



# WSUP21-0001 Fish Springs Solar

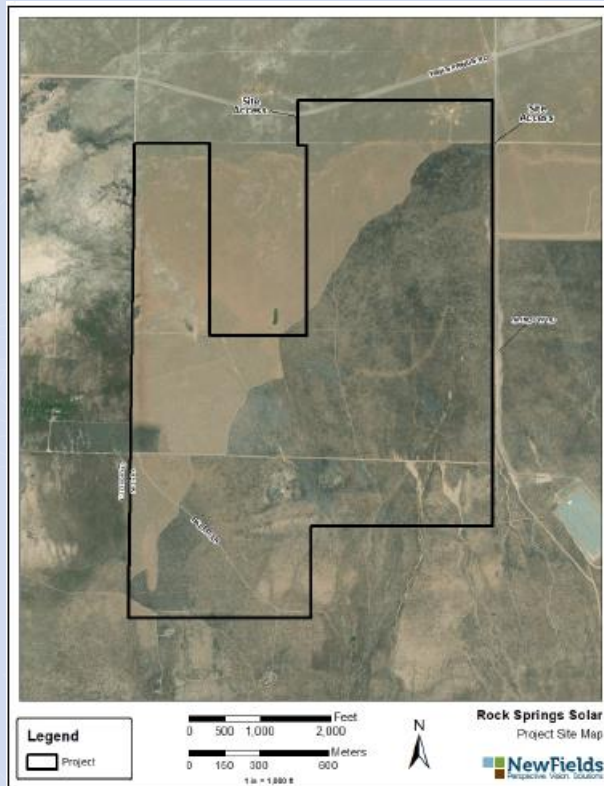


Figure 2. Project Overview Map

***Washoe County Planning Commission  
May 4, 2020***



# Background/Request

- Applicant is requesting to establish a 120MW renewable energy use facility
- Applicant is requesting a major grading permit for:
  - 627 acres of ground disturbance
  - 426,000cy of cut and 426,000 cy of fill
  - Request to vary height, landscaping, and parking standards
- Meets threshold of a Project of Regional Significance



