



# Planning Commission Staff Report

Meeting Date: May 2, 2023

Agenda Item: 9A

AMENDMENT OF CONDITIONS CASE NUMBER: WAC23-0003 (Rock Springs Solar) for WSUP21-0001

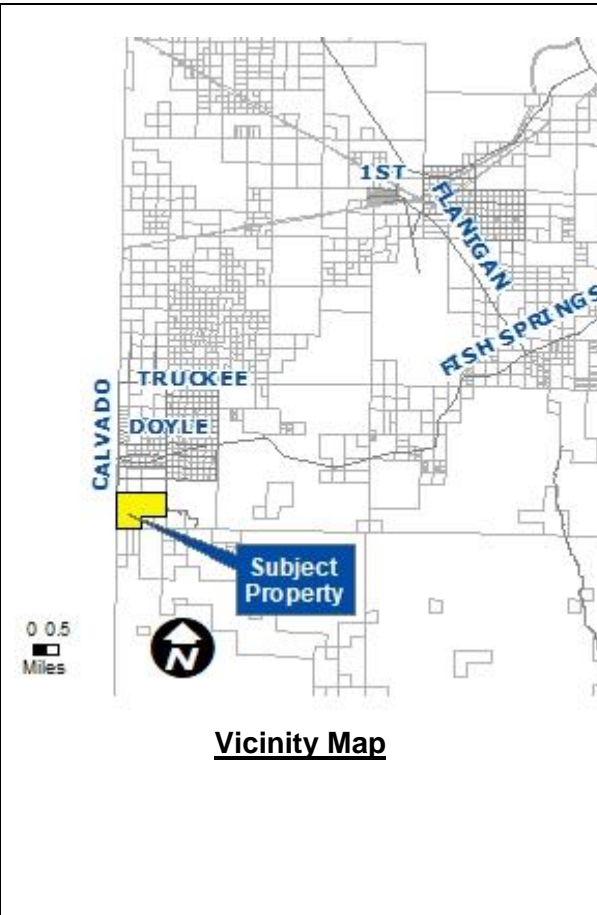
BRIEF SUMMARY OF REQUEST: To amend Conditions of Approval for WSUP21-0001 to increase the battery storage wattage

STAFF PLANNER: Julee Olander, Planner  
Phone Number: 775.328.3627  
E-mail: jolander@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve an Amendment of Conditions for Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar), to increase the battery storage from 84 megawatts to 120 megawatts.

Applicant: CED Rock Springs Solar LLC  
 Property Owner: Kuehnert Living Trust  
 Location: Between Calvado Way & Rainbow Way  
 APN: 074-040-25  
 Parcel Size: 374.43 acres  
 Master Plan: Rural (R)  
 Regulatory Zone: General Rural (GR)  
 Area Plan: High Desert  
 Development Code: Authorized in Article 810, Special Use Permits  
 Commission District: 5 – Commissioner Herman



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### 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 WAC23-0003 for CED Rock Springs Solar LLC, with the amended Conditions of Approval included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

*(Motion with Findings on Page 6)*

**Staff Report Contents**

Amendment of Conditions ..... **Error! Bookmark not defined.**  
Site Plan ..... 4  
Background and Evaluation of Amendment Request ..... 5  
High Desert Area Plan ..... 5  
Reviewing Agencies..... 5  
Staff Comment on Required Findings ..... 5  
Recommendation..... 6  
Motion..... 6  
Appeal Process..... 7

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**Exhibits Contents**

Amended Conditions of Approval..... Exhibit A  
Agency Comments..... Exhibit B  
WSUP21-0001 Action Order Dated 5/4/21 ..... Exhibit C  
Noticing Map..... Exhibit D  
Project Application ..... Exhibit E

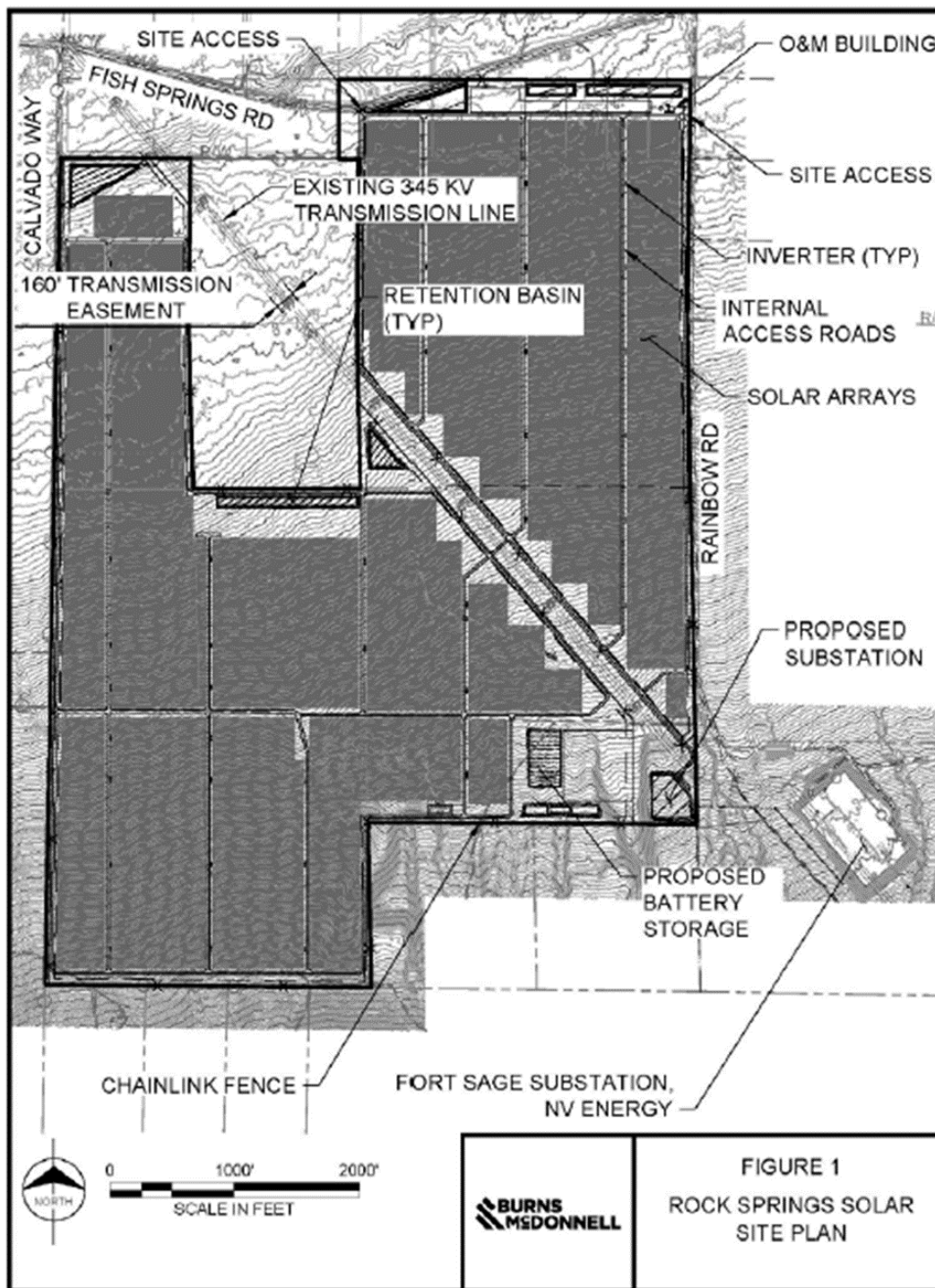
### **Amendment of Conditions**

An Amendment of Conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a Special Use Permit, a Variance, an Abandonment of an easement or a Tentative Subdivision Map. Some examples of why an Amendment of Conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The Amendment of Conditions request is required to be heard by the same commission that approved the original application and only the specific amendment may be discussed and considered for approval. The Amendment of Conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the Amendment of Conditions request, an amended action order is created along with amended Conditions of Approval.

