



# Planning Commission Staff Report

Meeting Date: July 1, 2025

Agenda Item: 9A

AMENDMENT OF CONDITIONS CASE  
NUMBER:

WAC25-0007 (Praana Transmission  
Line Extension of Time) for  
WSUP23-0003

BRIEF SUMMARY OF REQUEST:

Amend conditions for a 2-year time  
extension.

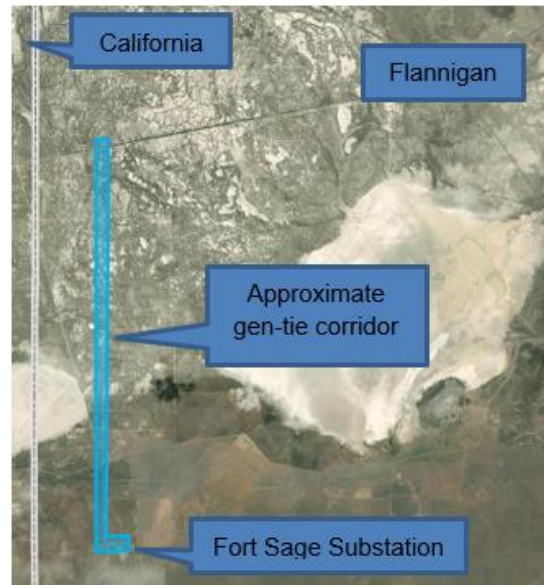
STAFF PLANNER:

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 WSUP23-0003 (Praana Transmission Line). The request is to amend condition 1(c) for the approved special use permit in order to grant an additional 2-year extension of time to obtain building permits for the construction of the project until May 12, 2027. WSUP23-0003 was approved for a 5-mile long 345 kV Gen-tie line connecting the Praana substation to the Fort Sage Substation, which is a utility services use type.

Applicant: Hooper Family Trust  
Property Owner: Hooper Family Trust  
Location: 5 miles along  
Rainbow Way  
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  
Parcel Size: 119, 40, 80, 40, 40,  
120, 40; 39.8, 40,  
40.7, 41; 160, 40.8,



<p>Master Plan:</p> <p>Regulatory Zone:</p> <p>Planning Area:</p> <p>Development Code:</p> <p>Commission District:</p>	<p>40.3, 40.2; 10, 10, 10, 11.8, 10.8, 20; 10, 10, 10, 10, 10.1, 10.1, 10.1, 10; 558.2, 92.4, 160, 374.4, 40; 139.8, 30, 10, 40; 10, 10, 10, 5, 25, 10, 10, 20; 10, 20, 10, 10, 10, 20, 10, 10; 10.2, 10.3, 5.2, 10.3, 10.3, 10.3, 10.3; 10.1, 10.1, 10.1, 10, 10.1, 10.1, 10.1, &amp; 10 Acres</p> <p>Rural (R)</p> <p>General Rural (GR)</p> <p>High Desert</p> <p>Authorized in Article 810, Special Use Permits</p> <p>5 – Commissioner Herman</p>	
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**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

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Agency Comments.....	Exhibit B
Public Notice .....	Exhibit C
Project Application.....	Exhibit D

