

**Storey County  
Planning Department**  
Storey County Courthouse  
26 South B Street, PO Box 190, Virginia City, Nevada 89440  
Phone 775-847-1144 – Fax 775-847-0949  
[planning@storeycounty.org](mailto:planning@storeycounty.org)



**To:** Storey County Board of County Commissioners

**From:** Storey County Planning Department

**Meeting Date:** July 6, 2021

**Meeting Location:** Storey County Courthouse, 26 South "B" Street, Virginia City, Nevada and via Zoom

**Staff Contact:** Kathy Canfield

**File:** Special Use Permit File 2021-23

**Applicant:** Citadel Solar, LLC

**Property Owners:** NV Uplands, LLC, f/k/a Virginia Highlands, LLC (APN 004-201-05 & 06) and Solar Farms, LLC (APN 004-154-27)

**Property Location:** 700 TRW Way, located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.

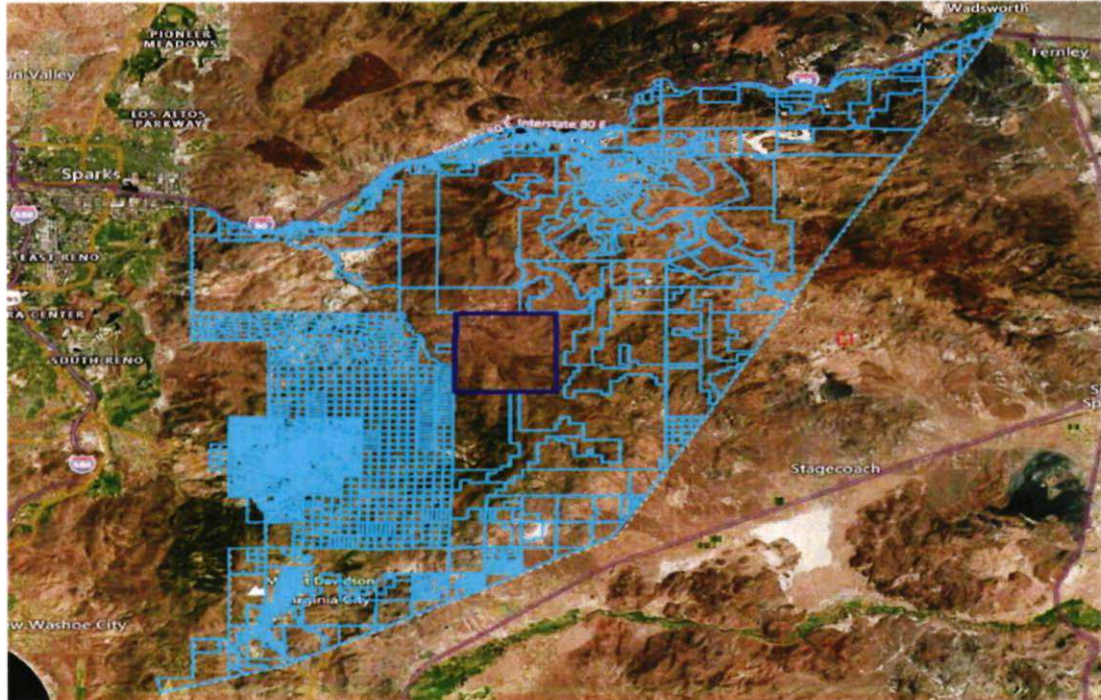
**Request:** The applicant requests Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.

**Summary of Planning Commission Meeting:** The Planning Commission heard this request at their June 17, 2021 meeting. A discussion of the project, and the related solar project, occurred. There were some questions related to access to the site, historical/prehistorical preservation and transmission corridors. The Planning

