



# Dodge Flat Solar



**Washoe County Planning Commission**  
*February 6, 2018*

***WSUP17-0021 & WADMIN17-0010***





# Vicinity Map

- NW of Wadsworth
- Off Olinghouse Rd, via State Route 447
- 4 parcels
- ±1,616-acres
- General Rural





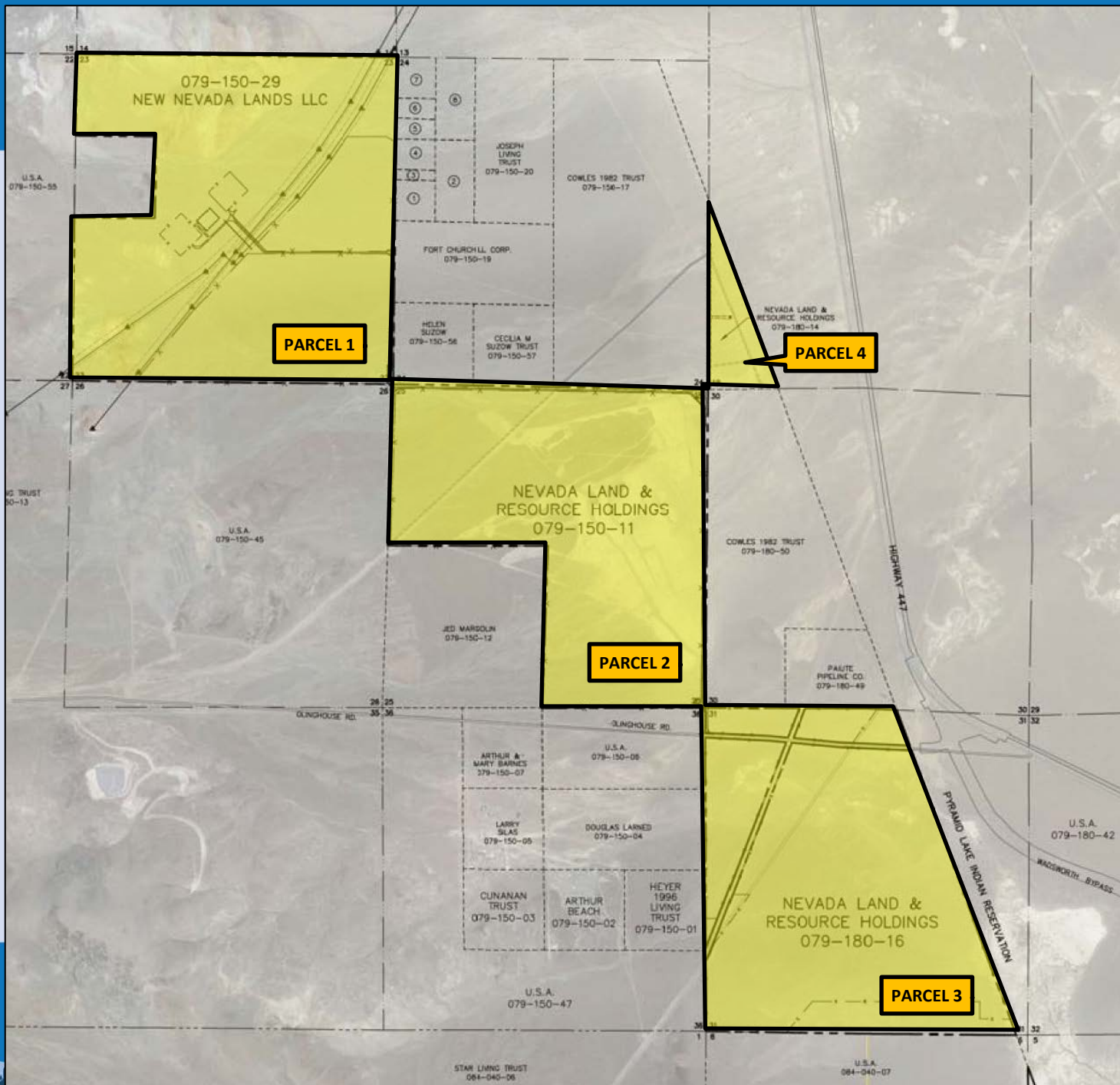
# Overview of Request

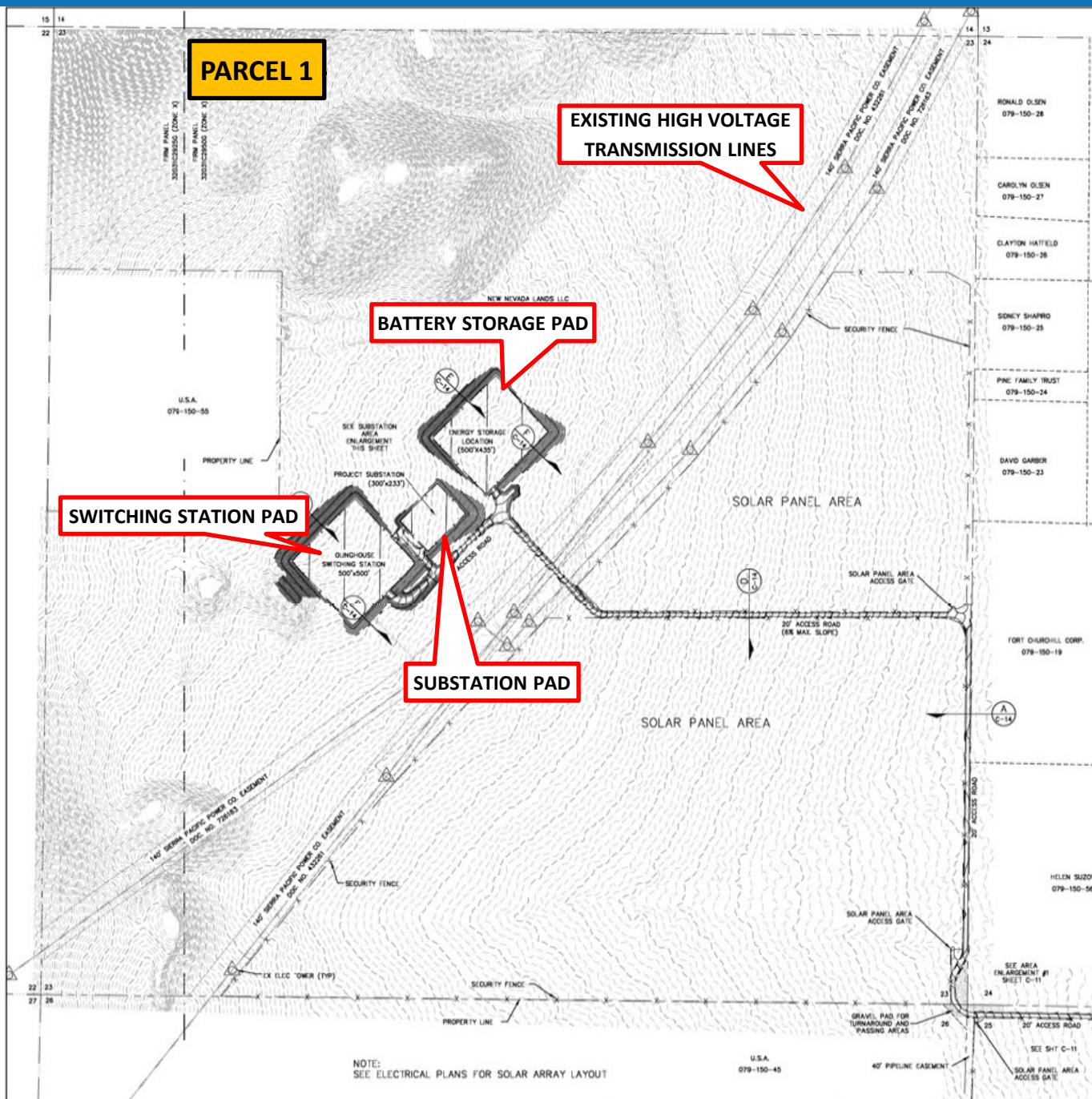
- **200 MW solar energy center**
  - ±1,200-ac. to be developed
  - Photovoltaic solar fields
  - Substation; switchyard; ancillary facilities
  - Connect to existing 345 kV transmission line
  - Two 90-ft tall private antennas
  - 307k cubic yards cut; 264k cubic yards fill
  - Waive parking & landscaping standards



