

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

Special Use Permit

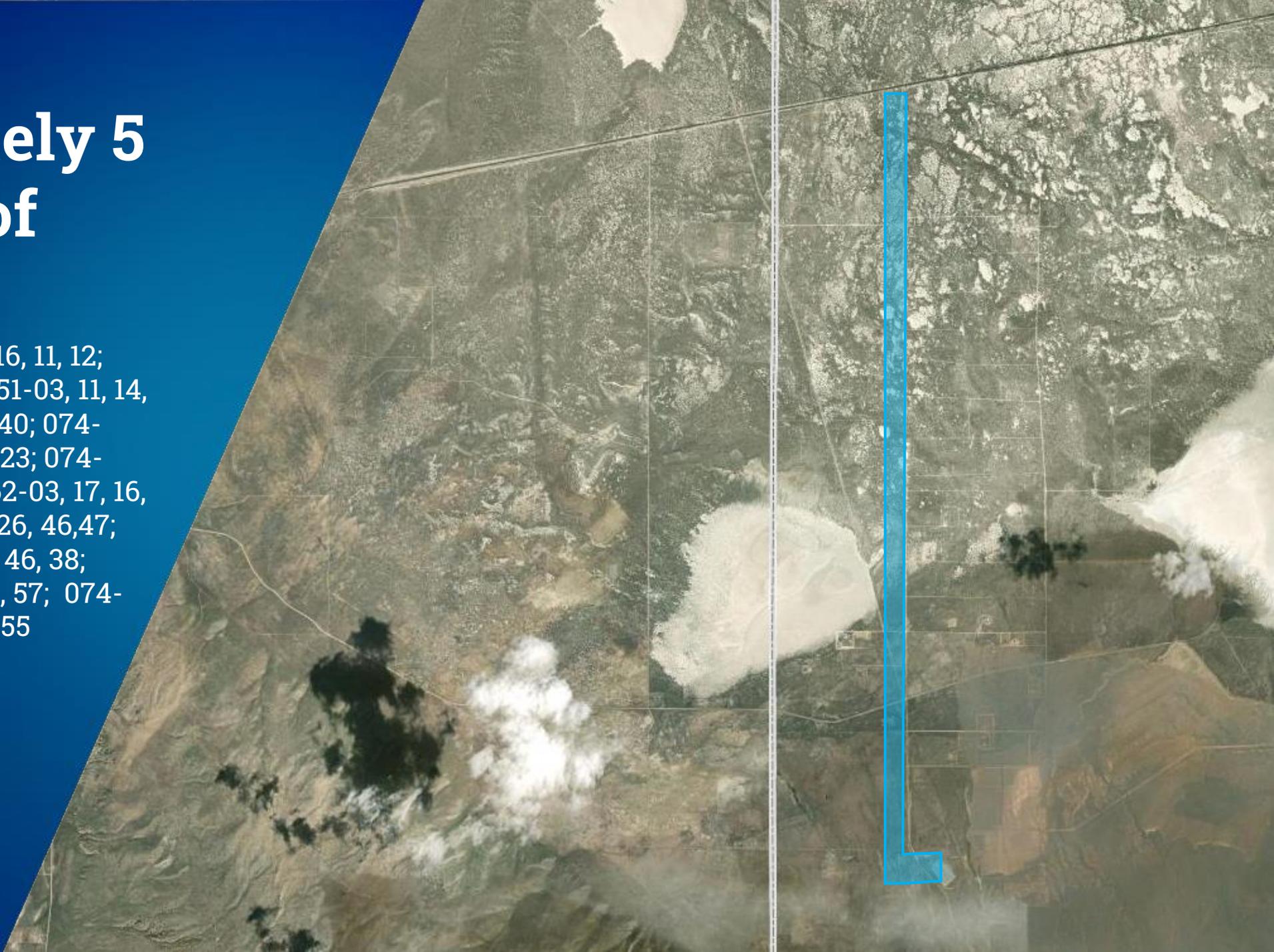
WSUP23-0003

(Praana Transmission Line)