### **Amendment of Conditions**

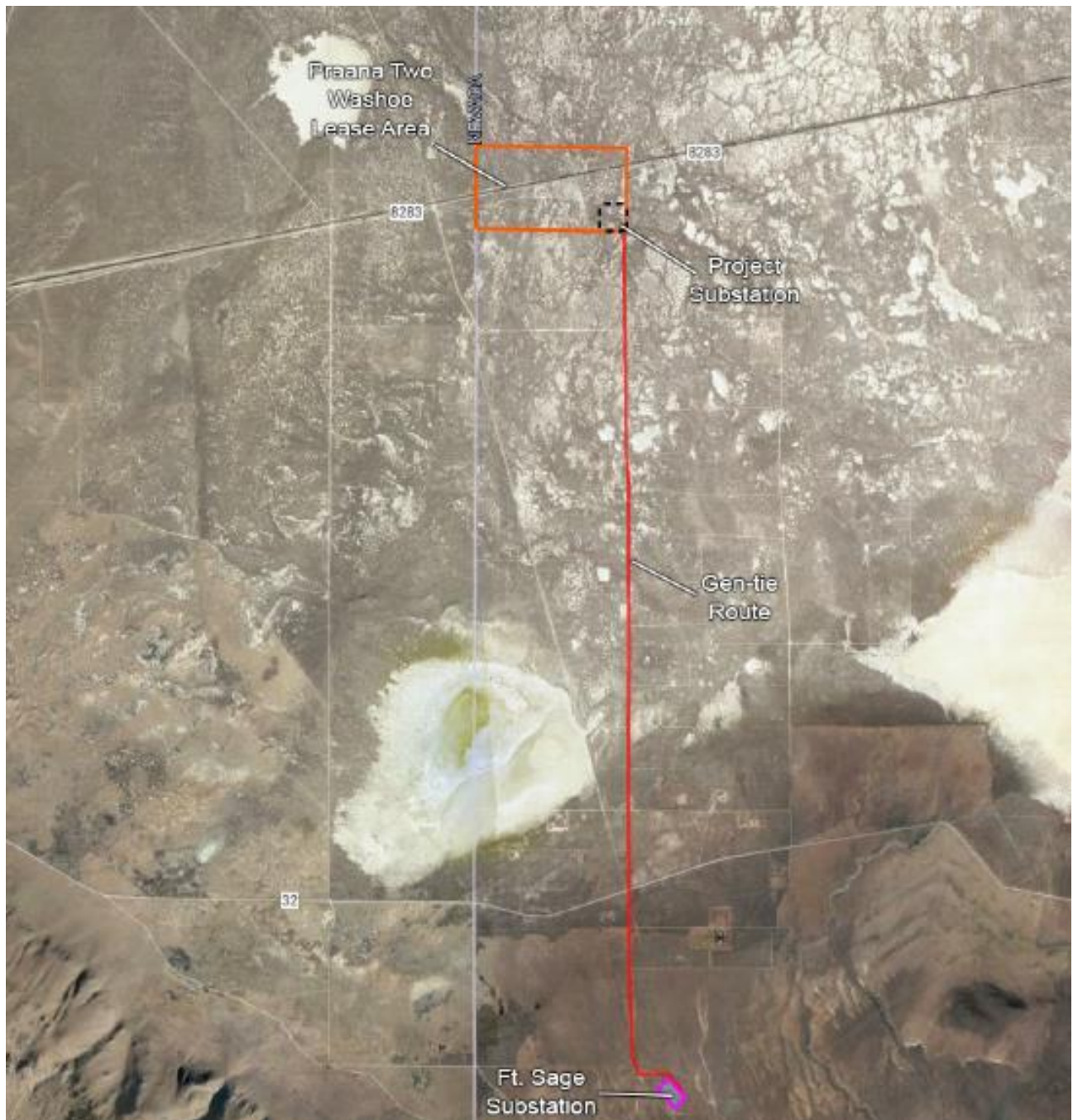
An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are 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 properties are within the General Rural (GR) regulatory zone. The generation-tie line, which is classified as utility services, is permitted in GR with a special use permit per WCC 110.302.05.2.

The conditions of approval for Amendment of Conditions Case Number WAC25-0007 are attached to this staff report and will be included with the amended action order.



**Gen-tie Routing Map**

### **Background and Evaluation of Amendment Request**

On March 7, 2023, the Washoe County Planning Commission approved Special Use Permit Case Number WSUP23-0003 (Praana Transmission Line). It was then appealed and heard by the Board of County Commissioners on May 9, 2023, which upheld the Planning Commission's decision and initiated an amendment to the 2019 Truckee Meadows Regional Plan Map 3 – Regional Utility Corridors and Sites. The Truckee Meadows Regional Planning Commission heard the item on June 22, 2023, and determined that the proposal conformed to the 2019 Regional Plan. On August 10, 2023, the Regional Planning Governing Board adopted the amendment which added a new regional utility corridor and regional utility site.

The special use permit (WSUP23-0003) granted approval to establish a 5-mile long 345 kV generation-tie (gen-tie) line connecting a new substation at the Praana Solar Facility to the Fort Sage Substation.

The applicant is requesting a 2-year extension of time to obtain building permits from the current deadline of May 12, 2025, to May 12, 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 obtain the Large Generator Interconnection Agreement (LGIA). 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 NV Energy only accepts applications once per year. The applicant states that they have found another developer who is currently discussing the next steps related to interconnection with NV Energy. However, because they are required to go through the process with NV Energy again, 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 May 12, 2027. The failure to obtain building permits by May 12, 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			
NV Water Resources	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 Environmental Health	X			
TMFPD	X			
Truckee Meadows Regional Planning	X			
Nevada State Historic Preservation	X			
Pyramid Lake Paiute Tribe	X			
NV Energy	X			

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

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case Number WAC25-0007 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 WAC25-0007 for Hooper Family Trust, 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 WAC25-0007  
For Special Use Permit Case Number WSUP23-0003

The project approved under Amendment of Conditions Case Number WAC25-0007 for Special Use Permit Case Number WSUP23-0003 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on June 5, 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 Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH 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 – Chris Bronczyk, Senior Planner, 775.328.3612, [cbronczyk@washoecounty.gov](mailto:cbronczyk@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 building permits shall be issued by May 12, 2027. The failure to obtain building permits by May 12, 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 to for the new use.
- f. The facility shall be exempted from the landscaping requirements found in the Washoe County Development Code (Chapter 110), Article 412.
- g. The transmission line, transmission poles, and any attachments shall be permitted to reach a maximum height of 150 feet.

