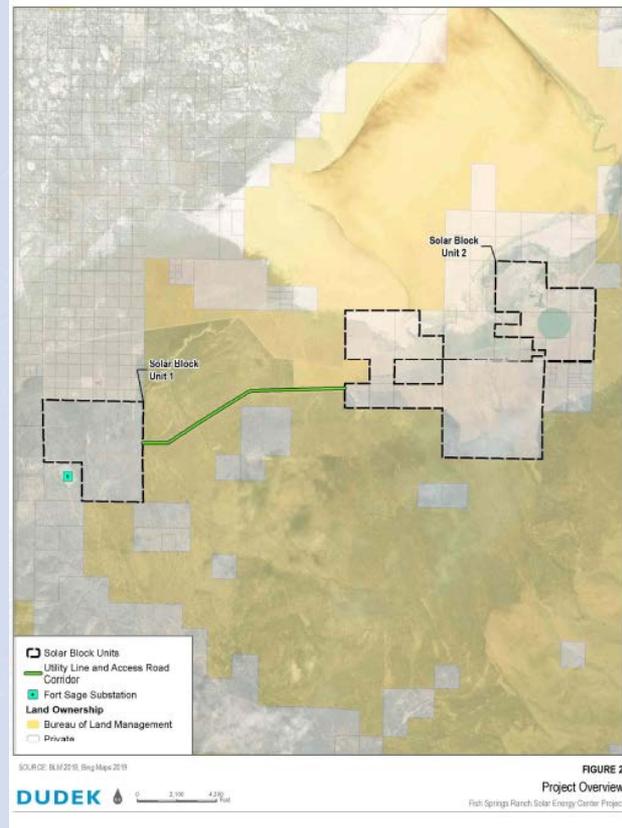




# WAC20-0004 for WSUP20-0001

## Fish Springs Solar



***Washoe County Planning Commission***  
***Feb 2, 2021***



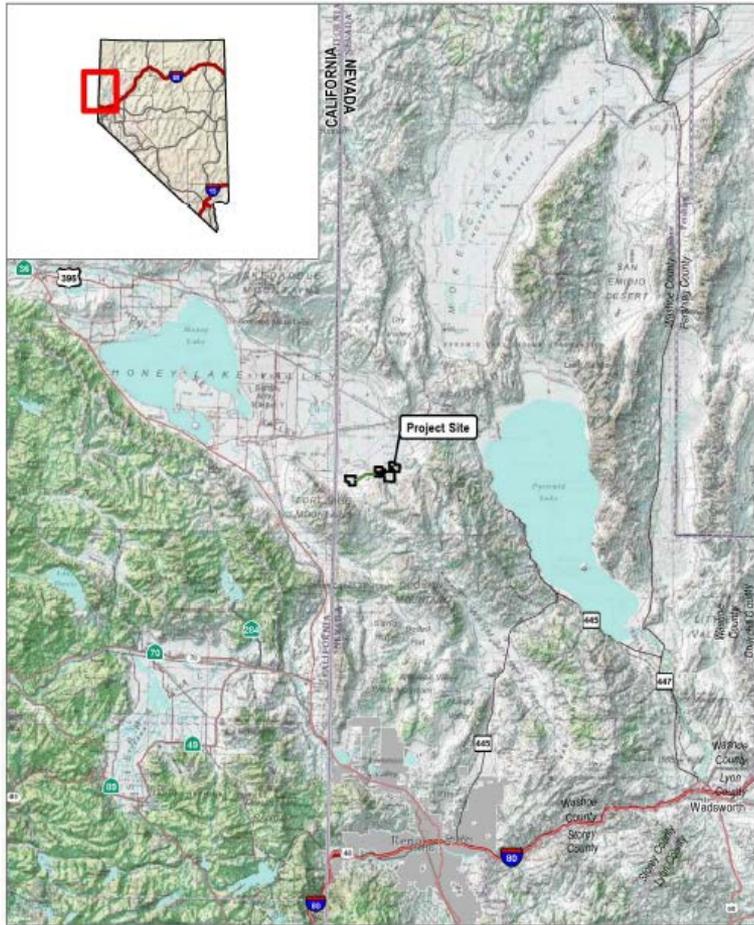
# Background/Request

- Applicant is requesting to increase the amount of approved grading approved March 3, 2020 under WSUP20-0001