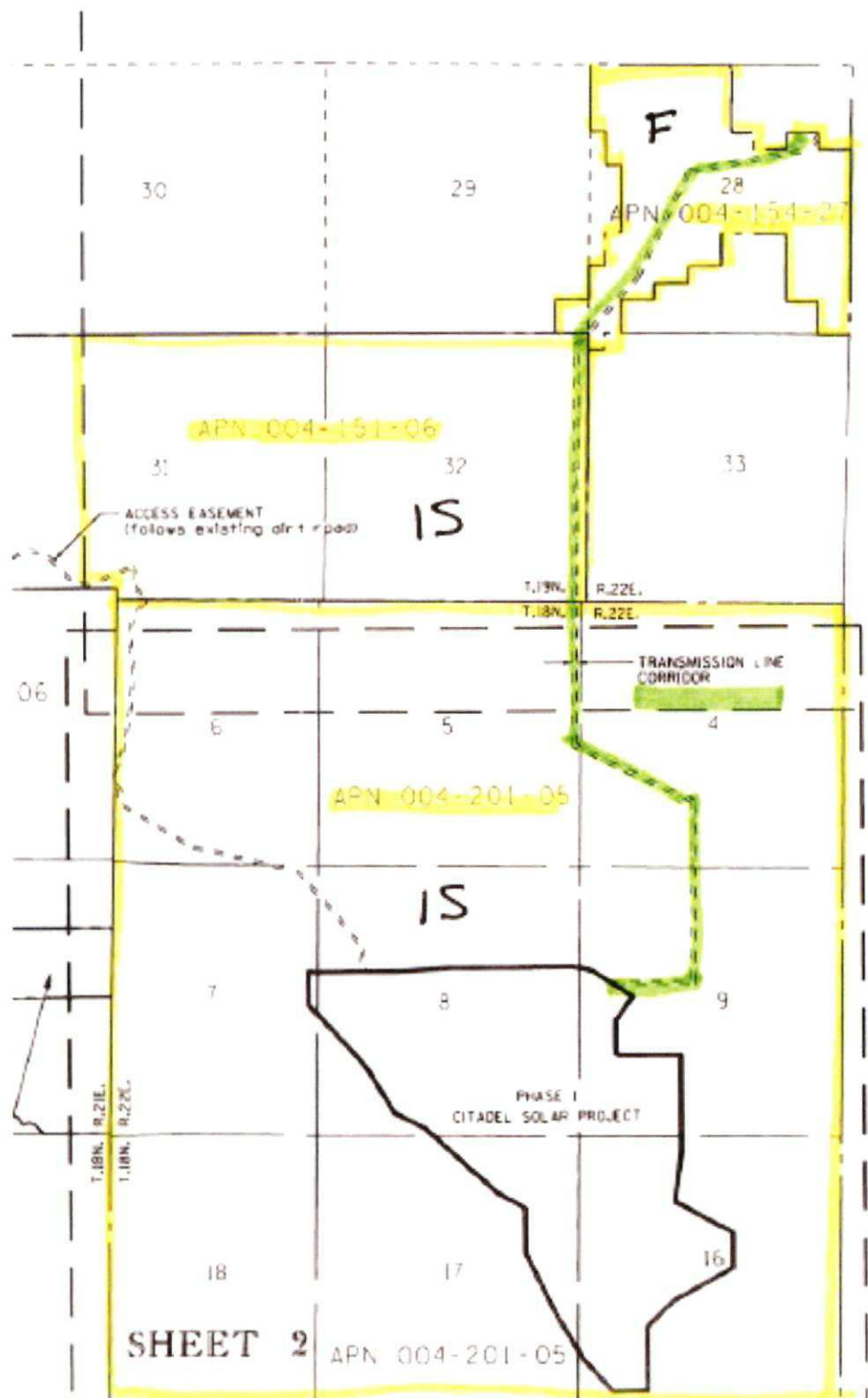
Commission voted 5-0 (2 absent) to recommend approval of the proposed project.

1. **Background & Analysis**

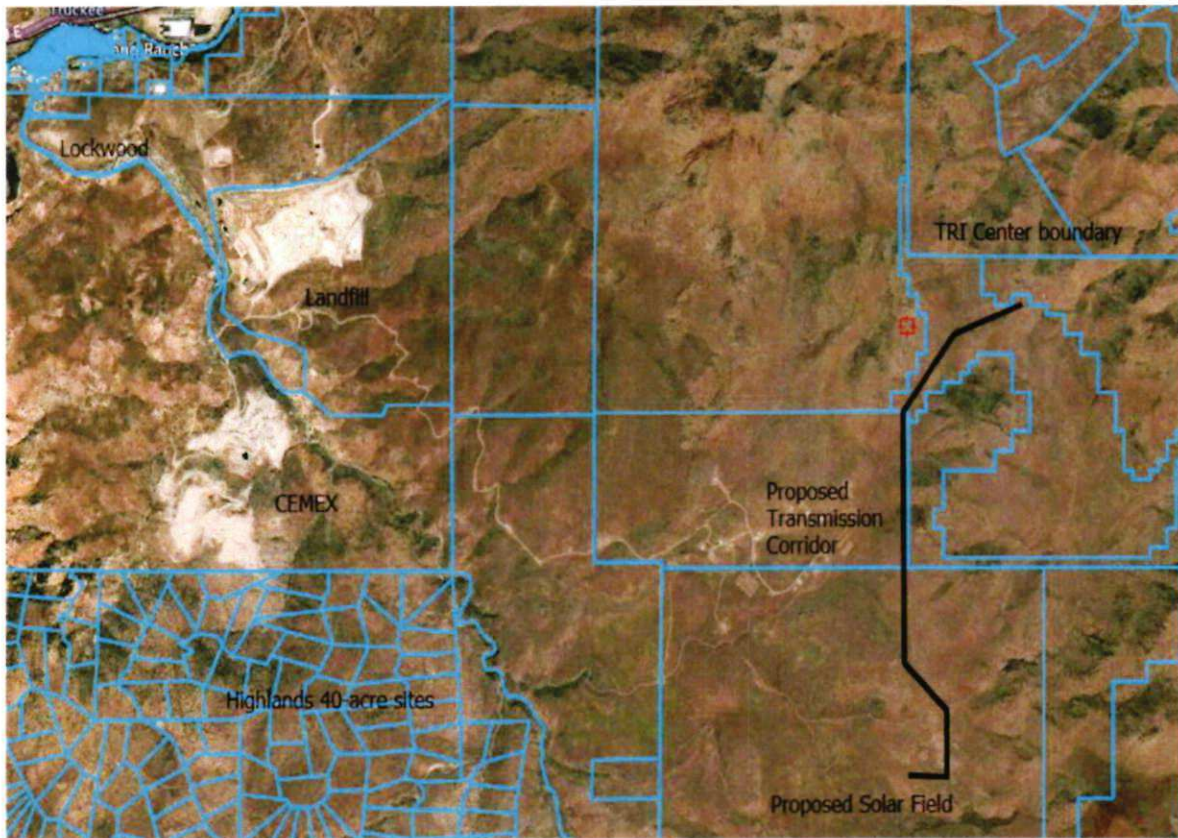
- A. **Background.** This application is associated with a proposed solar field to be located on land commonly known as Nevada Uplands. The solar field property is zoned IS - Special Industrial Zone and the solar field (which has a land use defined as commercial energy production) is an allowed use for the IS zoning district. This Special Use Permit is associated with the transmission lines that take the energy produced by the solar field to a private substation located with the Tahoe-Reno Industrial Center and the Special Use Permit addresses the additional height required for the transmission poles. The transmission lines are located on property zoned IS and are also located on an adjacent parcel zoned F - Forestry.
- B. **Site Location.** The transmission lines originate on APN 004-201-05, an approximate 5,323 acre parcel of land which will contain a solar field. The site is located in the center of the county in a mountainous area, with access to the site from Canyon Way in Lockwood then following dirt access roads. The transmission line corridor will be approximately 75-feet wide and will generally follow an existing dirt accessway. From the solar field property, the transmission line will head north and then northeast across APNs 004-151-06 and 004-154-27.



