



# Planning Commission Staff Report

Meeting Date: May 6, 2025

Agenda Item: 9C

SPECIAL USE PERMIT CASE NUMBER: WSUP25-0006 (Sunseeker Solar)

BRIEF SUMMARY OF REQUEST: Request to construct a 250 MW photovoltaic generation facility and a 200 MW battery storage system; and a 345 kV substation; and associated major grading.

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## CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for: 1) the establishment of a 250MW photovoltaic generation facility and a 200MW battery energy storage system, which is an energy production, renewable use; 2) construction of a 345 kV substation to connect to the previously approved 345 kV generation tie line (WSUP23-0003 – “Praana Transmission Line”), which is a utility services use; 3) major grading for 1,108 acres of ground disturbance; 4) a request to vary all parking design requirements; and 5) a request to vary landscaping design requirements. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity and requires construction of a substation. It will require approval by the regional planning authorities before any approval at the county level would take effect. This project also requires a recommendation to amend the Regional Utility Corridor Map of the 2019 Truckee Meadows Regional Plan from the Board of County Commissioners to identify the location of the new substation. This project will also need to comply with all federal and state approvals before any approval at the county level would take effect.

Applicant:	Ultreia Group LLC, on behalf of Shreem Brzee Solar, LLC
Owner(s):	See Exhibit D
Location:	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

<p>Parcel Size: 40ac, 40ac, 80ac, 10ac, 80ac, 139.7ac, 20.8ac, 20ac, 30ac, 40ac, 90ac, 40ac, 10ac, 10ac, 10ac, 10ac, 241ac, 160ac, 10ac, 8.8ac, 47.6ac</p> <p>Master Plan: Rural</p> <p>Regulatory Zone: General Rural</p> <p>Planning Area: High Desert</p> <p>Development Code: Authorized in Article 810, Special Use Permits</p> <p>Commission District: 5 – Commissioner Herman</p> <p>Applicant/Owner: UES, on behalf of Shreem Brzee Solar, LLC</p>	
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**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

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**Exhibits Contents**

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The technical reports submitted with the project application are extensive. To review the complete project application with technical reports on-line click [here](#) or contact Planning at [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov) to have a copy sent by email.

**Special Use Permit**

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- 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 business or project.

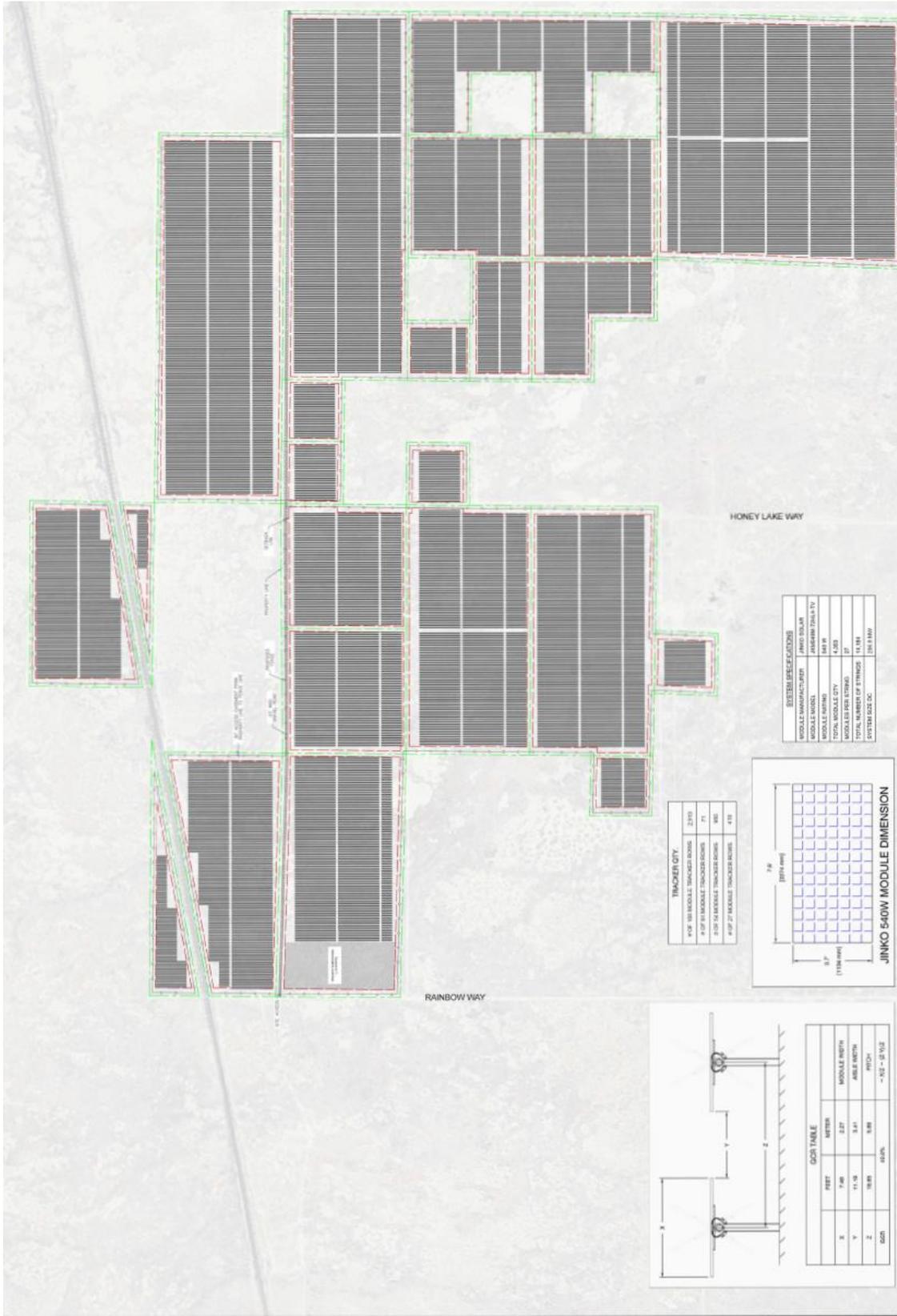
The conditions of approval for Special Use Permit Case Number WSUP25-0006 are attached to this staff report and will be included with the action order if approved.

The subject properties have a regulatory zone of General Rural (GR). The proposed 200 MW solar facility and 200MW battery energy storage system are both classified as “renewable energy production” use types and the proposed substation is classified as a “utility services” use type; both of which are permitted in the GR regulatory zone with a special use permit per WCC Section 110.302.05, *Table of Uses*.

This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity and requires construction of a substation. Therefore, the applicant is seeking approval of this special use permit from the Planning Commission.

Additionally, Article 810, Special Use Permits, allows the Planning Commission to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Planning Commission will be ruling on request(s) to vary the standards below:

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



**Site Plan**

## **Project Evaluation**

The applicant is seeking to construct a photovoltaic solar energy system (PSES) with up to 250 MW of power generation, up to 200 MW battery electrical storage system (BESS), and an on-site project substation proposed to be connected to a previously approved 345 kV generation tie line (using the Rainbow Way Transmission Corridor to the NV Energy Fort Sage substation) on 1,128 acres of privately owned land, comprised of twenty-three (23) undeveloped parcels (APNs 074-461-11, 074-461-04, 074-162-06, 074-161-14, 074-461-13, 074-461-02, 074- 432-01, 074-461-17, 074-461-18, 074-462-18, 074-461-24, 074-461-03, 074-461-07, 074-461-15, 074-462- 02, 074-462-03, 074-462-19, 074-462-14, 074-462-05, 074-431-08, 074-462-15, 074-461-14, 074-461-16). The proposed project is located approximately 43 miles north of Reno in the Honey Lake Valley. All parcels have a regulatory zone of General Rural, a master plan designation of Rural and are located in the High Desert Planning Area.

The project will use solar photovoltaic panels for an injection capacity limited to 250 megawatts of alternating current solar capacity at the point of interconnection to the electric power grid. It will interconnect through a 345 kV gen-tie line to the NV Energy's Fort Sage Substation (five (5) miles south of the project site) via a Rainbow Way private utility easement. A security fence will be installed within 20 feet of the final approved locations of the panel arrays. The exact fence line location will be based on the final approved design and final survey of the project lease area boundaries.

