



Planning Commission Staff Report

Meeting Date: April 1, 2025

Agenda Item: 8C

AMENDMENT OF CONDITIONS CASE
NUMBER:

WAC25-0004 (Praana Extension of
Time) for WSUP22-0037

BRIEF SUMMARY OF REQUEST:

Amend conditions for a 2-year time
extension.

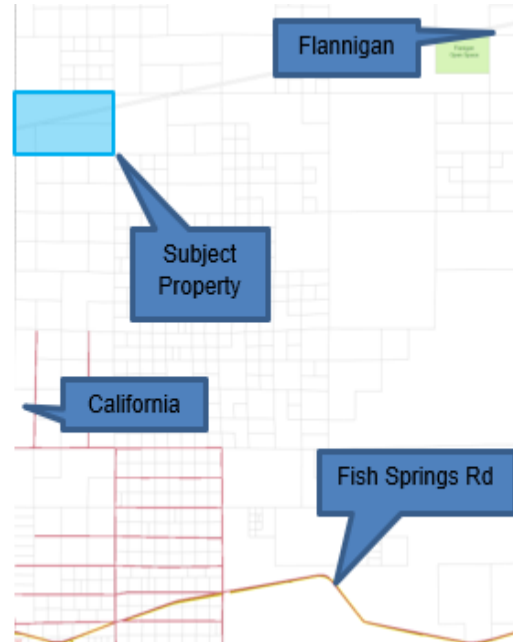
STAFF PLANNER:

Chris Bronczyk, Senior Planner
775.328.3612
cbronczyk@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP22-0037 (Praana Solar). The amendment of conditions is for a 2-year extension.

Applicant: Praana Energy
Property Owner: Hooper Family Trust
Location: 5 miles west of
Flannigan, intersection
of Rainbow Road and
Calveda Way
APN: 074-470-02; 074-470-03;
074-470-04; and 074-
470-05
Parcel Size: 26.06 Acres; 116.22
Acres; 17.630 Acres;
and 119.02 Acres
Master Plan: Rural (R)
Regulatory Zone: General Rural (GR)
Planning Area: High Desert
Development
Code: Authorized in Article
810, Special Use
Permits
Commission
District: 5 – Commissioner
Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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Amendment of Conditions

