



# Board of Adjustment Staff Report

Meeting Date: February 4, 2021

Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0025 (Ormat Temp Aggregate)

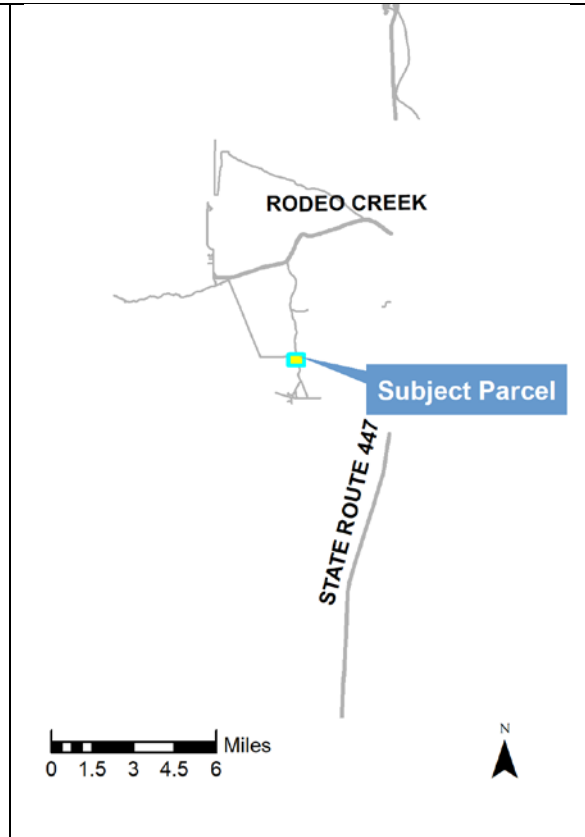
BRIEF SUMMARY OF REQUEST: Request to approve a restricted market temporary aggregate facility.

STAFF PLANNER: Planner's Name: Dan Cahalane  
Phone Number: 775.328.3628  
E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit to allow: 1) a 9-acre restricted market temporary aggregate facility to serve as an aggregate facility for WSUP20-0013, and 2) a request to vary paved parking and maneuvering standards and all landscaping standards.

Applicant: ORNI 36, LLC  
 Property Owner: Kosmos Company  
 Location: Approximately 6.4 miles southwest of the intersection of Highway 447 and Rodeo Creek Rd.  
 APN: 071-070-09  
 Parcel Size: 155.9 acres  
 Master Plan: Rural  
 Regulatory Zone: General Rural  
 Area Plan: High Desert  
 Citizen Advisory Board: Gerlach/Empire  
 Development Code: Authorized in Article 332, 810  
 Commission District: 5 – Commissioner Herman



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE 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 Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0025 for Orni 36 LLC , having made all five findings in accordance with Washoe County Code Section 110.810.30:

*(Motion with Findings on Page 11)*

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**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 Board of Adjustment 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:

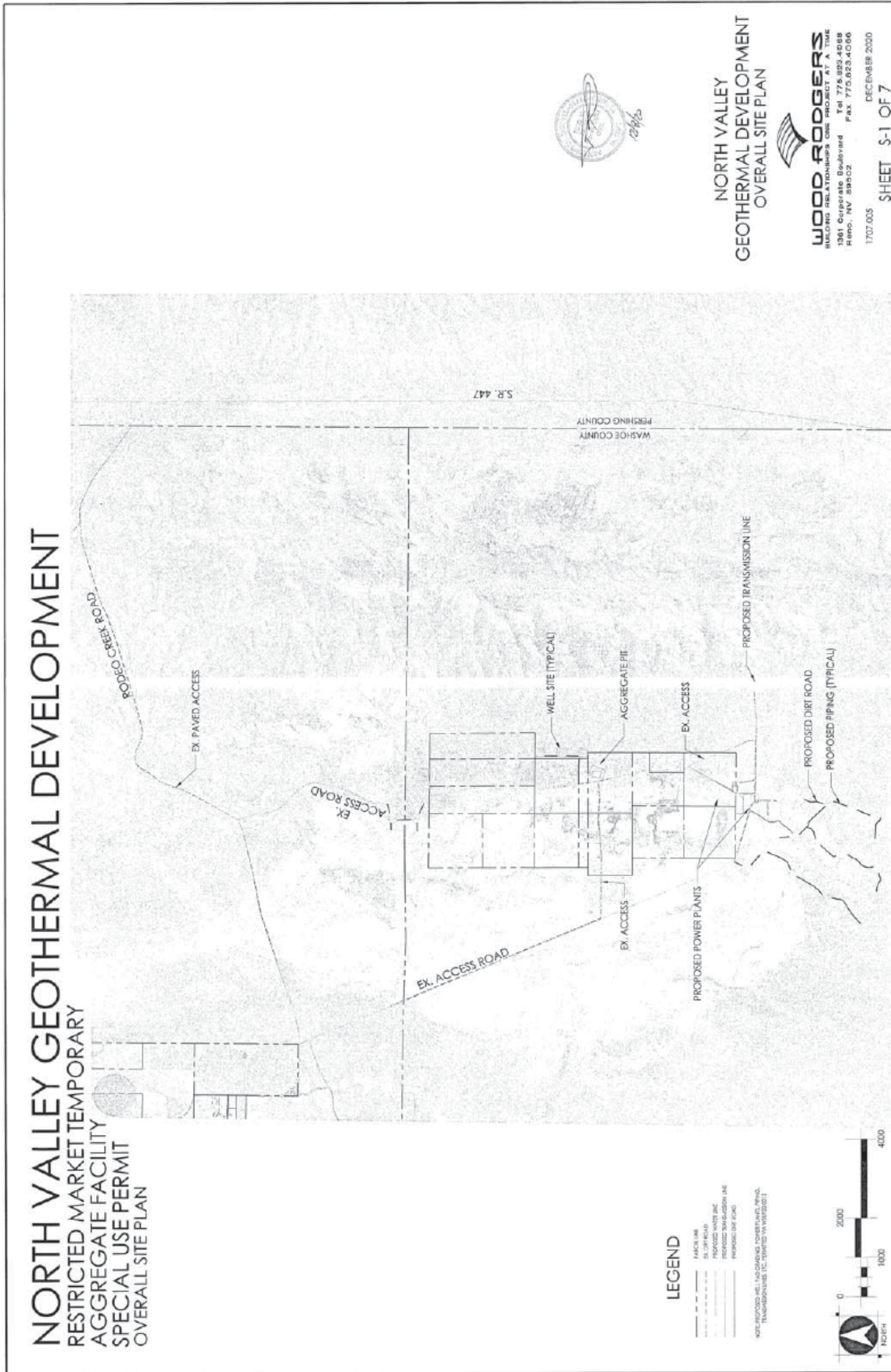
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP20-0025 are attached to this staff report and will be included with the action order, if approved.

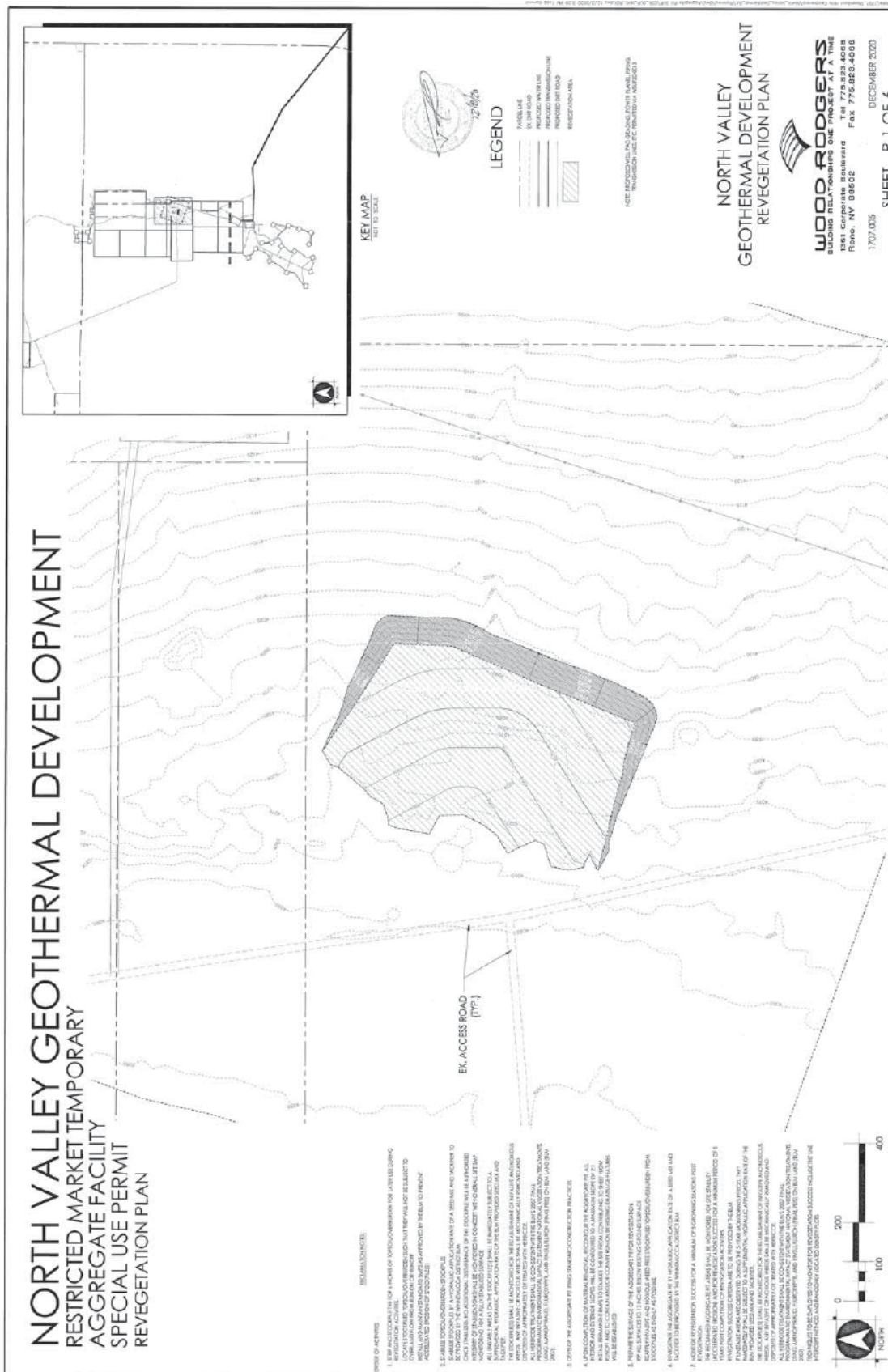
The subject property has a regulatory zone of General Rural (GR). The proposed use of restricted market temporary aggregate is permitted in GR regulatory zones with a special use permit per WCC 110.302.05.04. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

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

Variance(s) Requested	Relevant Code
Waive parking requirements	110.410.25 - design of parking areas; 110.410.30 – truck parking and loading
Waive landscaping requirements	110.412.45 – industrial and agricultural use type standards
Vary slopes to allow 2:1 slope	110.438.45(a) – grading of slopes



**Site Plan (Ormat Geothermal Facility and Aggregate Facility)**



**Site Plan (Aggregate Facility)**

**Project Evaluation**

The proposed application for a restricted market temporary aggregate facility will serve the 48 MW Ormat Geothermal facility, which was approved under Special Use Permit Case Number WSUP20-0013. The proposed temporary aggregate facility is needed to help with the development of the geothermal facility by providing necessary sand and gravel materials required for construction

WSUP20-0013 was initially denied by the Planning Commission on Sept 1, 2020 and overturned on appeal by the County Commission on November 11, 2020. The review of Special Use Permit Case Number WSUP20-0013 found that the application included an aggregate facility for an estimated 100,000cy of material. This aggregate facility was approved under SPB8-31-91, creating a disturbance of 5.4 acres, but lapsed after December 31, 2001 in accordance with WCC 110.332.35. The applicant opted to continue the review of the special use permit to obtain approval for their proposed use, grading, hazardous material, and the project of regional significance but decided to submit a separate special use permit for the aggregate facility at a later time.

