



Planning Commission Staff Report

Meeting Date: November 4, 2020

Agenda Item: 8A

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

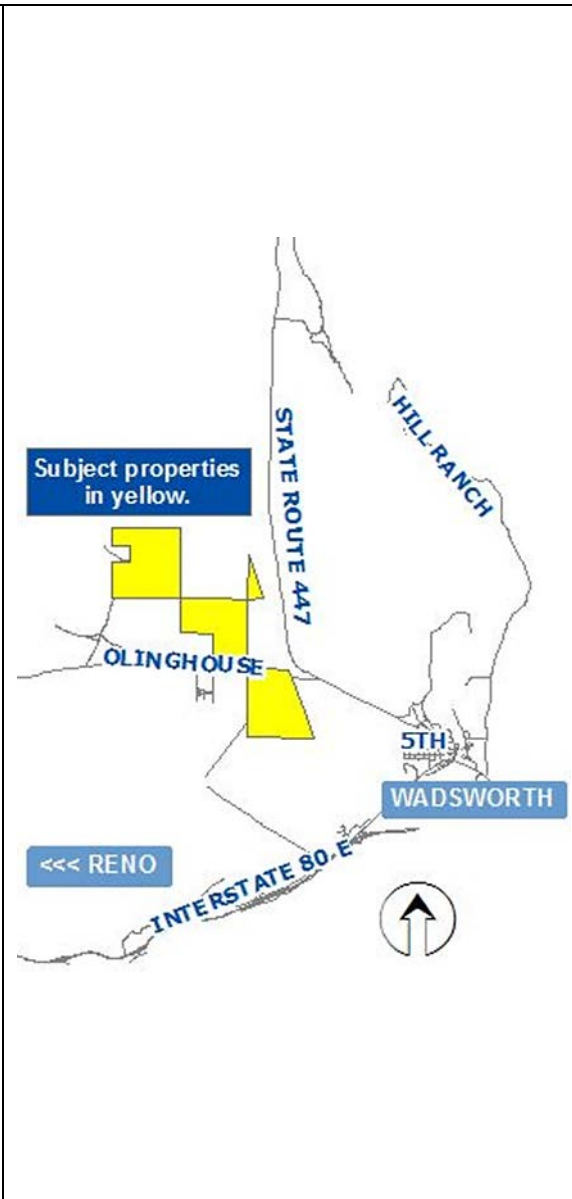
BRIEF SUMMARY OF REQUEST: Increase the area and volume of grading for the Dodge Flat Solar Project.

STAFF PLANNER: Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve an amendment of Special Use Permit WSUP17-0021, which permitted a 200 megawatt (MW) solar energy center with associated grading. The project site consists of four parcels totaling ±1,616-acres and is classified as a Renewable Energy Production industrial use type. The applicant now seeks an amendment to increase the amount of grading both in volume and in area. The original approval allowed for 310,284 cubic yards of cut material and 308,909 yards of fill material for a total of 619,203 cubic yards of grading. The applicant now seeks approval of approximately 774,295 cubic yards of cut material and approximately 672,645 yards of fill material for a total of approximately 1,446,940 cubic yards of grading. The original approval allowed a change in contour in the land over an area of approximately 155 acres. The applicant now seeks to change the contour of the land over an area of approximately 671 acres. Additional area and volume of grading may be required for construction of storm-water mitigation.

Applicant:	Jesse Marshall
Property Owner:	Dodge Flat Solar LLC
Location:	2505 State Route 447
APN (parcel size):	079-150-29 (±600-ac.), 079-150-11 (±480-ac.), 079-180-16 (±499-ac.), 079-180-14 (±38-ac.)
Master Plan:	Rural
Regulatory Zone:	General Rural
Area Plan:	Truckee Canyon
Citizen Advisory Board:	East Truckee Canyon
Development Code:	Authorized in Articles 808, 810 and 812
Commission District:	4 – Commissioner Hartung



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 WAC20-0002 for Dodge Flat Solar, having made all five findings in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on Pages 10 and 11)

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Amendment of Conditions

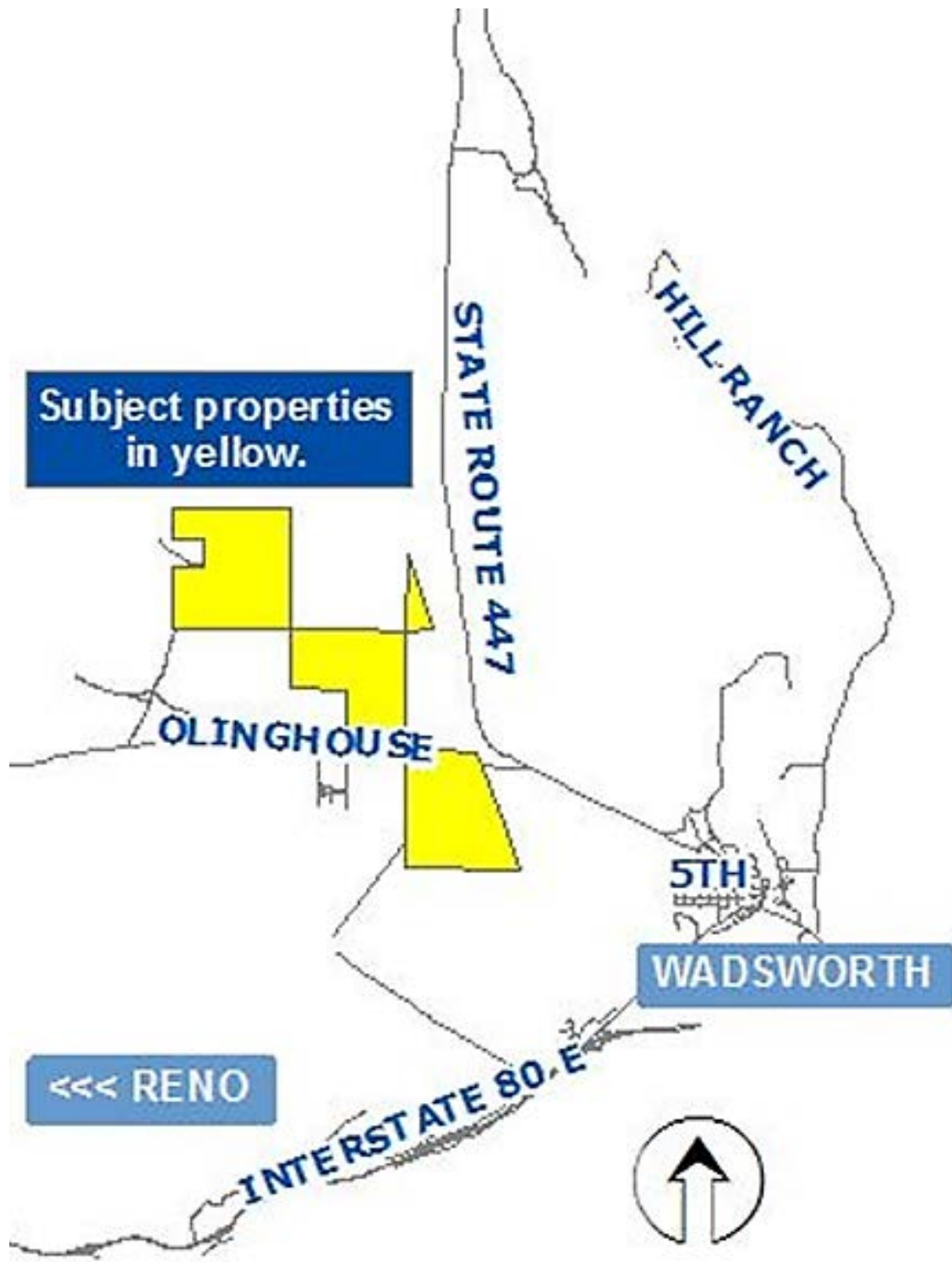
An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are 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

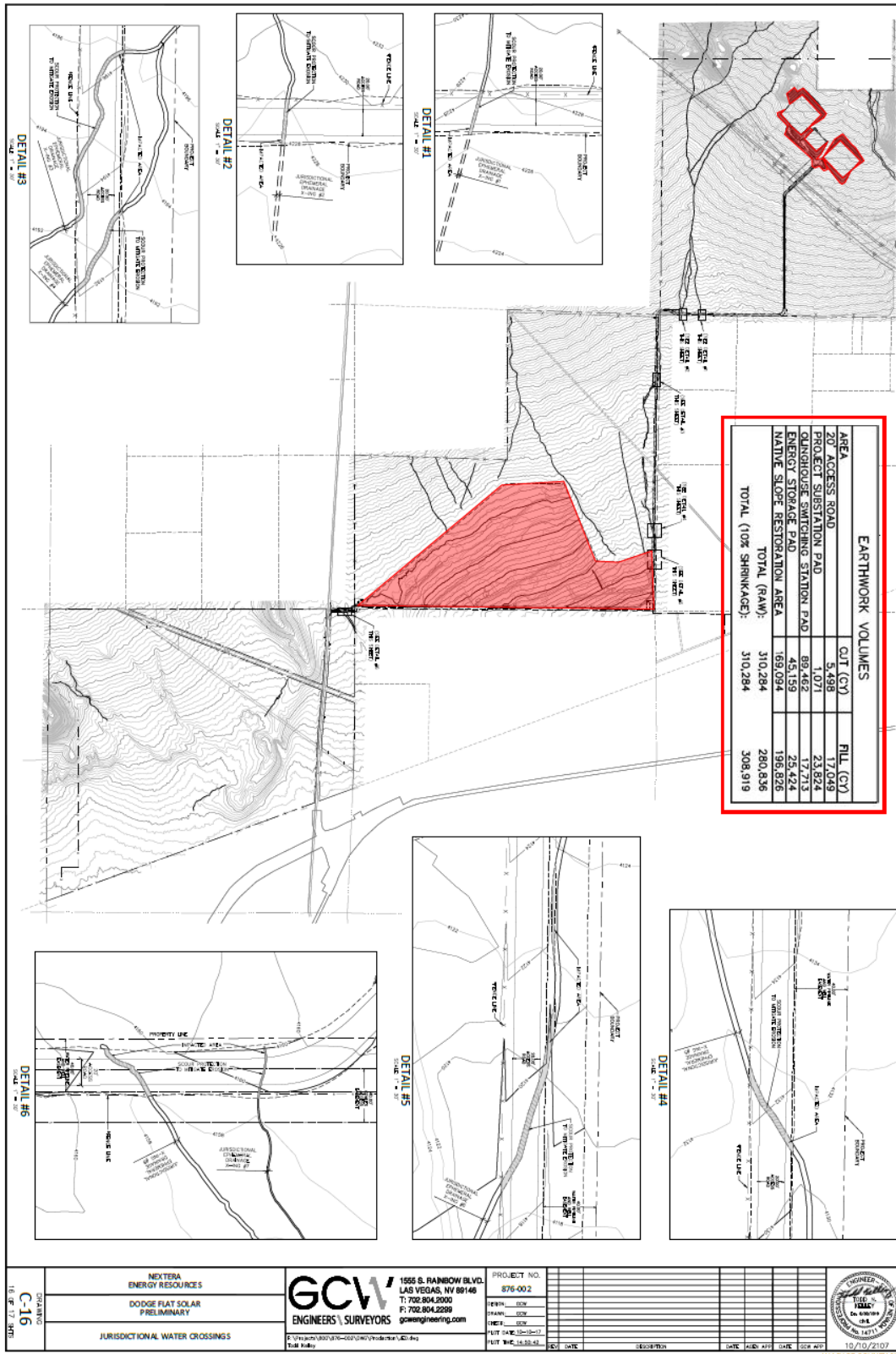
The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, 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 subject property has a regulatory zone of General Rural which allows the establishment of a Renewable Energy Production industrial use type, as well as Major Grading, subject to the approval of a Special Use Permit.

