



Planning Commission Staff Report

Meeting Date: February 7, 2023

Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER:

WSUP22-0037 (Praana Solar)

BRIEF SUMMARY OF REQUEST:

Request to construct a 65MW photovoltaic generation facility and a 125MW battery storage system; a 345 kV substation and 5-mile 345 kV Gen-tie line; and associated major grading.

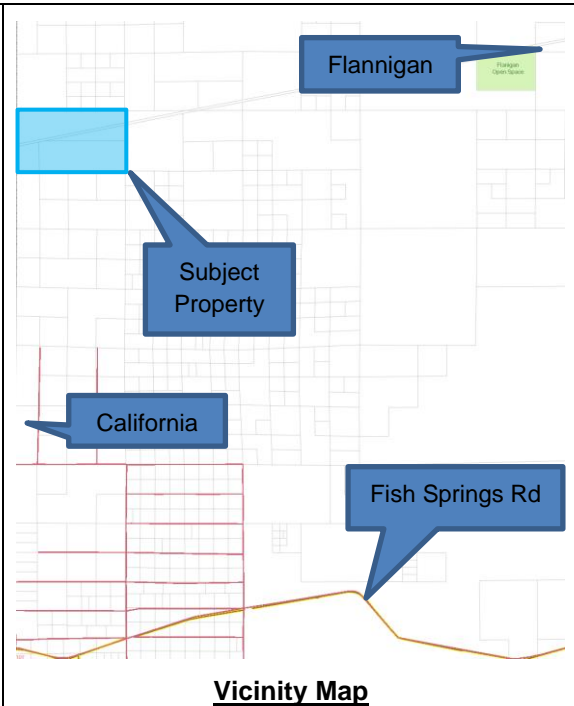
STAFF PLANNER:

Kat Oakley, Planner
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CASE DESCRIPTION

For hearing, discussion, and possible action to approve a Special Use Permit for 1) the establishment of a 65MW photovoltaic generation facility and a 125MW battery energy storage system which is an Energy Production, Renewable use; 2) construction of a 345 kV sub-station and a 5-mile 345 kV Gen-tie line connecting the proposed substation to the Fort Sage Substation, which is a Utility Services use; 3) major grading for 22.5 acres of ground disturbance and 40,000 cy of fill, 4) a request to vary all parking design requirements of WCC 110.410.25, and 5) a request to vary the maximum height of 35' to allow for structures of 150' in height. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity, require construction of a substation, and require construction of a transmission line that carries 60 kV or more. It will require approval by the regional planning authorities before any approval at the county level would take effect. The substation will be located on APN 074-470-05. This project also requires amendments to the Regional Utility Corridor Map to identify the location of the new substation and transmission line. The amendments must be sponsored by the Board of County Commissioners and approved by the Truckee Meadows Regional Planning Authorities. This project will need to comply with all Federal and State approvals before any approval at the county level would take effect.

Applicant: Praana Renewables Energy, LLC
Property Owner: Hooper Family Trust
Location: 5 miles west of Flannigan, intersection of Rainbow Road and Calveda Way



Photovoltaic Facility APN: 074-470-02, 03, 04, 05 Substation and Gen-tie APN: 074-470-05, 06, 08, 13, 16, 11, 12; 074-082-13, 12, 06, 05; 074-051-03, 11, 14, 17; 074-061-05, 06, 18, 19, 40; 074-062-38, 39, 54, 55, 06, 07, 22, 23; 074-040-61, 60 26.05, 116.22, 17.632, 119.02 Photovoltaic Facility Parcel Size: 22.5 acres Master Plan: Rural Regulatory Zone: General Rural (GR) Area Plan: High Desert Development Code: Authorized in Article 810, Special Use Permits Commission District: 5 – Commissioner Herman	
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STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 with conditions Special Use Permit Case Number WSUP22-0037 for Praana Renewables Energy, LLC, for the photovoltaic generation facility and 125 MW battery energy storage system and substation only, 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 the additional Development of Natural Resources findings in accordance with Washoe County Code Section 110.810.35. I further move to waive the Development Code Standards in WCC 110.410.25(a) and (c)-(g), and vary the Development Code Standard in Table 110.406.05.1 to allow structures up to 150 feet in height.

(Motion with Findings on Pages 18 & 19)

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Special Use Permit

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

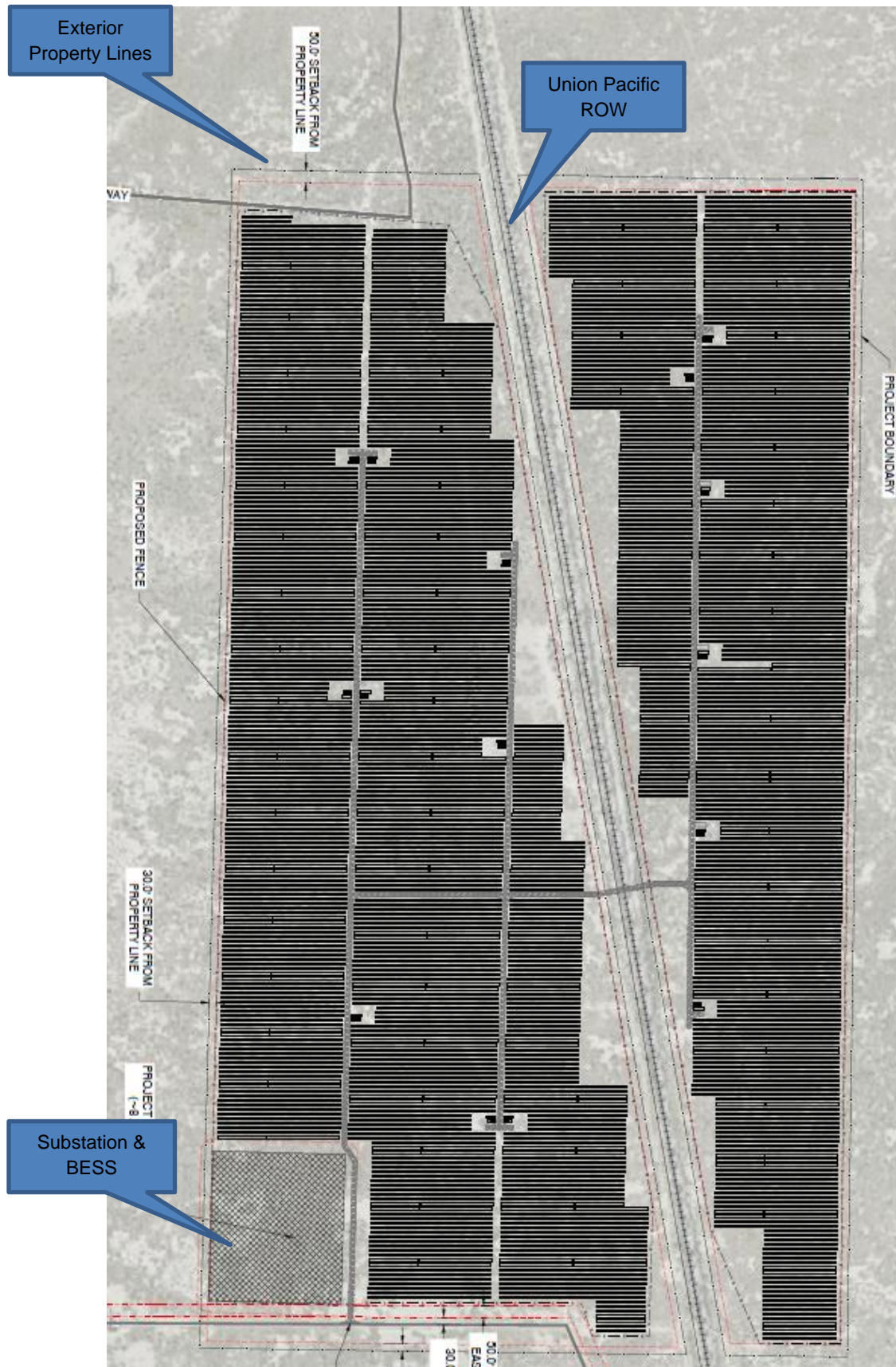
The Conditions of Approval for Special Use Permit Case Number WSUP22-0037 are attached to this staff report and will be included with the action order.

The subject property has a General Rural (GR) Regulatory Zone. The proposed photovoltaic facility and battery energy storage system, which is classified as energy production, renewable, and the proposed substation, which is classified as utility services, is permitted in GR with a Special Use Permit per WCC 110.302.05.4 and WCC 110.302.05.2, respectively. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity and creates a new substation. Therefore, the applicant is seeking approval of this Special Use Permit from the Planning Commission. Grading associated with the photovoltaic facility will also result in a disturbed area greater than four acres which exceeds the thresholds for major grading per Article 438 of the Washoe County Development Code.

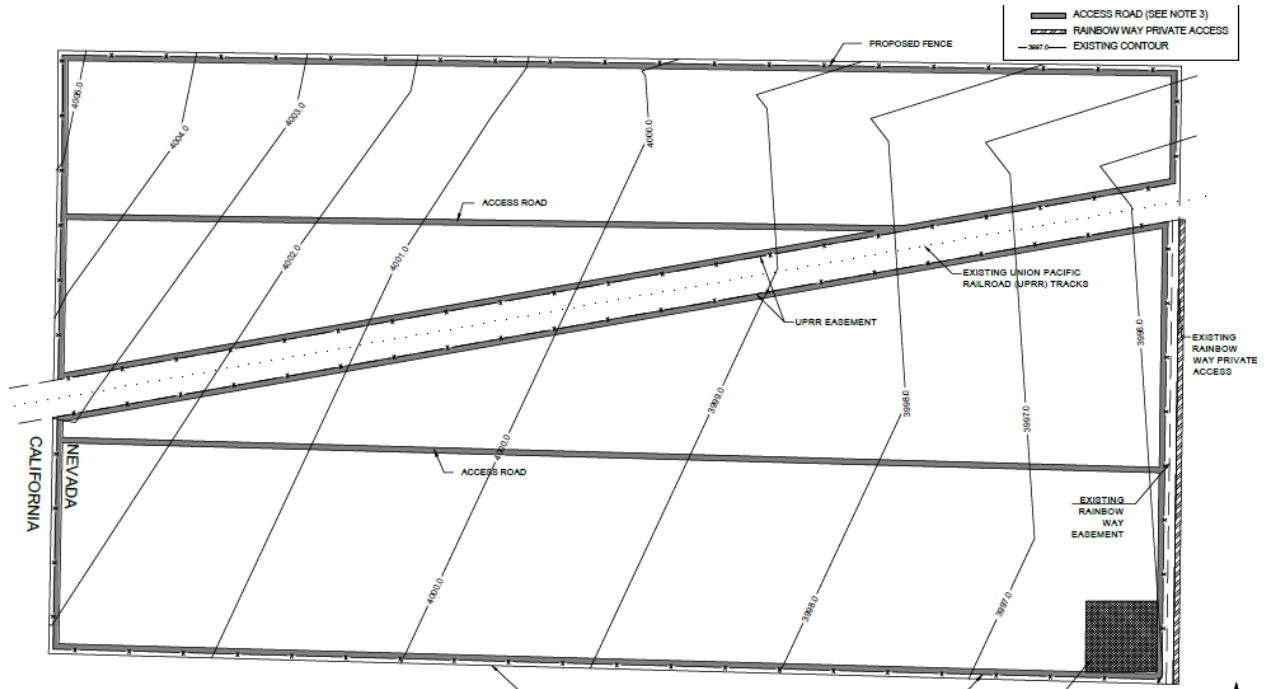
The case description above includes a request for a 345 kV generation-tie line connecting the project substation to Fort Sage Substation. Washoe County staff discovered a noticing error for the generation-tie line request. Several parcels associated with the proposed generation-tie line were not sufficiently noticed. The applicant has therefore requested that the Planning Commission consider the photovoltaic facility, BESS, substation, and associated grading at the February 7, 2023, hearing and the generation-tie line at the March 7, 2023, hearing. The 5-mile-long generation-tie line is therefore not before the Commission as part of this staff report and will be considered at a later date. See Exhibit F for the applicant’s request.

Additionally, Article 810, Special Use Permits, allows the Planning Commission to vary Development Code Standards in conjunction with the approval process per WCC 110.810.20(e). The Planning Commission will be ruling on the request(s) to vary the Development Code Standards below:

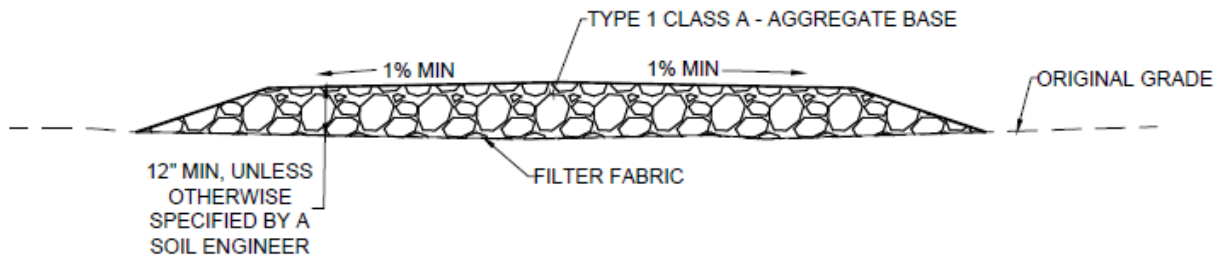
Variance(s) Requested	Relevant Code
No parking design requirements	110.410.25
Maximum heigh of 150’ instead of 35’	Table 110.406.05.1



Photovoltaic Facility Site Plan



Grading Plan



Access Road Cross-section

Project Evaluation

The applicant is requesting to establish a 65-MW solar photovoltaic generation facility across approximately 278.92 acres and four parcels five miles west of Flannigan, at the intersection of Rainbow Road and Calveda Way. They are also proposing to construct a new 345 kV substation at the site of the photovoltaic facility. The project is intended to be constructed in three phases that may be concurrent, consecutive, or some combination thereof: 1) site preparation, 2) generating facility and access roads, and 3) project substation and battery electrical storage system (BESS). The applicant is requesting to waive all parking design requirements and to allow heights up to 150'. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity and create a new substation.

To enable the development of this solar facility and substation, the applicant is also requesting a Special Use Permit for major grading for 22.5 acres of disturbance and 40,000 cy of fill. The proposed fill is primarily for road construction and the substation area.

