

Washoe County Board of County Commissioners



---

COMMUNITY  
SERVICES DEPARTMENT

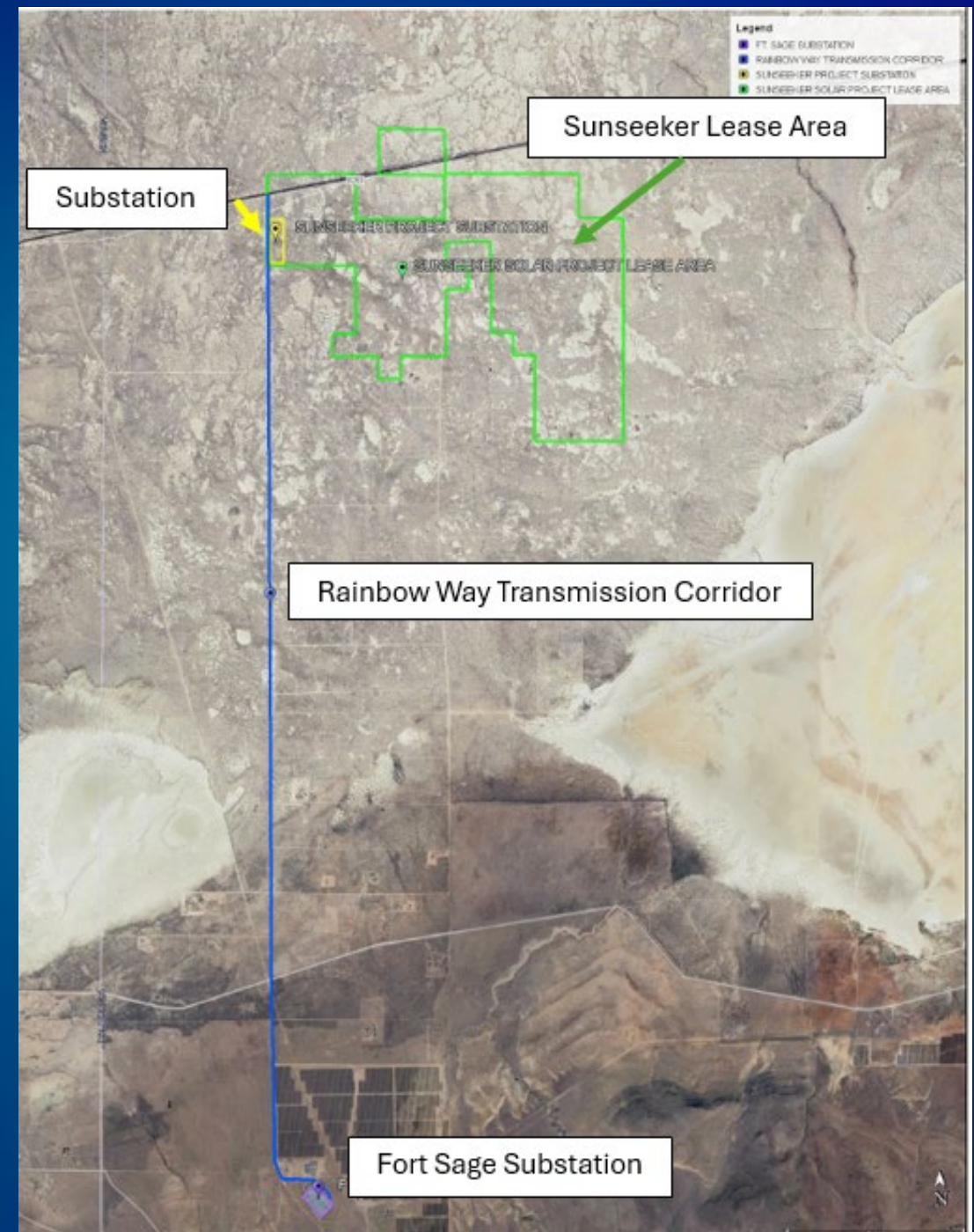
---

**Special Use Permit**  
**WSUP25-0006**  
**(Sunseeker Solar)**

July 15, 