*Vicinity map*







*Project Location*



*View looking southeast from access roadway outside of project area.*

- C. **Proposed Project.** The proposed project consists of a 120 kilovolt transmission line corridor associated with a new solar field. The transmission lines will travel approximately 9 miles in total, however this request addresses approximately 4+ miles of the overall line. The transmission lines will originate at the solar field and eventually end at a private development within the Tahoe-Reno Industrial Center. The transmission corridor will be 75-feet in width and generally follow an existing access road. The transmission lines will range between 50 and 120-feet in height, depending on the topography (several pole heights are listed at 110+ feet, this staff report has proposed a height of 120 feet to provide some extra height allowance if conditions in the field warrant a bit of additional height once construction has commenced).

This Special Use Permit addresses the transmission corridor and the height of the transmission lines/support poles. The solar field is located on property zoned IS – Special Industrial zone, in which commercial energy production is an allowed use.

The applicant has submitted evidence of access easements to the proposed solar field and the transmission lines.

- D. **Transmission Corridors.** Chapter 9 of the Storey County Master Plan addresses above ground utility corridors. Nevada Revised Statute (NRS) defines an electric transmission line designed to operate at 200 kilovolts or higher and has requirements for Counties to follow for these types of uses, including that the corridor be designated on a county map, which was done in the Storey County Master Plan. As the proposed transmission line does not meet this criteria, the NRS statutes discussed in the Master Plan are not applicable. The Storey County Master Plan does go on to state that “Transmission lines under 200kV, or not recognized by the Nevada Office of Energy or the U.S. Bureau of Land Management, as applicable, are required to follow the county special use process in Storey County Code Title 17 Zoning. The applicant has submitted this application to follow the special use permit process. A copy of the applicable Master Plan section has been included as an Appendix to this staff report.

- E. **Potential Area Impacts.** Staff has reviewed the project proposal and has identified the following potential impacts associated with the transmission line corridor project:

- (1) **Temporary Construction:** During construction activities, there is the potential for noise, dust and additional traffic which is expected to last for the duration of the construction activities.
- **Noise:** Potential noise at the site would be associated with construction activities. Once constructed, the transmission lines will not generate noise. Noise at the property line shall be limited to 84 decibels (A weighted, SCC 8.04.020) and shall be subject to further reasonable limitations as determined by Storey County.
  - **Dust:** Dust from construction activities could also have a potential impact on surrounding areas. As a condition of the Special Use Permit approval, the applicant will be required to meet Nevada Division of Environmental Protection (NDEP) air quality standards. Fugitive airborne containments must be within NDEP guidelines at all times and shall be subject to further reasonable limitations as determined by

Storey County.

- Traffic: The applicant expects to utilize Canyon Way and private roadways during construction activities. Easements from private property owners to utilize private roadways have been obtained by the applicant. Except for the temporary addition of traffic associated with construction workers and delivery of materials, no impacts to public roadways are expected.

- (2) Closure/Abandonment: In the event that the transmission lines become decommissioned, Storey County shall reserve the right to deem the facility abandoned and mandate the facilities be removed within 180 days thereof at the Permit Holder's expense. The applicant shall reserve the right to appeal the decision of abandonment. The process for the appeal shall be as pursuant to Chapter 17.03 Administrative Provisions of the Storey County Code. Reclamation of the corridor to a condition reasonably existing prior to development shall be completed to the satisfaction of Storey County. Under no circumstances shall Storey County, its officers, and representatives bare any cost or responsibility for the removal of said facilities or reclamation of the site.

- F. Height. The transmission lines will be located within IS – Special Industrial and F – Forestry zoning districts. The IS zoning has no stated height limitations and F zoning has a limit of 35-feet, except as may be allowed by a special use permit.