# Overview of Permits

- **Special Use Permit**
  - Renewable Energy Production use type
  - Grading volume and area of disturbance
- **Administrative Permit**
  - Private antennas > 45-feet in height
- **Project of Regional Significance**
  - Electric substation; generates > 5 MW
- **Regional Plan Amendment (Utility Corridor Map)**
- **If approved, goes to BCC and RPC**





**PARCEL 1**

**EXISTING HIGH VOLTAGE TRANSMISSION LINES**

**BATTERY STORAGE PAD**

**SWITCHING STATION PAD**

**SUBSTATION PAD**

NOTE:  
SEE ELECTRICAL PLANS FOR SOLAR ARRAY LAYOUT

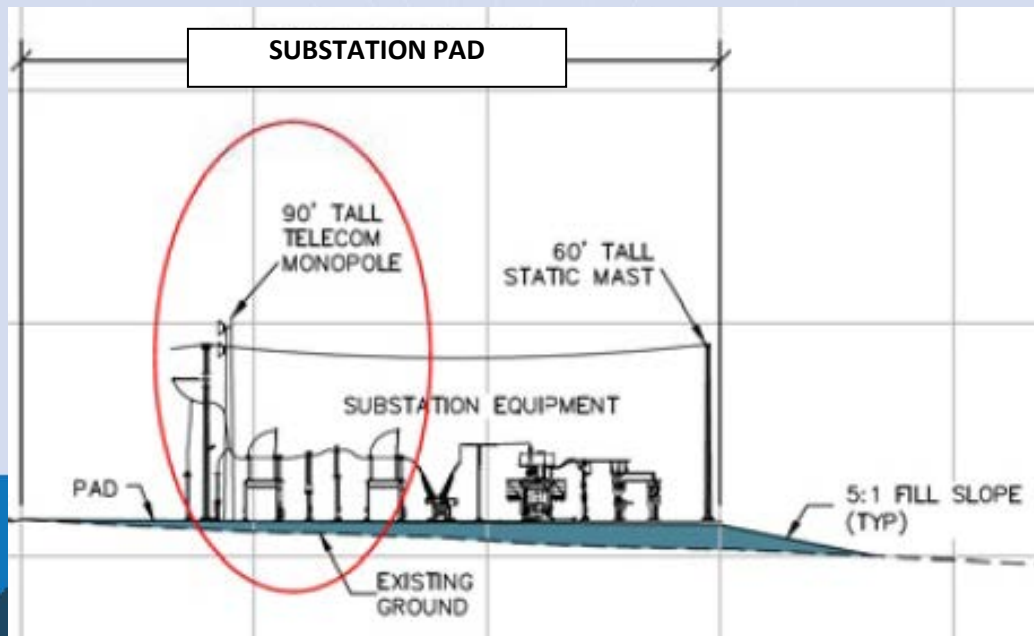
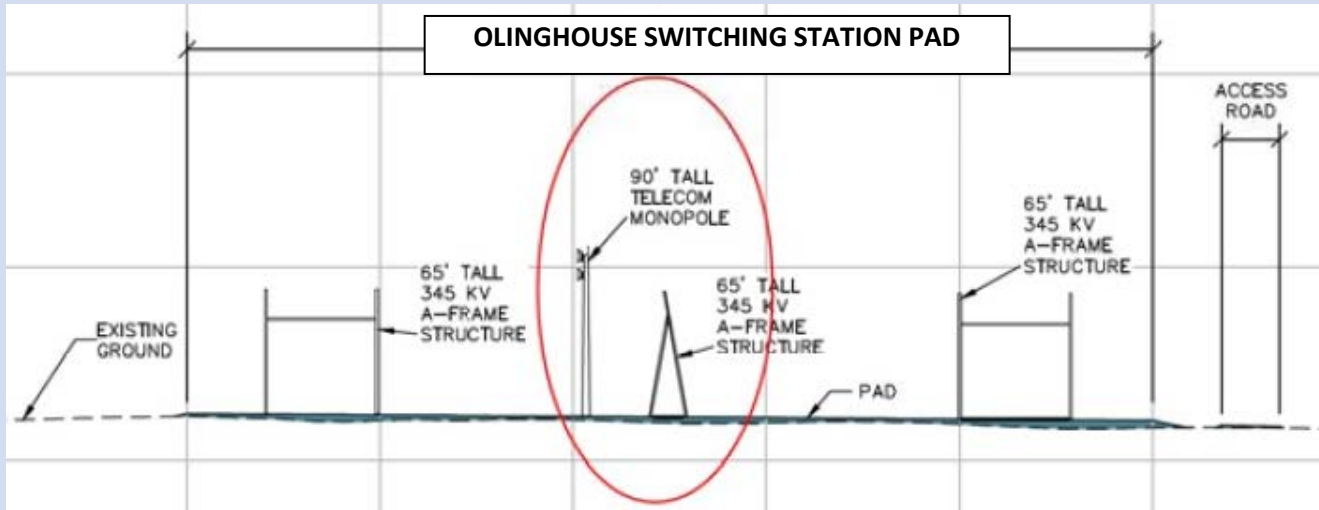
U.S.A.  
079-150-45