**Description**

The proposed restricted market temporary aggregate facility will serve the construction of the 48 MW Ormat Geothermal facility at San Emidio in the High Desert of Washoe County. The access to this site is approximately 200 ft to the west.

The proposed aggregate facility is 9 acres and will provide approximately 100,000cy of cut and fill material for the geothermal plant, roads, and well pads as qualified by WCC 110.332.10(b)(4). This facility is located within the 5-mile radius of the Ormat Geothermal site as required by WCC 110.332.10(b)(1). This use will only be active for the construction of the geothermal facility.

**Article 302/304**

Article 302 defers to Article 332 on the permissible regulatory zones for a temporary restricted market aggregate facility.

**Article 332**

A temporary restricted market aggregate facility is permissible in any regulatory zone with approval of a special use permit per WCC 110.332.10(a-b) if it meets the requirements outlined below:

Provision	Complies	Condition of Approval
Detailed mining plan	Yes	NA
Adequate financial assurance	Yes	Engineering has provided conditions of approval in Exhibit A requiring all approvals.
Review of financial assurance every 3 years	Yes	Staff has provided conditions of approval in Exhibit A requiring all approvals.
Public land manager approval, if applicable	NA, privately owned land	NA
Complete restoration plan required for public lands.	NA, privately owned land	NA
<b>Temporary Restricted Market Aggregate Facilities</b>		
Within a 5-mile radius of project	Yes, the project is within 1 mile of the proposed facility	NA
Project has received all required approvals	Yes	Staff has provided conditions of approval in Exhibit A requiring all approvals.
No outside sales	Yes	Staff has provided conditions of approval in Exhibit A.
Min 100,000cy; Max of 10,000,000cy	Yes, the facility anticipated to generate 100,000cy of material	NA
Open only for the life of the project	Yes	Staff has provided conditions of approval in Exhibit A.

Per WCC 110.332.20 all aggregate facilities applications must address ten special review considerations, as outlined below:

Special Review Consideration	Proposed Actions	Complies	Condition of Approval
a) Conservation of topsoil	<ul style="list-style-type: none"> <li>• Stockpile top 6 inches of topsoil/overburden</li> <li>• Stockpiled topsoil/overburden located away from run-on or runoff.</li> <li>• BLM best management practices shall be installed to prevent accelerated erosion of stockpiles</li> </ul>	Yes	NA
b) Protection of water resources	<ul style="list-style-type: none"> <li>• Stockpiles to be stabilized by hydraulic application of seed mix and tackifier as provided by Winnemucca District BLM</li> </ul>	Yes	NA
c) Conservation of habitats	<ul style="list-style-type: none"> <li>• Site will be monitored for invasive and noxious weeds</li> <li>• If weeds are found, mechanical removal and appropriate disposal/ herbicide treatment</li> </ul>	Yes	
d) Erosion	<ul style="list-style-type: none"> <li>• Stockpiles to be stabilized by hydraulic application of seed mix and tackifier as provided by Winnemucca District BLM</li> <li>• Monitoring of stabilization with immediate supplement hydraulic application of seed-mix/tackifier when unstable surfaces occur</li> </ul>	Yes	NA
e) Drainage and sedimentation	<ul style="list-style-type: none"> <li>• Upon completion, all interior and exterior slopes will be contoured to a maximum slope of 2:1.</li> <li>• Permanent best management practices to stabilize the site from contributing to sheet flow runoff and to contain and/or convey run-on in existing drainage features will be established.</li> </ul>	No	High Desert Policy 6.2 requires 3:1 slopes
f) Visual and noise buffering	<ul style="list-style-type: none"> <li>• Area is extremely rural with minimal visual and noise impacts.</li> <li>• Temporary use will not create lasting impacts</li> </ul>	Yes	
g) Traffic Impacts	<ul style="list-style-type: none"> <li>• Request removes necessity of transporting goods on county roads by producing aggregate material on site for use within 1 mile of the site.</li> </ul>	Yes	NA
h) Restoration and/or reuse of site	<ul style="list-style-type: none"> <li>• Upon completion, all interior and exterior slopes will be contoured to a maximum slope of 2:1.</li> <li>• Permanent best management practices to stabilize the site from contributing to sheet flow runoff and to contain and/or convey run-on in existing drainage features will be established.</li> <li>• Recontoured interior surface of facility shall be ripped to 12 inches below surface and stockpiled noxious weed-free topsoil/overburden applied evenly.</li> <li>• Interior and exterior disturbed surfaces shall be revegetated using hydraulic application of seed-mix and tackifier provided by the Winnemucca District BLM.</li> </ul>	Yes	NA
i) Bonding program	<ul style="list-style-type: none"> <li>• A bonding program commensurate with the total costs of the reclamation plan will be provided prior to any grading activities</li> </ul>	Yes	Engineering staff has provided conditions of approval in Exhibit A.
j) Preservation of resources	<ul style="list-style-type: none"> <li>• This project site has been previously graded. The request, complete with a reclamation plan, will improve the site and restore it to a more natural state that is more in character with the surrounding areas.</li> </ul>	Yes	

**Article 410**

The applicant is requesting to waive all parking standards. There are no spaces required per table 110.410.10.4. However, per 110.410.25(e) all parking, driveways, and maneuvering areas are required to be paved and per 110.410.30b(3) industrial uses are required to provide 1 truck loading space per 40,000sf of gross floor area. This would require that the applicant pave the driveways and provide 10 paved truck loading spaces.

The applicant is proposing a temporary use. Paved driveways and maneuvering areas do match the rural character of the High Desert Area Plan. The nature of an aggregate facility makes it difficult to locate and maintain designated truck parking spaces as the facility is continuously excavated. Therefore, staff supports waiving these parking and loading standards. ADA Law provides for a machine exemption for ADA spaces as well for this use type.

Staff has provided proposed conditions of approval waiving these parking standards in Exhibit A in order to maintain community character in line with High Desert Policy 2.13.

**Article 412**

The applicant is requesting to waive the landscaping standards outlined in 110.412.45. This would require 10% site coverage and one tree for every 50ft of yards adjoining streets. These standards do not match the high desert character of the area and would be difficult to implement given that the site will be excavating material for the life of the permit before being regraded and revegetated. Therefore, staff supports waiving these landscaping standards.

Staff has provided proposed conditions of approval waiving these landscaping standards in Exhibit A in order to maintain community character in line with High Desert Policy 2.13.

**Article 438**

The bulk of the grading for this project was already covered as part of WSUP20-0013's major grading permit, which approved 194.9 acres of ground disturbance and 100,000cy of excavation and waiving the 10ft maximum finished slopes requirement.

However, the applicant stated that finished recontoured slopes of the project will be a maximum of 2:1 slopes. This conflicts with both 110.438.45(a) and High Desert Policy 6.2. Staff does not support varying this standard as it is in conflict with the High Desert Area Plan. Changing these slope requirements would necessitate a Master Plan Amendment.



## **Area Plan Evaluation**

The subject parcel is located within the High Desert Area Plan. The following is/are the pertinent policies from the Area Plan:

### ***Relevant Area Plan Policies Reviewed***

<b>Policy</b>	<b>Brief Policy Description</b>	<b>Complies</b>	<b>Condition of Approval</b>
HD 2.2	Noxious weed plan required	Yes	Staff has provided conditions of approval in Exhibit A.
HD 2.3	Applicant shall submit a written statement to staff responding to CAB input	Yes	
HD 2.10	Impact of development on adjacent land uses will be mitigated	Yes	NA
HD 2.13	Finding that community character can be conserved for SUPs and Admin Permits	Yes	Staff has provided conditions of approval in Exhibit A.
HD 6.1	Grading shall minimize visual impacts of hillside development	Yes	NA
HD 6.2	Slopes shall not exceed a 3:1 slope	No	NA, shall meet code
HD 6.4	80% reestablishment of vegetation prior to release of bonds	No	Staff has provided conditions of approval in Exhibit A
HD 7.2	County will cooperate with state, federal, and Native American agencies	Yes	NA
HD 10.2	Development will comply with local, state, and federal air quality standards.	Yes	Washoe County Air Quality Management has provided conditions of approval in Exhibit A
HD 10.3	Finding of no significant degradation of air quality for SUPs	Yes	Washoe County Air Quality Management has provided conditions of approval in Exhibit A
HD 11.1	Development will include detailed soils and geo-technical studies	No	Staff has provided conditions of approval in Exhibit A
HD 11.2	Developments shall comply with recommendation of geo-technical studies	No	Staff has provided conditions of approval in Exhibit A
HD 12.2	Project must demonstrate how it will not negatively impact established wildlife migration routes or critical habitat	Yes	NA
HD 15.3	County will ensure that action of one property owner does not adversely impact the properties and rights of other property owners.	Yes	Staff has provided conditions of approval in Exhibit A

## **Noticing**

Staff provided notice to affected 36 property owners within 94,250ft of the project site in accordance with WCC 110.810.25.

## **Gerlach/Empire Citizen Advisory Board (EG CAB)**

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on Jan 14, 2021. CAB members requested clarification of how far the proposed facility was from the road and were strongly in favor of the proposed reclamation of a previously disturbed area after the termination of the aggregate facility use. The CAB voted unanimously in favor of the project.

## **Reviewing Agencies**

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
BLM – Winnemucca District Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sophia Kirschenman, Parks Planner <a href="mailto:skirschenman@washoecounty.us">skirschenman@washoecounty.us</a>
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram, Water Rights Coordinator <a href="mailto:vbehmaram@washoecounty.us">vbehmaram@washoecounty.us</a>
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Leo Vesely, PE <a href="mailto:lvesely@washoecounty.us">lvesely@washoecounty.us</a>
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Genine Rosa, Environmental Eng, <a href="mailto:grosa@washoecounty.us">grosa@washoecounty.us</a>
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pyramid Lake Paiute Tribe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gerlach/Empire CAB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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 Board of Adjustment 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.

1. 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.

Staff Comment: The proposed use as conditioned in Exhibit A is consistent with the action program, policies and maps of the Master Plan and High Desert Area Plan. Specifically, staff is recommending waiving the paved parking/maneuvering area and required suburban landscaping standards in order to maintain the High Desert character per HD 2.13.

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.

Staff Comment: The proposed site has access to adequate roadway improvements and other necessary facilities in order to operate as a temporary restricted market aggregate facility.

3. Site Suitability. That the site is physically suitable for restricted market temporary aggregate facility and for the intensity of such a development.

Staff Comment: Restricted market temporary aggregate facilities are permissible in all regulatory zones, including General Rural, with the approval of a Special Use Permit. The

specific site is physically suitable for an aggregate facility given its history operating as an aggregate facility under SUP8-31-91 (expired 12/31/2001).

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.

*Staff Comment:* The surrounding area is extremely rural. There are no neighboring residential uses within the vicinity, only the geothermal plant which this site will serve and a mining operation.

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.

*Staff Comment:* No military installations were within the noticing area of the proposed project.

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0025 is being recommended for approval with conditions. Staff offers the following motion for the Board'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 Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0025 for Orni 36 LLC , having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Name of Area Plan;
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 restricted market temporary aggregate facility 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.

### **Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment 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 Board of Adjustment and mailed to the applicant.