# Vicinity Map

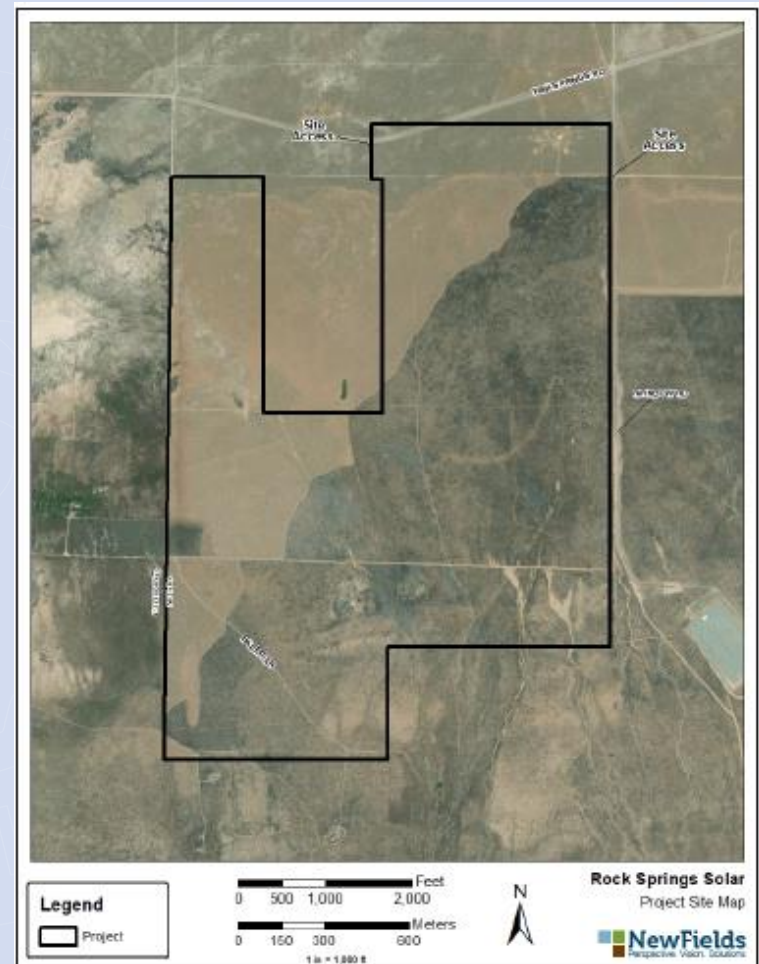
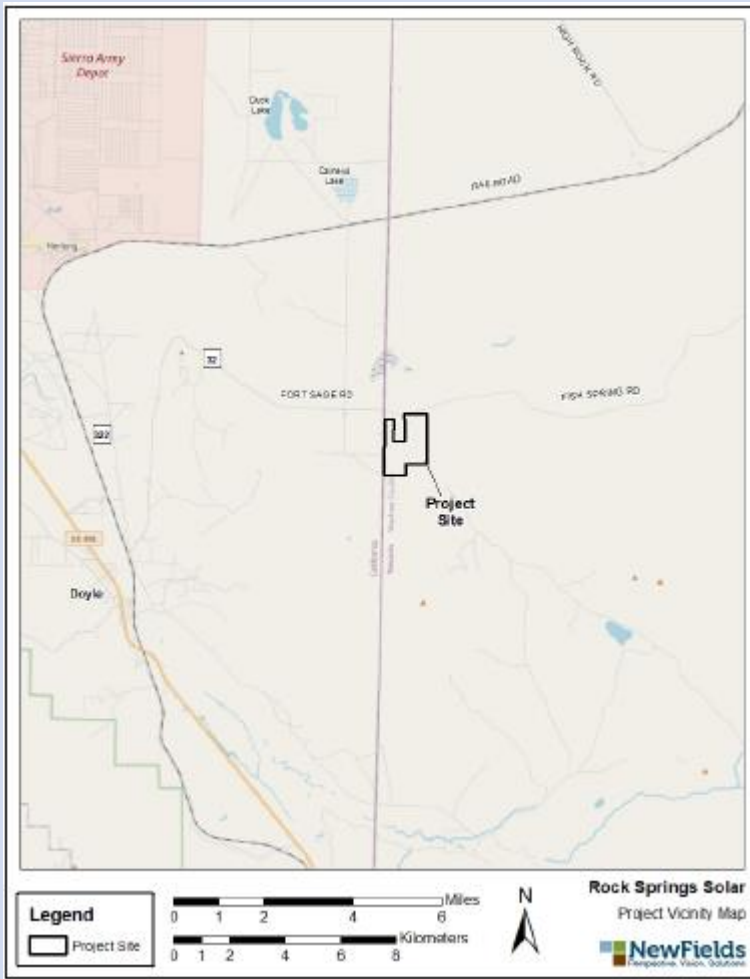
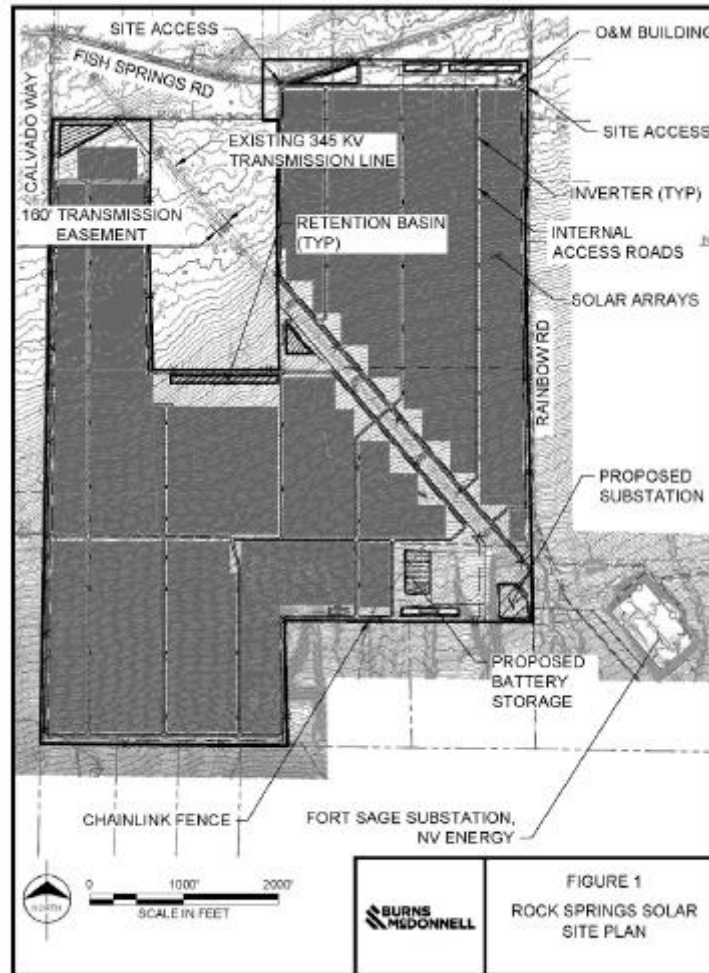