March 7, 2023

Approximately 5 miles west of Flannigan

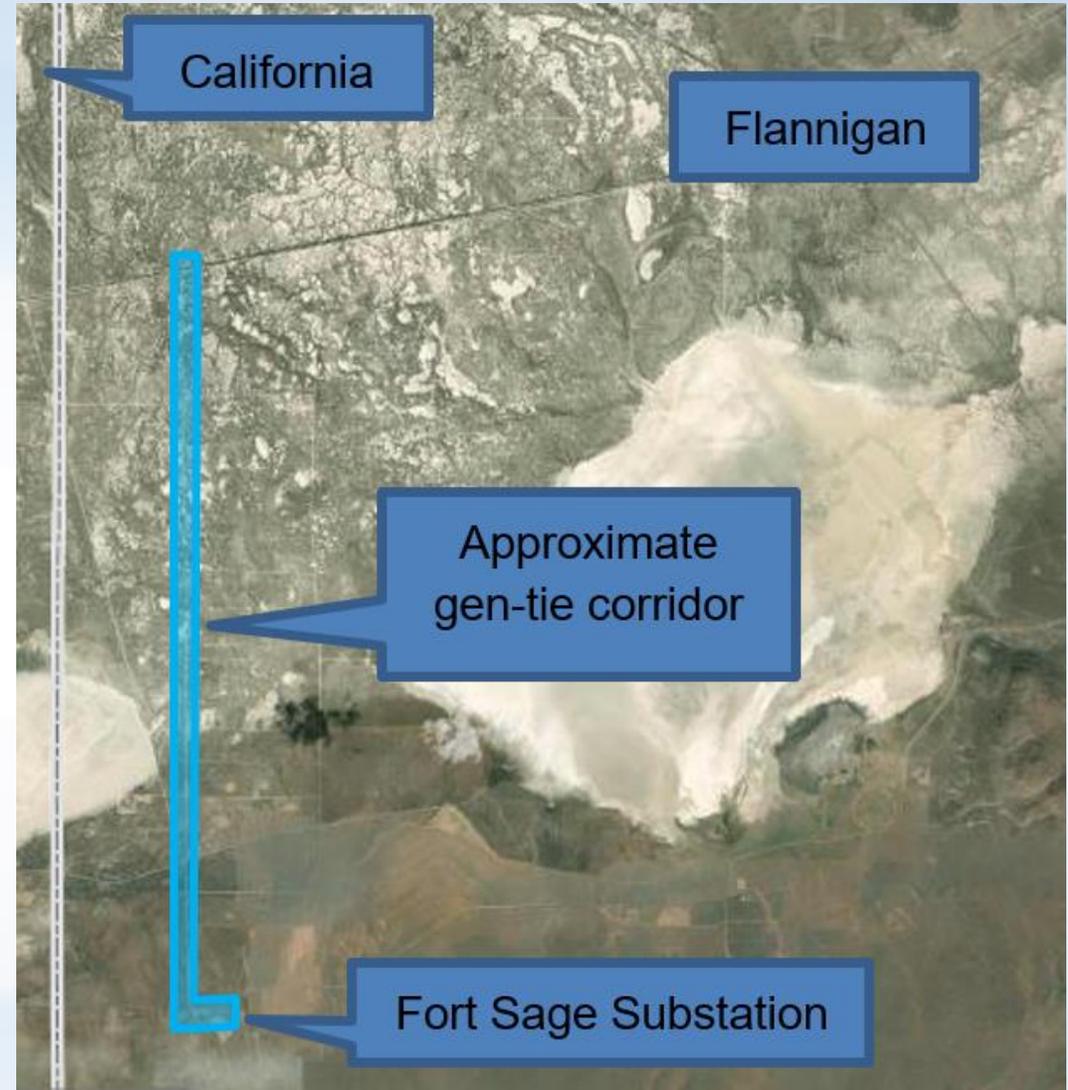
APN 074-470-05, 06, 08, 13, 16, 11, 12;
074-082-13, 12, 06, 05; 074-051-03, 11, 14,
17; 074-061-05, 06, 18, 19, 31, 40; 074-
062-38, 39, 54, 55, 06, 07, 22, 23; 074-
040-61, 60, 22, 25, 29; 074-462-03, 17, 16,
11; 074-431-01, 02, 22, 23, 51, 26, 46, 47;
074-441-53, 02, 18, 19, 22, 23, 46, 38;
074-052-08, 24, 65, 40, 41, 56, 57; 074-
062-06, 07, 22, 23, 38, 39, 54, 55



Vicinity Map



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



- A. Utility Services use type for 345 kV gen-tie line
- B. Requests to vary height and landscaping requirements

Parcels Background

- Public and private utility easements along Rainbow Rd between Calveda Way and the Fort Sage Substation
- Generally vegetated with brush or sparsely vegetated alkaline soil
- Generally flat



