

Washoe County Planning Commission



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Special Use Permit

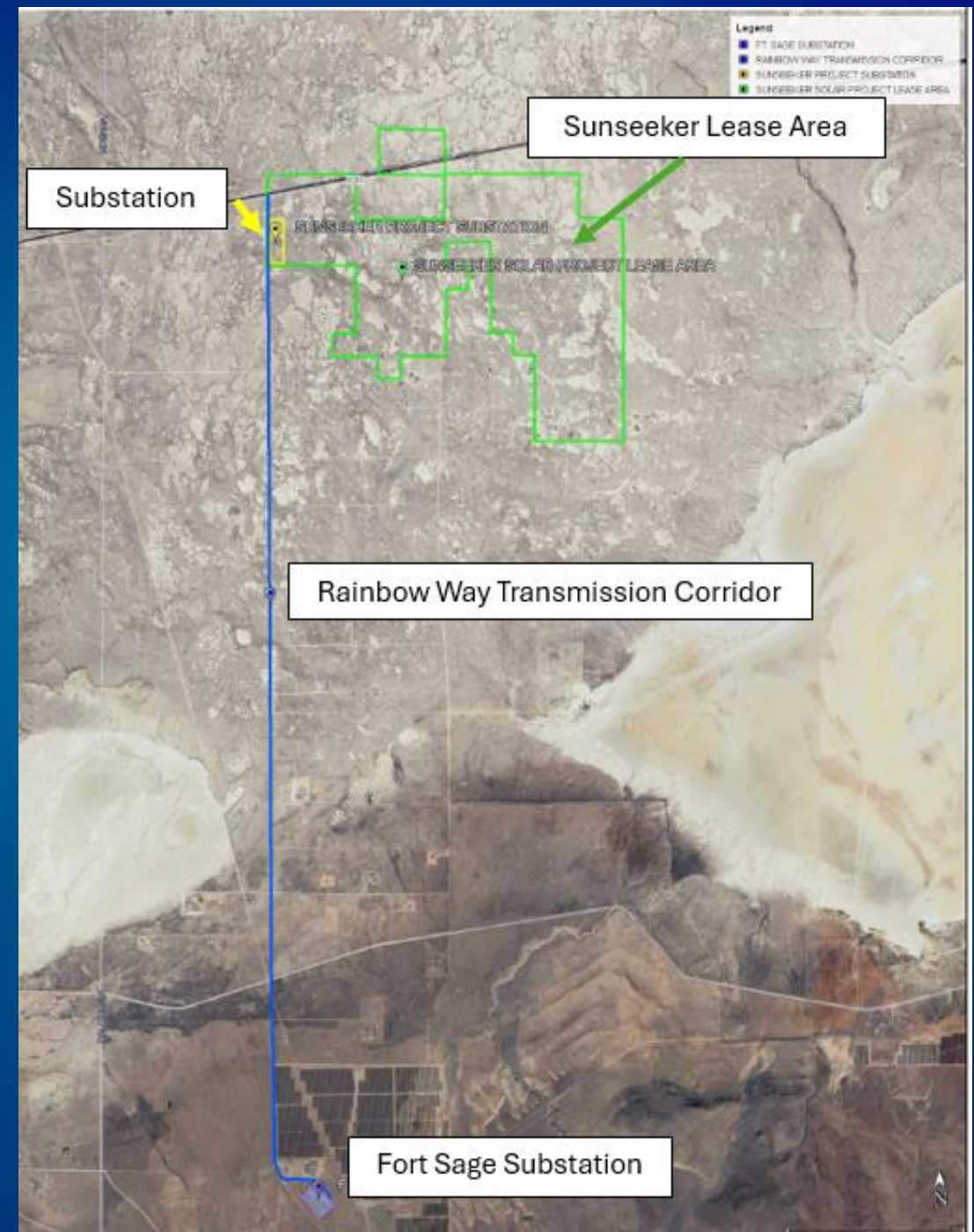
WSUP25-0006

(Sunseeker Solar)