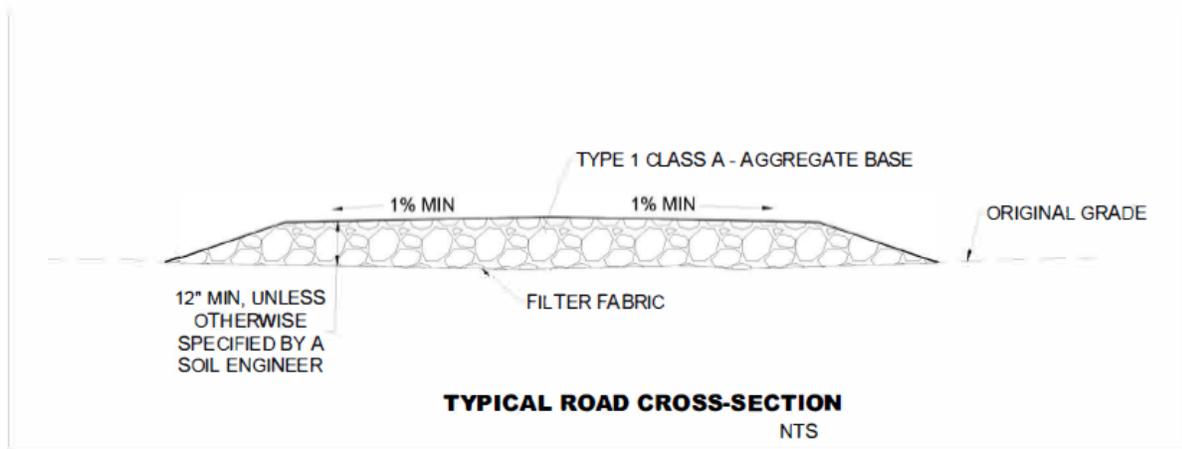
The BESS system will store energy from the project which will be supplied to the electrical grid when needed. The BESS will be located within the ten (10) acre area of the substation on the western side of the project lease area. See project site plan above.

According to the application, the following construction phases are expected to last up to seven (7) months commencing in the spring of 2026 following the issuance of an interconnection agreement with NV Energy: Phase 1 - Site Preparation and Grubbing, Phase 2 - Generating Facility, Phase 3 - Project Substation and Battery Energy Storage System, and Phase 4 – Connection to the Gen-Tie Line (WSUP23-0003).

The applicant is requesting to waive all landscaping and parking design requirements and to vary the maximum height standard. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity and create a new substation..

To enable the development of this solar facility and substation, the special use permit includes a request for major grading for approximately 1,108 acres of disturbance. The application indicates no cuts and minimal fill will be required because the site is essentially flat (0-2% slope) throughout the entire proposed project lease area. The majority of the land disturbance area is for the removal of vegetation and to create a uniform surface area. Any material brought in will be primarily for road construction and the substation area. The substation yard will have 4 to 6 inches of crushed stone or rock (approximately 5,000 cubic yards to 8,000 cubic yards) and will cover the entire substation yard to the substation fence. The yard surface material *"helps reduce the danger of potentially hazardous mesh and touch potentials (i.e. electrocution prevention); minimizes weed growth; provides a clean, reasonably dry walking surface during wet periods; dissipates erosion effect from rain; and contributes to better access drives for light vehicles within the yard."*

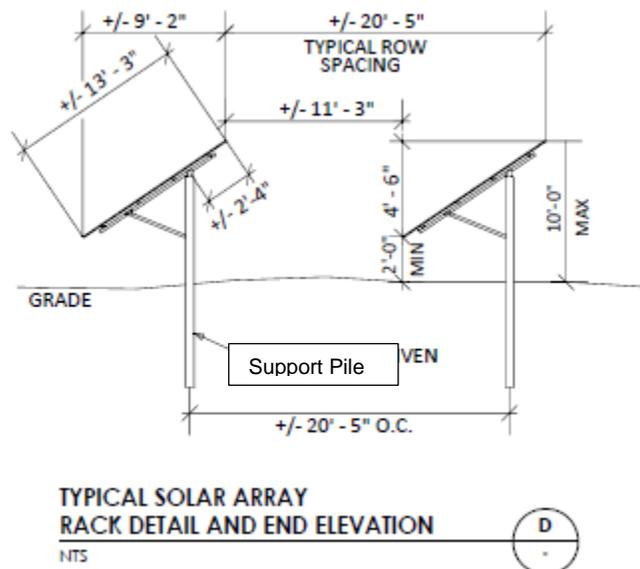
Approximately 40,000 cubic yards of gravel fill will be added to the project site for access roads. See below diagram for road cross-sections.



**Energy Production, Renewable Use Type**

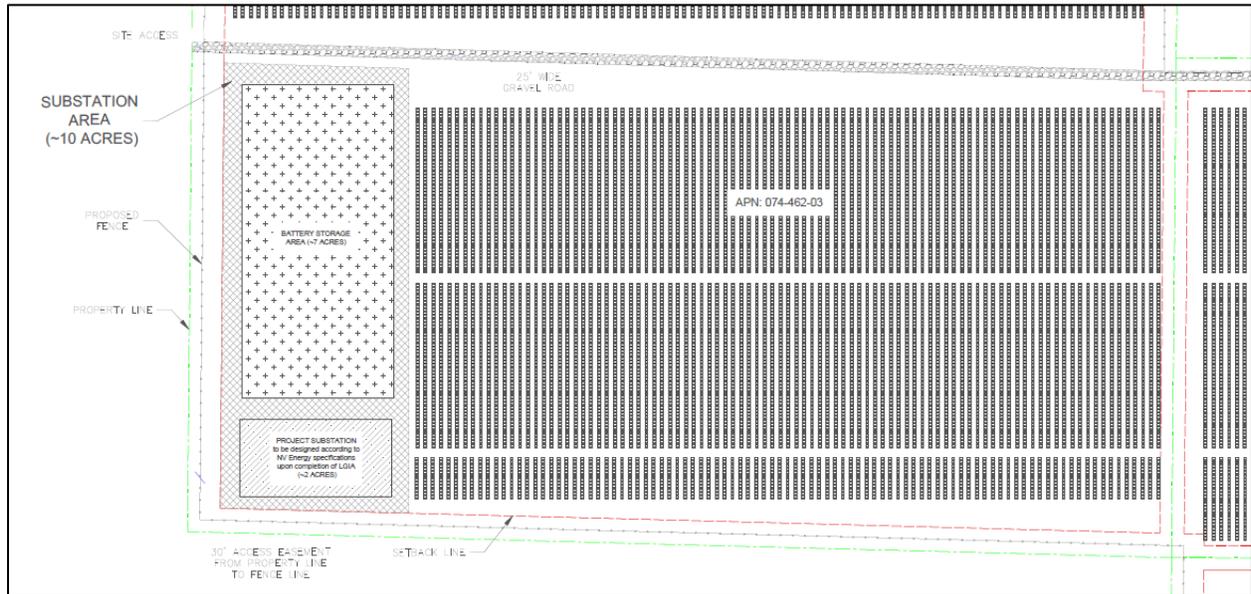
The proposed photovoltaic facility will include approximately 439,000 photovoltaic modules on single axis tracker systems or a fixed support structure. The single axis tracker systems would allow movement of the panels such that they track the sun to ensure maximum exposure, and the fixed support structure would keep the modules oriented in one direction – in this case, per the application, the fixed support structure would be oriented south to optimize exposure throughout the year.

The solar arrays will be a maximum height of 14' and will be mounted on piles driven into the ground. This construction technique limits ground disturbance necessary for installation of the panels. An example elevation of what a typical solar array may look like is shown below.