Change	Original SUP	Amendment of Conditions	Difference
Temporary Water Storage	12,000 gallons	21,000 gallons	9,000 gallons
Phase 1 substation footprint	0.25 acres	0.75 acres	0.5 acres
Total substation footprint	0.25 acres	3 acres	2.75 acres
Disturbed Acreage	1,490 acres	1,490 acres	0 acres
Cut	351,000 cy	773,306 cy	422,306 cy
Fill	337,000cy	715,401 cy	378,401cy



# Vicinity Map

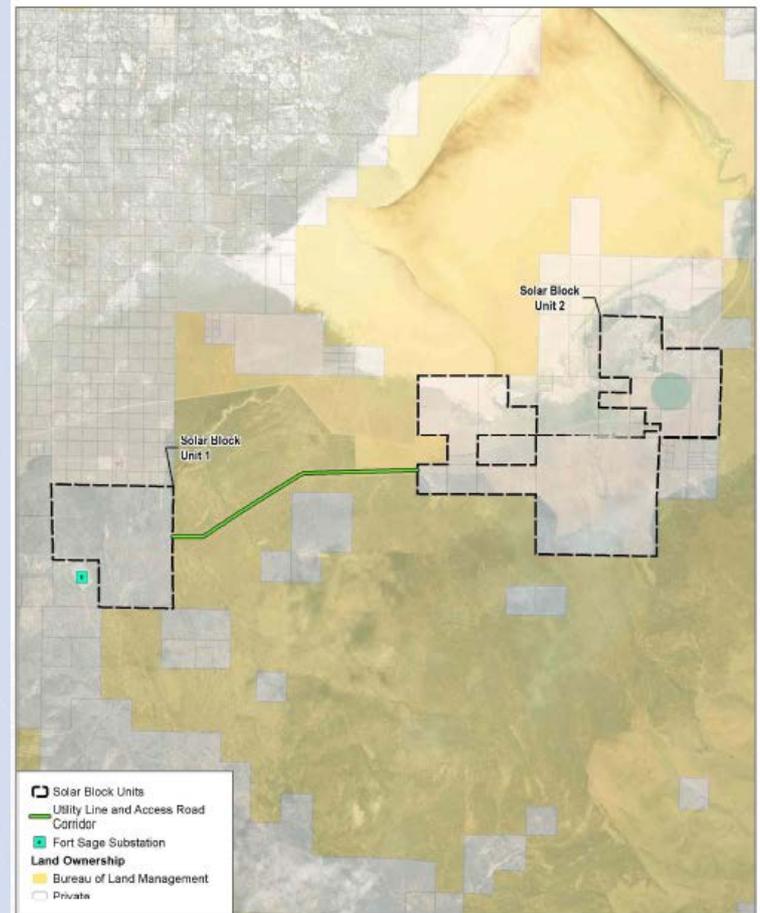


SOURCE: ESRI 2020

FIGURE 1

Regional Location

Fish Springs Ranch Solar Energy Center Project



SOURCE: BLM 2019, Big Maps 2019

FIGURE 2

Project Overview

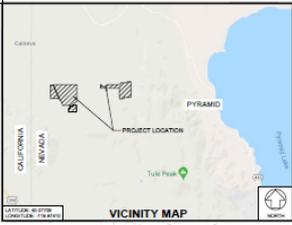
Fish Springs Ranch Solar Energy Center Project







# Grading – East Site Plan



**EARTHWORK VOLUMES (TOTAL FOR EAST AND WEST)**

GRADING AREA	CURRENT CUT (CY)	CURRENT FILL (CY)	CURRENT GRADED AREA (ACRES)
ACCESS ROADS	11,566	22,384	22.4
TRACKER INSTALLATION	339,011	498,792	172.7
CHANNEL IMPROVEMENTS	78,337	12,540	33.9
DETENTION BASIN	22,000	3,900	2.6
TOP SOIL STRIPPING	129,727	0	—
SUBSTATION	0	42,750	3.2
<b>TOTAL</b>	<b>573,306</b>	<b>490,463</b>	<b>235.7</b>



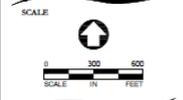
**LEGEND**

EXISTING FEATURES	PROPOSED FEATURES
PROPERTY LINE	AGGREGATE ROAD
EASEMENT LINE	PV SOLAR ARRAY
ROAD RIGHT OF WAY	CHAIN LINK FENCE
EDGE OF AGGREGATE ROAD	GRADING
DIRT ROAD	MAJOR CONTOUR
FENCE	MINOR CONTOUR
CENTER PIVOT PIPELINE	
OVERHEAD POWER	
GAS LINE	
WATER LINE	
DO NOT DISTURB AREAS	
MAJOR CONTOUR	
MINOR CONTOUR	
POWER POLE	