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



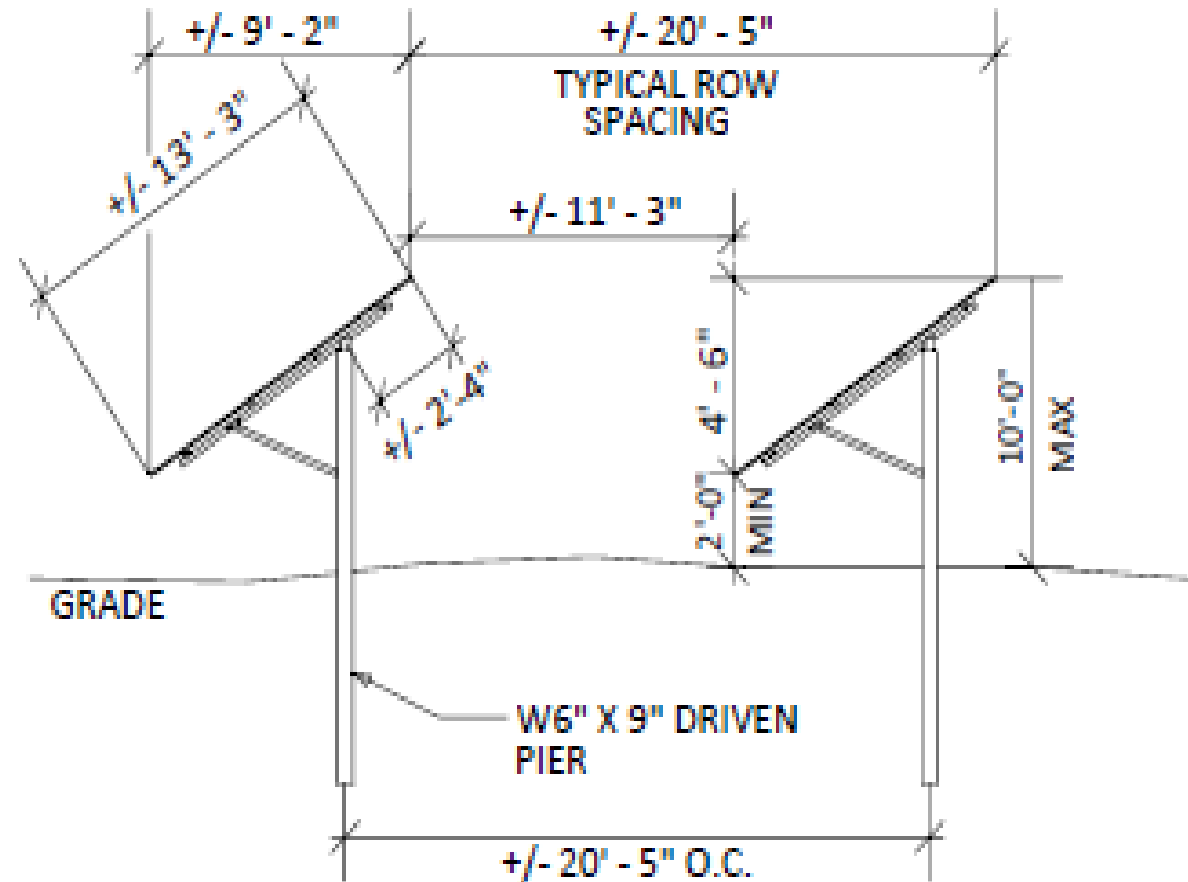
1. Construct a 250 MW photovoltaic generation facility, a 200 MW battery storage system; and a 345 kV substation

