Washoe County Board of Adjustment

COMMUNITY
SERVICES DEPARTMENT

WSUP25-0016
(Incline Substation Expansion)

December 4, 2025

Request

The request is to approve a special use permit to expand the existing Incline Substation, defined as a "public utility center" use type per TRPA Code of Ordinances.

- The applicant is also requesting to modify the maximum retaining wall height, landscaping and parking surface standards.

Aerial Image

Site Plan

RISER POLE
INCLINE 4200 LINE 397.5 AA
6420
CLASS 1b (S
15 FOOT SEZ SETBACK
U.G. CABLE TRENCH
TRANSFORMER #1
CIRCUIT BREAKER
TELECOM POLE
U.G. GAS INSULATED BUS
CIRCUIT BREAKER
PLATFORM
PLATFORM
#123 LINE TO BRUNSWICK #6/36 ACSR NEW FEED
A.G. GAS INSULATED BUS AND BUSHINGS
CONTROL ENCLOSURE
RISER POLE
STAIRS
PROPOSED PAVED DRIVEWAY MAX SLOPE: 12.8%
INCLINE 4100 LINE 1000 MCM 25kV
PROPOSED SUBSTATION PAD EXTENSION, GRADED TO DRAIN TO THE INFILTRATION BASIN AT 1% MAX
U.G. GETAWAY
14'-0" TALL CMU WALL
PROPOSED SNOW STORAGE
CONDUIT LOCATOR
TRANSFORMER #2
PLATFORM
EXISTING SUBSTATION FENCE TO BE REMOVED
EXISTING PAVED ROAD
6440
6450
6460
6440
6450

Request to Modify Certain Standards

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Requested Standards to be Varied	Relevant Code
Retaining wall greater than 10ft	Section 110.438.32
Landscaping	Section 110.220.1 – Chapter 6 Landscaping
Parking Surface Standards	Section 110.220.1 - Chapter Four: Parking, Loading, And Circulation

Article 220.1 – Chapter 6 Landscaping

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Article 220.1 - Chapter Four: Parking, Loading, And Circulation

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Article 438.32 Grading & Retaining Walls Within Setbacks

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Elevations & Grading Cut Sheets

SECTION B-B

Noticing

- Property owners within a 1,450-foot radius of the subject property, noticing 33 separate property owners. No emails or phone calls were received

Reviewing Agencies

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- Applicable agencies reviewed the application, their comments are included in the staff report and appropriate conditions of approval added to Exhibit B.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
Washoe County Emergency Management Administrator	X			
NNPH Air Quality	X			
NNPH EMS	X			
NNPH Environmental Health	X	X		
AT&T	X	X		
NV Energy	X			
IVGID	X	X		
North Lake Tahoe FPD	X	X		
Tahoe Regional Planning Agency	X			
US Forest Service (LTBMU) 'Lake Tahoe Basin Management Unit'	X			
Nevada Division of State Lands - Tahoe	X			

Staff Recommendation

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- Staff believes all finding can be made as described in the staff report.
- Staff supports varying all standards as requested.

Requested Standards to be Varied	Relevant Code
Retaining wall greater than 10ft	Section 110.438.32
Landscaping	Section 110.220.1 – Chapter 6 Landscaping
Parking Surface Standards	Section 110.220.1 - Chapter Four: Parking, Loading, And Circulation

Possible Motion

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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 WSUP25-0016 for NV Energy, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.

Thank you

Courtney Weiche, Senior Planner
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775-328-3608

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