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

Owner: Kosmos Company  
601 Union St, Ste 3900  
Seattle, WA 98101

Representatives: Wood Rogers  
1361 Corporate Blvd.  
Reno, NV 89502



# Conditions of Approval

Special Use Permit Case Number WSUP20-0025

The project approved under Special Use Permit Case Number WSUP20-0025 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on February 4, 2021. 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.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

## **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 – Dan Cahalane, [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)**

- 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 demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. 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. The business license will be obtained to for the new use.
- e. Temporary Restricted Market Aggregate Facilities use shall not become active until all grading permits grading permits are issued for WSUP20-0013.
- f. The parking standards outlined in 110.410.25(e) and 110.410.30b(3) shall not apply to the development of this project in order to maintain the rural character of the area in compliance with High Desert Policy 2.13.
- g. The landscaping standards outlined in 110.412.45(a-d) shall not apply to the development of this project in order to maintain the rural character of the area in compliance with High Desert Policy 2.13.
- h. Applicant shall submit a noxious weed plan in accordance with High Desert Policy 2.2
- i. Applicant shall obtain all necessary permits from Air Quality Management.
- j. The following **Operational Conditions** shall be required for the life of the business:
  - i. 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 and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit 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.

- iv. This special use permit shall remain in effect until **completion of all grading associated with WSUP20-0013 and the site is reclaimed** or unless it is revoked as long as the business is in operation and maintains a valid business license.
- v. Applicant shall submit documentation to engineering demonstrating that the current financial assurance is adequate at least once every three years.
- vi. Facility shall not sell any aggregate material for uses not associated with WSUP20-0013. This condition shall be reflected in the business license conditions.

### **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 – Leo Vesely, PE 775-328-2313**

- a. A complete set of construction improvement drawings, including an on-site grading plan/slope stabilization plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) 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 onto adjacent property.
- b. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading or building permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.
- e. All grading shall be in accordance with Washoe County Code Article 438 Grading Standards.
- f. All disturbed areas shall be revegetated. Seed mix shall be approved by the BLM.

### **Washoe County Water Rights**

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

**Contact Name – Vahid Behmaram, vbehmaram@washoecounty.us**

- a. The applicant shall provide necessary water rights information associated with the sources of water used for this project, be it temporary or permanent in nature, as a condition of approval of this SUP.

### **Washoe County Parks Program**

4. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

**Contact Name – Sophia Kirschenman skirschenman@washoecounty.us**

- a. In conformance with Washoe County Code Section 110.332.10, the final Mining/Reclamation Plan shall detail the revegetation success criteria. At a minimum, the success criteria shall ensure that vegetative cover of the reclaimed site shall be similar to surrounding habitats and self-sustaining. Additionally, revegetation and reclamation measures shall be monitored until success criteria have been met. These criteria are to be reviewed and approved by the Parks Program and/or the Washoe Storey Conservation District prior to the issuance of grading permits.
- b. In conformance with Washoe County Code Section 110.332.10, prior to the issuance of grading permits, the applicant shall post a revegetation/reclamation bond for eighty percent (80%) of the total revegetation/reclamation costs.

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





# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: December 30, 2020

To: Dan Cahalane, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP20-0025 – Ormat Temp Agg Facility**  
APN 071-070-09

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow a 9 acre restricted market temporary aggregate facility to serve as an aggregate facility for WSUP20-0013. The Engineering Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by the Rubicon Design Group and Odyssey Engineering. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

#### GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. A complete set of construction improvement drawings, including an on-site grading plan/slope stabilization plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) 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 onto adjacent property.
2. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading or building permit.
3. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.
5. All grading shall be in accordance with Washoe County Code Article 438 Grading Standards.
6. All disturbed areas shall be revegetated. Seed mix shall be approved by the BLM.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2041



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

Subject: **WSUP20-0025 – Ormat Temp Agg Facility**  
Date: December 30, 2020  
Page: 2

1. No comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)  
Contact Information: Leo Vesely, P.E. (775) 328-2313

1. No comments.



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

December 18, 2020

TO: Dan Cahalane, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD  
SUBJECT: Special Use Permit Case Number WSUP20-0025 (Ormat Temp Agg)

**Project description:**

The applicant requesting to approve a 9 acre restricted market temporary aggregate facility to serve as an aggregate facility for WSUP20-0013.

Project is located at Approximately 6.4 miles southwest of the intersection of Highway 447 and Rodeo Creek Rd., Assessor's Parcel Number: 071-070-09.

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments & conditions:*

The application does not indicate the sources of water and water rights for both the Aggregate operation (dust control and aggregate washing) and the pursuing revegetation project. It is understood that this project is temporary in nature; however, its temporary nature does not exempt the need for adequate water resources and water rights. The necessary water rights to support the proposed project may also be temporary in nature as allowed under NRS and by the State Engineer's office.

The applicant shall provide necessary water rights information associated with the sources of water used for this project, be it temporary or permanent in nature, as a condition of approval of this SUP.



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

---

**TO:** Dan Cahalane, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** January 5, 2021

**SUBJECT:** Special Use Permit Case Number WSUP20-0025 (Ormat Temp Agg)

---



I have reviewed WSUP20-0025 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow for the utilization of a 9-acre, temporary aggregate facility to provide fill materials for the North Valleys Geothermal Plant. The site is located 6.4 miles southwest of State Highway 447 and Rodeo Creek Road. Approximately 5.4 acres of the total 9-acre site have been previously disturbed as part of an old, unpermitted aggregate facility. The current application is requesting to excavate an additional 100,000 cubic yards of earthen materials.

As noted in the application, the Washoe County Development Code requires provisions for site restoration upon closure of the temporary aggregate facility as well as a bonding program commensurate with the total costs of requirements imposed. The submitted Mining/Reclamation Plan addresses most of the required provisions. However, it appears as though the applicant is awaiting a response from the Bureau of Land Management regarding revegetation success criteria. These criteria need to be finalized prior to the issuance of grading permits. Given these considerations, the Parks Program requires the following conditions of approval:

1. In conformance with Washoe County Code Section 110.332.10, the final Mining/Reclamation Plan shall detail the revegetation success criteria. At a minimum, the success criteria shall ensure that vegetative cover of the reclaimed site shall be similar to surrounding habitats and self-sustaining. Additionally, revegetation and reclamation measures shall be monitored until success criteria have been met. These criteria are to be reviewed and approved by the Parks Program and/or the Washoe Storey Conservation District prior to the issuance of grading permits.
2. In conformance with Washoe County Code Section 110.332.10, prior to the issuance of grading permits, the applicant shall post a revegetation/reclamation bond for eighty percent (80%) of the total revegetation/reclamation costs.



**INTEGRITY**



**EFFECTIVE COMMUNICATION**



**QUALITY PUBLIC SERVICE**

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

December 28, 2020

Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Ormat Geothermal Temp Agg Pit; 071-070-09  
Special Use Permit; WSUP20-0025

Dear Washoe County Staff:

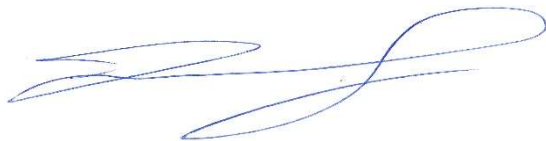
The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

**Contact Name – David Kelly**

- a) EHS has no issues with the project as submitted.

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,



David Kelly  
EHS Supervisor  
Environmental Health  
Washoe County Health District



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

## Washoe-Storey Conservation District

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

December 21, 2020

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP20- 0025 Ormat Temp Agg

Dear Dan,

In reviewing the special use permit for a restricted temporary aggregate facility, the Conservation District has the following comments.

With BLM providing criteria for revegetation for the site, the District would like a copy of the plan for our records and recommends that the BLM monitoring plan annual updates are sent to the agency by the applicant after the growing season (October 31) every year at a minimum three-year period.

The District advocates 6 site visits by the BLM monitoring activities for noxious weeds in the spring and summer months annually during Ormat's operational activities to ensure weed seeds do not spread at the 9-acre site.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

**From:** [Rosa, Genine](#)  
**To:** [Cahalane, Daniel](#)  
**Subject:** RE: WSUP20-0025 Ormat Temporary Agg Pit  
**Date:** Monday, January 11, 2021 3:07:04 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

---

That works, thank you!

## Genine

Environmental Engineer II

O: (775) 784-7204

\*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.



---

**From:** Cahalane, Daniel <DCahalane@washoecounty.us>  
**Sent:** Monday, January 11, 2021 3:07 PM  
**To:** Rosa, Genine <Grosa@washoecounty.us>  
**Subject:** RE: WSUP20-0025 Ormat Temporary Agg Pit

Ok,

I'm going to add the following conditions of approval to my staff report:

- Obtain all necessary permits from Air Quality Management

That work for you?



**Let us know how we're doing. Please tell us how we did by taking a [quick survey](#)**

### Dan Cahalane

**Planner | Community Services Department- Planning & Building Division**

[dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us) | Office: 775.328.3628 | Fax: 775.328.6133

Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Planning call (775) 328-6100 | Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)

1001 E. Ninth St., Bldg A., Reno, NV 89512



Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | [www.washoecounty.us](http://www.washoecounty.us)

---

**From:** Rosa, Genine <[Grosa@washoecounty.us](mailto:Grosa@washoecounty.us)>  
**Sent:** Monday, January 11, 2021 2:55 PM  
**To:** Cahalane, Daniel <[DCahalane@washoecounty.us](mailto:DCahalane@washoecounty.us)>  
**Subject:** RE: WSUP20-0025 Ormat Temporary Agg Pit

Sorry we had some crossed lines of communication here.

Looks like they will need a dust control permit for sure and then I would advise that they contact us directly to determine if/what equipment will be a part of the agg. Pit operations and potentially need an operating permit.

Thank you!

### Genine

Environmental Engineer II  
O: (775) 784-7204

\*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.



---

**From:** Cahalane, Daniel <[DCahalane@washoecounty.us](mailto:DCahalane@washoecounty.us)>  
**Sent:** Friday, January 8, 2021 12:49 PM  
**To:** Rosa, Genine <[Grosa@washoecounty.us](mailto:Grosa@washoecounty.us)>  
**Subject:** WSUP20-0025 Ormat Temporary Agg Pit

Hi Genine,

Does AQM have any comments of Ormat's Temporary Agg Pit?

Regards,



**Let us know how we're doing. Please tell us how we did by taking a quick [survey](#)**

### Dan Cahalane

**Planner | Community Services Department- Planning & Building Division**

[dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us) | Office: 775.328.3628 | Fax: 775.328.6133

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# WOOD RODGERS

January 20, 2021

Dan Cahalane  
Planner  
Washoe County - Community Services Department  
1001 E. Ninth St., Bldg A.  
Reno, NV 89512

**Re: WSUP20-0025 Ormat Temporary Aggregate Facility Response to Feedback**

Dear Dan,

Included with this letter is a response to comments received on January 14, 2021 at the Gerlach/Empire Citizens Advisory Board (CAB) regarding the Ormat Temporary Aggregate Facility (WSUP20-0025). The CAB meeting was held on January 14<sup>th</sup> to discuss specifics of the project. The meeting was open to the public but no members of the public attended. A brief presentation was given describing the details of the project by Wood Rodgers (applicant's representative) followed by questions and comments addressed between the CAB members and the applicant and the applicant's representative. Below is a brief summary of the items discussed and a response:

1. What is the distance of the aggregate facility from the existing dirt road?

**Response: The distance from the existing utility road and the project boundary is approximately 200 feet. It should be noted that an informal dirt road exists along that 200 feet and will be improved and utilized to access the site upon approval of the request. This will also be included in the reclamation once the excavation is complete. The CAB members were overall happy with the reclamation plan and bonding that was included in the proposal and that the areas that are previously disturbed will be reclaimed by this proposal.**

As noted by the CAB members, a benefit of this request includes the reclamation of the previously disturbed areas and the applicant's responsibility for final grading which will ultimately limit the slopes to a maximum of 2:1 to reduce erosion and long-term maintenance. The CAB members also appreciated that the Applicant will be responsible for establishing native vegetation over the previously disturbed areas and that as a part of the reclamation, the vegetation must be monitored for a minimum of 5 years post planting to insure long-term viability.

We believe this summarizes the comments heard at the CAB meeting. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,  
Wood Rodgers, Inc.

