

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

Amendment of Conditions WAC25-0004 (Praana Solar Extension of Time)

April 1, 2025

Approximately 5 miles west of Flannigan

APN 074-470-02, 03, 04, 05

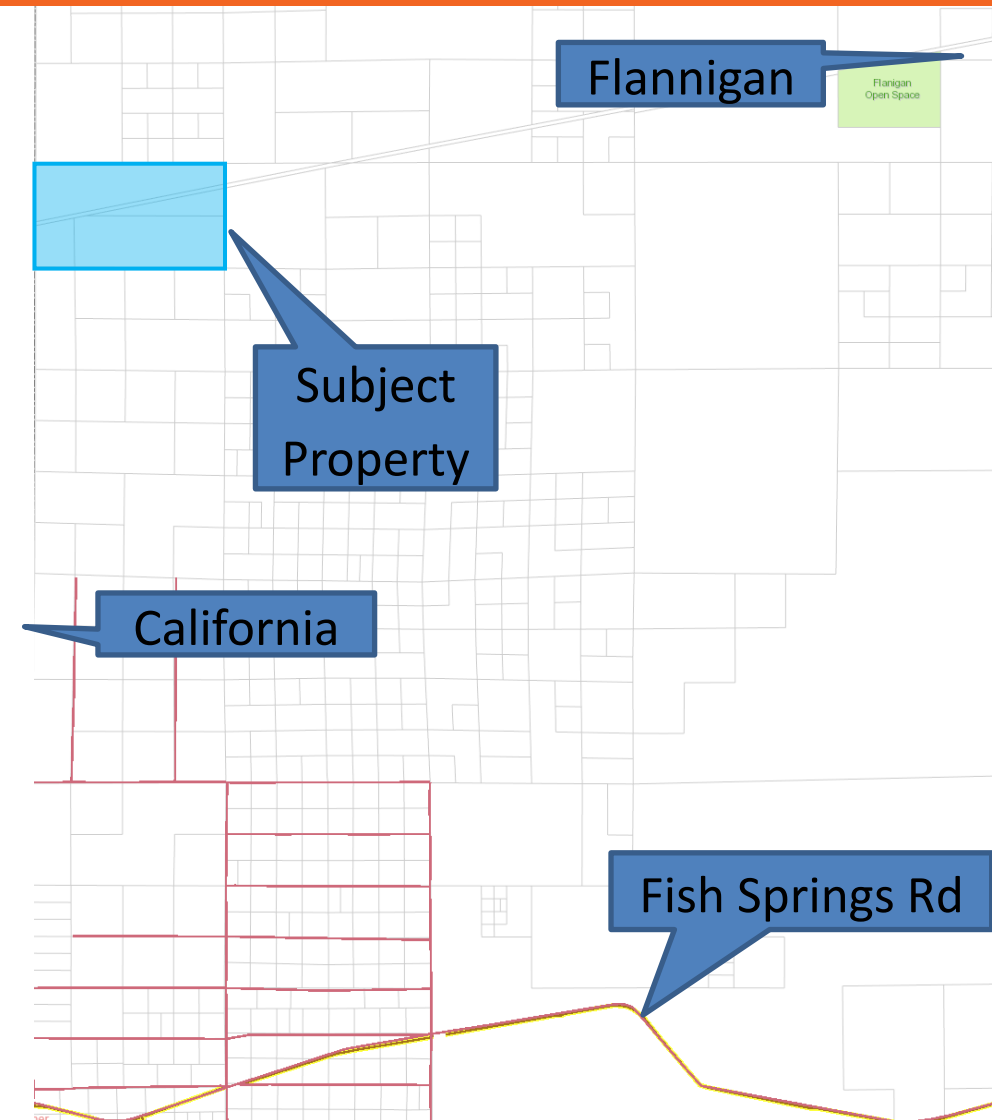


Vicinity Map



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



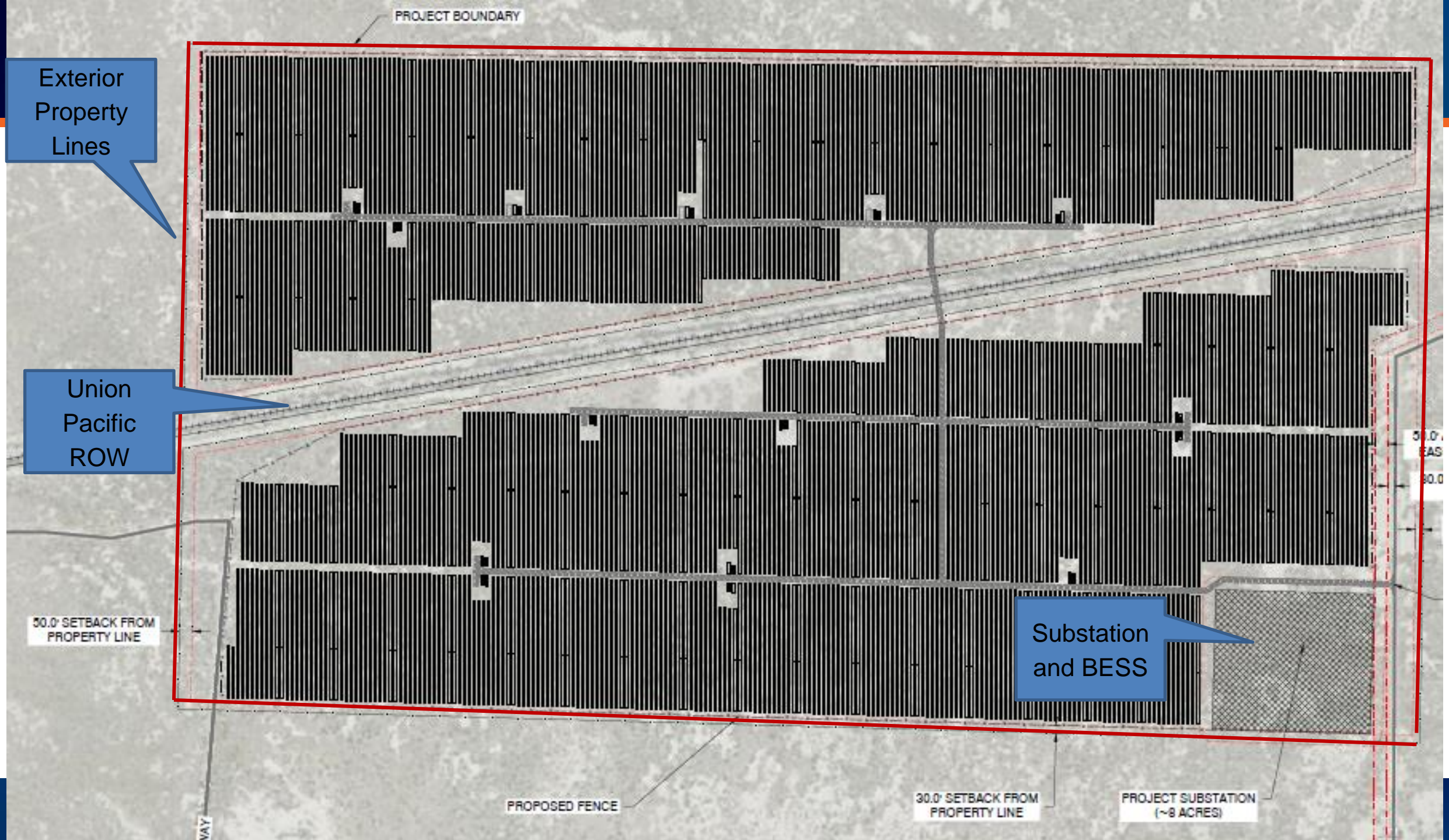
- A. Energy Production, Renewable use type for a photovoltaic facility with a capacity of 65MW and 125 MW of battery storage
- B. Utility Services use type for 345 kV sub-station
- C. Associated grading with 22.5 acres of disturbed area and 40,000 cy of fill
- D. Requests to vary height and parking requirements

WAC25-0004 - Current Request



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The request is for a **2-year extension of time** until **February 10, 2027** for WSUP22-0037 to establish a 65-MW solar photovoltaic generation facility, with a 345 kv sub-station, and associated grading across approximately 278.92 acres on four parcels.