## Washoe County Amended Conditions of Approval

- h. 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 110.438.45-100.
- i. 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.
- j. Construction hours are 7am to 7pm Monday through Saturday.
- k. All proposed lighting shall comply with current best practice “dark-sky” standards, in conformance with High Desert Policy 2.5.
- l. No construction of the gen-tie line shall occur March 1 – May 15, during sage-grouse lekking and breeding season
- m. Transmission line poles shall include anti-perch devices or deterrents wherever possible.
- n. Disturbance of prehistoric site 26Wa5567 shall be avoided, or resources in the disturbed area shall be removed and cataloged by a professional archeologist.
- o. 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 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 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](mailto:rwimer@washoecounty.gov);  
Mitch Fink, 775.328.2050, [mfink@washoecounty.gov](mailto: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.”

- I. 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.

### **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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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 one hundred (100%) 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.

### **Planning Commission**

7. At the regularly scheduled public hearing on March 7, 2023, the Planning Commission discussed wildlife and cultural resources and provided the following conditions.
  - a. Flight diverters for sage grouse shall be installed along the transmission line.
  - b. If a professional archaeologist is utilized per condition 1.n, a tribal archaeologist shall also be contacted and consulted.

\*\*\*



Date: April 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 WAC25-0007 for WSUP23-0003  
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

## GENERAL COMMENTS

Washoe County Engineering staff have reviewed the above referenced application. The Amendment of Conditions case is to amend the conditions for Special Use Permit Case Number WSUP23-0003 to extend the expiration date by 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 the property owner.

**WAC25-0007**  
**EXHIBIT B**

**From:** [COOPER, CLIFFORD E](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** WAC25-0006 for WTM18-001; WAC25-0007 for WSUP23-0003  
**Date:** Tuesday, April 15, 2025 12:13:46 PM

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This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Chris,

AT&T does not have any adverse comments regarding these projects.

CLIFF COOPER  
SR SPECIALIST-OSP DESIGN ENGINEER  
AT&T NEVADA  
1375 Capital Blvd rm 115  
Reno, NV 89502  
ROW Office: 775-453-7578  
Cell: 775-200-6015  
Email: [cc2132@att.com](mailto:cc2132@att.com)  
***TEXTING and DRIVING...It Can Wait***

**WAC25-0007  
EXHIBIT B**

**From:** [Way, Dale](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** WAC25-0007 (Praana Transmission Line Extension of Time) for WSUP23-0003  
**Date:** Friday, April 18, 2025 12:05:49 PM

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Chris,

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.

**Dale Way**

**Interim Fire Chief / CEO – Fire Marshal | Truckee Meadows Fire & Rescue**

[dway@tmfpd.us](mailto:dway@tmfpd.us) | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



**WAC25-0007**  
**EXHIBIT B**



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*

CALEB MCADOO  
*Deputy Director*

MICHAEL SCOTT  
*Deputy Director*

April 21, 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 WAC25-0007 (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 Transmission Line 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.

**WAC25-0007**  
**EXHIBIT B**

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](mailto:kmandrie@ndow.org)

**WAC25-0007**  
**EXHIBIT B**

**From:** [Lowden, Joanne](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** WSUP23-0003 (Praana Transmission Line Extension of Time)  
**Date:** Monday, April 21, 2025 9:44:19 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Chris,

I reviewed **WSUP23-0003 (Praana Transmission Line 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](mailto:jlowden@washoecounty.gov) | Office: [775-328-2039](tel:775-328-2039)  
1001 E. Ninth St., Reno, NV 89512



**WAC25-0007**  
**EXHIBIT B**



Date: April 15, 2025

To: Chris Bronczyk, Senior Planner

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

Re: Amendment of Conditions Case Number WAC25-0007 (Praana Transmission Line Extension of Time) for WSUP23-0003