Stacie Huggins  
Associate

**Courtesy Notice\***  
**Participate in the Future of Your Neighborhood**  
December 22, 2020

Dear Property Owner:

The Washoe County Planning and Building Division received an application from one of your neighbors for a temporary aggregate facility at APN 071-070-09 (approximately 6.4 miles southwest of the intersection of Highway 447 and Rodeo Creek Rd.). If you are interested in learning more about the proposed project, the application is available on line at [https://www.washoecounty.us/csd/planning\\_and\\_development/index.php](https://www.washoecounty.us/csd/planning_and_development/index.php). Click on the "applications" box and choose the Commission District listed below.

Case Number: WSUP20-0025, (Ormat Temp Agg)  
Commission District: #5  
Tentative Date for Gerlach/Empire Citizen Advisory Board: NA:  
Tentative Public Hearing Date: February 4, 2021, Board of Adjustment

You will receive an official notification when the request is set for a public hearing. For more information, please contact: Dan Cahalane, Planner, [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us), 775-328-3628.

\*This is not a legally required notice, but rather is provided to you as a courtesy to engage you early in the planning process with Planning and Building.

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## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Ormat Geothermal Restricted Market Temporary Aggregate Pit			
Project Description: A 9.0 acre Restricted Market Temporary Aggregate Facility (temporary aggregate pit), for fill material for the construction of the North Valley Geothermal Plant.			
Project Address: The project is located 14.3 miles south of Empire, NV.			
Project Area (acres or square feet): The project site is 9.0 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The temporary aggregate pit is approximately 6.4 miles southwest of the intersection of Highway 447 and Rodeo Creek Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
071-070-09	155.9 acres		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). WSUP20-0013			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Kosmos Company		Name: Wood Rodgers, Inc.	
Address: 601 Union Street Suite 3900		Address: 1361 Corporate Blvd	
Seattle, WA                      Zip: 98101		Zip: 89502	
Phone:                                      Fax:		Phone: 775.823.5258              Fax: 823.4066	
Email:		Email: shuggins@woodrodgers.com	
Cell:                                      Other:		Cell:                                      Other:	
Contact Person:		Contact Person: Stacie Huggins	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: ORNI 36, LLC		Name: N/A	
Address: 6140 Plumas Street		Address:	
Reno, NV                      Zip: 89519		Zip:	
Phone: 356-9029 xt 3228              Fax:		Phone:                                      Fax:	
Email: mwendt@ormat.com		Email:	
Cell: 775-399-0906              Other:		Cell:                                      Other:	
Contact Person: Melissa Wendt		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

The Project includes a 9.0 acre Restricted Market Temporary Aggregate Facility (temporary aggregate pit) to be used as fill material for the construction of the North Valley Geothermal Plant. This site will be reclaimed and revegetated upon completion of the excavation of the temporary aggregate pit.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

This is a temporary use, as such, no new structures, roadways, utilities, sanitation, water supply, drainage, parking, or signs are proposed with this request. Access to the site will be reclaimed upon completion of the excavation.

3. What is the intended phasing schedule for the construction and completion of the project?

Since this request will support the construction of the approved geothermal generation facility, construction would begin upon acquisition of all required permits. Due to the nature of the project, the construction schedule is anticipated to take up to 3 years to complete.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The project area has been previously graded as part of an old aggregate pit that has never been reclaimed. The temporary aggregate pit will provide needed fill material for the construction of the geothermal plant on site and will reduce truck traffic along the highway. Furthermore, the reclamation will amend the old grading activities.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The request will reduce the number of truck traffic trips along the highway as fill material will not be needed to be imported since the material will be generated on site. Furthermore, the reclamation will have positive environmental impacts that will improve the community and adjacent properties.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Given the rural location of the aggregate pit, negative impacts on adjacent properties is not anticipated. In fact, the request will actually mitigate any perceived negative impacts associated with the construction of the geothermal plant since it will reduce highway truck trips and improve environmental impacts.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

As stated in the project description, the request is temporary and no parking, signs or lighting will be proposed upon completion. Landscaping will not be needed as the site will be reclaimed upon completion. See site plans and the project description.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	N/A
b. Electrical Service	N/A
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	N/A

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	N/A	acre-feet per year	
i. Certificate #	N/A	acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

--

10. Community Services (provided and nearest facility):

a. Fire Station	Washoe County Fire Station 242; 8.5 miles north
b. Health Care Facility	Banner Health Center; 78 miles south (Fernley)
c. Elementary School	N/A
d. Middle School	N/A
e. High School	N/A
f. Parks	N/A
g. Library	N/A
h. Citifare Bus Stop	N/A



# Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

1. What is the purpose of the grading?

The temporary aggregate pit will provide on site fill material for the construction of the plant pads, well pads, and pads for the pipeline for the previously approved North Valley geothermal energy production facility.

2. How many cubic yards of material are you proposing to excavate on site?

100,000 cubic yards

3. How many square feet of surface of the property are you disturbing?

9.0 Acres

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

An existing pit within the site will be expanded to provide fill materials for the cover for the roads and pads during the construction of the previously approved Ormat geothermal power generation facility.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

No, the request is to allow a restricted market temporary aggregate pit, which by definition requires a special use permit.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

This is an existing aggregate pit that was operational without a permit prior to the Applicant being involved with the property. While the history of the grading is not known by the applicant, in an effort to correct errors of the past, they are going through the proper channels now to proactively ensure grading standards and requirements noted in Code are met.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes, refer to the attached grading plan.

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

Yes, however, this is an extremely rural location surrounded by federal land. Visual impacts will be temporary and minimal. The site will be reclaimed upon completion of the excavation and will blend with the natural vegetation.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No, the site will be accessed from the existing access road to the west. This road will be reclaimed and revegetated upon completion of the excavation.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

As part of the reclamation, all slopes will be reduced to a 2:1 slope and all disturbed areas will be revegetated. Please refer to the project description that was submitted with this application for more detail.

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
-----	--	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

No retaining walls will be required.

13. What are you proposing for visual mitigation of the work?

As part of the reclamation, all slopes will be reduced to a 2:1 slope and all disturbed areas will be revegetated. Please refer to the project description that was submitted with this application for more detail.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No trees have been identified on site.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

The type seed mix and the method used will be chosen by the BLM to be within compliance of their policies for successful revegetation.

16. How are you providing temporary irrigation to the disturbed area?

Water used for dust control would be obtained by imported to the site as needed. Revegetation will use a native seed mix with species adapted to the area.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No, however, the applicant is working closely with the BLM, who will approve the revegetation plan as part of the EA.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
-----	--	-------------------------------



**PROJECT DESCRIPTION**

**Executive Summary**

Commission District #: 5, Jeanne Herman  
 Applicant: ORNI 36, Inc.  
 APN Numbers: 071-070-09  
 Request: A request has been made for a special use permit to allow for a Restricted Market Temporary Aggregate Facility (temporary aggregate pit), as fill material for the construction of the previously approved North Valley Geothermal Plant.  
 Location: The 9.0± acre site is located approximately 6.4-miles southwest of State Highway 447 and Rodeo Creek Road in the High Desert and Truckee Canyon Planning Areas.

**Background**

The project is located in an area that has natural resources that have historically been used in the production of renewable energy. As such, the applicant applied for a special use permit (SUP) to construct and operate a geothermal plant in this area. As part of the SUP for the geothermal facility, it was noted that fill material would be used to create the pads and roads needed to service the geothermal plant. As noted with the original SUP, rather than importing materials from outside the area, the applicant intended to expand an existing aggregate pit located on assessor’s parcel number (APN) 071-070-09. Through the SUP process, it was noted that the existing aggregate pit had not been properly permitted and therefore a separate SUP application would be necessary. Since the applicant is operating on the property through a land lease and is not the owner of the land, the history of the existing aggregate pit is not known. It is assumed that the existing aggregate pit was used as fill for the construction of the San Emidio Geothermal Facility (located on APN 071-070-09) prior to the requirement of a special use permit. It should be noted that based on recent site visits, there is no evidence that any grading has occurred in recent years.

As such, following the Washoe County Board of County Commissioners approval of WSUP20-0013 (Ormat Geothermal) on November 10, 2020 the applicant is submitting this request for a restricted market temporary aggregate facility in order to properly permit use of the temporary aggregate pit and begin grading associated with the plant, roads and well pads.

**Washoe County Master Plan and Zoning**

The project includes approximately 9.0± acres of APN 071-070-09. Per Washoe County, the subject parcel has a master plan designation of Rural (R) and a zoning designation of General Rural (GR) and is located within the High Desert and Truckee Canyon Area Plans. The proposed use, Restricted Market Temporary Aggregate Facility (temporary aggregate pit), is an allowed use within any zoning designation in accordance with Washoe County Development Code Section 110.332.10(b), *(Refer to Master Plan Map, and Zoning Map in Section 3 of this submittal packet).*

**Site Characteristics**

The proposed project area totals 9.0± acres of which 5.4± acres have been previously disturbed by past grading activities. Outside of the previously disturbed areas, the slopes are relatively gentle. Generally sloping from southeast to northwest with no slopes greater than 30%. The rest of the site is undisturbed with native sagebrush and upland vegetation. This area is extremely rural with dirt roads predominately utilized by

maintenance crews for the production of renewable energy. The main access to the site will utilize the existing access road approximately 200 feet to the west, (*Refer to the Aerial Map in Section 3 of this submittal packet*).

**Project Request**

Included with this application is a special use permit to allow for a Restricted Market Temporary Aggregate Facility (temporary aggregate pit). The temporary aggregate pit will be used to provide fill material for the previously approved geothermal facility. The request is located within the project boundary of the approved geothermal facility and will limit the amount of truck trips as compared with the importation of fill from offsite. The 9.0± acre project area will be reclaimed and revegetated once the construction of the facility is complete, thus improving the currently disturbed, un-reclaimed aggregate pit that exists.

**Project Description:**

As noted previously, the applicant is seeking approval to expand an existing aggregate pit located within the Geothermal facility project boundary. This pit was identified as a possible source for materials associated with construction of the plant, well pads, and roads due to its proximity to the project.

Through the SUP for the Geothermal Facility (WSUP20-0013), it was noted that approximately 100,000 cubic yards of surfacing material may be needed for the project. In order to supply that material, the aggregate pit is anticipated to result in a total project disturbance, prior to interim reclamation, of approximately 9.0± acres. By using materials sources close to the project site, the applicant can reduce the number of trips importing materials due to the rural location. Furthermore, as a part of the project, the applicant will be required to reclaim the aggregate pit along with the revegetation of native species. Additionally, due to the temporary nature of the aggregate pit, the applicant is seeking a waiver to the landscaping and parking requirements noted in Washoe County code. It should be noted that landscaping and parking are provided as part of the larger Geothermal facility in accordance with Code.

In terms of access to the project site, as noted with the original SUP, the Ormat Geothermal project will be accessed via the existing Rodeo Creek Road, which connects to State Highway 447, approximately 14.3 miles south of Empire, NV. Specifically, the aggregate pit will be accessed via a connection to the existing dirt road to the west. This access road will be revegetated once the temporary aggregate pit is reclaimed in accordance with the reclamation plan included with this request.

**Mining/Reclamation Plan**

In compliance with Washoe County Development Code Section 110.332.10, the following provides a description of the required information for order of activities throughout the life of the temporary aggregate pit. Activity 1 and 2 will take place prior to excavating the materials for the fill, while 4 thru 7 will occur once the temporary aggregate pit is complete. The order of activities include:

1. **Conservation of Top Soil:**
  - a. In currently undisturbed areas permitted for expansion of the temporary aggregate pit, the top 6 inches of topsoil/overburden will be stripped and stockpiled for later use during revegetation activities.
  - b. Stockpiled topsoil/overburden piles will be located such that they will not be subject to overland flow from run-on or runoff.