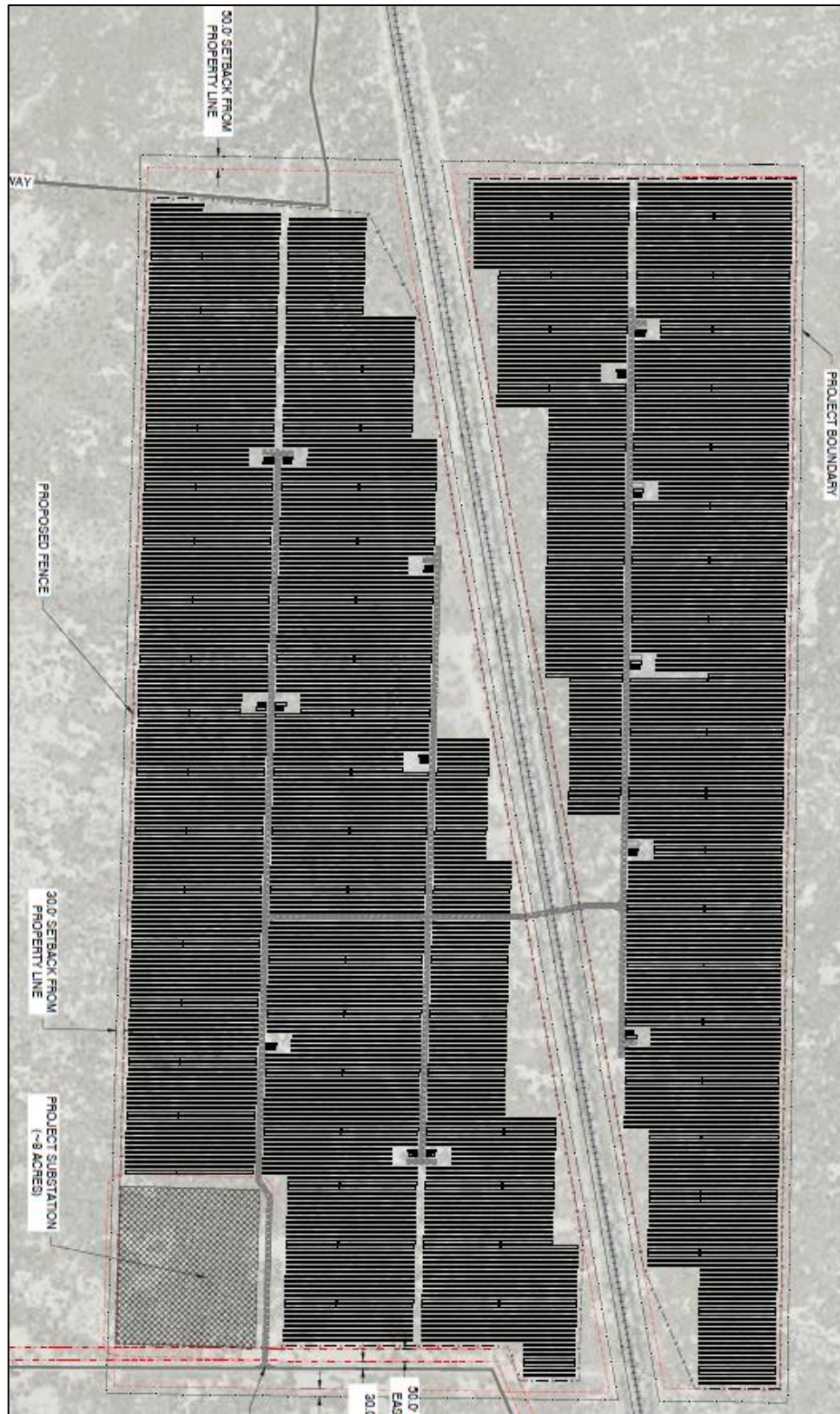
An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the amendment of conditions request, an amended Action Order is created along with amended conditions of approval.

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 and generation-tie line, 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.

The conditions of approval for Amendment of Conditions Case Number WAC25-0004 are attached to this staff report and will be included with the amended action order.



Site Plan

Background and Evaluation of Amendment Request

On February 7, 2023, the Washoe County Planning Commission approved Special Use Permit Case Number WSUP22-0037 (Praana Solar). It was then heard by the Board of County Commissioners on April 7, 2023, which initiated an amendment to the 2019 Truckee Meadows Regional Plan Map 3 – Regional Utility Corridors and Sites. The Truckee Meadows Regional Planning Commission heard this item on June 22, 2023, and determined that the proposal conformed to the 2019 Regional Plan, and on August 10, 2023, the Regional Planning Governing Board adopted the amendment which added a new regional utility corridor and regional utility site.

The approved special use permit is to establish a 65-MW solar photovoltaic generation facility across approximately 278.92 acres on four parcels five miles west of Flannigan, at the intersection of Rainbow Road and Calveda Way and to construct a new 345 kV substation at the site of the photovoltaic facility. An associated permit (WSUP23-0003) is to construct a 5-mile long 345 kV generation-tie (gen-tie) line connecting it to the Fort Sage Substation. The project is intended to be constructed in four phases that may be concurrent, consecutive, or some combination thereof: 1) site preparation, 2) generating facility and access roads, 3) project substation and battery electrical storage system (BESS), and 4) gen-tie line.

The applicant is requesting a 2-year extension of time to obtain building permits from the current deadline of February 10, 2025, to February 10, 2027. The applicant has been working with NV Energy to get approvals for the transmission line, which is roughly a 12-month process. The applicant progressed through NV Energy's approval process to the Large Generator Interconnection Agreement (LGIA) date in May of 2023. However, the applicant states that their investors decided to pull out of the project and chose not to sign the LGIA, and as a result, the year that the applicant spent working to get the LGIA completed was lost. The applicant states that they have found alternative investors, but because they are required to go through the process with NV Energy again, and this process begins in June 2025, the 2-year extension of time is necessary.

