

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

Special Use Permit

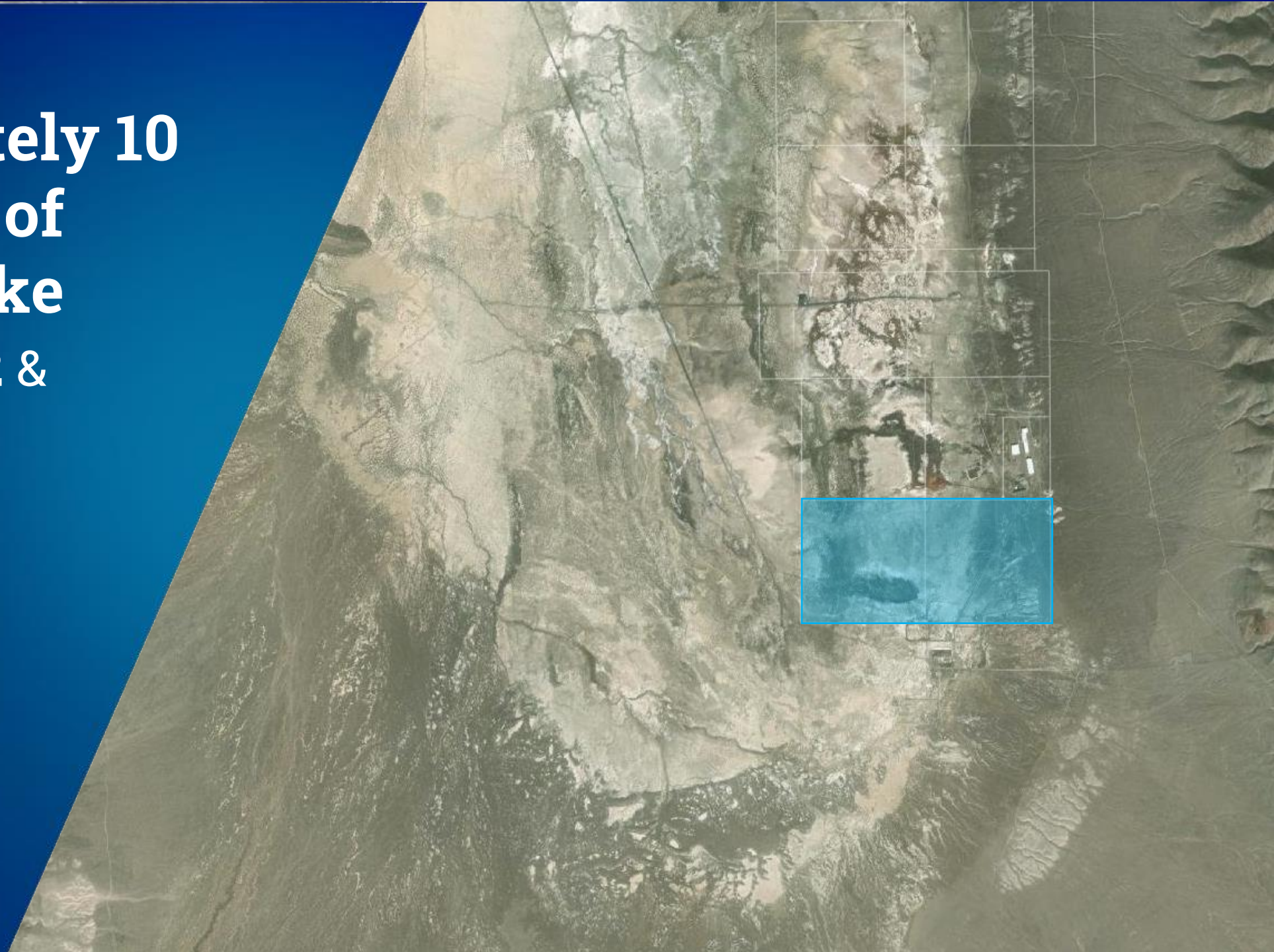
WSUP22-0035

(North Valleys Solar SUP)

