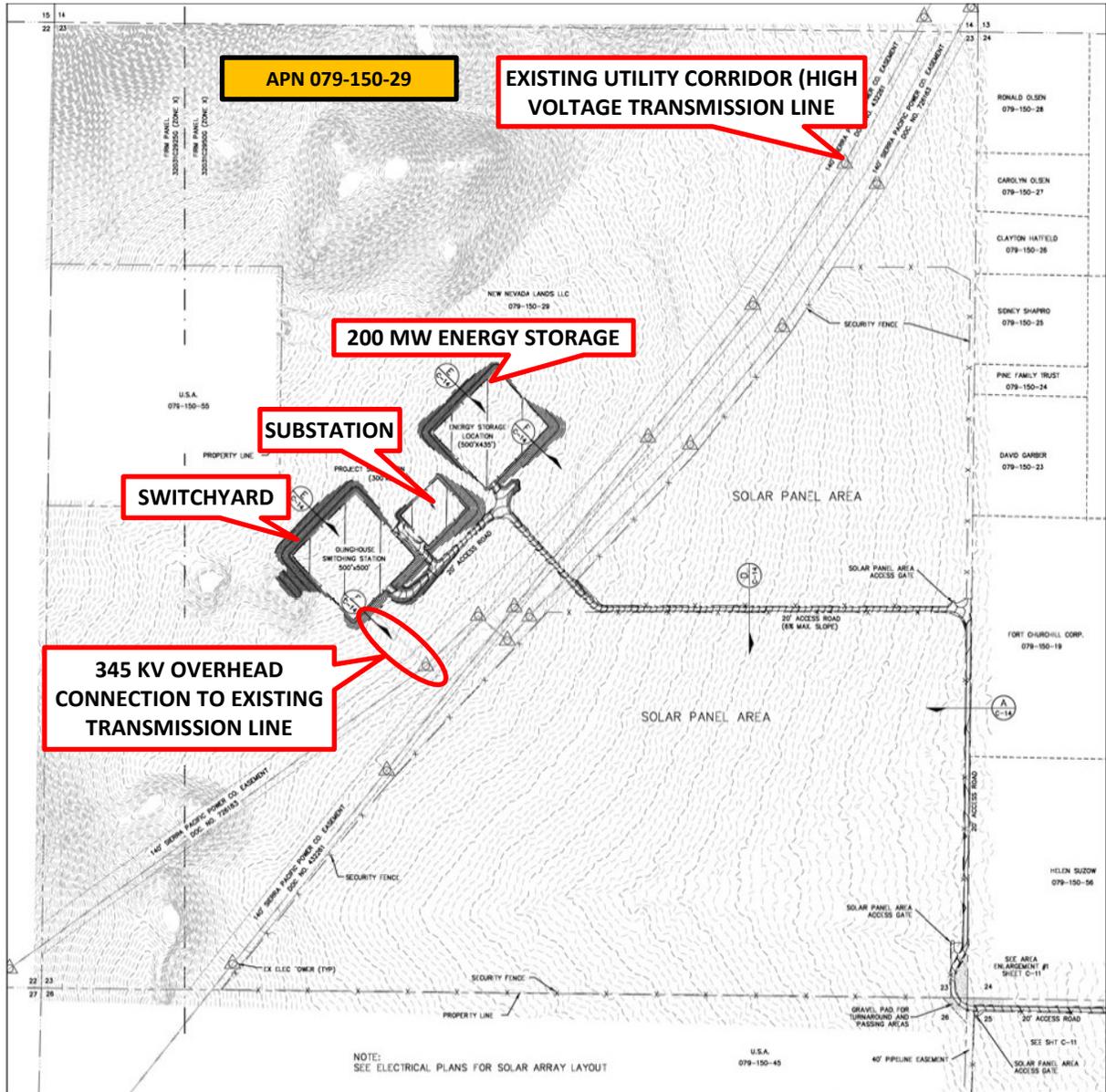
Marsha Berkgigler, Chair

ATTEST:

Nancy Parent, County Clerk

EXHIBIT A

**DETAIL FOR PROPOSED AMENDMENT TO
EXISTING UTILITY CORRIDORS (SOUTH) MAP**



NOTE:
SEE ELECTRICAL PLANS FOR SOLAR ARRAY LAYOUT



EARTHWORK VOLUMES		
AREA	EXIST. (CY)	FILL (CY)
20' ACCESS ROAD	6,498	12,049
PROJECT SUBSTATION PAD	1,071	23,824
FOUND.-HOUSE SWITCHING STATION PAD	88,462	17,713
ENERGY STORAGE PAD	45,159	25,424
NATIVE SLOPE RESTORATION AREA	186,094	190,826
TOTAL (EXCL.)	316,284	289,836
TOTAL (10% SHRINKAGE)	316,284	306,919