The applicant is requesting to amend the original conditions of approval in item 1(c) to read as follows:

The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County and building permits shall be issued by February 10, 2027. The failure to obtain building permits by February 10, 2027, will result in expiration of the special use permit. The applicant shall complete construction within the time specified by the building permits.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Washoe County Planning Commission

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			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X			
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All	X			
NNPH Air Quality	X			
NNPH EMS	X			
NNPH Environmental Health	X			
TMFPD	X			
Truckee Meadows Regional Planning	X			
Washoe-Storey Conservation District	X			
Nevada State Historic Preservation	X			
NV Energy	X			

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

Recommendation

After a thorough review and analysis, Amendment of Conditions Case Number WAC25-0004 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 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:

- (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.

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(s), 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(s).



Amended Conditions of Approval

Amendment of Conditions Case Number WAC25-0004
For Special Use Permit Case Number WSUP22-0037

The project approved under Amendment of Conditions Case Number WAC25-0004 for Special Use Permit Case Number WSUP22-0037 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on April 1, 2025. 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval regarding the 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 amended conditions of approval related to the 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 amended conditions imposed regarding the approved special use permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the **amended** 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 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 – Chris Bronczyk, Senior Planner,
cbronczyk@washoecounty.gov, 775.328.3612**

- 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 building permits shall be issued by February 10, 2027. The failure to obtain building permits by February 10, 2027 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);

Washoe County Amended Conditions of Approval

- 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. 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.
- q. 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.

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

Washoe County Amended Conditions of Approval

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.

Truckee Meadows Fire Protection District

- 4. 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

- 5. 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

Washoe County Amended Conditions of Approval

- 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

6. 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 ***



Date: February 25, 2025

To: Chris Bronczyk, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Amendment of Conditions Case Number WAC25-0004 (Praana Extension of Time)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP22-0037 (Praana Solar). The amendment of conditions is for a 2 year time extension.

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

This project area is not located within the permitted place of use of any water right permit.

Unlawful use of water may be subject to fines and penalties identified in NRS 533, as enforced by the Nevada State Engineer.

Prior to the approval of any building or grading permit for this project, the applicant shall upload a copy of an approved water right permit and lease agreement as attachments to the grading permit application.



Date: February 25, 2025

To: Chris Bronczyk, Senior Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Amendment of Conditions Case WAC25-0003 for Praana Solar
APN: 074-470-02; 074-470-03; 074-470-04; and 074-470-05

GENERAL COMMENTS

Washoe County Engineering staff have reviewed the above referenced application. The Amendment of Conditions case is to approve an Amendment of Conditions to extend the approval of Special Use Permit Case Number WSUP22-0037 for two additional years. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions of approval based upon our review of the site and the application prepared by April Smith.

February 24, 2025

Washoe County Community Services
Planning and Development Division

RE: Praana Extension of Time; Multiple APNs
Amendment of Conditions Case; WAC25-0004

Dear Washoe County Staff:

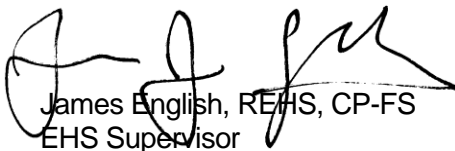
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



From: [AQMD Plans](#)
To: [Bronczyk, Christopher](#)
Subject: Amendment of Conditions Case Number WAC25-0004 (Praana Extension of Time)
Date: Wednesday, February 19, 2025 2:46:31 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

The Air Quality Management Division (AQMD) has reviewed the proposed plans submitted and has the following comments found below:

Based on the understanding in the plans submitted to the AQMD in regard to the solar project the AQMD will require a Dust Control Permit for any disturbance of 1 acre or more and a Supplemental Dust Control Plan. The Supplemental Dust Control Plan will need to include specifics in regard to phasing of the project, dust control measures being employed during the course of construction and a long-term dust control plan for the Solar Project. The Dust Control Permit Application and Supplemental Dust Control Plan will need to be reviewed by the AQMD prior to the issuance of a Dust Control Permit. The construction of the project may also require the use of mobile stationary source equipment such as aggregate crushers and screens. These pieces of equipment will require a Stationary Source permit with the AQMD prior to their use.

