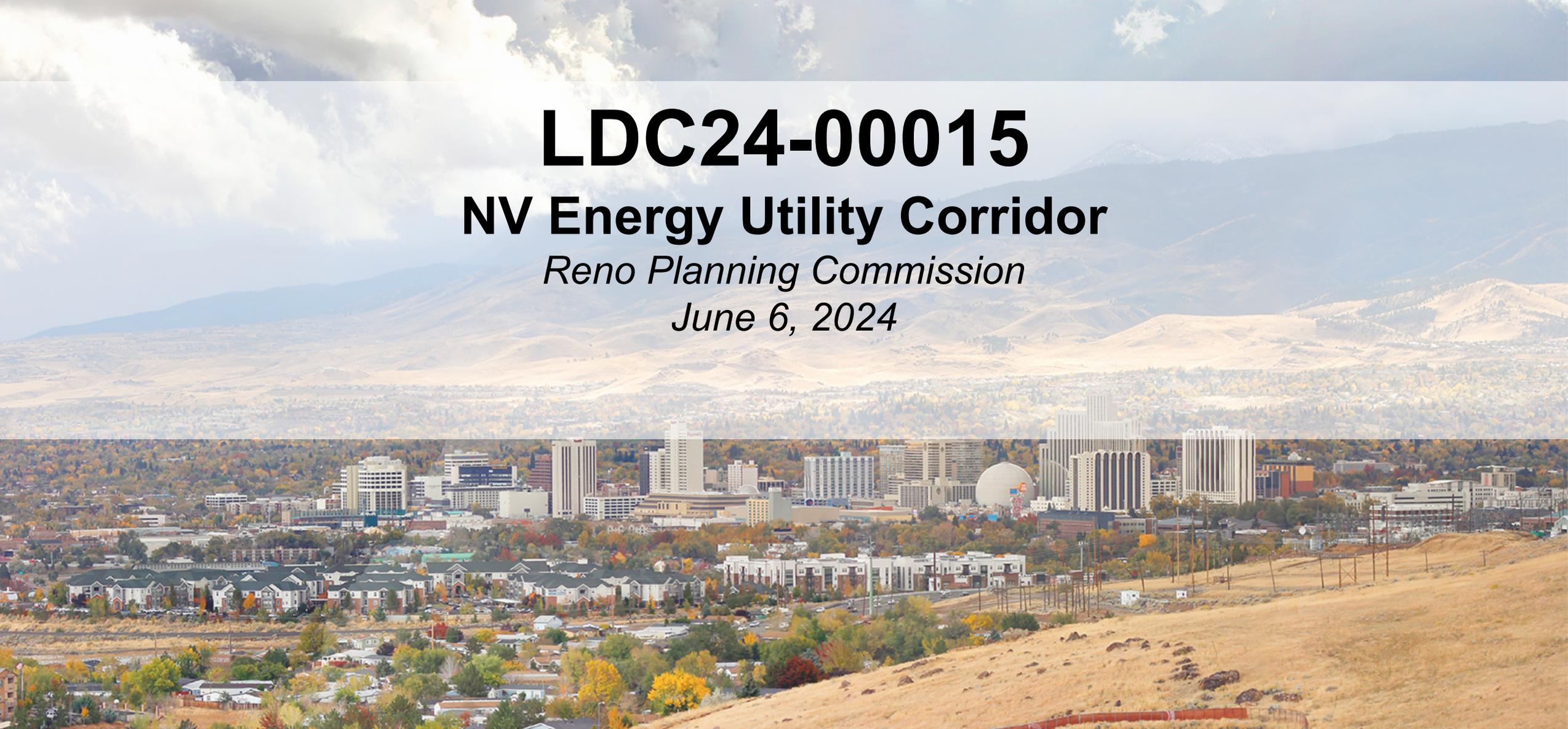


# LDC24-00015

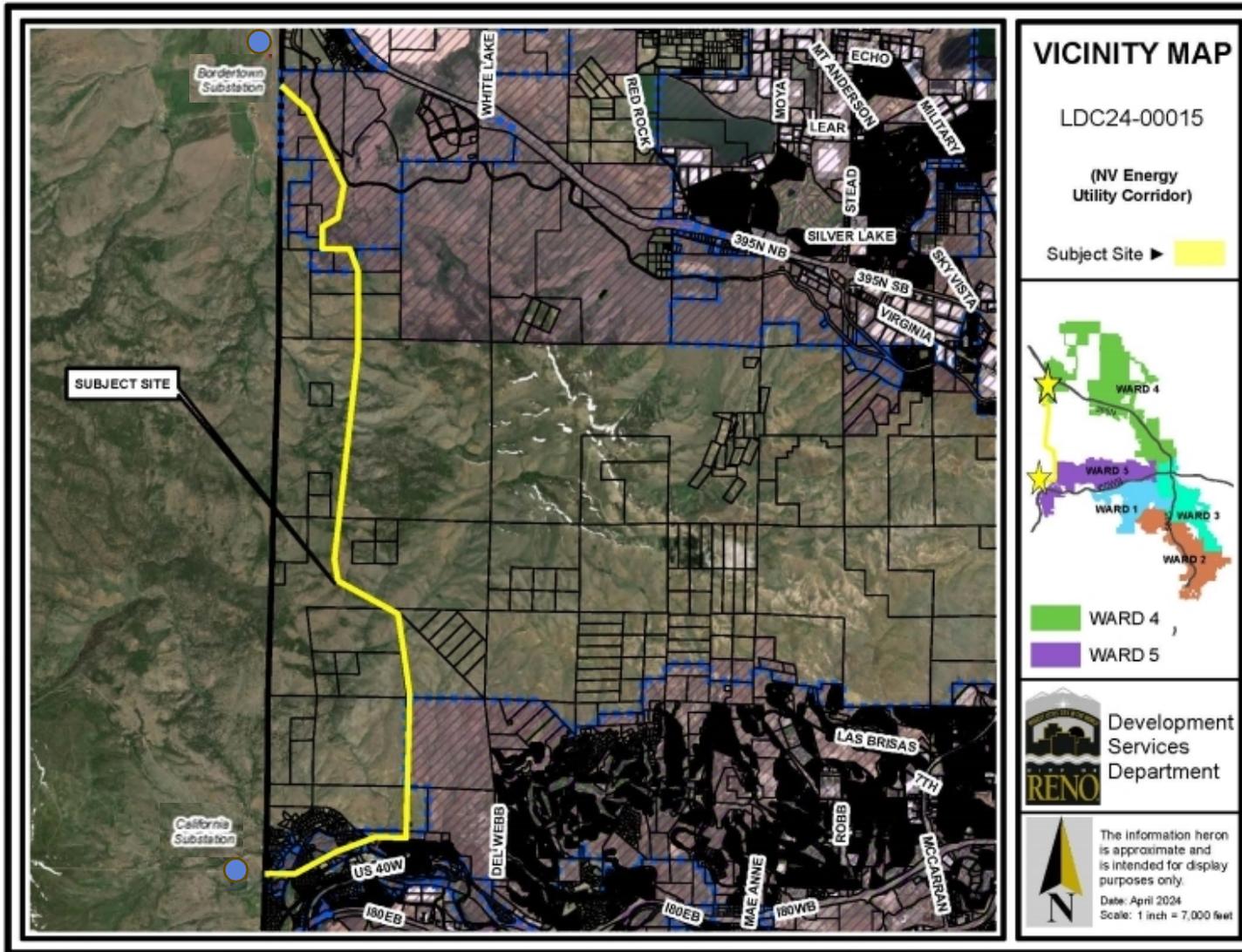
## NV Energy Utility Corridor

*Reno Planning Commission*  