The Conditions of Approval for Amendment of Conditions Case Number WAC23-0003 is attached to this staff report and will be included with the amended action order.



Site Plan

**Background and Evaluation of Amendment Request**

On May 4, 2021, the Planning Commission approved WSUP21-0001 for the following

- 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; and
- 3) Requested to vary height, landscaping and parking by allowing structures up to a maximum of 100 ft. tall from 35 ft. tall.

The request also waived all landscaping requirements and paved parking requirement. This project met the standard for a project of regional significance because it will generate more than 5 MW of electricity and requires construction of a substation, which required conformance review by the Regional Planning Commission. The application was heard and approved on December 6, 2021 by the Regional Planning Commission.

The applicant is now requesting to amend the approved Special Use Permit Case Number WSUP21-0001, to increase the battery storage from 84 megawatts to 120 megawatts. The applicant is in negotiations with NV Energy, and as those talks have progressed, there has been a request to increase the battery storage to better meet NV Energy’s needs for electrical power.

**High Desert Area Plan**

The subject parcel is located within the High Desert Area Plan. There are no other relevant policies related to amending a special use permit condition to increase battery storage wattage capacity.

**Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Bureau of Mining & Reclamation	X			
Environmental Protection	X			
Washoe County GIS	X	X		Robert Wimer, rwimer@washoecounty.gov
Washoe County Manager	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Engineering & Capital Projects Director	X			
WCHD Environmental Health	X	X		James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us

All conditions required by the contacted agencies can be found in Exhibit A, Amended Conditions of Approval.

**Staff Comment on Required Findings**

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the Amendment of Conditions

application and has determined that the proposal is in compliance with the required findings as follows:

- (a) 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.

*Staff Comment: There are no policies or action programs within the Washoe County Master Plan and High Desert Area Plan addressing the proposal to amend a special use permit condition to increase the battery storage wattage. This request is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan.*

- (b) 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.

*Staff Comment: The request to amend a special use permit's conditions to increase the battery storage wattage will not impact utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities. Such items are either available or have been provided.*

- (c) 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.

*Staff Comment: The request is to amend a special use permit's Conditions of Approval to increase the battery storage wattage. This will not impact the site suitability. The site has already been deemed physically suitable for energy production, renewable use and a major grading permit.*

- (d) 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.

*Staff Comment: The request to amend a special use permit's conditions to increase the battery storage wattage will not impact the public health, safety or welfare; be injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area. The special use permit was already reviewed for issuance not being detrimental.*

- (e) 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.

*Staff Comment: There is no military installation within the required noticing distance for this application. Therefore, there is no effect on a military installation.*

## **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case Number WAC23-0003 is being recommended for approval with conditions. Staff offers the following motion for the Planning Commission's consideration.

## **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 WAC23-0003 for CED Rock Springs Solar LLC,

with the amended conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

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.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

Applicant: CED Rock Springs Solar LLC, mapellip@conedceb.com  
Property Owner: Kuehnert Living Trust, 1520 King Edwards Drive, Reno, NV 89503  
Representatives: NewFields, kmacdonald@newfields.com & herediaj@conedceb.com



# Amended Conditions of Approval

Amendment of Conditions Case Number WAC23-0003

For Special Use Permit Case Number WSUP21-0001

The project approved under Amendment of Conditions Case Number WAC23-0003 for Special Use Permit Case Number WSUP21-0001 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on May 3, 2023, as well as the original conditions of approval granted by the Planning Commission on May 4, 2021. To the extent these Amended Conditions of Approval conflict with any conditions granted on May 4, 2021, these Amended Conditions of Approval shall prevail. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the amendment of conditions approval (Case Number WAC23-0003) regarding the Special Use Permit Case Number WSUP21-0001 shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval (WAC23-0001) related to the Special Use Permit Case Number WSUP21-0001 is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved Special Use Permit Case Number WSUP21-0001 may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Special Use Permit Case Number WSUP21-0001 should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

THE FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.



**Washoe County Planning and Building Division**

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name – Julee Olander, Planner, 775.328.3627, [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)**

- a. **The applicant shall attach a copy of the action orders approving this project for WAC23-0003 AND WSUP21-0001 to all permits and applications (including building permits) applied for as part of this approval.**
- b. The applicant shall also meet all conditions of approval previously approved on May 4, 2021, by Special Use Permit Case Number WSUP21-0001.
- c. The applicant may increase the battery storage from 84 megawatts to 120 megawatts.

**Truckee Meadows Fire Protection District**

2. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact Name – Dale Way / Brittany Lemon, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. The applicant will provide a vegetation management plan in compliance with the 2018 IWUIC Appendix B with the building permit.

\*\*\* End of Amended Conditions \*\*\*

Date: March 20, 2023

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Amendment of Conditions Case WAC23-0003 –for WSUP21-0001  
APN: 074-061-21, 074-061-29, 074-061-30, 074-061-36, 074-061-37, 074-061-39,  
074-040-20, 074-040-22, 074-040-25

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Amendment of Conditions case is to approve an Amendment of Conditions to Special Use Permit Case Number WSUP21-0001 to increase the battery storage from 84MW to 120MW. The Engineering and Capital Projects Division recommends approval with no comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Universal Engineering Sciences.

**From:** [Lemon, Brittany](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WAC23-0003 (Rock Springs Solar) for WSUP21-0001 Conditions of Approval  
**Date:** Tuesday, March 21, 2023 8:21:56 AM  
**Attachments:** [image001.png](#)

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Good Morning Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

If not previously provided a vegetation management plan in compliance with the 2018 IWUIC Appendix B is required.

Thank you,

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

March 27, 2023

Washoe County Community Services  
Planning and Development Division

RE: Rock Springs Solar; 074-040-25  
Amendment of Conditions; WAC23-0003 for WSUP21-0001

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: The WCHD has reviewed the above referenced project and has no objections to the approval of the amendment of conditions to increase the batter storage as requested.
- b) Condition #2: Previous review comments for WSUP21-0001 are still in force regarding all other conditions for this application.
- c) Condition #3: If the amendment of conditions is approved for the special use permit all future building permits and plans must be submitted to the WCHD for review and approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District



**From:** [Weiss, Timber A.](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Behmaram, Vahid](#)  
**Subject:** No water right comments for Amendment of Conditions Case Number WAC23-0003 (Rock Springs Solar) for WSUP21-0001  
**Date:** Thursday, March 30, 2023 7:15:50 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hello,

No water right comments for Amendment of Conditions Case Number WAC23-0003 (Rock Springs Solar) for WSUP21-0001.