# Uses: Energy Production, Renewable



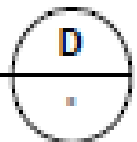
COMMUNITY  
SERVICES DEPARTMENT

- 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

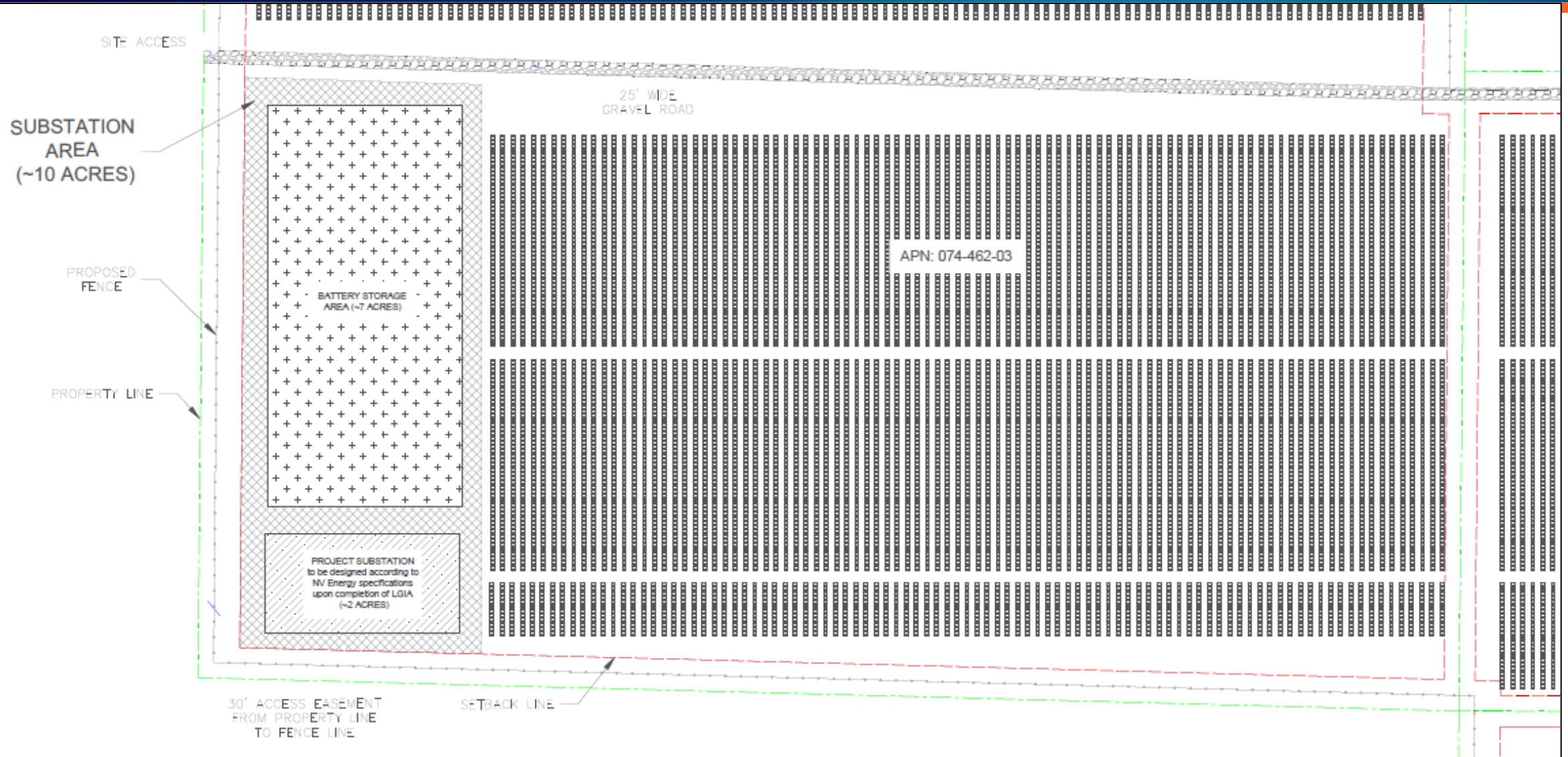
NTS