May 6, 2025

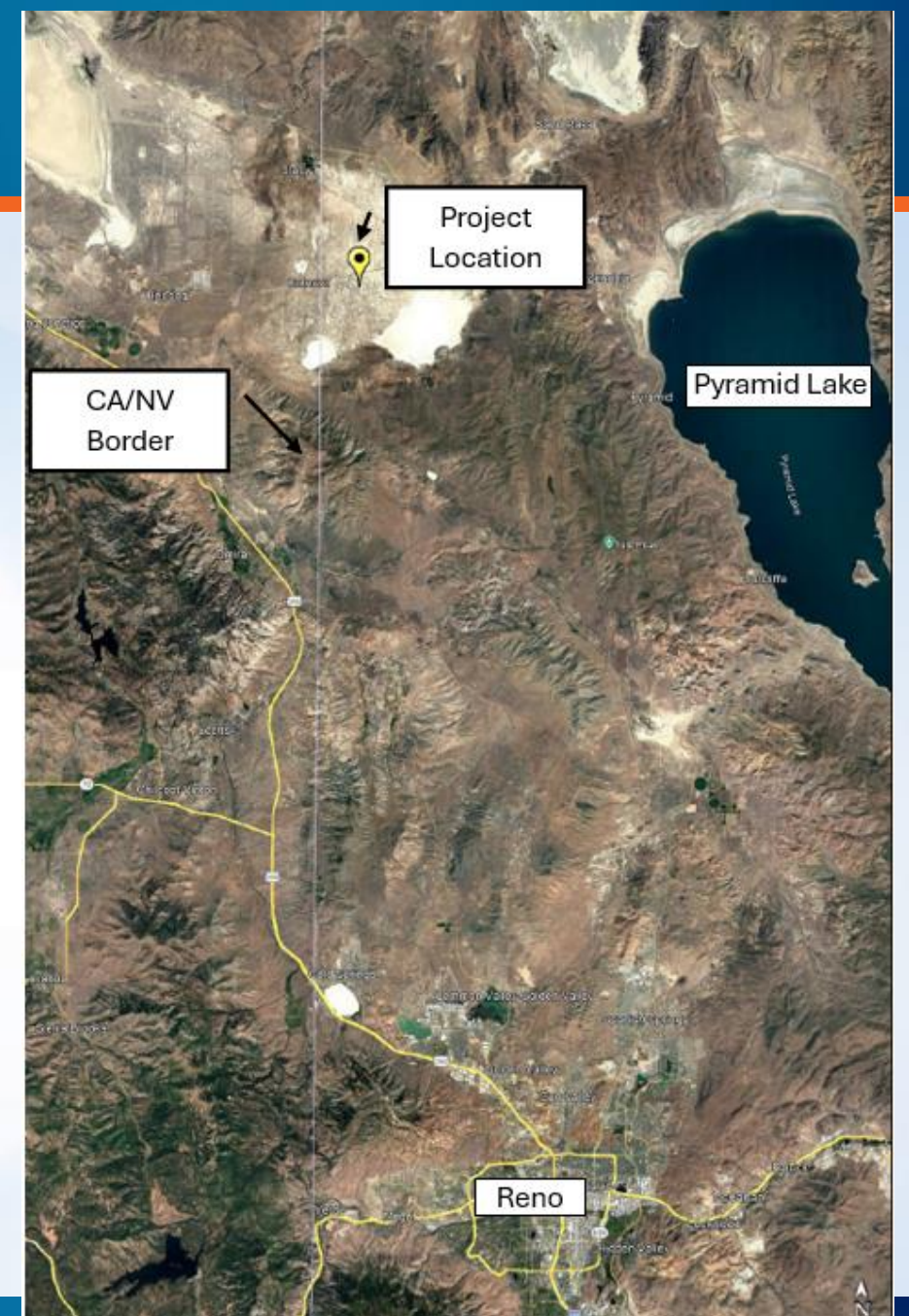
4 miles north of Fish Springs Road on Rainbow Way