In regard to permanent Stationary Source permitting, it is the AQMD's understanding that the Solar Project will construct a photovoltaic array system without the use of any motive fluids. This type of system will not require a Stationary Source permit, however, the AQMD will need a better understanding of any support structures or equipment to determine if any additional Stationary Source permits will be required. This equipment may include but is not limited to fuel burning equipment, emergency generators, etc. that have the potential to emit 5 tons per year of criteria air pollutants.



AQM Plan Review Staff

Air Quality Management Division

O: 775-784-7200

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

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JOE LOMBARDO
Governor

State of Nevada

DEPARTMENT OF WILDLIFE

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

ALAN JENNE
Director

JORDAN GOSHERT
Deputy Director

CALEB MCADOO
Deputy Director

MICHAEL SCOTT
Deputy Director

February 24, 2025

Chris Bronczyk
Washoe County Community Services Department
Planning and Building Division
1001 East Ninth Street
Reno, NV 89512
cbronczyk@washoecounty.gov

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

Mr. Bronczyk;

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.

The Department recognizes and appreciates seasonal timing restrictions the County has included in the Conditions of Approval for the project to minimize indirect impacts to sage-grouse during lekking and breeding season. Additionally, the Department recognizes and appreciates the applicant's submittal and payment of application for the Department's energy review program.

Per the comments made regarding this project in 2023, the Department has not had an opportunity to discuss voluntary compensatory mitigation with Praana Energy to offset both direct and indirect impacts to wildlife and habitat from the proposed action. There are currently no Conditions of Approval directly related to compensatory mitigation; however, the Department still requests an opportunity to discuss and provide more detail on recommendations, input, and further discussion regarding different potential mitigation options with Praana Energy.

Additionally, the Department would also like to notify the County and project proponent of the Nevada's Sage-grouse Conservation Credit System (CCS) mitigation 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.

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", with a stylized flourish at the end.

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

From: [Program, EMS](#)
To: [Bronczyk, Christopher](#)
Cc: [Program, EMS](#)
Subject: FW: February Agency Review Memo II - Amendment of Conditions Case Number WAC25-0004 (Praana Extension of Time)
Date: Friday, February 21, 2025 4:04:09 PM
Attachments: [February Agency Memo II.pdf](#)
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Good Afternoon,

The EMS Program has reviewed the February Agency Review Memo II - Amendment of Conditions Case Number WAC25-0004 (Praana Extension of Time), and has no concerns or questions at this time based on the information provided.

Thank you



April Miller

Sr. Office Specialist

Epidemiology and Public Health Preparedness

O: [775-326-6049](tel:775-326-6049)

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

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

Sent: Wednesday, February 19, 2025 10:51 AM

To: Lustenberger, Fred <FLustenberger@washoecounty.gov>; Lowden, Joanne <JLowden@washoecounty.gov>; Ertell, Doreen <DErtell@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Galicia, Amelia <AGalicia@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSProgram@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Kelly, David A <DAKelly@nnph.org>; deBraga, Kristen <KDeBraga@nnph.org>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon

From: [Way, Dale](#)
To: [Bronczyk, Christopher](#)
Subject: Amendment of Conditions Case Number WAC25-0004 (Praana Extension of Time)
Date: Saturday, March 1, 2025 11:36:49 AM

Chris,

My apologies for the delay.

TMFPD has no specific comments or special Conditions of Approval on this request.

“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/>.

Thank you.

