



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-6100
FAX (775) 328.6133

Planning Commission Action Order
Special Use Permit Case Number WSUP20-0013

Decision: **Denial**

Decision Date: September 1, 2020

Mailing/Filing Date: September 4, 2020

Applicant: Orni 36, LLC
Attn: Melissa Wendt
6140 Plumas St
Reno, NV 89519

Assigned Planner: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3628
E-Mail: dcahalane@washoecounty.us

Special Use Permit Case Number WSUP20-0013 (Ormat Geothermal) – For possible action, hearing, and discussion to approve a special use permit for 1) the establishment of an Energy Production, Renewable use type including two 24MW geothermal power plants, 2) the establishment of a Hazardous Materials use, in the form of 720,000 lbs. of flammable pentane gas (a refrigerant) for use as a turbine working fluid, 3) major grading for 194.9 acres of ground disturbance, including 300,000cy of excavation, for well pads and access roads and 4) a 120kV power transmission line that extends ±21.6 miles over 20 parcels. The application also requests to vary landscaping, parking, and grading standards by waiving all landscaping requirements, waiving the paved parking requirement, and allowing grading height differentials of greater than 10ft from natural grade. This project meets the standard for a project of regional significance, because it will generate more than 5 MW of electricity, require construction of 2 substations, and require the construction of a new transmission line and will require approval by the regional planning authorities before any approval at the county level would take effect. The two substations will be located on APNs 071-070-13 and 071-030-06. This project also requires recommendation to amend to the Regional Utility Corridor Map from the Board of County Commissioners. This project will also need to comply with all Federal and State approvals before any approval at the county level would take effect.

- Applicant: Orni 36, LLC
- Property Owners: Ceresola Brothers, LLC; GM Gabrych Family LTD PTSP; Kosmos Company; New Nevada Lands LLC; United States of America; US Geothermal Inc
- Location: Well Heads – approximately 10 miles north of Pyramid Lake



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

To: Orni 36, LLC
Subject: WSUP20-0013
Date: September 4, 2020
Page: 2

- Assessor's Parcel Numbers: Transmission Line – approximately 10 miles east of the southern tip of Pyramid Lake south to the border of Washoe County
Transmission Line - 079-180-02, 079-180-12, 079-180-45, 079-570-01, 079-570-07, 079-570-13, 079-320-12, 079-320-18, 079-320-04, 079-170-39, 079-180-34, 079-180-37, 079-180-44, 079-320-42, 079-320-47, 079-320-52, 079-320-55, 079-570-02, 079-570-06, 079-570-12
Power Generation - 071-070-13, 071-030-06
Wells and Well Pads - 071-030-07, 071-060-18, 071-070-09, 071-070-12, 071-070-16, 071-070-18, 071-070-19, 079-170-02
- Parcel Size: Varies. Affected area: 189.9 acres
- Master Plan Category: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert/Truckee Canyon
- Citizen Advisory Board: Gerlach/Empire and East Truckee Canyon
- Development Code: Authorized in Article 302, 324, 438, 810, 812
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Planning Commission denied the above referenced case number based on the inability to make the findings required by Washoe County Code Section 110.810.30 and the additional findings required by Washoe County Code Section 110.810.35, 40, & 42.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the East Truckee Canyon and High Desert Area Plans;
2. 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;
3. Site Suitability. That the site is physically suitable for energy production, renewable; utility services, and hazardous material uses and for the intensity of such a development;
4. 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;
5. 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.

110.810.35 Development of Natural Resources:

6. That to proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general.

To: Orni 36, LLC
Subject: WSUP20-0013
Date: September 4, 2020
Page: 3

7. That to proposed development will not unduly block scenic views or degrade and surrounding scenic facilities.
8. That to proposed development will reclaim the site and all affected areas at the conclusion of the operation.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/DC/ks

xc:

Applicant: Orni 36, LLC, Attn: Melissa Wendt, 6140 Plumas St., Reno, NV 89519

Representative: Wood Rogers, Inc., Attn: Andy Durling, 1361 Corporate Blvd., Reno, NV 89502

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Charles Moore, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Gerlach/Empire Citizen Advisory Board, Chair; Sophia Kirschenman, Parks; Genine Rosa, Air Quality Management; Jim English, Washoe County Health District; Steve Shell, State Water Division; Nevada Department of Transportation; Bureau of Land Management; Nevada Division of Minerals