January 3, 2023

Approximately 10 miles north of Pyramid Lake

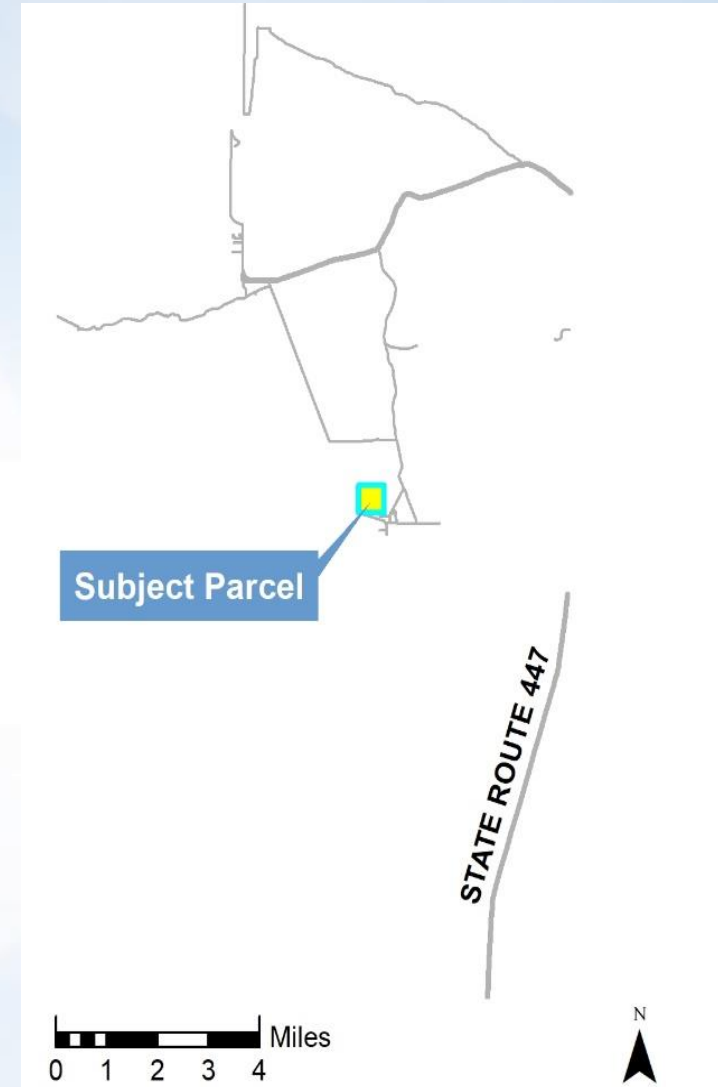
APN 071-070-12 &
071-070-13



Vicinity Map