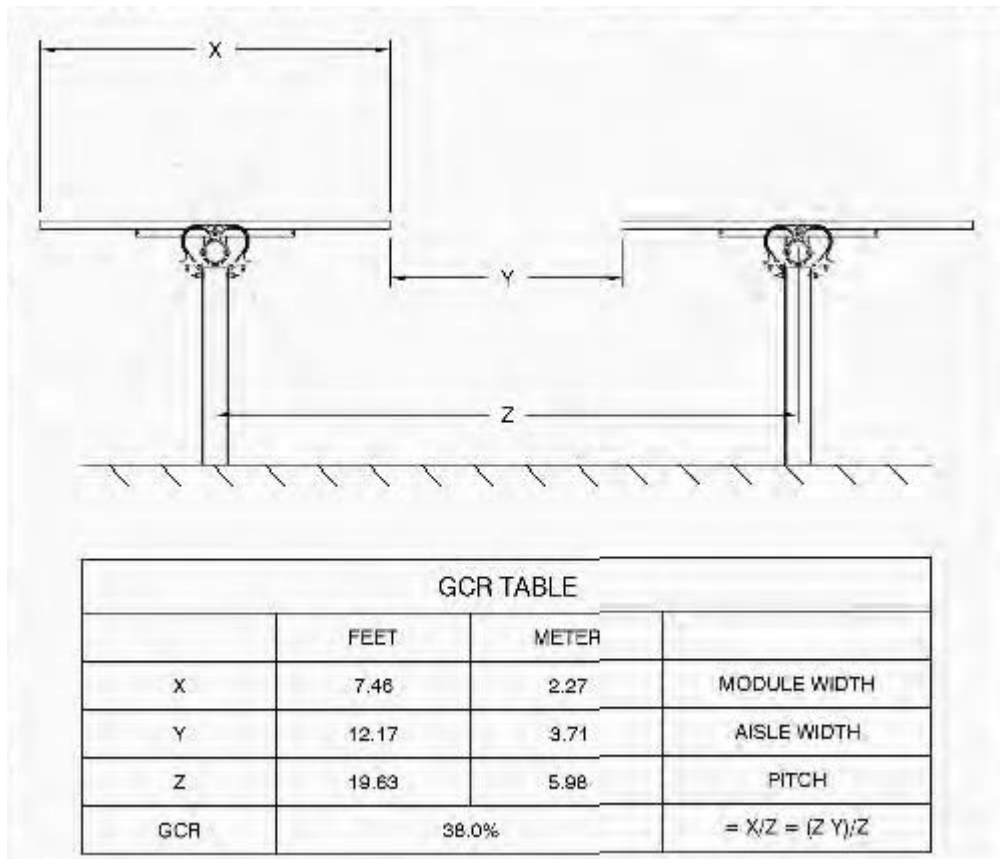
Setbacks in the General Rural (GR) Regulatory Zone are 30 feet from the front and rear property lines and 50 feet from the side property lines. While the project site is currently composed of four

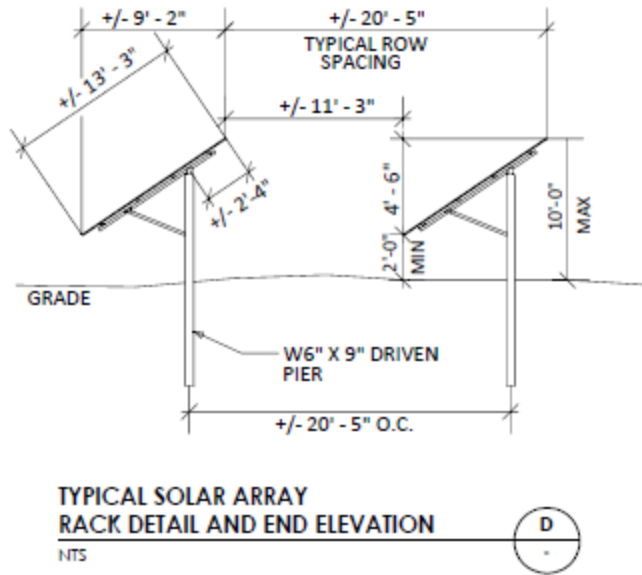
parcels, the applicant has indicated that they will revert these parcels to acreage. Staff has included condition of approval 1(l) to ensure a reversion to acreage occurs prior to issuance of building permits, or that all structures would comply with applicable setbacks.

Energy Production, Renewable Use Type

The proposed photovoltaic facility will include up to 173,000 photovoltaic modules, on single axis track systems. They will be tied to a 125 MW battery electrical storage system (BESS) which will be in the substation area. A solar facility of a similar size will be directly adjacent to this site in California, belonging to the same applicant. As shown on the site plan above, the project site is bisected by a Union Pacific Railroad Company track and right-of-way. While some of the plans provided show a railroad crossing, the applicant has indicated that there will be no crossing in the project area. Instead, the applicants will utilize an existing public crossing in California to access the northern portion of the site (Exhibit E). Per condition 2(n), the applicant will need to provide proof of any required permits for a railroad crossing, should they decide to pursue one. Full review of site access will occur at the building permit stage.

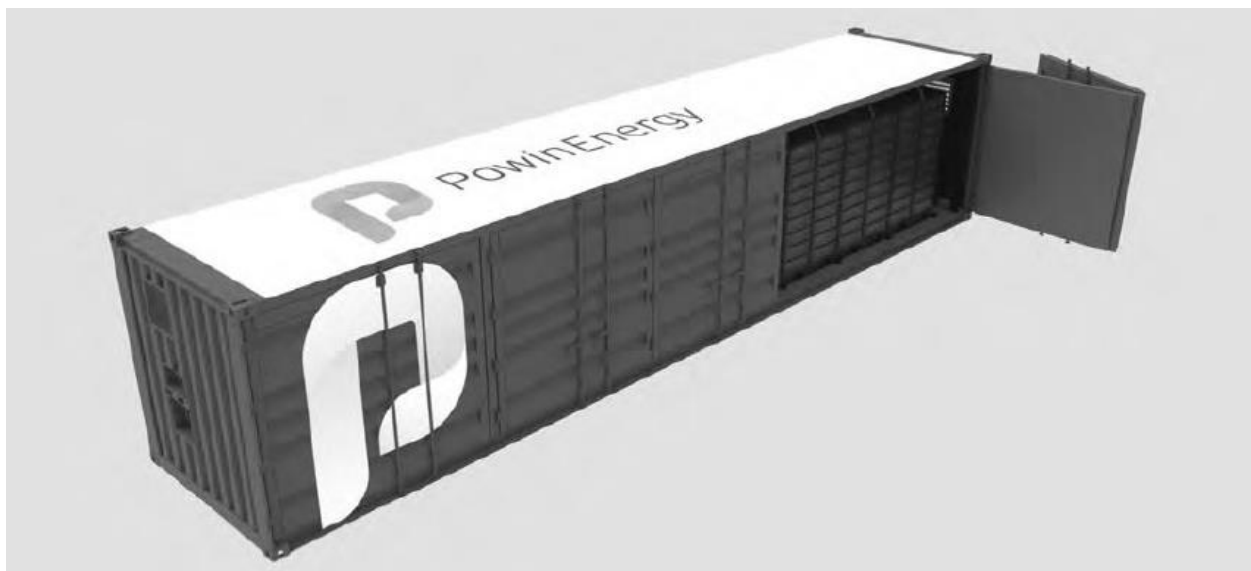
The solar arrays themselves will be a maximum height of 15’ and will be mounted on piles driven 6-10 feet into the ground. This construction technique limits ground disturbance necessary for installation of the panels. As shown below in specifications provided by the applicant, the rows of panels will be approximately 20’ apart at their bases.





Panel Details

The substation area—composed of 8 acres in the southeast corner of the project area—will be the site of the BESS. While a specific battery design has not been selected, the applicant has indicated that the BESS system will include approximately 150 battery enclosures. These are systems housed in structures similar in appearance to a cargo container that include lithium battery infrastructure, climate control, fire suppression, and other related features. The application indicates that these structures will be placed on pads in the substation area and are about 40’ long and 7’ tall, though exact design can vary. If the final battery storage design involves structures that are considered or resemble a cargo container, they will be required to meet the design standards laid out in WCC 110.306.10 (g). This includes painting the containers one solid, muted color that blends with the surroundings and remaining free from severe rust.

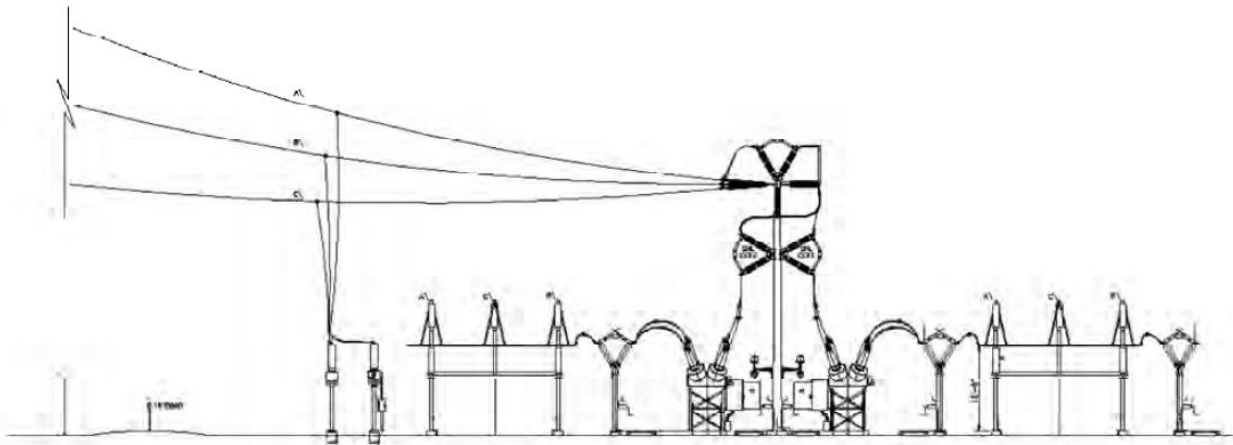


Potential Battery Storage Design

The application describes additional infrastructure related to the solar facility, including a 7' tall security fence topped with 1' of barbed wire, inverters, meteorological towers, and a microwave communicator. According to the applicant, the meteorological towers and microwave communicator will be located at the adjacent plant in California. The fence as described meets Washoe County standards and will be painted a color that blends in with the surroundings per condition 1(o).

Utility Services Use Type

The proposed substation falls under the utility services use type. The substation will be collocated with the BESS in the southeastern corner of the project area. Per the applicant's description, its components may reach up to 150' in height and will additionally include an unmanned prefabricated modular control building.



Typical Substation Profile

Article 310 – Temporary Uses

The proposed application does mention a contractor's yard. Any contractor's yard created to manage the construction of the site shall comply with all provisions of WCC 110.310.45.

Article 410—Parking and Loading

The solar facility will be controlled from a remote site, with no permanent on-site employees. However, up to five employees will be on-site for maintenance as required. The renewable energy production use type requires (1) parking space per employee during peak employment shift per WCC Table 110.410.10.4, (1) handicapped accessible space per Table 110.410.15.1, and (1) 25ft by 15ft loading space for every 20,000sf of gross floor area per 110.410.30(b). Parking for the utility services use type is determined during the review process. The five employees would also perform maintenance on the substation. This facility shall therefore provide five total parking spaces in front of the power generation facilities, one of which must be a handicapped accessible space with applicable signage. However, if this facility qualifies for a Federal ADA machine space exemption, the handicapped parking requirement may be waived.

The applicant is also requesting to waive all the parking requirements per WCC 110.410.25 on the basis that the facility is in a rural area without paved roads. Staff agrees that the parking lot design, wheel stops, striping and marking, paving, landscaping, and lighting requirements do not fit the surrounding high desert environment. Furthermore, since there are no permanently staffed facilities proposed on site, the parking area will be used intermittently. Therefore, staff has

provided conditions in Exhibit A waiving the parking requirements found in 110.410.25(a) and (c-g).

However, WCC 110.410.25(b), (h), and (i) relate to parking stall sizing and access to the parking area. Staff does not believe these standards should be changed as they provide adequate access and parking spaces.

Article 412—Landscaping

The project as proposed provides no formal landscaping. WCC 110.412.10(d) provides an exemption to the landscaping requirements for Energy Production, Renewable use types when located more than 1 mile from any residence, which exempts this project from all landscaping requirements outside of those required for parking areas. As addressed above, staff is supportive of the applicant's request to waive the landscaping standards required for parking areas.

Article 414 – Lighting and Sound

No specific lighting is shown in the application, but the applicant indicates that there will be permanent downcast lighting in the substation area and site entrances, with portable lighting used as necessary in the solar fields. Any lighting fixtures proposed in the future will need to comply with the standards of Article 414 and, per High Desert Area Plan Policy HD.2.5, will need to meet current best practice “dark-sky” standards (condition 1(m)). Per the noise study provided by the applicant, the noise generated by the site will meet Washoe County sound standards.

Article 438 – Grading

The applicant is proposing approximately 22.5 acres of grading with little to no cut and 40,000 cubic yards of fill. This exceeds the threshold for major grading. The proposed fill, described in Exhibit E, is aggregate which is needed to construct access roads and to cover the substation area. Per High Desert Area Plan policy 2.2, the applicant will be required to provide a noxious weed plan, which is included in the Conditions of Approval in Exhibit A. Noxious weeds are also addressed in the vegetation management plan provided in Attachment E of the project application. Furthermore, Washoe County Regional Parks and Open Space's condition 7(a) requires all imported material to be “certified weed free” (Exhibit A). The solar panels themselves are affixed to piles that are set in the ground and thus represent a small portion of the proposed grading.

Different forms of vegetation clearing were considered at different stages of the project's development. Thus, the application materials and reports contain varying descriptions of vegetation clearing practices. In response to staff inquiry, the applicant clarified that low impact construction methods will be used for the majority of the project site (Exhibit E). Vegetation will only be cleared where necessary—primarily for access roads, the substation area, and in the vicinity of the gen-tie poles—and any removed vegetation will be mulched and distributed on-site. The vegetation management plan describes how vegetation beneath the panels will be monitored and managed. It also indicates that management strategies will be adjusted on an ongoing basis as needed, in collaboration with the fire district.

All proposed slopes are 3:1 or less, in conformance with WCC 110.438.45(a). The largest difference between finished and natural grade is approximately 1 foot as shown on grading sheet 3—under the 10-foot limit—and fill slopes within the setbacks differ from natural grade less than 48 inches. No retaining walls or significant cuts are proposed. The applicant has indicated that site development will have no significant impact on drainage. The grading complies with all applicable grading standards.

Article 505 – Signs

No signs are proposed as part of this application. Any signs proposed in the future will need to comply with the standards of Article 505.

Article 810 – Special Use Permits

The proposed application qualifies as a development of Natural Resources SUP. Therefore, the following additional findings are required in accordance with WCC 110.810.35:

- a) The proposed development is not unduly detrimental to surrounding properties, land uses, and the environment in general;
- b) The proposed development will not unduly block scenic views or degrade surrounding scenic resources; and
- c) The proposed development will reclaim the site at the conclusion of the operation.

Article 812 – Projects of Regional Significance

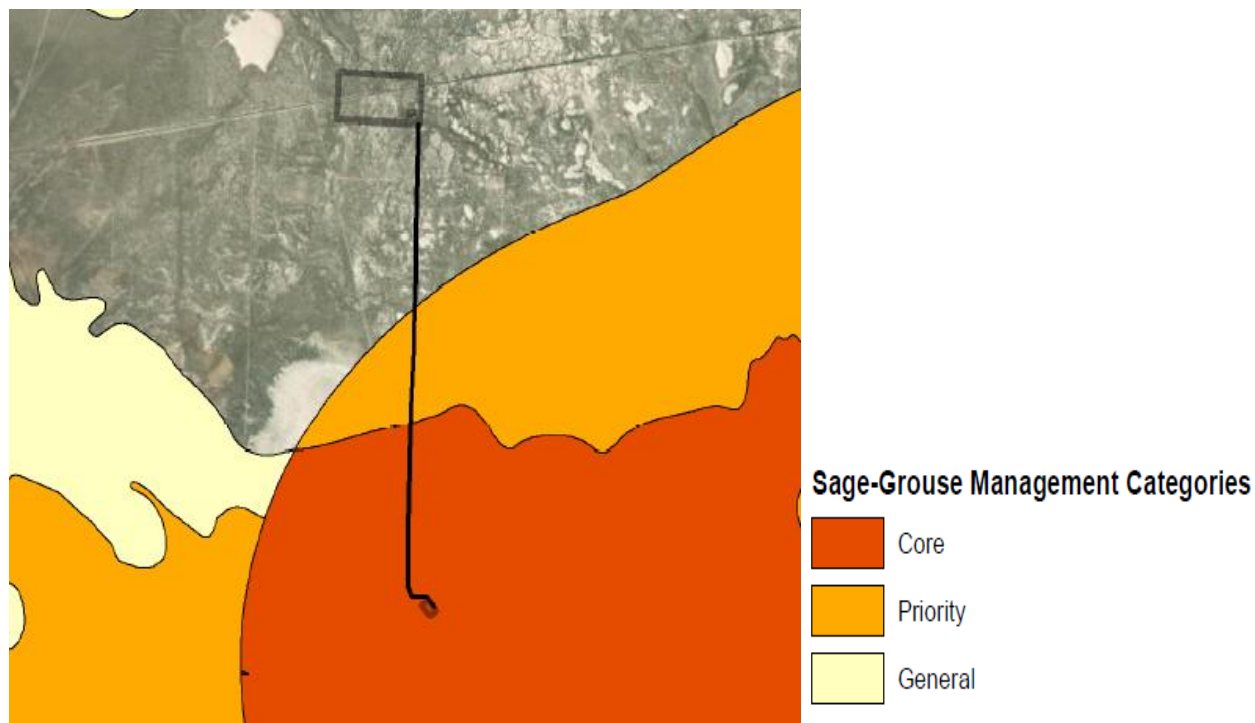
This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity and create a new substation. As a project of regional significance, this application requires conformance review from the Truckee Meadows Regional Planning Commission. See the 2019 Truckee Meadows Regional Plan Appendix 2. The proposed substation will also require a Regional Plan Amendment to add a utility site to the Regional Utility Corridors & Sites Map, which must be sponsored by the Washoe County Board of County Commissioners. Thus, if the Planning Commission approves the Special Use Permit, it shall not be issued until the regional planning authorities have taken final action in accordance with WCC 110.810.40.