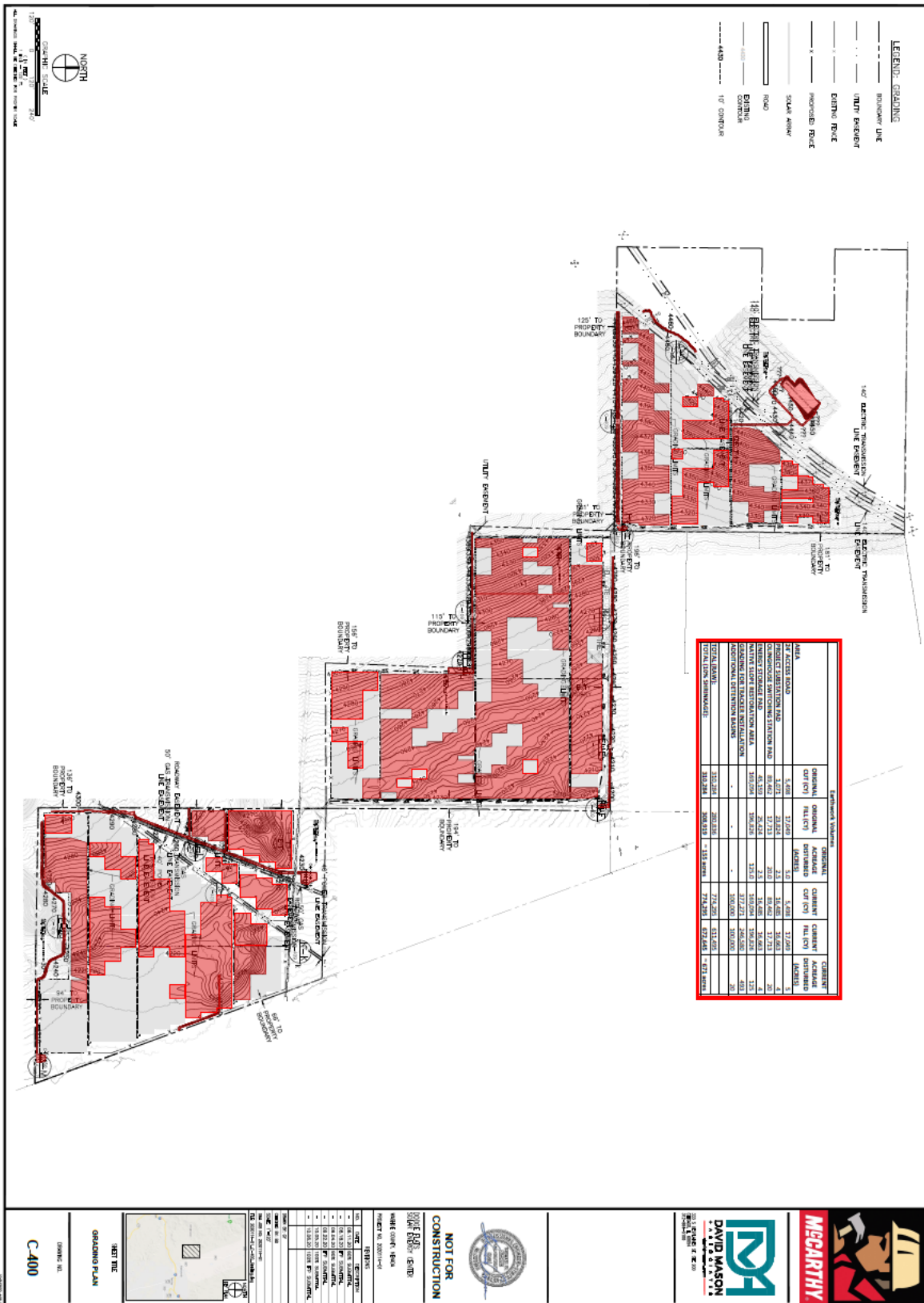
The second amended conditions of approval for Amendment of Conditions Case Number WAC20-0002 for Special Use Permit Case Number WSUP17-0021 are attached to this staff report and will be included with the amended action order, if approval is granted by Washoe County.



Vicinity Map



Approved Site Plan



Proposed Site Plan

Background and Evaluation of Amendment Request

Special Use Permit Case Number WSUP17-0021, which was approved by the Planning Commission in 2018, permitted a 200 megawatt (MW) solar energy center with associated grading. Being both a project of regional significance and requiring an amendment to the Truckee Meadows Regional Plan for adding a new regional utility site to the regional plan map, the project underwent significant scrutiny. The project was approved by the Washoe County Planning Commission in February of 2018, by the Washoe County Board of Commissioners in March of 2018 and found to be in conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission in May of 2018, and finally the utility site was added to the regional map by the Regional Plan Governing Board in June of 2018.

The applicant later received approval of Amendment of Conditions Case Number WAC19-0004 which allowed several changes to the approval including:

- 1) Expansion of the Substation/switchyard to meet recent direction from NV Energy;
- 2) Addition of CONEX boxes for materials storage;
- 3) Addition of a southern auxiliary access route;
- 4) Parcel Map Application to convey switch station parcel to NV Energy;
- 5) Additional Property Access Road;
- 6) Extension of construction period from 12 to 16 months;
- 7) Station Backup Power;
- 8) Construction Power;
- 9) Extension of SUP to 2022.

That amendment was approved by the Washoe County Planning Commission in November of 2019.

The applicant has now prepared final construction drawings and has applied for building and grading permits. During the course of the review of those permits it was determined that the amount of grading sought by the applicant is not consistent with the amounts approved in the 2017 Special Use Permit nor the 2019 Amendment of Conditions. The amount of grading, both as originally approved and as currently requested (proposed) is shown in the following table, which was provided by the applicant.

Earthwork Volumes						
AREA	ORIGINAL CUT (CY)	ORIGINAL FILL (CY)	ORIGINAL ACREAGE DISTURBED (ACRES)	CURRENT CUT (CY)	CURRENT FILL (CY)	CURRENT ACREAGE DISTURBED (ACRES)
24' ACCESS ROAD	5,498	17,049	5.0	5,498	17,049	5
PROJECT SUBSTATION PAD	1,071	23,824	2.5	16,485	16,663	4
OLINGHOUSE SWITCHING STATION PAD	89,462	17,713	20.0	89,462	17,713	20
ENERGY STORAGE PAD	45,159	25,424	2.5	16,485	16,663	4
NATIVE SLOPE RESTORATION AREA	169,094	196,826	125.0	169,094	196,826	125
GRADING FOR TRACKER INSTALLATION				377,271	246,580	493
ADDITIONAL DETENTION BASINS	-	-	-	100,000	100,000	20
TOTAL (RAW):	310,284	280,836		774,295	611,495	
TOTAL (10% SHRINKAGE):	310,284	308,919	~ 155 acres	774,295	672,645	~ 671 acres

Grading is perhaps the most complex topic under the purview of the Planning Commission. Grading is defined in the Washoe County Code as, "is any clearing, excavation, cutting, filling, or other disturbance of the natural state of the landform or natural vegetation and/or any combination thereof" [WCC 110.438.25]. "Major Grading" is grading that exceeds any one of several thresholds, those thresholds vary based upon the size and topography of the project

site. Some thresholds are based upon the volume of grading and others on the area of grading. In this case, the relevant thresholds are grading of an area of more than four acres and excavation of more than 5,000 cubic yards [WCC 110.438.35(a)] Major Grading requires the approval of a special use permit, unless that grading is reviewed in association with another discretionary action [WCC 110.438.35(b)(1)]. In this case, the original Major Grading was reviewed and approved with the special use permit for the renewable energy production industrial use type, and this amendment seeks to increase the grading both in area and volume. The grading now proposed constitutes Major Grading.

The approved project consists of many panels, mounted on supports that collect solar energy. The total area of the project is approximately 1,200 acres. The original approval allowed for “disturbance” of essentially the entire project site, however, only insofar as it was necessary to set the required supports into the ground, but not to disturb or denude the surface of the ground itself. The exception to this was an area of approximately 155 acres that was previously disturbed by historic mining activity. That area was proposed to be re-contoured to mimic the natural contour of the area. The project site consists of relatively gentle slopes that increase in elevation from east to west. The land is typical of the Nevada high desert, having substantial coverage of sagebrush and rabbit brush. During final design of the project the applicant has determined that substantially more area must be graded to accommodate construction of the renewable energy production industrial use type (“solar field”).

The approved grading is shown on page 5 of this report. The area proposed to be re-contoured is shown in red. There are small, rectangular, areas shown in red in the northwest part of the project. That grading is for utility and building pads. The larger, (roughly) triangular area, shown in red, indicates the area that was previously disturbed by historic mining activity.

The proposed grading is shown on page 6 of this report. The shape of the utility and building pads has changed slightly; this minor change in configuration was approved with the previous amendment of conditions. The remainder of the site might now be described as something similar to a “checker-board” pattern. The areas in red are proposed to be re-contoured. The remaining grey areas will not be re-contoured. The amendment of conditions application states that, “Project development and design has advanced since the SUP was approved. The original SUP used a conceptual approach based on available data at the time. This amendment of conditions request is based on actual engineering calculations for solar arrays and civil design...” The application further states that, “Modifications are proposed to improve constructability and drainage. The amendment described is limited to addressing final engineering requirements and would not change the findings or impact analysis included in the environmental analysis. Daily quality control measures will be taken during grading to ensure grading does not go passed boundaries (areas will be marked and a quality control member will fill out daily report of areas graded).”

Evaluation of the proposed plans has been conducted by Washoe County Engineering. That division has expressed that the design as currently proposed does not yet fully provide for mitigation of storm-water runoff. Engineering has provided appropriate conditions of approval. It should be noted however that according to the Engineering, grading in addition to that shown on the present plans may be required for, “construction of storm-water conveyance channels, retention/detention basins, and other drainage related features which are not shown on the preliminary design...” For this reason, staff would like to clearly state that the quantities shown may increase. However, any increase will be limited to the amount necessary to comply with the required conditions of approval as provided by Washoe County Engineering.

Planning staff is in general agreement with the evaluation provided by the applicant. While the area of grading is quite large, some 671 acres, the changes to the contour of the landform are relatively small. The maximum depth of cut-and-fill, meaning the maximum change in the existing versus the proposed elevation at any one point is less than 10 feet in elevation change,

with the exception of drainage channels and the building pad for the substation and energy storage facility. See the table on the following page, provided by the applicant.

<u>EARTHWORK QUANTITIES:</u>
<u>SUBSTATION / ENERGY STORAGE PAD</u>
CUT: 32,970 CU YD
MAX DEPTH OF CUT: -17.0 FT
FILL (15% SHRINKAGE): 38,326 CU YD
MAX HEIGHT OF FILL: 20.0 FT
NET: 5,356 CU YD <FILL>
TOTAL DISTURBED AREA: 344,512 SQ FT
<u>NORTHWEST ARRAYS (BLOCKS 1-12)</u>
CUT: 46,151 CU YD
MAX DEPTH OF CUT: -3.9 FT.
FILL (15% SHRINKAGE): 85,879 CU YD
MAX HEIGHT OF FILL: 6.0 FT.
NET: 39,728 CU YD <FILL>
TOTAL DISTURBED AREA: 4,821,700 SQ FT
<u>NORTHERN CHANNELS</u>
CUT: 30,407 CU YD
MAX DEPTH OF CUT: -6.8 FT
FILL (15% SHRINKAGE): 541 CU YD
MAX HEIGHT OF FILL: 1.7 FT
NET: 29,867 CU YD <CUT>
TOTAL DISTURBED AREA: 264,720 SQ FT

Ten-foot-deep cuts may be significant in many instances. In this case, however, the result of the grading is proposed to be a consistent slope to facilitate the installation of the solar field, 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. The additional grading is unlikely to create any additional visual impact as the majority of the land within project site is proposed to be covered by the solar panels.