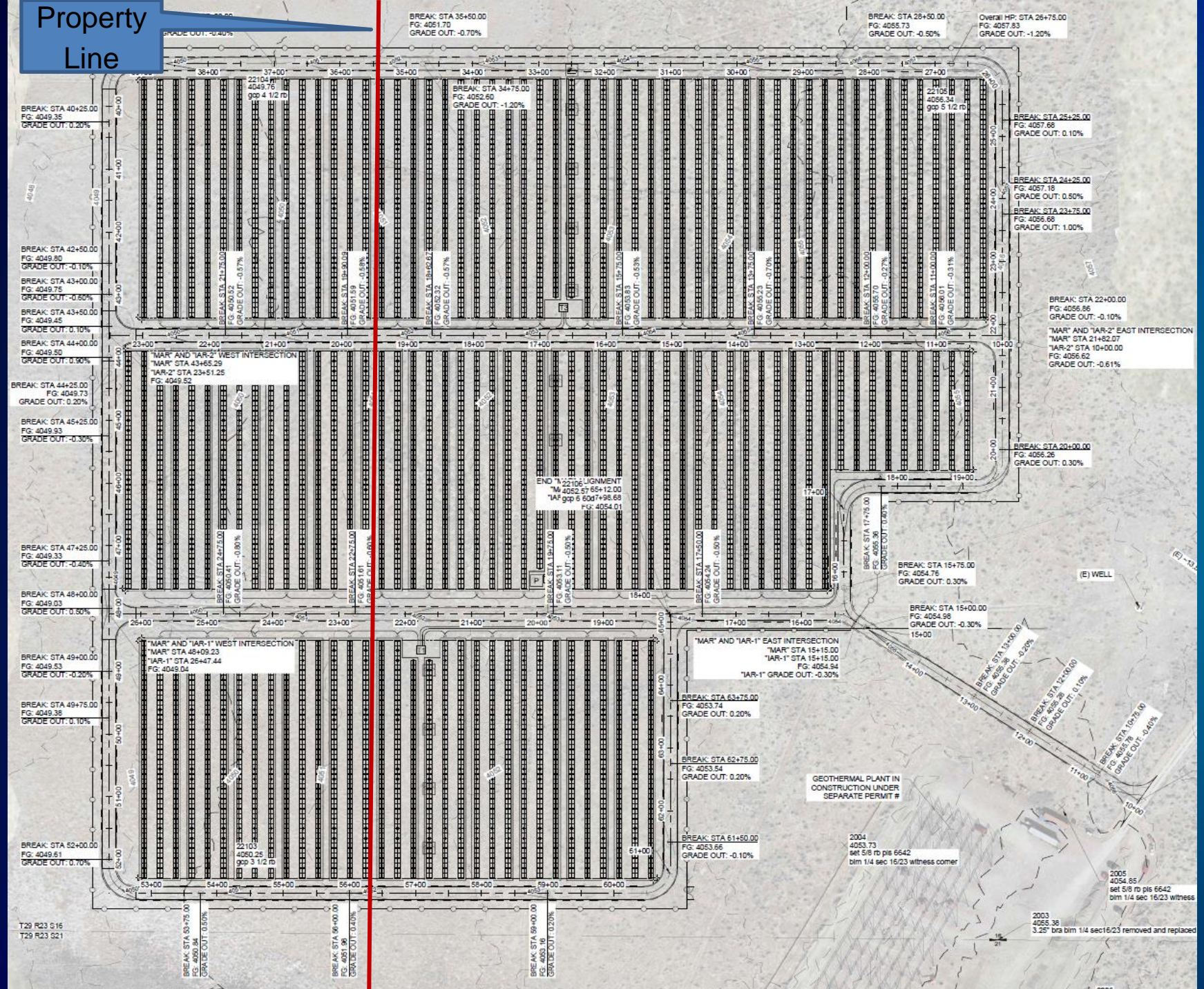


- High Desert Area Plan
- General Rural (GR)
- Surrounding parcels generally private and undeveloped or federally owned and undeveloped