**Example Panel Details**

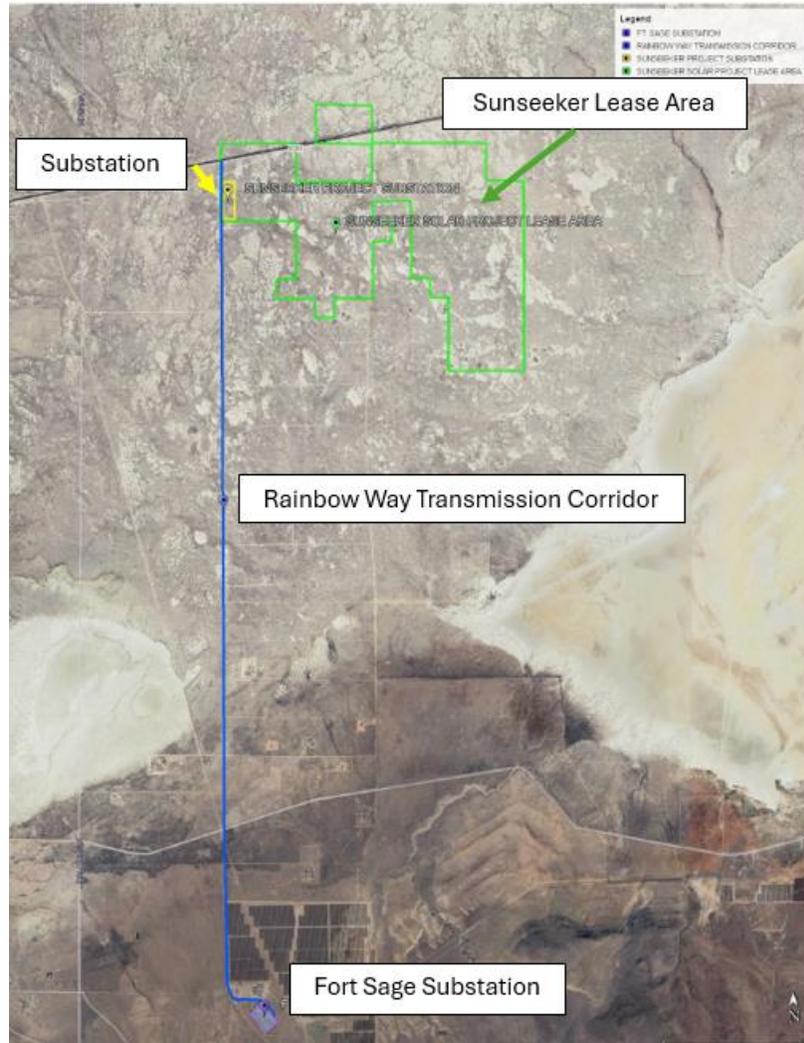
The modules will be tied to a 200 MW battery electrical storage system (BESS) which will be located within a ten (10) acre area of the substation on the western side of the project lease area. See below. The BESS would occupy approximately 6 acres within the footprint and graded flat with compacted gravel surrounding each unit and throughout the substation area.



These are systems housed in structures similar in appearance to a cargo container that include battery infrastructure, climate control, fire suppression, and other related features. If the final battery storage design involves structures that are considered or resemble a cargo container, they will be required to meet the design standards laid out in WCC Section 110.306.10(g). A condition of approval ensures compliance with the WCC for cargo containers.

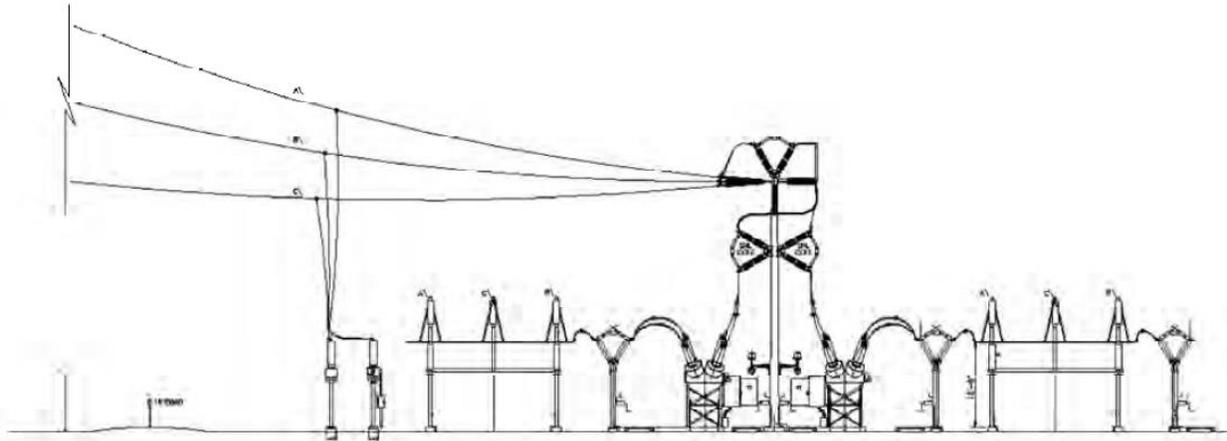
### Utility Services Use Type

The proposed substation is classified as a utility services use type. The substation will be collocated with the battery energy storage system (BESS) in the eastern corner of the project area and would connect to the previously approved gen-tie transmission line (WSUP23-0003 Praana Transmission Line) which runs approximately five miles south to the NV Energy Fort Sage Substation along the Truckee Meadows Regional Planning Agency's designated Rainbow Way 345 kV Regional Utility Corridor. Permission to construct within the Rainbow Way Regional Utility Corridor was previously granted to Praana Renewables Energy, LLC ("Praana") by the PUCN in January of 2023 (Docket Number 22- 08029) and subsequently transferred to Rainbow Way 1, LLC ("RW1") in April of the same year.



The applicant has provided the following statement regarding the approved Praana Solar project under Special Use Permit Case Number WSUP22-0037: “Sunseeker understands that the Praana/RW1 has since been abandoned with RW1 having notified the lessors of their project sites that all development activity had been suspended in a letter dated April 16, 2024 and NV Energy indicating on May 14th, 2024, that the project had been withdrawn from the interconnection queue. Sunseeker, therefore intends to develop the gen-tie in the absence of the previous applicant with any excess capacity on the gen-tie remaining available under the provisions of the Federal Power Act (sections 210, 211, and 212) in accordance with FERC open access guidelines for future development in the event that the neighboring project should be revived or additional developers in the vicinity should seek interconnections.” While the ownership for “Praana Solar” may have changed since its approval in 2022, the entitlement to construct the transmission line, in accordance with the requirements of WSUP22-0037, is still valid. The applicant intends to connect to the gen-tie line once constructed.

The design characteristics of the proposed substation and connection to the gen-tie line from the application are illustrated below.



**Typical Substation Profile**

**Article 310 – Temporary Uses**

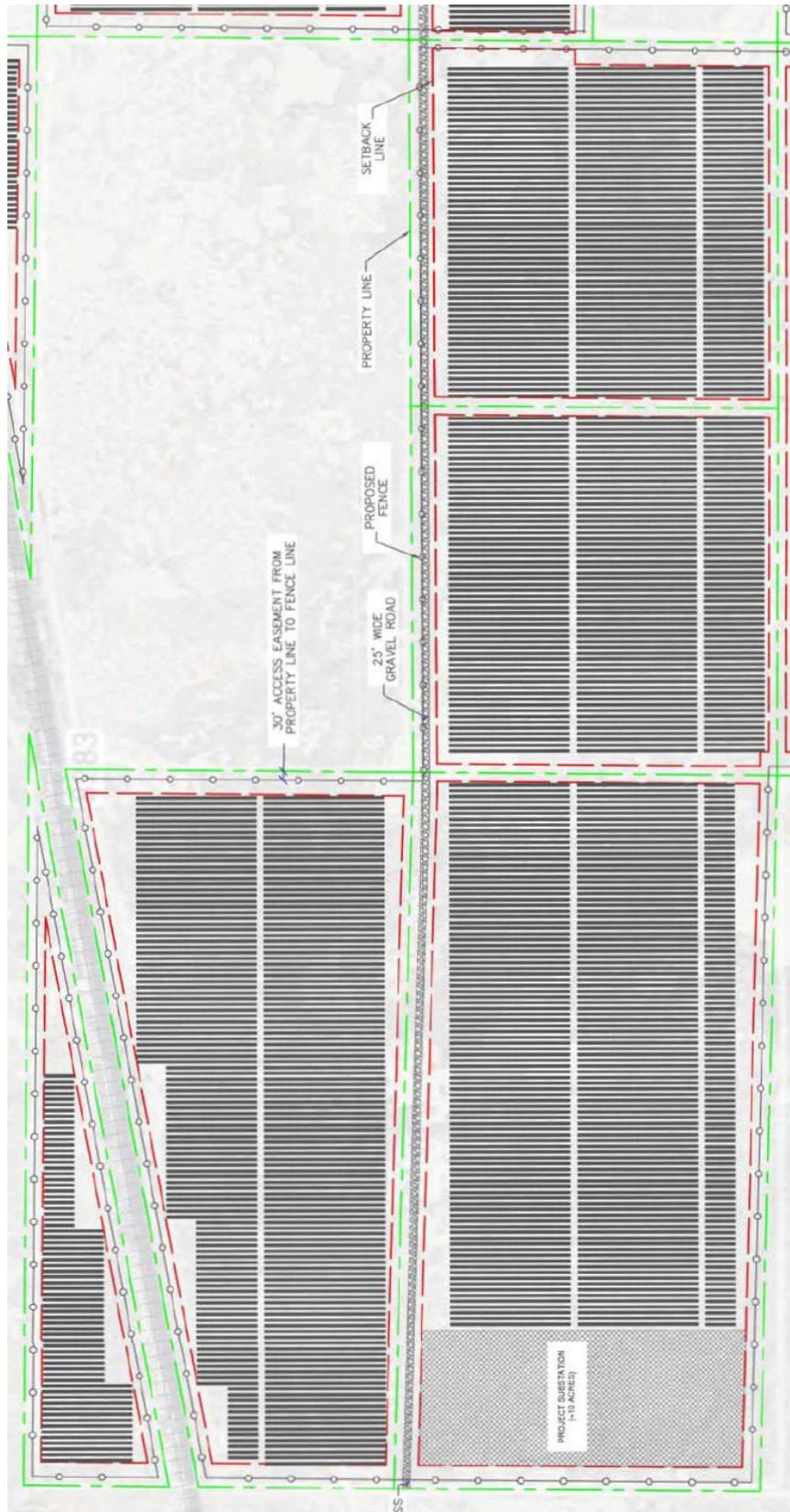
The application proposes a temporary contractor’s yard. Any contractor’s yard created to manage the construction of the site shall comply with all provisions of WCC 110.310.45. The application indicates the yard would be located near the main entrance for the site at Rainbow Way. This is where the contractor site trailers/offices, fabrication areas, worker break area, sanitation, parking, material staging area, and storage (CONEX) boxes would be located. This area would cover approximately 5 to 7 acres. Temporary power for the main laydown area would be provided by temporary mobile generators. Potable water for drinking and sanitation would be trucked in as needed from an outside source. Secondary materials staging/laydown areas may be located closer to work areas and would be moved periodically as the site builds out.