APNs: 074-462-19, -18, -15, 14, -05, -03, -02,
074-461-24, -18, -17, -15, -13, -11, -07, -04, -03, -
02, 074-432-01, 074-431-08, 074-161-14 and
074-162-06



Vicinity Map

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



1. Construct a 250 MW photovoltaic generation facility, a 200 MW battery storage system; and a 345 kV substation
2. Associated major grading: 1,108 acres of ground disturbance
3. Vary all parking design requirements
4. Vary landscaping design requirements

Specific Code Sections



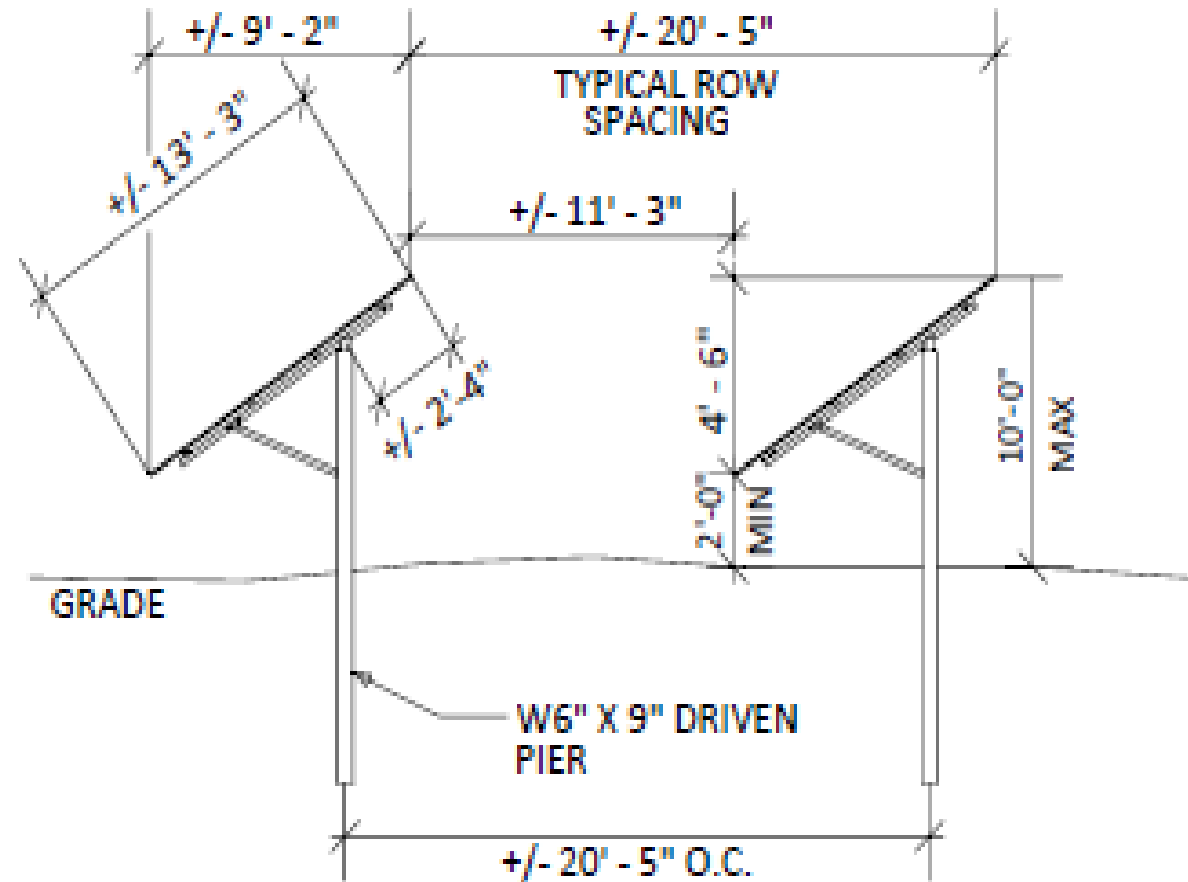
Variance(s) Requested	Relevant Code
Waive all landscaping requirements for industrial and civic uses	Article 412, Landscaping: WCC 110.412.45 and 110.412.40
Waive all parking design requirements	Article 410 Parking and loading: WCC 110.410.25(a) and (c)-(g)
Maximum height of 100' instead of 35'	Table 110.406.05.1