Figure 2. Project Overview Map

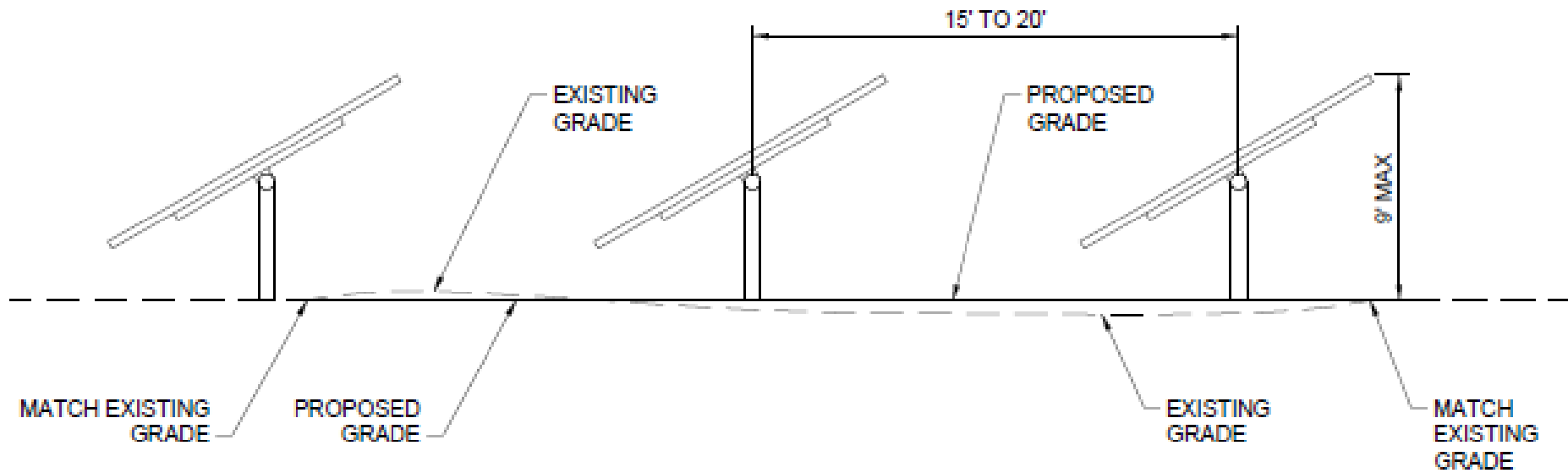


# Background/Request – Solar Array





# Solar Panel Elevations





# Background/Request – Battery Container



FLOW BATTERY STACKABLE CONTAINERS  
NOT TO SCALE



LITHIUM ION BATTERY CONTAINER (10' MAX HEIGHT)  
NOT TO SCALE



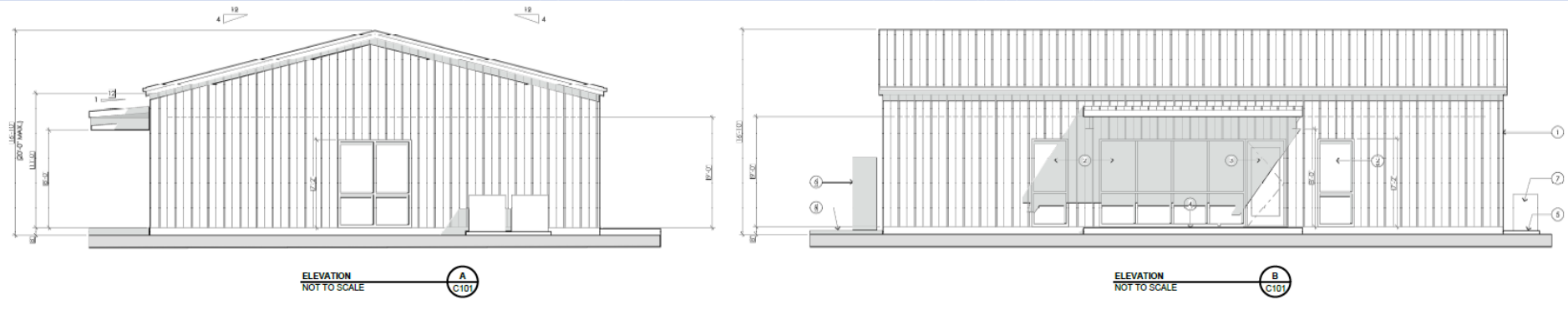
ISOMETRIC VIEW



PLAN VIEW



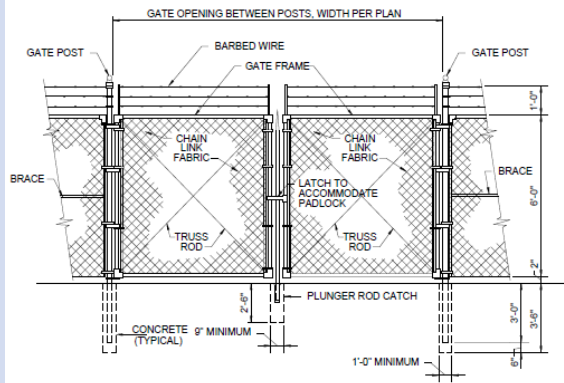
# Background/Request – Control Facility



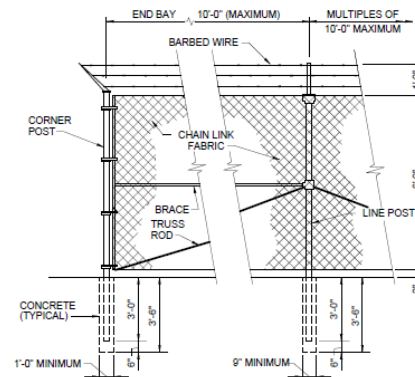




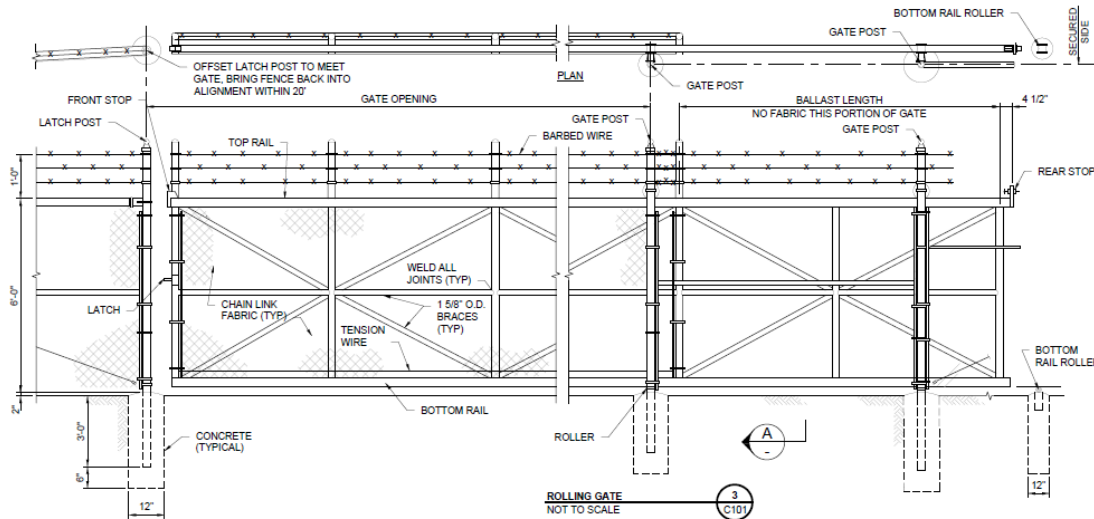
# Fence Details



DOUBLE SWING GATE  
NOT TO SCALE  
1  
C101



FENCE DETAIL  
NOT TO SCALE  
2  
C101



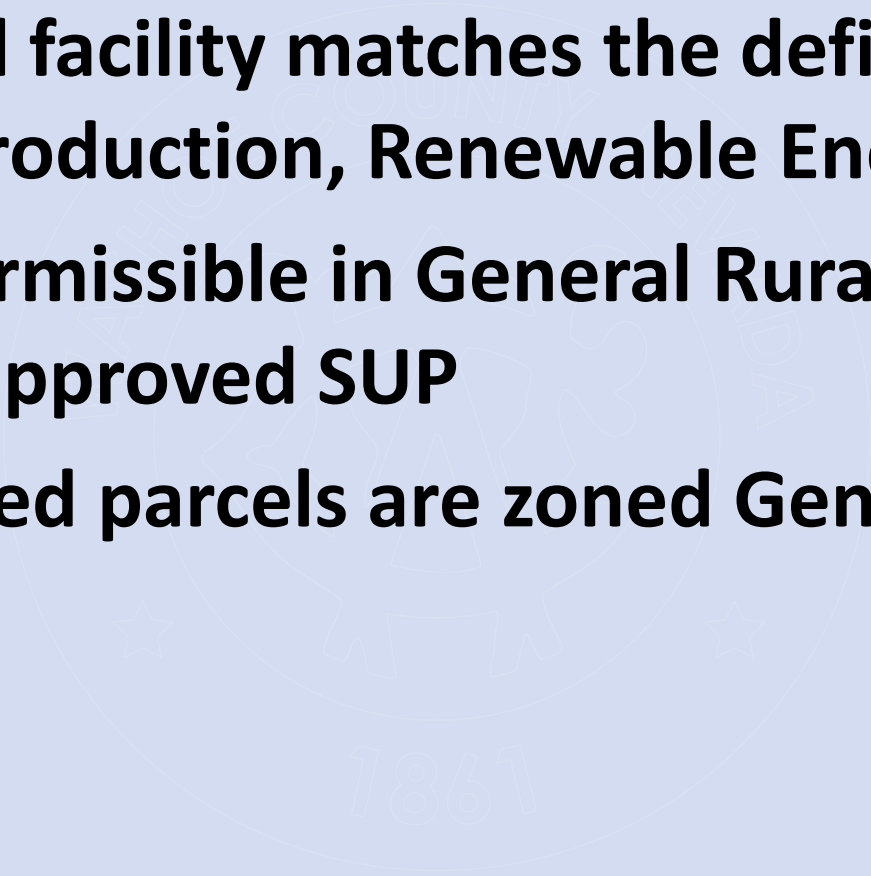
ROLLING GATE  
NOT TO SCALE  
3  
C101





# Article 302/304 - Uses

- **Proposed facility matches the definition of Energy Production, Renewable Energy**
- **Use is permissible in General Rural zoning with an approved SUP**