**Article 406 – Building Placement Standards**

Table 110.406.05.1, *Density and Intensity Standards*, Part Three: Yard and Setback Dimensions, sets forth the required yard setbacks as follows for the General Rural (GR) regulatory zone:

- Front and Rear Yards: Thirty (30) feet
- Side Yards: Fifty (50) feet

As demonstrated in the below enlarged image, all project area improvements (i.e. BESS/PSES) are located outside of the required setbacks for *each* parcel shown in the red dashed line on the site plan. The project area is predominantly surrounded by vacant parcels of open rangeland with the exception of APN 074-431-11 located 500’ south of the project border with a mobile home and abandoned vehicles. The location of the only structures (i.e. substation) is located in the furthest most corner of the project area in relation to this parcel.



### **Article 410 – Parking and Loading**

Access to the site would be an unpaved public right of way (Rainbow Way) and utility/access easement which stretches the entire length of the Rainbow Way Transmission Corridor from the project site to the NV Energy Fort Sage Substation.

The solar facility will be controlled from a remote site, with four on-site employees. The renewable energy production use type requires: (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). Parking for the utility services use type is determined during the review process. This facility shall therefore provide two (2) total parking spaces in front of the power generation facilities, one of which must be a handicapped accessible space with applicable signage.

The applicant is also requesting to waive all the parking lot requirements per WCC 110.410.25 on the basis that the facility is in a rural area without paved roads. Staff agrees that the parking lot design, wheel stops, striping and marking, paving, landscaping, and lighting requirements do not fit the surrounding environment. Therefore, staff has provided conditions in Exhibit A waiving the parking requirements found in 110.410.25(a) and (c-g).

### **Article 412 – Landscaping**

The project as proposed provides 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 this project from all landscaping requirements outside of those required for parking areas. As addressed above, staff is supportive of the applicant's request to waive the landscaping standards required for parking areas. Additionally, the solar facility is located in an area with native vegetation and no available water for irrigation.

### **Article 414 – Lighting and Sound**

Due to the nature of the project, there will be no impacts due to lighting or sound. A condition of approval ensures lighting is compliant with Article 414, Lighting and Sound.

### **Article 438 – Grading**

To enable the development of this solar facility and substation, the special use permit application 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 with an approximate elevation above sea level on the northwest corner at 4006 feet and then a very slight slope to the east/southeast toward the Rainbow Way border where the elevation is approximately 4,000 feet.

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.

Per the application, only areas to be developed will be disturbed and revegetation will occur as necessary. All disturbed areas will be reseeded with a seed mix according to a vegetation plan approved by the Washoe-Storey Conservation District.

The Washoe County Engineering Division reviewed the application and provided a condition of approval (Exhibit A) requiring the submission of a grading and drainage plan and had no concerns about site suitability.

All proposed grading must be consistent with Washoe County Code, Article 438, Grading.

**Article 505 – Signs**

No signs, other than signage at gated access points are proposed as part of this application. Any signs proposed in the future will need to comply with the standards of Article 505.

**Article 810 – Special Use Permits**

The proposed application qualifies as a development of Natural Resources SUP. Therefore, the following additional findings are required in accordance with WCC 110.810.35:

- a) The proposed development is not unduly detrimental to surrounding properties, land uses, and the environment in general;
- b) The proposed development will not unduly block scenic views or degrade surrounding scenic resources; and
- c) The proposed development will reclaim the site at the conclusion of the operation.

**Article 812 – Projects of Regional Significance**

This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity and create a new substation. As a project of regional significance, this application requires a conformance review by the Truckee Meadows Regional Planning Commission. The proposed substation requires a regional plan amendment to add a utility site, which may be sponsored by the Washoe County Board of County Commissioners. Thus, 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.

**2040 Master Plan Consistency**

The proposed amendment is consistent with the Envision Washoe 2040 Master Plan’s High Desert Planning Area Vision Statement as described in the following section.

**Table 2: Master Plan Conformance**

Vision Statement	Explanation of Conformance with Vision Statement
<i><b>“High Desert is a growing area, with many opportunities for sustainable development that celebrates its natural beauty.”</b></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.

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 3.

**Table 3: Master Plan Element Conformance Priority Principles & Policies**

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<b>NCR Principle 2. Coordinate development and conservation goals with State, tribal, and federal agencies</b>		
<b>Policy 2.3. Coordinate wildlife protection efforts with NDOW, USFS, USFWS, the Nevada Division of Natural Heritage, Nevada Division of Parks, Washoe County Regional Parks and Open Space.</b>		All listed agencies and County departments received notice of application. Their comments and recommended conditions of approval have been incorporated appropriately. No comments of concern were received.
<b>NCR Principle 3. Protect key wildlife and vegetation resources.</b>		
<b>Policy 3.1. Protect key wildlife and fishery habitats; habitats of threatened, endangered, or rare species; key migration routes or critical seasonal habitats; and areas important for scientific study.</b>		NDOW provided recommendations that have been incorporated into the conditions of approval restricting construction activities from March 1 to May 15 during sage-grouse lekking and breeding season.

<p><b>Policy 3.6. Support government and private efforts to control the spread of invasive, nonnative species throughout the region.</b></p>	<p>As a part of the application, a vegetation management plan was submitted addressing the control of noxious weeds.</p>
<p><b>NCR Principle 5. Maintain air quality at levels necessary to protect public health and welfare and improve visual clarity.</b></p>	
<p><b>5.2. Support NNPH Air Quality Management Division in their efforts to continuously monitor air quality and mitigate identified health impacts.</b></p>	<p>The Air Quality Management Division (AQMD) of Northern Nevada Public Health reviewed the plans and provided conditions of approval requiring a Dust Control Permit Application and a Supplemental Dust Control Plan to be reviewed by the AQMD prior to issuance of the Dust Control Permit.</p>
<p><b>Land Use Principle 1. Facilitate partnerships to ensure land use decisions are based on the best available information.</b></p>	
<p><b>LU 1.1 - Continue to cooperate with TMRPA to ensure the County’s approach to growth and development is consistent with and supportive of the regional vision.</b></p>	<p>TMRPA was forwarded the project application and information during the agency review period. No comments or concerns were received concerning the subject application.</p>
<p><b>LU 1.2 - Provide a variety of opportunities to involve the community in the review of future growth and development.</b></p>	<p>In addition to County-required noticing per NRS, the applicant held the required and duly noticed neighborhood meeting to solicit feedback and comment from adjoining property owners prior to submittal of a formal application. Further, the County’s Neighborhood Meeting HUB webpage (<a href="https://neighborhood-washoe.hub.arcgis.com/">https://neighborhood-washoe.hub.arcgis.com/</a>) allows for an additional opportunity for community engagement and feedback for the project.</p>
<p><b>LU 1.3 - Continue to coordinate land use policies and decisions with the public health goals of the Northern Nevada Public Health (NNPH).</b></p>	<p>Northern Nevada Public Health received the project application and information during the agency review period. No comments in opposition of or concern were received.</p>

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies for the High Desert Planning Area, as described in Table 4.