Generation-tie line



- Elements up to 150' tall
- Approximately 5 miles long to connect to Fort Sage Substation
- 345 kV
- BCC must sponsor amendment to Regional Utility Site and Corridor map to reflect new corridor



Development Code



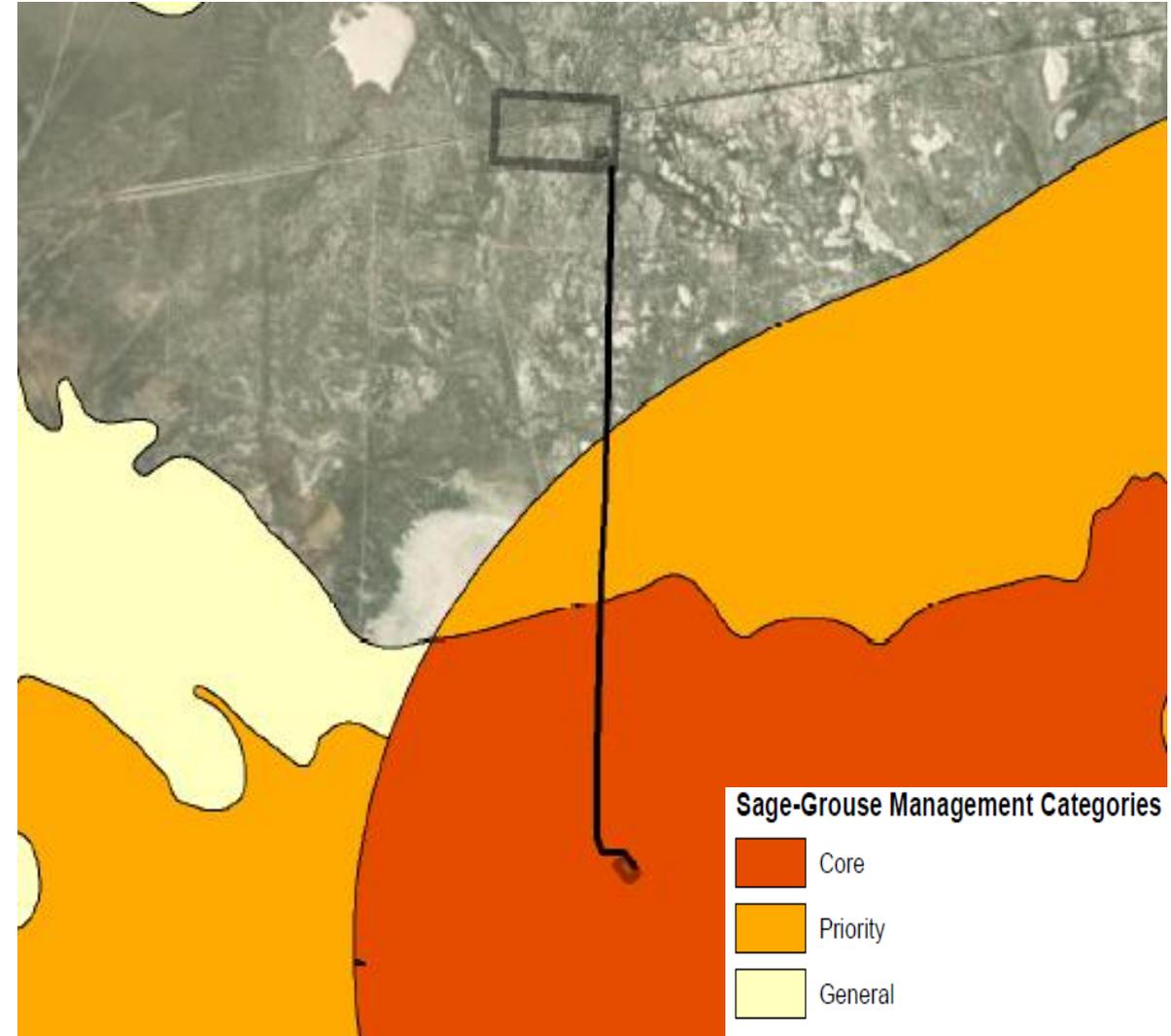
- Parking for Utility Services use type determined during review—staff determined no parking necessary
- Proposed grading is confined to tower foundations and will not trigger major grading requirements

