

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Dodge Flat Solar II Project			
Project Description: Approximately 200-megawatt (MW) photovoltaic (PV) solar generation facility, substation, energy storage facility, and switching station.			
Project Address: 2505 State Route 447, Washoe County, Nevada			
Project Area (acres or square feet): Approximately 1,541 acres (1,041 acres private land and 500 acres BLM)			
Project Location (with point of reference to major cross streets AND area locator): Olinghouse Road, west of SR-447; Latitude/Longitude 39°39'31N / 119°20'53"W			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Please refer to Attachment A			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Please refer to Attachment A		Name: Dudek	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone: {	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Angela Zhang	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Tucker White		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Dodge Flat Solar II is a proposed 200-megawatt (MW) (approximate) photovoltaic solar generation facility, substation, switchyard, 200-MW energy storage facility, and operations and maintenance building. The proposed project is located adjacent to the existing Dodge Flat Solar Energy Center (DFSEC) in the Truckee Canyon Planning Area and, per the Truckee Canyon Regulatory Zone Map, is located entirely within a General Rural (GR) zone. Renewable generation facilities are allowed in the GR zone with the approval of a Special Use Permit.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Please see the Site Plan attached to this application.

3. What is the intended phasing schedule for the construction and completion of the project?

The proposed project is intended to be constructed in a single phase.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Solar generation is an ideal use for the subject properties. The topography is gently sloping, with an average slope of 2%-3% for the proposed developed area, generally from west to east (a portion of rugged and mountainous terrain at the northeast corner of the subject property has been excluded from the proposed development area, and is not to be considered for development at this time). The project will be located adjacent to an existing solar generation facility, the DFSEC, and in close proximity to the Olinghouse Substation.

The property is located within an area that has a contiguous zoning of General Rural, and therefore does not conflict with any immediately adjacent current or allowed uses. There are no significant residential developments within the immediate vicinity, or within the general property view shed. The property is located close to SR-447, and is directly accessed via Olinghouse Road.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The Dodge Flat Solar II facility will provide a reliable local and regional source of power, producing around 465,000 megawatt-hours of clean, emissions-free power each year. Compared to Nevada's current average power emissions, this project will allow for the reduction of around 265,000 tons of carbon dioxide annually. By locating the project near a State Highway, and directly adjacent to existing transmission lines and Olinghouse Substation, the project can be built with minimal additional infrastructure, minimizing additional property impacts and emissions during construction.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Surrounding lands include private lands including the DFSEC, public lands managed by the Bureau of Land Management (BLM), and lands within with Pyramid Lake Indian Reservation managed by the Pyramid Lake Tribal Council. All lands surrounding the study area are designated "Rural" within the Washoe County Master Plan (WCMP) (Washoe County 2012). In the Truckee Canyon Area Plan (TCAP), surrounding lands are currently assessed as "Undeveloped" (Public Lands), "Industrial" (Reservation), and other private lands include a mix of "Low Density Rural," "Medium Density Suburban," "Vacant-Minor Improvements Common Area," and "Agricultural" (Washoe County 2012). The construction of solar generation facilities is considered to be consistent with the existing land use and zoning, and is not anticipated to have any adverse impacts or effects on these neighboring properties.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

No landscaping, parking or lighting is proposed as part of this project; therefore the Applicant requests waivers for landscaping, parking, and lighting requirements. Typical signage, located at each access gate location, is shown in the fence details.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

☐ Yes	☒ No
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9. Utilities:

a. Sewer Service	No service available
b. Electrical Service	NV Energy, et al
c. Telephone Service	No service available
d. LPG or Natural Gas Service	No service available
e. Solid Waste Disposal Service	Washoe County Solid Waste Management
f. Cable Television Service	No service available
g. Water Service	No service available

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	64733 (change order under review with state)	acre-feet per year	800 total for construction over 2 years, ~1 for operation
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

M4 New Fernley QOZB, LLC, (change order under review with state engineers office)

10. Community Services (provided and nearest facility):

a. Fire Station	Fernley Volunteer Fire Department, 165 E Main Street, Fernley, NV 89408
b. Health Care Facility	Renown Medical Group, Fernley 1343 Newlands Drive, W Fernley, NV 89408
c. Elementary School	Natchez Elementary School, 1 Hwy 447, Wadsworth, NV 89442
d. Middle School	Fernley Intermediate School, 320 Hwy 95A South, Fernley, NV 89408
e. High School	Fernley High School, 1300 US Highway 95A South, Fernley NV 89408
f. Parks	In Town Skate Park, South Center St., Fernley, NV 89408
g. Library	Fernley Branch Library, 575 Silver Lace Blvd, Fernley, NV 89408
h. Citifare Bus Stop	Nearby Wadsworth and Fernley do not operate a city bus system

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

Because the proposed project site is fairly level, grading is expected to be minor in most instances. However, grading would occur throughout the site, especially for the construction of roads and inverter pads. This would be accomplished with scrapers, motor graders, water trucks, dozers, and compaction equipment (see attached grading plans).

2. How many cubic yards of material are you proposing to excavate on site?

59,060 (see attached Site Plan)

3. How many square feet of surface of the property are you disturbing?

It is anticipated that approximately 1,120 acres of the site will be disturbed to support

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

Import material will be needed for on-site substation, battery energy storage facility, interior access roads, and inverter pads. In total, 79,754 cubic yards of material would be imported for these components. (See attached Site Plan)

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

A Special Use Permit is required for the following: Grading projects excavating over 1,000 cubic yards; Importing more than 5,000 cubic yards of fill; Disturbing more than 25,000 square feet; Placing more than 1,000 cubic yards of fill in a flood hazard area; Constructing a permanent earthen structure over 4.5 feet high.

