



**AMENDMENT OF CONDITIONS CASE
NUMBER WAC20-0002
(Dodge Flat Solar, Major Grading)
for
Special Use Permit Case Number
WSUP17-0021**

*Washoe County Planning Commission
November 16, 2020*



Request

Increase Grading:

Volume:

Cut: 310,284 to 774,295 cubic yards

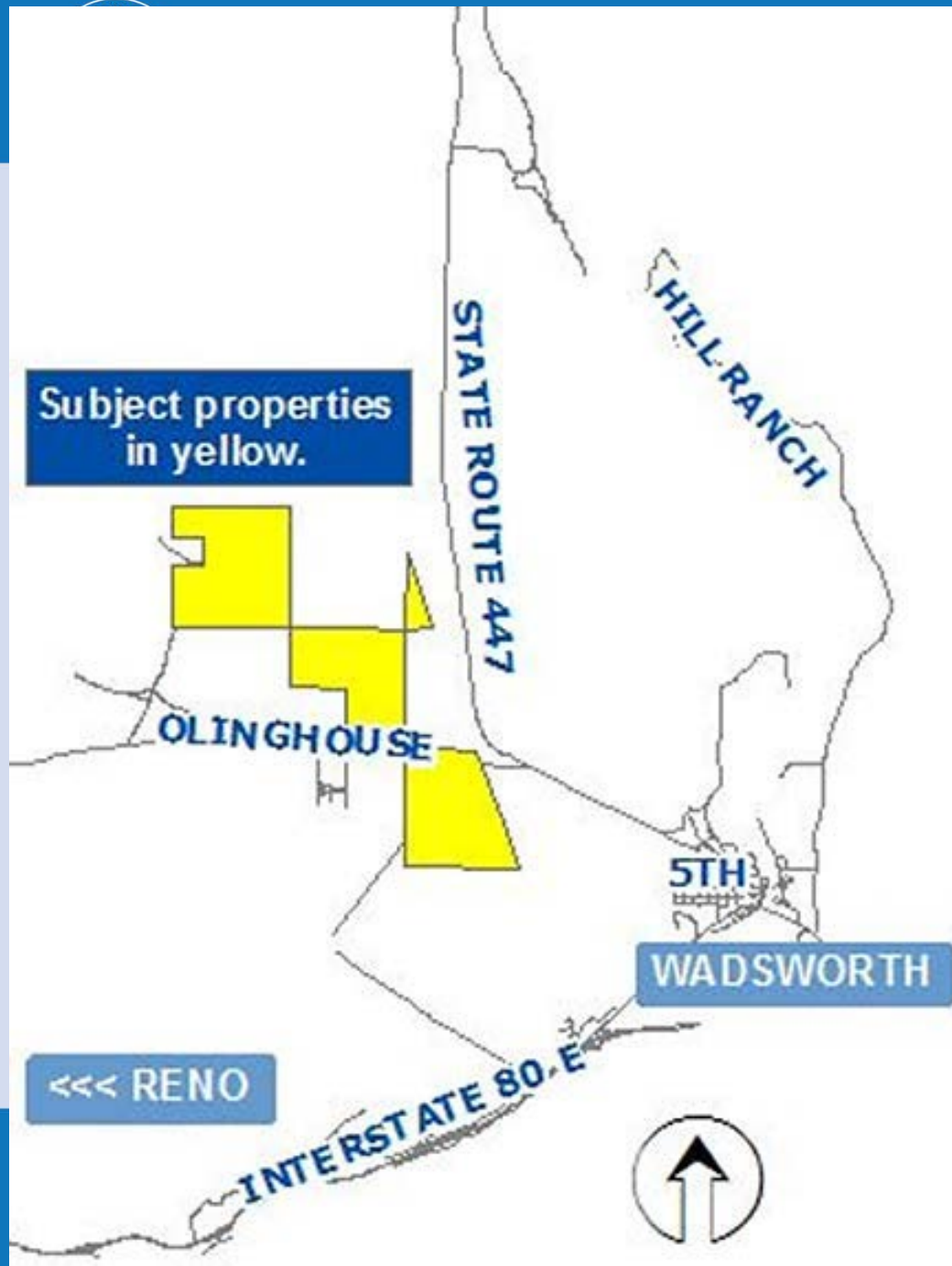
Fill: 308,909 to 672,645 cubic yards

Total: 619,203 to 1,446,940 cubic yards

Area of change in contour:

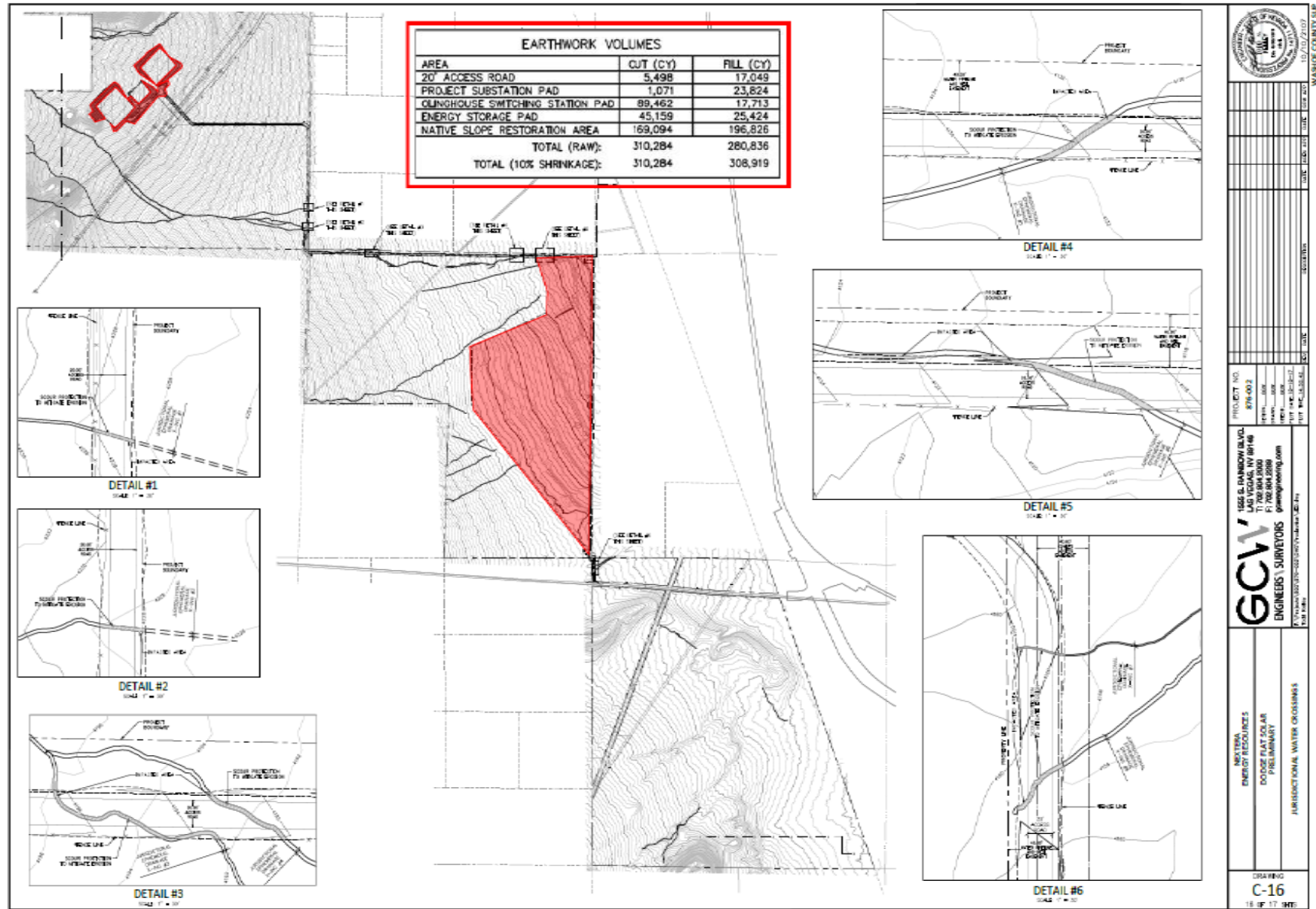
155 to 671 acres

Location





Original Grading Area



10.010.2107
 WASHOE COUNTY MAP

PROJECT NO. 8796-002
 PROJECT: 0000
 SHEET: 0000
 DATE: 00/00/00
 FILE: 8796-002-000

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STATE OF NEVADA
 ENGINEER RESOURCES
 DODGE FLAT SOLAR
 FACILITY/ARRAY
 JURISDICTIONAL WATER CROSSINGS

DRAWING
C-16
 18 OF 17 SHEETS



Differences in Grading

- Modified due to final engineering (original SUP grading was conceptual)
- Significant increase in both area and volume of grading
- Daily controls will be put in place to ensure that only approved areas are re-contoured
- Modified to allow for design of storm-water runoff improvements
 - Additional area and volume may be required for final design to be in conformance with Washoe County Engineering conditions of approval



Overall Evaluation

The cut and-fill are not abrupt, but rather very gentle as they are spread out over a large linear distance.

Appropriate conditions of approval have been recommended to be added to the original conditions of approval to address the additional impacts created.