According to the National Electric Safety code (NESC), high voltage and extra high voltage transmission lines are required to have adequate ground clearance based on voltage, elevation, and other factors for the safe and reliable transmission of electricity. The clear distance that the Project is designing for is 23 feet from the lowest transmission conductor to the ground. Based on the topography and span length, the structures heights may vary from approximately 50 feet to over 110 feet to maintain the minimum clearance. As an alternating current transmission line, these poles will have three conductor wire phases per circuit. For each phase to have adequate clearance to the other phases, they will be spaced 10 to 15 feet vertically on the transmission structures. Above the conductor phases, an optical ground wire (OPGW) will attach to the top of each pole with adequate NESC-required clearance to the energized conductors below. The OPGW will provide electrical grounding, lightning protection, and carries communication fibers to allow for remote operation of the electrical system.

The Federal Aviation Administration (FAA) requirements for transmission structures vary depending on their proximity to aviation facilities. The FAA may require that structures and wire in close proximity to an aviation flightpath or height in excess of 200 feet be marked, typically with marker balls, a warning light and/or painting the structures to make them more visible to aviation. Because of the project location, this is not expected to be needed, but the project will follow any requirements necessary to comply with FAA requirements.



## 2. Compatibility and Compliance

### A. Compatibility with surrounding uses and zones.

The following table documents land uses, zoning classifications, and master plan designations for the land at and surrounding the proposed project.

	Existing Land Use	Master Plan Designation	Zoning
Transmission Corridor	Vacant, access roadway	Industrial & Transition from Resources to Industrial	IS & Forestry
Land to the East	vacant	Transition from Resources to Industrial	Forestry
Land to the South	Vacant, proposed solar field	Industrial & Transition from Resources to Industrial	IS & Forestry
Land to the West	Vacant, vacant industrial	Industrial & Transition from Resources to Industrial	IS, I3 & Forestry
Land to the North	vacant	Industrial & Transition from Resources to Industrial	I2 and Forestry

- B. **Compliance with Zoning.** The proposed transmission lines are accessory to a commercial energy production use in IS zoning and although transmission lines are not a stand-alone listed land use in the Forestry zoning, are identified as a permitted use subject to a special use permit in Chapter 9 of the Storey County Master Plan.

- C. **General use allowances and restrictions.** Storey County Code 17.03.150, Special Use Permit, identifies the administration for the Board and Planning Commission for allowing a special use permit. The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum to be cited in an approval.

- (1) **Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.**

The proposed transmission lines will be an accessory use to a proposed commercial energy production (solar field) site. Chapter 9 of the Storey County Master Plan identifies the transmission lines to follow the special use permit process. Additional height for the transmission line poles is also requested and follows the special use permit process. The transmission line location and additional height are consistent with the requirements of the IS and F zoning, along with Chapter 17.12 General Provisions of the Zoning Ordinance.

- (2) **The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.**

The proposed transmission lines will be located on private property either controlled by the applicant or within an easement on private property. The transmission lines will generally follow an existing dirt access road. The transmission lines and the additional height are not expected to impact adjacent properties.

- (3) **Will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.**

The proposed transmission lines are located within a remote area of Storey County with minimal existing development. The transmission lines not located on land controlled by the applicant will be located within easements negotiated with the property owner. The height of the transmission lines follows the topography of the site. Impacts to public health, safety and general welfare are not expected.

- (4) **The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.**

The proposed use is not expected to require any additional governmental services or impact existing governmental facilities.

**D. 2016 Storey County Master Plan.** Chapter 3, General Countywide Land Use, Goal 8 of the Storey County Master Plan states: "Balance renewable energy systems with other uses." The three policies listed under this goal are:

1. By allowing small-scale domestic renewable energy systems, including solar and wind, when they are found to be scaled, placed, and designed as to not substantially detract from the existing character of each community.
2. By prohibiting commercial-scale renewable energy systems, including solar and wind, in and adjacent to residential areas.
3. By requiring planning commission and board review and action pertaining to all commercial-scale renewable energy systems."

Although in this case the commercial energy production facility is an allowed use in the IS zoning district, the accessory transmission lines require the special use permit process



as identified in Chapter 9, Public Services and Facilities. The Storey County Master Plan identifies the surrounding land uses to be Industrial and Transition from Resources to Industrial. The transmission lines are several miles across mountain terrain from residential zoned property (Virginia Ranges). This project will be reviewed by the planning commission and the board.

### 3. Findings of Fact

A. **Motion for approval.** The following Findings of Fact are evident with regards to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.

- (1) This approval is for Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.
- (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Industrial and Transition from Resources to Industrial designated area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit. The Special Use Permit complies with the general purpose, goals, objectives, and standards of the county master plan, the zoning ordinance and any other plan, program, map or ordinance adopted, or under consideration pursuant to the official notice by the county.
- (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
- (4) The Special Use Permit will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.

- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit, with the recommended conditions of approval, complies with the requirements of Chapters 17.03.150 – Special Use Permit, 17.12 – General Provisions, 17.32 F – Forestry and 17.38 IS– Special Industrial Zone.