# Uses: Energy Production, Renewable

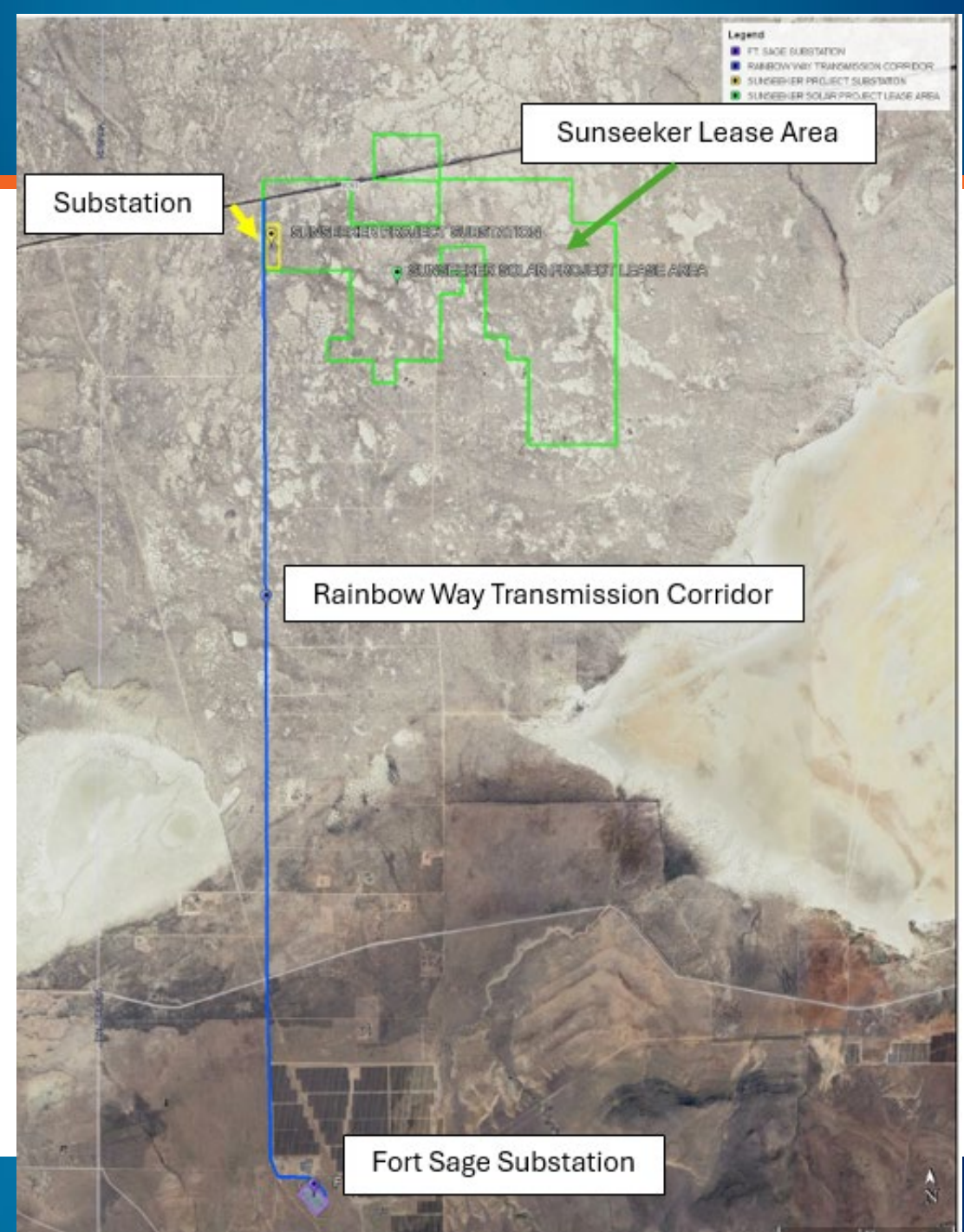
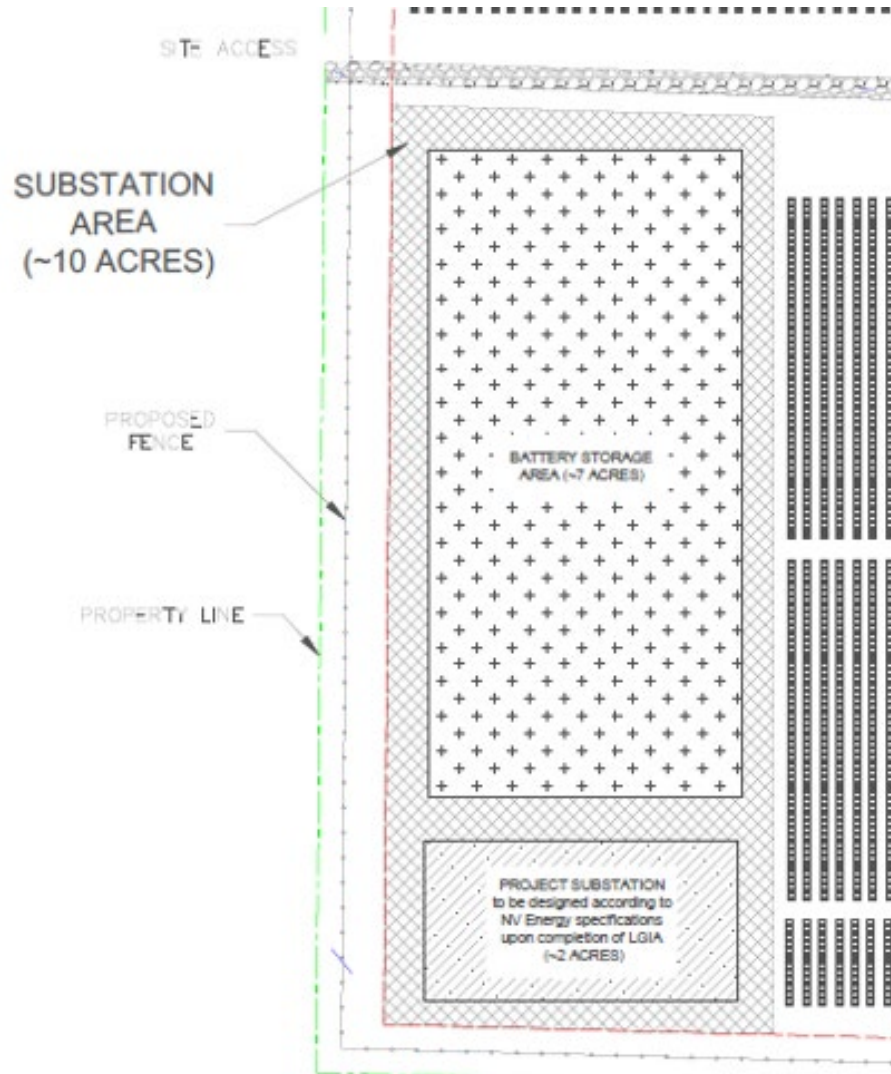