Thank you,



**Timber Weiss, PE | Professional Engineer**

**Engineering & Capital Projects Division | Community Services Department**

1001 E. 9th Street, Bldg A Reno, NV 89512

[tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov) | Office Voice Mail: 775.954.4626 or 775.433.0769

Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For additional information, email [engineering@washoecounty.us](mailto:engineering@washoecounty.us) or call 775.328.2040





**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Planning and Building Division**  
**Planning Program**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89512-2845  
 PHONE (775) 328-6100  
 FAX (775) 328.6133

**Planning Commission Action Order**  
**Special Use Permit Case Number WSUP21-0001**

Decision: **Approval with Conditions**

Decision Date: May 4, 2021

Mailing/Filing Date: May 6, 2021

Property Owner: CED Rock Springs Solar, LLC, 100 Summit Lake Dr, Valhalla, NY, 10595

Assigned Planner: Dan Cahalane, Planner  
 Washoe County Community Services Department  
 Planning and Building Division  
 Phone: 775.328.3628  
 E-Mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

**Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar)** – For hearing, discussion and possible action to approve a special use permit for 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; and; 3) requests to vary height, landscaping and parking by allowing structures up to a maximum of 100 ft. tall from 35 ft. tall, waiving all landscaping requirements, and waiving the paved parking requirement. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity, require construction of a substation and will require conformance review by the Regional Planning Commission. The substation will be located on APN 074-040-25. This project also requires an amendment to the Regional Utility Corridor Map of the 2019 Truckee Meadows Regional Plan.

- Applicant: CED Rock Springs Solar LLC
- Property Owner: Linda & Terry Bell; Cedar Lindsley Anderson; Luicinda Johnson; Robin & Randall Skipper; Ragnar Kuehnert Trust; Sam Lindsley; Julie Skeen & Peter LaBarge; and Pattee Williams
- Location: Approximately 45 miles northwest of Reno, near Flannigan
- APN: 074-061-21; 074-061-29; 074-061-30; 074-061-36; 074-061-37; 074-061-39; 074-040-20; 074-040-22; 074-040-25
- Parcel Size: Total project – 660 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire



To: CED Rock Springs Solar, LLC  
Subject: WSUP21-0001  
Date: May 6, 2021  
Page: 2

- Development Code: Authorized in Article 302, 810 & 812
- Commission District: 5 - Commissioner Herman

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 810, *Special Use Permits*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on having made all five findings in accordance with Washoe County Code Section 110.810.30:

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.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

To: CED Rock Springs Solar, LLC  
Subject: WSUP21-0001  
Date: May 6, 2021  
Page: 3

**This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.**

Washoe County Community Services Department  
Planning and Building Division

  
\_\_\_\_\_  
Trevor Lloyd  
Secretary to the Planning Commission

TL/DC/am

xc:

Applicant: CED Rock Springs Solar, LLC, 100 Summit Lake Dr, Valhalla, NY, 10595

Representatives: NewFields, 3265 N Fort Apache Rd, Las Vegas, NV 89129

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Gerlach/Empire Citizen Advisory Board, Chair.





# Conditions of Approval

Special Use Permit Case Number WSUP21-0001

The project approved under Special Use Permit Case Number WSUP21-0001 shall be carried out in accordance with the conditions of approval granted by the Washoe County Planning Commission on May 4, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name – Dan Cahalane, [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us) , 775-328-3628**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within **five** years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The business license will be obtained to for the new use.
- f. The substation and connecting electrical infrastructure shall be exempt from the height restrictions for General Rural regulatory zones per WCC table 110.406.05.1
- g. Fencing surrounding the facility shall be painted a color that blends in with the surroundings and shall not have slats in accordance with High Desert Policy 2.13.
- h. The facility shall be exempted from the parking standard requirements found in WCC 110.410.25(a, c-g) except for the required ADA parking spot, unless exempted under the federal machine space exemption, in order to maintain the High Desert character under High Desert Policy 2.13
- i. The facility shall be exempted from the formal landscaping standards found in WCC 110.412.45(a-d) and 110.412.50(a-g) in order to maintain the High Desert character under High Desert Policy 2.13.
- j. The applicant shall provide detailed soils and geo-technical studies as part of the required grading permit plans per High Desert Policy 11.1. These plans shall comply with WCC 110.438.45-100. The applicant shall abide by all recommendations of the provided geotechnical studies per High Desert Policy 11.2.
- k. The applicant shall provide improved drainage in their final grading plans along the edges of the proposed site to mitigate any impacts to access roads and or legal developments in

the area or provide proof that there is no increased runoff from the proposed project. Applicant shall maintain all improved drainage areas throughout the life of the proposed project. These conditions are designed to satisfy High Desert Policy 15.3.

- I. In conformance with Washoe County Code Section 110.810.35(c), a reclamation plan shall be prepared prior to the issuance of building or grading permits. This shall ensure that the solar panels and associated infrastructure are properly decommissioned and the site is restored at the end of the solar facility's useful life. The plan shall be developed in consultation with the Nevada Department of Wildlife and/or the Nevada Department of Environmental Protection. At a minimum, the plan will include:
  - i. existing site conditions;
  - ii. the area of impact (to include all portions of the subject site);
  - iii. reclamation goals and methods;
  - iv. measures to prevent the spread of noxious weeds;
  - v. reclamation success criteria; and appropriate monitoring provisions.
- m. Prior to the issuance of building/grading permits, the applicant shall post a financial assurance for reclamation for eighty percent (80%) of the total reclamation costs as identified in the reclamation plan per condition 1l.
  1. At a minimum, revegetation of the site must result in eighty percent (80%) re-establishment of vegetation prior to the release of the bonds in accordance with High Desert Policy 6.4.
- n. Any contractor's yard created to manage the construction of the site shall comply with all provisions of WCC 110.310.45
- o. The following **Operational Conditions** shall be required for the life of the business:
  - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
  - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

### **Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

#### **Contact Name – Leo Vesely, P.E., 775-328-3600**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials

shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.

- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- f. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access across any private property and BLM lands.
- g. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- h. A drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- i. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- j. Provide a construction haul route plan and address the construction traffic impacts to the local streets for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts.

### **Washoe County Water Rights**

3. The following conditions are requirements of the Washoe County Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

#### **Contact Name – Vahid Behmaram, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. The applicant and County personnel shall estimate the post construction projected annual ground water demand for the project to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination.
- b. Adequate ground water rights for both the construction phase and per the estimate in item # 1 shall be transferred to an appropriate ground water well / wells on parcels associated with this application. Transfer of these water rights may require filing of applications with the Nevada Division of Water Resources.
- c. The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the High Desert Area Plan.

- d. For the construction phase, proof of adequate water rights shall be provided prior to start of the construction phase. These water rights may be temporary in nature, and rely on Temporary permits from the Nevada Division of Water Resources.
- e. For the operational phase the proof of adequate water rights per item # 1 above shall be provided before Final inspection sign-off.

#### **Washoe County Parks Program**

- 4. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

**Contact Name – Sophia Kirschenman, skirschenman@washoecounty.us**

- a. The applicant shall consult with the USFWS to determine whether an incidental take permit is required for the proposed solar project. If this permit is required, it must be received prior to issuance of grading and/or building permits.
- b. The application indicates that no export or import of material is anticipated with the proposed project. Should importation of earthen materials be necessary, those materials shall be “certified weed free” to prevent the spread of noxious weeds in Washoe County.
- c. In conformance with the High Desert Area Plan Policy 2.2, prior to the issuance of building or grading permits, the applicant shall prepare a noxious weed management plan in consultation with the Washoe County Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Storey Conservation District.
- d. The highlighted portions of the attached document (See Exhibit D), Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction (attached hereto), shall be included in the final plan set notes.
- e. The application states that a revegetation plan is being prepared for review. Prior to the issuance of building/grading permits, the applicant shall submit a revegetation plan, prepared by a qualified professional, to Washoe County Parks for review and approval. At a minimum, the plan will include:
  - a. Existing site conditions;
  - b. The area of impact (to include all disturbed undeveloped portions of the subject site);
  - c. Restoration goals;
  - d. Selection of native/perennial adapted plants or seed mixes;
  - e. Revegetation methods;
  - f. Measures to prevent the spread of noxious weeds;
  - g. Revegetation success criteria; and appropriate monitoring provisions.