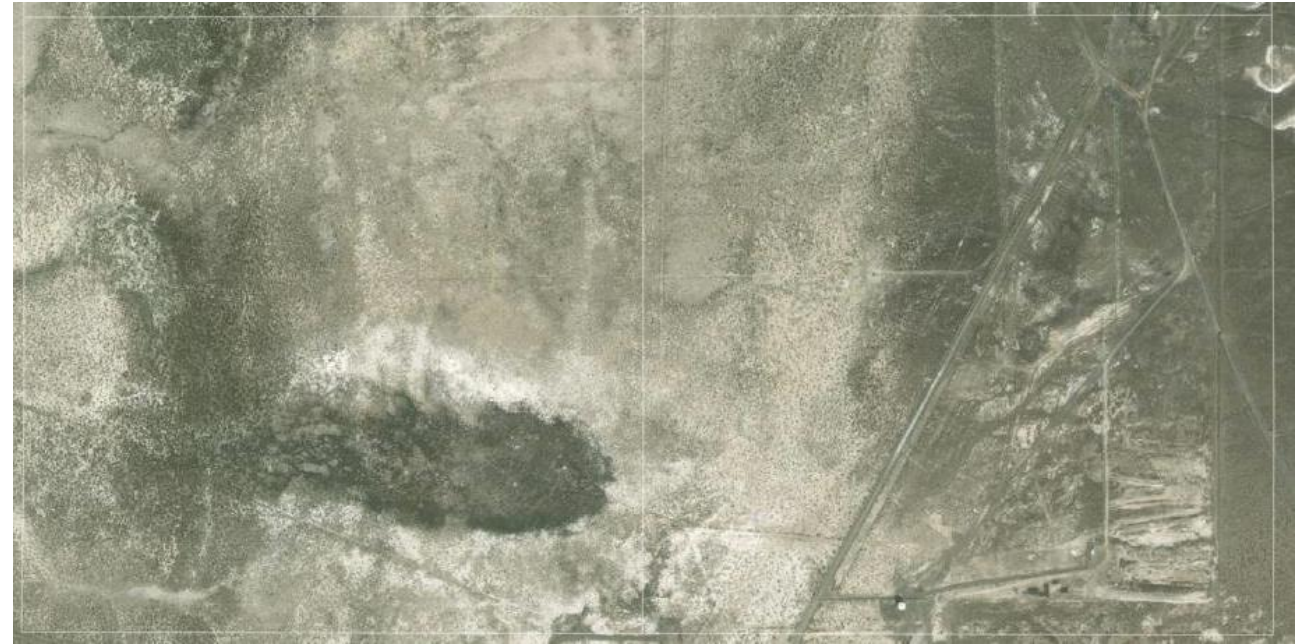
- A. Energy Production, Renewable use type for a photovoltaic facility with a capacity of 5.5 MW, which surpasses the 5 MW threshold for a project of regional significance
- B. Associated grading with 4.65 acres of disturbed area and 4,200 cy of fill
- C. Requests to vary setbacks, landscaping, and parking requirements

Property Line



Parcel Background

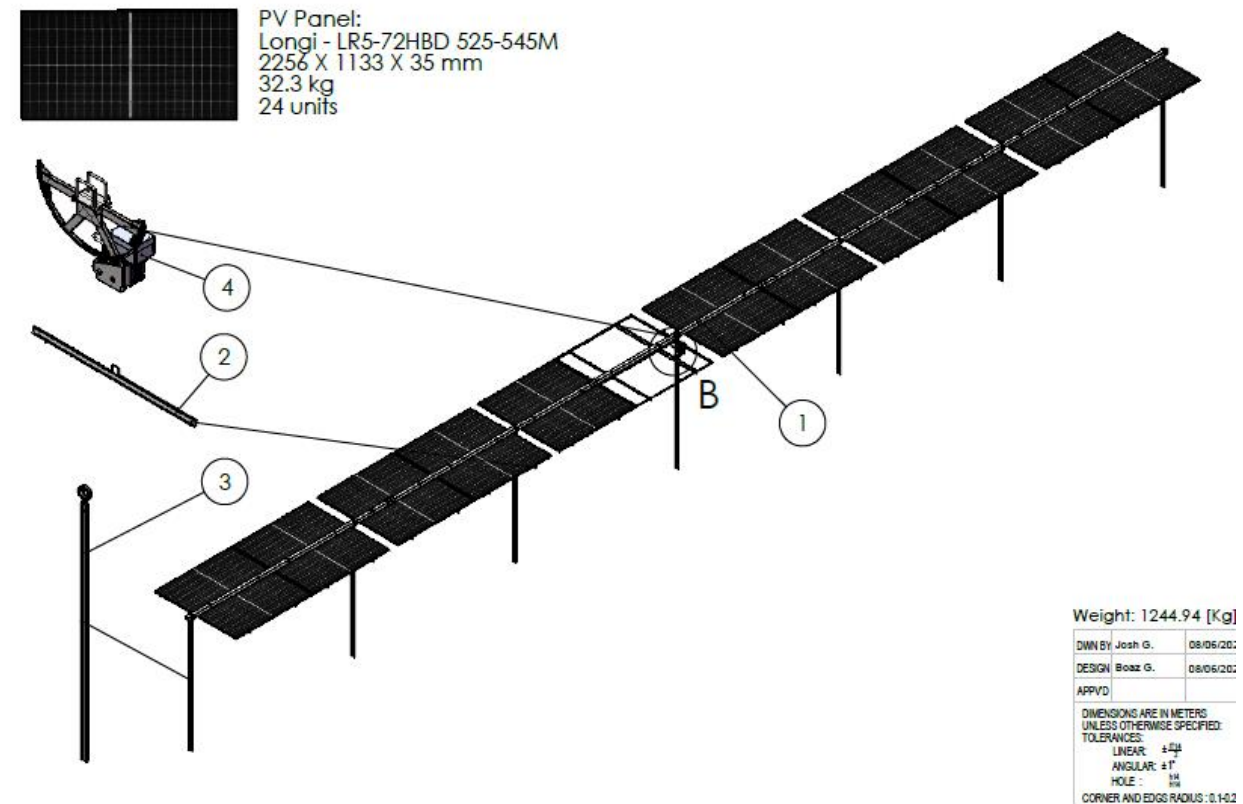
- Approved geothermal plant on eastern parcel (WSUP20-0013)
- Generally vegetated with brush
- Subject site generally flat