Uses: Energy Production, Renewable



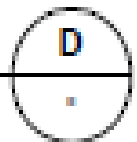
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- 439,000 photovoltaic modules
- 14' solar arrays
- Tied to a 200 MW battery electrical storage system (BESS)



TYPICAL SOLAR ARRAY
RACK DETAIL AND END ELEVATION

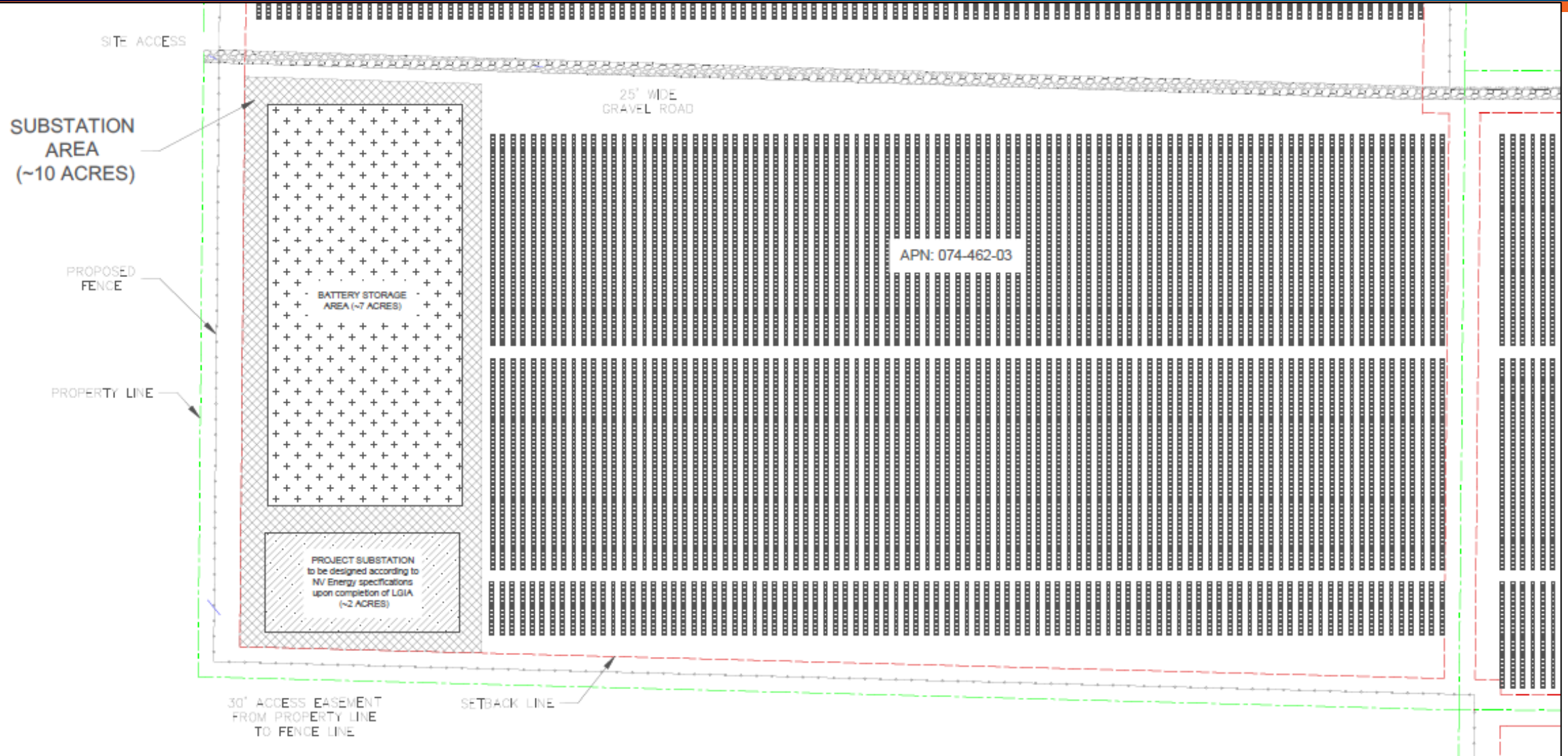
NTS



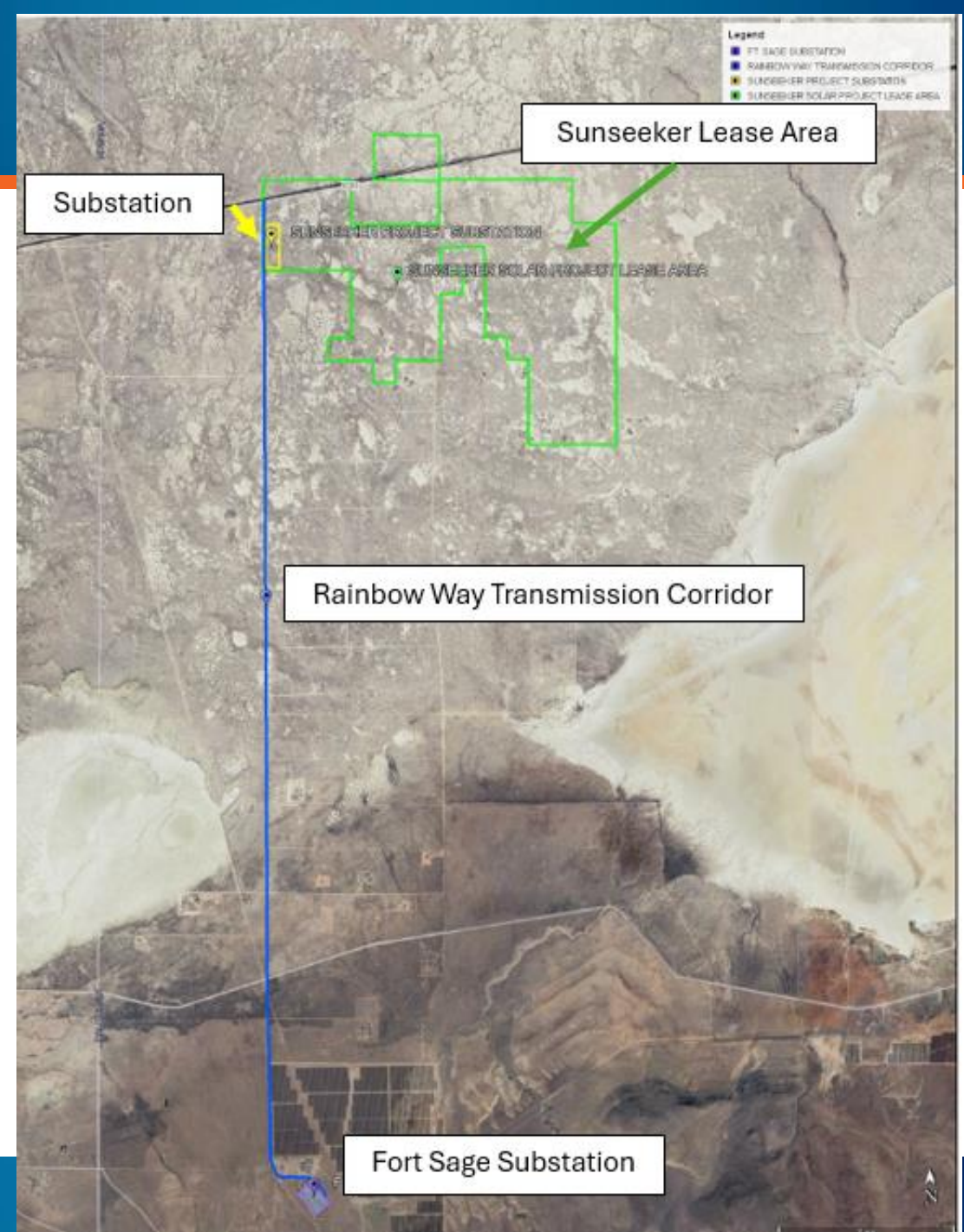
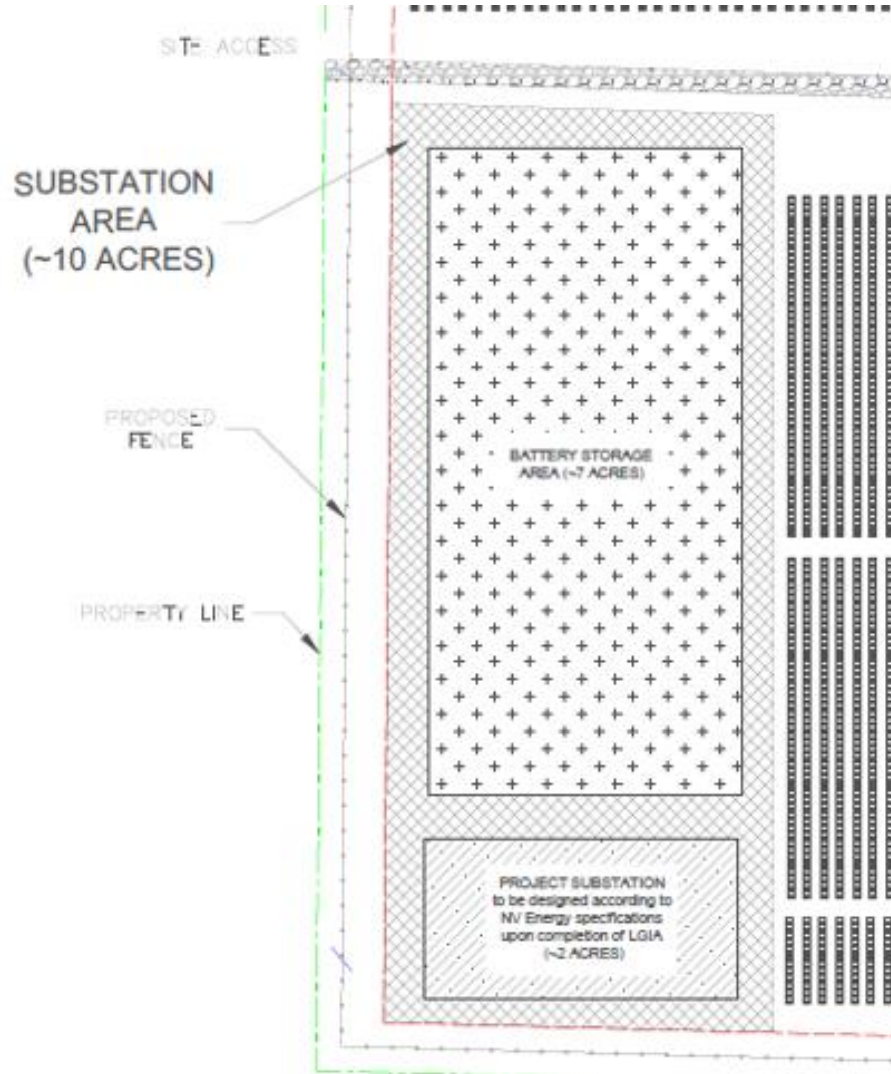
Uses: Energy Production, Renewable