#### **Washoe County Health District - EHS**

- 5. The following conditions are requirements of the Washoe County Health District – Environmental Health Services, which shall be responsible for determining compliance with these conditions.

**Contact Name – David Kelley, Dakelly@washoecounty.us**

- a. Septic disposal is proposed as part of this plan. State of Nevada Bureau of Water Pollution (BWPC) should be consulted as they have jurisdiction over commercial septic systems. Any necessary building permits will need to match the BWPC approved septic in order to be approved by EHS during the plan review process.

- b. Future well installation is proposed as part of this plan. Permits for well installation will be required from EHS and approval from TMWA may be required if in TMWA's service area. State of Nevada Bureau of Safe Drinking Water should be consulted to determine if a public water system permit is required.

### **Washoe County Health District - AQM**

6. The following conditions are requirements of the Washoe County Health District – Air Quality Management, which shall be responsible for determining compliance with these conditions.

**Contact Name – Genine Rosa, [GRosa@washoecounty.us](mailto:GRosa@washoecounty.us)**

- a. The AQMD will require a Dust Control Permit for the 660 acres of disturbance and a Supplemental Dust Control Plan from Rock Springs Solar. The Supplemental Dust Control Plan will need to include specifics in regards to phasing of the project, dust control measures being employed during the course of construction and a long term dust control plan for the Rock Springs Solar Project. The Dust Control Permit Application and Supplemental Dust Control Plan will need to be reviewed by the AQMD prior to the issuance of a Dust Control Permit.
- b. The construction of the project may also require the use of mobile stationary source equipment such as aggregate crushers and screens. These pieces of equipment will require a Stationary Source permit with the AQMD prior to their use. The AQMD will need a better understanding of any support structures or equipment to determine if any additional Stationary Source permits will be required. This equipment may include but is not limited to fuel burning equipment, emergency generators, etc. that have the potential to emit 2 pounds per day of criteria air pollutants or 1 pound a day of toxic air pollutants.

### **State Historic Preservation Office**

7. The following conditions are requirements of the State Historic Preservation Office, which shall be responsible for determining compliance with these conditions.

**Contact Name – Rebecca Lynn Palmer, [rlpalmer@shpo.nv.gov](mailto:rlpalmer@shpo.nv.gov)**

- a. If Indian burials are identified or disturbed during the course of grading or construction of this project, state law requires that all work in the vicinity of the find cease and the person shall immediately report the discovery and the location of the Indian burial site to the State Historic Preservation Office (NRS 38.170.1(a)).

### **Truckee Meadows Fire Protection District**

8. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

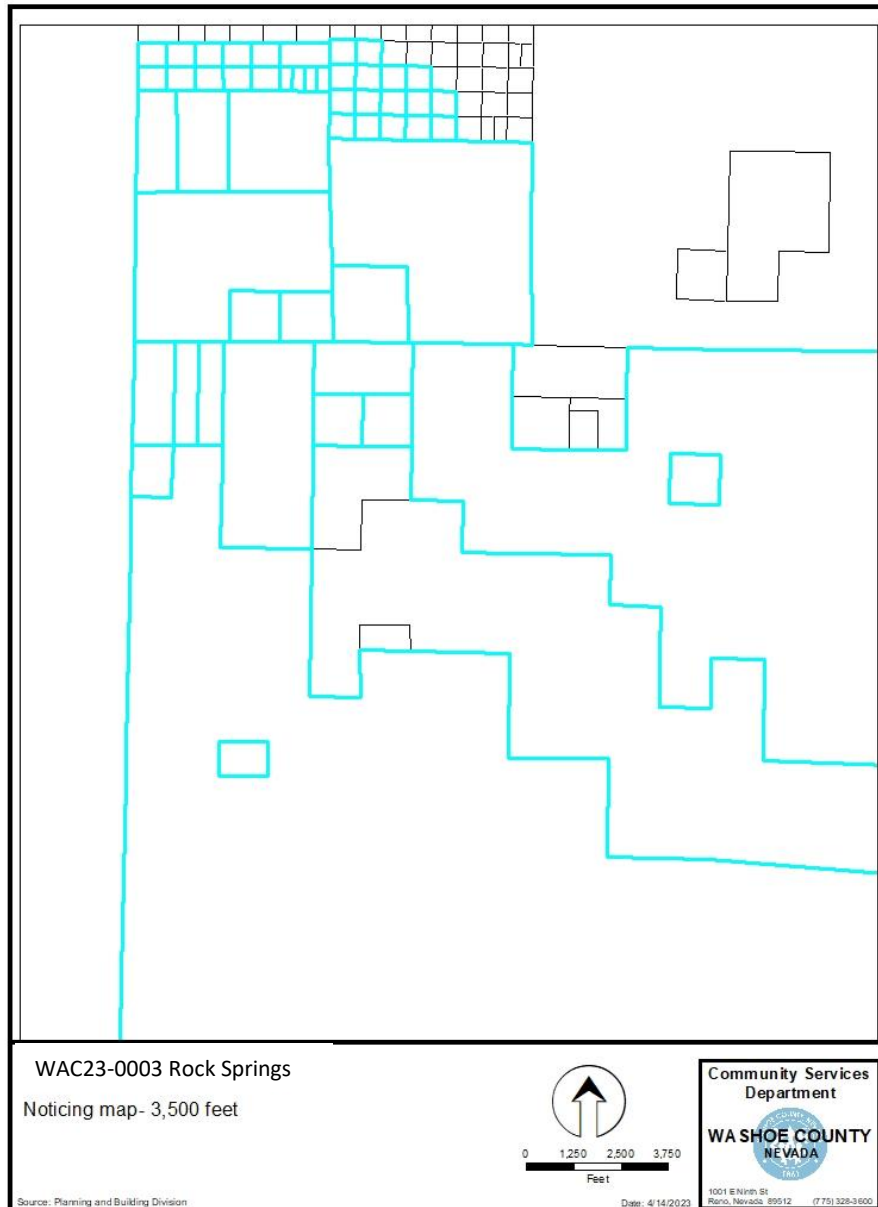
**Contact Name – Dale Way / Brittany Lemon, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. Shall complete a Hazardous Materials Management Plan (HMMP) for the site. (2018 IFC 407.6 / 5001.5.1) prior to construction.
- b. Shall complete a Hazardous Materials Inventory Statement (HMIS) for the site. (2018 IFC 407.5 / 5001.5.2) prior to construction.
- c. Energy Storage Systems shall comply with NFPA 855, 2020 Edition.

