



Planning Commission Staff Report

Meeting Date: June 2, 2026

Agenda Item: 8B

ABANDONMENT CASE NUMBER:	WAB26-0004 (Rock Springs Solar Abandonment)
BRIEF SUMMARY OF REQUEST:	To abandon a 50-foot access easement on two parcels.
STAFF PLANNER:	Chris Bronczyk, Senior Planner 775.328.3612 cbronczyk@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of a 50-foot access easement, known as Indian Lane, across the southern boundary of APNs 074-061-30 and 074-061-29. This application is submitted by CED Rock Springs Solar LLC. The subject property is located at 10050 Fish Springs Road (APN's 074-061-30 and 074-061-29) and consists of approximately 10.872 acres and 10.934 acres.

The proposal is being reviewed under Development Code Article 806, Vacations and Abandonments of Easements of Streets and is situated within Commission District 5 - Commissioner Herman. The site is currently governed by the Rural Master Plan land use designation and the General Rural Regulatory Zone zoning district, falling within the boundaries of the High Desert Area Plan.



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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Abandonment Definition

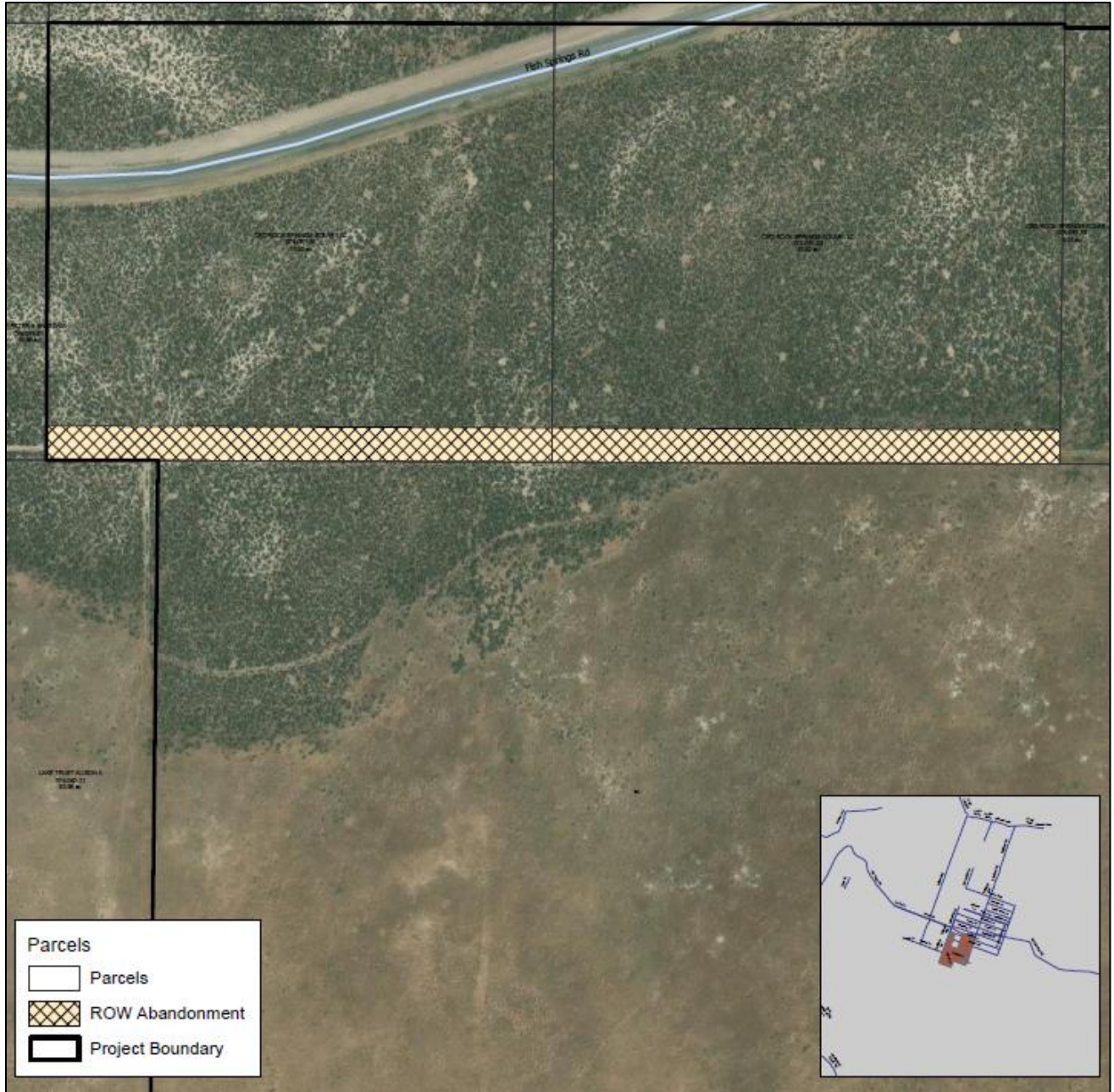
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the conditions of approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The conditions of approval for Abandonment Case Number WAB23-0004 are attached to this staff report and will be included with the Action Order if granted approval.

- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

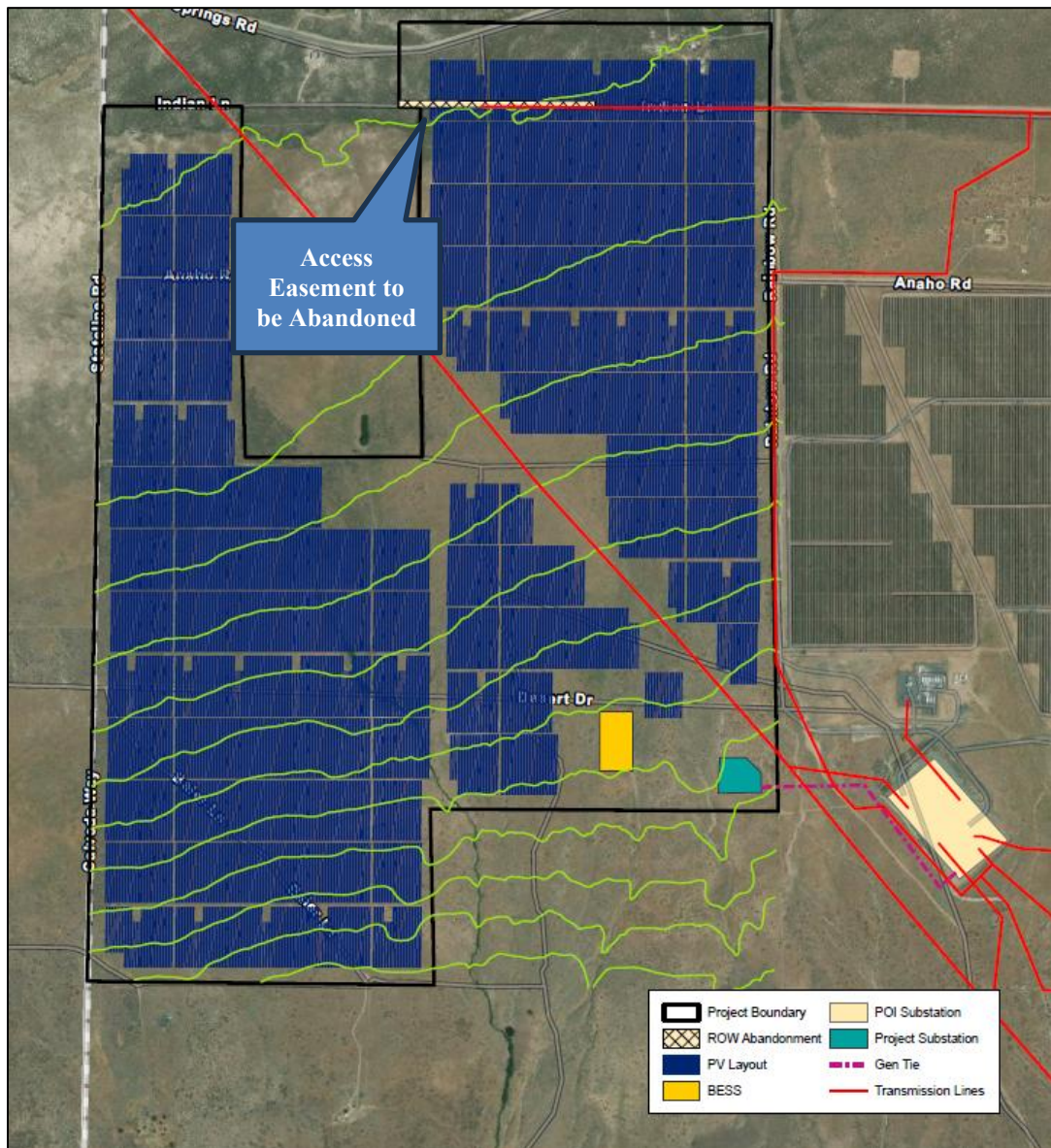
The subject property has a regulatory zone of General Rural (GR). Setbacks for the GR regulatory zone are 30 feet from the front and rear property lines and 50 feet from the side property lines.