- c. Standard best management practices (BMPs) as approved by the Bureau of Land Management (BLM), shall be installed and maintained to prevent accelerated erosion of stockpile(s).
2. Stabilize topsoil/overburden stockpiles:
    - a. Stockpiles shall be stabilized by a hydraulic application rate of a seed mix and tackifier to be provided by the Winnemucca District BLM (requested November 9, 2020).
    - b. Once stabilized, no additional disturbance of the stockpile will be authorized.
    - c. Stabilization shall be monitored for a fully stabilized surface.
    - d. If unstable areas on the stockpile are observed, they will immediately be subject to a supplemental hydraulic application rate of the BLM provided seed mix and tackifier.
    - e. The stockpile(s) will be monitored for the establishment of invasive and noxious weeds. If these weeds are found during normal site BMP monitoring activities, the applicant will employ mechanical removal and appropriate disposal and/or herbicide treatment. Any herbicide treatment will be consistent with the BLM's 2007 Final Programmatic Environmental Impact Statement National Vegetation Treatments Using Aminopyralid, Fluroxypyr, and Rimsulfuron (Final PEIS) on BLM Land (BLM 2007).
  3. Develop the temporary aggregate pit:
    - a. The temporary aggregate pit will be developed using standard construction practices.
  4. Recontour the temporary aggregate pit:
    - a. At the completion of authorized material removal from the temporary aggregate pit, all interior and exterior slopes will be contoured to a maximum slope of 2:1.
    - b. Permanent BMPs to stabilize the site from contributing to sheet flow runoff and to contain and/or convey run-on in existing drainage features will be established.
  5. Reapply stockpiled topsoil/overburden:
    - a. The recontoured interior surface of the temporary aggregate pit shall be ripped to 12 inches below existing ground surface. Stockpiled topsoil/overburden that is free of invasive and noxious weeds shall be applied evenly as possible to the interior recontoured surface of the temporary aggregate pit.
  6. Revegetate the site:
    - a. The interior and exterior disturbed surface shall be revegetated using a hydraulic application rate of a seed mix and tackifier to be provided by the Winnemucca District BLM.
  7. Monitor revegetation success:
    - a. The reclaimed temporary aggregate pit areas shall be monitored for site stability (accelerated erosion) and for revegetation success for a minimum period of 5 years post completion of revegetation activities.

- b. Revegetation success criteria are to be provided by the BLM (requested November 9, 2020)
- c. If unstable areas are observed, they will immediately be subject to a supplemental hydraulic application rate of the BLM provided seed mix and tackifier.
- d. The temporary aggregate pit reclaimed surfaces will be monitored for the establishment of invasive and noxious weeds. If these weeds are found during normal site BMP monitoring activities, the applicant will employ mechanical removal and appropriate disposal and/or herbicide treatment. Any herbicide treatment will be consistent with the BLM's 2007 Final Programmatic Environmental Impact Statement National Vegetation Treatments Using Aminopyralid, Fluroxypyr, and Rimsulfuron (Final PEIS) on BLM Land (BLM 2007).
- e. Techniques to be employed to monitor for revegetation success include the Line Intercept Method and Randomly located Density Plots

**Findings**

**General Special Use Permit Findings**

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

**(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;**

Response: The entire project area is designated as Rural and in accordance with Washoe County Development Code, a Restricted Market Temporary Aggregate Facility is an allowed use through the approval of a special use permit. The proposed project has been designed to meet goals and policies within the area plan; specifically, goal fourteen which states that Washoe County will support the development of geothermal energy production.

**(b) Improvements. 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;**

Response: Since this is a temporary facility no utilities are proposed. The project site will be accessed via the existing access road 200 feet to the west.

**(c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;**

Response: As previously stated, although the history of the existing aggregate pit is not known, it is assumed the pit was used as fill for the San Emidio Geothermal Facility (located on APN 071-070-09). As such, the site is physically suitable for expansion of the existing pit which will provide material for the plant and well pads that are integral to the construction of the geothermal facility. Pending approval of the SUP will also ensure formal reclamation to a previously unpermitted aggregate pit upon completion of the project. Furthermore, the site is centrally located in the construction site and will be able to utilize existing access roads. As such, this site is ideally located for this temporary development.

**(d) Issuance Not Detrimental. 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; and**

Response: The site has already been disturbed by previous grading activities that were never mitigated. This request includes a reclamation plan that will help to improve the public health, safety and welfare of adjacent properties. The reclamation will include measures to make slopes less vulnerable to erosion and a revegetation plan that ensures natural vegetation is reestablished. This request will improve the character of the area and contribute to the natural 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.**

Response: N/A



**Special Review Considerations:**

In addition to the findings required by Article 810, Special Use Permits, prior to approving an application for aggregate operations, the following special review considerations are addressed in the record:

**(a) Conservation of topsoil;**

Response: As stated in the reclamation plan, in currently undisturbed areas permitted for expansion of the temporary aggregate pit, the top 6 inches of topsoil/overburden will be stripped and stockpiled for later use during revegetation activities. Stockpiled topsoil/overburden piles will be located such that they will not be subject to overland flow from run-on or runoff. Standard best management practices (BMPs) as approved by the Bureau of Land Management (BLM), shall be installed and maintained to prevent accelerated erosion of stockpile(s)

**(b) Protection of surface and subsurface water;**

Response: Surface water will be protected through the stabilization of soils to prevent erosion. Stockpiles shall be stabilized by a hydraulic application rate of a seed mix and tackifier to be provided by the Winnemucca District BLM. Once stabilized, no additional disturbance of the stockpile will be authorized. Stabilization shall be monitored for a fully stabilized surface. If unstable areas on the stockpile are observed, they will immediately be subject to a supplemental hydraulic application rate of the BLM provided seed mix and tackifier. Due to the depth of the grading, no subsurface water is intended to be impacted by the request.

**(c) Conservation of natural vegetation, wildlife habitats and fisheries;**

Response: The site will be regularly monitored to insure noxious weeds that impact natural vegetation and wildlife habitats are controlled. The stockpile(s) will be monitored for the establishment of invasive and noxious weeds. If these weeds are found during normal site BMP monitoring activities, the applicant will employ mechanical removal and appropriate disposal and/or herbicide treatment. Any herbicide treatment will be consistent with the BLM's 2007 Final Programmatic Environmental Impact Statement National Vegetation Treatments Using Aminopyralid, Fluroxypyr, and Rimsulfuron (Final PEIS) on BLM Land (BLM 2007). No fisheries are in proximity to the project site.

**(d) Control of erosion;**

Response: Stockpiles shall be stabilized by a hydraulic application rate of a seed mix and tackifier to be provided by the Winnemucca District BLM. Once stabilized, no additional disturbance of the stockpile will be authorized. Stabilization shall be monitored for a fully stabilized surface. If unstable areas on the stockpile are observed, they will immediately be subject to a supplemental hydraulic application rate of the BLM provided seed mix and tackifier.

**(e) Control of drainage and sedimentation;**

Response: This request will be an improvement to the existing site which has currently been disturbed by previous grading activities. At the completion of authorized material removal from the temporary

aggregate pit, all interior and exterior slopes will be contoured to a maximum slope of 2:1. Permanent BMPs to stabilize the site from contributing to sheet flow runoff and to contain and/or convey run-on in existing drainage features will be established.

**(f) Provision of visual and noise buffering;**

Response: The project site is located in an area that is extremely rural. Visual impacts will be minimal. Furthermore, the request is temporary and once complete will be reclaimed to mimic the surrounding natural vegetation. Noise will be minimal due to the location of the project site and since all operations will be conducted during hours of construction.

**(g) Accommodation of heavy traffic on roadways;**

Response: The project site is located in an area that is extremely rural and away from public roadways. The access road and ingress and egress will be located along an access road and within the construction site. By nature, this request removes heavy traffic on roadways because the material can be produced onsite and does not need to be imported into the site.

**(h) Provision of restoration and/or reuse of the site;**

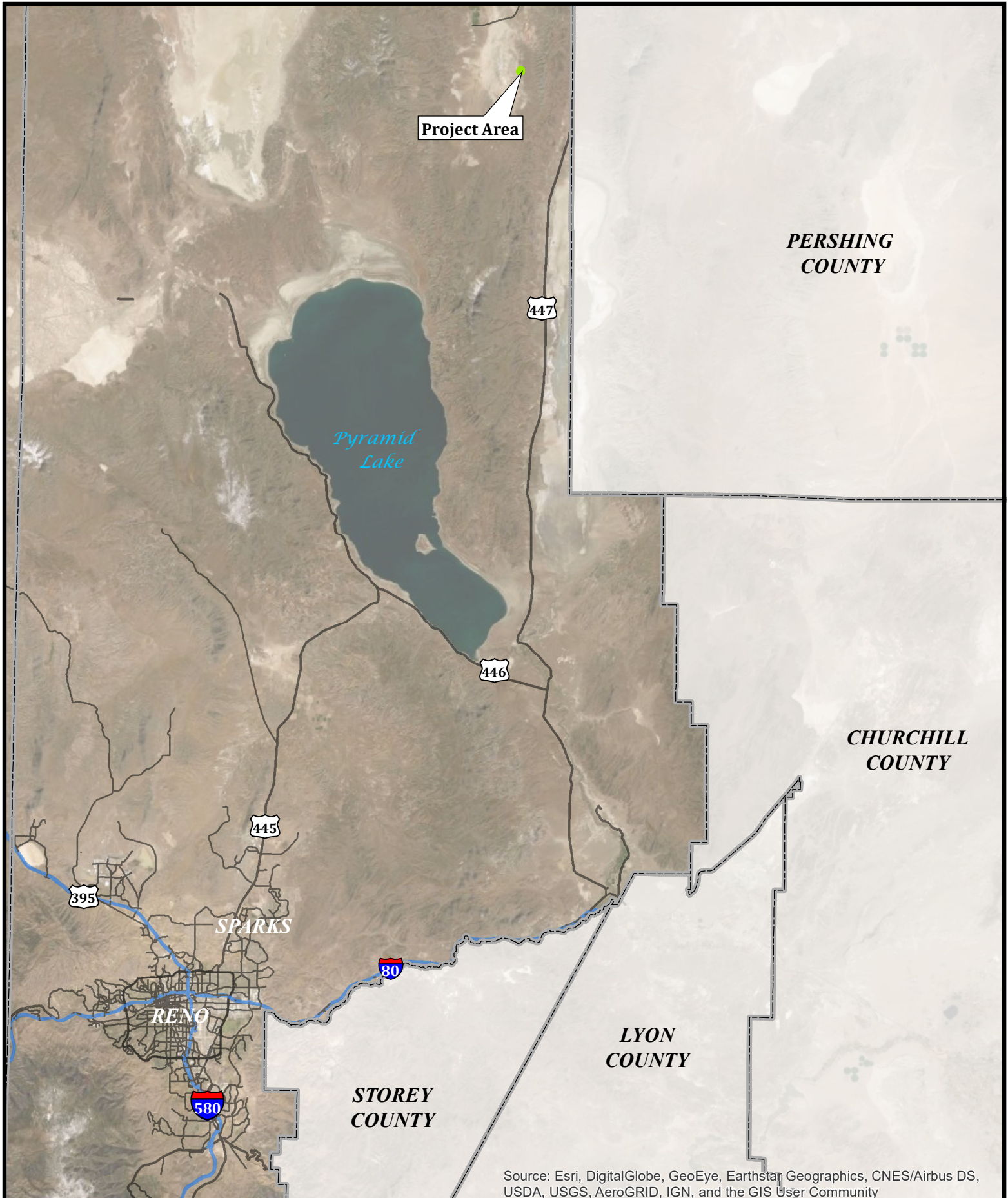
Response: At the completion of authorized material removal from the temporary aggregate pit, all interior and exterior slopes will be contoured to a maximum slope of 2:1. Permanent BMPs to stabilize the site from contributing to sheet flow runoff and to contain and/or convey run-on in existing drainage features will be established. The recontoured interior surface of the temporary aggregate pit shall be ripped to 12 inches below existing ground surface. Stockpiled topsoil/overburden that is free of invasive and noxious weeds shall be applied evenly as possible to the interior recontoured surface of the temporary aggregate pit. The interior and exterior disturbed surface shall be revegetated using a hydraulic application rate of a seed mix and tackifier to be provided by the Winnemucca District BLM.