\*\*\* End of Conditions \*\*\*

**Public Notice**

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 1,000-foot radius of the subject property. A total of 43 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



**Public Notice Map**

**Amendment of Conditions Case Number WAC23-0003**

Community Services Department  
Planning and Building  
AMENDMENT OF CONDITIONS  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100



## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

# Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

## Required Information

1. The following information is required for an Amendment of Conditions:
  - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
  - b. Identify the specific Condition or Conditions that you are requesting to amend.
  - c. Provide the requested amendment language to each Condition or Conditions, and provide both the *existing* and *proposed condition(s)*.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

## Attachment A Project Description

# Project Description Rock Springs Solar Washoe County, Nevada

December 2020



Prepared for:



CED Rock Springs Solar, LLC  
101 West Broadway  
San Diego, California 92101

Prepared by:



3265 N. Fort Apache Road, Suite 110  
Las Vegas, NV 89129

## Table of Contents

Contents	
Project Summary	A3
Proposed Project Location	A4
Project Setting	A6
Project Components	A6
Figures	
Figure 1. Regional Location	A5
Figure 2. Project Overview Map	A6
Figure 3. Site Plan	A7
Tables	
Table 1. Proposed Project Construction – Estimated Truck Activity	A12

# PROJECT DESCRIPTION

## Summary

CED Rock Springs Solar, LLC (Applicant) proposes to construct an approximately 120-megawatt (MW) Rock Springs Solar Project (proposed project) in Washoe County, Nevada, approximately 45 miles north of Reno on the western Nevada border (see Figures 1, 2, and 3). The proposed project would consist of a 120 MW Solar Photovoltaic (PV) generation facility plus a 120 MW Battery Energy Storage System (BESS); combined facility output would not exceed 120 MWac. The project site area is approximately 660 acres of private land that is relatively flat. An overhead NV Energy 345 kV transmission line bisects a portion of the project area. The proposed project has entered into a Large Generator Interconnection Agreement (LGIA) with NV Energy for connection to the energy grid at the Ft. Sage Substation 345 kV bus with an approximately 1000-foot Gen-Tie on NV Energy land. The Gen-Tie and any alterations within the existing footprint of the NV Energy Ft. Sage Substation would be constructed by NV Energy.

The proposed project is expected to be constructed in a single phase over an estimated 12-month period. The current LGIA contemplates a construction start date of June 2023 and a commercial operation date (COD) of July 2024; however, it may be possible to expediate the start of construction to January 2023, resulting in a COD of December 2023.

There is currently no power purchase agreement (PPA) for the Project; however, there have been preliminary discussions with an off-taker for a build and transfer of the project upon COD.

The proposed project area would include all structures, including solar PV panels, tracking/support structures, inverters, supervisory control and data acquisition system, communication systems, energy storage facilities, and interconnection facilities (on-site substation), all of which would be enclosed by a perimeter security fence with interior access roads. An O&M building and any necessary drainage features would be within the project area. The solar block units would be connected via 34.5-kilovolt (kV) collection lines and communications cables. The BESS would be connected using either an AC-coupled or DC-coupled system. Selection of an AC or DC coupled system is ultimately determined through off-taker preference and contract terms. The proposed project also would include an on-site substation, in the southeastern property corner near the Ft. Sage Substation. The proposed Project on-site substation would consist of components up to 100 feet in height, and collection lines would be underground or overhead lines constructed with up to 100-foot-tall poles if overhead. The communications microwave at the substation would be placed on a pole up to 150 feet in height. Alternately, communication may be obtained through tie into the existing Ft Sage Substation system.

The temporary source of water for construction would be obtained from the Truckee Meadow Water Authority (TMWA) tap line (via hydrant) that is located to the west of the Ft. Sage Substation. An above or below ground pipe would be installed across an existing TMWA

easement from the water tap to the proposed project area or water may be trucked from the hydrant to the site. Long term water for operations will be obtained from an onsite water well. Permanent water rights equal or less than 1-acre foot per year will be acquired from Vidler Water Company.

### Proposed Project Location

The location of the proposed project has been selected because of proximity to NV Energy’s existing Ft. Sage substation, availability of private land, low anticipated environmental impacts and the favorable solar irradiance of the Project site.

The proposed project is located approximately 45 miles north of Reno, Nevada, in the southeastern Honey Lake Valley, and 15 miles west of Pyramid Lake, in unincorporated Washoe County, Nevada (see Figures 1, 2, and 3). The project site is situated in Township 26 North, Range 18 East; portions of Sections 29 and 32 within the State Line Peak, Nevada, U.S. Geological Survey 7.5-topographic quadrangle map (quad map). The approximate center of the proposed project is located at latitude/longitude 40°4’49.14" North/ 119°59’11.85" West.

Washoe County Assessor’s Parcel Numbers for the private parcels proposed for development are as follows:

074-061-21	074-061-39
074-061-29	074-040-20
074-061-30	074-040-22
074-061-36	074-040-25
074-061-37	intentionally left blank

Washoe County Assessor’s Parcel Number for the NV Energy Substation and Gen-Tie is 074-040-60