Washoe County Master Plan—Conservation and Open Space

The photovoltaic facility falls within year-round habitat for mule deer and pronghorn antelope, per the wildlife maps in the Master Plan. It falls within intermittent habitat for sage grouse. NDOW identified potential concerns for sage grouse, pronghorn antelope, mule deer, and Pale and Dark Kangaroo Mouse habitat.

Sage Grouse

Sage grouse are not federally listed, or proposed for listing, as threatened or endangered under the Endangered Species Act (ESA) or under Nevada state wildlife management laws. In more concise terms, they are not a special status species. As indicated in comments from NDOW on this project, a statewide Sage-grouse Conservation Credit System (CCS) is in place to help preserve and rehabilitate sage grouse habitat. This program was implemented to prevent any future listing of the species. However, the CCS is only applicable for development on public lands and therefore will not be implemented for this project, regardless of any possible impacts on core and priority habitat areas.



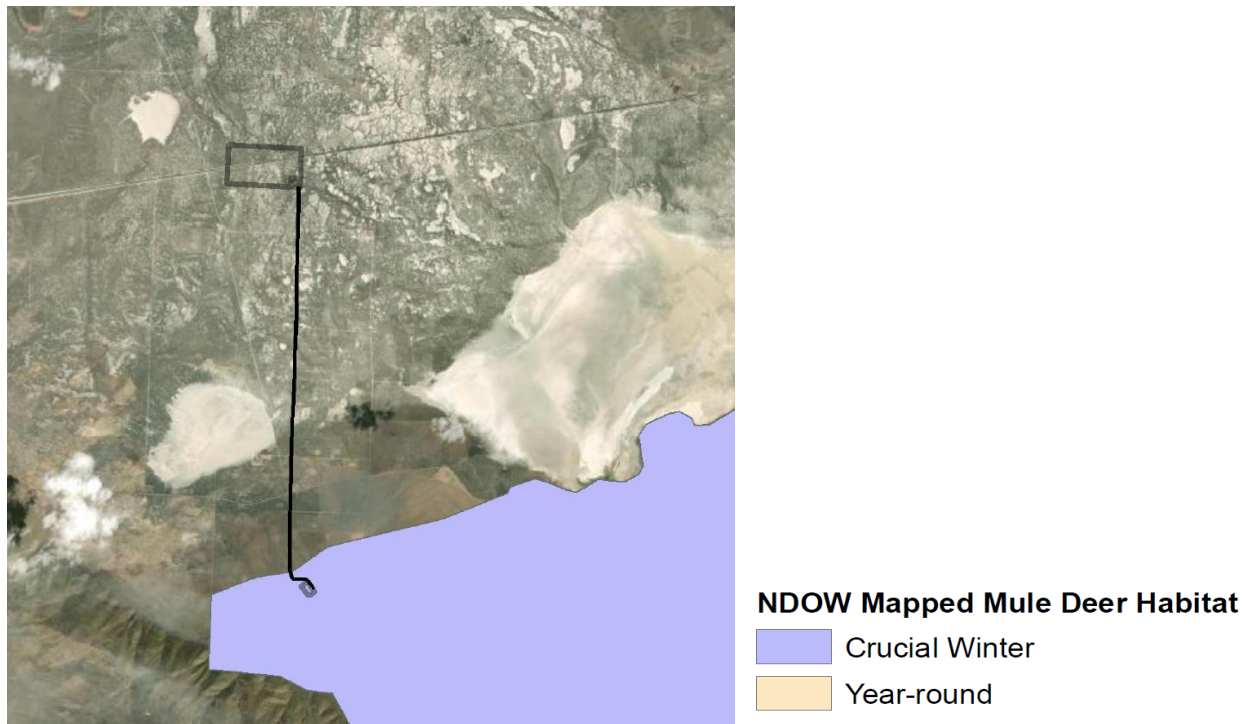
Sage Grouse Habitat Map

The above map from NDOW shows classifications are related to their habitat management efforts. Core habitats are considered highest priority, followed by priority, followed by general. As the map above shows, the site of the photovoltaic facility and substation are not within any NDOW sage grouse habitat management areas.

Goal three of the Master Plan Conservation and Open Space element is as follows: “Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions.” As part of this goal, policy C.3.1 and policy C.13.1 directs the county to protect key wildlife habitats and migration routes where available information indicates a need to do so. NDOW recommended no conditions related to the substation or photovoltaic facility. **Although NDOW comments reference a generation-tie line running between the subject site and the Fort Sage Substation, that line is not before the Commission as part of this request.** While not a condition, staff also recommends that the applicant reach out to NDOW to discuss impacts to wildlife habitat and voluntary mitigation measures. The applicant is working with NDOW to meet state review requirements, as referenced in NDOW agency comments.

Mule Deer

Per comments provided by NDOW, mule deer are a declining species of concern in Nevada. This is not a classification under the ESA, but rather an indication of NDOW’s concern and implementation of habitat conservation and restoration measures. The project site for the photovoltaic facility and substation falls outside of mapped crucial mule deer habitat, as shown on the map provided by NDOW below.



Mule Deer Habitat Map

NDOW reviewed this application and did not recommend any specific mitigation or minimization measures for mule deer.

Pronghorn Antelope

NDOW indicated that the project borders but does not encroach upon mapped crucial winter pronghorn antelope habitat. Pronghorn Antelope is a Nevada Protected Species. Policy C.13.1 directs the county to protect key habitats for protected species. NDOW reviewed this application and did not recommend any mitigation or minimization measures.

Pale and Dark Kangaroo Mouse

NDOW indicated that the project site is potential habitat for the pale and dark kangaroo mouse, which is a Nevada Protected Species. The wildlife study provided by the applicant did not provide information on the presence or lack thereof of the pale or dark kangaroo mouse. Based on NDOW's recommendation, staff has provided condition 1(p) requiring that the applicant conduct a small mammal survey for pale and dark kangaroo mice across the area of the photovoltaic facility prior to starting construction. The applicant will have to obtain a collection permit from NDOW and follow their guidelines for small mammal surveys. The data provided by this survey will aid in ongoing efforts to protect key wildlife habitats and the habitats of threatened, endangered, or rare species, in accordance with policy C.13.1.

In addition to the above wildlife considerations, the applicant provided a wildlife study, including a special-status plant survey. No special-status plants were found at the project site. However, the study does reference a potential loss of habitat for a few special-status wildlife species, including the American Badger, the Long-eared Owl, the Prairie Falcon, the Loggerhead Shrike, and Pronghorn Antelope. Many of these species are special status in California but not Nevada. The study generally identifies the project site as suitable for foraging territory rather than nesting territory. The project site does contain potential American badger burrowing territory.

Page 3-25 of the applicant's environmental statement lists the wildlife mitigation measures that the applicant will implement, which include conducting a nest survey prior to commencing grading work. This environmental statement was part of their application to the Public Utility Commission

of Nevada (PUCN). While additional recommendations are provided in the biological assessment in Appendix B of the environmental statement, they relate to species that do not have special status in Nevada. Staff therefore is not recommending any additional conditions based on this information, as the master plan only addresses federal or State of Nevada species of concern.

Washoe County Open Space and Natural Resource Management Plan

As part of the environmental statement, an archaeological survey of the photovoltaic facility site was conducted. Several prehistoric and historic artifact scatters were located and mapped during this survey. None of the sites within the area of the photovoltaic facility and substation have potential to be listed in the National Register of Historic Places (NRHP) by the Nevada State Historic Preservation Office (SHPO). Staff received no comments from SHPO, the Pyramid Lake Paiute Tribe, the Reno/Sparks Indian Colony, or the Washoe Tribe of Nevada. The archaeological report provided by the applicant did not recommend any mitigation measures for this project area. Staff therefore is not recommending any conditions relating to cultural resources.

Area Plan Evaluation

The subject parcel is located within the High Desert Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Response
HD 2.2	Noxious weed plan required	Yes	Condition 1(j) included in Exhibit A.
HD 2.5	All lighting shall be dark-sky compliant.	Yes	Condition 1(m) included in Exhibit A.
HD 2.8	All landscape designs will emphasize use of native and low water requirement vegetation	N/A	No landscaping is required per Conditions 1(f) in Exhibit A.
HD 2.10	Impacts of development will be mitigated	Yes	Staff has provided Conditions of Approval governing grading requirements, drainage maintenance and reclamation in Exhibit A
HD 2.13	Special Use Permit/ Admin. Permit finding that community character can be adequately conserved	Yes	Staff is able to make the finding that the proposed project will adequately preserve the community character as conditioned in Exhibit A.
HD 6.2	Fill slopes not to exceed 3:1 slope, hillside grading will establish a naturalistic appearance	Yes	Not applicable, this requirement is fulfilled under WCC 110.438.45
HD 6.4	Require eighty percent (80%) reestablishment of vegetation prior to release of the bonds.	Yes	Staff has provided Conditions of Approval requiring these standards in Exhibit A
HD 10.3	Special Use Permit finding of no significant degradation of air quality	Yes	Washoe County Air Quality Management Reviews the proposed application and provided conditions in Exhibit A.
HD 11.1	Development proposals to include a detailed soils and geotechnical study	Yes	Staff has provided Conditions of Approval requiring these standards in Exhibit A
HD 11.2	Development proposals will follow recommendations of geotechnical studies	Yes	Staff has provided Conditions of Approval requiring these standards in Exhibit A
HD 12.1	Master Plan Amendments, tentative maps, public initiated capital improvements, and projects impacting 10+ acres to	Yes	Nevada Department of Wildlife was consulted and provided comments.

	consult with Nevada Department of Wildlife		
HD 12.2	Any development that has the potential to negatively impact an established wildlife migration route or critical habitat, federally classified Threatened and Endangered Species and their associated habitat must demonstrate how that project will protect the integrity of the migration route or habitat.	Yes	Nevada Department of Wildlife was consulted and provided comments.
HD 15.3	Washoe County will work to ensure that the action of one property owner does not adversely impact the properties and rights of other property owners, as measured by increased flood peaks, volume of runoff, erosion, sedimentation, etc.	Yes	Staff has provided Conditions of Approval mitigating these impacts in Exhibit A.
HD 16.4	Water rights shall be dedicated to Washoe County.	Yes	Washoe County Water Rights reviewed the proposed application and provided conditions in Exhibit A.
HD 16.5	Landscaping using drought tolerant plant encouraged	N/A	No landscaping is required per Condition 1(f) in Exhibit A.
HD 18.2	Use of curb and gutter will be minimized	Yes	The proposed application does not include any curb and gutter.

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
Natural Resources Conservation Service	X			
BLM - Winnemucca Dist. Office	X			
Environmental Protection	X			
NDF - Endangered Species	X			
NDOW (Wildlife)	X	X		Katie Andrie, kmandrie@ndow.org
NV Water Resources	X			
Washoe County Building & Safety	X	X		Rosa Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X	X	Rob 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 Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
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
Truckee Meadows Regional Planning	X	X		Chris Tolley, ctolley@tmrpa.org
Washoe-Storey Conservation District	X	X		Jim Schaffer, schafferjam51@gmail.com
Nevada State Historic Preservation	X			
Pyramid Lake Paiute Tribe	X			
Reno/Sparks Indian Colony	X			
Washoe Tribe of NV	X			
NV Energy	X			

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

Neighborhood Meeting

A neighborhood meeting is required for most Special Use Permits. The neighborhood meeting was held via zoom on September 29, 2022. Five members of the public attended and inquired

about potential contamination, road maintenance, and utilizing their own properties for solar leases. The applicant indicated that all questions are already addressed in their application, and that any solar development on other sites would be part of different development projects.

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the Special Use Permit application and has determined that the proposal is in compliance with the required findings as follows.

- (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.

Staff Comment: The proposed use is consistent with the action programs, policies standards and maps of the Master Plan and the High Desert Area Plan as outlined above and conditioned in Exhibit A. Specifically, staff conducted an analysis particular to potential wildlife impacts in accordance with Master Plan policies and, in collaboration with NDOW, provided conditions to minimize impacts when deemed necessary by state wildlife experts. Staff also provided conditions to mitigate impacts on scenic resources in accordance with Master Plan policies.

- (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.

Staff Comment: The proposed photovoltaic facility has been reviewed by Washoe County Engineering, which provided Conditions of Approval mitigating the impacts of grading and drainage. The Washoe County Water Rights Manager provided conditions regarding water rights and use. No reviewing agency indicated concerns with infrastructure or improvements.

- (c) **Site Suitability.** That the site is physically suitable for an energy production, renewable use, and utility services use, and major grading, and for the intensity of such a development.

Staff Comment: The proposed site is relatively flat and suitable for an energy production use type and utility services use type. The area is labeled as unconstrained per the High Desert Area Plan Development Suitability Map. Washoe County Engineering reviewed this application and indicated no concerns about site suitability. Other comparable solar developments have been approved in the vicinity of the project site, close to the Fort Sage Substation, which make solar development characteristic of the area.

- (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.

Staff Comment: Staff has provided Conditions of Approval to mitigate impacts of the proposed use on public health, safety, and welfare. The conditions in Exhibit A also allow variations from Washoe County development standards that help preserve 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.

Staff Comment: There are no military installations within the noticing area of the proposed facility.

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;

Staff Comment: The proposed application was forwarded to the Nevada Division of Wildlife (NDOW) for comment. No portion of the proposed development that falls within critical habitat areas for mule deer or sage grouse. This project has been appropriately conditioned based on NDOW comments and the policies of the Conservation Element and High Desert Area Plan to prevent an undue detriment to the environment.

- (b) Impact on Scenic Resources. That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and

Staff Comment: The proposed facility substation will reach a maximum height of 150'. While most of the site area will be subject only to low-lying development and abide by the 35' height limit, the substation area will be widely visible and have a scenic impact. No prominent ridgelines, playas, or unique scenic features fall within the project area, and in their absence the Washoe County Master Plan does not indicate that any mitigation measures should be applied. While the project will be visible, it will not unduly block scenic views or degrade surrounding scenic resources.

- (c) Reclamation. That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.