- Request to waive all landscaping standards of Article 412
- Staff supportive of requiring no formal landscaping
 - Would be inconsistent with flat landscape containing mostly low-lying vegetation
 - Would not shield transmission poles

Wildlife—Sage Grouse



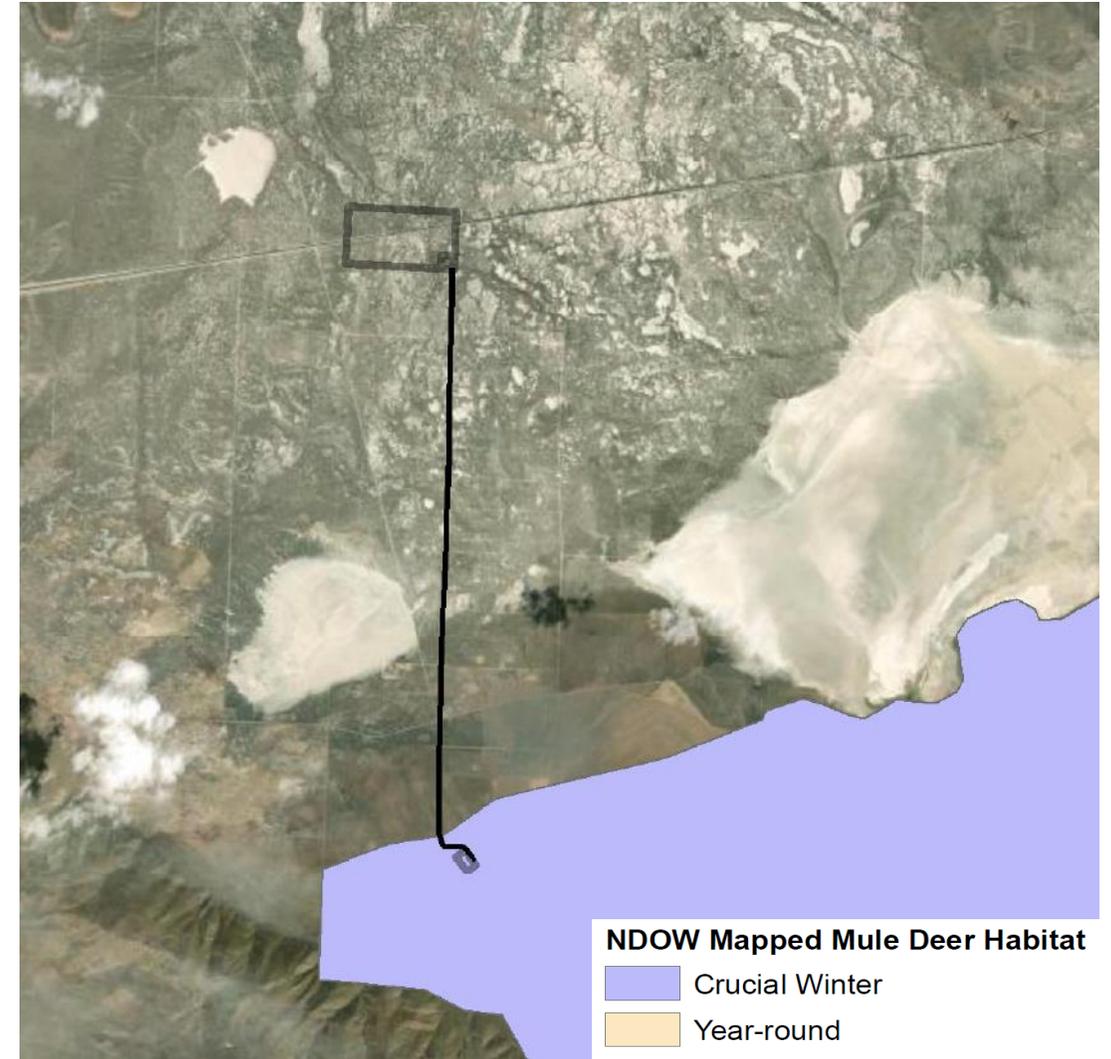
- Gen-tie line in core and priority sage grouse habitat per NDOW management categories
- Condition 1(l)—no gen-tie construction during lekking season
- Condition 1(m)—anti-perch devises and deterrents on transmission line poles



Wildlife—Mule Deer



- Declining species of concern per NDOW
- Southern portion of gen-tie line in crucial winter habitat
- Overlap with crucial habitat in or near existing Fort Sage Substation area
- NDOW recommended no conditions