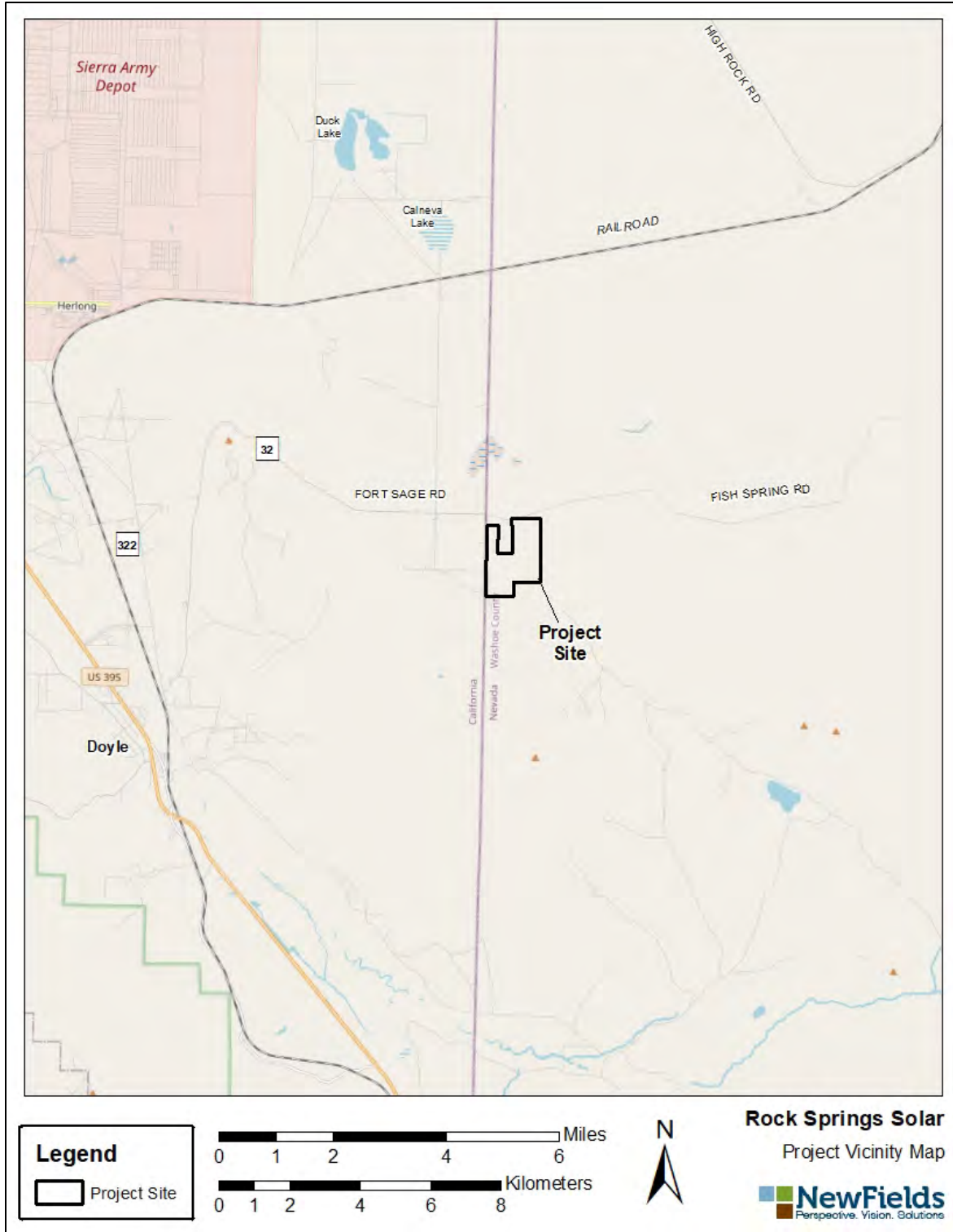


Figure 1. Regional Location

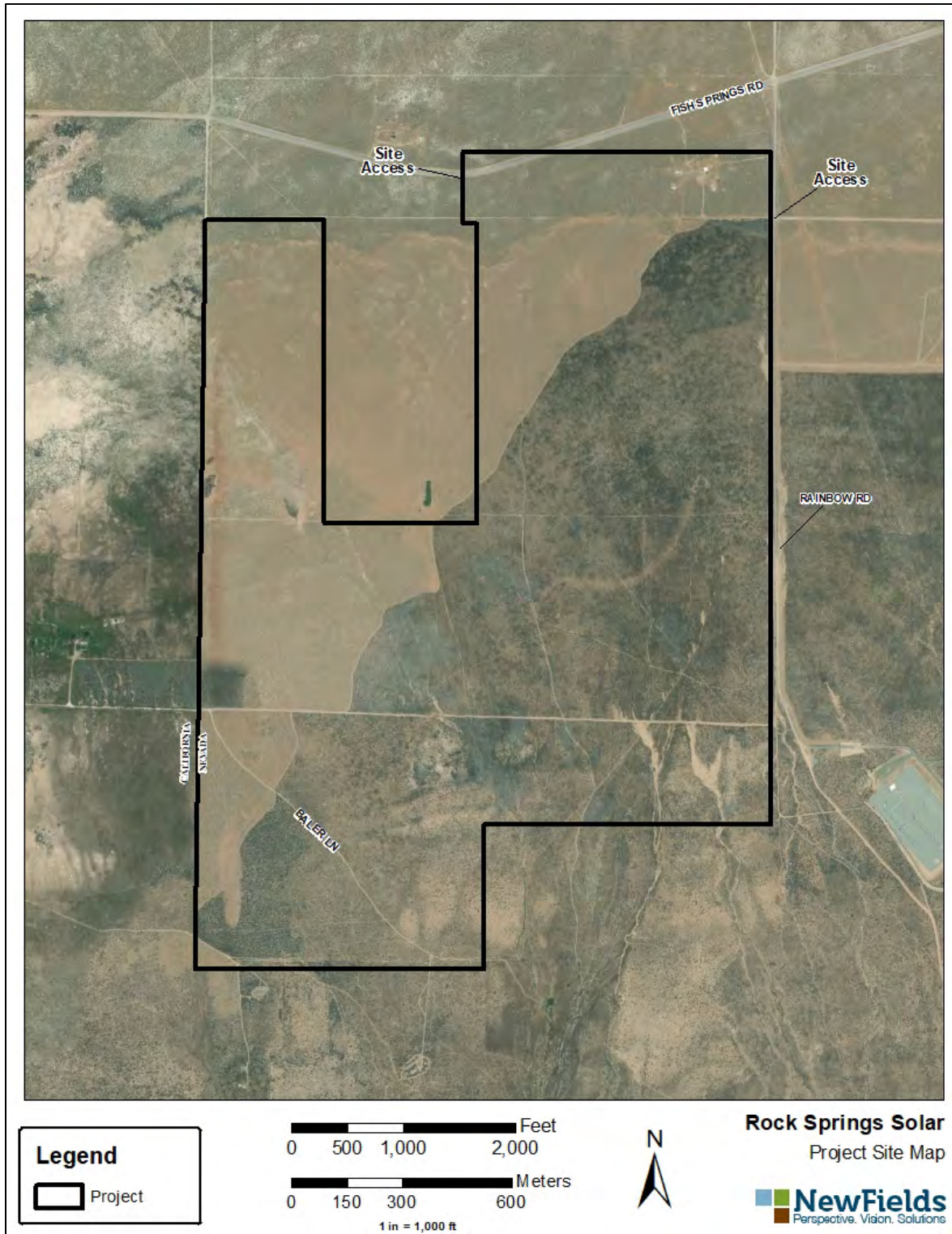


Figure 2. Project Overview Map



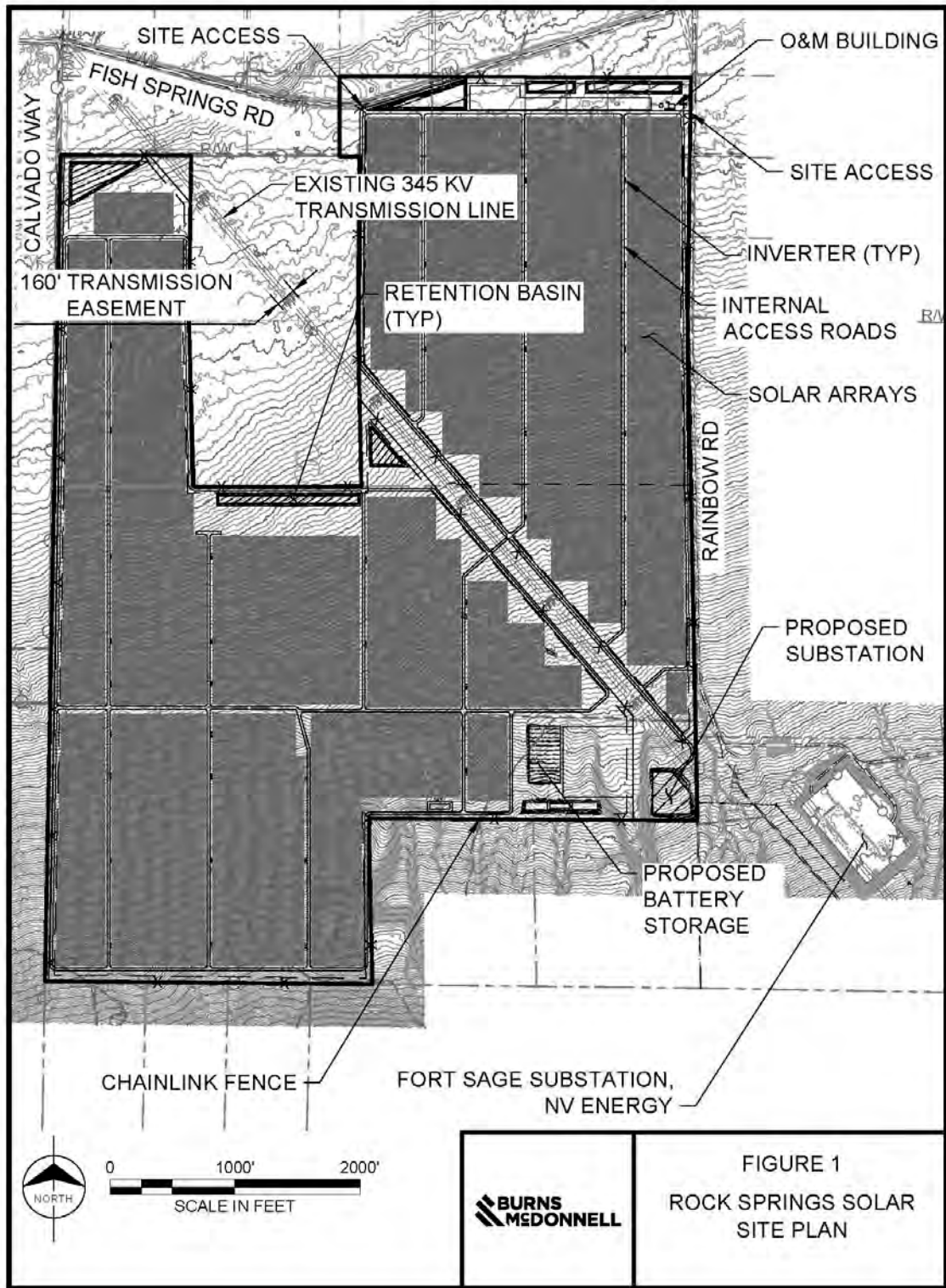


Figure 3. Site Plan

## Setting

The proposed site is vacant land, except for an old homestead and some agricultural activities. A NV Energy 345 kV line that connects the Ft. Sage Substation to the Bordertown Substation runs diagonally through the project area. The site has been historically disturbed by agriculture including alfalfa farming and is currently vegetated in-part with non-native plant species, though areas of recovering native species exist. Prior disturbances are related to agricultural uses and include roads, ditches and berms to reroute water for irrigation and drainage, fences and power lines. Some portions of the proposed site remain largely undisturbed and support native vegetation. Topography on site is generally flat to moderately sloping and elevations range from 4,000 to 4,200 feet above mean sea level. Drainage is generally to the north as the site generally slopes from south to north.