**(i) Provision of a bonding program commensurate with the total costs of requirements imposed; and**

Response: A bonding program commensurate with the total costs of the reclamation plan will be provided prior to any grading activities.

**(j) Preservation of the recreation opportunities, air quality, archaeological resources, character of the area and other conditions as necessary.**

Response: As previously stated, this project site has been previously graded. The request, complete with a reclamation plan, will improve the site and restore it to a more natural state that is more in character with the surrounding areas.



Source: Esri, DigitalGlobe, GeoEye, EarthStar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



0 4 1/2 9  
MILES

## Vicinity Map

### North Valley Temporary Aggregate Pit SUP

December 2020



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard  
Reno, NV 89502  
Tel: 775.323.4068  
Fax: 775.323.4068

APN  
071-070-16

Existing Access Road

**Legend**

 Project Area

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Aerial Map

## North Valley Temporary Aggregate Pit SUP

December 2020



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard  
Reno, NV 89502

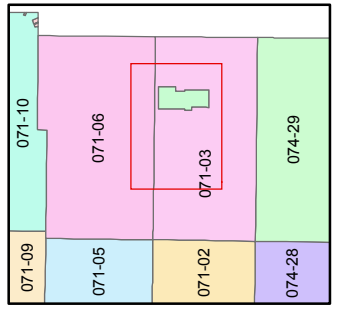
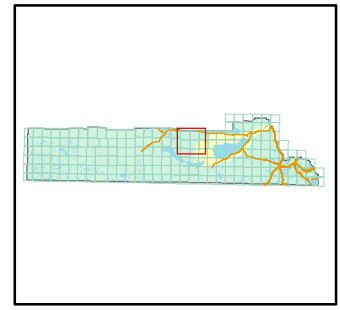
Tel: 775.323.4068  
Fax: 775.323.4066

EXHIBIT J

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
 Joshua G. Wilson, Assessor  
 1001 East Ninth Street  
 Building D  
 Reno, Nevada 89512  
 (775) 328-2231



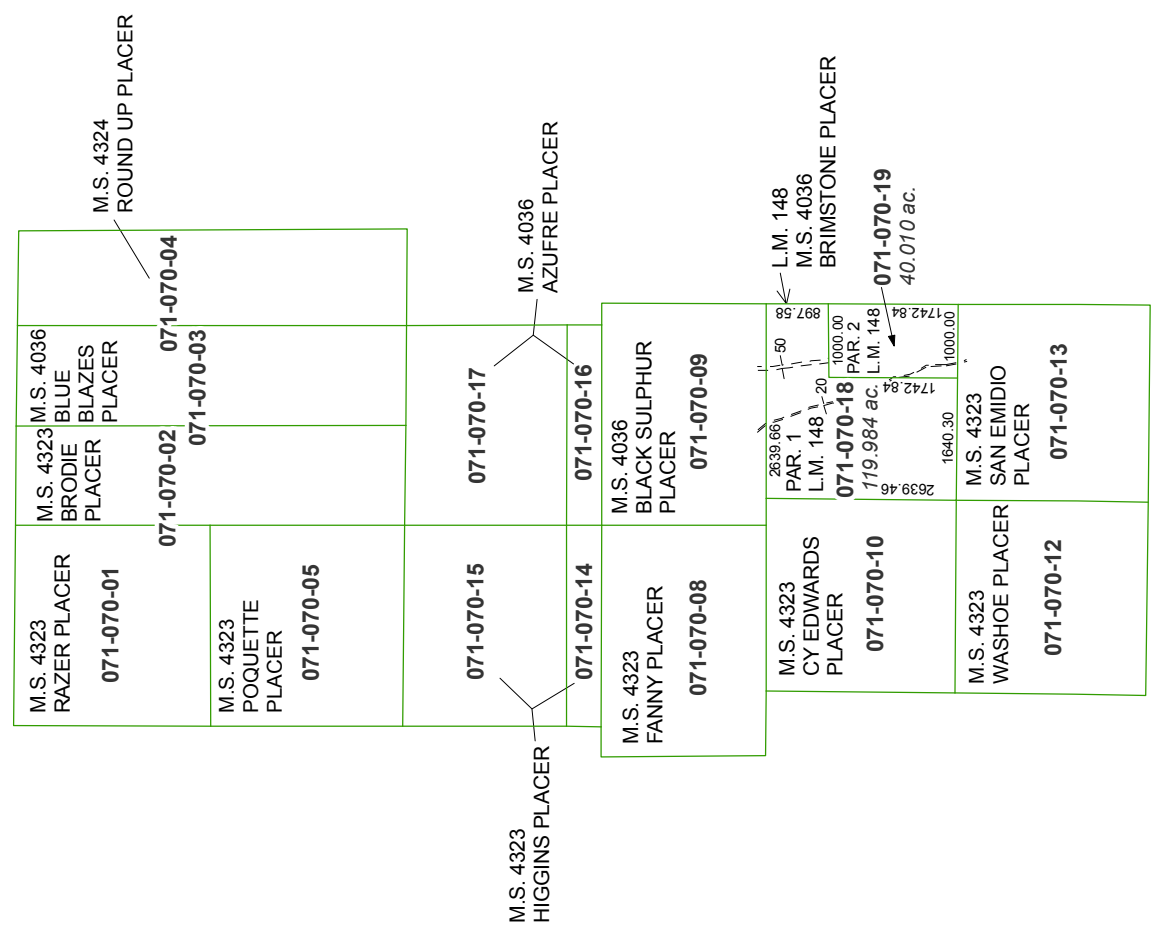
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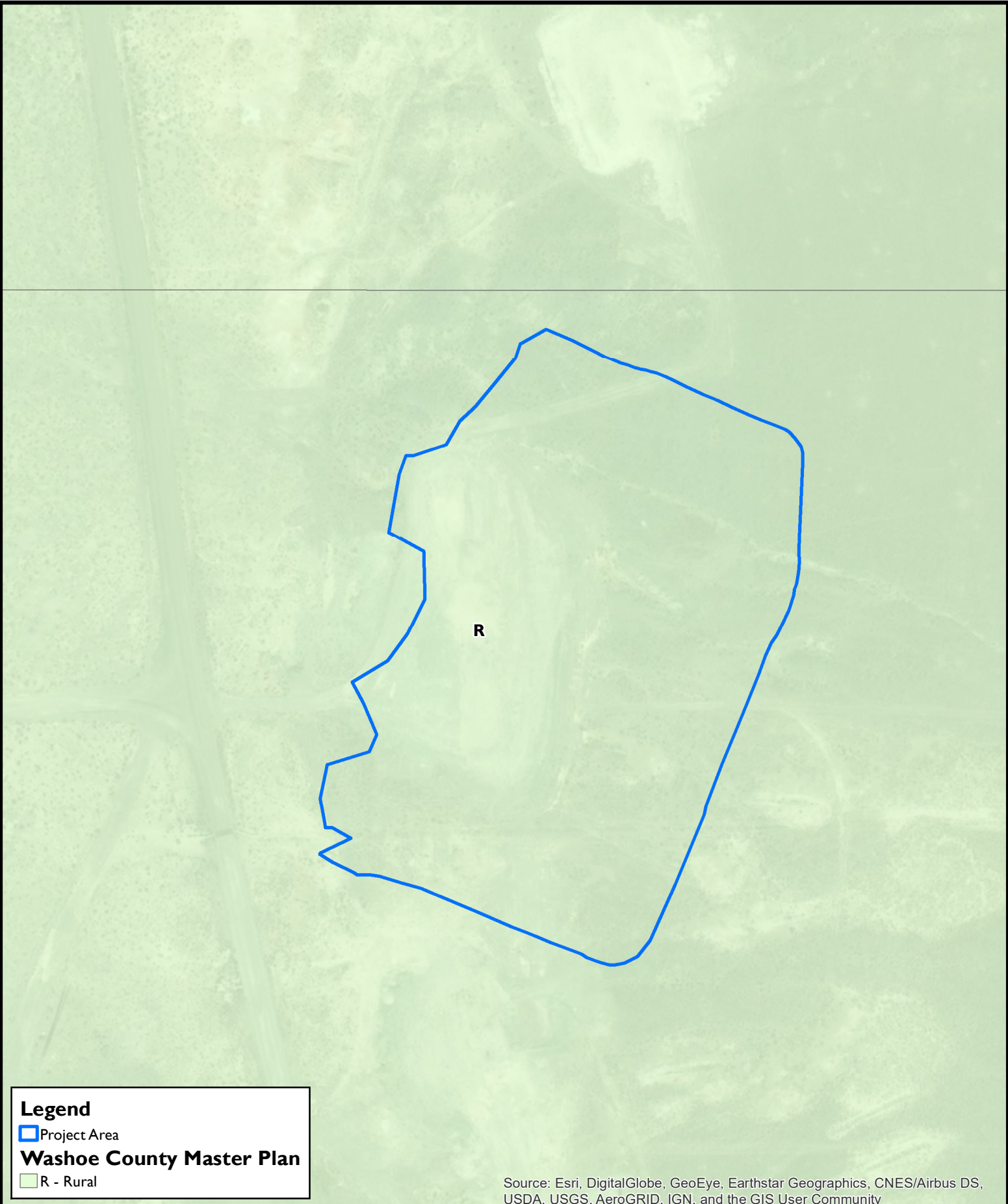


created by: TWT 6/23/2010  
 last updated: \_\_\_\_\_  
 area previously shown on map(s) \_\_\_\_\_

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**PATENTED MINING CLAIMS**  
**PORTIONS OF SECTIONS 4, 5, 8, 9, 16, 17, 20 & 21**  
**TOWNSHIP 29 NORTH - RANGE 23 EAST**





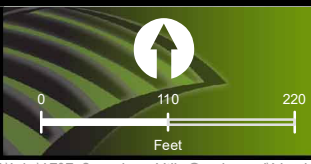
**Legend**

- Project Area

**Washoe County Master Plan**

- R - Rural

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Master Plan**  
**North Valley Temporary Aggregate Pit SUP**  
 December 2020



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 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775.323.4068  
 Fax: 775.323.4068



GR

**Legend**

 Project Area

**Washoe County Zoning**

 GR - General Rural

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# Zoning

## North Valley Temporary Aggregate Pit SUP

December 2020



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1361 Corporate Boulevard  
Reno, NV 89502