COMMUNITY  
SERVICES DEPARTMENT





# Uses: Utility Services

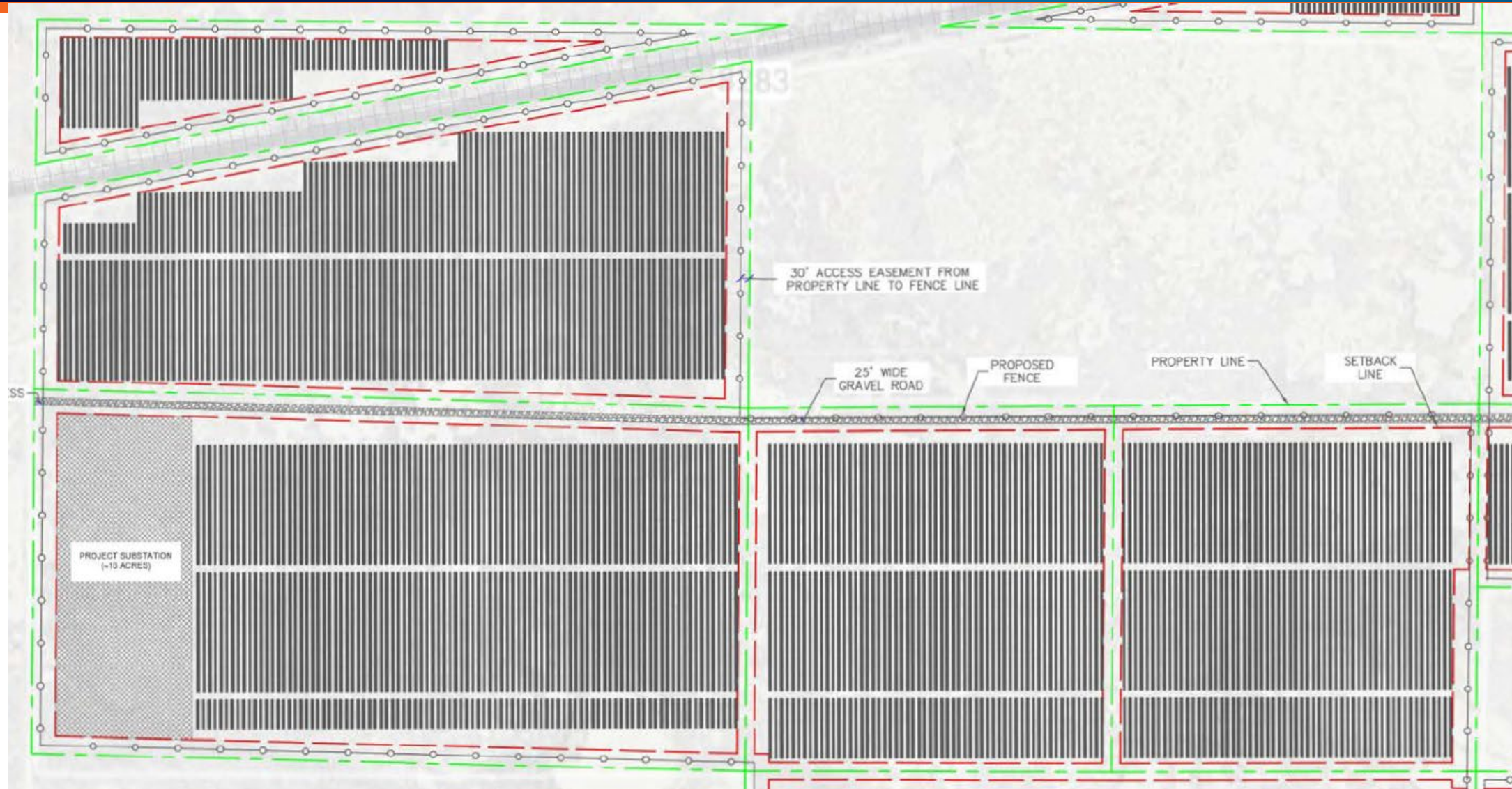




# Site Plan



COMMUNITY  
SERVICES DEPARTMENT





# 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><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.

# Neighborhood Meeting



COMMUNITY  
SERVICES DEPARTMENT

## ***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/>



# Reviewing Agencies



COMMUNITY  
SERVICES DEPARTMENT

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

Planning Commission was 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.

Move to adopt the resolution to initiate an amendment to the 2019 Truckee Meadows Regional Plan Map 3 – Regional Utility Corridors & Sites to include a 250MW photovoltaic generation facility (containing a  $\pm 1,128$  contiguous acre solar field, 200MW battery energy storage system and new substation on 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)

# Thank you

Courtney Weiche, Senior Planner  
Washoe County CSD – Planning Division  
[cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)  
775-328-3608



---

COMMUNITY  
SERVICES DEPARTMENT

---