Request



- 5.5 MW to support on-site geothermal plant
- Producing more than 5 MW => project of regional significance => conformance review by TMRPA
- No ancillary structures proposed



Grading



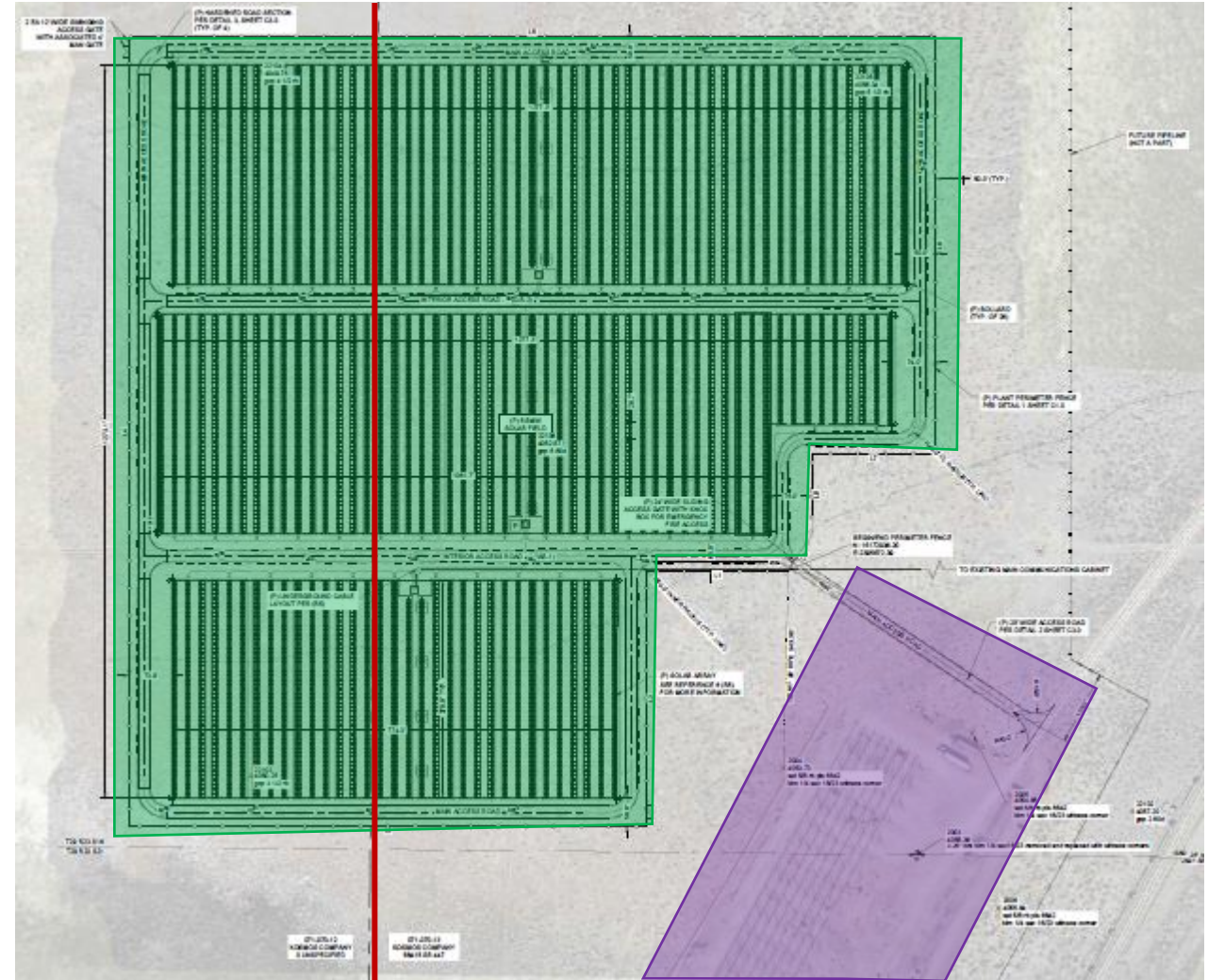
- 4.65 acres disturbance
- 4,200 cy of fill
 - Aggregate for access roads
- Incidental reseeding for stabilization
- Meets all grading standards