Site Plan

Project Evaluation

The applicant is requesting to abandon Washoe County's interest of a 50-foot access easement along the southern portion of the parcels. The 50-foot access easement known as Indian Lane, starts at Calvado Way, which is along the California-Nevada border, and extends to the parcels that are requesting the abandonment. Indian Lane continues once again off Rainbow Way and ends at Honey Lake Way. There are four additional parcels to the east (APNs 074-061-36, -37, -38, & -39) of the subject properties which are also owned by CED Rock Springs Solar LLC. Washoe County Engineering reviewed the requested abandonment application and is requiring the applicant to complete and record a deed of combination or equal process which will ensure access to the reverted four parcels. The requested abandonment is to allow for the approved Rock Springs Solar project (WSUP21-0001) to construct where the current easement exists on the subject properties. With the Engineering Division's condition in place, the requested abandonment will not negatively impact existing legal access to any other properties.



Overall Solar Project with Abandonment Shown

High Desert Planning Area

The subject parcel is located within the High Desert Planning Area. Staff was unable to find any relevant policies related to the abandonment of easements in the High Desert Planning Area.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
Washoe County Parks & Open Space	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All Apps)	X			
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X			
TMFPD	X			
AT&T	X			
NV Energy	X			

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

Staff Comment on Required Findings

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the High Desert Planning Area.

Staff Comments: The abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the High Desert Planning Area, as staff has not found any applicable policies, action programs, standards or maps that conflict with this abandonment request.

- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The abandonment, as recommended by staff, will not result in any material injury to the public. Access is already established to all adjoining lots along the east portion of the parcel, and the western parcels are all owned by CED Rock Springs Solar LLC which will be required to do a reversion to acreage or

deed of reversion to ensure continued access. All agency concerns have been addressed in the proposed conditions.

- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: AT&T and NV Energy were sent the project application and no comments or concerns were received. Washoe County Engineering also reviewed the project and provided a condition of approval.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB26-0004 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB26-0004 for CED Rock Springs Solar LLC, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20:

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the High Desert Planning Area; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

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).