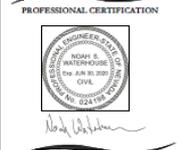
PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT



**PROJECT**  
FISH SPRINGS SOLAR  
**LOCATION**  
WASHOE COUNTY, NEVADA  
**SUBMITTAL**  
ISSUED FOR PERMIT



#	DATE	DESCRIPTION



**DRAWN BY**  
CB  
**CHECKED BY**  
NW  
**DATE**  
12.11.20  
**PROJECT #**  
2020-134.1  
**SHEET NAME**  
EAST GRADING PLAN  
**SHEET NUMBER**  
C301



# Analysis - Grading

- **Applicant is requesting to increase the amount of grading based on revised engineering calculations.**
- **These revised calculations exceed 10% substantial conformance**
- **No requests to modify grading standards**
  - These will be applied at building permit phase.



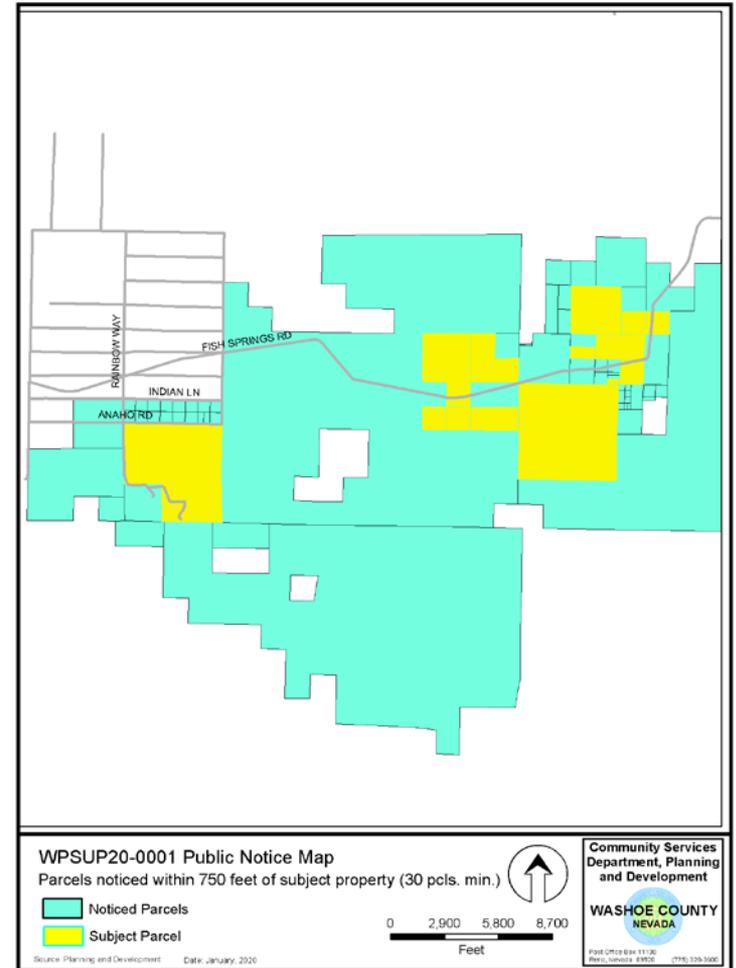
# Analysis - Grading

- **Staff has taken the opportunity to clarify the original conditions**
  - Plans shall now conform with WCC 110.438.45-100
  - Applicant shall be required to submit a noxious weed plan in accordance with HD 2.2



# Public Notice & CAB

- Notice was sent to 50 affected property owners within 750 feet of the site.





# Citizen Advisory Board Meeting

- **Gerlach/Empire Meeting December 11, 2021**
- **Concerns brought up at the CAB**
  - Drainage
  - Onsite detention
  - Road maintenance
- **No vote by CAB, general approval of the initial conditions of WSUP20-0001 in mitigating these issues.**



# 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 High Desert 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 renewable energy generation use, 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.



# Recommendation

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Planning Commission carefully consider all aspects of Special Use Permit number WAC20-0004 and the nature of the stringent recommended conditions of approval and approve the requested Special Use Permit.



# Possible Motion – Special Use Permit

**APPROVAL:** 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 WAC20-0004 for Fish Springs Ranch, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30