WSUR  
Tel: 775.323.4068  
Fax: 775.323.4068

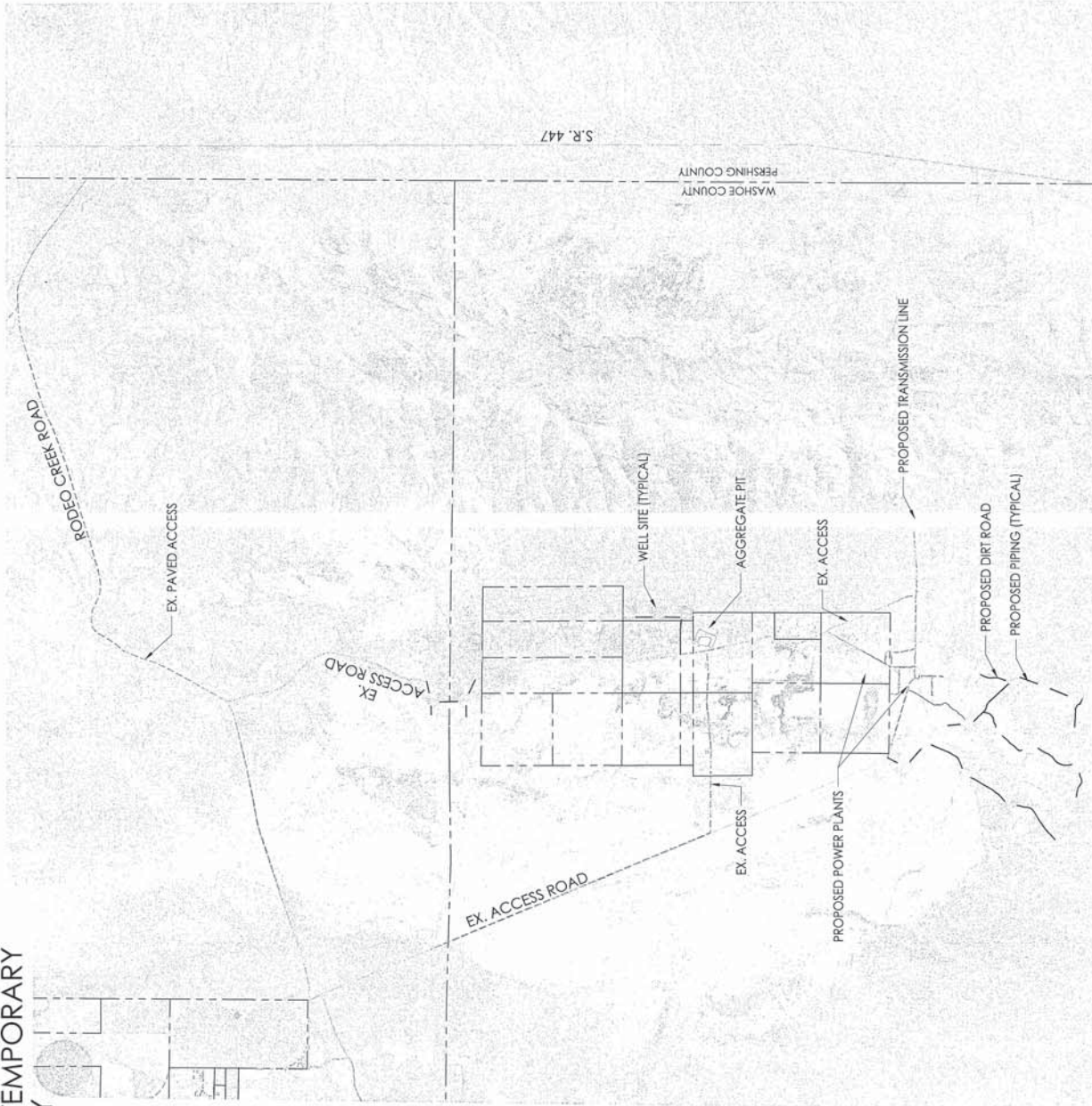
EXHIBIT J





# NORTH VALLEY GEOTHERMAL DEVELOPMENT

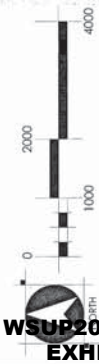
RESTRICTED MARKET TEMPORARY  
AGGREGATE FACILITY  
SPECIAL USE PERMIT  
OVERALL SITE PLAN



## LEGEND

- PARCEL LINE
- EX. DIRT ROAD
- PROPOSED WASTE LINE
- PROPOSED TRANSMISSION LINE
- PROPOSED DIRT ROAD

NOTE: PROPOSED WELL PAD GRADING, POWER PLANTS, PIPING, TRANSMISSION LINES, ETC. SUBMITTED VIA WSP020073



WSUP20-0025  
EXHIBIT J

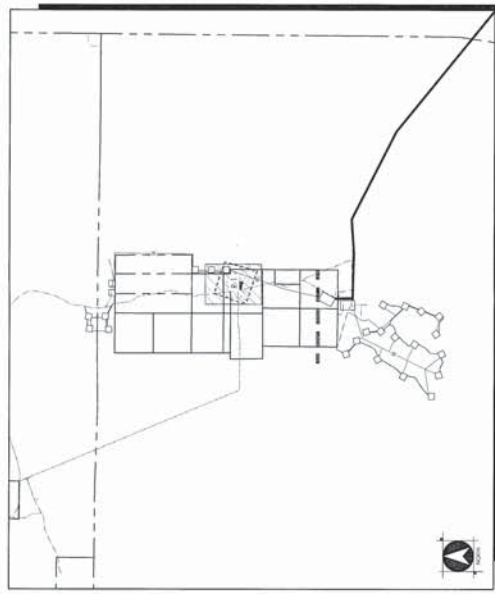


NORTH VALLEY  
GEOTHERMAL DEVELOPMENT  
OVERALL SITE PLAN

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1961 Corporate Boulevard Tel. 775.823.4068  
Reno, NV 89502 Fax. 775.823.4066  
1707.005 DECEMBER 2020

SHEET S-1 OF 7

# NORTH VALLEY GEOTHERMAL DEVELOPMENT RESTRICTED MARKET TEMPORARY AGGREGATE FACILITY SPECIAL USE PERMIT REVEGETATION PLAN



KEY MAP  
1/4" TO SCALE



NOTE: PROPOSED WELL AND GRADING, POWER PLANTS, PIPING, TRANSMISSION LINE, ETC. PERMITTED VIA W02750013



REVEGETATION NOTE:

1. STEP AND STOCKPILE THE TOP 6 INCHES OF TOPSOIL OVERLIEKMENT FOR LATER USE DURING LOCAL STOCKPILE TOPSOIL OVERLIEKMENT SUCH THAT THEY WILL NOT BE SUBJECT TO OVERLAND FLOW FROM RAIN OR RUNOFF. STOCKPILES SHALL BE COVERED WITH GEOTEXTILE AND ACCENTUATED (BORDER OF STOCKPILE).
2. STABILIZE TOPSOIL OVERLIEKMENT STOCKPILES WITH A 10% MIXTURE OF A SEED MIX AND FERTILIZER TO BE PROVIDED BY THE WINEMAKERS DISTRICT TEAM. ONCE ESTABLISHED, NO ADDITIONAL DISTURBANCE OF THE STOCKPILES WILL BE ALLOWED. MONITORING FOR PESTS SHALL BE CONDUCTED IN CONJUNCTION WITH OVERALL SITE BMP MONITORING FOR PESTS SHALL BE CONDUCTED IN CONJUNCTION WITH OVERALL SITE BMP MONITORING.
3. THE STOCKPILES SHALL BE MONITORED FOR THE ESTABLISHMENT OF INVASIVE AND NOXIOUS WEEDS. ANY INVASIVE OR NOXIOUS WEEDS SHALL BE MECHANICALLY REMOVED AND ALL HERBICIDE TREATMENT SHALL BE IMMEDIATELY SUBJECT TO A PROGRAMMATIC ENVIRONMENTAL IMPACT STATEMENT NATIONAL VEGETATION TREATMENTS MONITORING AND REPORTING PLAN (M&R) ON BULL LAND (BULL 2007).
4. DUNE OF THE AGGREGATE BY USING STANDARD CORROSION PROTECTANTS.
5. UPON COMPLETION OF MATERIAL REMOVAL, RECONSTRUCT THE AGGREGATE PER ALL INTERIOR AND EXTERIOR SLOPES WILL BE CONSIDERED TO A MAXIMUM SLOPE OF 2:1. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT EROSION AND TO CONFORM AND/OR CONTRIBUTE TO EXISTING DRAINAGE FEATURES WILL BE ESTABLISHED.
6. PREPARE THE SURFACE OF THE AGGREGATE FOR REVEGETATION. REVEGETATION SHALL BE CONDUCTED WITHIN 12 INCHES BELOW EXISTING GROUND SURFACE. EMPTY INVASIVE AND NOXIOUS WEED FREE STOCKPILES TOPSOIL OVERLIEKMENT FROM STOCKPILES AS FEASIBLE.
7. MONITOR REVEGETATION SUCCESS FOR A MINIMUM OF 5 GROWING SEASONS POST REVEGETATION. AGGREGATE BY PLOTS SHALL BE MONITORED FOR WEEDS, FACILITATED BROWN AND FOR REVEGETATION SUCCESS FOR A MINIMUM PERIOD OF 5 YEARS POST COMPLETION OF REVEGETATION ACTIVITIES. IF UNDESIRABLE AREAS ARE OBSERVED DURING THE 5-YEAR MONITORING PERIOD, "BMP" MANAGEMENT SHALL BE SUBJECT TO A SUPPLEMENTAL HYDRALIC APPLICATION RATE OF THE STOCKPILES SHALL BE MONITORED FOR THE ESTABLISHMENT OF INVASIVE AND NOXIOUS WEEDS. ANY INVASIVE OR NOXIOUS WEEDS SHALL BE MECHANICALLY REMOVED AND ALL HERBICIDE TREATMENT SHALL BE IMMEDIATELY SUBJECT TO A PROGRAMMATIC ENVIRONMENTAL IMPACT STATEMENT NATIONAL VEGETATION TREATMENTS MONITORING AND REPORTING PLAN (M&R) ON BULL LAND (BULL 2007).
8. PHOTOGRAPHIC, VIDEOGRAPHIC, AND PHOTOGRAPHIC FINAL PLOTS ON BULL LAND (BULL 2007) TECHNIQUES TO BE EMPLOYED TO MONITOR FOR REVEGETATION SUCCESS INCLUDE THE LINE INTERCEPT METHOD AND RANDOMLY LOCATED OBJECT PLOTS.



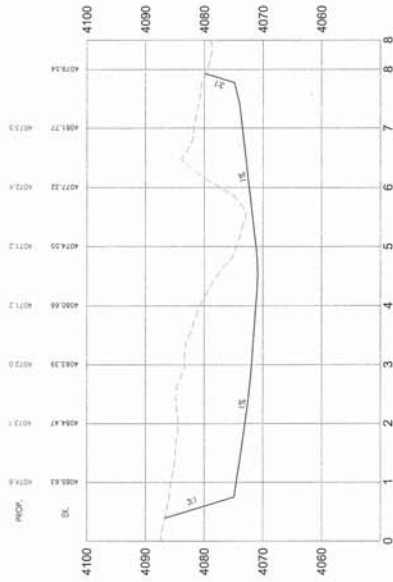
NORTH VALLEY  
GEOTHERMAL DEVELOPMENT  
REVEGETATION PLAN

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Reno, NV 89502  
Tel 775.823.4088 Fax 775.823.4086

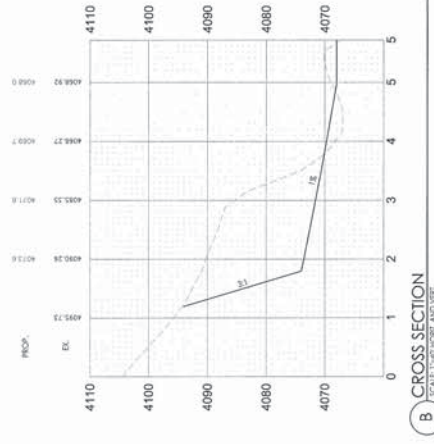
1707.005 SHEET R-1 OF 6  
DECEMBER 2020

# NORTH VALLEY GEOTHERMAL DEVELOPMENT

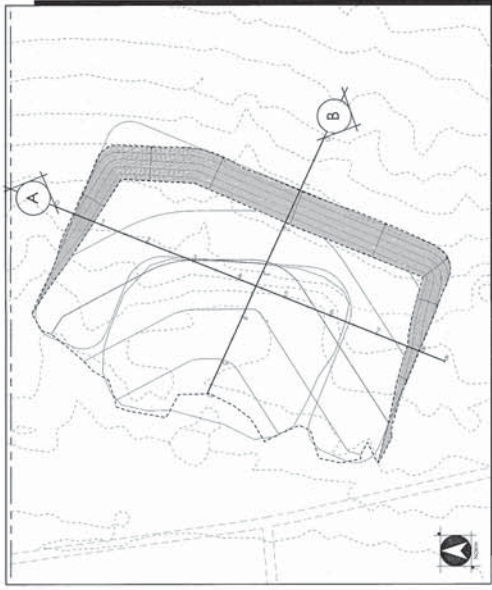
RESTRICTED MARKET TEMPORARY  
AGGREGATE FACILITY  
SPECIAL USE PERMIT  
CROSS SECTION