Setbacks



- Photovoltaic facility located near geothermal plant
 - Decreases necessary infrastructure and disturbance
- Crosses over rear/front property line
- Request: 30' setback => 10' setback



Parking & Loading

- Max 1 employee on site => 1 parking space
- Request to vary WCC 110.410.25 (c-f), paving-related standards
 - Consistent with this setting and with High Desert Area Plan
- WCC 110.410.25(a-b, h-i) still applicable

Parking & Loading Condition



Condition 1.f:

The facility shall be exempted from the parking standard requirements found in WCC 110.410.25(c-f) ~~except for the required ADA parking spot, unless exempted under the federal machine space exemption,~~ in order to maintain the High Desert character under High Desert Policy 2.13. **Parking may be shared with the Ormat Geothermal Facility approved under WSUP20-0013 with a signed reciprocal parking agreement provided prior to approval of any building permit.**

- WCC 110.412.10(d): “Industrial Use Types. Uses classified under the Energy Production – Renewable use type is exempt, except for parking and loading areas associated with these uses, when located at least one mile from a residential dwelling.”
- Request to waive WCC 110.412.50, which requires landscaping in parking/loading areas
 - Would be inconsistent with flat landscape containing mostly low-lying vegetation

Reviewing Agencies



Sent to 20 agencies for review

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - Winnemucca Dist. Office	X			
NDOW (Wildlife)	X			
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD Air Quality	X	X	X	Genine Rosa, grosa@washoecounty.gov
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission2	X			
Truckee Meadows Regional Planning	X	X		Nate Kusha, nkusha@tmrpa.org
Washoe-Storey Conservation District2	X			
Nevada State Historic Preservation	X			
Pyramid Lake Paiute Tribe	X			
NV Energy	X			

Public Notice



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Notice sent to
38 unique
property
owners within
99,500 ft



**Subject
Property**



Staff is able to make all findings:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for major grading and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Findings (2)

Additional findings per 110.810.35:

- (a) Environment. That the proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general;
- (b) Impact on Scenic Resources. That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and
- (c) Reclamation. That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.

Approve with Conditions:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Special Use Permit Case Number WSUP22-0035 for Orni 36, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and having made the additional findings per 110.810.35, which are listed below. I further move to vary the development code standards found in Washoe County Code sections 110.410.25(e), 110.412.50, 110.406.05.1 as explained in pages 6-8 of this staff report.

Thank you

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