## 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.

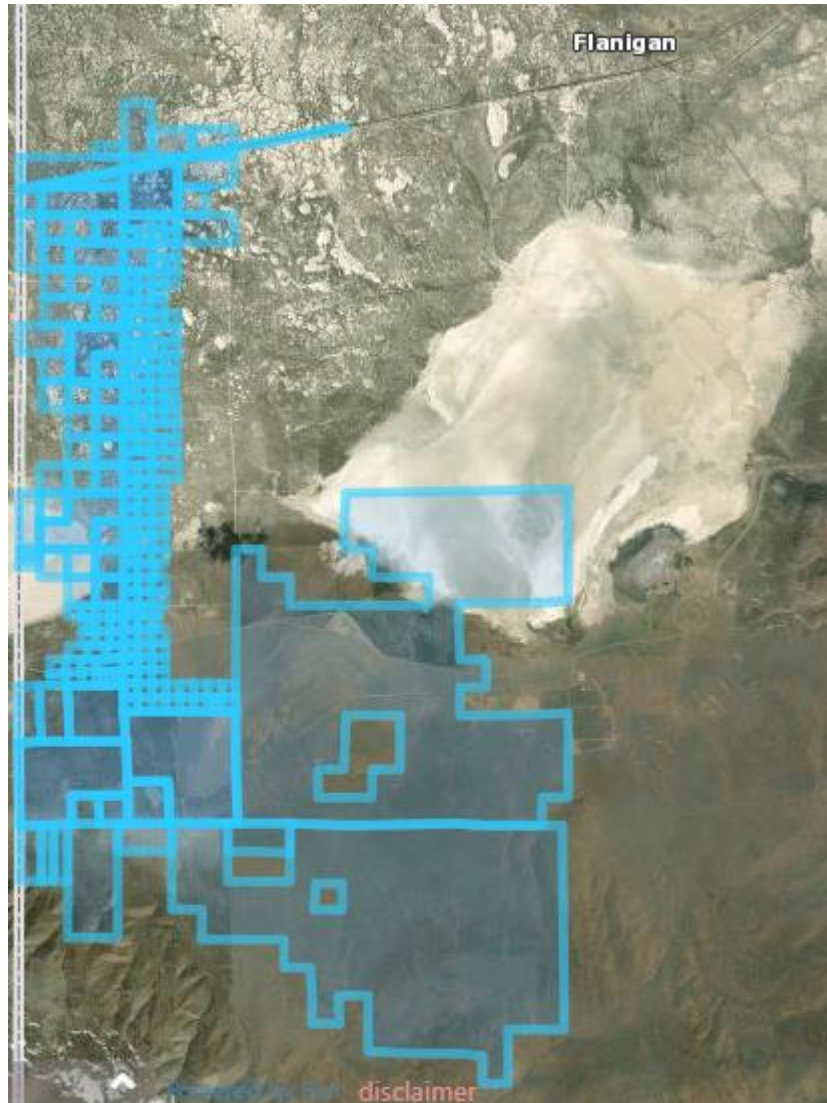
Unlawful use of water may be subject to fines and penalties identified in NRS 533, as enforced by the Nevada State Engineer.

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.

**WAC25-0007  
EXHIBIT B**

### **Public Notice Map**

Pursuant to Washoe County Code Section 110.810 public notification for a project of regional significance consists of notification by mail of at least 30 separate property owners within a minimum 750-foot radius of the subject property. This proposal was noticed within a 750-foot radius of the subject properties, noticing 180 separate property owners.



**NOTICING MAP**

Community Services Department  
Planning and Building  
AMENDMENT OF CONDITIONS  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Amendment of Conditions Development Application Submittal Requirements

Applications are accepted on the 8<sup>th</sup> of each month. If the 8<sup>th</sup> falls on a non-business day, applications will be accepted on the next business day.

**If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)**

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1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Amendment of Conditions Application materials.
6. **Site Plan Specifications:**
  - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
  - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
  - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
  - d. Show locations of parking, landscaping, signage and lighting.
7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
8. **Building Elevations:** All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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### Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

## 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.

<b>Project Information</b>		Staff Assigned Case No.: <u>WSUP23-0003</u>	
Project Name: <b>Praana Transmission Line</b>			
Project Description: This transmission line is a 345 kV line that runs along Rainbow Way and connects the Praana Substation to the Fort Sage Substation.			
Project Address:			
Project Area (acres or square feet): 5 miles along Rainbow Way			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 5 miles west of Flannigan at the intersection of Rainbow Way and Calveda.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
See attachment			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Hooper Family Trust		Name:	
Address: 11242 Clinton Bar Road		Address:	
Pine Grove, CA                      Zip: 95665		Zip:	
Phone: 530-514-0135      Fax:		Phone:                      Fax:	
Email: chooper714@aol.com		Email:	
Cell: 530-514-0135      Other:		Cell:                      Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: TBD		Name: April Smith (Charles Hooper's daughter)	
Address:		Address: 95 Bentwater Loop	
Zip:		Chico, CA                      Zip: 95973	
Phone:                      Fax:		Phone: 530-781-5824      Fax:	
Email:		Email:	
Cell:                      Other:		Cell:                      Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(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)**.

We are requesting a 2-year extension for the transmission line. We experienced some roadblocks but are overcoming them. We were working with NV Energy through the LGIA process and our investor pulled out of the project and did not sign it. NV Energy accepts applications once per year and the LGIA process takes at least a year. In addition, we are transitioning to a new developer. But our new developer is discussing next steps related to interconnection with NV Energy.

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.

We do not anticipate any potential impacts to public health, safety, or welfare through this amendment. The amendment would only extend the deadline.

Assessor's Parcel Numbers:

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