Staff Comment: Staff has provided Conditions of Approval in Exhibit A requiring a reclamation plan and reclamation bond for the proposed facility.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0037 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 with conditions Special Use Permit Case Number WSUP22-0037 for Praana Renewables Energy, LLC, for the photovoltaic generation facility and 125 MW battery energy storage system and substation only, 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 the additional Development of Natural Resources findings in accordance with Washoe County Code Section 110.810.35. I further move to waive the Development Code Standards in WCC 110.410.25(a) and (c)-(g), and vary the Development Code Standard in Table 110.406.05.1 to allow structures up to 150 feet in height.

WCC 110.810.30:

- (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 an energy production, renewable use, and utility services use, and 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.

WCC 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.

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, 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.

Applicant: Praana Renewables Energy, LLC, shaun@praana.energy

Property Owner: Hooper Family Trust, Chooper714@aol.com

Representatives: Sierra Geotech, brent@sierrageotech.com



Conditions of Approval

Special Use Permit Case Number WSUP22-0037

The project approved under Special Use Permit Case Number WSUP22-0037 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on February 7, 2023. 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.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit 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. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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

Contact Name – Kat Oakley, Planner, 775.328.3628, koakley@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 special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The failure to obtain initial building permits within two years of the date of approval will result in expiration of the special use permit. The applicant shall complete construction within the time specified by the building permits.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The business license will be obtained for the new use.
- f. The facility shall be exempted from the parking standard requirements found in WCC 110.410.25(a, c-g), 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
- g. The applicant shall provide detailed soils and geo-technical studies as part of the required grading permit plans per High Desert Policy 11.1. These plans shall comply with WCC 110.438.45 through 110.438.100, inclusive.
- h. In conformance with Washoe County Code Section 110.810.35(c), a reclamation plan shall be prepared prior to the issuance of building or grading permits. This shall ensure that the solar panels and associated infrastructure are properly decommissioned, and the site is restored at the end of the solar facility's useful life. The plan shall be developed in consultation with the Nevada Department of Wildlife and/or the Nevada Department of Environmental Protection. At a minimum, the plan will include:
 - i. existing site conditions;
 - ii. the area of impact (to include all portions of the subject site);
 - iii. reclamation goals and methods;
 - iv. measures to prevent the spread of noxious weeds;
 - v. analysis of reclamation costs;
 - vi. reclamation success criteria; and appropriate monitoring provisions.

- i. Prior to the issuance of building/grading permits, the applicant shall post a financial assurance for reclamation for one hundred percent (100%) of the total reclamation costs as identified in the reclamation plan per condition 1h.
- i. At a minimum, revegetation of the site must result in eighty percent (80%) re-establishment of vegetation prior to the release of the bonds in accordance with High Desert Policy 6.4.
- j. In conformance with the High Desert Area Plan Policy 2.2, prior to the issuance of building or grading permits, the applicant shall prepare a noxious weed management plan in consultation with the Washoe County Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Storey Conservation District.
- k. Construction hours are 7am to 7pm Monday through Saturday.
- l. Prior to the issuance of any building permits, the following parcels shall be reverted to acreage or the building permit shall demonstrate conformance with all applicable setbacks: 074-470-02, 074-470-03, 074-470-04, 074-470-05.
- m. All proposed lighting shall comply with current best practice “dark-sky” standards, in conformance with High Desert Policy 2.5.
- n. The proposed fence, including entry gates, shall be coated with a Sudan brown or similar coating.
- o. All structures similar in appearance to shipping containers shall be painted in compliance with WCC 110.306.10(g).
- p. Prior to starting construction, the applicant shall conduct a small mammal survey for Pale and Dark Kangaroo mice across the photovoltaic facility project site (APN's: 074-470-02, 03, 04, 05) in accordance with the Nevada small mammal survey protocol maintained by the Nevada Department of Wildlife (NDOW). A collection permit from NDOW will be required for this survey. The contact for this permit is Chrissie Rose, crose@NDOW.org. The applicant shall provide a copy of this survey to the Washoe County Planning Division prior to starting construction.
- q. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it expires, is revoked, or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall only remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, PE, 775.328.2059, rwimer@washoecounty.gov; Mitch Fink, 775.328.2050, mfink@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- f. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access across any private property and BLM lands.
- g. Access roads serving the project shall be all-weather and shall be surfaced with a minimum of six (6) inches of Type 2 Class B aggregate road base or approved equal and shall be provided with adequate roadside drainage and cross drainage consistent with County standards.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.
- i. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- j. Any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storm shall be detained on site to the satisfaction of the County Engineer.
- k. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- l. Provide a construction haul route plan and address the construction traffic impacts to the local streets and Washoe County maintained roadways for accessing the project site.

With the haul route plan also include the proposed mitigations to these impacts to the satisfaction of the County Engineer.

- m. Show legal proof of access to the northern parcel (074-470-03).
- n. Provide a copy of any Union Pacific Railroad Company permits required allowing access across the existing railroad to the northern parcel from the southern parcels (074-470-02, 074-470-04, and 074-470-05).

Washoe County Health District

- 3. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – Genine Rosa, Senior Air Quality Specialist, 775.784.7204, grosa@washoecounty.gov

- a. Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant, or undeveloped. If disturbance will be greater than 1 acre, then a Dust Control Permit will be required prior to breaking ground.
- 4. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – James English, EHS Supervisor, 775.900.7239, jenglish@washoecounty.gov

- a. All associated plans and permitting of the proposed future well must be submitted to the WCHD for review, inspection, and approval.

Truckee Meadows Fire Protection District

- 5. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. 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/>
- b. A vegetation management plan in accordance with the adopted Wildland Urban Interface code (WUI) Appendix B is required for this project.

Washoe County Water Rights Manager

6. The following conditions are requirements of the Washoe County Water Rights Manager, who shall be responsible for determining compliance with these conditions.

Contact: Contact: Timber Weiss, Licensed Engineer, 775.954.4626, tweiss@washoecounty.gov

- a. There is no unappropriated water within the Honey Lake Valley Hydrographic Basin. Any use of water on this site is required to be permitted under an active water right in good standing. Please provide reference to the approved water right under which water will be used for construction and operation of this facility prior to the beginning of any construction activity. Please provide evidence of water rights to tweiss@washoecounty.gov.

Washoe County Regional Parks and Open Space

7. The following conditions are requirements of Regional Parks and Open Space, which shall be responsible for determining compliance with these conditions.

Contact Name – Faye-Marie Pekar, Parks Planner, 775.328.6100, fpekar@washoecounty.gov

- a. All earthen material imported as part of this project is required to be “certified weed free” in order to prevent the spread of noxious weeds within the county.
- b. Prior to the issuance of building/grading permits, the applicant shall submit a revegetation plan, prepared by a biologist or other qualified professional, to Washoe County Parks for review and approval. At a minimum, the plan will include: existing site conditions; the area of impact; restoration goals; selection of native/perennial adapted plants or seed mixes; revegetation methods; measures to prevent the spread of noxious weeds; revegetation success criteria; and appropriate monitoring provisions.
- c. Prior to the issuance of building/grading permits, the applicant shall post a revegetation financial assurance acceptable to the Director of Planning and Building for eighty percent (80%) of the total revegetation costs. At a minimum, revegetation must result in eighty percent (80%) re-establishment of vegetation prior to the release of the financial assurance.

*** End of Conditions ***

Oakley, Katherine

From: Rosa, Genine
Sent: Thursday, December 29, 2022 7:29 AM
To: Oakley, Katherine
Subject: Special Use Permit Case Number WSUP22-0037 (Praana Solar) -

Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant or undeveloped.

If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Senior Air Quality Specialist | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My work hours are M – Th 7am – 4:30 pm and Friday 7-11 am

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Oakley, Katherine

From: Landis, Rosa
Sent: Thursday, December 29, 2022 3:23 PM
To: Oakley, Katherine
Cc: Holly, Dan
Subject: December Agency Review - Memorandum II, Items 1,3, & 4

Good afternoon Kat,

I apologize for the late response on some of these items. Please find Building's comments on items 1,3, and 4 from memorandum II.

Item 1 – WDADAR22-0012 (Munoz Detached accessory dwelling)

- The detached accessory dwelling must meet the requirements for a dwelling in the 2018 IRC, 2018 IWUIC, and 2018 Northern Nevada Amendments. This project is in a moderate fire risk area with what appears to be a conforming water source. Please have the applicant contact Truckee Meadows Fire Protection District to confirm the water source and determine the amount of defensible space that can be provided. The applicant can use the information provided to determine the appropriate WUI IR classification. (Moderate w/ conforming water – IR2 with non-conforming defensible space, IR3 with 30' of defensible space, WUI construction not required with 45' of defensible space.)

TABLE 503.1 IGNITION-RESISTANT CONSTRUCTION						
DEFENSIBLE SPACE (Chapter 6)	Fire Hazard Severity (Chapter 4)					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply		Water Supply		Water Supply	
	Conforming	Nonconforming	Conforming	Nonconforming	Conforming	Nonconforming
Nonconforming	IR 2	IR 1	IR 1	IR 1 NC	IR 1 NC	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 NC
1.5 Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

Note: IR 1 NC shall have exterior walls of 1 hour fire resistive construction and exterior siding material shall be noncombustible.

Item 3 -WMPA22-0007 & WRZA22-0008 (395 N Great Basin Water)

No comments or conditions. Future construction will likely need to be built using the IBC code since the zoning is being changed from SR to I, which suggest commercial use down the road.

Item 4 – WSUP22-0037 (Praana Solar)

The solar array and all associated structures will need to be built to 2018 IBC, 2018 IWUIC, 2018 Northern Nevada Amendments, and the 2017 NEC codes. Please have the applicant clearly identified the proposed occupancy and use on their construction plans to avoid confusion in the review process.

Thank you and please let me know if you have any questions,



Rosa Landis

ICC Certified Plans Examiner | Community Services Department

RLandis@washoecounty.gov | Direct Line: 775.328.2034

In-Office Hours: Mon & Tues, 7:30 am – 4:30pm

Visit us online: www.washoecounty.us/csd

For Building call: 775.328.2020

Building Email: building@washoecounty.gov

1001 E. 9th Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

★ [Submit a Nomination](#) ★



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

December 19, 2022

Washoe County Community Services Department

C/O Kat Oakley, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP22-0037 Praana Solar

Dear Kat,

In reviewing the special use permit for Praana Solar, the Conservation District has the following comments.

As a condition of approval, the District recommends the 7 foot- high chain link fencing including entry gates coated a sudan brown for the galvanized fencing or slat the chain link with brown slats.

All housing units similar to shipping containers or buildings, storage tanks painted with a brown color palette that will compliment the high desert landscape features.

We request the applicant conform to Washoe County lighting standards as it relates to night sky for the proposed project.

With ground disturbance for major grading the applicant shall provide a revegetation plan including the 4 foot high earthen structure prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three year period. Included in the grading a weed management plan for the 40,000 cubic yards of fill for the project site.

Additionally, the applicant must provide a management plan for the prevention of noxious as well as other weeds from growing under the solar panel units.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775) 750-8272.

Sincerely,
Jim Shaffer

Oakley, Katherine

From: Jim Shaffer <shafferjam51@gmail.com>
Sent: Friday, January 6, 2023 8:05 AM
To: Roman, Brandon
Cc: lakeisha.barber@usda.gov; cc;; wfoweb@blm.gov; rdunavent@ndep.nv.gov; April Holt; jchrist@forestry.nv.gov; kmandrle@ndow.org; sshell@water.nv.gov; Holly, Dan; Smith, Dwayne E.; Heeran, Jennifer; Giesinger, Chad; Wimer, Robert; Lowden, Joanne; Pekar, Faye-Marie L.; Mayorga, Alexander R.; Fink, Mitchell; WRWC; Weiss, Timber A.; Bello, Marc; Solferino, Corey; Rosa, Genine; Restori, Joshua; Program, EMS; English, James; Rubio, Wesley S; Kelly, David A; submit@tmrpa.org; brettyler2@gmail.com; Lumpkin, Will; rlpalmer@shpo.nv.gov; jddavis@plpt.nsn.us; dnoel@plpt.nsn.us; marksullivan@nvenergy.com; ewiseman@rsic.org; rob.beltramo@washoetribe.us; Oakley, Katherine
Subject: Re: WSUP22-0037 Praana Updated Materials

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning Kat,
Reviewed the updated material and the item that we have a concern with and not mentioned is a plan and maintenance of weeds growing under the solar panels.
We were contacted previously by a solar farm of how to manage this issue
Praana can determine how they can address and maintain this issue for their solar farm.
Thanks
Jim

Sent from my iPhone

On Jan 4, 2023, at 1:19 PM, Roman, Brandon <BRoman@washoecounty.gov> wrote:

Good Afternoon,
Please see the attached, for updated material needing Agency Review per the Planner, Kat Oakley concerning WSUP22-0037 (Praana Solar). Thank you.

From: Oakley, Katherine <KOakley@washoecounty.gov> .
Sent: Wednesday, January 4, 2023 9:29 AM
To: Roman, Brandon BRoman@washoecounty.gov
Subject: WSUP22-0037 Praana Updated Materials

Hi Brandon,

My memo and the updated application materials for Praana are attached. I asked for agencies to respond by Wednesday, January 11th. Let me know if you need anything else from me, and thank you so much!!

<image001.png>

Kat Oakley

Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

<image002.png>

<image003.png>

<image004.png>

<image005.png>

Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

<additional app materials.pdf>

<Staff memo.docx>

Oakley, Katherine

From: Program, EMS
Sent: Thursday, December 15, 2022 9:31 AM
To: Oakley, Katherine
Cc: Program, EMS
Subject: FW: December Agency Review Memo II
Attachments: December Agency Review Memo II.pdf

Good morning,

The EMS Program has reviewed the December Agency Review Memo II - Special Use Permit Case Number WSUP22-0037 (Praana Solar) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512

**WASHOE COUNTY
HEALTH DISTRICT**



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From: Roman, Brandon <BRoman@washoecounty.gov>

Sent: Wednesday, December 14, 2022 3:07 PM

To: Holly, Dan <DHolly@washoecounty.gov>; Landis, Rosa <RLandis@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Heeran, Jennifer <JHeeran@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Lowden, Joanne <JLowden@washoecounty.gov>; Mayorga, Alexander R. <AMayorga@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Bello, Marc <MBello@washoecounty.gov>; Solferino, Corey <CSolferino@washoecounty.gov>; Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>

Cc: Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Pelham, Roger <RPelham@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>

Subject: December Agency Review Memo II

Good afternoon,

Date: December 23, 2022

To: Kat Oakley, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for ***Praana Solar WSUP22-0037***
APN 074-470-02, 074-470-03, 074-470-04, 074-470-05

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of an up to 65 MW photovoltaic solar electric production system, up to 125 MWs of battery energy storage, a 345 kV project substation, and a 345 kV generation tie line to connect Praana Two Washoe to the NV Energy Ft. Sage Substation, and is located on approximately 278.92 acres approximately four miles north of Fish Springs Road between the Nevada/California state line and Rainbow Way. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Sierra Geotech. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

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

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
6. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access across any private property and BLM lands.
7. Access roads serving the project shall be all-weather and shall be surfaced with a minimum of six (6) inches of Type 2 Class B aggregate road base or approved equal and shall be provided with adequate roadside drainage and cross drainage consistent with County standards.
8. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

1. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storm shall be detained on site to the satisfaction of the County Engineer.
3. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

1. Provide a construction haul route plan and address the construction traffic impacts to the local streets and Washoe County maintained roadways for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts to the satisfaction of the County Engineer.
2. Show legal proof of access to the northern parcel (074-470-03).
3. Provide a copy of any Union Pacific Railroad Company permits required allowing access across the existing railroad to the northern parcel from the southern parcels (074-470-02, 074-470-04, and 074-470-05).

