



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: July 15, 2025

DATE: June 9, 2025

TO: Board of County Commissioners

FROM: Courtney Weiche, Senior Planner, Community Services Dept., (775) 328-3608, cweiche@washoecounty.gov

THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division, Community Services Department, (775) 328-3619, kmullin@washoecounty.gov

SUBJECT: Public Hearing: Subject to a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities, recommendation to approve a resolution initiating an amendment to the 2019 Truckee Meadows Regional Plan Map 3 – Regional Utility Corridors & Sites to include a 250MW photovoltaic generation facility and a 200MW battery energy storage system, which is an energy production, renewable use; and a 345 kV substation to connect to a previously approved 345 kV generation tie line (WSUP23-0003 – “Praana Transmission Line”), which is a utility services use, on 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. (Commission District 4.) FOR POSSIBLE ACTION

SUMMARY

The applicant, Ultreia Group LLC, on behalf of Shreem Brzee Solar, LLC 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. The requested special use permit was approved by the Washoe County Planning Commission on May 6, 2025. This is a project of regional significance and requires a map change to Map 3 (Regional Utility Corridor and Sites) of the currently adopted Truckee Meadows Regional Plan. The current request is for this Board to initiate the required map amendment.

Washoe County Strategic Objective supported by this item:

Economic Impacts: Meet the needs of our growing community.

AGENDA ITEM # _____

PREVIOUS ACTION

May 6, 2025. The Washoe County Planning Commission reviewed the application for a special use permit 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. The Planning Commission voted unanimously to approve special use permit WSUP23-0036 (Sunseeker Solar).

January 20, 2025. A neighborhood meeting was held via the online platform “Zoom”. Four (4) members of the public attended.

BACKGROUND

On May 6, 2025, the Planning Commission approved special use permit (WSUP25-0006) for 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 (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.

This project meets the criteria for a project of regional significance as defined in NRS 278.026(6) because it will generate more than 5 MW of electricity and create a new substation. *See* Truckee Meadows Regional Planning Agency’s 2019 Regional Plan, Appendix 2.

Policy PF 11 of the Truckee Meadows Regional Plan requires a regional plan amendment to establish new utility sites or corridors. Per NRS 278.0272(7), a regional plan amendment can be proposed by a local government, the Regional Planning Commission (RPC), or the RPC’s Governing Board. Amending the regional plan to reflect the location of the new utility site is necessary for the projects approved by the Planning Commission under WSUP25-0006 to be in conformance with the regional plan. If the Board chooses to initiate this amendment, it will be considered by the RPC. The RPC is responsible for deciding regional plan amendments, and for determining the conformance of projects of regional significance with the regional plan. The Board of County Commissioners will not take action on any other aspect of the special use permit.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board review the attachments submitted with this staff report and the information received during the public hearing and adopt the applicable attached resolution to initiate an amendment to the 2019 Truckee Meadows Regional Plan Map 3—Regional Utility Corridors & Sites.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“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).”

Attachments:

- A. Resolution for Initiation of Amendment to Map 3
- B. Planning Commission Action Order dated 5/6/2025 (WSUP25-0006)
- C. Planning Commission Staff Report dated 5/6/2025 (WSUP25-0006)
- D. Planning Commission Meeting Minutes dated 5/6/2025

Applicant: Ultreia Group LLC, on behalf of Shreem Brzee Solar, LLC

Representatives: Brent Moore brent@ultreigroupinc.com

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