Conditions of Approval

Abandonment Case Number WAB26-0004

The project approved under Abandonment Case Number WAB26-0004 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on June 2, 2026. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. Nothing in this abandonment should be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, this abandonment does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment 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. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

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

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

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

Contact Name – Chris Bronczyk, Senior Planner, 775.328.3612, cbronczyk@washoecounty.gov

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.
- b. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capital Projects

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

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. Prior to recordation of the Order of Abandonment of the 50-foot access easement along the southern border of Assessor’s Parcel Numbers (APNs) 074-061-29 & -30, the applicant shall complete and record a deed of combination or equal process to revert APNs 074-061-36, -37, -38, & -39 to a single parcel. This combination action will ensure legal access to the reverted four parcels.
- b. Prior to recordation of the Order of Abandonment, the applicant shall address the Presumed Public Roadway which crosses at least one of the project parcels in a north-south alignment. The applicant shall either provide allowance for this roadway to remain in place and in use or relocate this roadway in accordance with NRS 405.191 and 405.195 Maintenance and Use of Public Roads.
- c. Prior to recordation of the Order of Abandonment, the applicant shall submit a legal description and exhibit map for the area of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- d. The abandonment legal description and exhibit map shall accurately depict the abandonment of a 30-foot northern portion of the southern access easement to

Washoe County Conditions of Approval

retain adequate access easement width on the south side of the parcels to perpetuate access to neighboring parcels.

- e. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- f. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to utility easements. Public Utility Easements remain unless they are relinquished by the Public Utility Company holding the easement right.
- g. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

*** End of Conditions ***



Date: April 27, 2026

To: Chris Bronczyk, Senior Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Abandonment Case WAB26-0004 Rock Springs Solar Abandonment
APN: 074-061-30, 074-061-29

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of the access easement along the southern border on the subject parcels and is located on approximately 21.8 acres south of Fish Springs Road. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Code and are based upon our review of the application prepared by Holland & Hart LLP. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. Prior to recordation of the Order of Abandonment of the 50-foot access easement along the southern border of Assessor's Parcel Numbers (APNs) 074-061-29 & -30, the applicant shall complete and record a deed of combination or equal process to revert APNs 074-061-36, -37, -38, & -39 to a single parcel. This combination action will ensure legal access to the reverted four parcels.
2. Prior to recordation of the Order of Abandonment, the applicant shall address the Presumed Public Roadway which crosses at least one of the project parcels in a north-south alignment. The applicant shall either provide allowance for this roadway to remain in place and in use or relocate this roadway in accordance with NRS 405.191 and 405.195 Maintenance and Use of Public Roads.
3. Prior to recordation of the Order of Abandonment, the applicant shall submit a legal description and exhibit map for the area of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
4. The abandonment legal description and exhibit map shall accurately depict the abandonment of a 30-foot northern portion of the southern access easement to retain adequate access easement width on the south side of the parcels to perpetuate access to neighboring parcels.

WAB26-0004
EXHIBIT B

5. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
6. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to utility easements. Public Utility Easements remain unless they are relinquished by the Public Utility Company holding the easement right.
7. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

WAB26-0004
EXHIBIT B



Date: April 16, 2026

To: Chris Bronczyk, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Abandonment Case Number WAB26-0004 (Rock Springs Solar)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment of a 50 foot access easement, known as Indian Lane, across the southern boundary of APNs 074-061-30 and 074-061-29.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights conditions for this abandonment.

**WAB26-0004
EXHIBIT B**

From: [COOPER, CLIFFORD E](#)
To: [Bronczyk, Christopher](#)
Subject: WAB26-0004 (Rock Springs Solar)
Date: Wednesday, April 15, 2026 9:48:52 AM

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Chris,

AT&T does not have any adverse comments for this project.

