

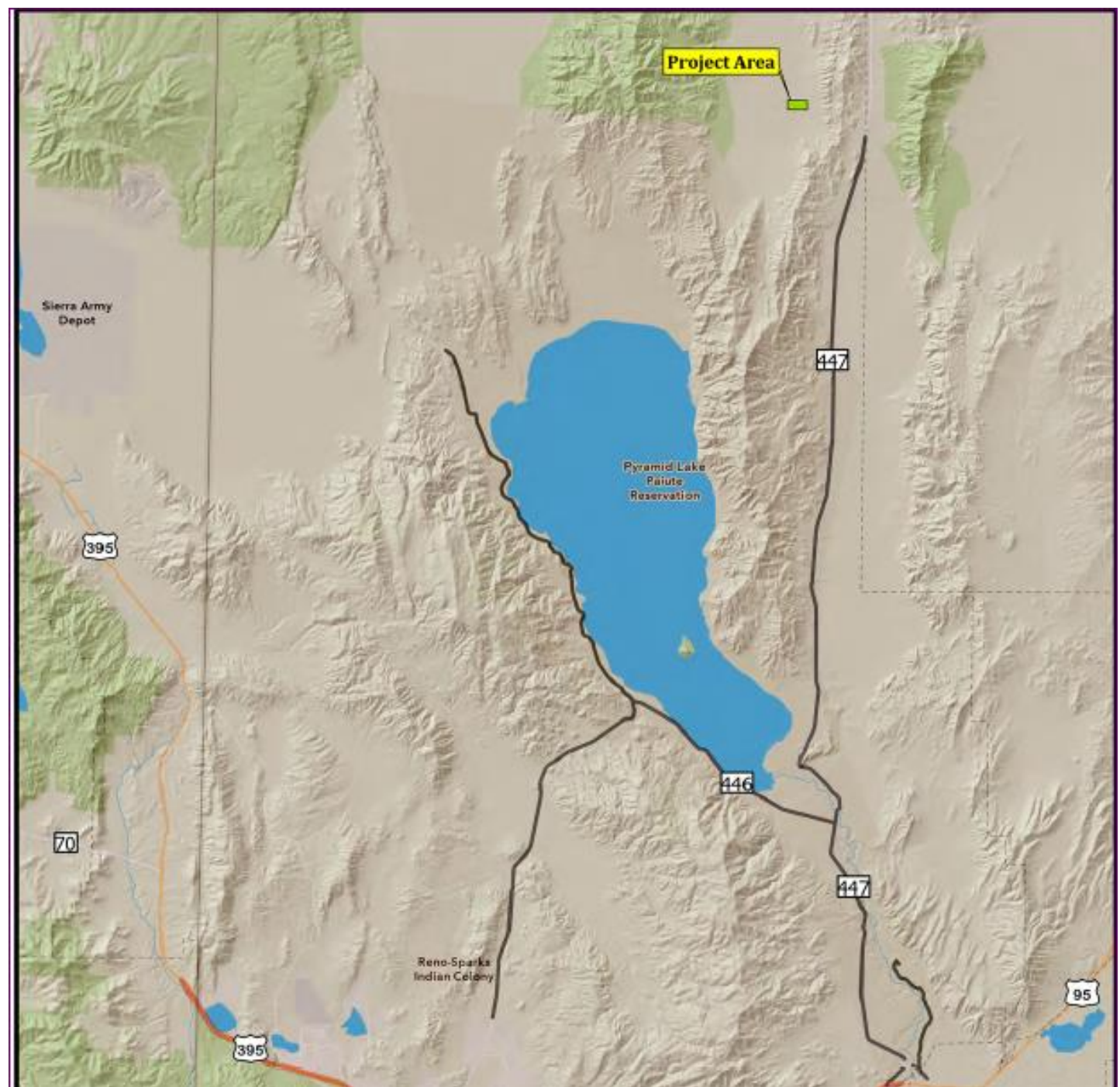
ORMAT NORTH VALLEY SOLAR PROJECT

PLANNING COMMISSION | JANUARY 3, 2023



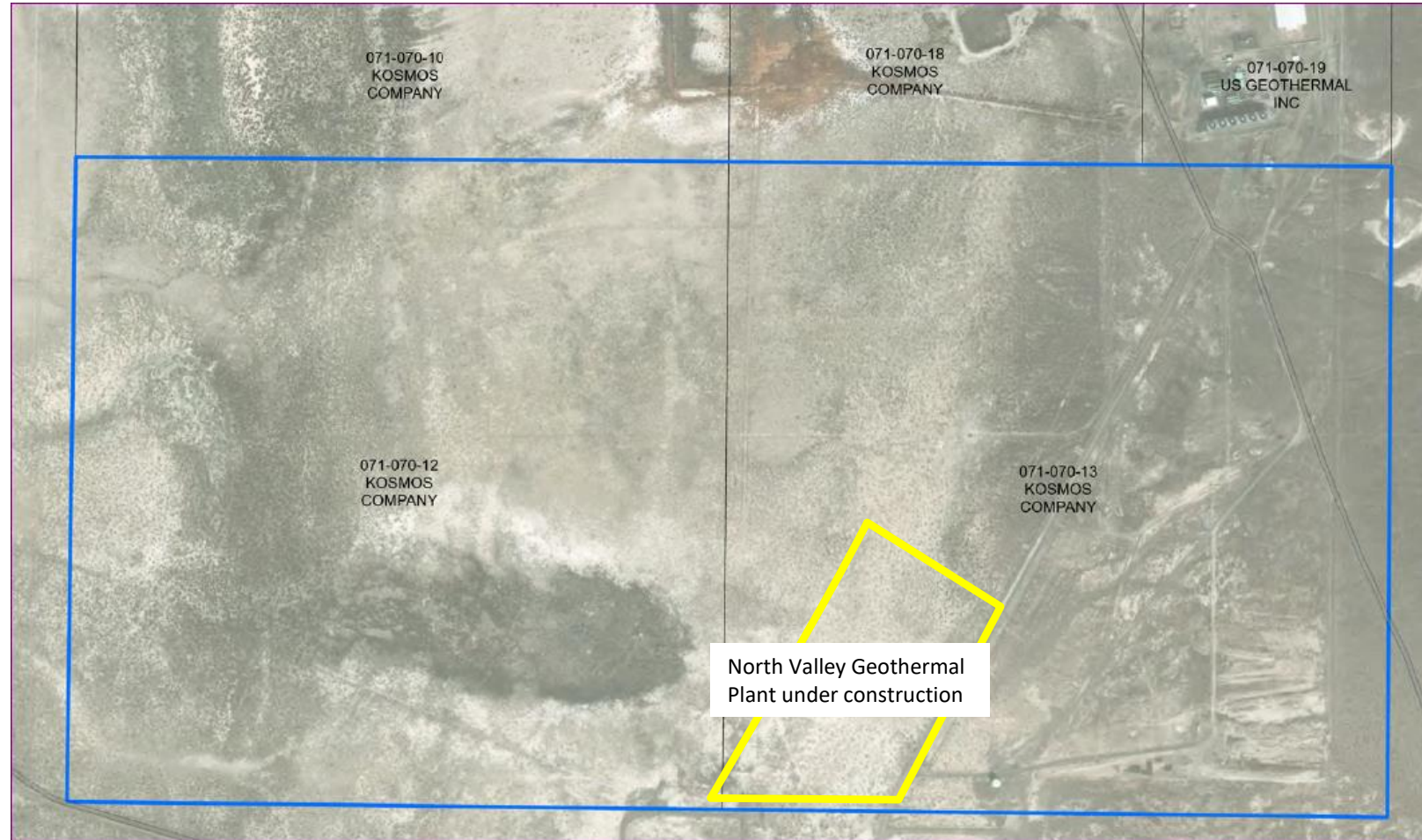
Project Location/Background

- Approximately 10 miles north of Pyramid Lake
- APN's 071-070-12 and 13
- 323 acres (50.18 acre lease area)
- Ormat Geothermal Complex previously approved by Washoe County (WSUP20-0013)
- Access via existing road to Geothermal facility