In general summary, the applicant seeks a very large amount of grading, both in area and in volume. While often such large quantities would be cause for significant concern and substantial scrutiny, in this case the grading is spread out over a very large area thus is less impactful than being concentrated in a smaller area.

Based upon this evaluation staff is recommending approval of the amendment request, subject to the "second amended conditions of approval" as included with this report at Exhibit A.

Amendment of special use permits is allowable [WCC110.810.60] upon submission of, "a new application following the same procedure required for the initial permit." As shown in Exhibit D to this report, notice in accordance with the Development Code has been provided.

East Truckee Canyon Citizen Advisory Board (ETC CAB)

The East Truckee Canyon CAB meets quarterly and did not meet during the review time for this amendment of conditions request. The application was provided to each CAB member and

individual comments were requested. Staff received the following individual comment, in support of the amendment request:

From: Ann Owen <annowen127@att.net>
Sent: Monday, October 12, 2020 1:41 PM
To: Stark, Katherine <KRStark@washoecounty.us>
Subject: Re: October Agency Review Memo I

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

I have no problem with this amendment and want to see the project completed. They have been to our CAB meeting's and go over everything regarding the solar plant and it was voted on as YES for it to be approved.
CAB #4
Ann Owen
Vice Chair

Reviewing Agencies

The following agencies received a copy of the Amendment of Conditions Application for review and evaluation. Because this amendment relates only to the configuration of the grading just two agencies were involved in this limited review and are both within Washoe County Community Services Department. They are the Engineering and Capitol Projects Division and the Planning and Building Division. Both divisions provided comments recommended amended conditions in response to their evaluation of the amendment of conditions application. A summary of each agency's comments and/or recommended conditions of approval and their contact information is provided. A "Second Amended Conditions of Approval" document is attached to this staff report and will be included with the Amended Action Order, if approval is granted.

- Washoe County Planning addressed the revegetation of re-contoured areas and the monitoring of those areas that are to remain in their current contour.
Contact: Roger Pelham, 328-3622, rpelham@washoecounty.us
- Washoe County Engineering addressed the possibility for additional grading necessitated by construction of storm-water management improvements.
Contact: Walter West, 328-3600, wwest@washoecounty.us

Recommendation

After a thorough review and analysis, Amendment of Conditions Case Number WAC20-0002 is being recommended for approval with conditions. Staff offers the following motion for the consideration of the Planning Commission:

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:

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 the type of development 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: Jesse Marshall, 700 Universe Blvd, Juno Beach, FL 33408
Property Owner: Dodge Flat Solar LLC, 700 Universe Blvd, Juno Beach, FL 33408
Representatives: Eric Koster, 949 Twilight Peak Avenue, Henderson, NV 89012



Second Amended Conditions of Approval

Amendment of Conditions Case Number WAC20-0002
For Special Use Permit Case Number WSUP17-0021

The project approved under Amended Special Use Permit Case Number WSUP17-0021 shall be carried out in accordance with the **Second Amended Conditions of Approval** (Amendment of Conditions Case Number WAC20-0002) granted by the Planning Commission on **November 4, 2020**. 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 and Administrative 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 and Administrative 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 and Administrative Permit may result in the institution of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit and Administrative 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.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

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 the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit and administrative permit.
- b. The applicant shall submit complete construction plans and building permits shall be issued by **November 1, 2022**. The applicant shall complete construction within the time specified by the building permits.
- c. The applicant shall attach a copy of the **second amended** action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit and administrative permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. The applicant shall submit an updated decommissioning plan prior to the issuance of a grading and/or building permit. The decommissioning plan will specifically address the removal of the racking/mounting system and all panels, the removal of all inverters, the removal of all/any structural foundations, and all other associated appurtenances that include the entire solar project, and provide for revegetation. The decommissioning plan will contain a cost estimate for all aspects of the site reclamation, and a financial assurance in the amount of the cost estimate, which shall be provided to the Planning and Building Division. The amount for the

salvaged materials shall not be part of the consideration in the decommissioning cost estimate. The applicant shall be required to secure a letter of credit or other form of security sufficient to cover the obligations under the decommissioning plan.

- f. All grading associated with this special use permit shall comply with the standards within Washoe County Code Section 110.438.45, including, but not limited to maximum slope ratios of 3:1 and varying curvilinear slopes.
- g. The ornamental landscaping standards found within Washoe County Code Chapter 110, Article 412, *Landscaping*, are waived as part of this approval. However, prior to the issuance of any building or grading permit, the applicant shall provide a revegetation plan addressing stabilization and erosion control for all disturbed areas that will not be covered by an impervious surface. This plan shall be to the satisfaction of the Planning & Building and Engineering & Capital Projects Divisions and created in consultation with the Washoe-Storey Conservation District.
- h. The parking and paving standards within Article 412, *Parking and Loading* for parking areas, driveways and maneuvering areas have been waived as part of this approval.
- i. On-site private communication antennas shall be of a non-reflective neutral or earth-toned color to mitigate the visual impact to the greatest practicable extent. The color choice shall be approved by the Planning & Building Division.
- j. Prior to the issuance of a building permit for the private communication antennas, the applicant shall provide evidence that the antennas are in compliance with all applicable Federal Communications Commission (FCC) regulations.
- k. The total height of the private communication antennas, including all antennas or any other apparatuses, shall not exceed 90 feet from finished grade.
- l. Setbacks for the General Rural regulatory zone shall be maintained for all components of the project, including but not limited to structures, solar panels and facilities associated with the substation, switchyard and energy storage system. This includes 30-foot front yard setbacks, 30-foot rear yard setbacks, and 50-foot side yard setbacks. Additionally, no solar panels shall be placed within 50-feet of any property line abutting privately-owned parcels not part of this special use permit. That buffer shall be increased to 100-feet when the privately-owned parcel is less than 40-acres in size. Grading and fencing setbacks shall be governed by the provisions of the Development Code.
- m. For areas where the project abuts privately-owned property not part of this special use permit, the applicant shall construct a chain-link fence with visual screening slats. This fencing shall be placed between the project components and the property line in a location best-suited to provide screening of the project. The slats will not be required adjacent to private properties where the applicant provides documentation verifying the property owner does not desire screening of the project.
- n. Solar panels shall utilize an anti-reflective coating or other anti-reflective technology.

- o. Support structures for solar panels located along the perimeter of each solar field shall be of a non-reflective neutral or earth-toned color.
- p. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit and administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. This special use permit and administrative permit shall remain in effect as long as the use is in operation and maintains a valid business license.
 - iii. Failure to comply with the conditions of approval shall render this approval null and void.
 - iv. The applicant and any successors shall direct any potential purchaser/operator of the site and/or these permits to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site and/or these permits. Any subsequent purchaser/operator of the site and/or these permits shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- q. During all grading operations the applicant shall delineate all areas to be re-contoured, and all areas to remain in the natural contour by survey and staking. Operations shall be monitored on a daily basis to ensure that areas to remain in the natural contour are not re-contoured.

Water Rights Conditions

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- r. The applicant and County personnel shall estimate the projected ground water demand for this facility to the satisfaction of Washoe County. If future consumption data proves this estimate to be insufficient, both the State of Nevada and Washoe County will require additional water rights to be acquired to support the project demand. Without additional water rights, the State of Nevada will limit the water consumption to the amount of existing water rights.
- s. Adequate ground water rights per the estimate in the prior condition shall be transferred to one or more appropriate ground water well on the parcels associated with this application. Transfer of these water rights will require filing of applications with the Nevada State Engineer.
- t. The water rights shall be in conformance with Washoe County Code Chapter 110, Article 422, *Water and Sewer Resource Requirements*, and in conformance with the Truckee Canyon Area Plan.
- u. All water rights must have appropriate permits and approvals by the State Engineer.

Nevada Division of Water Resources

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

Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov

- a. Water use is expected to be 250 acre-feet annually. The lands of the proposed project do not lie within any municipal service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.
- b. All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.
- c. Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Washoe County Engineering and Capital Projects Division

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

Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

- 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 (BMPs) 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 Washoe County Code Chapter 110, Article 438, *Grading Standards*. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to obtaining 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. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
- f. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- g. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access to all portions of Olinghouse Road (Tribal land, private property, and BLM).
- h. Access roads serving the project shall be all-weather and shall be surfaced with a minimum of six (6) inches of Type 2 Class B aggregate road base or approved equal and shall be provided with adequate roadside drainage and cross drainage consistent with County standards.
- i. A hydrology/hydraulic report prepared by a registered 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.
- j. Any increase in storm water runoff resulting from the development of the site shall be detained on site to the satisfaction of the County Engineer. *It is likely that this condition will require grading for the construction of stormwater conveyance channels, retention/detention basins, and other drainage related features which are not shown on the preliminary design submitted for the Special Use Permit.*

Nevada Department of Transportation (NDOT)

- 4. The following conditions are requirements of the Nevada Department of Transportation, which shall be responsible for determining compliance with these conditions.

Contact: Jae Pullen, 775.834.8300, jpullen@dot.state.nv.us

- a. Existing occupancy permits are personal; however, the upkeep and repair responsibilities shall transfer to the property owner's successor. Actual work being performed in the NDOT Right-of-Way cannot be transferred without prior written approval from NDOT. If the property changes use, the new property owner will need to apply for a new occupancy permit for access to the state highway.
- b. An occupancy permit is required for facilities within the NDOT Right-of-Way. Please see the Terms and Conditions Relating to Right of Way Occupancy Permits booklet available online at nevadadot.com. Contact the Permit Office at (775) 834-8330 for more information regarding an occupancy permit.
- c. The applicant is encouraged to coordinate with the Permit Office early for any required occupancy permit (access management, hydraulic design and drainage facilities, maintenance memo of understanding (MOU), roadway abandonment,

intersection control evaluation, leases, etc.). NDOT's permit processing time may vary based on project complexity; however, the processing time is approximately 45 working days. This does not include any revision time needed to make necessary changes in the design.

- d. For any non-permanent activities or temporary traffic control such as placement of cones, static signs, and portable electronic signs within NDOT Right-of-Way will require a temporary permit. Please submit temporary permit applications at least 4 weeks prior to the scheduled activity or work. Contact the Permit Office for more information.
- e. Prior to any grading adjacent to NDOT Right-of-Way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. Please contact the Permit Office at (775) 834-8330 for more information.
 - i. A Drainage Report shall be submitted for any development or construction that impacts flow to or within NDOT Right-of-Way.
 - ii. Please contact the Permit Office to coordinate with NDOT's Hydraulic Design Division. It is beneficial to the developer to work with the Hydraulic Design Division early in the design process to answer questions and give guidance.
 - iii. The Drainage Information Form shall be stamped by a professional engineer, unless waived at the discretion of the District Engineer. To request for a waiver, please submit the following:
 - Submit a signed letter addressed to the District Engineer on official letterhead describing the development or construction activities and provide supporting reasons to approve the waiver.
 - Include FEMA flood maps pertaining to the proposed project location.
 - Include construction plans or any other supporting documentation.
- f. Applicant is responsible for mitigating any project site drainage within the property. Drainage facilities within NDOT Right-of-Way is not recommended. Any proposal with facilities within the NDOT Right-of-Way will require a license or lease.
- g. A temporary traffic control plan (TCP) shall be prepared and signed by an American Traffic Safety Services Association (ATSSA) Traffic Control Supervisor or a Professional Traffic Operations Engineer, certified by ITE.
- h. Any truck haul operations that access the state highway system will require a temporary permit and coordination with NDOT District Permit staff at (775)834-8330.
- i. A minimum onsite stacking length of 50 feet or as required by NDOT and an adequately sized turnaround outside the gate is required prior to any locked gate. Vehicle stacking at a gate shall not back up into the adjacent street Right-of-Way.