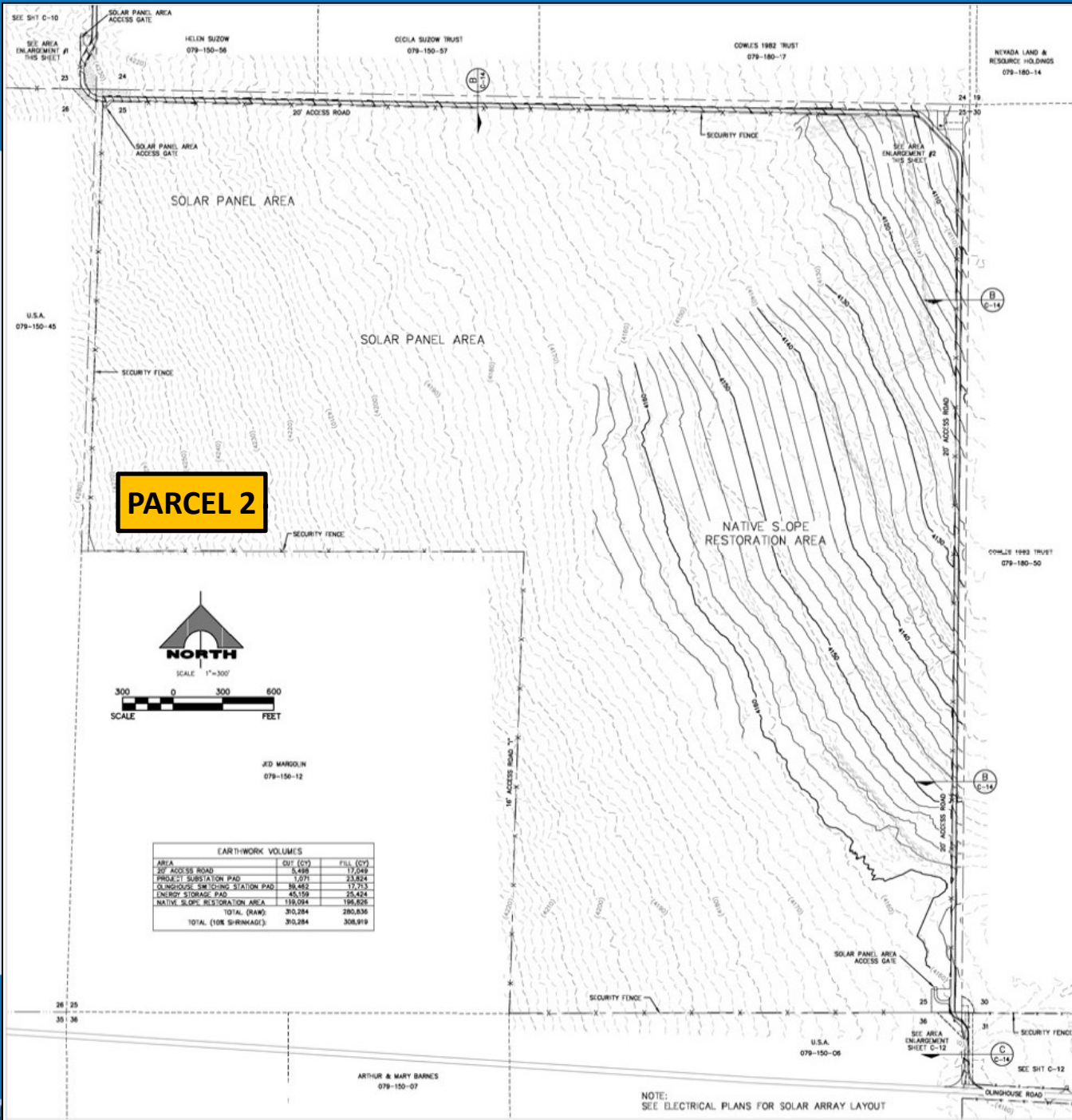
40' PIPELINE CASIMENTS

SEE SHIT C-11

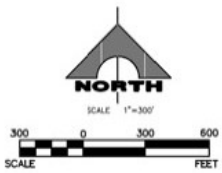


# Elevations (Parcel 1)





**PARCEL 2**

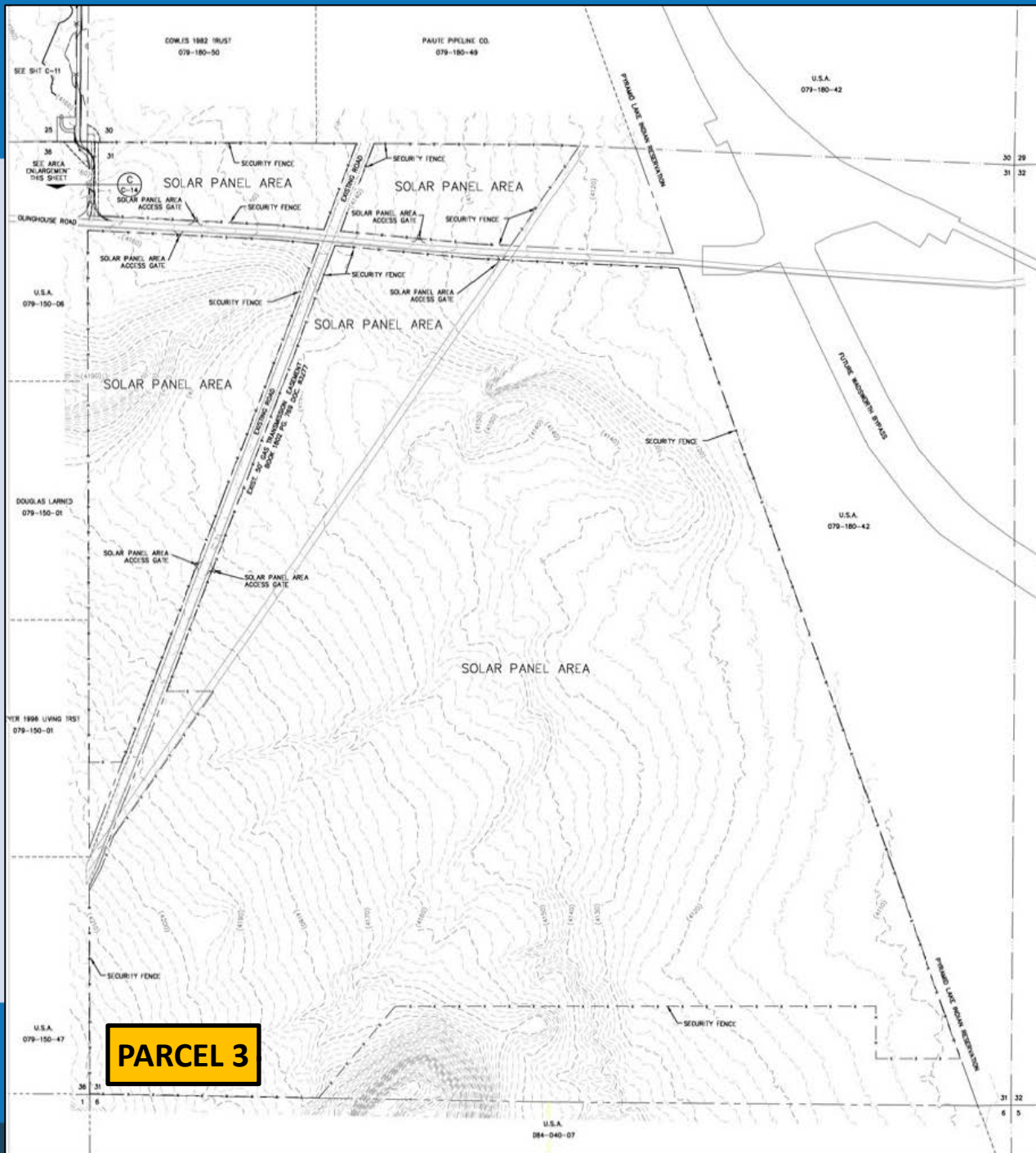


JED MARGOLIN  
079-156-12

EARTHWORK VOLUMES		
AREA	CUT (CY)	FILL (CY)
20' ACCESS ROAD	5,488	17,549
PROJECT SUBSTATION PAD	1,071	23,824
OLINGHOUSE SWITCHING STATION PAD	39,462	17,213
ENERGY STORAGE PAD	45,159	24,624
NATIVE SLOPE RESTORATION AREA	159,094	198,626
TOTAL (RAW)	310,284	280,836
TOTAL (10% SHRINKAGE)	310,284	308,919