B. **Motion for denial.** Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.

- (1) This denial is for Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.
- (2) The conditions under the Special Use Permit conflict with the minimum requirements/findings in the Storey County Zoning Ordinance Sections 17.03.150-Special Use Permit, 17.12–General Provisions, 17.32 F – Forestry and 17.38 IS– Special Industrial Zone.
- (3) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

#### 4. **Recommended Conditions of Approval**

- A. **Special Use Permit.** This approval is for Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.
- B. **Requirements.** The Permit Holder shall apply for all required permits and licenses, including business license, for the project within twenty-four (24) months from the date of final approval of SUP No. 2021-23, and continuously maintain the validity of the

permits/licenses, or this approval shall be null and void. This SUP shall remain valid as long as the Permit Holder remains in compliance with the terms of this SUP and Storey County, Nevada State, and federal regulations.

- C. **Transfer of Rights.** This special use permit, subject to its terms and conditions, may be transferred by the special use permit holder, its successors, heirs, or assigns. The subject property owner may lease the subject land; however, the subject property owner and special use permit holder are ultimately responsible for ensuring compliance with the special use permit requirements. Any and all transfers of Special Use Permit No. 2021-23 shall be advised in writing to Storey County Planning Department 90 days prior to assignee taking over operations. The new operators must sign and accept all stipulations and requirements of the special use permit. No gap in surety bond/guarantee or the closure plan may occur (see conditions J and K) during the transfer of the special use permit.
- D. **Noise.** Noise generated by the project shall be consistent with Storey County Code 8.04 Noise Limitations.
- E. **Airborne Containments.** All work performed subject to this SUP, will be compliant with all Nevada Division of Environmental Protection (NDEP) air quality standards. Fugitive airborne containments must be within NDEP guidelines at all times and shall be subject to further reasonable limitations as determined by Storey County.
- F. **State/Federal Taxes.** Whenever Nevada law requires the payment of a sales and/or use tax, all materials and equipment purchased or rented for this project shall when feasible be received in Storey County and the value reported as 'county-of-delivery' on the Nevada Dept. of Taxation form TXR-01.01 'Sales/Use Tax Return'. Proof of appropriate reporting is required prior to a 'Certificate of Occupancy' being issued.
- G. **Emergency Plan.** An emergency plan must be submitted to the Storey County Fire Protection District for review and approval prior to obtaining rights to develop the transmission corridor and pursuant to this special use permit. The permit holder and the subject property must be in compliance with the approved emergency plan. The plan must include:
- Basic company owner, site, and emergency contact information.
  - Plot plan including detailed sketch drawings of the premises, areas of activity including structures and other accessory uses.
  - Emergency contact procedure, including for Emergency 9-1-1 and Storey County Emergency Direct-Connect 775.847.0950 from cellular telephone; documenting and reporting procedures, and other items determined appropriate by the fire district. All personnel and clients on the property must be informed by the permit holder to dial Emergency Services Direct-Connect 775.847.0950 (in lieu of Emergency 9-11) from cellular telephones during times of emergencies.
  - Wildland fire prevention and suppression, including water storage and flows for wildland fire suppression and fire fuels management during construction activities.
  - Emergency vehicle access, circulation, and staging.



- Documenting and reporting of emergency situations.
- Documenting and reporting of Nevada Division of Environmental Protection and other environmental permits and notices.
- Noxious weed management.
- Environmental management and Best Management Practices (BMP).

H. **Outdoor Lighting.** Any proposed lighting shall comply with Chapter 8.02 ("Dark Skies") of the Storey County Code.

I. **Abandonment/Restoration.** In the event that the transmission lines, hereinafter "facility" becomes unused for a period of any three consecutive years or longer, Storey County reserves the right to deem the facility abandoned and decommissioned. The special use permit holder may appeal a determination of abandonment pursuant to the appeal procedure set forth in Storey County Code 17.03 Administrative Provisions. Upon a determination that the facility has been abandoned, the county may mandate that the facility, including support structures and transmission lines, be removed and reclaimed in accordance with the required closure plan approved by the county's director of planning, subject to review and approval of the county commission, within 180 days and at the special use permit holder's expense.

Under no circumstances shall Storey County, its officers, or representatives bare any cost or responsibility for the removal of equipment or reclamation of the subject property. If the special use permit holder does not reclaim the facility in accordance with this special use permit, and the county bears the decommissioning and reclamation costs, the county agrees to fully reimburse the special use permit holder funds received from the salvage value of the equipment that exceed the decommissioning/closure and reclamation costs.

J. **Surety Bond/Guarantee.** The required closure plan shall include an estimate of the cost for the removal of the equipment and complete reclamation of the facility as described in condition (I). The estimate must be made by a qualified licensed professional. The estimate will be subject to review and validation by an independent qualified licensed professional selected by the county's director of planning, with approval by the county manager, subject to review and approval by the county commission, at the special use permit holder's expense. Inasmuch as the special use permit holder intends to develop and decommission the facility in phases, the surety bond/guarantee estimate may include a breakdown of the cost of removing and reclaiming the facility for each phase.