Oakley, Katherine

From: Lemon, Brittany
Sent: Wednesday, December 28, 2022 2:20 PM
To: Oakley, Katherine
Cc: Way, Dale
Subject: WSUP22-0037 (Praana Solar) Conditions of Approval

Hi Kat,

“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/>.

A vegetation management plan in accordance with the adopted Wildland Urban Interface Code (WUI) Appendix B is required for this project.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



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Oakley, Katherine

From: Jasmine Kleiber <jkleiber@ndow.org>
Sent: Thursday, January 5, 2023 4:16 PM
To: Oakley, Katherine
Cc: Katie Andrie
Subject: RE: WSUP22-0037 Praana Updated Materials

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good afternoon, Kat.

This project was brought to my attention just this afternoon. Per NRS 701.600-701.640, an energy project (or person) who files an application with the Federal Government for a lease or easement for a right-of-way for an energy development project or an application with the Public Utilities Commission of Nevada or any county in this State relating to the construction of an energy development project shall, concurrently with the filing of the application, file a notice of the energy development project with the Department of Wildlife. The filing with NDOW is specifically for review of potential impacts to wildlife resources that might result from development of the project and allows NDOW the opportunity to provide recommendations on how to avoid or minimize any potential impacts. While a project may occur on public, private, or a combination of both, filing with NDOW is still required, except for under provisions made for Tribal sovereign immunity on Tribal lands.

Details relating to filing application with NDOW can be found under NRS, as well as on our website (<https://www.ndow.org/apply-buy/apply-buy-slaps/#>). In addition to the information requested in the attached PDF, it appears Praana Solar developers have not satisfied requirements laid out in NRS 701.600-701.640 (and corresponding NAC) at this time.

I will reach out to the Point-of-Contact listed in the SUP application about this, but wanted to make you aware as well. If I can help with any additional information or clarification on our Energy Review Program or the corresponding statutes/regs we have pertaining to energy development, please don't hesitate to contact me directly.

Thank you, and Happy New Year!

Jasmine

Jasmine C. Kleiber

Wildlife Staff Specialist

Habitat Division

Nevada Department of Wildlife

6980 Sierra Center Pkwy, Ste 120

Reno, Nevada 89511

(775) 688-1561

jkleiber@ndow.org

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JOE LOMBARDO
Governor

State of Nevada

DEPARTMENT OF WILDLIFE

1100 Valley Road
Reno, Nevada 89512

Phone (775) 688-1500 • Fax (775) 688-1595

ALAN JENNE
Director

JORDAN GOSHERT
Deputy Director

VACANT
Deputy Director

January 9, 2023

Kat Oakley
Washoe County Community Services Department
Planning and Building Division
1001 East Ninth Street
Reno, NV 89512
koakley@washoecounty.gov

Re: Special Use Permit Case Number WSUP22-0037 (Praana Solar)

Ms. Oakley;

The Nevada Department of Wildlife (Department) appreciates the opportunity to provide the Washoe County Planning and Building Division comments and recommendations regarding the Praana Solar Project. The Department understands and supports multiple-use objectives with the hope that we can provide information and make recommendations that aid in the permitting process.

Solar facilities in Nevada are increasing both in frequency and extent due to local, state, and national renewable energy goals. Direct and indirect impacts from anthropogenic disturbances from energy development can significantly impact wildlife species by affecting their movement or seasonal use patterns, breeding or nesting behavior, as well as demographic rates. While the direct project footprint in certain circumstances may be relatively small or not encompass critical habitat or special designations for seasonal habitat use, indirect impacts and cumulative impacts from continued habitat encroachment can result in habitat loss, degradation, and fragmentation, and negatively impact wildlife over time.

Upon cursory Department review, the southern end of the proposed project borders mapped critical winter mule deer and pronghorn antelope habitat. Department staff have observed and counted mule deer near the project area during seasonal surveys. Mule deer populations have been in steady decline statewide, but especially in Washoe County, and the Department has been increasing efforts to implement habitat restoration projects to benefit mule deer, as well as other wildlife species. This area is also mapped as potential Pale and Dark Kangaroo Mouse habitat, which are Nevada protected species (NAC 503.030) and Species of Greatest Conservation Need in the State of Nevada Wildlife Action Plan.

The Department is requesting the following:

1. Biological baseline or wildlife surveys or reports that were collected as part of the project, if applicable.
2. That the project proponent consider voluntary compensatory mitigation to offset both direct and indirect impacts to wildlife and habitat from the proposed action. The Department would be happy to provide more detail on recommendations, input, and further discussion regarding different potential mitigation options.

Additionally, the Department would also like to notify the County and project proponent of two State of Nevada-administered programs including the Nevada's Sage-grouse Conservation Credit System (CCS) mitigation program and the Department's Energy Review Program. If any portion of the project, including associated transmission lines or other ancillary facilities, occur on public land, use of the State of Nevada's CCS will be required to quantify and offset direct and indirect impacts to greater sage-grouse and associated sage-grouse habitat, as required under Nevada State Law (NRS 232.162; NAC 232.400). Coordination with the Sagebrush Ecosystem Technical Team should occur as early in the development planning process as possible to ensure adequate compliance with State requirements.

Per NRS 701.600-701.640, an energy project (or person) who files an application with the Federal Government for a lease or easement for a right-of-way for an energy development project or an application with the Public Utilities Commission of Nevada or any county in this State relating to the construction of an energy development project shall, concurrently with the filing of the application, file a notice of the energy development project with the Department of Wildlife for review under the Department's Energy Review Program. At this time, the project developer has not satisfied requirements outlined in NRS/NAC relative to this program and are thus out of compliance with State law. The Department has notified the project developer and is working to remedy this.

We appreciate the opportunity to comment and are hopeful that our comments can be incorporated to avoid and minimize impacts to wildlife and their habitats. Please let us know if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Katie Andrie".

Katie Andrie
Western Region Supervising Habitat Biologist
Nevada Department of Wildlife
(775) 688-1145
kmandrie@ndow.org

Oakley, Katherine

From: Katie Andrlle <kmandrle@ndow.org>
Sent: Thursday, January 12, 2023 5:13 PM
To: Oakley, Katherine
Subject: RE: WSUP22-0037 Praana Updated Materials

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Hi Kat, Without shapefiles it is hard to say for sure. It looks like the mule deer layer may be just outside the powerline route/Fort sage station. Sage-grouse habitat management categories do extend into the valley a bit.

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Tuesday, January 10, 2023 3:48 PM
To: Katie Andrlle <kmandrle@ndow.org>
Subject: RE: WSUP22-0037 Praana Updated Materials

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Thank you very much, I appreciate you taking a look! I'll go through this more thoroughly soon and see what I might be able to condition. Hopefully the applicant is being responsive to you as well. One thing I want to clarify, just to make sure I understand everything correctly: the project site (for the solar field and power line) is close to critical habitat for both mule deer and sage grouse but does not fall within it, correct?

Thank you!



Kat Oakley
Planner, Planning & Building Division | Community Services Department
koakley@washoecounty.gov | Direct Line: 775.328.3628

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From: Katie Andrlle <kmandrle@ndow.org>
Sent: Monday, January 9, 2023 9:53 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Subject: RE: WSUP22-0037 Praana Updated Materials

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Hello again,

I will be out Tuesday and part of Wednesday so I did a quick word search on the application package and biological reports before I am in the field. Apologies again for the quick review. A couple additional comments I can make at this time:

- It appears a data request or consultation with NDOW was not attempted by the proponent, only data requests and coordination through CA Department of Fish and Wildlife.
- I don't see any mention of sage-grouse, while the project isn't within mapped sage-grouse habitat, the powerline comes very close and we generally put a 6km buffer around powerlines. While this project I don't believe qualifies for the state of Nevada's sage-grouse mitigation program because it is on private lands, there still may be measurable impacts using the CCS's Habitat Quantification Tool.
- I also don't see any mention of mule deer, which is a declining species of concern in Nevada (as I alluded to in my letter).
- The section of Mitigation Measures (3.4.3) are really minimization measures. I understand different terminology is used, but this should not be confused with compensatory mitigation (i.e. off-site mitigation such as habitat improvement or rehabilitation elsewhere)
- The field surveys, from what I can tell, were 50 foot walking transects, any species not identified at the time of the transect or undetectable on these types of surveys would not be recorded or further analyzed.

From: Oakley, Katherine <KOakley@washoecounty.gov>

Sent: Monday, January 9, 2023 4:47 PM

To: Katie Andrlle <kmandrle@ndow.org>

Subject: RE: WSUP22-0037 Praana Updated Materials

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Thank you very much! I appreciate the comments. After looking through them quickly, I just want to confirm that you did see the wildlife study the applicant provided in their original submittal. If not, I'm happy to direct you to it.

Best,

Kat Oakley

Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: [775.328.3628](tel:775.328.3628)

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From: Katie Andrlle <kmandrle@ndow.org>
Sent: Monday, January 9, 2023 4:33 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>; Roman, Brandon <BRoman@washoecounty.gov>
Subject: RE: WSUP22-0037 Praana Updated Materials

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Kat,

Thanks for letting us provide comments after the deadline. Sometimes these emails get pushed to my 'other' folder and they get missed. I will make sure in the future this doesn't happen.

As you saw earlier, Jasmine Kleiber sent an email providing some detail on NRS 701.600-701.640 requiring energy companies to submit an application form to NDOW to initiate our review. If you have any questions on this, please let us know.

I have attached a letter that includes a few questions and recommendations, primarily related to any biological/wildlife surveys that may have been completed as part of this project, as well as a request to the project proponent to reach out to us to discuss impacts to wildlife and potential mitigation measures.

As this is still new territory and compensatory mitigation is not required by state law, we have been working with the City/County on more recent housing developments to incorporate mitigation as part of their conditions of approval. With the continued expansion and encroachment of housing, energy, and general development into adjacent wildlife habitats, we are looking to try and encourage proponents to provide voluntary compensatory mitigation to offset a project's impacts. If a project proponent is not interested in working with us on this issue and we feel the impacts are significant to wildlife, we hope we can work with you to request either minimization measures (i.e. seasonal timing restrictions), or mitigation that can be included as part of their conditions of approval (or similar).

Thank you again for your help, and please let me know if you have any questions,

Katie

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Oakley, Katherine

From: Katie Andrlle <kmandrle@ndow.org>
Sent: Friday, January 13, 2023 11:52 AM
To: Oakley, Katherine
Subject: RE: WSUP22-0037 Praana Updated Materials
Attachments: PraanaSG.pdf; PraanaMD.pdf

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Hi Kat,

In addition to the letter NDOW has provided the County, following our discussion this afternoon we would like to recommend the following:

1. Seasonal timing limitation for sage-grouse lekking and breeding season March 1 – May 15. NDOW recommends no construction activities occur for the proposed powerline, which extends into Core and Priority habitat (map attached) for the greater sage-grouse. NDOW does not recommend this seasonal timing limitation for the solar arrays, which are greater than 6km from known leks.
2. We also request (and as mentioned in my letter) that the County request the project proponent to reach out to NDOW to discuss impacts to wildlife habitat and the potential to incorporate additional mitigation measures.

Thank you and please let me know if you have additional questions,



Katie Andrlle, Western Region Supervising Habitat Biologist
Nevada Department of Wildlife
1100 Valley Road
Reno, Nevada 89512
(775) 688-1145
kmandrle@ndow.org

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From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Friday, January 13, 2023 8:56 AM
To: Katie Andrlle <kmandrle@ndow.org>
Subject: RE: WSUP22-0037 Praana Updated Materials



Legend

— Praana Solar Project


Polygons

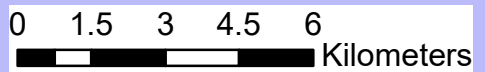
SymbolID

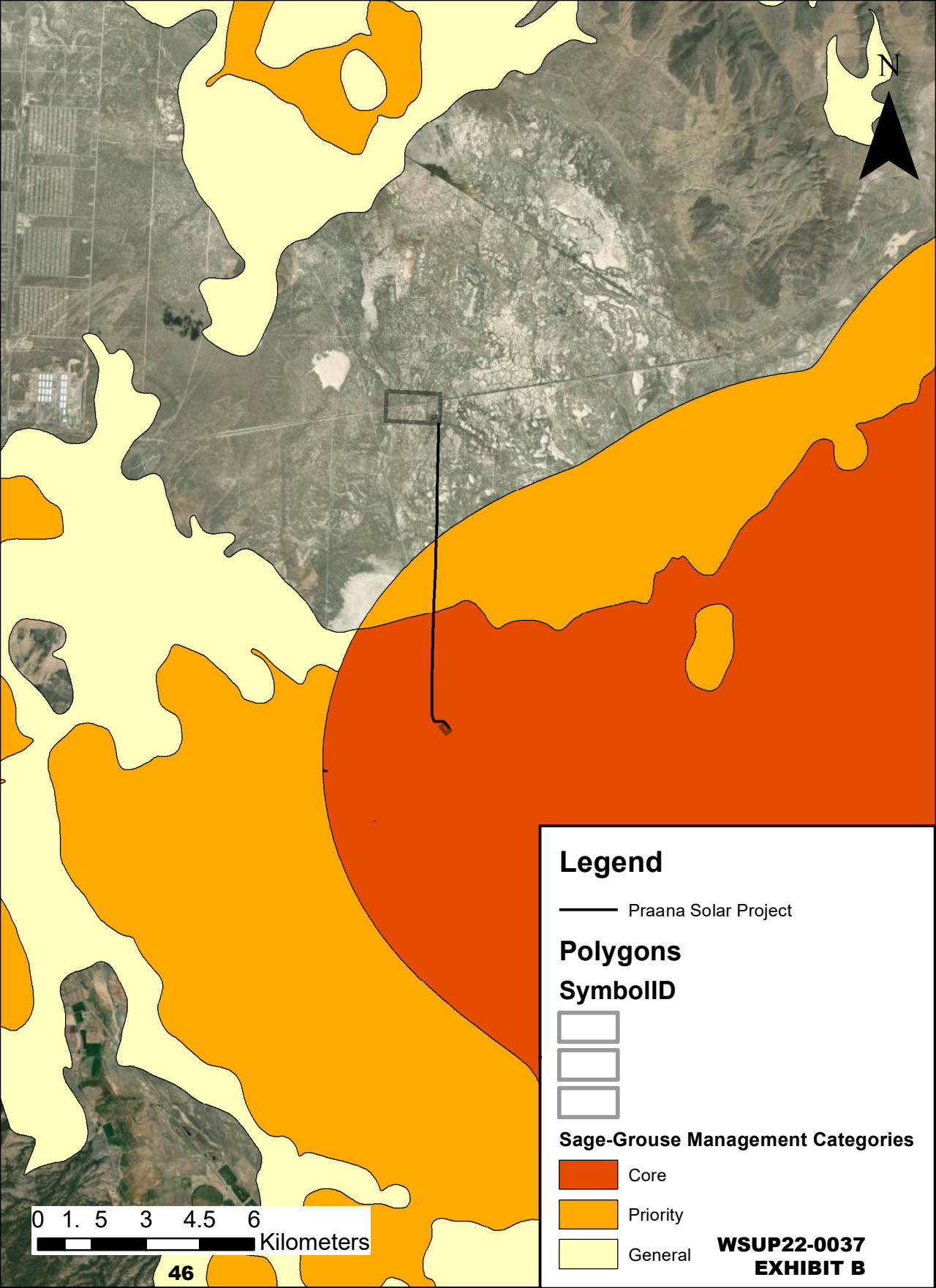


NDOW Mapped Mule Deer Habitat

 Crucial Winter

 Year-round **45**





N

Legend

— Praana Solar Project

Polygons

SymbolID



Sage-Grouse Management Categories

 Core

 Priority

 General

0 1.5 3 4.5 6
Kilometers

Oakley, Katherine

From: Katie Andrlle <kmandrle@ndow.org>
Sent: Friday, January 27, 2023 1:48 PM
To: Oakley, Katherine
Subject: RE: WSUP22-0037 Praana Updated Materials

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Thank you this is perfect!