**Table 4: Master Plan Conformance with High Desert Priority Principles & Policies**

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<b>Adaptation and Resilience Principle 3. Mitigate the impacts of climate change on residents.</b>	
<b>Policy 3.4 Encourage development of alternative and renewable energy generation and infrastructure, including but not limited to solar, wind, and geothermal to benefit the community/County.</b>	According to the application, the project will provide a local and regional source of power, producing around 750,000 megawatt-hours of clean, emissions-free power each year at max buildout. Compared to Nevada’s current average power emissions, this project will allow for the reduction of around 765,000 tons of carbon dioxide annually.
<b>Land Use Principle 3. Support development that respects natural resources.</b>	
<b>Policy 3.2 Promote landscaping that is consistent with best practices for resource sustainability, habitat preservation and enhancement, and natural hazard resilience</b>	Vegetation will be removed where gravel roads would be constructed, where fill would be placed from grading operations, where buildings are to be constructed, and where transmission pole and tracker foundations would be installed (if necessary). At locations where transmission pole and tracker foundations would be installed, minor cuts may be required where the foundations would be driven. Minor earth work would also occur to install aggregate base access roads and transmission line maintenance roads. The surface of the roads would be at-grade to allow any water to sheet flow across the site as it currently does. Throughout the remainder of the developed area on the solar and energy storage site, the vegetation root mass would generally be left in place to help maintain existing drainage patterns on a micro level, and to assist in erosion control. During construction of the solar and energy storage facility, it is expected

	that most of the vegetation would be cut, trimmed, or flattened as necessary, but otherwise undisturbed so that reestablishment is possible.
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**Neighborhood Meeting**

A neighborhood meeting was held in-person on Monday January 20, 2025, at 6:00pm via the online platform “Zoom”. Notices were mailed to eighty-one (81) property owners within 750 feet of the subject parcel. Four members of the public attended. The applicant and project representatives presented an overview of the project including preliminary site plans, site photos, maps of the project, and project details. Applicants responded to questions regarding the potential to codevelop with prospective neighboring solar projects, the permitting process and construction timeline, clarification on potential noise/light impacts and the potential positive impacts for the local community from the proposed project. All neighborhood meeting materials (including a meeting summary and audio recording) are included as Attachment E.

**Reviewing Agencies**

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

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			

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

**Staff Comment on Required Findings**

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Planning Area.

*Staff Comment: The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Planning Area, specifically NCR Policy 2.3, 3.1, 3.6, 5.5; LU Policy 1.1, 1.2, 1.3, 3.2 and AR Policy 3.4, and as conditioned in Exhibit A.*

- (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.

*Staff Comment: The proposed photovoltaic facility has been reviewed by Washoe County Engineering, which provided Conditions of Approval mitigating the impacts of grading and drainage. No reviewing agency indicated concerns with infrastructure or improvements.*

- (c) Site Suitability. That the site is physically suitable for energy production, renewable use type, utility services use type, major grading and for the intensity of such a development.

*Staff Comment: The proposed site is flat and suitable for an energy production use type and utility services use type. Washoe County Engineering reviewed this application and indicated no concerns about site suitability.*

- (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.

*Staff Comment: Staff has provided Conditions of Approval to mitigate impacts of the proposed use on public health, safety, and welfare. The conditions in Exhibit A also allow variations from Washoe County development standards that help preserve 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.

*Staff Comment: There are no military installations within the noticing area of the proposed facility.*

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;

*Staff Comment: The proposed application was forwarded to the Nevada Division of Wildlife (NDOW) for comment. The project has been appropriately conditioned based on NDOW comments (such as limiting construction during sage-grouse lekking and breeding season) and based on the Master Plan policies to prevent an undue detriment to the environment.*

- (b) Impact on Scenic Resources. That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and

*Staff Comment: Most of the site area will have low-lying development (solar panels) and all structures will meet the 35' height limit. The substation area will be visible; however, it is anticipated to have minimal to no significant scenic impacts. In addition, there are no significant residential developments within the immediate*

*vicinity, or within the general property view shed. No prominent ridgelines, playas, or unique scenic features fall within the project area, and in their absence the Washoe County Master Plan does not indicate that any mitigation measures should be applied. While the project will be visible, it will not unduly block scenic views or degrade surrounding scenic resources.*

- (c) Reclamation. That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.

*Staff Comment: Staff has provided Conditions of Approval in Exhibit A requiring a reclamation plan and reclamation bond for the proposed facility.*

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP25-0006 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 with conditions Special Use Permit Case Number WSUP25-0006 for UES, 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.

### **WCC 110.810.35:**

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Planning Area;
- (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 energy production, renewable use type, utility services use type, 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.

WCC 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.

**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, 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.



## Conditions of Approval

Special Use Permit Case Number WSUP25-0006

The project approved under Special Use Permit Case Number WSUP25-0006 shall be carried out in accordance with the 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.

**Unless otherwise specified**, all conditions related to the approval of this 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 conditions of approval related to this 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 conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the 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.

**The conditions of approval shall apply to the project so long as the requirement contained within the condition language, codes, ordinances, and standards do not conflict with the requirements and stipulations that have been placed on the project through the Federal approval of the project.**

**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 – Courtney Weiche, Senior Planner, 775.328.3608, [cweiche@washoecounty.gov](mailto:cweiche@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 include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.**
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- d. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and all applicable building permits shall be issued within four years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- e. 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.

- d. A business license shall be obtained for the new use.
- e. Construction hours are 7am to 7pm Monday through Saturday.

Washoe County Conditions of Approval

- f. The following **Operational Conditions** shall be required for the life of the business:
  - i. After a business license has been issued, 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 to meet with Planning and Building to review conditions of approval prior to the final sale of the site or operation of the site, as applicable. Any subsequent purchaser/operator of the site 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 and/or operation.
  - iv. This special use permit shall remain in effect as long as the business is in operation, is in compliance with these conditions of approval, and maintains a valid business license.
- g. The facility shall be exempted from the parking standard requirements found in WCC 110.410.25(a, c-g), except for the required accessible parking space.
- h. The facility shall be exempted from the landscaping requirements found in the Washoe County Development Code (Chapter 110), Article 412.
- i. No construction shall occur March 1 – May 15, during sage-grouse lekking and breeding season.
- j. Pursuant to 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, and Washoe County Engineering. At a minimum, the plan will include:
  - i. existing site conditions;
  - ii. the area of impact (to include all portions of the subject site);
  - 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.
- k. 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.
- l. All structures comply with applicable setbacks or a reversion to acreage shall occur prior to issuance of building permits so that no solar panel arrays or structures cross property lines.
- m. Any signage on the parcel shall adhere to the applicable requirements of WCC Article 505, *Sign Regulations*.

Washoe County Conditions of Approval

- n. As part of the building permit application submittal for the project, a lighting plan showing the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
- o. Pursuant to WCC Section 110.414.21(a)(1), any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.
- p. Pursuant to WCC Section 110.414.21(a)(2), exterior light fixtures within one hundred (100) feet of a residential use shall not exceed a height of twelve (12) feet. A note shall be placed on the building plans stating any exterior light fixtures within one hundred (100) feet of a residential use will not exceed a height of twelve (12) feet.
- q. The proposed fence, including entry gates, shall be coated with a Sudan brown or similar coating.
- r. All structures similar in appearance to cargo containers shall be painted in compliance with WCC 110.306.10(g).

**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 – Contact Name – Robert Wimer, P.E., 775.328.2059, [RWimer@washoecounty.gov](mailto:RWimer@washoecounty.gov)**

- a. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- b. 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 to be conveyed onto adjacent property.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Robert Wimer, P.E. (775) 328-2059

- c. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The leasee 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."

Washoe County Conditions of Approval

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitchell Fink, P.E. (775) 328-2050, [mfink@washoecounty.gov](mailto:mfink@washoecounty.gov)

- e. 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 Water Rights**

3. The following conditions are requirements of the Water Rights Division, which shall be responsible for determining compliance with these conditions.

