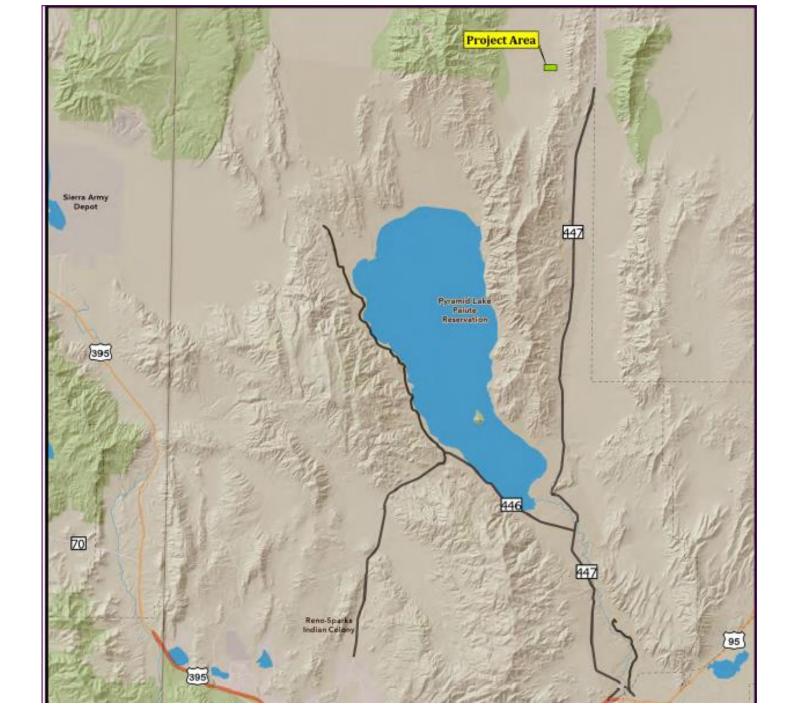
ORMAT NORTH VALLEY SOLAR PROJECT

PLANNING COMMISSION | JANUARY 3, 2023



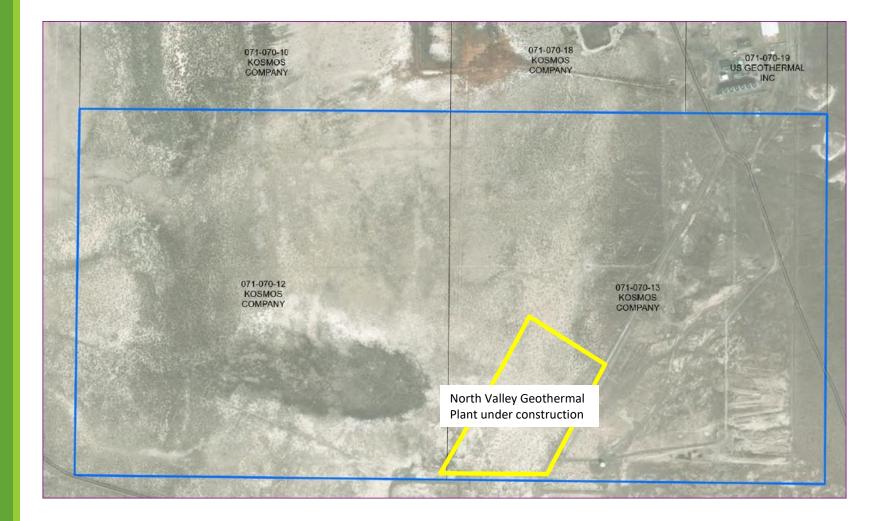
Project Location/Background

- 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 <u>Project of Regional</u>
 <u>Significance (review by Truckee</u> Meadows Regional Planning Agency)

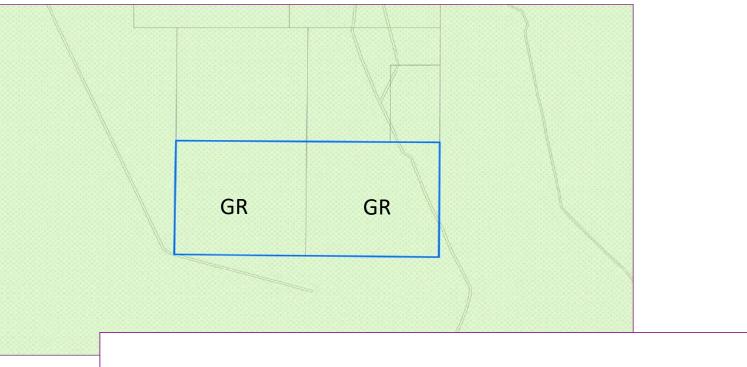


Table 110.302.05.4

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 | | MDS/ MDS 4 | HDS | LDU | MDU | HDU | GC | NC | тс | I | PSP | PR | os | GR | GRA | SF |
|--|-----------------|----------------|----------------|---|---------------|-----|-----|-----|-----|----------------|----|----------------|----------------|----------------|----|----------------|----------------|----------------|----|
| Aggregate Facilities | | | | | | | | | | | | | | | | | | | |
| Permanent | s ₂ | - | - | 1 | - | 1 | I | 1 | 1 | 1 | 1 | 1 | s ₂ | - | - | | s ₂ | - | • |
| Temporary | See Article 332 | | | | | | | | | | | | | | | | | | |
| Caretaker's Residence | | | | | | | | | | | | | | | | | | | |
| Attached | 1 | | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | А | - | - | | 1 | - | s |
| Detached | 1 | | 1 | 1 | | 1 | I | - | 1 | 1 | 1 | 1 | Ρ | - | 1 | | 1 | 1 | s |
| Custom Manufacturing | s ₂ | s ₂ | s ₂ | 1 | - | 1 | 1 | 1 | 1 | s2 | 1 | s ₂ | Α | - | - | - | s2 | 1 | s |
| Energy Production | | | | | | | | | | | | | | | | | | | |
| Non-Renewable* | s ₂ | s ₂ | 1 | 1 | - | 1 | I | 1 | 1 | 1 | 1 | 1 | s ₂ | s ₂ | 1 | s ₂ | So | 1 | |
| Renewable* | S ₂ | S ₂ | - | - | - | - | - | - | - | S ₂ | 1 | S ₂ | S ₂ | S ₂ | | S2 | s ₂ | ⁶ 2 | s |

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



Project Details

Solar Field "Renewable Energy Production"

- Grading necessary for solar field; Fill necessary for access roads (20' wide);
- All graded areas will be monitored for vegetation growth and maintained per TMFPD or BLM requirements
- Panels approximately 4.5 feet above ground with 24 feet separation between panel rows
- 6 foot tall chain link fence around perimeter
- Construction anticipated to begin in Spring 2023 (~80 days)



Project Details

Vary Standards:

- Parking
 - > No parking spaces provided
 - If buildings/office/employees inside fenced area, parking will be provided per Code
- Landscaping
 - > No formal landscaping proposed
 - Maintain natural high desert appearance
- Front/Rear yard setbacks
 - Front/Rear yard setbacks proposed at 10 feet along shared property line
 - Panels are separated by minimum of 24 feet between rows
 - Orientation of solar field across parcel lines minimizes earthwork and preserves natural vegetation





Erica Freese Director, Business Development



Stacie Huggins Senior Planner - Associate