- j. The Nevada Revised Statutes (NRS) prohibits advertising within NDOT Right-of-Way. Please refer to NRS 405.110 Unlawful advertising on or near a highway or on bridge. Signs for advertising will not be allowed within NDOT Right-of-Way. Please ensure sign base, post and sign edge is outside of NDOT Right-of-Way.
- k. The property owner must provide adequate parking on the property or in the vicinity. NDOT does not issue permits for long term parking for business use. If needed, NDOT will post NO PARKING signs to mitigate any parking concerns. NDOT recommends not depending on State Right-of-Way to accommodate parking.

Washoe County Health District (WCHD)

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

Environmental Health Services Program Conditions

Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

- a. If on-site wells are proposed, any new well proposed to be drilled will require permitting through WCHD.
- b. If municipal water is proposed for the site, a complete Water Project must be submitted to WCHD for review and approval prior to any proposed construction.
- c. If a permanent restroom facility is required, the building plans will require a commercial septic approval from the State of Nevada, Division of Environmental Protection, Bureau of Water Pollution. WCHD will require a copy of the approved plans to be submitted to verify against the building plans for any building permit approval.

Air Quality Management District (AQMD) Condition

Contact: Michael Wolf, 775.784.7206, mwolf@washoecounty.us

- d. A dust control permit and acceptable dust control plan shall be submitted by the applicant and approved by AQMD prior to construction commencing.

Nevada Division of Environmental Protection (NDEP)

- 6. The following conditions are requirements of the NDEP which shall be responsible for determining compliance with these conditions.

Contact: Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov

- a. The application stated that the solar facility will be unmanned, but that maintenance personnel may be on-site periodically. The application did not specify what types of toilet facilities will be provided for maintenance workers. If it is determined that an on-site sewage disposal system (OSDS) is necessary to serve maintenance employees, then the developer will need to get a permit from the NDEP for a commercial OSDS (probably a General Permit depending on the size of the

system). Prior to issuance of a building permit, the developer shall identify whether an OSDS or portable toilets will be provided for intermittent employees. Portable toilets will need to be pumped regularly by a licensed septage hauler.

- b. An air quality permit may also be required if the solar facility will have emergency generators on site for back-up power.

Nevada Department of Wildlife (NDOW)

7. The following conditions are requirements of NDOW, which shall be responsible for determining compliance with these conditions.

Contact: Mark Freese, 775.688.1145, markfreese@ndow.org

- a. Transmission lines and all electrical components shall be designed, installed, and maintained in accordance with the Avian Power Line Interaction Committee's (APLIC's) Suggested Practices for Avian Protection on Power Lines (APLIC 2006) and Reducing Avian Collisions with Power Lines (APLIC 2012) to reduce the likelihood of large bird electrocutions and collisions.
- b. The Dodge Flats solar facility site lies between many important bird areas, including but not limited to the Carson Sink, Humboldt Sink, Pyramid Lake, and Truckee River. Water birds utilize these important bird areas as migratory stop-overs, breeding, nesting, foraging and roosting. It has been hypothesized that some birds may mistake solar panels for a lake (i.e. termed "Lake Effect") and attempt to land. No studies exist to support or refute this hypothesis. Kagan et al. (2014) analyzed avian mortality at a photovoltaic solar power plant in California and documented mortalities for an array of water bird species, with the primary cause of death being blunt trauma (birds colliding with structures associated with the solar facility). Due to the potential risk of attracting water birds, the applicant shall develop a monitoring plan to detect such impacts and a contingency plan to respond to these potential impacts. These plans shall be developed in coordination with NDOW.
- c. Increased development typically results in increased scavengers and predators. To prevent this and the subsequent imbalance in predators and prey in this area, trash and food shall be stored in closed and secured containers, which shall be removed as necessary, to reduce the attractiveness to scavengers and predators, particularly ravens. We also suggest promptly removing road-killed and incidentally killed wildlife within the project area.
- d. All surface disturbing activities should occur outside of the migratory bird nesting period (February 1 to August 15 for raptors and April 15 to July 15 for all other avian species). If surface disturbing activities are to occur during this period, the applicant shall perform pre-construction avian surveys in appropriate habitats by qualified biologists prior to surface disturbing activities commencing. The exact area to be surveyed would be based on the scope of the surface-disturbing work. If ground disturbing activities do not take place within 14 days of the survey, the areas would need to be resurveyed. If nesting migratory birds are present, appropriate buffers determined by the NDOW, in coordination with the USFWS, would be applied until an approved biologist determines the young have fledged or the nest has failed.

- e. To prevent entrapment of wildlife, all steep-walled trenches, auger holes, or other excavations shall be covered and/or wildlife escape ramps will be installed at the end of each day or when long breaks in construction activity are expected.
- f. Maintain public access routes.

US Fish & Wildlife Service (USFWS)

- 8. The following conditions are requirements of USFWS, which shall be responsible for determining compliance with these conditions.

Contact: Tara Vogel, 775.861.6394, tara.vogel@fws.gov, Project ID 2018-CPA-0011

- a. All new power poles constructed as part of this project shall be eagle-safe. This is both a biological issue and an important issue for Native American cultural concerns. If a power pole kills an eagle, it can also become a law enforcement issue. The applicant should consult with USFWS ahead of construction to ensure this requirement is met to their standards.
- b. The owners shall apply for a utility permit from the USFWS Migratory Bird permit office in Sacramento, CA that authorizes the owner to pick-up and dispose of birds killed on-site in exchange for reporting relevant information about the birds to the USFWS. Compliance with any additional conditions of the USFWS utility permit shall be voluntary on the part of the applicant. This permit shall be applied for prior to the issuance of a building permit for the solar panel arrays. This condition shall be to the satisfaction of the Washoe County Planning & Building Division, in coordination with the USFWS.
- c. Prior to any ground-disturbing activity, the applicant shall develop a Bird and Bat Conservation Strategy (BBCS) document in coordination with USFWS. That document shall address issues including, but not limited to: removal of road-killed birds; removal of raven nests before such nests have eggs; and tight controls on garbage and water sources so that the common raven population is not provided with supplemental food and water (subsidies).

Washoe-Storey Conservation District

- 9. The following condition is a requirement of the Washoe-Storey Conservation District, which shall be responsible for determining compliance with this condition.

Contact: Kevin Roukey, 775.857.8500, kevinjr_51@att.net

- a. Prior to the issuance of any grading or building permit, the applicant shall prepare a Jurisdictional Determination to be submitted to the U.S. Army Corps of Engineers for approval of the delineated waters of the U.S. and the surveyed Stream Environment Zone.

Truckee Meadows Fire Protection District

- 10. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact: Denise Reynolds, 775.326.6079, dreynolds@tmfpd.us

- a. The project shall comply with all applicable fire codes, including Washoe County Code Chapter 60.

Additional Conditions Added By Planning Commission, November 5, 2019

Washoe County Engineering and Capital Projects Division

11. The following conditions are ADDITIONAL requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

- a. Access roads serving the project shall be all-weather and shall be surfaced with a minimum of six (6) inches of Type 2 Class B aggregate road base or approved equal and shall be provided with adequate roadside drainage and cross drainage consistent with County standards.
- b. NDOT shall approve the use of the underpass and frontage road for the proposed southern access road. If any improvements are required by NDOT, plans shall clearly show any work to be done in NDOT right-of-way and an occupancy permit shall be obtained and a copy submitted to Washoe County prior to approval of any grading/building permit.
- c. Provide documentation confirming that both legal access and the right to use and maintain the proposed southern access road across both federal and private lands.

Washoe-Storey Conservation District

12. The following conditions are ADDITIONAL requirements of the Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

Contact: Jim Shafer, 775.857.8500, shaferjam51@gmail.com

- a. Submit verification annually to the Conservation District until the project is completed that any damage to the roadway is repaired to prevent sediment erosion from occurring.

**** END OF CONDITIONS ****

DODGE FLAT SOLAR, LLC

MEMORANDUM

To: Roger Pelham, Washoe County Planning and Development
From: Frank Johnson, McCarthy, on behalf of Dodge Flat Solar, LLC
Subject: Amendment of Conditions Application Package for the Dodge Flat Solar Project
Date: October 9, 2020
cc: Eric Koster, Next Era Energy Resources
 Kathleen Campanella, Next Era Energy Resources
Attachment(s): Attachment A: Updated Project Description and Figure (updated text in underline)
 Attachment B: Proof of Property Tax Payment
 Attachment C: Site Specific Plans

Dear Mr. Pelham,

Enclosed is the Amendment of Conditions (AoC) Application Package for the Dodge Flat Solar Project in Washoe County, Nevada. Table 1, Application Submittal Requirements, has been provided to demonstrate applicability of submittal requirements and current submittal status. Please note that in Attachment A: Updated Project Description text underline is used to indicate the project updates that are the subject of this Amendment of Conditions.

Table 1 Development Application Submittal Requirements			
<i>No.</i>	<i>Submittal Requirements</i>	<i>Applicable (Y/N)</i>	<i>Status /Rationale (If Applicable)</i>
1	Fees: See Master Fee Schedule. Bring payment with your application to Community Service Department (CSD). Make check payable to Washoe County.	Y	A check in the amount of \$1,341.60 is made payable to Washoe County and enclosed per the Master Fee Schedule.

Memorandum

Subject: Dodge Flat Solar Project Amendment of Conditions

2	Development Application: A completed Washoe County Development Application form.	Y	Enclosed (see Amendment of Condition Application)
3	Owner Affidavit: The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.	Y	Enclosed (see Amendment of Condition Application)
4	Proof of Property Tax Payment: The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.	Y	Enclosed (see Amendment of Condition Application Attachment B)
5	Application Materials: The completed Amendment of Conditions Application materials.	Y	Enclosed (see Amendment of Condition Application, including updated Site Plans)
6	<p>Site Plan Specifications:</p> <p>a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.</p> <p>b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.</p> <p>c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.</p> <p>d. Show locations of parking, landscaping, signage and lighting.</p>	Y	Enclosed (see Amendment of Condition Application, Attachment C: Site Plan Specifications)
7	Application Map Specifications: Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and values shall be	Y	Enclosed (see Amendment of Condition Application, Attachment C: Site Plan Specifications)

Memorandum

Subject: Dodge Flat Solar Project Amendment of Conditions

	clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.		
15	Building Elevations: All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.	Y	Enclosed (see Amendment of Condition Application, Attachment C: Site Plan Specifications)
16	Packets: Three (3) packets and a flash drive or DVD – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled “Original” and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5” x 11” reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.	Y	Enclosed (3 packets are provided)

Notes: (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

(ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering and Capital Projects.

(iii) All oversized maps and plans must be folded to a 9” x 12” size.

(iv) **Labels:** The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).

(v) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. **No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Community Development.**

(vi) Please be advised that the Washoe County Director of Planning and Development or his designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to

Memorandum

Subject: Dodge Flat Solar Project Amendment of Conditions

determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

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

Amendment of Conditions Development Application Submittal Requirements

Applications are accepted on the 8th of each month (if the 8th is a non-work day, the first working day after the 8th)

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Amendment of Conditions Application materials.
6. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
8. **Building Elevations:** All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.
9. **Packets:** Three (3) packets and flash drive or DVD – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes: (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

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.