Thanks,

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

**WAB26-0004
EXHIBIT B**

Abandonment WAB26-0004

Chris Bronczyk, cbronczyk@washoecounty.gov, 775-328-3612

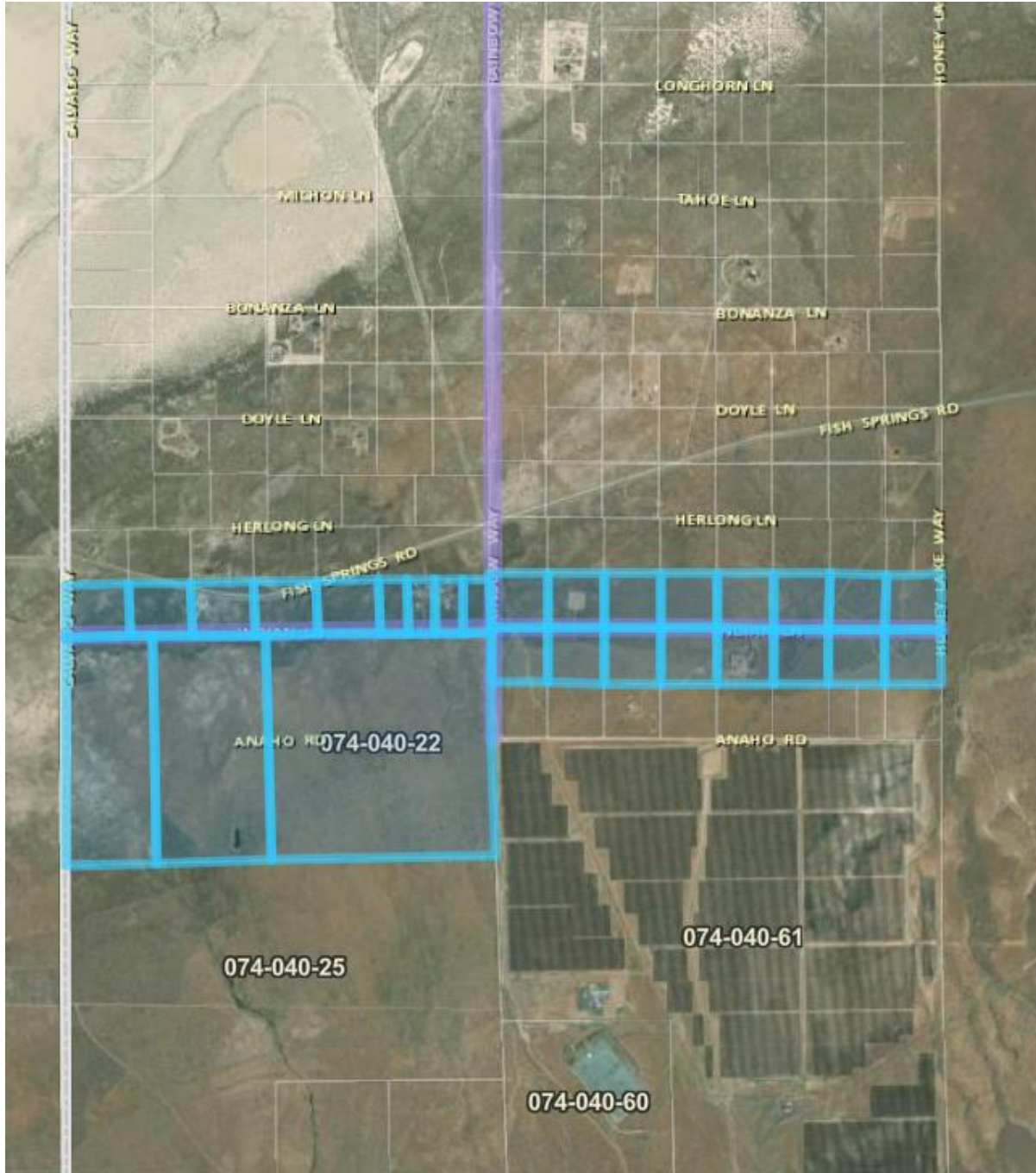
074-061-30 10050 Fish Springs Rd.

TMFPD Comments by Jenny Williamson, jewilliamson@tmfpd.us, 775-444-8521:

1. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.
<https://tmfpd.us/fire-code/>
2. No other concerns at this time.