## Land Use and Zoning

The existing Land uses is predominantly vacant, and the Washoe County Regulatory Zone is GR, General Rural.

## Project Components

This section generally describes the facilities that would create a footprint in and around the solar block units that would be developed on private lands. This includes the solar arrays, power transmission lines, substation, on-site energy storage, internal access and perimeter roads, fencing, operations and maintenance facilities, and other supporting infrastructure. The proposed project Site Plan is provided in **Figure 3**.

## Solar Energy Generation System

The proposed Project includes an approximate 120 MWac solar power-generating facility. The proposed project would include solar panels, tracking/support structures, inverters, supervisory control and data acquisition system, energy storage facilities, and interconnection facilities (on-site substation). The solar panels would be configured in two main areas, separated diagonally down the middle by NV Energy's 345 kV line. Each of the areas would be enclosed by a perimeter security fence.

Solar energy would be captured by an array of photovoltaic panels mounted to a single-axis tracking system. The high-efficiency, commercially available photovoltaic panels convert incoming sunlight to direct current (DC) electrical energy. The panels are arranged in series to increase the DC system voltage to approximately 1,500 volts. These series chains of panels are called "strings" in industry terms and provide the basic building block of power conversion in the solar array. The strings are combined in the solar field through an above- or below ground DC collection system and then further grouped together at the inverter stations, where the energy is converted to AC and then stepped up to an intermediate voltage, typically 34.5 kV.

The chosen photovoltaic panel would be either crystalline silicon or thin film and would be well suited for the desert environment due to their durability and reliability.

The tracking system would be supported, when practical, by driven piers (piles) directly embedded into the ground and would be parallel to the ground. The system would rotate slowly throughout the day at a range of +/- 60 degrees facing east to west to stay perpendicular to the incoming solar rays so that production can be optimized.

Each tracker would hold approximately 80 to 90 panels (depending on final configuration) and, at its highest rotated edge, would have a maximum height of approximately 15 feet above grade, depending on the dimensions of the chosen panel. The minimum clearance from the lower edge of the panel to ground level is approximately 12 to 24 inches, pending final design.

The inverter stations would be up to 13 feet in height and perform three critical functions for the solar plant: (1) collect DC power in a central location, (2) convert the DC power into AC power, and (3) convert low-voltage AC power to medium-voltage AC power. The inverter stations are typically open-air and well suited for desert environments. The stations consist of DC collection equipment, utility-scale inverters, and a low- to medium-voltage transformer. The output power from the inverter stations would be fed to the AC collection system through an above- or belowground collection system. This AC collection system would deliver the electricity to the on-site substation, where the voltage would be stepped up to the interconnection voltage.

### **On-Site Substation**

The substation is the termination point of the collection system of 34.5 kV electricity. The output of the entire field is passed through a final interconnection step-up transformer to convert it to the interconnection voltage at 345 kV. The footprint of the onsite substation would be approximately 3 acres. The proposed project on-site substation would consist of components up to 100 feet in height, and overhead lines constructed with up to 100-foot-tall poles. The communications microwave at the substation would be placed on a pole up to 150 feet in height.

### **On-Site O&M Area**

An O&M building and equipment storage area would be located in the north east area of the project site on approximately 3 acres. Staff parking would be within this location. Up to five CONEX would be located within the O&M area during construction and operation for equipment storage. A water well to serve the O&M building would be installed in this area.

### **Gen-Tie Line / (and POCO pole)**

The proposed project would be connected to NV Energy's existing 345 kV Ft. Sage Substation, which is approximately 1000 feet from the site. The project Point Of Change of Ownership pole (POCO) would be adjacent to the project substation within the Project area. The 1000-foot Gen-

Tie, POCO pole and any installation of electrical interconnection equipment within the existing footprint of the Ft. Sage Substation necessary for interconnection of the Project would be constructed and operated by NV Energy.

### **On-site Energy Storage System**

The proposed project would use a battery energy storage system consisting of either large format lithium-ion batteries or alternative battery technologies (such as flow batteries) that would have a capacity no larger than the solar facility and would be connected using either an AC-coupled or DC-coupled system. Selection of an AC or DC coupled system is ultimately determined through off-taker preference and contract terms.

An AC-coupled system would be connected to a bi-directional inverter to convert DC energy to AC energy, allowing for energy to flow in or out of the batteries in order to provide charge and discharge. This AC system would be coupled to the PV array at the inverter, AC collection system or 34.5kV substation bus. Power switches and relays would protect the system. The system would consist of several housing units, similar to shipping containers, or buildings. The containers or buildings would occupy approximately up to 20 acres, depending on the size of the system contracted and technology selected. The equipment enclosures and buildings would be located next to the on-site substation.

A DC-coupled system would consist of battery units located in containers adjacent to the solar inverters distributed throughout the solar arrays. The solar DC collection and the DC battery connection would connect on a common DC bus at the inverter. The containers would be similar in size (20–40 feet long) to the solar inverter skids. In some cases, depending upon the battery capacity, multiple containers may be located adjacent to a single inverter. The charge and discharge of the DC-coupled batteries would be controlled by the Battery Management System (BMS). DC-DC converters would be installed between the inverter and the batteries to control the DC voltage at the battery terminal. As is typical for the industry, inverters would be controlled by a central control system. The protections to the batteries would be internal to the battery management systems and control boxes located within the containers and inverters.

A battery supplier has not been selected at this time due to changing markets. The final battery supplier(s) would be selected prior to project construction and would be subject to an industry-standard pre-qualification process.

The energy storage equipment would be enclosed in a structure that would conform with County standards in addition to National Fire Protection Agency (NFPA 855). Energy storage equipment would comply with UL-9540 and would account for the results of UL-9540A. The enclosures would have temperature control system consisting of fan, liquid, or equivalent. The energy storage system would be un-staffed and would have remote operational control and period inspections/maintenance performed as necessary.

### **Utility Lines**

Collection and communication lines would be placed underground or overhead within the project area to interconnect generation and storage components of the proposed project and provide remote communications, control, and systems monitoring. These utility lines would be buried at a depth of approximately 3 feet below grade, and parallel lines would be separated by approximately 5 feet. Trenches would be backfilled and compacted to design specifications.

Overhead lines for the substation and Gen-Tie would be supported on direct-buried utility poles and communication and electrical cabling would be located on the same poles. Following poles being constructed, a conductor would be pulled between the poles and clipped to the arms on the poles.