The special use permit holder must provide to Storey County either: (1) a cash deposit; (2) a certified check made out to Storey County; (3) an irrevocable LC issued in favor of Storey County; or (4) a surety bond, herein collectively referred to "surety bond/guarantee" as covering the costs of reclamation and closure of the facility. In the event that the special use permit holder determines to cease operations under the special use permit for three or more years, the facility will be decommissioned and reclaimed in accordance with condition (I) and other applicable provisions of the special use permit.

In the event that the facility is decommissioned, the county may require receipt of documented certification, signed by an independent licensed professional, verifying that final removal of the equipment and reclamation of the facility has been completed in accordance with the submitted closure plan. The certification shall include all applicable documentation necessary for certification of closure. Before closure, the county reserves the right to retain the service of an independent licensed professional, at the expense of the special use permit holder, to verify that closure has been completed in accordance with the closure plan for the areas within the facility affected. In the event that closure has not been completed in accordance with the closure plan, the county shall send two notice(s) to the special use permit holder and the subject property owner. If the special use permit holder or property owner fails to fulfill the necessary obligations under this special use permit after the second notice is sent by the county, the county shall place a lien on the subject property in order to induce the special use permit holder and/or owner to complete the reclamation requirements in this special use permit. The lien shall remain on the property until the county receives the necessary documented certification.

- K. Liability Insurance/Indemnification.** The permit holder, as well as its assigns, heirs or successors, shall provide proof of insurance to Storey County and maintain a satisfactory liability insurance for all aspects of this operation under SUP # 2021-23 for a minimum amount of \$3,000,000.00 (three million dollars). The permit holder warrants that the future use of land will conform to the applicable requirements of the County of Storey, State of Nevada, and federal regulatory and legal requirements. The permit holder, its assigns, heirs or successors, agrees to hold Storey County, its officers, and representatives harmless from the costs associated with any environmental damage, environmental liability, and any/all other claims now existing or which may occur as a result of this SUP.
- L. Separate Permits Required.** This SUP shall not be construed to be a permit for design or construction. A separate Storey County plan review, fire safety review, and building permit will be required.
- M. Health, Safety and Welfare.** The applicant will not adversely affect the health, safety or general welfare of the citizens of the county.
- N. Noxious weed abatement.** The permit holder must submit to the Fire Protection District/Planning Department a plan to mitigate the proliferation of invasive weed. The plan must address the weed-seed management of imported hay and other seed-containing feed and how graded and disturbed surfaces will be managed to prevent the germination and proliferation of invasive weed species. The plan will apply to entire subject corridor and must conform to the applicable state or federal regulations, and the requirements imposed by this special use permit and the fire district. The permit holder must conform to the plan.
- O. Survey Monument Protection.** No survey monument may be moved or disturbed (as prohibited by federal or state law). To the extent practicable, all monument witness corners, reference monuments, bearing trees and line trees shall be protected against undue destruction, obliteration, or damage. If in the course of operations any survey

monument is destroyed, obliterated, or damaged, the Permit Holder shall immediately report the matter to the Planning Department. The notice shall describe the monument and its geo-coordinates before disturbance, how it was disturbed and to what extent, and the plan for immediate corrective action. The Permit Holder shall be financially responsible for the immediate and appropriate corrective action.

**P. Best Management Practices.** Nevada State Department of Environmental Protection (NDEP) Best Management Practices (BMPs) shall be implemented throughout the entire project, including the project site, ingress and egress points, and all access roads, in order to minimize associated impacts.

**Q. Compliance.** The permit holder shall be responsible for maintaining the premises in conformance with all conditions and stipulations set forth by SUP 2021-23 and all other Federal, Nevada State, and Storey County codes and regulations. Failure to comply with the requirements herein shall elicit a written warning to the permit holder by Storey County on the first and second offence. A third offense shall warrant Storey County to revoke the SUP. Storey County shall reserve the right to conduct an annual review of the permit holder's conformance with all conditions and stipulations of the SUP at cost to the owner/permit holder.

**R. Federal Aviation Administration.** The transmission lines/support features shall follow all applicable requirements of the Federal Aviation Administration.

## **5. Public Comment**

As of June 8, 2021, Staff has not received any comments from the public.

## **6. Power of the Board**

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision.

## **7. Proposed Motions**

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the Findings of Fact under Section 3.A of this report. Those findings should be made part of the approval motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

### **A. Recommended motion for approval**

In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of



approval, I (*commissioner*), move to approve Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.

**B. Alternative motion for denial**

Against the recommendation by staff and the Planning Commission, but in accordance with the Findings of Fact under Section 3.B of this report, and other findings deemed appropriate by the Board of County Commissioners, I (*commissioner*), move to deny Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.

Appendix A  
Chapter 9, Storey County Master Plan  
Public Services and Facilities – Electric Utilities

CHAPTER 9

Public Services & Facilities

Residents and businesses in the county have asked county officials to study the costs, benefits, other factors determining the feasibility of building infrastructure throughout the county from which natural gas regulated by the Public Utilities Commission may be transmitted and distributed. A preliminary study conducted by the county in 2015 found that the cost of installing needed transmission to the Cornstock may cause the price of the utility to exceed the current cost of truck-delivered private-vendor propane gas. However, the study was not exhaustive and it did not include the Highlands, Mark Twain, or other communities outside of the Cornstock. The potential for future natural gas transmission and distribution, especially in the Mark Twain Estates which is located in close proximity to the Southwest Gas distribution system in Dayton, should be considered.

