



# WASHOE COUNTY

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## STAFF REPORT

BOARD MEETING DATE: SEPTEMBER 14, 2021

**DATE:** Thursday, September 09, 2021

**TO:** Board of County Commissioners

**FROM:** Dan Cahalane, Planner, Planning & Building, Community Services Department, 775-328-3628, [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building, Community Services Department., 328-3619, [mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public Hearing: Subject to a finding of conformance with the Truckee Meadows Regional Plan by the Regional Planning authorities, to approve a resolution initiating an amendment to the 2019 Truckee Meadows Regional Plan Map 3 – Regional Utility Corridors & Sites to include: (1) a 120 MW solar energy center (containing a ±660 contiguous acre solar field, switchyard, 84 MW solar energy storage system, and new substation) south of Flannigan; and (2) a short 34.5 KV overhead transmission line connection from the project switchyard to an existing 345 KV transmission line (WSUP21-0001 Rock Springs Solar). (Commission District 5.)

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### **SUMMARY**

The applicant, CED Rock Springs Solar, LLC. is requesting to establish a 120MW renewable energy production use type on 660 contiguous acres. This is a project of regional significance and requires a map change of the currently adopted Truckee Meadows Regional Plan. The application was approved unanimously by the Planning Commission on May 4, 2021.

Washoe County Strategic Objective supported by this item: Proactive Economic Development and Diversification

### **PREVIOUS ACTION**

On May 4, 2021, the application was heard by the Washoe County Planning Commission. The Planning Commission approved the application with a unanimous approval of 5-0.

### **BACKGROUND**

The applicant is requesting to establish a 120 MW solar renewable energy use type on 660 contiguous acres across 9 parcels south of Flannigan, Nevada. This project will also include 84 MW of battery storage. The proposed project will be constructed in a single phase.

AGENDA ITEM # \_\_\_\_\_

This project meets the criteria for a project of regional significance as defined in NRS 278.026(6), as it will generate more than 5 MW of electricity and proposes creating a substation within the facility per the Truckee Meadows Regional Planning Agency's 2019 Regional Plan, Appendix 2. The proposed facility will connect to the existing 345kV Fort Sage Substation via one of three open 345kV bays or open 24.9kV bay. The applicant is proposing to construct a 34.5kV substation on site to modulate power depending on the final attachment bay.

**FISCAL IMPACT**

No Fiscal Impact

**RECOMMENDATION**

It is recommended that the Board review the attachments submitted with this staff report and the information received during the public hearing and affirm the Planning Commission's unanimous approval of case number WSUP21-0001 Rock Springs Solar.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:

"Move to adopt the resolution to initiate an amendment to the 2019 Truckee Meadows Regional Plan Map 3 – Regional Utility Corridors & Sites to include: (1) a 120 MW solar energy center (containing a ±660 contiguous acre solar field, switchyard, 84 MW solar energy storage system, and new substation) south of Flanigan; and (2) a short 34.5 KV overhead transmission line connection from the project switchyard to an existing 345 KV transmission line (WSUP21-0001 Rock Springs Solar)."

Attachments:

- A. Resolution
- B. Planning Commission signed Action Order dated 5/4/2021
- C. Minutes of the 5/4/21 Planning Commission meeting
- D. Planning Commission staff report dated 5/4/2021.
- E. Conditions of Approval

cc: Applicant: CED Rock Springs Solar, LLC, 100 Summit Lake Dr,  
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