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Friday, January 27, 2023 12:25 PM
To: Katie Andrlle <kmandrle@ndow.org>
Subject: RE: WSUP22-0037 Praana Updated Materials

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Perfect, thank you! Just to keep you in the loop, this is the condition I've written up for that:

- e. Prior to starting construction, the applicant shall conduct a small mammal survey for Pale and Dark Kangaroo mice across the photovoltaic facility project site (APN's: 074-470-02, 03, 04, 05) in accordance with the Nevada small mammal survey protocol maintained by the Nevada Department of Wildlife (NDOW). A collection permit from NDOW will be required for this survey. The contact for this permit is Chrissie Rose, crose@NDOW.org. The applicant shall provide a copy of this survey to the Washoe County Planning Division prior to starting construction.

Best,



Kat Oakley

Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

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From: Katie Andrlle <kmandrle@ndow.org>
Sent: Friday, January 27, 2023 12:22 PM

To: Oakley, Katherine <KOakley@washoecounty.gov>

Subject: RE: WSUP22-0037 Praana Updated Materials

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No other regulations would kick in. It is mostly a monitoring and research effort to document the extent of the species. We are also asking (in some cases for those with experience) to take small ear clippings for genetic studies. It helps us better track and document the species since we don't know a whole lot about them. Bottom line, if found, they will still be able to move forward with the project.

Thanks!

From: Oakley, Katherine <KOakley@washoecounty.gov>

Sent: Friday, January 27, 2023 12:12 PM

To: Katie Andrlle <kmandrle@ndow.org>

Subject: RE: WSUP22-0037 Praana Updated Materials

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Hi Katie,

Thanks for the info! Is there anything they would need to do if they found pale/dark kangaroo mice, since they're a protected species? Would other state wildlife regulations kick in? Or is the idea just that they do the survey then move on with the project?

Best,



Kat Oakley

Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

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From: Katie Andrlle <kmandrle@ndow.org>

Sent: Friday, January 27, 2023 12:05 PM

To: Oakley, Katherine <KOakley@washoecounty.gov>

Subject: RE: WSUP22-0037 Praana Updated Materials

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Attached is the general small mammal survey protocol for Nevada. They need to apply for a collection permit so NDOW can track surveys across the state. The point of contact for those is Chrissie Rose. Her contact is :

crose@ndow.org
775-688-1512

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Friday, January 27, 2023 10:55 AM
To: Katie Andrlle <kmandrle@ndow.org>
Subject: RE: WSUP22-0037 Praana Updated Materials

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Awesome, thank you! I have to finish by 2:30 today, so if you're able to get me something soon, that would be great. I can also write a condition that's somewhat broad, such as "The applicant shall have a professional biologist conduct a survey for pale and dark kangaroo mice a maximum of 2 weeks prior to construction, in accordance with NDOW survey protocols." Is there some variation of that language that would capture things for you?

Thanks,



Kat Oakley
Planner, Planning & Building Division | Community Services Department
koakley@washoecounty.gov | Direct Line: 775.328.3628

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From: Katie Andrlle <kmandrle@ndow.org>
Sent: Thursday, January 26, 2023 12:56 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Subject: RE: WSUP22-0037 Praana Updated Materials

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Ok great,

I think it would be good to have them do PKM/DKM surveys. We are attempting a statewide effort to better map occurrence of these species, and especially related to energy development. It would be great if we can get data from this site/project.

I can get you protocols and instructions in a bit, I have to make sure I have the latest versions.

Thank you!

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Thursday, January 26, 2023 8:51 AM
To: Katie Andrlle <kmandrle@ndow.org>
Subject: RE: WSUP22-0037 Praana Updated Materials

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Hi Katie,

Thanks for the info, and for checking on this! I'm hoping to get it done today (I'm already a bit behind our normal schedule), but my drop-dead due date is tomorrow.

Best,



Kat Oakley

Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

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Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: Katie Andrlle <kmandrle@ndow.org>
Sent: Thursday, January 26, 2023 8:46 AM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Subject: RE: WSUP22-0037 Praana Updated Materials

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

TO: Katherine Oakley, Planner

FROM: Faye-Marie Pekar, Park Planner

DATE: December 28, 2022

SUBJECT: Special Use Permit Case Number WSUP22-0037 (Praana Solar)



I have reviewed the application for case number WSUP22-0037 (Praana Solar) on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow for the construction of a 6.5 MW photovoltaic generation facility and 125MW battery storage. Project activities would include: ± 283.5 acres of disturbance and 40,000 cubic yards of fill. In order to comply with Open Space and Natural Resource Management Plan (OSNRMP) Natural Hazards Policy 2.6, High Desert Area Plan Policy 6.4, and Washoe County Master Plan Conservation Element Policy C.5.3, Washoe County Parks requires the following conditions of approval:

1. All earthen material imported as part of this project is required to be “certified weed free” in order to prevent the spread of noxious weeds within the county.
2. Prior to the issuance of building/grading permits, the applicant shall submit a revegetation plan, prepared by a biologist or other qualified professional, to Washoe County Parks for review and approval. At a minimum, the plan will include: existing site conditions; the area of impact; restoration goals; selection of native/perennial adapted plants or seed mixes; revegetation methods; measures to prevent the spread of noxious weeds; revegetation success criteria; and appropriate monitoring provisions.
3. Prior to the issuance of building/grading permits, the applicant shall post a revegetation financial assurance acceptable to the Director of Planning and Building for eighty percent (80%) of the total revegetation costs. At a minimum, revegetation must result in eighty percent (80%) re-establishment of vegetation prior to the release of the financial assurance.

January 3, 2023

TO: Kat Oakley, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Special Use Permit Case Number WSUP22-0037 (Praana Solar)

Project description:

The applicant is proposing to approve:

- 1) the establishment of a 65MW photovoltaic generation facility and a 125MW battery energy storage system which is an Energy Production, Renewable use;
- 2) major grading for 283.5 acres of ground disturbance and 40,000 cy of fill, and
- 3) a request to vary all parking design requirements of WCC 110.410.25. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity and require construction of a substation. It will require approval by the regional planning authorities before any approval at the county level would take effect. The substation will be located on APN 074-470-05. This project also requires recommendation to amend to the Regional Utility Corridor Map from the Board of County Commissioners. This project will also need to comply with all Federal and State approvals before any approval at the county level would take effect.

Location: 5 miles west of Flannigan, intersection of Rainbow Road and Calveda Way
Assessor's Parcel Number(s): 074-470-02, 074-470-03, 074-470-04, 074-470-05

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

There is no unappropriated water within the Honey Lake Valley Hydrographic Basin. Any use of water on this site is required to be permitted under an active water right in good standing. Please provide reference to the approved water right under which water will be used for construction and operation of this facility prior to the beginning of any construction activity. Please provide evidence of water rights to tweiss@washoecounty.gov.

INITIAL REVIEW MEMORANDUM

TO: Kat Oakley, Washoe County

FROM: Chris Tolley, TMRPA

DATE: December 28, 2022

SUBJECT: TMRPA initial review of the Washoe County case WSUP22-0037 (Praana Solar)

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WSUP22-0037), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

Pursuant to Policy *PF 11 – Regional Utility Corridor and Sites Regional Plan Amendment Requirements*, this case will require an amendment to **Map 3 – Regional Utility Corridors and Sites** of the 2019 Truckee Meadows Regional Plan to include a new regional utility corridor (according to the submittal materials: an approximately 5-mile long, 345 kV overhead generation-tie line) and a new regional utility site (according to the submittal materials: an approximately 8-acre site). In order to amend Map 3, the Washoe County Board of County Commissioners should sponsor the amendment as part of the overall process at Washoe County.

The request, as described in the materials provided by Washoe County, is the following:

Special Use Permit Case Number WSUP22-0037:

For hearing, discussion, and possible action to approve a special use permit for **1) the establishment of a 65MW photovoltaic generation facility and a 125MW battery energy storage system which is an Energy Production, Renewable use; 2) major grading for 283.5 acres of ground disturbance and 40,000 [cubic yards] of fill, and 3) a request to vary all parking design requirements of WCC 110.410.25. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity and require construction of a substation. It will require approval by the regional planning authorities before any approval at the county level would take effect. The substation will be located on APN 074-470-05. This project also requires recommendation to amend the Regional Utility Corridor Map from the**

Board of County Commissioners. This project will also need to comply with all Federal and State approvals before any approval at the county level would take effect.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

TMRPA has not identified any potential conformance issues at this time.

In previous conformance review cases featuring large solar energy generating facilities, TMRPA has received questions regarding potential impacts to listed species (e.g., federally threatened or endangered, or species of special consideration/concern), and how this information was vetted through the local jurisdiction. For this case, TMRPA requests that this subject including natural resources, in general, be analyzed through the local jurisdiction process and presented accordingly in the staff report(s).

Regional Plan policies for consideration in the analysis

RF 11 – Compatibility Factors

PF 18 – Regional Renewable Energy Generation

NR 2 – Resilient Region

NR 7 – Wildlife Habitat

NR 14 – Sustainable Development

NR 15 – Cultural Resources

PF 12 – Regional Utility Corridor Width and Setbacks

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Rural Area

Request for comment from other local government and/or affected entities

Please coordinate and request comment from the Nevada Department of Wildlife.

Other information for review

None at this time

TMRPA Staff Notes

The Regional Plan supports the development of renewable energy resources through Policy *PF 18 – Regional Renewable Energy Generation*.

TMRPA Initial Review Memo
Washoe County case WSUP22-0037
Page 3

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

December 27, 2022

Washoe County Community Services
Planning and Development Division

RE: Praana Solar; Various 074-470-02, 03, 04 & 05
Special Use Permit; SUP22-0037

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name - James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the above referenced applications and supports the requested special use permit for renewable energy.
- b) Condition #2: If the special use permit is approved, all associated plans and permitting of the proposed future well must be submitted to the WCHD for review, inspection and approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,

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; P t

Environmental Health Services
Washoe County Health District



S. CP-FS

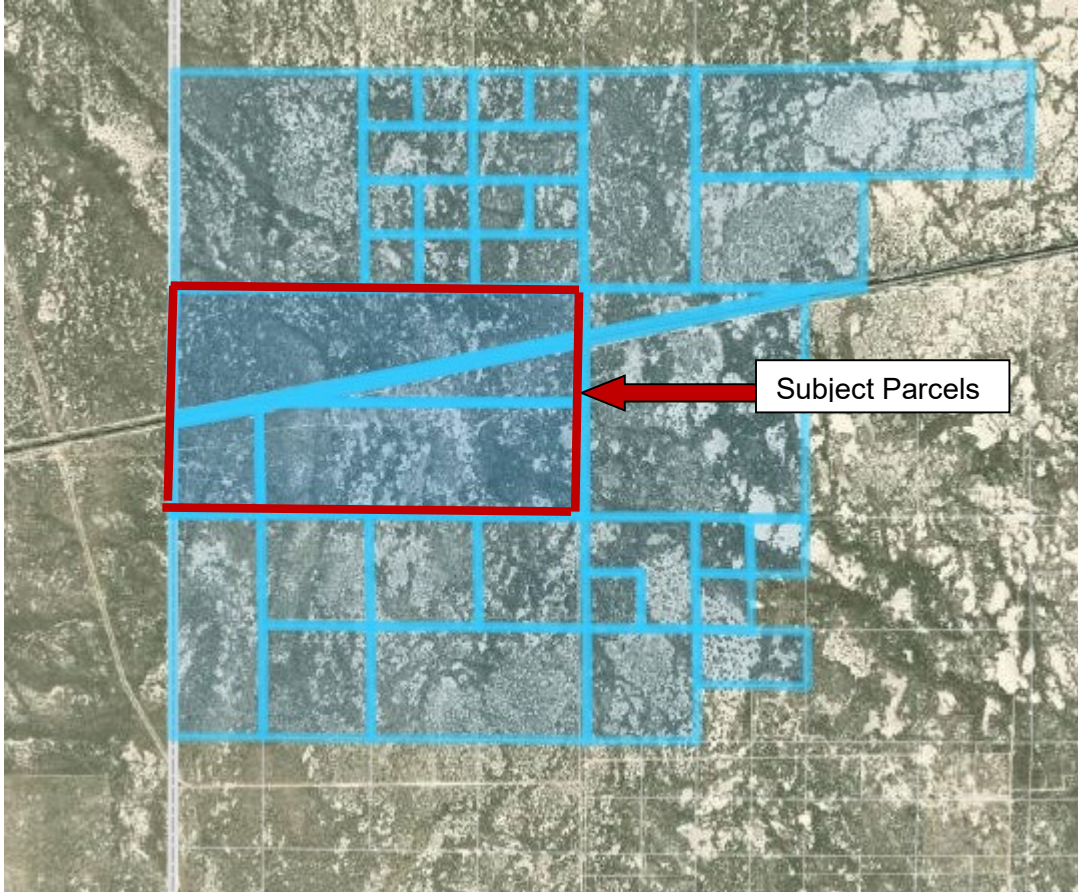
**WSUP22-0037
EXHIBIT B**



PublicHealth
Prevent. Promote. Protect.

Public Notice Map

Pursuant to Washoe County Code Section 110.810 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 2,000 foot radius of the subject property, noticing 33 separate property owners.



NOTICING MAP

Exhibit D: Project Application

The technical reports submitted with the project application are extensive. To review the complete project application with technical reports, click [here](#). Or visit, https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/current_applications/WSUP22-0037_app.pdf

Oakley, Katherine

From: Oakley, Katherine
Sent: Wednesday, December 21, 2022 4:15 PM
To: Brent Sierra Geotech
Cc: Pekar, Faye-Marie L.
Subject: WSUP22-0037 Praana Solar

Hello,

After reviewing the application materials for Praana Solar (WSUP22-0037), I have a number of questions/request for further information below. Several of the questions have to do with your proposed grading. Right now, per the grading plans and SUP application, the request is for 283.5 acres of disturbed area but does not cover drainage features, gravel for the substation area, or any import/export. There are also inconsistencies between what was requested via the SUP application and what is described in the plans. More details on the information needed are below. If the grading request were to move forward with the information currently provided, the plans you submit at the building permit stage would likely not be in substantial conformance with what was approved under the SUP (for example, if they had gravel and compaction for the substation area, drainage features, etc.). In that circumstance, you would need to get another major grading SUP. For this reason, staff is requesting the below information and a waiver of review time that would put this application on the **January 9th** intake cycle, resulting in a Planning Commission hearing date of **March 7th**. This request can come in the form of an email. That way, you will not need to circle back to get a separate SUP for the grading that is not detailed in your existing application submittal.

Please feel free to reach out if you are unsure whether something needs to be included in grading calculations, and I'm happy to assist. It is also useful to refer to the grading application requirements in WCC 110.438.36 here: [Microsoft Word - Frontpiece.doc \(washoecounty.gov\)](#). All the below information will need to be submitted to me by January 9th to go to hearing on March 7th. If it were submitted after, then any submittal received by February 9th could go to the Planning Commission hearing on April 4th.