**Electric utilities**

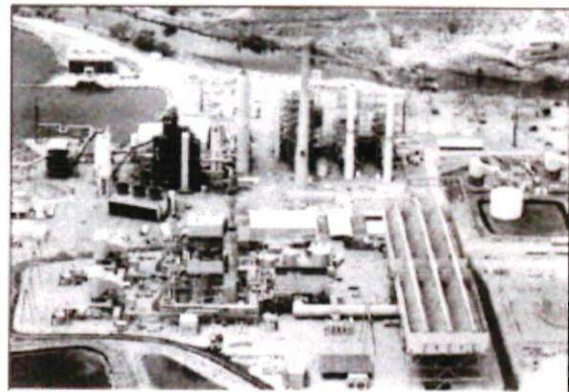
*Electric transmission and distribution systems*

NV Energy is the sole electric utility provider in Storey County and much of Northern Nevada. The company provides electric service to much of northern Nevada (see Figure 9.1) and California from its Frank A. Tracy Generating Station complex at McCarran. This generating station produces up to 885 Megawatts of power – enough electricity to serve more than a half million households – and it uses multi-technology, clean-burning natural gas to run its power generators. Figure 8.2 illustrates existing above-ground electric utility transmission lines in Storey County.

*Aboveground utility corridors*

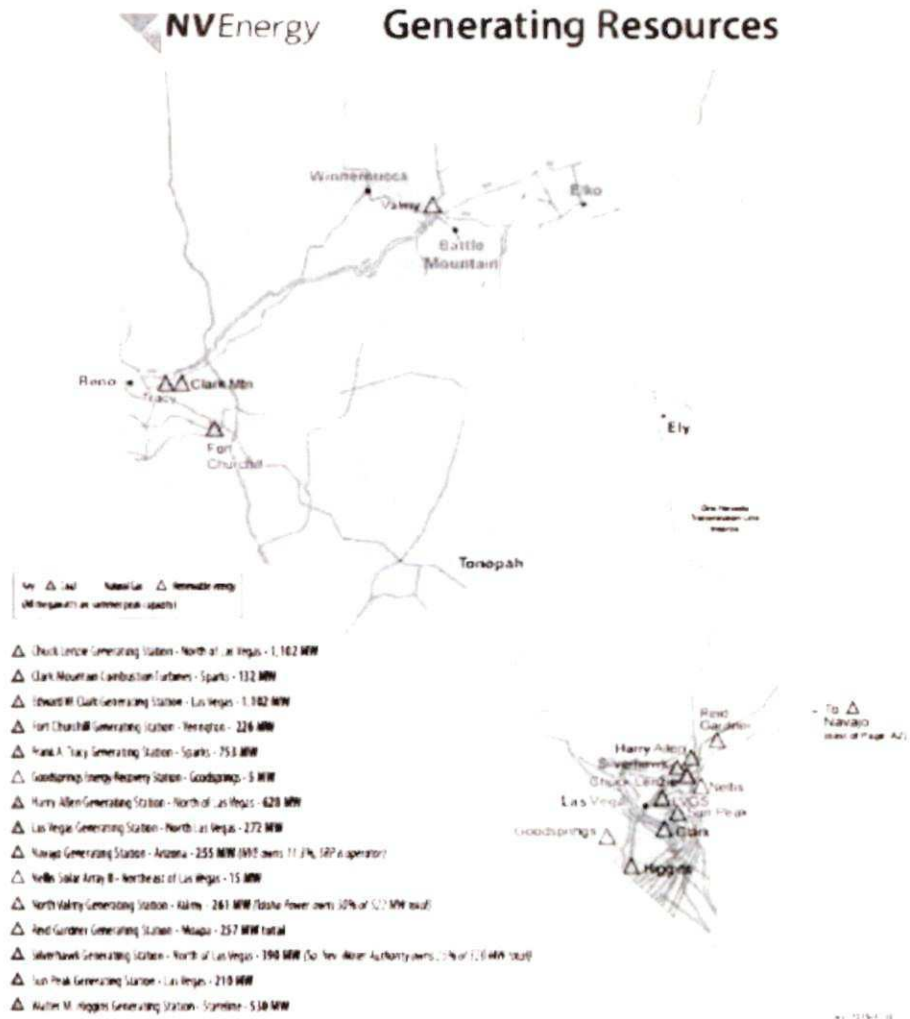
Nevada Revised Statute 278.0103 defines an “aboveground utility” as an electric transmission line which is designed to operate at 200 kilovolts or more and which has been approved for construction after October 1, 1991, by the state and federal government or a governing body.” Nevada Revised Statute 278.165 requires each county to adopt an above-ground utility plan that must: (a) provide a process for the designation of corridors for the construction of above-ground utility projects; (b) be consistent with plans prepared by the Nevada State Office of Energy; (c) ensure continuity of transmission corridors, are consistent with above-ground utility plans of adjacent jurisdictions; and (d) be consistent with the Bureau of Land Management’s resource management plan.