Aggressive revegetation efforts have been, and will continue to be, required;

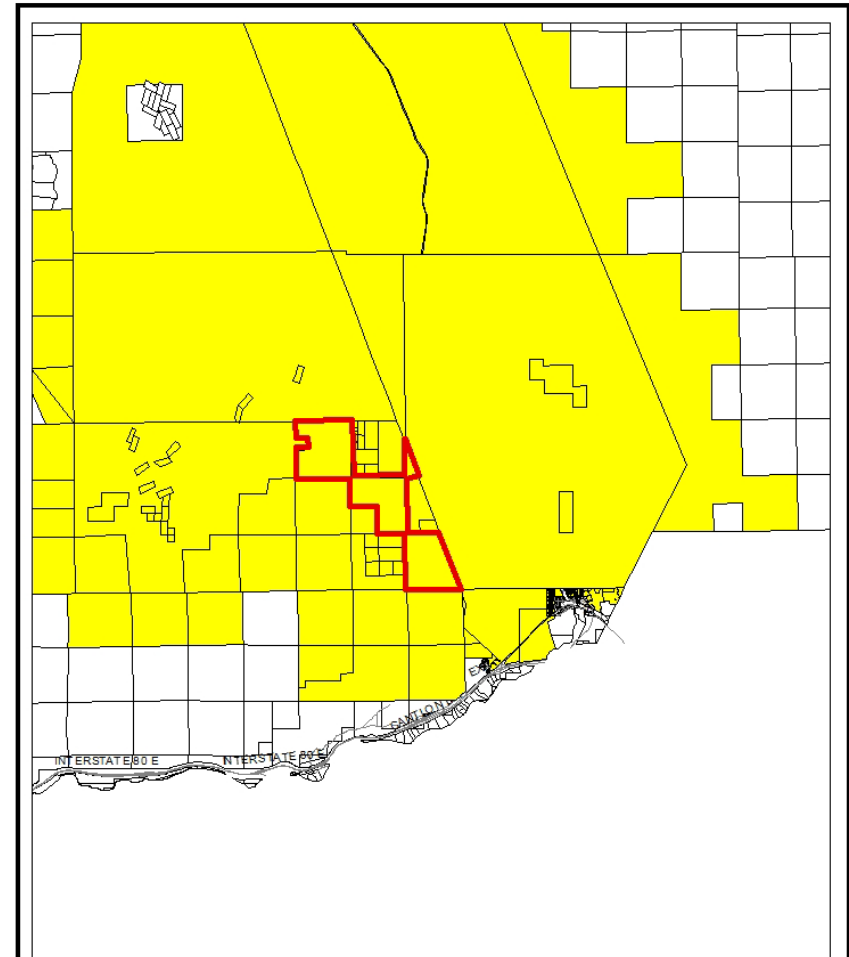
Conditions have been recommended to require all areas not to be re-contoured to be surveyed, staked and monitored daily by the applicant to ensure compliance. These measures will help maintain vegetation in the areas that are not re-contoured, which will help to mitigate storm-water runoff.

Additional grading is unlikely to create any additional visual impact as the majority of the land within the project site is proposed to be covered by the solar panels.



Public Notice & CAB

- Notice sent to owners of 183 parcels of land
- No CAB meeting during the review for this permit. One individual comment received, in favor.



Dodge Flat Solar
WAC20-0002
183 Parcels Selected at 750 Feet

Mailing and Vicinity Map



0 2825 5650 10,500
feet

Source: Planning and Building Division

Path: P:\ArcGIS\Templates\Washoe\Map_Series_mailing_map_2019.aprx

Date: 10/10/2020





Public Comment

From: Julie <julie.dayton@sbcglobal.net>
To: Pelham, Roger
Cc: Julie Workman
Subject: Attn: Roger Pelham, Sr Planner

Sent: Tue 11/10/2020 1

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

November 10, 2020

Dear Mr. Pelham,

I am responding to the notice of the Public Hearing concerning Dodge Flat Solar LLC near the Olinghouse District of my two patented mine claims. I am in favor of the industrial expansion and use of this area. It is important for land use to include providing for needs of society including solar power as well as mining for metals.

This outlying area of Washoe County is the appropriate place for these types of industry. Please accept my recommendation to approve this project.

Best Regards,
Julie Workman
116 Pebble Dr
Dayton, NV 89403





Reviewing Agencies

Two agencies were involved in this limited review: the Engineering and Capital Projects Division and the Planning and Building Division.

Both provided recommended amended conditions of approval to address additional impacts.



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 major grading, 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

After a thorough review and analysis, Amendment of Conditions Case Number WAC20-0002 is being recommended for 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 Washoe County Planning Commission approve Amendment of Conditions Case Number WAC20-0002 for Dodge Flat Solar, having made all five findings in accordance with Washoe County Code Section 110.810.30.