



**AMENDMENT OF CONDITIONS CASE  
NUMBER WAC19-0004  
Dodge Flat Solar  
for amendment of Special Use Permit  
WSUP17-0021**

**Washoe County Planning Commission  
November 5, 2019**



# Request

Amendment of Special Use Permit WSUP17-0021, which permitted a 200 megawatt (MW) solar energy center with associated grading. The project site consists of four parcels totaling  $\pm 1,616$ -acres and is classified as a Renewable Energy Production industrial use type. Approximately 1,200-acres was approved in June of 2018 to be developed to include a photovoltaic solar field, substation, switchyard, 200 MW energy storage system, and ancillary facilities, including two 90-foot-tall private communication antennas.



# Amendment Requests

- 1) Expansion of the Substation/switchyard to meet recent direction from NV Energy
- 2) Addition of CONEX boxes for materials storage
- 3) Addition of a southern auxiliary access route
- 4) Parcel Map Application to convey switch station parcel to NV Energy
- 5) Additional Property Access Road
- 6) Extension of construction period from 12 to 16 months
- 7) Station Backup Power
- 8) Construction Power
- 9) Extension of SUP to 2022



# Overview

- Each request is discussed on pages 8-9 of the staff report
- None are substantial changes individually
- Applicant has completed approximately 20% of the project at this time
- Staff recommends approval



# Public Notice & CAB

- **Notice sent to 56 affected property owners**
- **East Truckee Canyon CAB reviewed the application on October 8, 2019**
  - Recommended approval



# Reviewing Agencies

**Standard conditions of approval have been recommended.**

**No unique or unusual conditions have been recommended.**



# Special Use Permit Findings

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan;
2. 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;
3. Site Suitability. That the site is physically suitable for the type of development and for the intensity of such a development;
4. 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;
5. 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.



# 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, with the conditions included as Exhibit A to this matter, Special Use Permit Case Number WSUP17-0021 for Dodge Flat Solar LLC, having made all five findings in accordance with Washoe County Code Sections 110.810.30**