Public Notice

Pursuant to Washoe County Code Section 110.806.15(c)(1) public notification consists of notification by mailing to each owner of property abutting or connected to the proposed vacation or abandonment. This proposal was notified to **23** separate property owners.



NOTICING MAP

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Rock Springs Solar - Indian Lane Abandonment			
Project Description: Request to Abandon the 50' access easement (Indian Lane) across southern boundary of APN 074-061-29 and APN 074-061-30			
Project Address:			
Project Area (acres or square feet): Approximately 21.8 acres			
Project Location (with point of reference to major cross streets AND area locator): Approximately 1/4 mile west of the intersection of Rainbow Way and Indian Lane			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
074-061-29	10.934		
074-061-30	10.872		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP21-0001, WAB21-0009, WAC23-0003, WAC25-0018			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: CED Rock Springs Solar LLC		Name: Holland & Hart LLP	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jacquelline DeLaRocha		Contact Person: Doug Thornley	
Applicant/Developer:		Other Persons to be Contacted:	
Name: CED Rock Springs Solar LLC		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jacquelline DeLaRocha		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Abandonment Application Supplemental Information

(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

Requested abandonment of a 50' roadway and utility easement on southern boundary of APNs 074-061-29 and 074-061-30

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

Sheet 2 of Pyramid Lake Ranches Unit No. 2, filed as Record of Survey 401

3. What is the proposed use for the vacated area?

Solar panels and ancillary facilities associated with WSUP21-0001 (Rock Springs Solar

4. What replacement easements are proposed for any to be abandoned?

None, the subject parcels are part of the solar project area. Adjacent parcels to the east are also owned by CWE Rock Springs Solar LLC and may obtain access and utilities from Fish Springs Road in the future, if necessary.

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

Alternate access via Fish Springs Road and utility easements in close proximity.