Vegetation and Grading

1. Plans for clearing vegetation during site preparation are variously referred to as plowing to turn under existing vegetation over the entire project area (Note 2 on grading sheet 2), mowing vegetation (pg 33 biological assessment and pg 15 of the vegetation management plan), and no grading and low impact construction method implemented for 90% of lease area (pg 3-23 of the ES). Pages 69 and 70 of the biological assessment also state that there will be "no clearing or grading of vegetation" in both the Alkali Desert Scrub and Alkali Basins/Flats/Playas areas. Please:
 - a. Define what "low impact construction method" refers to.
 - b. Clarify if and how vegetation will be removed from the entire project area.
 - i. If being removed by trucks, an estimation of truck trips would be helpful. Any vegetation removed from the site will also need to be considered as grading export.
 - c. Explain why that approach was chosen.
 - d. Specify which vegetation clearing method the ES and biological assessment were based on.
2. Page 33 of the biological assessment references 78,000 cy of cut and fill. Grading sheet 3 references 40,000 cy of gravel to be imported. What is the amount of cut/fill that is being requested? Keep in mind that gravel used for the construction of the substation area and access roads is considered part of the grading and therefore must be considered in the fill calculations and import.
3. Please provide updated pages 9-11 of the SUP application form that includes the cut and fill request.
4. In our phone discussion you stated that the proposed development wouldn't modify existing drainage. However, some of the recommendations from the geotechnical report (pg 15) include drainage facilities such as v-ditches or drain inlets. Drainage channels are also referenced on page 7 of the PUCN authority to construct application.

Are any such channels proposed? If so, these need to be shown on grading plans in this application. Please provide details consistent with the Major Grading Special Use Permit application requirements described in WCC 110.438.36(a)5.iv.

5. The application references using revegetation and dust palliatives for dust control. The vegetation management plan references reseeding and revegetation for final stabilization. Page 12 of the PUCN authority to construct application also references a 30' defensible space buffer around the project site. Please clarify plans for long term stabilization and dust control.

Structures/Site Development

1. Is the railroad crossing shown on the site plan existing and legally established?
2. The PUCN application page 9 and ES page 2-6 state that panels "will be supported, when practical, by driven piers." Is an alternate design proposed for certain circumstances? If so, what is it and what are the criteria for using the alternate design?
3. Can you confirm that a DC coupled system is under consideration and, if selected, would result in battery storage scattered throughout the site area rather than localized at the substation?
4. Do you have fence elevations? If so, please provide.
5. Exhibit D of the PUCN application shows 61' tall poles and a substation profile. Are poles of that height and a substation with that profile proposed, or were those general drawings from one of the BESS manufacturers?
6. Are the MET towers proposed with this project going to be 20' tall as stated on page 25 of the biological assessment? And can you confirm that up to 4 are proposed? Please also provide elevations if you have any.
7. The gentie line is described as having 50-70 poles that are up to 95' in height in the ES, and described as having 24 poles that are 130' in height in the geotechnical report. The geotechnical report also describes substation elements as being 8-30' in height, with a maximum height of 90,' which differs from numbers provided in the ES. Please:
 - a. Confirm that the specs outlined in the ES—for these poles and for the other on-site infrastructure—are the correct ones.
 - b. Specify why a height of 150' is required for the microwave communicator, and also clarify if there would be a 150' tall structure if a fiberoptics communication system was selected instead, as is also mentioned in the application.

Operation

1. The application states that there will be 5 permanent employees for this facility. Please answer the following questions:
 - a. Where will those employees primarily be located?
 - b. Will one employee generally be located on site, or will they just come when maintenance is required?
 - c. What is the maximum number of employees that will be on site during operation?

Let me know if you have any questions.

Best,



Kat Oakley

Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

Memorandum

To: Kat Oakley, Washoe County Planner

From: Sierra Geotech

Date: December 28, 2022

Subject: WSUP22-0037 Praana Solar – Application Clarification

In response to our conversation today, and after having confirmed with our engineer, I can confirm that the project characteristics provided in our Special Use Permit application are adequate, despite differing project descriptions used in preliminary development stages. The following are responses/clarifications to your specific questions/comments received via email on December 21, 2022.

Vegetation and Grading

1. Clearing of vegetation will only take place in the project substation area, at the locations of transmission poles along the gen-tie corridor, and where required by the Fire Marshall for site access and defensible space. Low impact construction methods will be preferred in all other areas.
 - a. “Low impact construction methods” refers to a suite of practices that seek to preserve the site’s natural hydrological and biological characteristics.
 - b. Vegetation will only be removed where required.
 - i. Any cleared vegetation will be mulched and distributed on site.
 - c. This approach has been chosen to minimize potential impacts and reduce construction costs.
 - d. ES and biological assessment were based on the described low impact construction method.
2. Total imported gravel will be the 40,000 cy referenced in the grading sheet. This includes the all planned substation and access road improvements. See attached for further detail.
3. Pages 9-11 of the SUP application have been updated as requested.
4. The proposed development will not modify existing drainage.
5. Due to the planned low impact construction methods, no significant dust impact s are anticipated as a result of operating the proposed solar facility.

Structures/Site Development

1. The railroad crossing will be located at an existing crossing at Calneva Road on the California side of the project, which has already been permitted by the applicable jurisdiction.

2. No alternate design for the driven pier construction method has been considered. The provided geotechnical studies have demonstrated the viability of this method.
3. Battery storage will be located in the project substation area.
4. Fence elevations will be provided with building permit application.
5. 61' tall poles and substation profile shown in the PUCN application are general drawings from BESS manufacturers.
6. The MET towers detailed in the biological assessment will be located on the already permitted California portion of the project.
7. The final design of the Gen-tie has yet to completed. However, due to established safety standards, there is a direct correlation between the tower height and the number of towers required. Final designs could include 50-70 poles that are up to 95' or fewer poles, requiring an increased ground clearance, such as the 24 130' poles described in the geotechnical report.
 - a. The microwave communicator tower will be located on the already permitted California portion of the project.

Operation

1. It is anticipated that there will be approximately 5 permanent employees associated with this facility.
 - a. Regular operations will be carried out off site from a remote operations center.
 - b. Employees will only be present on site when performing maintenance activities.
 - c. Above activities are anticipated to include up to five employees.

Substation Grading Specifications and Details

Objective

The objective of site work design for the substation yard is to provide an easily accessible, dry, maintenance-free area for the installation and operation of electrical substation equipment and structures. Praana Energy will take advantage of the natural drainage and topographical features in the design consistent with the electrical layout since coordination of the two is essential. The substation yard will be graded basically flat for the layout and operational function of the substation.

Substation Drainage

Substation yard will be designed to have zero discharge from the yard. The yard will be finished with a gently sloping (0.25 percent to 0.50 percent) ground surface so that the water drains to the edge of the yard. The yard surface drainage will be coordinated with the location of cable trenches and roads within the yard.

Substation Yard Earthwork Consideration and Design

Clearing and grubbing of the substation yard (approximately 3 acres) is required, and all vegetation will be removed and properly disposed of. The topsoil in the substation yard area will be uniformly mixed with the underlying soil.

Adequate compaction during placement of the aggregate base is necessary to develop the required soil bearing capacity and lateral resistance for the foundation designs. It is necessary also to prevent settlement due to consolidation of the yard area, which may result in ponding, broken ducts, conduits, cable trenches, etc. Upon completion of the substation yard work, all soil spoils not used in backfilling will be leveled off or shaped to present a neat appearance and not obstruct any drainage.

Substation Yard Surfacing Materials

The Substation Yard will have 4 to 6 inches of crushed stone or rock (approximately 1,613 cubic yards to 2,420 cubic yards) cover the entire substation yard to the substation fence. The yard surface material helps reduce the danger of potentially hazardous mesh and touch potentials; minimizes weed growth; provides a clean, reasonably dry walking surface during wet periods; dissipates erosion effect from rain; and contributes to better access drives for light vehicles within the yard.

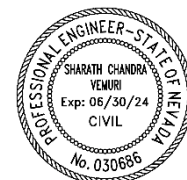
The size of stone for yard surfacing material should generally vary between 3/8 to 1 inch with the percentage finer than 3/8 inch limited to 5 to 10 percent. All faces of yard surface material will be crushed. The material selected for yard surfacing may be affected by the final electrical grounding design. Because of electrical fault currents, surfacing material may need to be specified differently than would otherwise be the case. It may be desirable to have a 4 to 6-inch layer of crushed rock as coarse as can reasonably be walked on with as few fines as practical or nominally available.

Before the yard surfacing material is installed, the yard surface will be brought to its proposed elevations and rolled to a reasonably firm condition. A soil sterilizer will be applied to prevent the growth of grass and weeds at this time. The yard stone will then be spread as evenly as practical but need not be rolled. This work will not begin until all substation work is essentially completed.

Substation Security Fence

A seven-foot high chain link fence with one foot of barb wire topping will be installed as soon as practicable after the substation site work is completed.

Sharath Chandra Vemuri, PE Nevada No. 030686



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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

3. What is the intended phasing schedule for the construction and completion of the project?

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

As stated in the Washoe County Development code section 110.412.10 "Uses classified under the Energy Production – Renewable use type [are] exempt" from landscaping provisions. It is requested that all parking design requirements (section 110.410.25) be waived. See Attachment F: Site Plans.

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

2. How many cubic yards of material are you proposing to excavate on site?

3. How many square feet of surface of the property are you disturbing?

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

11. Are you planning any berms?

Yes	No	If yes, how tall is the berm at its highest?
-----	----	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

13. What are you proposing for visual mitigation of the work?

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

16. How are you providing temporary irrigation to the disturbed area?

--

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

--

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No	If yes, please attach a copy.
-----	----	-------------------------------

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

11. What is the intended phasing schedule for the construction and completion of the project?

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

--

17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

--

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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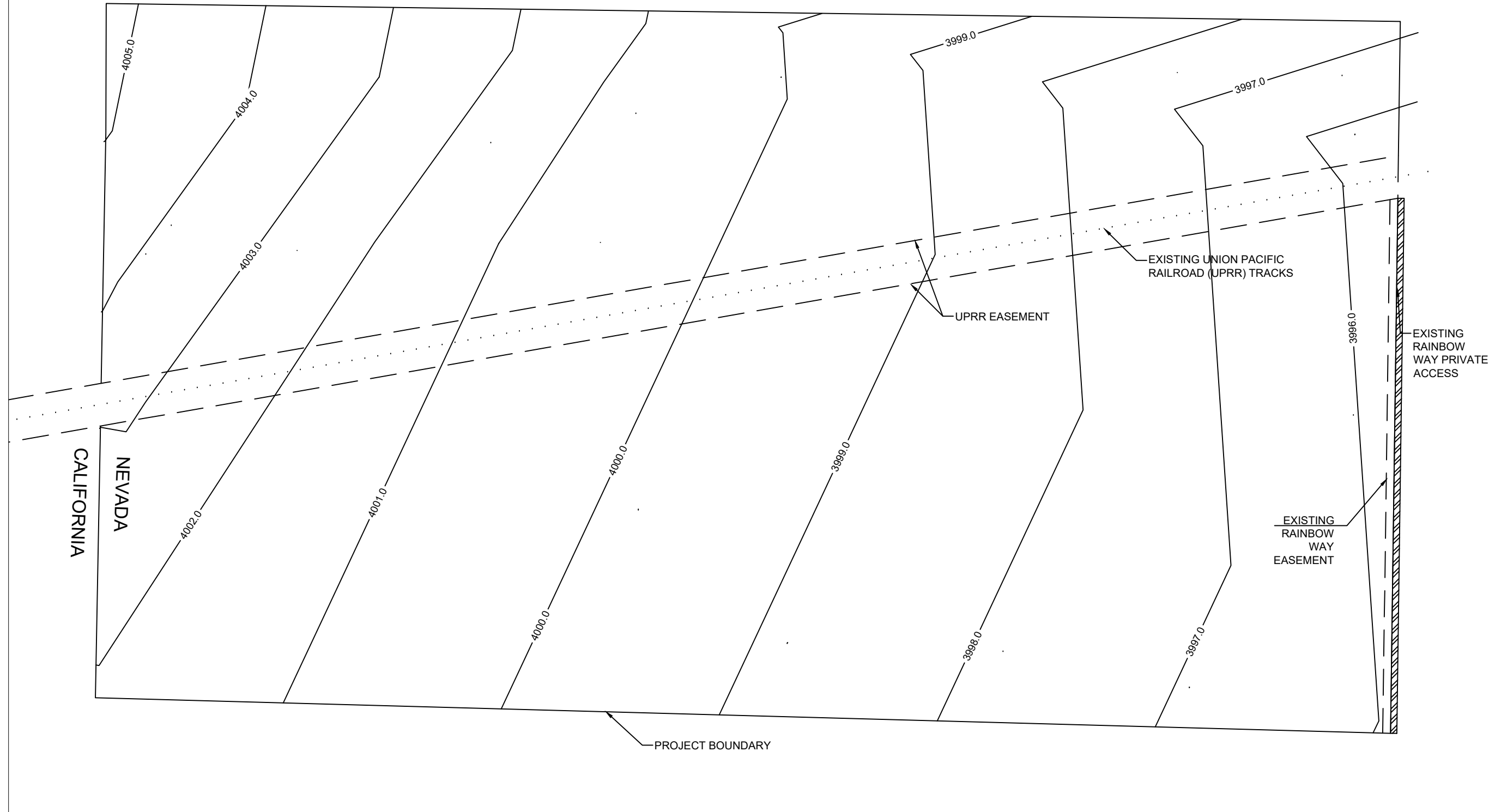
19. Community Sewer

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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20. Community Water

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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NOTES:
 1. SURVEY PERFORMED ON 12/17/2020 BY ERIK LEE WITH BATTLE BORN VENTURES, LLC LOCATED AT 600 GLEESON WAY, SPARKS, NV 89431. NV LICENSE # 017078



1" = 400'
 WHEN PRINTED ON 11"x17"

DRAWING SCALE
 0 1 INCH
 IF THIS BAR IS LESS THAN ONE INCH, IT IS A REDUCED PRINT. SCALE REDUCED SHEET ACCORDINGLY.

