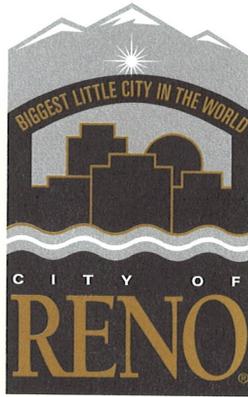


Jason Garcia-LoBue, MPA, Planning Manager  
Development Services Department  
P. O. Box 1900  
Reno, NV 89505  
(775) 334-4267



March 2, 2023

Sierra Pacific Power Co.  
Attn: Mark Sullivan  
6100 Neil Road M/S S4B20  
Reno, NV 89511

Subject: LDC23-00045 (Peavine Substation)  
APN: 082-083-32 (Ward 4)

Dear Applicant:

At the regular meeting of the Planning Commission on March 1, 2023, the Planning Commission, as set forth in the official record, approved your request for a conditional use permit for: 1) the establishment of major utility/ 120kV electrical substation and; 2) grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet in height. The vacant  $\pm 9.74$  acre subject site is generally located on the southwest corner of the intersection of North Virginia Street and Peavine Peak Road. The site has a zoning designation of Single-Family Residential - 8 dwelling units per acre (SF-8) and a Master Plan land use designation of Special Planning Area (SPA). This is a Project of Regional Significance (PRS) for the establishment of an electrical substation.

Your approved request is subject to the following conditions to the satisfaction of Development Services Department staff:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The owner or developer shall apply for a building permit for the entire project within 18 months of the date of approval of the conditional use permit approval and maintain the validity of that permit, or the conditional use permit approval shall be null and void.
3. Prior to the issuance of any building permit, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.

4. The applicant, developer, builder, or property owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
5. Final approval of this Conditional Use Permit is contingent on the Truckee Meadows Regional Planning Commission and/or Governing Board approvals for a Project of Regional Significance and the Amendment of the Regional Plan.
6. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays, excluding dust control and Storm Water Pollution Prevention Plan measures. A note to this effect shall be placed on the title sheet of all building permit plan sets and a sign shall be posted at the construction site. If the construction hours need to be varied for the pouring of concrete slabs, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of the Administrator.
7. Prior to the approval of any permit, the applicant shall provide stamped and signed landscape plans that clearly detail the proposed non-vegetative landscaping generally depicted in **Exhibit B**.
8. Prior to the approval of any permit, the applicant shall provide plans that all fencing/slats are vinyl coated and that an eight foot solid decorative wall is installed on the northern end of the facility facing North Virginia Street, subject to staff approval. All walls and fences shall be of a neutral earth tone color palate.
9. Prior to the approval of any permit, the applicant shall demonstrate that all storm water runoff is mitigated at a 1:1.3 ratio. Stormwater facilities shall employ Low Impact Development (LID) standards and be incorporated into the overall landscape design.
10. Prior to the approval of any permit, the applicant shall provide plans that demonstrate the following areas are paved:
  - 1) All driveway approaches to the substation facility
  - 2) A minimum section of 50 feet in length and 24 feet wide of Peavine Peak Road at the intersection of North Virginia Street.

Sierra Pacific Power Co.  
RE: LDC23-00045 (Peavine Substation)  
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The decision of the Planning Commission may be appealed within ten business days by filing an appeal form with the Reno City Clerk together with the appropriate fees. The ten day appeal period starts the day after this notice is filed with the City Clerk. Appeals may be filed by any person who is aggrieved by the decision. The City Clerk's office is on the 2<sup>nd</sup> floor of Reno City Hall located at One East First Street, Reno, NV. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten business (10) days.

This approval letter has not been issued in lieu of a building permit. You are responsible for obtaining the appropriate building permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



Jason Garcia-LoBue, MPA, Planning Manager  
Development Services Department

LDC23-00045 (Peavine Substation) - BJO.doc

xc: Mikki Huntsman, City Clerk  
Michael Mischel, P.E., Engineering Manager  
Steve Clement, Washoe County Tax Assessor