A CROSS SECTION  
SCALE: HORIZONTAL AND VERTICAL



B CROSS SECTION  
SCALE: HORIZONTAL AND VERTICAL



NOTE: PROPOSED WELL AND GRADING POWER PLANT, PIPING, ROADS, AND UTILITIES (SEE EXHIBITS FOR VARIOUS DETAILS)

NORTH VALLEY  
GEOTHERMAL DEVELOPMENT  
CROSS SECTION

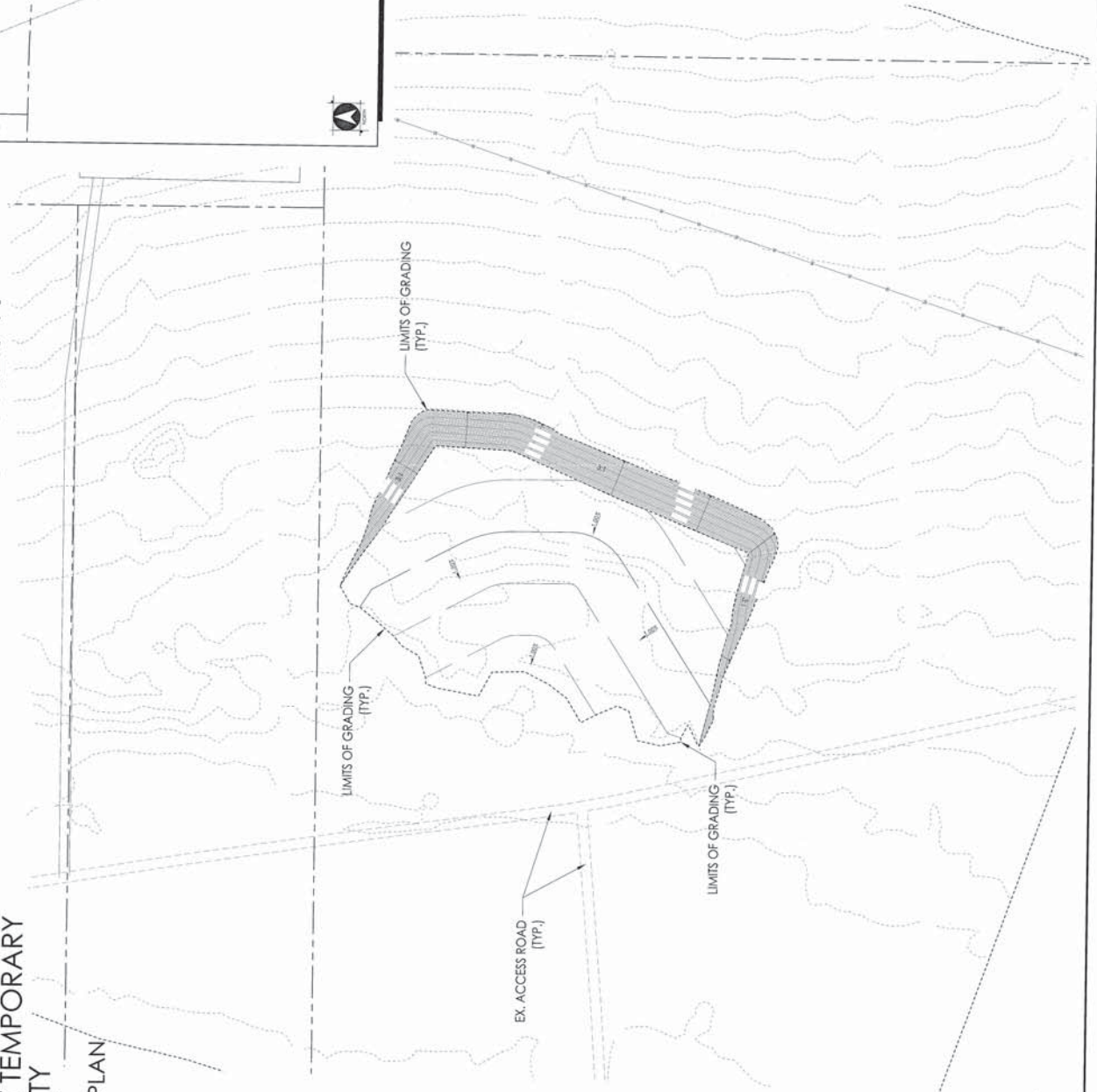
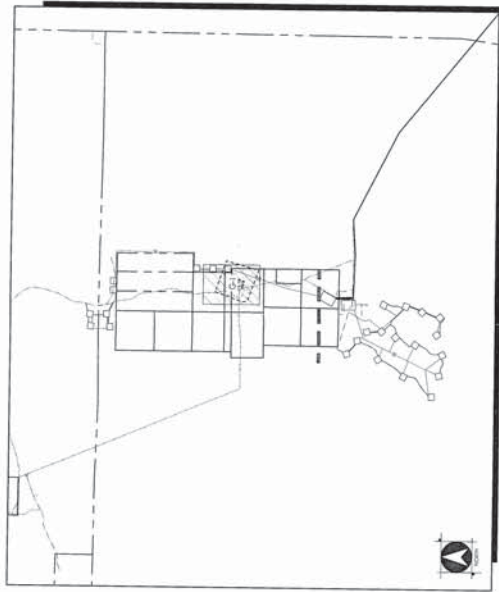


**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1981 Corporate Boulevard Tel 775.823.4008  
Reno, NV 89502 Fax 775.823.4066  
1707.005 DECEMBER 2020

SHEET CS-TOF 6



**NORTH VALLEY GEOTHERMAL DEVELOPMENT**  
 RESTRICTED MARKET TEMPORARY  
 AGGREGATE FACILITY  
 SPECIAL USE PERMIT  
 PRELIMINARY GRADING PLAN



**LEGEND**

- PARCEL LINE
- EX. ROAD
- PROPOSED WATER LINE
- PROPOSED TRANSMISSION LINE
- PROPOSED DIRT ROAD

NOTE: PROPOSED WELL PAD GRADING, POWER PANE, PUMPING TRANSDUCTION LINE, ETC. PERMITTED VIA WSUP20013  
 NOTE: PROPOSED GRADING AS SHOWN WILL EQUIVATE APPROXIMATELY 100,000 CY OF AGGREGATE MATERIAL.



**NORTH VALLEY  
 GEOTHERMAL DEVELOPMENT  
 GRADING PLAN**



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1861 Corporate Boulevard  
 Raleigh, NC 27602  
 Tel 775.923.4068  
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1707.005 DECEMBER 2020

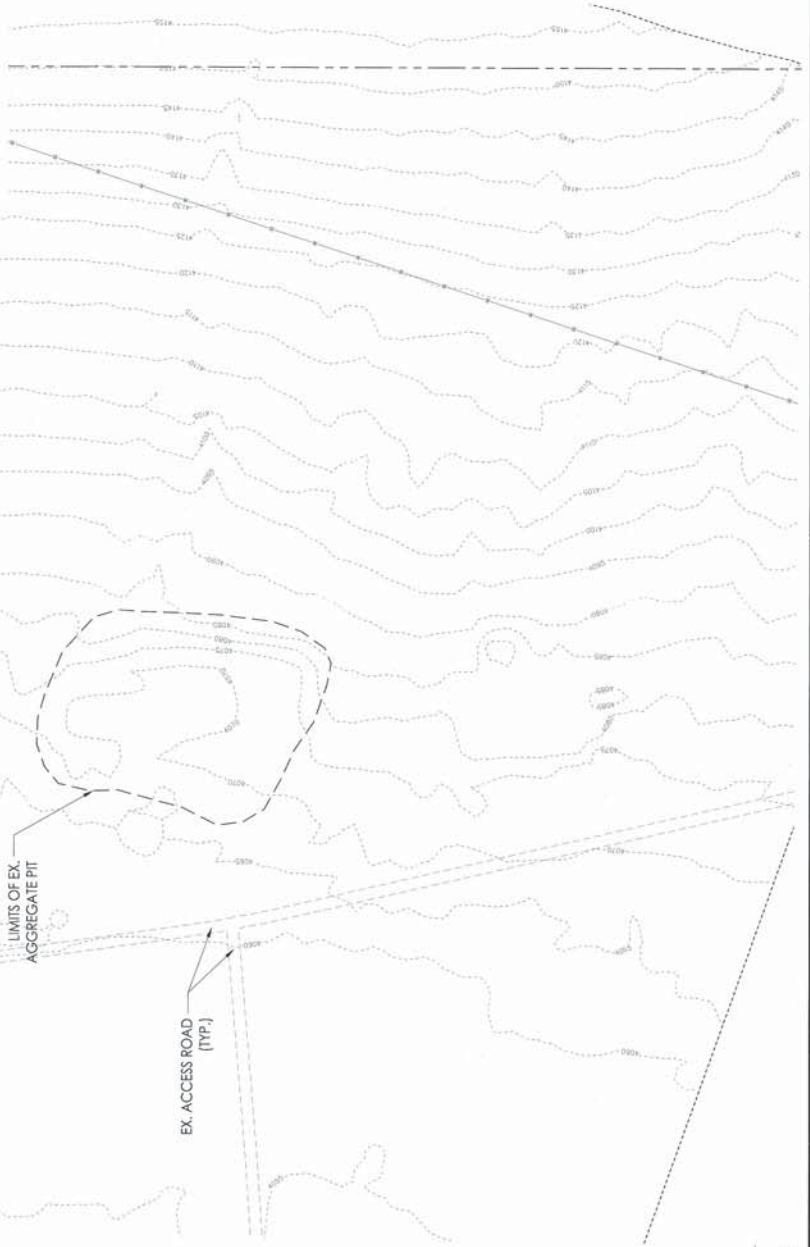
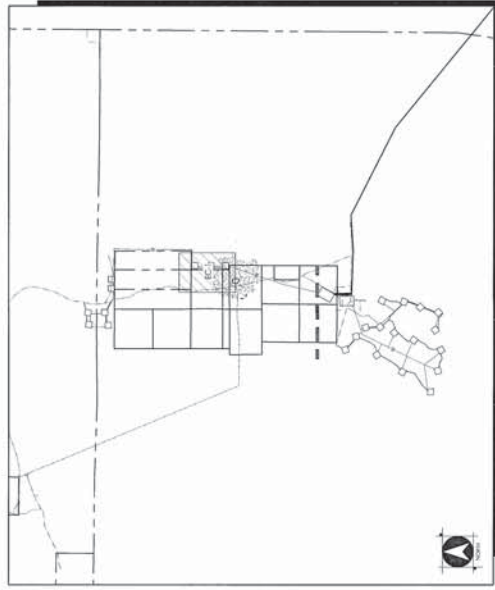
SHEET G-1 OF 6



**WSUP20-0025  
 EXHIBIT J**

# NORTH VALLEY GEOTHERMAL DEVELOPMENT

RESTRICTED MARKET TEMPORARY  
AGGREGATE FACILITY  
SPECIAL USE PERMIT  
EXISTING CONDITIONS



## LEGEND

- PARCEL LINE
- - - EX. DIRT ROAD
- PROPOSED WATER LINE
- PROPOSED TRANSMISSION LINE
- PROPOSED DIRT ROAD

NOTE: PROPOSED WELLS ARE SHOWN IN SEPARATE SHEETS.  
TRANSMISSION LINE, E.C. FINANCED VIA WSP/20/003



**NORTH VALLEY  
GEOTHERMAL DEVELOPMENT  
EXISTING CONDITIONS**



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
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