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Master Plan/Zoning

- Master Plan – Rural
- Zoning - General Rural
- High Desert Area Plan
- “Renewable Energy Production” project permitted with SUP in General Rural district
 - Greater than 5 MW considered a Project of Regional Significance (review by Truckee Meadows Regional Planning Agency)

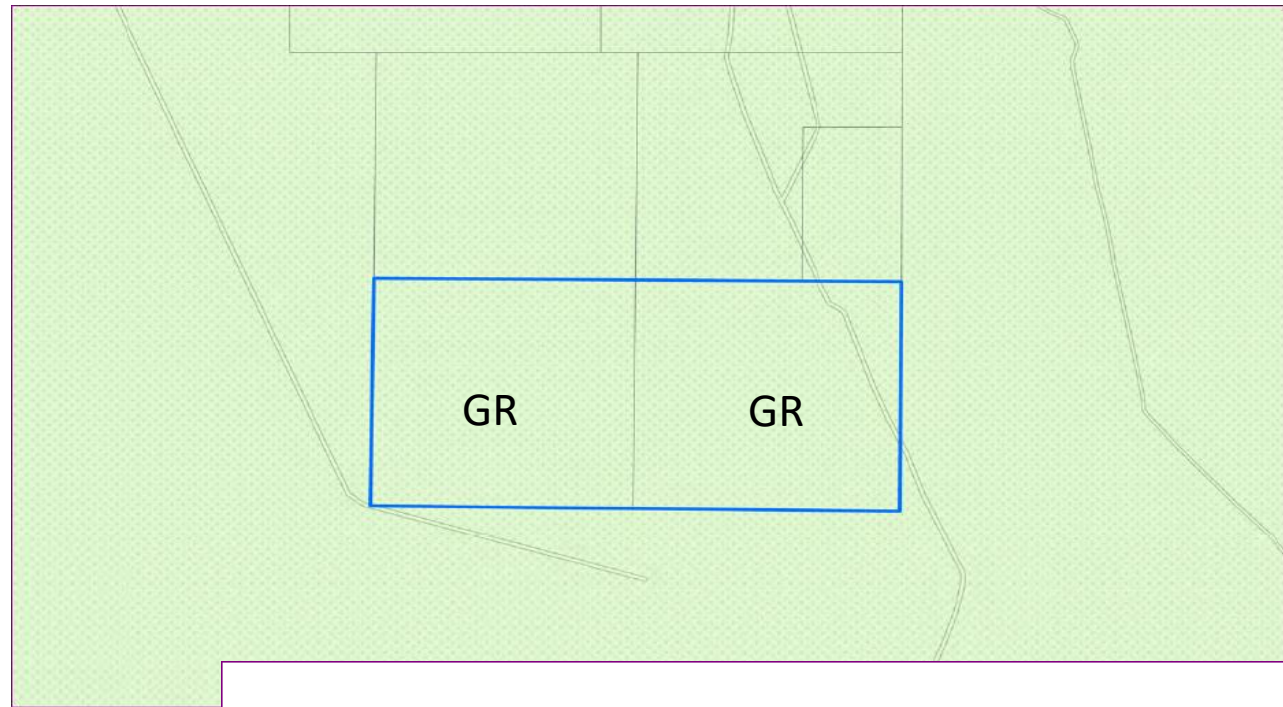


Table 110.302.05.4

TABLE OF USES (Industrial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Industrial Use Types (Section 110.304.30)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	SP
Aggregate Facilities																			
Permanent	S ₂	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	S ₂	--	--
Temporary	See Article 332																		
Caretaker's Residence																			
Attached	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Detached	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	SP
Custom Manufacturing	S ₂	S ₂	S ₂	--	--	--	--	--	--	S ₂	--	S ₂	A	--	--	--	S ₂	--	SP
Energy Production																			
Non-Renewable*	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	S ₂	--	--
Renewable*	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	S ₂	--	S ₂	S ₂	S ₂	SP

Request

- Special Use Permit
 - 5.5 megawatt solar field (Renewable Energy Production)
 - 4.65 acres of disturbance (4,200 cy of fill)
- Vary Standards related to
 - Parking
 - Landscaping
 - Front/Rear yard setbacks





Erica Freese
Director, Business Development



Stacie Huggins
Senior Planner - Associate