- **All affected parcels are zoned General Rural**





# Article 306 – Accessory Structures

- **Applicant is currently determining the configuration of battery system structures.**
  - Potentially housed in connex (cargo containers)
- **Per 110.306.10(g)1(ii) – applicant is allowed up 1 cargo container per acre**
  - Maximum of 660 connex boxes
- **Required to be painted a solid muted color by code**

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# Article 310 - Temporary Uses

- **Application does not specifically outline a temporary contractor's yard**
  - If a contractor's yard is established, staff has recommended conditions of approval requiring it to abide by the provisions of WCC 10.310.45.



# Article 324 – Communication Facilities

- **Application mentions a potential communication tower of 150ft.**
  - This is not included in the review of the application and may require a SUP in accordance with WCC 110.324.35



# Article 406 – Building Placement Standards

- **Applicant is not requesting to vary setbacks.**
- **However, substation reaches 100ft in height**
  - Staff recommends varying the height standards for the substation and other required electrical equipment
- **All other structures shall meet the required height and setback requirements**

Front	Side	Rear	Max Height
30ft	50ft	30ft	35ft



# Article 410 - Parking

- **Applicant is requesting to waive the required parking design standards**
  - Staff recommends waiving parking lot design, wheel stops, striping and marking, paving, landscaping, and lighting requirement (110.410.25b,a, c-g)
  - Staff does not recommend waiving parking stall sizing or access requirements. (110.410.25b,h-i)
- **Applicant is required to provide 3 parking spaces and required loading spaces.**
  - Loading spaces will be determined at building permit.