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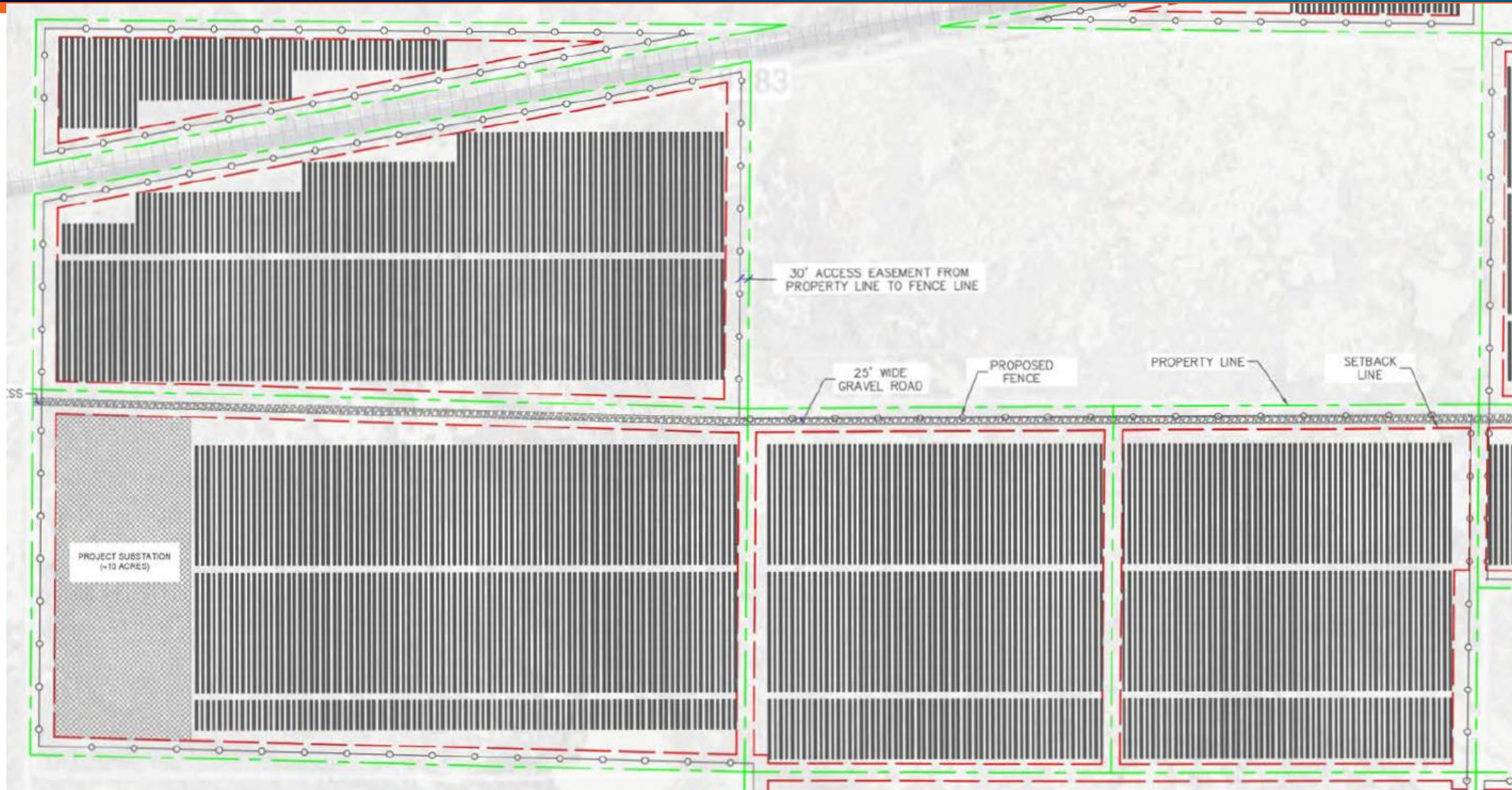
Uses: Utility Services