**Contact Names – Timber Weiss, P.E., 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

- a. 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.

**Northern Nevada Department of Public Health**

4. The following condition is a requirement of the Northern Nevada Department of Public Health, which shall be responsible for determining compliance with this condition.

**Contact Name – AQM Plan Review Staff, Title, 775.784.7200, [aqmdplans@nnph.org](mailto:aqmdplans@nnph.org)**

- a. 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.
- b. 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.

**Truckee Meadows Fire Protection District**

5. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Washoe County Conditions of Approval

**Contact Name – Dale Way, Title, Fire Deputy Chief, 775.326.6005,  
[dway@tmfpd.us](mailto:dway@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/>

**Nevada Department of Wildlife**

6. The following condition is a requirement of the Nevada Department of Wildlife, which shall be responsible for determining compliance with this condition.

**Contact Name –Katie Andrie, Western Region Supervising Habitat Biologist,  
775.688.1145, [kmandrie@ndow.org](mailto:kmandrie@ndow.org)**

- a. The project proponent should consider participating in compensatory mitigation to offset both direct and indirect impacts to wildlife and habitat from the proposed action. The Department is requesting a meeting to provide more detail on recommendations, input, and further discussion regarding different potential mitigation options.

\*\*\* End of Conditions \*\*\*

**From:** [AQMD Plans](#)  
**To:** [Weiche, Courtney](#)  
**Subject:** Special Use Permit Case Number WSUP25-0006 (Sunseeker Solar)  
**Date:** Wednesday, February 19, 2025 2:47:54 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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**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

[NNPH.org](#) | [f](#) [f](#) [@](#) [X](#) [in](#)

[Click here to take our customer satisfaction survey](#)

Date: February 25, 2025

To: Courtney Weiche, Senior Planner

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

Re: Special Use Permit for **Sunseeker Solar WSUP25-0006**  
APN 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

### **GENERAL PROJECT DISCUSSION**

Washoe County Engineering staff have reviewed the above referenced application. The Special Use Permit is for the construction of a 250 MW of photovoltaic energy production and 200 MW of battery storage and is located on approximately 1108.103 acres approximately 4 miles north of Fish Springs Road on Rainbow Way. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Code and are based upon our review of the site and the application prepared by UES. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

### **GENERAL CONDITIONS**

Contact Information: Robert Wimer, P.E. (775) 328-2059

#### **Conditions:**

1. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
2. 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 to be conveyed onto adjacent property.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Robert Wimer, P.E. (775) 328-2059

**Conditions:**

1. The following note shall be added to the construction drawings; "All properties, regardless of 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."

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitchell Fink, P.E. (775) 328-2050

**Conditions:**

1. 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.

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Katrina Pascual, P.E. (775) 954-4648

No Utilities related comments or conditions.

February 24, 2025

Washoe County Community Services  
Planning and Development Division

RE: Sunseeker Solar; Multiple APNs  
Special Use Permit; WSUP25-0006

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](mailto: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.
- b) Condition #2: If the application is approved all subsequent building plans and permits must be routed to EHS for review and approval.

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

Sincerely,



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



Date: February 25, 2025

To: Courtney Weiche, Senior Planner

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

Re: Special Use Permit Case Number WSUP25-0006 (Sunseeker Solar)

### **GENERAL PROJECT DISCUSSION**

For hearing, discussion, and possible action to approve a special use permit for up to 250 MWs of photovoltaic energy production and up to 200 MWs of battery energy storage to be connected to the grid via the Rainbow Way 345 kV generation tie line to the Ft. Sage substation on APNs.

***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. The applicant has not identified any specific water right permit to cover the proposed use of water for this project. The applicant states that water will be leased for this project but has provided no lease agreement with the application.

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.



**Washoe-Storey Conservation District**

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

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

February 23, 2025

Washoe County Community Services Department

C/O Courtney Weiche, Senior Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP20-0006 Sunseeker Solar

Dear Courtney,

In reviewing the special use permit for Sunseeker Solar, the Conservation District has the following comments.

The perimeter of the solar site is enclosed with a 7-foot-high chain link with a gated entry. We recommend the chain link fencing including entry gates coated a sudan brown and or place brown slots in the chain link.

We request the applicant conform to Washoe County lighting standards as it relates to night sky.

Please send us a revegetation plan for the seed mix including irrigation, a three-year monitoring plan whereby 75 % seed germination is achieved within that period. Additionally, the applicant provides a specific noxious weed management plan rather than the general one that is stated in the document. Furthermore, we recommend initially using a soil sterilant for the area under the solar panel units followed yearly with an herbicide treatment as the weed growth under the panels is a major issue from past solar projects that we have advised.

Finally, the two hundred battery storage enclosures and other equipment painted with earth tone colors to blend with the high desert environment.

Thank you for providing us with the opportunity to review the project and if there are any questions call us on 775-750-8272.

Sincerely,

Jim Shaffer



**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*

February 24, 2025

Courtney Weiche  
Washoe County Community Services Department  
Planning and Building Division  
1001 East Ninth Street  
Reno, NV 89512  
cweiche@washoecounty.gov

Re: Special Use Permit Case Number WSUP25-0006 Sunseeker Solar

Ms. Weiche;

The Nevada Department of Wildlife (Department) appreciates the opportunity to provide the Washoe County Planning and Building Division comments and recommendations regarding the Sunseeker 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.

Solar facilities in Nevada are increasing both in frequency and extent due to local, state, and national renewable energy goals. Direct and indirect impacts from anthropogenic disturbances from energy development can significantly impact wildlife species by affecting their movement or seasonal use patterns, breeding or nesting behavior, as well as demographic rates. While the direct project footprint in certain circumstances may be not encompass critical habitat or special designations for seasonal habitat use, indirect impacts and cumulative impacts from continued habitat encroachment can result in habitat loss, degradation, and fragmentation, and negatively impact wildlife over time.

The project area is within four miles of priority sage grouse habitat, within which is an active sage-grouse lek. The project area is also within crucial winter habitat for the Loyalton Truckee/Doyle mule deer herd. Biological baseline surveys conducted within the project area found a burrowing owl nest within the four mile buffer of the project area. Mule deer populations have been in steady decline statewide, but especially in Washoe County, and the Department has been increasing efforts to implement habitat restoration projects to benefit mule deer, as well as other wildlife species. Additionally, the project area has the potential to provide habitat for the dark kangaroo mouse. Upon cursory review of the biological baseline report, no small mammal trapping was conducted to determine presence of dark kangaroo mouse.

The Department is requesting the following:

1. Seasonal timing restrictions on construction activities from March 1 to May 15 during sage-grouse lekking and breeding season.
2. The project proponent considers compensatory mitigation to offset both direct and indirect impacts to wildlife and habitat from the proposed action. The Department is requesting a meeting

to provide more detail on recommendations, input, and further discussion regarding different potential mitigation options.

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.

The Department appreciates the applicant's submittal of application and payment for the energy review program.

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".

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

The application is over 600 pages long. Please click [here](#) view this exhibit.

**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](mailto: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](mailto:cweiche@washoecounty.gov)

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

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Dear Property Owner:

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**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](mailto: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](mailto:cweiche@washoecounty.gov)

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

**Notice of Neighborhood Meeting**

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**Sunseeker Solar Washoe County Neighborhood Meeting**

January 21st, 2025

**Attendees:**

Josephine Pillai (Sunseeker/Shreem Brzee Solar, LLC)

Austin Moore (UES)

Brent Moore (UES)

Chris Wimmer (Neighbor/Landowner)

Dr. Charles Hooper, D.O. (Neighbor/Landowner)

April Smith (Neighbor/Landowner)

Dominique Debucquoy-Dodley

“Chico” (Presumed Neighbor/Landowner. Unidentified)

**Agenda**

- **Introduction**

Austin Moore opened the meeting at 6:05 PM and read the Washoe County Statement on Code of Conduct

- **Project Description**

Presentation of project location, ownership, history, and aspects of the proposed development. Details were shared concerning the Authority to Construct permit issued for the proposed project by the Public Utility Commission of Nevada under the Utility Environmental Protection Act, including how to download the application materials submitted in support of said permit.