The project is anticipated to have approximately 59,060 cubic yards of cut and approximately 138,814 cubic yards of fill (see attached Site Plans).

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No previous grading has occurred at the project site.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes. Vegetation on the site would be modified only where necessary. Vegetation would be removed where gravel roads would be constructed, where fill would be placed from grading operations, where buildings are to be constructed, and where transmission pole and tracker foundations would be installed (if necessary). At locations where transmission pole and tracker foundations would be installed, minor cuts may be required where the foundations would be driven. Minor earth work would also occur to install aggregate base access roads and transmission line maintenance roads. The surface of the roads would be at-grade to allow any water to sheet flow across the site as it currently does. Throughout the remainder of the developed area on the solar and energy storage site, the vegetation root mass would generally be left in place to help maintain existing drainage patterns on a micro level, and to assist in erosion control. During construction of the solar and energy storage facility, it is expected that most of the vegetation would be cut, trimmed, or flattened as necessary, but otherwise undisturbed so that reestablishment is possible.

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

The project site will be visible from sections of Highway 447 and Olinghouse Road located adjacent to the project site. The town of Wadsworth is the closest town to the project site and would not have views of the project site due to intervening topography.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

Access to the project site is readily available from Olinghouse Road, Stampmill Road and Canton Road that consists of an improved gravel road that is being maintained. No new access driveways are proposed that would result in new access to additional neighboring properties.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Cut and fill areas are not anticipated to exceed 4:1 ratio. A stormwater pollution prevention plan (SWPPP) will be prepared to address stormwater quality during construction-related activities, and a design-level SQMP will be submitted to Washoe County at a later date as part of final grading permit approvals, in compliance with Article 421 of the Washoe County Development Code (Storm Water Discharge Program).

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

No retaining walls are proposed for the project. The topography of the project site is (

13. What are you proposing for visual mitigation of the work?

Due to the proposed use, zoning, and existing terrain, no visual mitigation has been proposed, and would not be appropriate for the solar generation facility.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

The site was surveyed for vegetation and no trees were identified in the project area. Therefore, no trees will be removed.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

A revegetation plan and associated seed mix is being prepared for review with Washoe Storey Conservation District and the BLM.

16. How are you providing temporary irrigation to the disturbed area?

Due to the proposed use, zoning, and existing terrain, no landscaping/irrigation has been proposed, and would not be appropriate for the solar generation facility.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

A revegetation plan and associated seed mix is being prepared for review with Washoe Storey Conservation District and BLM.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No X	If yes, please attach a copy.
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Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

11. What is the intended phasing schedule for the construction and completion of the project?

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

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17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

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18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

☐ Yes	☐ No
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19. Community Sewer

☐ Yes	☐ No
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20. Community Water

☐ Yes	☐ No
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Attachment A

Dodge Flat II Solar Energy Project APNs

APN	Ownership	Owner Name	Use	Parcel Acreage
079-150-21	BLM	United States of America	Solar Field	20.00
079-150-20	Private	Dodge Flat Energy Center, LLC	Solar Field	80.00
079-150-19	Private	Dodge Flat Energy Center, LLC	Solar Field	80.00
079-150-17	Private	Dodge Flat Energy Center, LLC	Solar Field	301.20
079-180-14	Private	Dodge Flat Solar, LLC	Solar Field	38.09
079-150-45	BLM	United States of America	Solar Field	647.49
079-180-50	Private	Dodge Flat Energy Center, LLC	Solar Field	208.07
079-150-08	Private	Dodge Flat Energy Center, LLC	Solar Field	640.00
079-150-47	BLM	United States of America	Solar Field	283.58
079-150-07	Private	Nathaniel Ray Johnson	Solar Field	40.00
079-150-06	BLM	United States of America	Solar Field	80.00
079-150-04	Private	Douglas & Denise Larned Family Trust	Solar Field	80.00
079-150-02	Private	Jeremy James Hice	Solar Field	40.00
079-150-01	Private	Dodge Flat Energy Center, LLC	Solar Field	40.00
084-040-07	BLM	United States of America	Solar Field	651.31
079-150-58	Private	Dodge Flat Solar, LLC	Gen-tie	592.20



Amendment of Conditions Application – Supplemental Information

The Applicant is proposing to amend Condition “C” of its approved Washoe County SUP (WSUP23-0036). The Application is requesting to extend the two-year timeline provided in the Condition by an additional two years from the time of an Amendment approval. Condition “C” in the approved SUP reads:

“The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.”

The proposed amended Condition would read:

*“The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of the **amended approval** by Washoe County. The applicant shall complete construction within the time specified by the building permits.”*

The two-year extension to this condition will allow the Applicant time to finalize its federal permitting component of the project with the Bureau of Land Management (BLM). This will allow it to proceed with its final layout and design in the subsequent permitting phases with Washoe County. There will be no changes to the development layout or design itself, or any other aspect of the SUP approval, as a result of this condition extension.

BLM land encompasses roughly 500 acres, or one third of the total project footprint. Due to the use of BLM lands, the project is subject to environmental analysis via the National Environmental Protection Act (NEPA) in order to obtain a long-term Right-of-Way (ROW). The Project experienced federal permitting process delays in 2024 and 2025, which delayed project timelines. As a result, the Applicant has been unable to proceed with County building and grading permitting due to any potential changes that may have resulted from the BLM permitting process. BLM permitting has progressed in 2026 with the final Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) published by the BLM in June 2026 (Attachment E). The Project is now progressing toward its final ROW with the BLM.

A two-year extension from the time of the approved SUP Amendment in Condition “C” will allow the project to obtain its BLM ROW grant and progress towards final design in order to submit Washoe County building and grading permits.