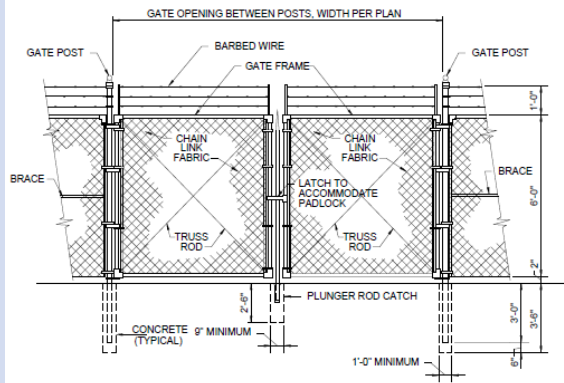
# Article 412 - Landscaping

- **Applicant is requesting to waive all landscaping standards.**
  - The area is remote and rural
  - Does not match the character
- **Staff recommends waiving formal landscaping requirements and solid screening requirements.**
  - Applicant required to maintain any landscaping placed on the property beyond the waived requirements

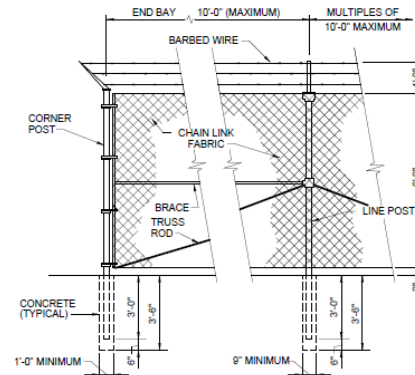




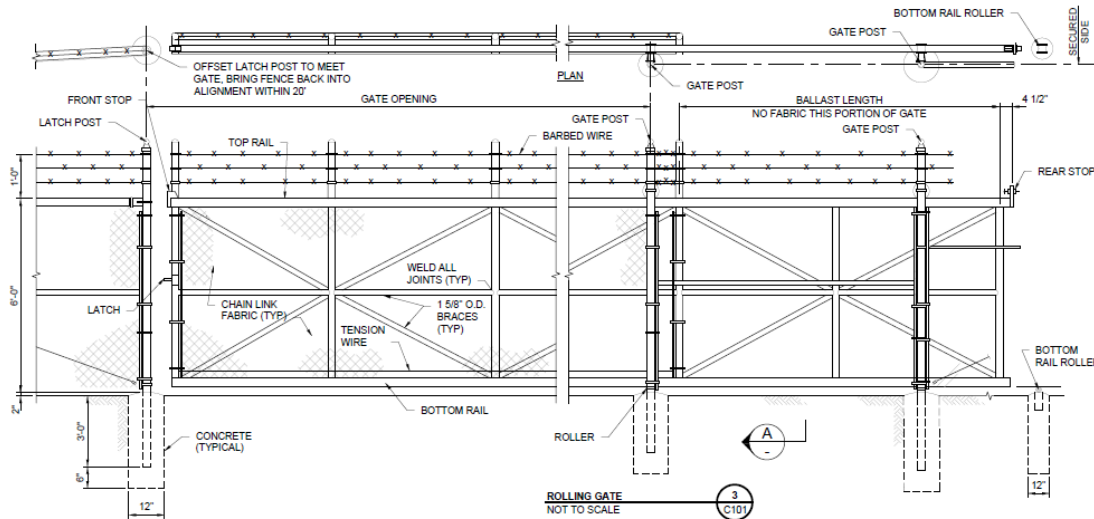
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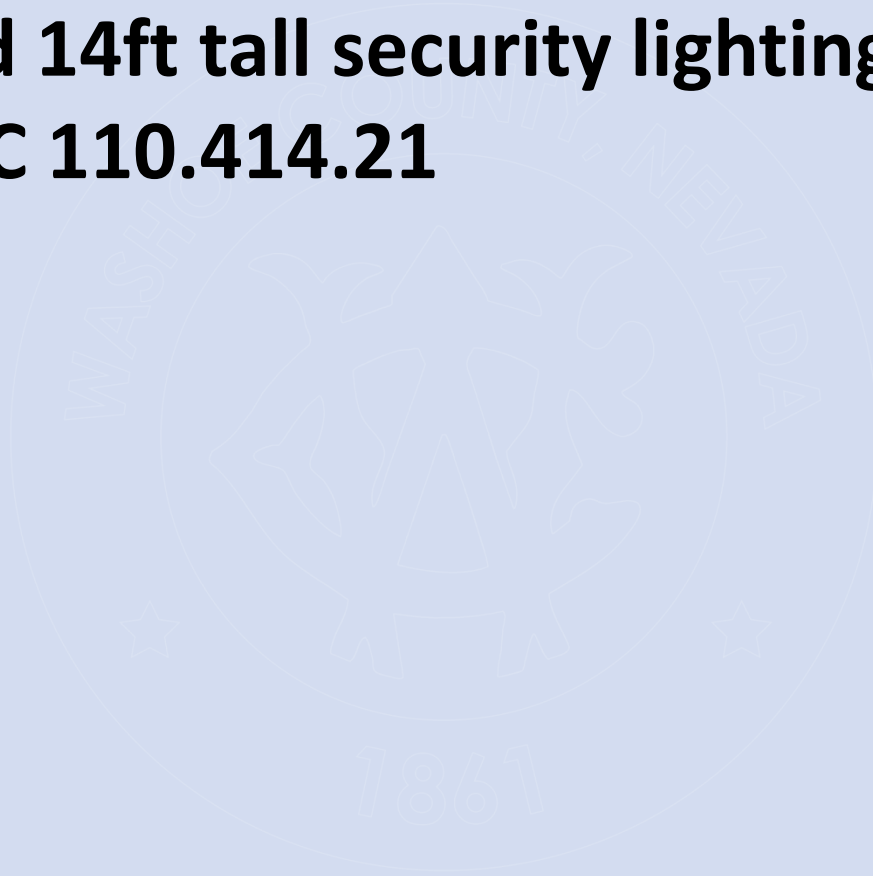
# Surrounding Area