- **Public Questions/Comments**

- Dr. Charles Hooper, D.O expressed his support of the proposed Sunseeker Solar project and interest in codeveloping the transmission infrastructure necessary to connect both the proposed Sunseeker Project as well as an already permitted solar facility on his property.
- April Smith asked for clarification regarding whether or not Sunseeker planned to codevelop the Gen-Tie with the Hooper Solar Project and asked that Sunseeker Contact them regarding a formal agreement concerning potential co-development. Austin Moore indicated that UES was finalizing a Draft Development Agreement which be circulated to the concerned parties in the coming days. April asked about the permitting process and estimated timeline. UES indicated that Sunseeker intends to submit their application for a Washoe County Use Permit in February with a potential in service date to be determined based on the unpredictable timeline associated with the permitting and interconnection process.

**Sunseeker Solar Washoe County Neighborhood Meeting**

January 21st, 2025

- Dominique Debucquoy-Dodley asked about the ownership structure of Sunseeker and UES' experience permitting energy projects in the State of Nevada. Austin Moore indicated that the Sunseeker is being developed by Shreem Brzee which is solar development company comprised of local land owners who hired UES to help secure the entitlements needed for the development of the project based on UES' experience working on similar projects in the region.
- Dominique Debucquoy-Dodley asked to see a site plan, showing what equipment would be located on site after development of the proposed project, expressing concern about potential noise and light impacts. Austin Moore shared a site plan on screen and explained that only solar panels would be placed immediately adjacent to Dominique Debucquoy-Dodley's property and that site access, the project substation, and battery storage equipment would be located over a mile away on Rainbow Way which has been designated as a Transmission Corridor of Regional Significance.
- Dominique Debucquoy-Dodley expressed concern with lighting on the solar field. Austin Moore said that lighting would only be used if security lighting is mandated by the County but that the preference was to night light the solar field.
- Dominique Debucquoy-Dodley stated concern about potential obstruction to Honey Lake Way. Brent Moore noted that there is an established access easement along the section line where Honey Lake Way is located and that the project has been designed to accommodate all existing easements. Austin Moore committed to having the Site Plan amended to clarify that access via Honey Lake Way will not be impeded by the project prior to the submittal of the application.
- Dominique Debucquoy-Dodley asked about UES' opinion of what would be the potential positive impacts for the local community from the proposed project. In addition to the temporary construction jobs and increased tax revenue documented in the project UEPA application, Austin Moore pointed out that the property owners seeking to develop the proposed project are largely based in Washoe County and, therefore, any revenue associated with the energy produced by the proposed project would help to benefit the local economy and that the availability of additional power on the grid will allow for additional commercial and industrial development in the greater region.
- Dominique Debucquoy-Dodley expressed a concern about potential long term physical impacts to the surrounding area. Brent Moore explained that

**Sunseeker Solar Washoe County Neighborhood Meeting**

January 21st, 2025

the project will include decommissioning and revegetation plans with their application.

- Dominique Debucquoy-Dodley asked about facility staffing. Brent Moore explained that the facility will be unmanned and monitored from off-site. Austin Moore mentioned that the site would be accessed periodically for facility maintenance.
- Dominique Debucquoy-Dodley asked about construction timelines. Austin Moore expressed that construction activities are constrained by the weather but that it is expected to be carried out in a single year once all permits and interconnection agreements have been secured.
- Austin Moore asked if any other attendees had any questions or comments and mentioned that the materials from the meeting would be made available on the County's Neighborhood Meeting Hub website and thanked everyone for attending

**Meeting adjourned at 6:50 pm**

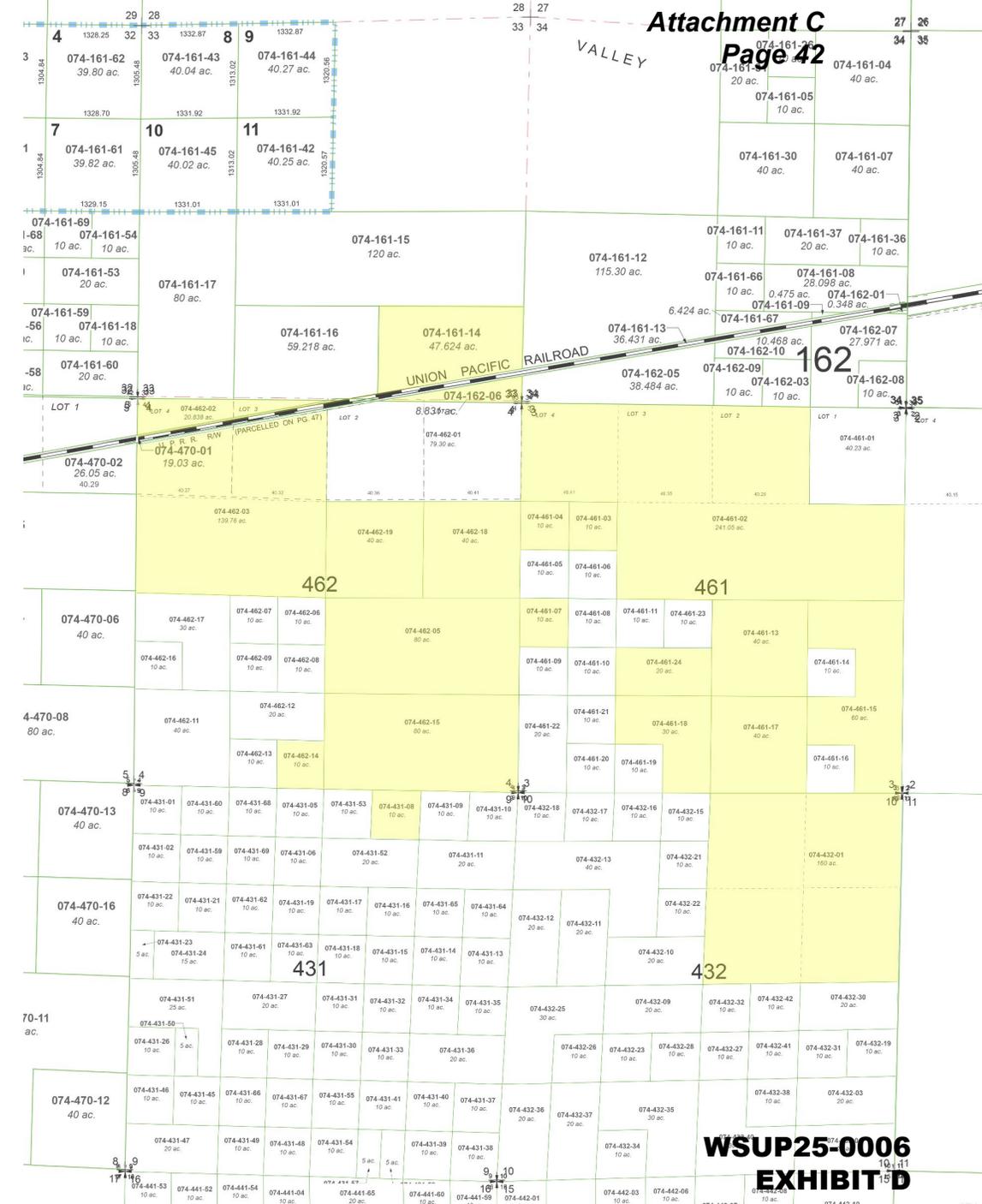
# SUNSEEKER SOLAR

Washoe County  
Neighborhood Meeting  
January 21<sup>st</sup>, 2025

# REGIONAL CONTEXT

The proposed SUNSEEKER SOLAR PROJECT is located approximately 45 miles north of Reno in the Honey Lake Valley on 1,128 acres of private land comprised of Washoe County APNs:

- 074-161-14, 074-162-06, 074-432-01, 074-461-02,
- 074-461-03, 074-461-04, 074-461-07, 074-461-11,
- 074-461-13, 074-461-14, 074-461-15, 074-461-16,
- 074-461-17, 074-461-18, 074-461-24, 074-462-02,
- 074-462-03, 074-462-14, 074-462-18, and 074-462-19



## SUNSEEKER

- 250 MW PV production
- 200 MW battery storage
- 345 kV project substation
- Connected to the grid via the previously permitted Rainbow Way 345 kV Gen-Tie line