NOTE:  
SEE ELECTRICAL PLANS FOR SOLAR ARRAY LAYOUT







# Example Solar Panels





# Site Photo





# Site Photo





# Photo Simulation



**Looking northwest from intersection of  
Olinghouse Rd and SR 447**



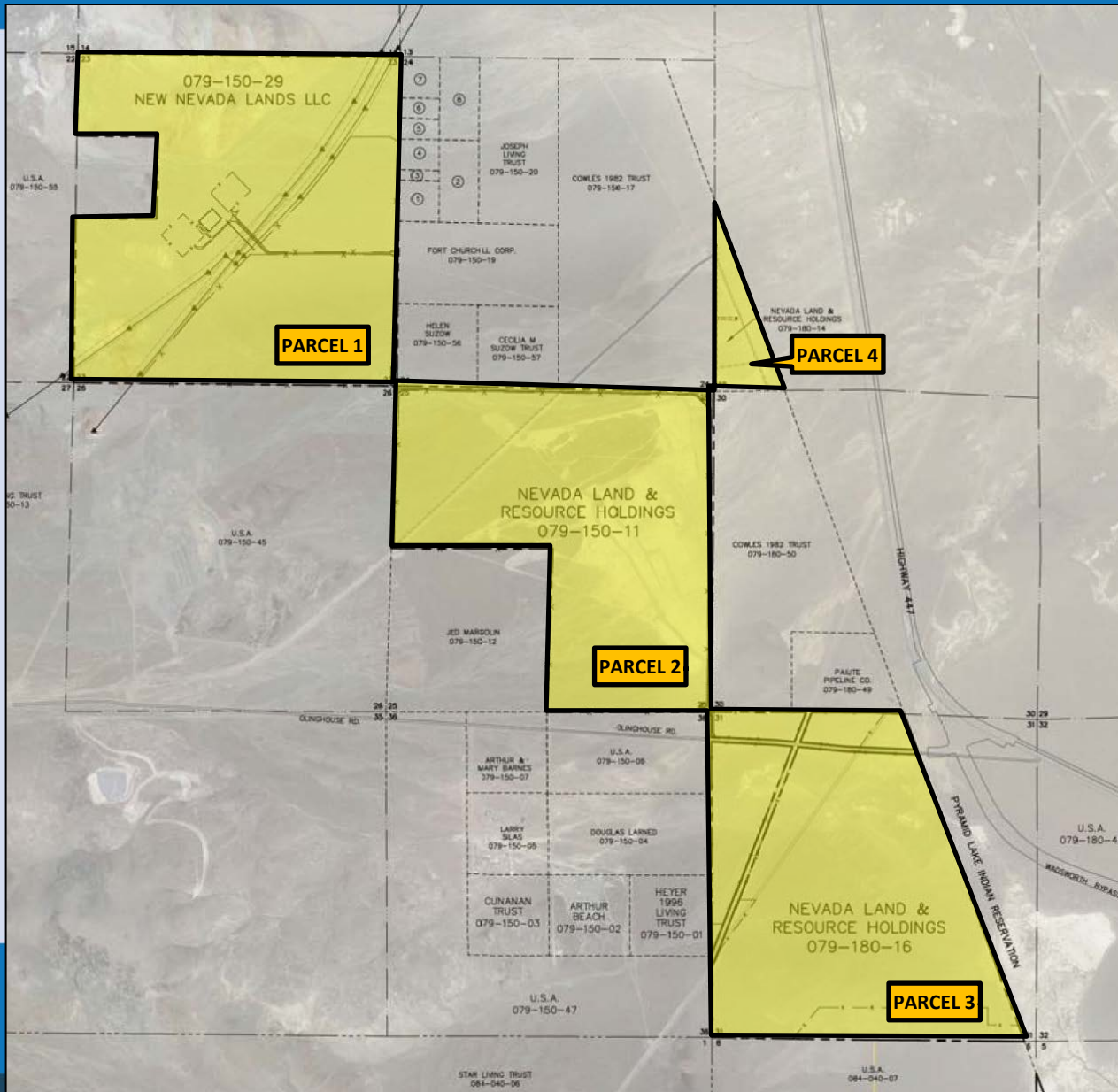


# Existing Conditions

- **Remote, rural area**
- **Low brush/grasses; average 2-3% slope; 6% on NW parcel**
- **Sparsely populated**
- **Limited development nearby**