Site Plan



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Article 410 – Parking and Loading



- Development Code:
 - (1) parking space per employee during peak employment shift per WCC Table 110.410.10.4; (1) handicapped accessible space per Table 110.410.15.1; and (1) 25ft by 15ft loading space for every 20,000sf of gross floor area per 110.410.30(b).
- Requirement
 - The solar facility will be controlled from a remote site, with four on-site employees
 - 2 parking spaces, 1 must be a handicapped accessible
- Request
 - Vary all parking requirements found in 110.410.25(a) and (c-g).

Article 412 - Landscaping



- The project proposes no formal landscaping.
- WCC 110.412.10(d) provides an exemption to the landscaping requirements for Energy Production, Renewable use types when located more than 1 mile from any residence, which exempts all landscaping requirements except for parking areas.
- Staff is supportive of the applicant's request to waive the landscaping standards required for parking areas.

Article 438 – Grading



SUP includes a request for major grading up to 1,108 acres of disturbance (no measurable cut/fill is necessary).

The terrain is primarily flat (0-2 percent slopes) throughout the entire proposed project area.

The proposed project exceeds the major grading permit thresholds in Article 438, Grading Standards. The project is exceeding the below threshold:

- Section 110.438.35(a)(1)(i)(C) – Grading of an area of more than four (4) acres on a parcel of any size.

Article 812 – Projects of Regional Significance



- Project of regional significance because it will generate more than 5 MW of electricity and create a new substation.
- Application requires a conformance review by the Truckee Meadows Regional Planning Commission.
- Requires a regional plan amendment to add a utility site.
 - Must be sponsored by the Washoe County Board of County Commissioners.
- If the Planning Commission approves the special use permit, it shall not be issued until the regional planning authorities have taken final action in accordance with WCC 110.810.40.

Table 2: Master Plan Conformance

Vision Statement	Explanation of Conformance with Vision Statement
<i>“High Desert is a growing area, with many opportunities for sustainable development that celebrates its natural beauty.”</i>	The project will provide a local and regional source of emissions-free sustainable power. The environmental statement prepared for the project concluded no mitigation measures were required to reduce potentially adverse scenic impacts.

Neighborhood Meeting



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Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss SUNSEEKER SOLAR, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

06:00 p.m., Monday, January 20th, 2025

<https://tinyurl.com/2txze24e>

Meeting ID: 910 8483 7941 Passcode: 5wNA21

Project Description:

This project is located on Rainbow Way, approximately 45 miles north of Reno, parcel number(s) 074-161-14; 074-162-06; 074-432-01; 074-461-02, 03, 04, 07, 11, 13, 14, 15, 16, 17, 18, 24; 074-462-02, 03, 14, 18, and 19. This proposed project is a 250 MW photovoltaic solar electric production system with up to 200 MWs of battery energy storage.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: Brent L. Moore, (916) 712-9707, bmoore1@teamues.com

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff: Courtney Weiche, 775.328.3608, cweiche@washoecounty.gov

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Reviewing Agencies



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Sent to 22 agencies/
departments for review

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Natural Resources Conservation Service	X			
BLM - Winnemucca Dist. Office	X			
Environmental Protection	X			
NDF - Endangered Species	X			
NDOW (Wildlife)	X	X	X	Katie Andrie, kmandrie@ndow.org
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X	X	X	Genine Rosa, grosa@washoecounty.gov; Joshua Restori, jrestori@washoecounty.gov
NNPH EMS	X	X		
NNPH Environmental Health	X	X		
TMFPD	X	X	X	Dale Way, dway@tmfpd.us;
Truckee Meadows Regional Planning	X			
Washoe-Storey Conservation District	X	X		
Nevada State Historic Preservation	X			
Pyramid Lake Paiute Tribe	X			
NV Energy	X			

- Notice sent to 77 unique property owners
- Only clarifying phone calls and emails received – no opposition
- Two (2) public comments were received in support of the project

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.

Additional findings per 110.810.35



- (a) Environment. That the proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general;
- (b) Impact on Scenic Resources. That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and
- (c) Reclamation. That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.

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 WSUP25-0006 for Ultreia Group, LLC, on behalf of Shreem Brzee Solar, 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 and the additional Development of Natural Resources findings in accordance with Washoe County Code Section 110.810.35. I further move to vary the development code standards for parking specified in WCC Section 110.410.25(a) and (c)-(g), and waive the industrial landscaping standards of WCC Section 110.412.45 and the civic landscaping standards of WCC Section 110.412.40.

Thank you

Courtney Weiche, Senior Planner
Washoe County CSD – Planning Division
cweiche@washoecounty.gov
775-328-3608



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