QUESTIONS/COMMENTS

THANK YOU



FIRSTNAME	LASTNAME	MAILING1	MAILING2	MAILCITY	MAILSTATE	MAILZIP
CARLTON H JR & CAROLE J	WOLF TRUST	1079 SHADOWRIDGE DR UNIT 82		VISTA	CA	92081-9053
	SUSSMAN-WILDE FAMILY TRUST et al	6200 LOCKWOOD DR		WINDSOR	CA	95492
JACK W & S SARAH	IRVIN	5847 GUSHING SPRING AVE		LAS VEGAS	NV	89131
DOUGLAS M	HALL	341 HILLSIDE DR		NEW CUMBERLAND	PA	17070
MICHAEL K	AGUIRRE	PO BOX 2358		BARSTOW	CA	92312
	UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS ST STOP 1640	ATTN PROPERTY TAX DEPARTMENT	OMAHA	NE	68179
	JIMSAMMONEY INC et al	10 BENCH RD		FALLON	NV	89406
A L & CHRISTINE A	HOWARD et al	5149 MAPLE RD	ATTN ANTIONETTE STANIEWICZ	VACAVILLE	CA	95687
MICHAEL W & MIYOKO	CAVALLA	43 GREEN POND RD		BELVIDERE	NJ	07823-2517
DOMINIQUE L	DEBUCQUOY-DODLEY	1350 GRAND SUMMIT DR APT 202		RENO	NV	89523
MICHELLE	STANGLINE	211 SUMMERTIME PL		HARDEEVILLE	SC	29927
FRANCIS C	TANG	PO BOX 80706		SAN MARINO	CA	91118
TAYLOR K	WHEDON	29765 CR 354A		BUENA VISTA	CO	81211
ELOY	CASTRO	13865 PASEO PERLAS DR		HORIZON CITY	TX	79928
	LINSCOTT CONSTRUCTION COMPANY LLC	18124 WEDGE PKWY STE 548		RENO	NV	89511
ELLIS JR	JOSEPH	200 SENECA ST APT 208		MERCED	CA	95340
JACOB D & TAKAKO T	BOSTICK	2903 BURBANK DR		FAIRFIELD	CA	94534
MIKE & JOANN	AKIYOSHI	10884 TERRACE PINES CT		GRASS VALLEY	CA	95945
MARK	FONTAINE	3827 S CARSON ST		CARSON CITY	NV	89701
JEFFREY L	QUINN	8250 N GRAND CANYON DR UNIT 2022		LAS VEGAS	NV	89166
TRACY	SAGE	PO BOX 1134		FENTON	MO	63026
CHRISTOPHER J & PAULA R	WIMMER TRUST	2572 FRANCIS DR		PINOLE	CA	94564
JUSTIN A	ANDRAKIN	1673 HIGGINS WAY		PACIFICA	CA	94044
DAVID & NELLIE	FRISON LIVING TRUST	PO BOX 816		LINDEN	CA	95236
	ENGELHARDT FAMILY TRUST	1710 W AVENUE L-4		LANCASTER	CA	93534
MARION L	GEOGHEGAN et al	8000 BRADLEY RD		LAS VEGAS	NV	89131
BRENDA	WEAVER	1755 ARLINGTON BLVD		EL CERRITO	CA	94530
PAULA	WIMMER et al	2572 FRANCIS DR	C/O PAULA WIMMER	PINOLE	CA	94564
	HOOPER FAMILY TRUST	11242 CLINTON BAR RD		PINE GROVE	CA	95665
PAEK	HWANG	4918 CALLE DE ARBOLES		TORRANCE	CA	90505
EVELYN J	BOHANON et al	1749 VICTORIAN AVE PMB 104		SPARKS	NV	89431
ROBERT	SIMMONS et al	27308 FAIRVIEW AVE		HAYWARD	CA	94542
MARK W & KAREN	GRASSO et al	740 GLEN ST		MARTINEZ	CA	94553
JAMES N & DOROTHY V	JACK	6753 W TALCOTT		CHICAGO	IL	60656
MICHAEL	MEDISCH et al	401 S 68TH ST		TACOMA	WA	98408
BENJAMIN G	ALSASUA et al	262 RIVER FLOW DR		RENO	NV	89523
BLAKE E & KATHARINA A	STRENG	8884 N WINDING WAY		FAIR OAKS	CA	95628
HOWARD F & URSULA M	COOK	1111 TETON ST		GARDENA	CA	90247
MARK A	FONTAINE	3827 S CARSON ST		CARSON CITY	NV	89701

BENITA Y	CALLOWAY et al	19850 BLUE RIDGE RD		ROWLAND HEIGHTS	CA	91748
	BARLOW FAMILY TRUST	925 ROSE DR		BENICIA	CA	94510
ALICIA D	HAMILTON et al	2230 E 9TH ST		SILVER SPRINGS	NV	89429
ROLAND W	KULHANEK	12053 VENETIAN WAY		ORLAND PARK	IL	60467
DONALD J	MCNAMARA	3262 SUSILEEN DR		RENO	NV	89509
ROGER	CESKA	771 N WATER ST		SOUTH ELGIN	IL	60177
MATTHEW K	GRIMES et al	2260 WATT ST		RENO	NV	89509
DAWN M	BUCHANAN	2254 STONE VIEW DR		SPARKS	NV	89436
BRIAN J	MCNAMARA	512 E CHURCH ST		SANTA MARIA	CA	93454
JOSEPH P	GALLIEN	2320 MERRIT DR		CARSON CITY	NV	89701
WILLIAM E SR	SLADE	224 GRAPE ST		VACAVILLE	CA	95688
EDMUND	BATEMAN	11902 CENTRAL AVE 319B		CHINO	CA	91710-6472
MATTHEW T	BASA	3183 PAXTON ST		LATHROP	CA	95330
PAUL & ROBYN	GRANNIS	1370 MERIDIAN ST		HOLLISTER	CA	95023
CHRISTOPHER	LEACH et al	305 SUGAR HILL DR		SUN VALLEY	NV	89433
JAVAD M	JAHROMI et al	3765 MOUNTAIN VIEW AVE		LOS ANGELES	CA	90066
	PROPERTY DEVELOPMENT CO TWO LLC	135 VESTA ST	C/O KELLER REALTY	RENO	NV	89502
MARC B	WILSON	431 HEAD ST		SAN FRANCISCO	CA	94132
JOHN A	RODRIGUEZ	216 LEMMON DR # 327		RENO	NV	89506
SUNJU L & YOOME	MUN	8628 E SIDE DR NE		TACOMA	WA	98422
CHRISTOPHER J & PAULA R	WIMMER LIVING TRUST	2572 FRANCIS DR		PINOLE	CA	94564
MARK W & KAREN	GRASSO et al	PO BOX 391		MINDEN	NV	89423
SAGAR	SINGH	388 DESIREE DR		DUNLAP	TN	37327
JUSTIN	DUARTE	436 RIVENDELL LN		AUBURN	CA	95603
	UNITED STATES OF AMERICA	NONE		RENO	NV	0
	MLS TRUST	209 S RICHMOND AVE		CARSON CITY	NV	89703
	GOVERNMENT LAND SALES	PO BOX 191051		BOISE	ID	83719
CECE	KIMBALL et al	PO BOX 827		BELLA VISTA	CA	96008
NARINDER & JAGNEET	MAHIL	662 RANCHO VIA DR		SPARKS	NV	89434
LEONARD A	WOODS TRUST	PO BOX 35605	C/O INDUSTRY CONSULTING GROUP	DALLAS	TX	75235
HOWARD F & URSULA M	COOK TRUST	1111 TETON ST		GARDENA	CA	90247
CHRISTOPHER A	LEACH	305 SUGAR HILL DR		SUN VALLEY	NV	89433
GARY	CIRIELLO LIVING TRUST 2008	24848 SEAGROVE AVE		WILMINGTON	CA	90744
GERALD	STANLEY	PO BOX 350		CANON CITY	CO	81215
ELEAZAR M	VIDAL et al	37231 28TH ST # E		PALMDALE	CA	93550
BERNARD L	GOLDWATER	PO BOX 362		CARIBOU	ME	4736
JOHN & PATRICIA	GRAHAM	2921 KINGMAN ST APT B	WASHOE COUNTY TREASURER TRUSTEE	METAIRIE	LA	70006
GEORGETTE	FRANKLIN	3317 VISTA SPRINGS WAY		NORTH LAS VEGAS	NV	89031
LUCAS H	ESCAMILLA	14900 OAKVALE RD # C-5		ESCONDIDO	CA	92027
DONALD L & ELIZABETH A	CASTERLINE	695 EWING ST # 1		WASHINGTON	PA	15301

RON	HASKINS et al	PO BOX 6250		OLYMPIA	WA	98507
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Date: 01/14/2025

Signature: *Brandon Roman*