Project Information		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 AND 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).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Dodge Flat Solar, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, _____,
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 019-150-29, 019-150-11, 019-180-14, 019-180-16

Printed Name Matthew S. Handel

Signed _____

700 Universe Blvd.

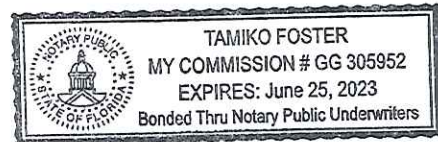
Address Juno Beach, FL 33408

Subscribed and sworn to before me this
9 day of OCTOBER, 2020.

Notary Public in and for said county and state

My commission expires: 6/25/23

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

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.

Dodge Flat Solar Energy Center Parcels

Assessor's Parcel No. (s):	Parcel Acreage
<i>Existing Parcels</i>	
079-150-29	600
079-150-11	480
079-180-16	499
079-150-06, -17, -45, -50, -57	<1
<i>Additional Parcels</i>	
079-150-56	40
084-291-38	108
084-040-08	633
084-040-09	789
084-040-06	633
079-150-47	284

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
------------------------------	-----------------------------

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).

--

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?
-----	----	--

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?

--

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

--

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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Attachment A: Updated Project Description

Project Description Dodge Flat Solar Energy Center

SUP AMENDMENT INTRODUCTION

Washoe County (County) granted Dodge Flat Solar LLC (DFS) approval with conditions for Special Use Permit (SUP) (WSUP17-0021) for the construction and operation of the Dodge Flat Solar Energy Center (DFSEC) project in Washoe County on February 8, 2018. An Amendment of Conditions was subsequently approved on November 5, 2019 to address project changes. Project development and design has advanced since the SUP Amendment of Conditions was approved, resulting in modifications to the site plan presented in the original SUP and Amendment of Conditions. The project modifications are presented below in two formats: 1) a summary of the project modifications that is the subject of this SUP Amendment of Conditions and 2) the SUP Project Description for the DFSEC updated to incorporate the project modifications. The updated SUP Project Description below presents the updated text with an underline.

As part of the SUP Amendment review process, Washoe County will accept comments regarding the proposed project modifications only. All DFSEC components that were approved as part of the WSUP17-0021 and WAC19-0004 and have not been modified are not subject to comment during the SUP Amendment review process.

PROJECT MODIFICATION SUMMARY:

Project development and design has advanced since the SUP was approved. The original SUP used a conceptual approach based on available data at the time. This Amendment of Conditions is based on actual engineering calculations for solar arrays and civil design, resulting in the following modifications: 1) final site topography has increased grading requirements. Approximately 671 acres of the site now require grading, resulting in 774,295 cubic yards of cut and 672,645 cubic yards of fill; 2) On-site CONEX boxes increased to 10 during construction and remains at up to 5 during operation; 3) The primary access road would be increased from 20 to 24 feet wide, compacted base; and 4) internal access roads will vary between 16 and 24 feet depending on construction and operations needs.

PROJECT DESCRIPTION (UPDATED TEXT IN UNDERLINE)

Summary

The proposed Dodge Flat Solar Energy Center (DFSEC) represents the “proposed project” for purposes of this project description. The proposed project is proposed by Dodge Flat Solar, LLC (the Applicant). This solar generation and energy storage project will connect to an existing 345-kilovolt (kV) transmission line that crosses over the subject property via a proposed new substation and switching station located on site. Dodge Flat Solar, LLC will construct and operate all facilities

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proposed with the exception of the switching station that would be constructed and operated by NV Energy (NVE).

Washoe County (County) granted Dodge Flat Solar LLC approval with conditions for Special use Permit (SUP) WSUP17-0021 for the construction and operation of the DFSEC project in Washoe County on February 8, 2018. An Amendment of Conditions was subsequently approved on November 5, 2019 to address project changes. Project development and design has advanced since the SUP was approved, resulting in modifications to the project design which are detailed below. As directed by the County, these changes will be considered an Amendment of Conditions to the SUP.

The two access road/utility crossings on BLM lands and two segments of the Southern Access Utility Road that cross BLM lands were the subject of the *Dodge Flat Utility and Road Crossing Project Environmental Assessment* processed by the BLM Sierra Front Field Office (DOI-BLM-NV-C020-2019-0017-EA). The BLM concluded that impacts associated with the proposed road/utility crossings and use of the existing access road on public lands would not be significant and signed a Finding of No Significant Impact on August 29, 2019.

Proposed Project Description

The Applicant proposes to construct and operate the proposed project on properties consisting of approximately 1,599 acres in total. Approximately 1,200 acres of the subject property are proposed to be fenced and developed to produce approximately 500,000 megawatt-hours (MWhs) of renewable energy annually. The proposed solar and energy storage project would be a 200-megawatt (MW) alternating current (AC) photovoltaic (PV) solar energy and storage facility with associated on-site substation, inverters, fencing, roads, and supervisory control and data acquisition (SCADA) system. The proposed project would include a 200 MW AC maximum capacity battery system. The proposed project also would include a 345 kV overhead generation interconnection.

Proposed Project Location

The proposed project site is situated in Section 23, Township 21 North, Range 23 West; Section 25, Township 21 North, Range 23 West; Section 31, Township 21 North, Range 24 West; M.D.B. & M. It is found on the Wadsworth, Nevada U.S. Geological Survey (USGS) 7.5-topographic quadrangle at approximately latitude/longitude 39°39'31N/119°20'53"W. The proposed project site is located west of the intersection of State Route (SR-) 447 and Olinghouse Road, approximately 3.5 miles northeast of the town of Wadsworth, in unincorporated Washoe County, Nevada.

Project Description

Dodge Flat Solar Energy Center

Proposed Project Setting

The location of the proposed project has been selected because of its proximity to the existing high-voltage transmission corridor; the fact that the land is currently encumbered by existing transmission facilities, pipeline facilities, and roadways; the site was previously disturbed by mining activities; the site has nearby access to existing roads reducing the need for new roads; and the site is in an area with excellent solar irradiance. The proposed project site is generally flat with only an approximately 2%–3% gradient overall (a portion of rugged and mountainous terrain at the northeast corner of the subject property has been excluded from the proposed development area, and is not be considered for development at this time). The site generally slopes from west to the east, with elevations of the proposed development being approximately 4,176 to 4,479 feet above mean sea level.

Locally, the proposed project would be accessed via two potential access routes (1) SR-447 and Olinghouse Road, via access road easements issued by the Pyramid Lake Paiute Tribe to the site and (2) Southern Access Utility Road. Access route (1) is included in the current SUP. The Southern Access Utility Road (2) would be accessed via Interstate 80 (I-80) to Canon Road. The Southern Access Utility Road crosses private lands and two segments of public lands managed by the BLM. The two segments that cross BLM lands are included in the ROW request that was the subject of the Environmental Assessment processed and approved by BLM’s Sierra Front Field Office. The existing road is currently used to access nearby mining operations, a natural gas line and associated facilities, and private lands. The existing dirt road is approximately 20 feet wide and the segments on BLM-managed lands are a total length of 0.5 mile (1.2 acres).

The DFSEC site plan used for the SUP application included two small access road/utility line crossing ROWs on BLM lands for connecting the solar facilities on non-contiguous private parcels (Parcels 079-150-45 and 079-150-06). The permanent and temporary ROWs associated with the utility crossings and associated access would measure approximately 100 feet wide by 100 feet long, aggregating approximately 0.44 acres on BLM-administered public lands. The ROWs requested from the BLM were the subject of the Environmental Assessment that was processed and approved by BLM’s Sierra Front Field Office.

The north-central portion of the proposed project site has been historically disturbed by mining operations and is currently primarily unvegetated or contains a low cover of non-native plant species. The mining activity included extensive modifications of the alluvial landscape to control the hydrology of the site. The activities included the construction of roads, ditches, channels, pits, and berms to reroute water around the mine site or isolate it in bermed areas. Some of the modifications still exist in their original condition at what appears to be a “reclaimed” portion of the mining area (presumably the quarry and ore processing area) and some have been left in place

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and/or failed over time, resulting in a large portion of the north-central section of the study area draining into, and terminating at the bermed reclaimed mining area (bermed pits). The remaining proposed project site is vacant and mostly undisturbed with a land cover of native vegetation. Disturbances within the study area include the previously mentioned historical mining activities and uses ancillary to the mining operations, dirt roads, berms, channels, pits, and power lines, as well as small trash dumps, recreational off-road vehicle dirt tracks, and other signs of recent and ongoing human disturbance. One area in the northern section of the proposed project site appears to have been revegetated as evidenced by differing vegetation composition and relic irrigation piping.

The proposed project site has three identified groundwater wells on site in various conditions from prior activities. Each of these wells have production potential and are potentially ideal for use as a water source for proposed project construction and operation. Improvements to the wells, such as new pumps or drilling of replacement wells, may be necessary.

Electricity needed for DFSEC construction and substation backup power would be delivered by a modified distribution line from the existing Wadsworth Substation (see On-Site Electrical Distribution section below). Please reference Figure 1: Site Distribution Line and sheet EV-1 of the *Dodge Flat SUP Preliminary Layout Package 09-07-19* (Attachment C) for location information. If a distribution line cannot be run for some reason, diesel or propane generators would be used for backup power.

Existing land uses and Land Use Zoning Districts on and adjacent to the proposed project site are listed in Table 1.

Project Description Dodge Flat Solar Energy Center

**Table 1
Proposed Project Existing Land Use and Land Use Zoning District**

Location	Existing Land Use	Land Use Zoning District
Proposed Project Site	Vacant	GR (General Rural)
On-Site Substation	Vacant	GR (General Rural)
North	Vacant	GR (General Rural)
South	Vacant	GR (General Rural)
East	Vacant	GR (General Rural)/ Pyramid Lake Reservation
West	Vacant	GR (General Rural)

Source: Truckee Canyon Regulatory Zone Map, Washoe County Community Services Department 2013.

Proposed Project Characteristics

The proposed project consists of the following components:

- Photovoltaic solar energy generation system
- On-site substation
- Energy storage system
- Ancillary facilities.

Solar Energy Generation System

The proposed project includes a 200 MW solar power-generating installation built over a 16-month period. The existing site would house all structures, including solar panels, tracking/support structures, inverters, SCADA, energy storage facilities, and interconnection facilities (on-site substation and switching station), all of which would be enclosed by a perimeter security fence. Solar energy would be captured by an array of approximately 709,000 PV panels mounted to a single-axis tracking system (Note: the final number of panels will be determined based on the selected panel manufacturer and size of the panel selected).

The high-efficiency commercially available PV panels convert incoming sunlight to direct current (DC) electrical energy (see photo to the right). The panels are arranged in series to effectively increase output 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 via an above- or



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belowground DC collection system, and then further ganged together at the inverter stations, where the energy is converted to AC and then stepped to an intermediate voltage, typically 34.5 kV. The chosen PV panel would either be 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 12 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 18 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 is then fed to the AC collection system via an above- or below-ground 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 and Switching Station

On-Site Substation: The proposed project's on-site 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 on-site substation would be approximately 5.6 acres. Additionally, a telecommunications monopole with antenna dishes would also be constructed that is anticipated to be around 110 feet tall. The on-site substation would be constructed and operated by Dodge Flat Solar, LLC.