## **Ancillary Facilities**

### Access

Access to the proposed project would be from Fish Springs Road and Rainbow Road. Fish Springs Road is on the northern boundary of the facility and Rainbow Road is on the east boundary of the facility. During construction, Fish Springs would serve as the main point of ingress for vehicles and equipment and Rainbow Road would serve as the main point of egress, thus allowing a flow of one way traffic through the site. During operations, the primary ingress and egress would be in the northeast area of the project site off Rainbow Road near the O&M building. Fish Springs would be used in the event of an emergency. There may also be an emergency gate on to Calveda Way. On-site roads would provide access to facilities internal to the proposed project areas.

On-site roads would be graded dirt roads or gravel-surfaced roads 16 to 20 feet wide. Construction access would be in accordance with a Construction Traffic Haul Route Plan approved by the County Engineering Division.

### Signage

A small sign at the site main entry to the proposed project would be installed. The sign would be no larger than 8 by 4 feet and read "Rock Springs Solar Facility." In addition, required safety signs would be installed identifying high voltage within the facility on the fence near the entrance, as well as information for emergency services. Signs would conform to County standards.

### Fencing, Gates, and Lighting

Fences would be constructed around the solar facility areas and the Project substation. The fencing would be up to 8 feet high and would be similar to fencing around the NV Energy Ft. Sage Substation: chain link with barbed wire across the top.. Gates would be placed at each entrance from public roads. Gates would be access-controlled to allow only authorized personnel to enter the Proposed Project. The right of way for the NV Energy 345 kV line would be left open to allow access for inspection and maintenance.

Low-elevation (<14 foot) controlled security lighting would be installed at primary access gates and the on-site substation, and entrance to the energy storage structure for security purposes only. The lighting would be switched on only when personnel enter the area (either motion-sensor or manual activation [switch]). All safety and emergency service signs would be lighted when the lights are on. The lighting would be shielded so that the light is directed downwards in order to eliminate spillover glare. Electrical power to supply the access gate and lighting would be obtained from NV Energy.

Lighting would only be in areas where it is required for safety, security, or operations. All lighting would be directed on site and would include shielding as necessary to minimize illumination of the night sky or potential impacts to surrounding viewers. All proposed lighting would conform to County lighting standards.

**Construction**

Schedule for Construction

The proposed project is anticipated to be built in a 12-month period. It is anticipated that the work would be completed in 8- to 10-hour shifts, with a total of five shifts per week (Monday–Friday). Overtime and weekend work would be used only as necessary to meet scheduled milestones or accelerate schedule and would comply with all applicable Nevada labor laws.

Traffic During Construction

Peak daily construction employees would be 200 workers daily. In addition to the 200 maximum daily workers traveling to the site, there would be up to 50 truck trips per day at peak construction activity (when trenching and system installation phases overlap). A total of up to 250 trips per day are anticipated during peak construction activities, assuming a worst-case scenario whereby no carpooling occurs, though it is likely that carpooling would occur (Table 1). Peak construction would be approximately 3 months of the overall 12-month construction timeframe.

Table 1. Proposed 100 MW Project Construction – Estimated Truck Activity

Truck Type	Average No. On Site	Gross Weight (pounds)	Trips/Day	Duration
8,000 Gallon Water Truck— will stay on site (loaded)	5	80,000	0	12 Months
20 Cubic Yard Dump/Bottom Dump Truck (loaded)	6	80,000	12+	3 Months
Pick-up Trucks	50	8,000	6	12 Months
Pile Driver	10	15,000	2	6 Months

Truck Type	Average No. On Site	Gross Weight (pounds)	Trips/Day	Duration
Grader	6	54,000	2	6 Months
Boom Truck with Bucket	2	42,000	2	6 Months
Component Delivery Trucks	4	42,000	40	6 Months
Utility Line Service Truck	4	30,000	2	2 Months
TOTAL	—	—	66	—

Special Use Permit Application



**Amended  
Special Use Permit  
Application Rock Springs Solar  
Project  
Washoe County, Nevada**

February 2023



Submitted by:



CED Rock Springs Solar, LLC  
101 West Broadway  
San Diego, California 92101

Prepared by:



Amended by;



Table of Contents

1. Summary of Submittal ..... 1  
2. Development Application Submittal Requirements ..... 3  
3. Washoe County Application ..... 10

Attachments

Attachment A Project Description .....A1  
Attachment E Viewshed Plan..... E1  
Attachment F Site Plan..... F1

## 1. Summary of Submittal

### For CED Rock Springs Solar, LLC

TO: Dan Cahalane, Staff Planner, Washoe County Planning and Development  
FROM: Joan Heredia, on behalf of CED Rock Springs Solar, LLC  
SUBJECT: Special Use Permit (SUP) Application Package for the Rock Springs Solar Project  
DATE: January 8, 2021  
Cc: Marilyn Burke, ConEdison, Clean Energy Business

This submittal contains a Special Use Permit (SUP) Application Package for the Rock Springs Solar Project (Project) located in Washoe County, Nevada. A SUP to construct the Project and a Major Grading Permit is requested. The parking area for the O&M building and parking area will not be accessible to the public and will be sized to accommodate the anticipated 2-3 full time employees at the site; therefore, Rock Springs Solar (RSS) requests a waiver from Washoe County Development Code Section 110.410.25. RSS also seeks a waiver to the landscaping requirements in Washoe County Development Code Sections 110.412.25 and 110.412.50 for Industrial use types and parking areas due to the remote location of the site. The Project will exceed the 5 MW limit established in the Truckee Meadows Regional Planning Agency 2019 Regional Plan Appendix 2 and triggers the requirements for a project of regional significance. All development application submittal requirements are included, as described further in Section 2. The Special Use Application is provided in Section 3. Various attachments are presented to fulfill the submittal requirements.

CED Rock Springs Solar, LLC (Applicant) proposes to construct an approximately 120-megawatt (MW) Rock Springs Solar Project (proposed project) in Washoe County, Nevada, approximately 45 miles north of Reno on the western Nevada border (see Figures 1, 2, and 3). The proposed project would consist of a 120 MW Solar Photovoltaic (PV) generation facility plus a 120 MW Battery Energy Storage System (BESS), so combined facility output does not exceed 120 MWac. The project site area is approximately 660 acres of private land that is relatively flat. An NV Energy 345 kV overhead transmission line bisects a portion of the project area. The proposed project has entered into a Large Generator Interconnection Agreement (LGIA) with NV Energy for connection to the energy grid at the Ft. Sage Substation 345 kV bus, with an approximately 1000-foot Gen-Tie over NV Energy land. The Gen-Tie would be constructed by NV Energy.

The proposed project is expected to be constructed in a single phase over an estimated 12-month period. The current LGIA contemplates a construction start date of June 2023 and a commercial operation date (COD) of July 2024; however, it may be possible to expedite the start of construction to January 2023, resulting in a COD of December 2023. It is requested that

the duration of the SUP and associated approvals be granted for a 5-year period in the event grid interconnection or commercial development activities take longer than anticipated.

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

3. What is the intended phasing schedule for the construction and completion of the project?

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

**Special Use Permit Application  
for Grading  
Supplemental Information**  
(All required information may be separately attached)

1. What is the purpose of the grading?

2. How many cubic yards of material are you proposing to excavate on site?

3. How many square feet of surface of the property are you disturbing?

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)



8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

11. Are you planning any berms?

Yes	No	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

13. What are you proposing for visual mitigation of the work?

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

16. How are you providing temporary irrigation to the disturbed area?

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17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

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18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No	If yes, please attach a copy.
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# Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

11. What is the intended phasing schedule for the construction and completion of the project?

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

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17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

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18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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19. Community Sewer

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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20. Community Water

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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