Wildlife—Nevada Protected Species



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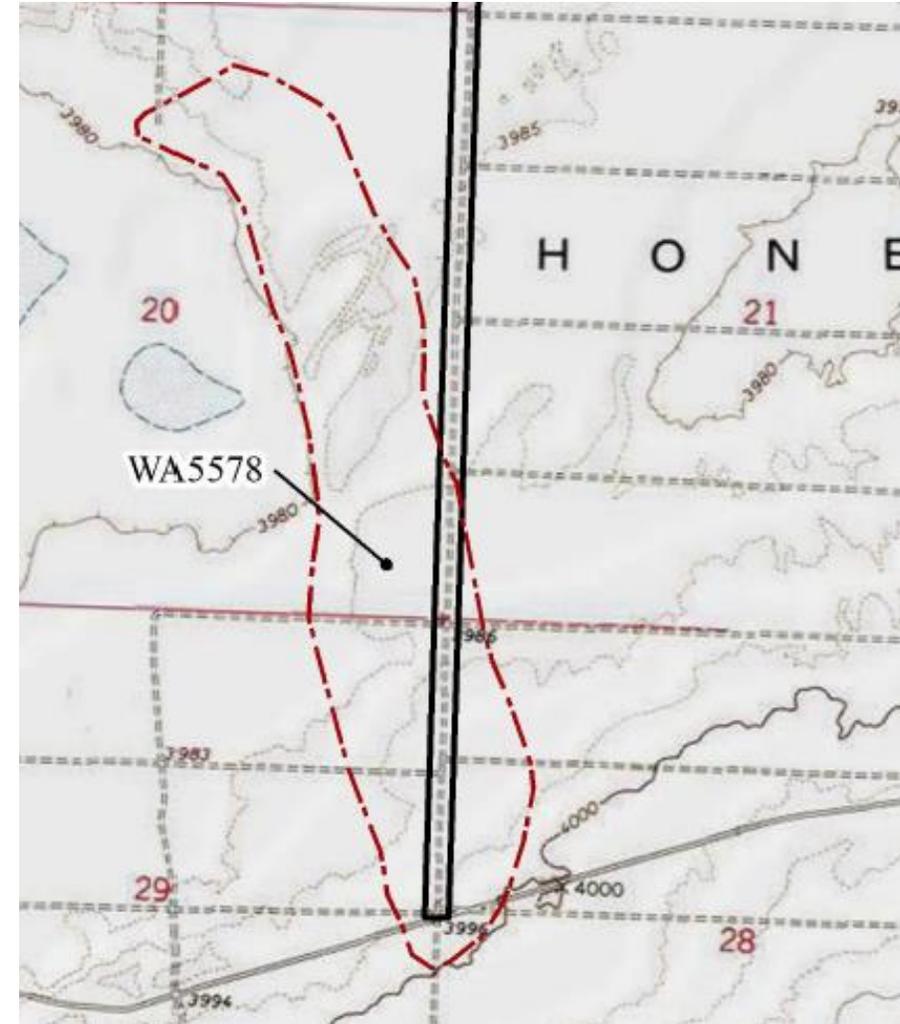
- Photovoltaic facility potential habitat for Pronghorn Antelope and Dark and Pale Kangaroo Mice, Nevada Protected Species
- Not in critical pronghorn antelope habitat—no conditions of approval recommended
- Incidental ground disturbance—no conditions of approval recommended for Kangaroo Mice



Cultural Resources



- Several artifact scatters, one with potential to be listed in National Registry of Historic Places (NRHP)
- Gen-tie line runs through artifact scatter
- Condition 1(n) protects artifact scatter based on recommendation in archaeological report
- No comments from tribes or SHPO



Reviewing Agencies



Sent to 26 agencies for review

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Natural Resources Conservation Service	X			
BLM - Winnemucca Dist. Office	X			
Environmental Protection 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
WCSD 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			
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; 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			

Public Notice



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Notice sent to 180
unique property
owners within 750 ft



Staff is able to make all findings:

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

Approve with Conditions:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP23-0003 for Praana Renewables Energy, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30. I further move to vary the development code standard in Table 110.406.05.1 to allow structures up to 150 feet in height and to waive the landscaping standards of Article 412 of the Washoe County Development Code.

Thank you

Kat Oakley, Planner
Washoe County CSD – Planning Division
koakley@washoecounty.gov
775-328-3628



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