# Article 414 – Lighting and Sound

- **Proposed 14ft tall security lighting complies with WCC 110.414.21**





# Article 438 - Grading

- Applicant requested major grading across 627 acres with 426,000 cy of cut and fill.

Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
Difference from Natural Grade	4ft	4ft	4ft	NA
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res	10ft
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft	Min. 6ft
Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft	Min. 4ft
Intersection Angle	45 degrees	45 degrees	45 degrees	45 degrees
Transitions	Contoured	Contoured	Contoured	Contoured



# Grading - Continued

- **Applicant is required to meet all grading standards outlined in Article 438**
- **426,000cy of cut and 426,000cy of fill should be enough to not require an Amendment of conditions in the future.**
- **Applicant shall be required to submit a noxious weed plan for any imported fill in accordance with HD 2.2**
  - Staff does not see any issues with this change in request.
    - Will mitigate the need to come in for a future Amendment of Conditions.
  - Grading/Drainage plans permits still need to be reviewed by planning and engineering at building permit stage

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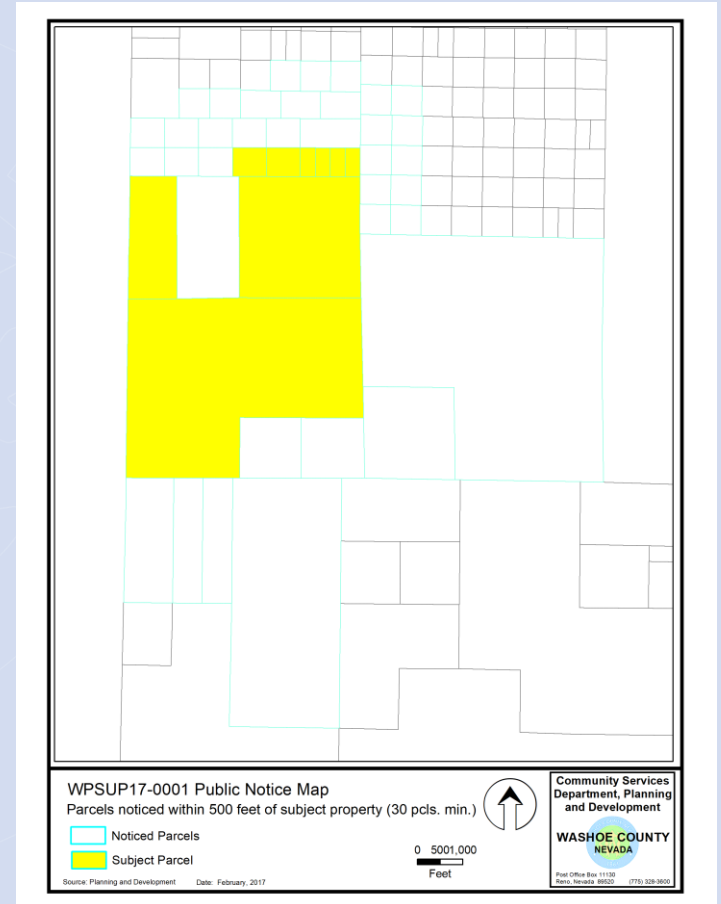
# Article 505 - Signs

- **Applicant is proposing a single 4ft x 8ft (32sf) sign at entry.**
- **This meets requirements per WCC 110.505.15.1 for a free standing sing.**



# Public Notice & CAB

- Notice sent to 41 affected property owners within 1250 feet from the site.