Sent from Dale Way's iPad

From: [Lowden, Joanne](#)
To: [Bronczyk, Christopher](#)
Subject: WAC25-0004 (Praana Extension of Time)
Date: Wednesday, February 19, 2025 3:50:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Chris,

I reviewed #3 - Amendment of Conditions Case Number WAC25-0004 (Praana Extension of Time) on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



Joanne Lowden
Natural Resource Planning Coordinator
Community Services Department | Regional Parks and Open Space
jlowden@washoecounty.gov | Office: [775-328-2039](tel:775-328-2039)
1001 E. Ninth St., Reno, NV 89512




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Reno NV 89502
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Washoe-Storey Conservation District

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

February 23, 2025

Washoe County Community Services Department

C/O Chris Bronczyk, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAC25-0004 Praana Extension of Time

Dear Chris,

In reviewing the conditions for a two-year extension, the Conservation District has the following recommendation.

The District would propose if there were further extensions we could add additional recommendations to the project.

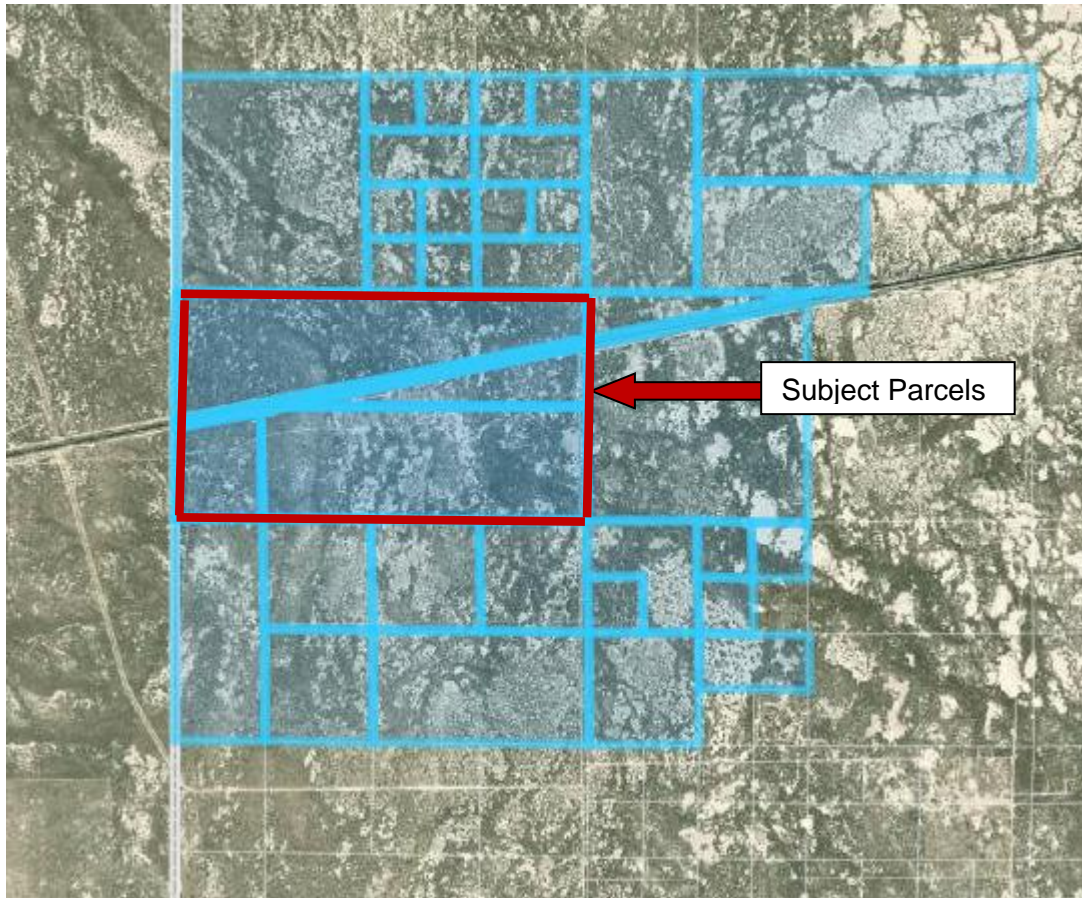
Thank you for providing us with the opportunity to review the project that may have an impact on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer

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 37 separate property owners.



NOTICING MAP

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:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

February 2024

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed condition(s)***.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.