Switching Station: A separate switching station is proposed to host the interconnection safety equipment and switches required to interconnect to the high-voltage transmission system. The open-air on-site substation and switching stations would be constructed directly adjacent to and north of the existing 345 kV transmission line crossing the proposed project. Typical 345kV A-Frame structure that would be constructed within the Switching Station footprint will be

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approximately 65 feet tall and include a 10-foot tall lightning mast attached at the top of the structure resulting in a total height of 75 ft. Additionally, a telecommunications monopole with antenna dishes would also be constructed that is anticipated to be around 90 feet tall. The switching station would also have a perimeter chain link fence, which is likely to be 6 feet tall topped with 1 foot of three-strand barbed wire (7 feet, total height). The footprint of the switching station would be approximately 19.6 acres.

The combined footprint of the on-site substation and switching station would be approximately 25.2 acres.

The existing NVE 3421 Line that currently runs from East Tracy to Valmy will be folded into the proposed switching station. The line fold will consist of four (4) total structures; two (2) three-pole angle structures and two (2) three pole in-line dead-end structures. All structures range in height, up to approximately 120 feet tall (and could be taller, potentially up to 135 feet tall).

The switching station would be constructed and operated by NVE.

CONEX Boxes

Up to 10 CONEX boxes will be located on the project site during construction and up to 5 will be located on the project site during operation of the facilities. The CONEX boxes will be used for equipment and materials storage and will be removed after the solar facilities are decommissioned. The proposed location of the CONEX boxes is adjacent to the DFSEC substation and next to project trailers during construction.

Energy Storage System

Adjacent to the on-site substation, an energy storage system is proposed to provide a maximum capacity of 200 MWh. The energy storage batteries would be housed in (an) enclosure(s), and would be located on approximately 5 acres of the proposed project site. The maximum height of the enclosure(s) would be up to 25 feet. The batteries would be housed in an open-air-style racking (similar to server racking), 7 to 9 feet high. The associated inverters, transformers, and switchgear would be located immediately adjacent to the enclosure(s) on concrete pads.

The energy storage equipment would be contained in (an) enclosure(s) that would also have a fire rating in conformance with local fire authority and County standards. The equipment would also have heating, ventilation, and air conditioning (HVAC) systems for thermal management of the batteries. Power to the HVAC, lighting, etc. would be provided via a connection to the on-site station service transformer with connection lines installed above and/or below ground. The energy

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storage system would be un-staffed and would have remote operational control and periodic inspections/maintenance performed as necessary.

Ancillary Facilities

Access Road

The proposed primary project access road would be 24 feet wide, composed of compacted base and would connect to Olinghouse Road. This road would connect to SR-447 and would require the improvement of approximately 1.8 miles of existing road. An easement will need to be obtained from the Pyramid Lake Paiute Tribe (PLPT) for a portion of Olinghouse Road that is located on tribal reservation lands. DFS has been coordinating with the PLTP and is in final negotiations of the access easement agreement for the approximately 0.25 mile segment of Olinghouse Road that is located on PLPT lands. While DFS expects to utilize Olinghouse as the primary access, an auxiliary access route (Southern Access Utility Road) has been identified to support site access in the event the agreement is terminated. Additionally, this route may be used to alleviate construction traffic through Wadsworth.

The proposed Southern Access Utility Road (auxiliary access road) crosses private lands and two segments of public lands managed by the BLM. The two segments that cross BLM lands are included in the ROW request that was the subject of the Environmental Assessment processed and approved by BLM's Sierra Front Field Office. The existing road is currently used to access nearby mining operations, a natural gas line and associated facilities, and private lands. The existing dirt road is approximately 20 feet wide and the segments on BLM-managed lands are a total length of 0.5 mile (1.2 acres). DFS is pursuing land use agreements with the private land owners for use of the remaining segments of the road that are on private lands. Because the road already exists, no construction activities for the Southern Access Utility Road would be required outside the roads' existing footprints.

Perimeter roads connecting parcels connecting the project would consist of existing 20-foot-wide access roads within an existing 40-foot water pipeline and well easement, private easements, and traversing lands administered by the Bureau of Land Management, from whom Dodge Flat Solar is requesting a 100-foot easement.

The internal access roads to the onsite substation, switching station, and energy storage system would consist of 16-24-foot-wide roads with 6 inches of type II class B aggregate based compacted to 95% maximum dry density. Internal maintenance pathways between solar modules would be 16-feet-wide.

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Access roads will be utilized by Dodge Flat Solar, LLC, Nevada Land and Resource Holding LLC and NVE.

Property Access Road

DFS will use an existing dirt road for property access to Dodge Flat Solar LLC Parcel (079-180-14) from Dodge Flat Solar LLC Parcel (079-150-11). The dirt road roughly parallels the boundary the Dodge Flat Solar LLC Parcel (079-180-14) and Cowles 1982 Trust Parcel (079-180-50). The Dodge Flat Solar LLC Parcel (079-180-11) contains two groundwater wells and segments of the distribution line removal and replacement (see On-Site Electrical Distribution section below).

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 “Dodge Flat Solar Energy Center.” 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.

Perimeter and Substation Fence

The perimeter of the proposed project site would be enclosed by a 6-foot-tall chain-link fence topped with a foot of three-strand barbed wire. Access into the proposed project site would be provided through drive-through gates. The main purpose of the fence is to prevent unauthorized access to the site. The total height, above grade, of the fence would be approximately 7 feet. The perimeter around the proposed substation would be enclosed by a 7-foot-tall chain-link fence, topped with a foot of three-strand barbed wire.

Lighting

Low-elevation (<14 foot) controlled security lighting would be installed at primary access gates and the on-site substation, and entrance to energy storage structure. The lighting is only switched on 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. 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.

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Construction

Schedule

The full 200 MW project is intended to be constructed at one time; however, the site will be built in parts (i.e. construction phases) during the construction process. The total construction duration associated with all project components for each phase is planned to take no more than 16 months from notice to proceed to final connection and commissioning. 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. Primary construction activities and durations are presented in Table 2. The activities shown in Table 2 would be overlapping in certain phases, but all are expected to occur within the estimated 16-month construction duration for each phase.

Traffic

Peak daily construction employees would be approximately 500 daily. In addition to the 500 maximum daily workers traveling to the site, there would be up to 116 truck trips per day at peak construction activity (when trenching and system installation phases overlap). A total of up to 616 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 2
Proposed 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)	8	80,000	0	24 Months
20 Cubic Yard Dump/Bottom Dump Truck (loaded)	12	80,000	16+	3 Months
Pick-up Trucks	80	8,000	8	24 Months
Pile Driver	16	15,000	4	13 Months
Grader	8	54,000	4	10 Months
Boom Truck with Bucket	4	42,000	4	13 Months
Component Delivery Trucks	4	42,000	76	13 Months
Utility Line Service Truck	12	30,000	4	10 Months
TOTAL	—	—	116	—

Delivery of materials and supplies would reach the site via on-road truck delivery via SR-447 and the project access road or the Southern Utility Access Road (auxiliary access road). The majority of the truck deliveries would be for the PV system installation, as well as any aggregate material

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that may be required for road base. It is estimated that a total of up to 8,250 truck trips will be required to complete the proposed project, with the aggregate trucks accounting for approximately 30% of this number. It is estimated that there would be an average of 885 truck deliveries per month (about 43 per work day) with a peak number of truck deliveries of 1,265 deliveries per month (about 59 per work day), plus one other miscellaneous delivery equates to a peak truck trip of 60 per work day. These truck trips would be intentionally spread out throughout the construction day to optimize construction efficiency as is practical by scheduling deliveries at predetermined times.

The heaviest delivery loads to the site would also consist of the tracker structures, rock truck deliveries, and the delivery of the generator step up (GSU). These loads would typically be limited to a total weight of 80,000 pounds, with a cargo load of approximately 25 tons or 50,000 pounds of rock or tracker structures. The GSU could be up to 160,000 pounds. Typically, the rock is delivered in “bottom dump trucks” or “transfer trucks” with six axles and the tracker structures would be delivered on traditional flatbed trucks with a minimum of five axles. Low bed transport trucks would transport the construction equipment to the site as needed. The size of the low bed truck (axles for weight distribution) would depend on the equipment transported.

Construction Activities

Because the proposed project site has varying topography, grading is expected to only occur on portions of the site, especially for the construction of roads and inverter pads and areas of steep topography. Approximately 671 acres of the site will require grading, resulting in 774,295 cubic yards of cut and 672,645 cubic yards of fill. This would be accomplished with scrapers, motor graders, water trucks, dozers, and compaction equipment. The PV modules would be off-loaded and installed using small cranes, boom trucks, forklifts, rubber-tired loaders, rubber-tired backhoes, and other small- to medium-sized construction equipment, as needed. Construction equipment would be delivered to the site on “low-bed” trucks unless the equipment can be driven to the site (for example the boom trucks). It is estimated that there would be approximately 116 pieces of construction equipment on site each month (see Table 2).

Vegetation on the site would be modified only where necessary. Vegetation would be removed where gravel roads would be constructed, where areas are leveled to address steep slopes, where fill would be placed from grading operations, where buildings are to be constructed, and where transmission pole and tracker foundations would be installed (if necessary). At locations where transmission pole and tracker foundations would be installed, minor cuts may be required where the foundations would be driven. Minor earth work would also occur to install aggregate base access roads and transmission line maintenance roads. The surface of the roads would be at-grade to allow any water to sheet flow across the site as it currently does. Throughout the remainder of the

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developed area on the solar and energy storage site, the vegetation root mass would generally be left in place to help maintain existing drainage patterns on a micro level, and to assist in erosion control. During construction of the solar and energy storage facility, it is expected areas not requiring grading would only have vegetation cut, trimmed, or flattened as necessary, but otherwise undisturbed so that reestablishment is possible. Areas where revegetation occurs would be mowed on regular basis per the vegetation management plan so that plants will not grow too high and become a fire hazard.

Water Use

Water consumption during construction is estimated to be approximately 250 acre-feet (AF) for dust suppression and earthwork over an approximately 16-month period. Panel rinsing is expected to be conducted up to four times annually as performance testing and as weather and site conditions dictate. Construction, as well as operational water for panel rinsing, would be provided by on-site groundwater through up to three improved existing wells, or a new well permitted and drilled (if necessary). An on-site diesel generator may be used to power pumps for well water use during construction. During construction, water would be pumped directly into 2,000- to 4,000-gallon tank water trucks. Water may be stored in temporary approximately 12,000-gallon water storage tower/tanks (up to 16 feet tall), to assist in the availability of water for trucks and expedient filling thereof. The existing wells on site that would not be used would be capped in place in accordance with County requirements.

On-Site Electrical Distribution

Depending on location, existing electrical power distribution lines on site that serve existing facilities, including well pumps, would be relocated, replaced, and/or removed to allow for the proposed project development. The distribution lines would be needed to provide backup power to the substation and solar and energy storage facilities for lighting and communications purposes, groundwater well pump(s), as well as to provide electricity for DFSEC construction needs. Approximately 1.04 miles of the existing distribution line from the Wadsworth Substation that runs NW across Cowles 1982 Trust Parcel (079-180-50) will be replaced. A new distribution line will then re-direct West, South of the Nevada Land & Resource Holdings (079-180-14), Cowles 1982 Trust (079-180-17), Cecila Suzow Trust (079-150-57), and Helen Suzow (079-150-56) parcels. An existing distribution line that crosses the Dodge Flat Solar LLC Parcel (079-180-14), Cowles 1982 Trust Parcel (079-150-17), and Dodge Flat Solar LLC Parcel (079-150-11) would be removed. The existing distribution line on the western boundary of Dodge Flat Solar LLC Parcel (079-150-11) that provides electricity to a nearby mining facility would be relocated. Any other DFSEC distribution line needs would be located within the DFSEC properties. Please reference Figure 1: Site Distribution Line and sheet EV-1 of the *Dodge Flat SUP Preliminary Layout*

Project Description

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Package 09-07-19 (Attachment C) for additional information. If a distribution line cannot be run for some reason, diesel or propane generators would be used for construction and backup electricity instead.