Storey County adopts, as part of this master plan, the maps on file with the Nevada State Office of Energy and the Bureau of Land Management depicting corridors for aboveground electric transmission lines as presently depicted and as may be amended. Figure 9.2-9 demonstrates both the Nevada Office of Energy and the U.S. Bureau of Land Management various recognized corridor, but those listed as over 200 kV will need to be verified through the Office of Energy, the U.S. Bureau of Land Management, and Storey County Planning Department. Transmission lines under 200kV, or not recognized by the Nevada Office



**Figure 9.2-7:** Frank A. Tracy Generating Station complex at McCarran, Storey County, Nevada. Source: NV Energy. 2016

of Energy or the U.S. Bureau of Land Management, as applicable, are required to follow the county special use permit process in Storey County Code Title 17 Zoning. The width of the corridor may vary across U.S. Bureau of Land Management districts or regional management plans so verification of the easement width may be required. As required by Nevada Revised Statute 278.160, and upon request from a developer of an aboveground utility project, amendments may be proposed to create, amend, or delete utility corridors as designated in this section.



**Figure 9.2-8:** NV Energy serves a 45,592 square-mile service territory that stretches north to south from Elko to Laughlin and provides a wide-range of energy services and products serving more than 2.4 million citizens and state tourist populations exceeding 40 million annually. (Source: NV Energy, 2016)



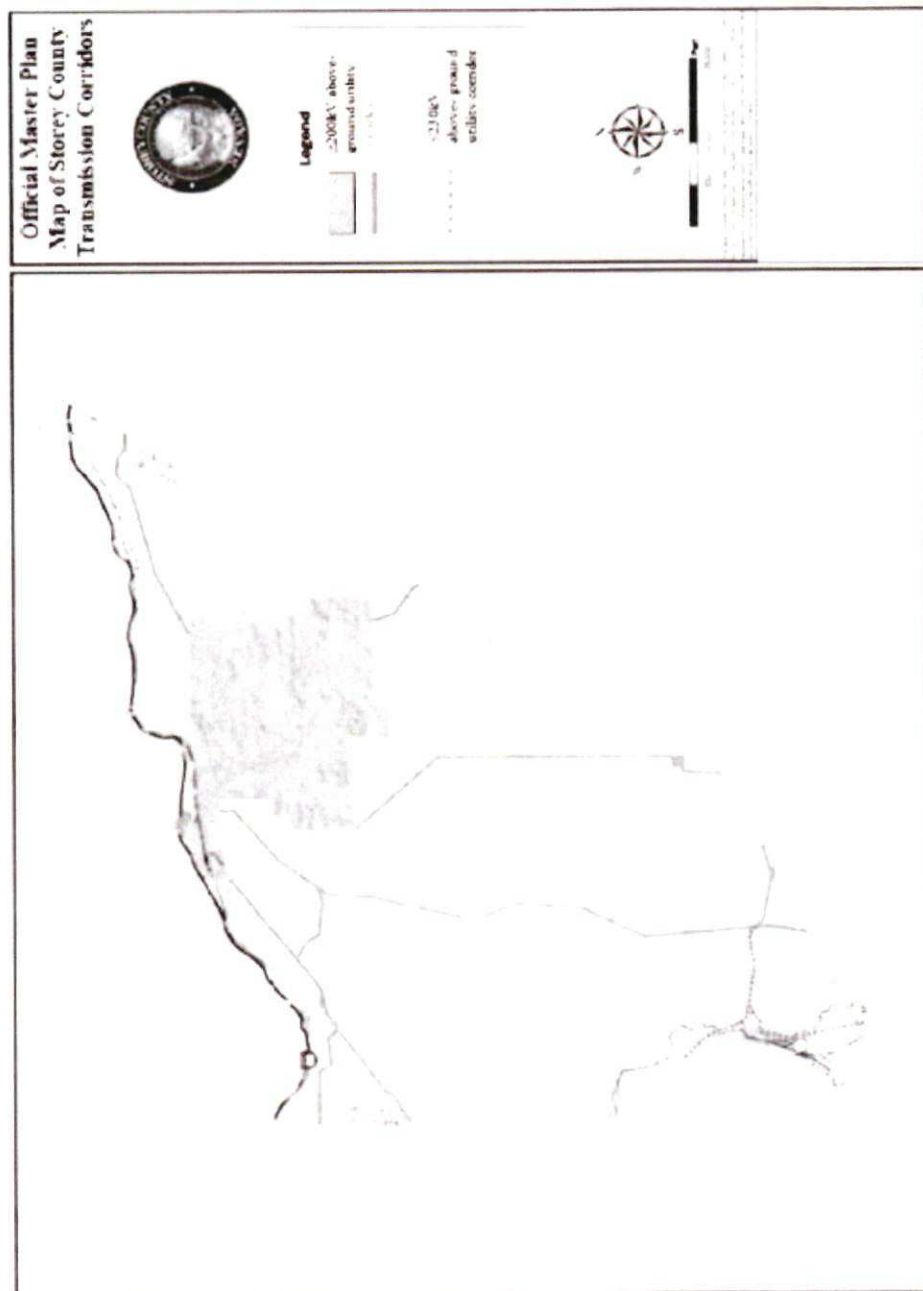


Figure 9.2-9: Aboveground Utility Corridors in Storey County