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
Site Plan (Parcel 1)

- Substation Pad
- Battery Storage Pad
- Switching Station Pad
- Existing high voltage transmission lines
Elevations (Parcel 1)

- **Olinghouse Switching Station Pad**
- **Substation Pad**
PARCEL 2

Site Plan (Parcel 2)

NOTE:
SEE ELECTRICAL PLANS FOR SOLAR ARRAY LAYOUT
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

PARCEL 1

PARCEL 2

PARCEL 3

PARCEL 4
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$_2$ annually
- 500 jobs during construction
- 10 FT off-site jobs once project complete
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
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.