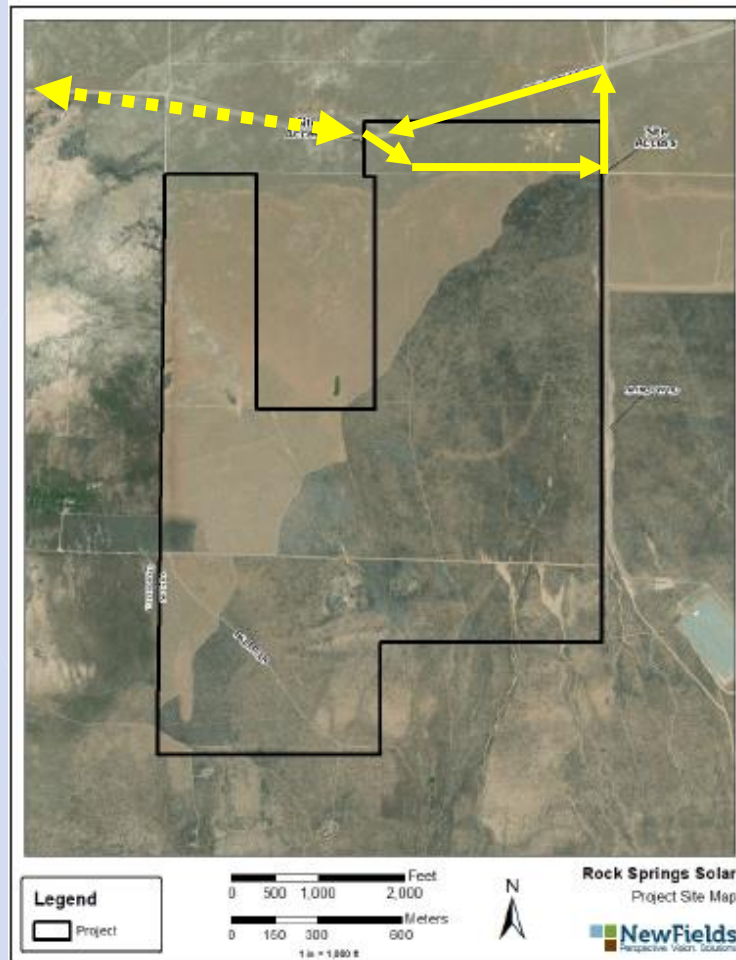
# CAB Meeting

- **Meeting originally scheduled February 11, with Gerlach Empire CAB, which was canceled due to not being in area.**
- **Meeting rescheduled for March 8, 2021 with North Valleys CAB, which was cancelled.**
  - Staff discussed the application with North Valleys CAB April 12
    - This was not agendized as the request for addition came after the 10 day notice period.
  - CAB concerns:
    - Impacts to wildlife
    - Potential for battery leakage
      - Concrete pads and TMFPD plan
    - Road traffic impacts (specifically on Pyramid Highway)
- **Staff sent out worksheets to both CABs three times and received 2 worksheets.**



# Staff's Understanding of Loading

To California and  
US395



To Flanigan and  
Pyramid Highway

Figure 2. Project Overview Map



# 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 an energy production, renewable use and major grading permit 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.

And having made the additional findings per 110.810.35:

6. **Environment.** That the proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general;
7. **Impact on Scenic Resources.** That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and
8. **Reclamation.** That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.



# 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 WSUP21-0001 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 **WSUP21-0001** for Applicant **CED Rock Springs Solar LLC** for the following requests:
  1. The establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system, which is an Energy Production, Renewable Use type;
  2. Major grading for 627 acres of ground disturbance, including **426,000cy** of cut and **426,000cy** of fill for site preparation;
  3. Requests to vary height, landscaping and parking requirements;