PROJECT BOUNDARY

Exterior
Property
Lines

Union
Pacific
ROW

30.0' SETBACK FROM
PROPERTY LINE

Substation
and BESS

PROPOSED FENCE

30.0' SETBACK FROM
PROPERTY LINE

PROJECT SUBSTATION
(~8 ACRES)

50.0' EAS
30.0'

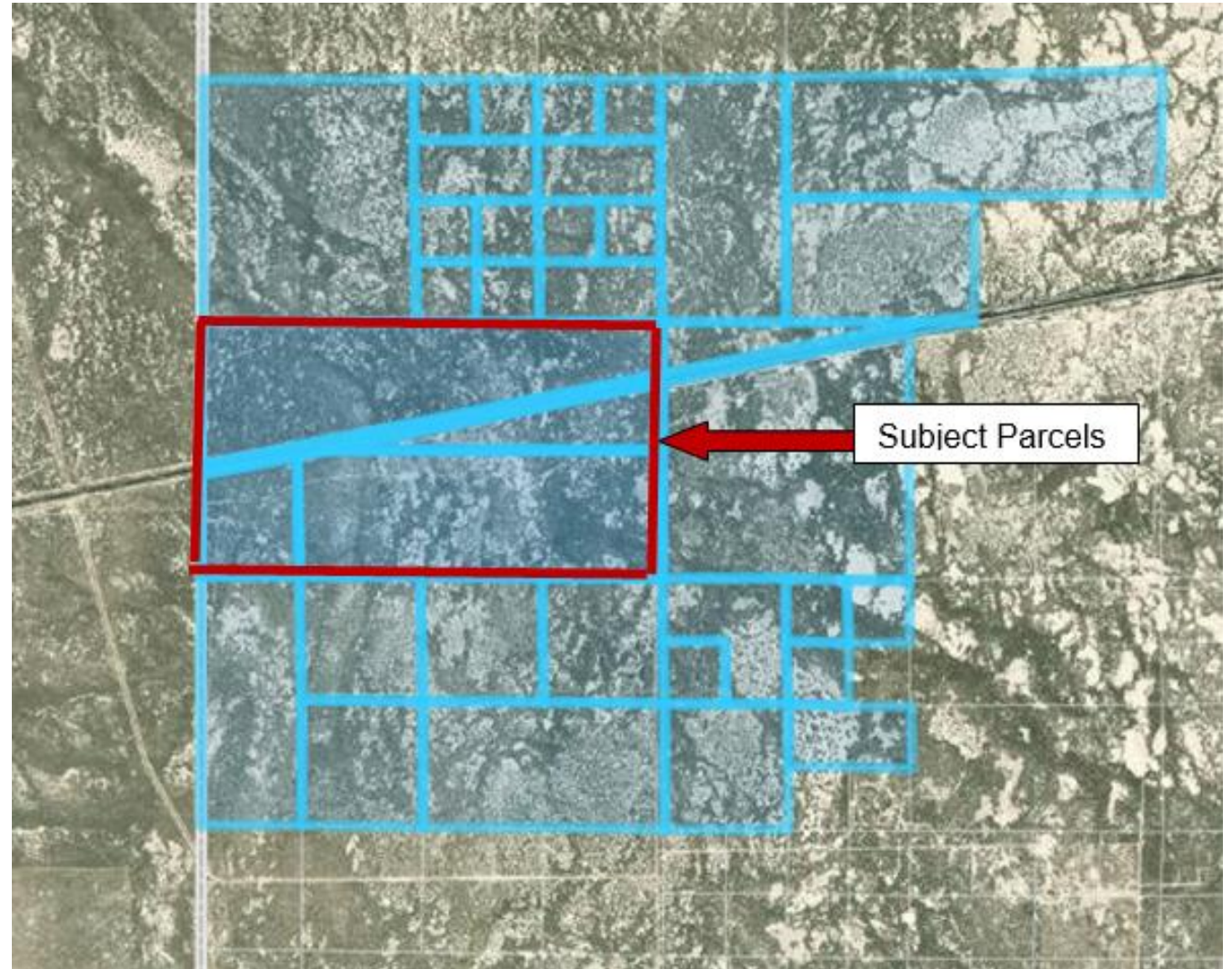
- Applicants are requesting a 2-year extension to allow for additional time to go through NV Energy's Large Generator Interconnection Agreement (LGIA) once again.
- Applicants went through the LGIA process already, but investors pulled out.
 - As a result, the previous LGIA process was lost.
 - New investors have been secured.
 - The LGIA process can take over 1 year to complete.

Public Notice



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Notice sent to 33
unique property
owners within 2,000
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 South Valleys 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 Amendment of Conditions Case Number WAC25-0004 for Praana Energy, with the conditions included as Exhibit A to this matter, having reaffirmed all five findings in accordance with Washoe County Code Section 110.810.30:

Thank you

Chris Bronczyk, Senior Planner
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