NO.	BY.	DATE	REVISIONS DESCRIPTION

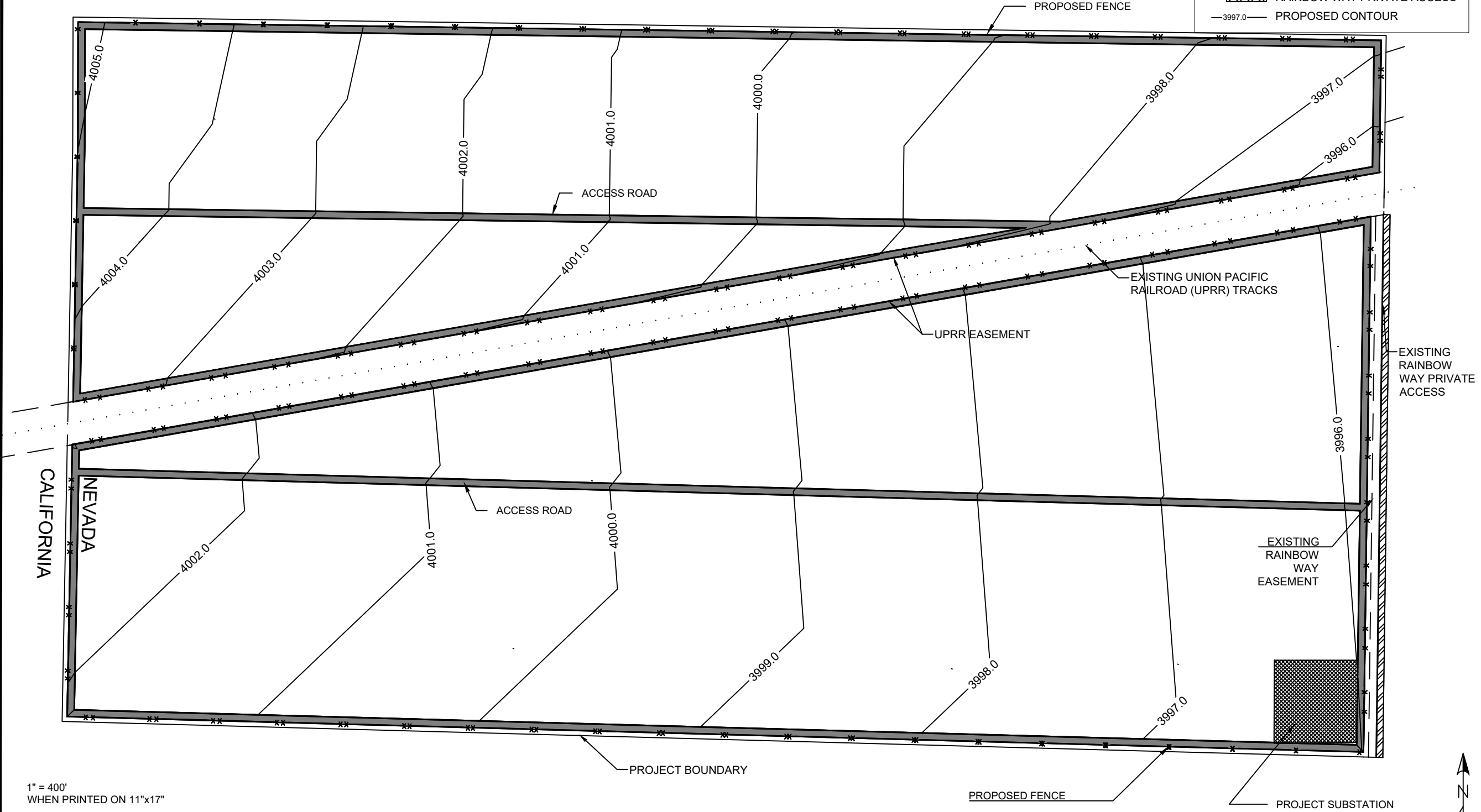
DESIGNED BY:	DATE
RN	11-14-2022
RN	11-14-2022
SV	11-14-2022
SV	11-14-2022



EXISTING CONDITIONS		JOB NO. DB22121
PRAANA RENEWABLES ENERGY, LLC		CONTRACT/TASK ORDER NO.
DWG NO. 1	SHEET 1 OF 3	

- BOUNDARY LINE
- UTILITY EASEMENT
- x- PROPOSED FENCE
- ▬ ACCESS ROAD (SEE NOTE 3)
- ▨ RAINBOW WAY PRIVATE ACCESS
- 3997.0- PROPOSED CONTOUR

- NOTES:
1. SURVEY PERFORMED ON 12/17/2020 BY ERIK LEE WITH BATTLE BORN VENTURES, LLC LOCATED AT 600 GLEESON WAY, SPARKS, NV 89431. NV LICENSE # 017078
 2. GRADING OPERATIONS GRADING OPERATIONS WILL CONSIST OF PLOWING THE GROUND TO TURN UNDER EXISTING VEGETATION OF THE ENTIRE PROJECT LEASE AREA, TO SUPPORT INSTALLATION OF PILING SUPPORTS, TRACKERS AND SOLAR ARRAYS. NO EXCAVATIONS (CUTS OR FILLS) ARE PLANNED. ALL GROUND DISTURBANCE ASSOCIATED WITH THIS SPECIAL USE PERMIT SHALL COMPLY WITH THE STANDARDS WITHIN WASHOE COUNTY CODE SECTION 110.438.45. A VEGETATION MANAGEMENT PLAN (VMP) HAS BEEN PREPARED WHICH PROVIDES BEST MANAGEMENT PRACTICES (BMPS) AND OBJECTIVES FOR THE CONSTRUCTION AND OPERATION ACTIVITIES. THE VMP ALSO INCLUDES NOXIOUS WEED CONTROL METHODS TO BE IMPLEMENTED TO COMPLY WITH NEVADA REVISED STATUTES (NRS) 555.170 AND NRS 555.180. THE VMP IS DEVELOPED TO GUIDE SITE PREPARATION, VEGETATION INSTALLATION, AND LONG-TERM MANAGEMENT OF OVERALL VEGETATION ON THE PROJECT LEASE AREA OF THE PROJECT PARCEL BOUNDARIES, BOTH WITHIN AND OUTSIDE OF THE FACILITY FENCE LINE.
 3. ALL ACCESS ROADS WILL BE GRADED WITH COMPACTED GRAVEL TO SUPPORT FIRE VEHICLES 80,000 GROSS.



AREA	CUT Cubic Yards (CY)	FILL Cubic Yards (CY)	TOTAL ACREAGE DISTURBED (Acres)
24' Access Road (Rainbow Way)	-	-	1.5
Project Substation and Battery Energy Storage Pad	-	-	2.5
Grading for Tracker Installation	-	-	261
Grading for Access Road	-	-	18.5
TOTAL (RAW)	-	-	283.5
TOTAL (10% SHRINKAGE)	-	-	-

1" = 400'
WHEN PRINTED ON 11"x17"

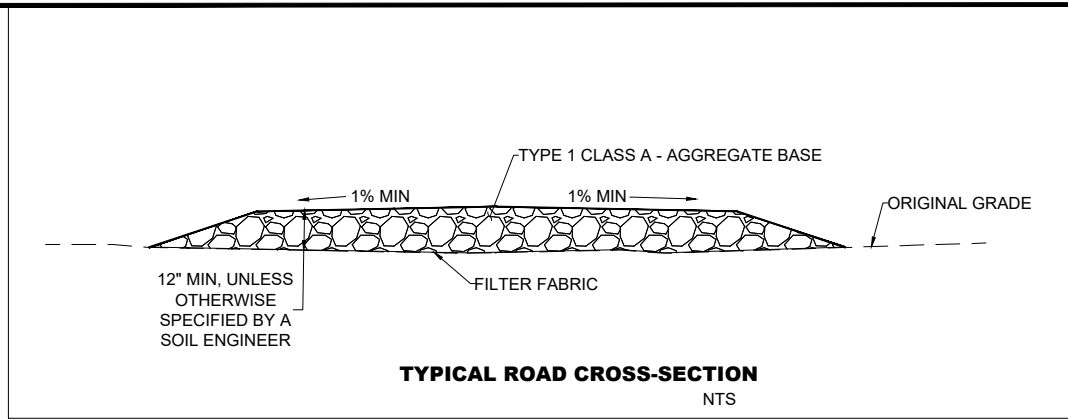
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PRAANA TWO WASHOE BESS/PSES

PRAANA RENEWABLES ENERGY, LLC

JOB NO. DB22121	CONTRACT/TASK ORDER NO.
DWG NO. 2	SHEET 2 OF 3



704.03.02 Type 1 Class A Aggregate Base. This aggregate shall conform to the following requirements:

Sieve Size	Percent Passing by Mass
37.5 mm (1 1/2 in.)	100
25 mm (1 in.)	80-100
4.75 mm (No. 4)	30-65
1.18 mm (No. 16)	15-40
75 µm (No. 200)	2-12

Project Control Tests	Test Method	Requirements
Sieve Analysis	Nev. T206	Above
Sampling Aggregate	Nev. T200	
Fractured Faces	Nev. T230	35% Min.
Plasticity Index	Nev. T212	Table I
Liquid Limit	Nev. T210	35 Max.

Source Requirement Tests	Test Method	Requirements
Resistance (R Value)	Nev. T115	70 Min.
Percentage of Wear (500 Rev.)	AASHTO T96	45% Max.

NOTES:

1.1. GENERAL

PROJECT SITE IS VERY LEVEL. NO CUTS AND FILLS ARE REQUIRED. MAJOR GRADING ACTIVITIES ARE NOT ANTICIPATED FOR THE PROJECT SITE. THE MAJORITY OF GRADING THROUGHOUT SHOWN IS TO REMOVE THE VEGETATION AND TO CREATE A UNIFORM SURFACE AREA. FINAL ACCESS ROAD ELEVATIONS AND GRADES ARE INTENDED TO MATCH THE SURROUNDING EXISTING CONDITIONS TO MATCH THE DRAINAGE PATTERNS. PRESENTED BELOW ARE SPECIFICATIONS FOR THE FOLLOWING PROJECT FEATURES:

- ACCESS ROADS
- PUBLIC ROAD IMPROVEMENTS
- SUBSTATION
- TEMPORARY ROADS

1.1.1. SITE DEMOLITION, CLEARING AND PREPARATION

1.2.1 SITE STRIPPING

THE SITE SHOULD BE STRIPPED OF ALL SURFACE VEGETATION. WHEN PLOWING, SURFACE VEGETATION SHOULD BE STRIPPED TO A SUFFICIENT DEPTH TO REMOVE ORGANIC CONTENT WITHOUT DIGGING INTO THE NATIVE GROUND.

1.2.2 TREE AND SHRUB REMOVAL

THERE ARE NO TREES ON SITE. HOWEVER, THERE ARE SEVERAL SHRUBS. SHRUBS SHOULD HAVE THE ROOT BALLS AND ANY ROOTS GREATER THAN 1/2-INCH DIAMETER REMOVED COMPLETELY THROUGH PLOWING. GRADE DEPRESSIONS SHOULD NOT RESULT FROM ROOT BALL REMOVAL.

1.2. SUBGRADE PREPARATION

FOLLOWING PLOWING, THE SUBGRADE SHOULD BE PROOF ROLLED WITHOUT SCARIFICATION OR GROUND DISTURBANCE. NATIVE ORIGINAL GRADE SURFACE SHOULD BE MOISTURE CONDITIONED AND COMPACTED IN STRICT ACCORDANCE WITH "COMPACTION REQUIREMENTS" SECTION BELOW. ALL FINAL SUBGRADES MUST BE INSPECTED AND CERTIFIED BY QUALIFIED SOILS INSPECTOR WORKING UNDER DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER OF RECORD (GEOR). IF FINAL SUBGRADE CANNOT BE PREPARED THROUGH PROOF ROLLING AND MOISTURE CONDITIONING, STABILIZATION

MEASURES MAY BE REQUIRED. THESE MAY INCLUDE, BUT NOT LIMITED TO GEOSYNTHETIC (GEOGRID OR FABRIC) PLACEMENT AND CRUSHED ROCK PLACEMENT. UNDER NO CIRCUMSTANCES SHALL THERE BE OVER-EXCAVATION OR NATIVE SOILS. NO GROUND DISTURBANCE IS ALLOWED. THE MOST APPROPRIATE STABILIZATION MEASURE WOULD BE SELECTED BY THE GEOR ON A CASE-BY-CASE BASIS.

1.3. MATERIAL FOR ROAD BASE

FOR THE CONSTRUCTION OF THE ACCESS ROADS AND OTHER PROJECT FEATURES LISTED IN SECTION 1.1. WE RECOMMEND THE FOLLOWING AGGREGATE BASE MATERIAL MEETING THE SPECIFICATIONS OF THE NEVADA DEPARTMENT OF TRANSPORTATION.

1.4. COMPACTION REQUIREMENTS

AGGREGATE BASE SHOULD BE COMPACTED IN LOOSE LIFTS NOT EXCEEDING 6 INCHES. SUBGRADE SHOULD BE NON-YIELDING AND ALL COMPACTED LIFTS MUST BE INSPECTED AND CERTIFIED BY A QUALIFIED SOILS INSPECTOR WORKING UNDER DIRECT SUPERVISION OF GEOR. TABLE 1 PRESENTS THE MINIMUM COMPACTION CRITERIA.

TABLE 1: MINIMUM COMPACTION REQUIREMENTS

LOCATION	PER THE MODIFIED PROCTOR TEST (ASTM D 1557)		
	MINIMUM COMPACTION REQUIREMENT (%)	RANGE OF MOISTURE CONTENTS FOR COMPACTION ABOVE OPTIMUM	
		MINIMUM	MAXIMUM
PAVEMENT SUBGRADE	95%	0%	+2%
GEOR APPROVED PAVEMENT MATERIALS:			
AGGREGATE BASE	95%	0%	+2%

- RELATIVE COMPACTION BASED ON MAXIMUM DENSITY DETERMINED BY ASTM D1557 (LATEST VERSION)
- MOISTURE CONTENT BASED ON OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D1557 (LATEST VERSION)
- COMPACTION SHOULD BE DETERMINED BY ASTM D1557 (LATEST VERSION)

1.5. SITE DRAINAGE

THE FOLLOWING CRITERIA WILL BE FOLLOWED FOR SITE DRAINAGE.

- PONDING SHOULD NOT BE ALLOWED ON OR ADJACENT TO ROADS.
- SURFACE DRAINAGE SHOULD FOLLOW THE NATURAL DRAINAGE PATTERN OF THE SITE UNIMPEDED BY ROADS.
- ROCK LINED V-DITCHES (NO EXCAVATION) SHOULD BE SIZED BY THE CIVIL ENGINEER OF RECORD TO ACCOMMODATE THE DESIGN STORM EVENTS, IF NECESSARY.
- HEAVY COMPACTION EQUIPMENT SHOULD NOT BE ALLOWED AROUND FORMED DITCHES.
- STORM WATER POLLUTION PREVENTION PLANS (SWPPPS) SHOULD BE PREPARED FOR THE PROJECT-SPECIFIC REQUIREMENTS.
- FINAL GRADING PLANS SHOULD BE REVIEWED BY GEOR FOR COMPLIANCE WITH THESE SPECIFICATIONS.

APPROXIMATE VOLUME OF GRAVEL MATERIALS TO BE ADDED TO THE PROJECT - 40,000 CU.YDS

NOT TO SCALE

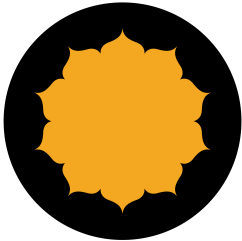
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Oakley, Katherine

From: Brent Moore | Praana Energy <brent@praana.energy>
Sent: Monday, January 30, 2023 1:32 PM
To: Oakley, Katherine; Austin Moore | Praana Energy; Shaun Vemuri | Praana Energy
Subject: Special Use Permit Parcel Notification on Gen-Tie Line Route

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Kat: Per our conversation today regarding the failure of Washoe County to send notification on the Praana Washoe Solar Project Gen-Tie Line located within the private utility easement of Rainbow Way, and the County plans to send out the notification to parcels along the Gen-Tie Line route (Rainbow Way) and schedule the Washoe County Planning Commission Hearing on the Gen-Tie Line at the Washoe County Planning Commission's March Meeting to correct the County's noticing error, we are sending you this email to memorialize this course of action. We accept that the Special Use Permit Washoe County Planning Commission Hearing for February 7, 2023 will exclude the consideration of the Gen-Tie Line, until properly noticed. At the February 7, 2023, hearing of the Washoe County Planning Commission only the Solar Energy Generation Facilities, associated electrical substation and grading plan Special Use Permits will be considered and acted upon. We further understand that the Commission has discretionary authority to approve or deny all Special Use Permits being considered for the Praana Washoe Solar Project. Please accept this email as the Special Use Permit Applicant, to authorize Washoe County to hold the additional hearing in March for the Gen-Tie Line to remedy the lack of notification of all parcels within the Rainbow Way corridor. Your cooperation in this matter is appreciated. Kindly, Brent



Praana Energy
Brent L. Moore, CEP

Vice President
Director of Permitting and Development
Cell: 916-712-9707 (preferred)
brent@praana.energy