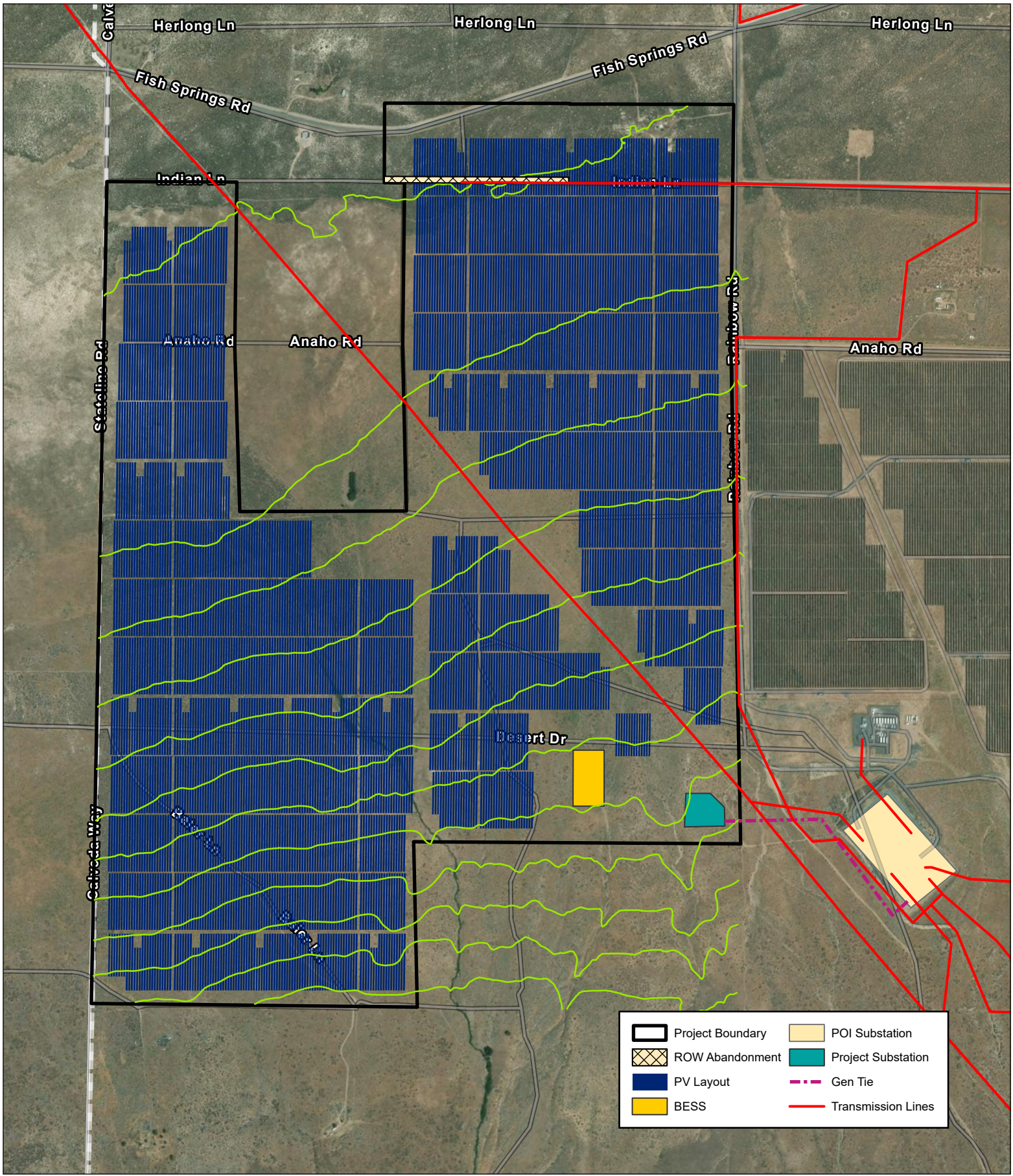
6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes	* No X
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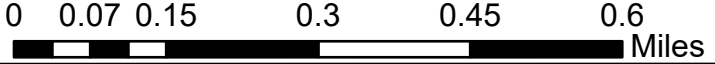
IMPORTANT

NOTICE REGARDING ABANDONMENTS:

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.