# Compatibility





# Project Benefits

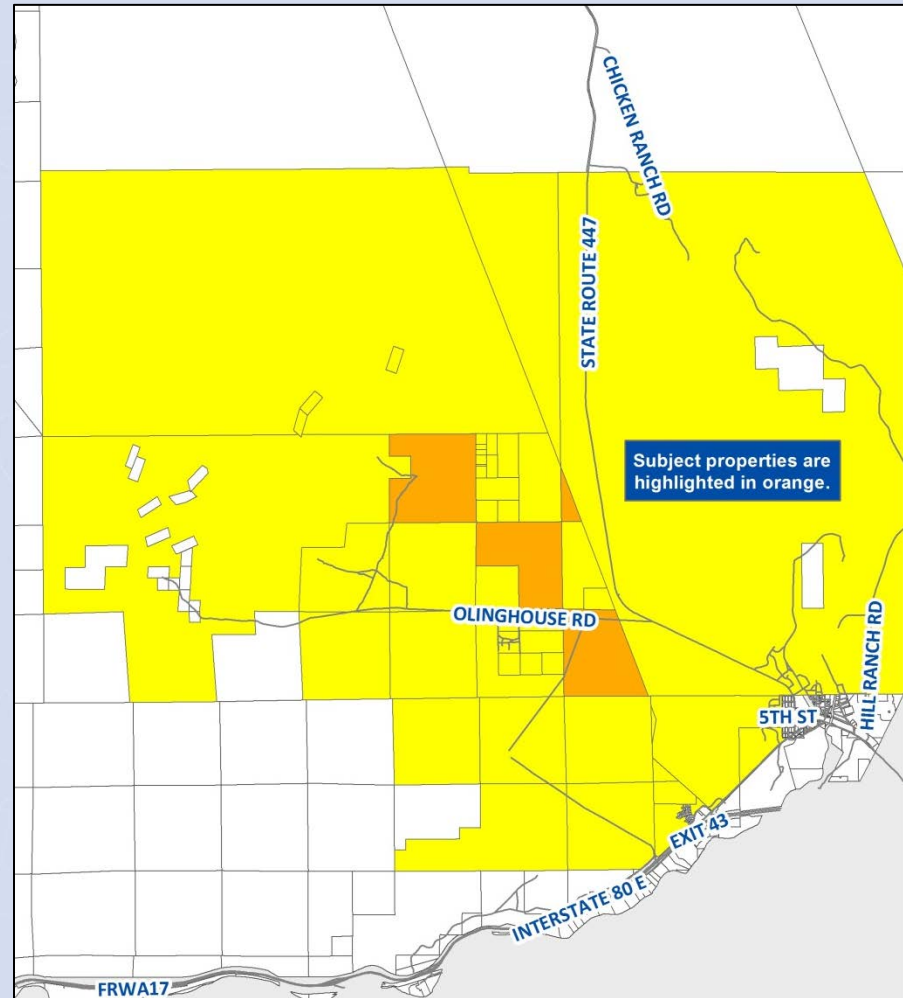
- **Augment northern NV renewable power supply**
- **Facilitate grid reliability during peak demand**
- **Produce approx. 500,000 MW-hours annually**
- **Reduce 510,000 tons CO<sub>2</sub> annually**
- **500 jobs during construction**
- **10 FT off-site jobs once project complete**





# Public Notice

Owners of 54 parcels within 7,000 feet of project site received notice





# CAB and Public Comment

- **CAB: Oct. 4, 2017 – Informational only**
- **Questions:**
  - Community benefits
  - Job creation
  - Construction schedule
  - Access routes/road maintenance
  - Site security
  - Fire suppression
  - Dust mitigation
- **No comments received from public**



# Conditions of Approval

- **Conditions from local, state & federal agencies**
  - Planning; Engineering; Health; Fire; Water; NDOT; NDEP; NDOW; US Fish & Wildlife, etc.
- **Feb. 5 addendum**
  - Updated conditions from NDOW and US Fish & Wildlife



# Required Findings

- **Consistency**
- **Improvements**
- **Site Suitability**
- **Issuance Not Detrimental**
- **Effect on a Military Installation**
- **Necessary Height (Monopoles only)**
- **Federal Compliance (Monopoles only)**

**Recommendation:** *Provisional approval with conditions*



# 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 Planning Commission provisionally approve, with the conditions included as Exhibit A to this matter, Special Use Permit WSUP17-0021 and Administrative Permit WADMIN17-0010 for Dodge Flat Solar LLC, having made all five findings in accordance with Washoe County Code Sections 110.810.30 and 110.808.25, and the additional two required findings in accordance with Section 110.324.30. This approval is subject to the project being found in conformance with the Truckee Meadows Regional Plan. This includes the revised conditions as provided in the staff report addendum.