Operation

The proposed project would be unmanned and no operation and maintenance building would be constructed. Operations would be monitored remotely via the SCADA system and periodic inspections and maintenance activities would occur. During operations, solar panel washing is expected to occur one to four times per year and general labor (up to 20 individuals) may assist in the panel cleaning. Panel washing for a project of this size would require 25 days to complete per wash cycle. Water consumption is expected to be around 0.28 gallons per square yard of panel based on other similar operations. Given a 200 MW AC plant, with four cycles per year, the annual water usage is expected to consume up to approximately 20 AF of water. While the Applicant only expects to actually wash the PV panels once per year, the panels may need to be washed more frequently (up to four times per year) based on site conditions. Conditions that may necessitate increased wash requirements include unusual weather occurrences, forest fires, local air pollutants, and other similar conditions. Therefore, the proposed project is requesting the use of up to 20 AF per year for the explicit use of washing panels. This amount is in addition to the amount of water necessary for the operations, fire suppression, and site landscape maintenance, which is a small amount of groundwater (i.e., approximately 2.0 AF) to be used for this purpose. In the event that electrical power distribution cannot be delivered to the groundwater pump, a generator would be located adjacent to the well pump to provide power. If groundwater proves unsuitable for washing, water trucks would be used to deliver water from a local purveyor.

Decommissioning

The PV system and energy storage system (including structure) would be recycled when the proposed project's life is over. Most parts of the proposed system are recyclable. Panels typically consist of silicon, glass, and a metal frame. Batteries include lithium-ion, which degrades but can be recycled and/or repurposed. Site structures would include steel or wood and concrete. All of these materials can be recycled. Concrete from deconstruction is to be recycled. Local recyclers are available. Metal and scrap equipment and parts that do not have free-flowing oil may be sent for salvage.

Fuel, hydraulic fluids, and oils would be transferred directly to a tanker truck from the respective tanks and vessels. Storage tanks/vessels would be rinsed and transferred to tanker trucks. Other items that are not feasible to remove at the point of generation, such as smaller containers, lubricants, paints, thinners, solvents, cleaners, batteries, and sealants would be kept in a locked

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utility building with integral secondary containment that meets Certified Unified Program Agencies (CUPA) and Resource Conservation and Recovery Act (RCRA) requirements for hazardous waste storage until removal for proper disposal and recycling. It is anticipated that all oils and batteries would be recycled at an appropriate facility. Site personnel involved in handling these materials would be trained to properly handle them. Containers used to store hazardous materials would be inspected regularly for any signs of failure or leakage. Additional procedures would be specified in the Hazardous Materials Business Plan (HMBP) closure plan. Transportation of the removed hazardous materials would comply with regulations for transporting hazardous materials, including those set by the United States Department of Transportation (USDOT), NDOT, U.S. Environmental Protection Agency (EPA), Nevada Highway Patrol (NHP), and Nevada State Fire Marshal.

Upon removal of the proposed project components, the site would be left as disturbed dirt generally consistent with the existing (pre-development) conditions.

Attachment B: Proof of Property Tax Payment

Washoe County Treasurer
 Tammi Davis

Account Detail

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[Change of Address](#)

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CollectionCart

Collection Cart	Items 0	Total \$0.00	Checkout	View
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Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07915011	Active	9/12/2019 2:07:27 AM

Current Owner:
 DODGE FLAT SOLAR LLC
 PROPERTY TAX DEPT
 700 UNIVERSE BLVD
 NORTH PALM BEACH, FL 33408

SITUS:
 2505 STATE ROUTE 447
 WCTY NV

Taxing District
 4000

Geo CD:

Legal Description

Section 25 Range 23 SubdivisionName _UNSPECIFIED Township 21

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$74.53	\$74.53	\$0.00	\$0.00	\$0.00
2018	\$56.47	\$56.47	\$0.00	\$0.00	\$0.00
2018	\$1,387.82	\$1,387.82	\$0.00	\$0.00	\$0.00
2017	\$54.19	\$54.19	\$0.00	\$0.00	\$0.00
2017	\$1,331.89	\$1,331.89	\$0.00	\$0.00	\$0.00
2016	\$52.81	\$52.81	\$0.00	\$0.00	\$0.00
2016	\$1,298.14	\$1,298.14	\$0.00	\$0.00	\$0.00
2015	\$52.71	\$52.71	\$0.00	\$0.00	\$0.00
2015	\$1,295.54	\$1,295.54	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



Washoe County Treasurer
 Tammi Davis

Account Detail

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CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07915029	Active	9/12/2019 2:07:27 AM

Current Owner:
 DODGE FLAT SOLAR LLC
 700 UNIVERSE BLVD
 NORTH PALM BEACH, FL 33408

SITUS:
 0 STATE ROUTE 447
 WCTY NV

Taxing District:
 4000

Geo CD:

Legal Description
 Section 23 Range 23 SubdivisionName _UNSPECIFIED Township 21

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$93.17	\$93.17	\$0.00	\$0.00	\$0.00
2018	\$70.59	\$70.59	\$0.00	\$0.00	\$0.00
2018	\$1,734.77	\$1,734.77	\$0.00	\$0.00	\$0.00
2017	\$67.74	\$67.74	\$0.00	\$0.00	\$0.00
2017	\$1,664.86	\$1,664.86	\$0.00	\$0.00	\$0.00
2016	\$66.02	\$66.02	\$0.00	\$0.00	\$0.00
2016	\$1,622.67	\$1,622.67	\$0.00	\$0.00	\$0.00
2015	\$65.89	\$65.89	\$0.00	\$0.00	\$0.00
2015	\$1,619.43	\$1,619.43	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



Washoe County Treasurer
 Tammi Davis

Account Detail

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CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07918014	Active	9/12/2019 2:07:27 AM
Current Owner: DODGE FLAT SOLAR LLC PROPERTY TAX DEPT 700 UNIVERSE BLVD NORTH PALM BEACH, FL 33408		SITUS: 0 UNSPECIFIED WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Section 19 SubdivisionName _UNSPECIFIED Township 21 Range 24		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$11.49	\$11.49	\$0.00	\$0.00	\$0.00
2018	\$8.78	\$8.78	\$0.00	\$0.00	\$0.00
2018	\$199.04	\$199.04	\$0.00	\$0.00	\$0.00
2017	\$8.43	\$8.43	\$0.00	\$0.00	\$0.00
2017	\$191.02	\$191.02	\$0.00	\$0.00	\$0.00
2016	\$8.21	\$8.21	\$0.00	\$0.00	\$0.00
2016	\$186.18	\$186.18	\$0.00	\$0.00	\$0.00
2015	\$8.20	\$8.20	\$0.00	\$0.00	\$0.00
2015	\$186.19	\$186.19	\$0.00	\$0.00	\$0.00
Total					\$0.00

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Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

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 Reno, NV 89512-2845



Washoe County Treasurer
 Tammi Davis

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CollectionCart

Collection Cart	Items 0	Total \$0.00	Checkout	View
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Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07918016	Active	9/12/2019 2:07:27 AM
Current Owner: DODGE FLAT SOLAR LLC PROPERTY TAX DEPT 700 UNIVERSE BLVD NORTH PALM BEACH, FL 33408		SITUS: 0 UNSPECIFIED WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Section 31 Range 24 SubdivisionName _UNSPECIFIED Township 21		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$83.95	\$83.95	\$0.00	\$0.00	\$0.00
2018	\$65.21	\$65.21	\$0.00	\$0.00	\$0.00
2018	\$1,442.04	\$1,442.04	\$0.00	\$0.00	\$0.00
2017	\$62.88	\$62.88	\$0.00	\$0.00	\$0.00
2017	\$1,383.92	\$1,383.92	\$0.00	\$0.00	\$0.00
2016	\$57.85	\$57.85	\$0.00	\$0.00	\$0.00
2016	\$1,348.85	\$1,348.85	\$0.00	\$0.00	\$0.00
2015	\$54.82	\$54.82	\$0.00	\$0.00	\$0.00
2015	\$1,346.16	\$1,346.16	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

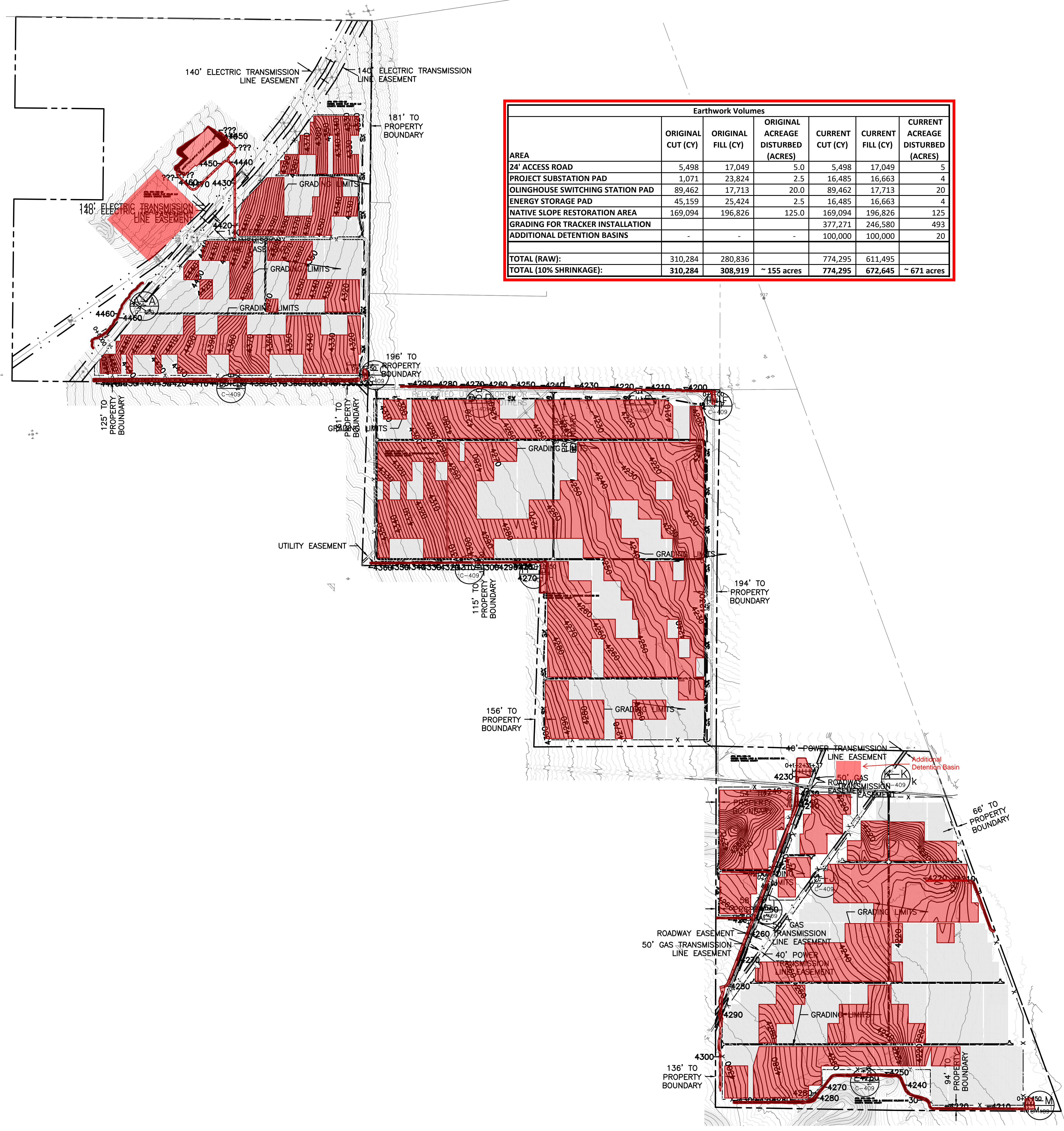
Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