April 02, 2026
 NAD 1983 2011 StatePlane Nevada West FIPS 2703 Ft US

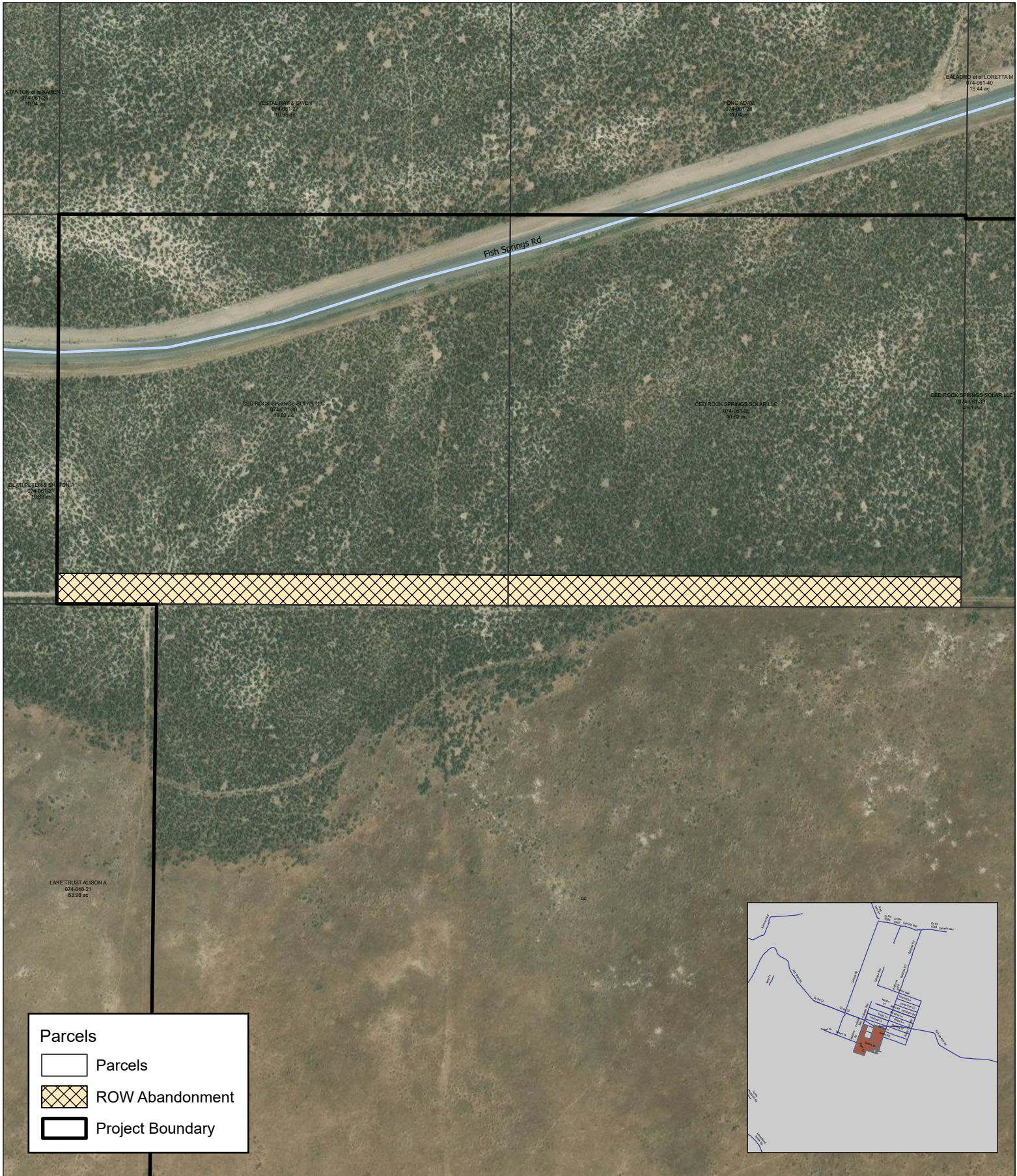


Rock Springs Solar
 Site Plan
 Washoe County, NV

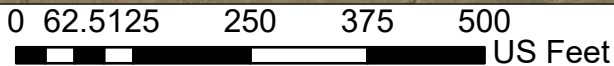


Map produced by RWE Clean Energy Development, LLC ("RWE").
 Final location of the project shall not be the recipient's responsibility. The recipient shall not be held liable for any errors or omissions in this map without the written consent of RWE. By accepting the receipt of this map, the recipient agrees to hold RWE harmless from any claims or damages.
WAB26-0004
EXHIBIT D

Author: U1608118
 Appr: V1 Projects - NorthAmerica\Nevada\Solar\RockSprings\Map - Files\Project_Map_EA_2\Rock_Springs.aprx, Map\Exhibit - RockSprings_StatePlane20260401_8.5x11_Portrait



April 01, 2026
 NAD 1983 2011 StatePlane Nevada West FIPS 2703 Ft US



Rock Springs Solar
 ROW Abandonment
 Washoe County, NV



Map produced by RWE Clean Energy Development, LLC ("RWE").
 Final location of the project shall not be guaranteed by RWE. The recipient shall not be held liable for any express or implied warranties, written or oral, made by RWE. By accepting the receipt of this map, the recipient agrees to hold RWE harmless from any and all claims, damages, or expenses, including reasonable attorneys' fees, that may be incurred by RWE.

WAB26-0004
EXHIBIT D

Author: UI608118
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