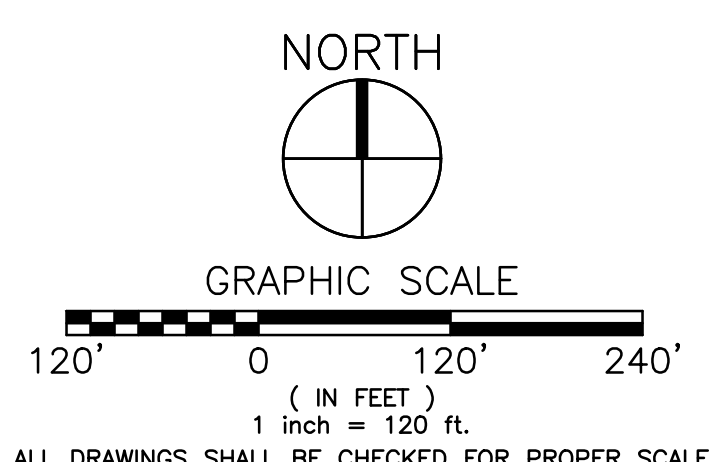
Attachment C: Site Plan

LEGEND: GRADING

- BOUNDARY LINE
- UTILITY EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- SOLAR ARRAY
- ROAD
- 4430 EXISTING CONTOUR
- 10' CONTOUR



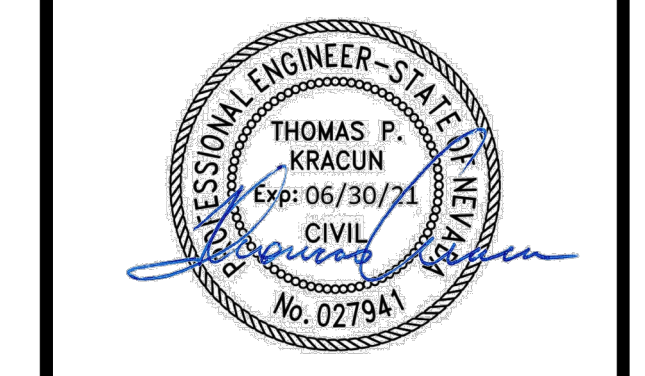
Earthwork Volumes						
AREA	ORIGINAL CUT (CY)	ORIGINAL FILL (CY)	ORIGINAL ACREAGE DISTURBED (ACRES)	CURRENT CUT (CY)	CURRENT FILL (CY)	CURRENT ACREAGE DISTURBED (ACRES)
24' ACCESS ROAD	5,498	17,049	5.0	5,498	17,049	5
PROJECT SUBSTATION PAD	1,071	23,824	2.5	16,485	16,663	4
OLINGHOUSE SWITCHING STATION PAD	89,462	17,713	20.0	89,462	17,713	20
ENERGY STORAGE PAD	45,159	25,424	2.5	16,485	16,663	4
NATIVE SLOPE RESTORATION AREA	169,094	196,826	125.0	169,094	196,826	125
GRADING FOR TRACKER INSTALLATION	-	-	-	377,271	246,580	493
ADDITIONAL DETENTION BASINS	-	-	-	100,000	100,000	20
TOTAL (RAW):	310,284	280,836		774,295	611,495	
TOTAL (10% SHRINKAGE):	310,284	308,919	~ 155 acres	774,295	672,645	~ 671 acres



McCarthy



DAVID MASON + ASSOCIATES
davidmason.com
333 S DESPLAINES ST, STE 200
CHICAGO, IL 60654
312-884-5100

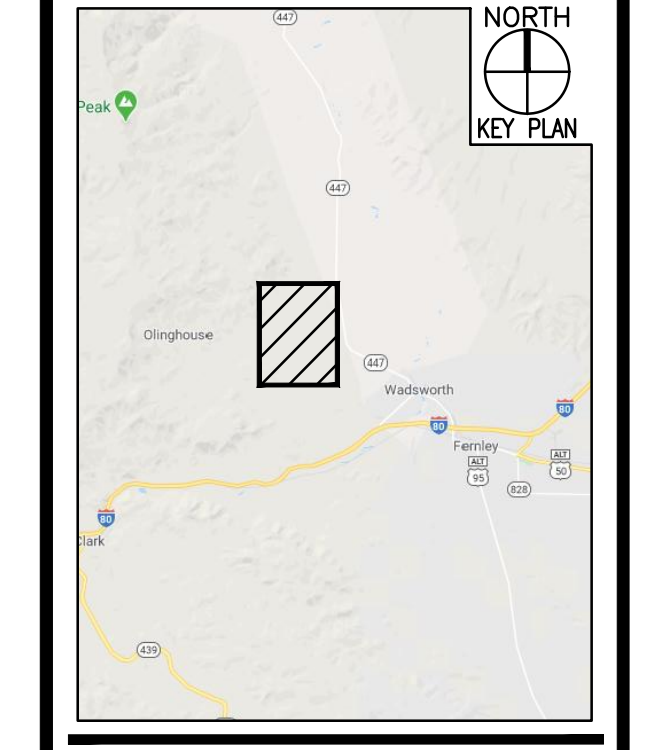


NOT FOR CONSTRUCTION

DODGE FLATS
SOLAR ENERGY CENTER
WASHOE COUNTY, NEVADA
PROJECT NO. 2020114-01

REVISIONS		
NO.	DATE	DESCRIPTION
-	08.11.20	80% SUBMITTAL
-	08.18.20	IFP SUBMITTAL
-	09.04.20	90% SUBMITTAL
-	09.22.20	IFP SUBMITTAL
-	10.05.20	100% SUBMITTAL
-	10.06.20	100% IFP SUBMITTAL

DRAWN BY: GY
CHECKED BY: BD
SCALE: 1"=120'
DMA JOB NO: 2020114-01
FILE: 2020114-01_C-400_Grading.dwg



SHEET TITLE
GRADING PLAN

DRAWING NO.
C-400

WAC20-0002 Exhibit C

From: West, Walt
To: Pelham, Roger
Cc: Heeran, Jennifer; Lloyd, Trevor
Subject: RE: HIGH IMPORTANCE: WAC20-0002 - Dodge Flat Solar Amendment of Conditions for Review (Comments Requested By 8AM Tuesday, October 13th)
Sent: Tue 10/13/2020 8:29 AM

Roger,

In review of the Dodge Flat Solar project, please find below a revision to existing Engineering Conditions, specifically, item "j". The revised language is shown below in italics

j. Any increase in storm water runoff resulting from the development of the site shall be detained on site to the satisfaction of the County Engineer. *It is likely that this condition will require grading for the construction of stormwater conveyance channels, retention/detention basins, and other drainage related features which are not shown on the preliminary design submitted for the Special Use Permit.*

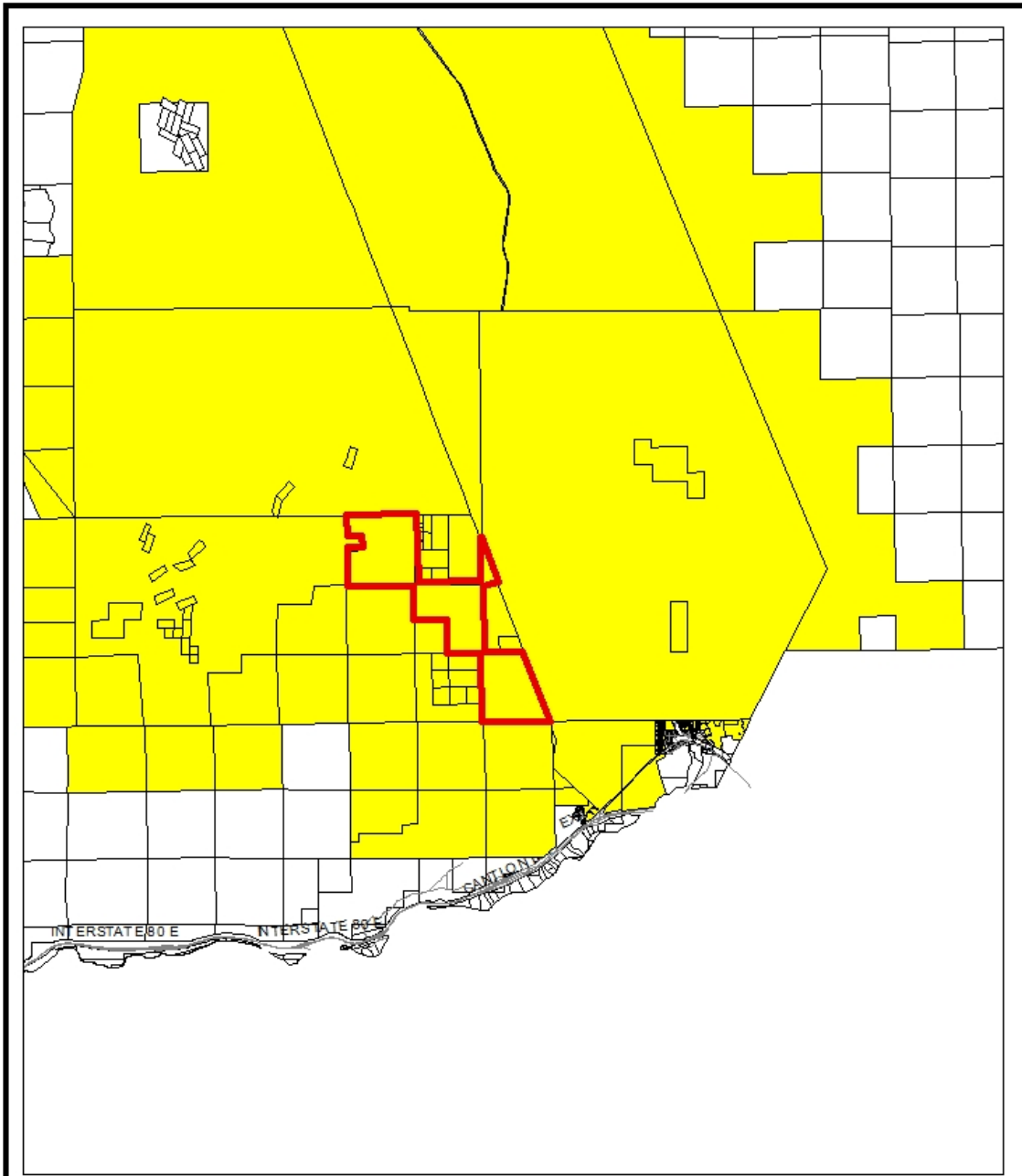


Walter West, P.E.
Licensed Engineer | Community Services Department
wwest@washoecounty.us | Office: 775.328-2310 | Fax: 775.328.3699
1001 E. Ninth Street, Reno, NV 89512



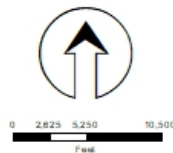
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WAC20-0002 Exhibit D



Mailing and Vicinity Map

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



Community Services
Department

WASHOE COUNTY
NEVADA
1861

1001 E. Ninth St.
Reno, Nevada 89512 (775) 328-1800

Source: Planning and Building Division

Path: P:\ArcGIS\Templates\WAC20\Map_vicinity_mailing_map_2019.mxd

Date: 10/10/2020