*June 6, 2024*



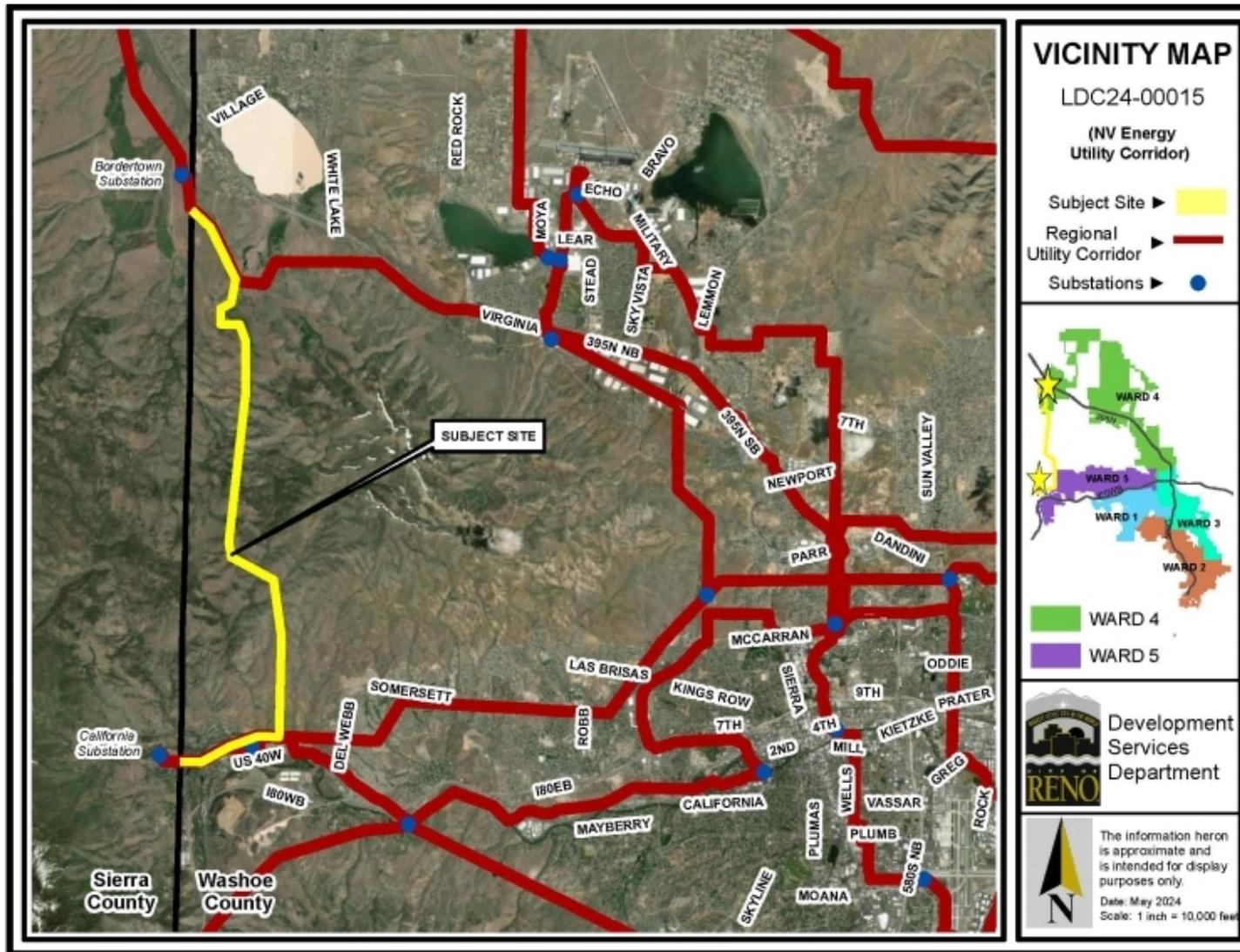
C I T Y O F  
**RENO**

# Project Information



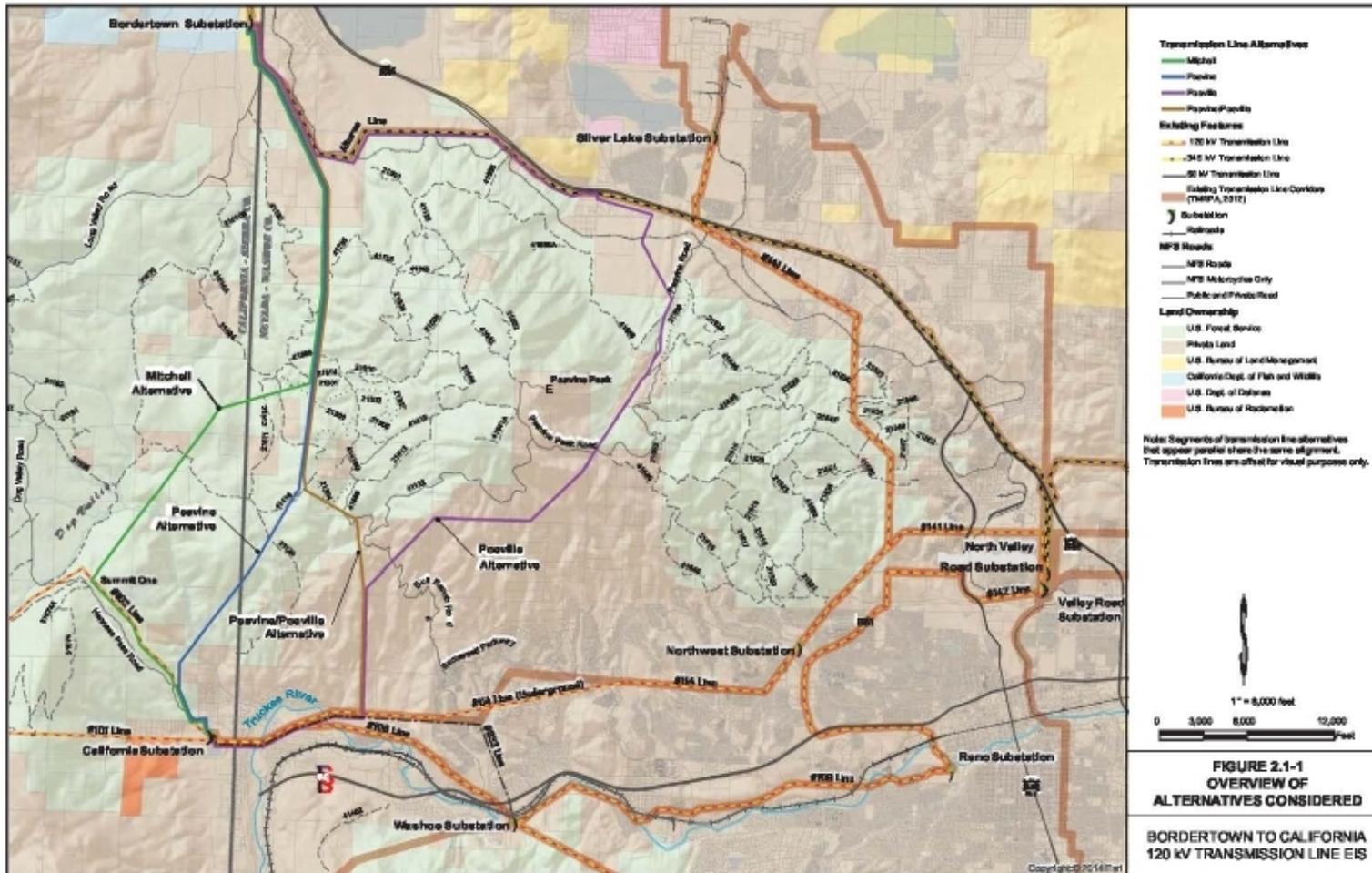
- **Conditional Use Permit**  
To construct a 120kV overhead electrical transmission line (major utility) and allow for hillside development
- **Site Length:**  
±12-mile line  
±10.9-miles in Nevada  
±4.1-mile section in City of Reno
- **PRS & Regional Plan Amendment**

# Project Information



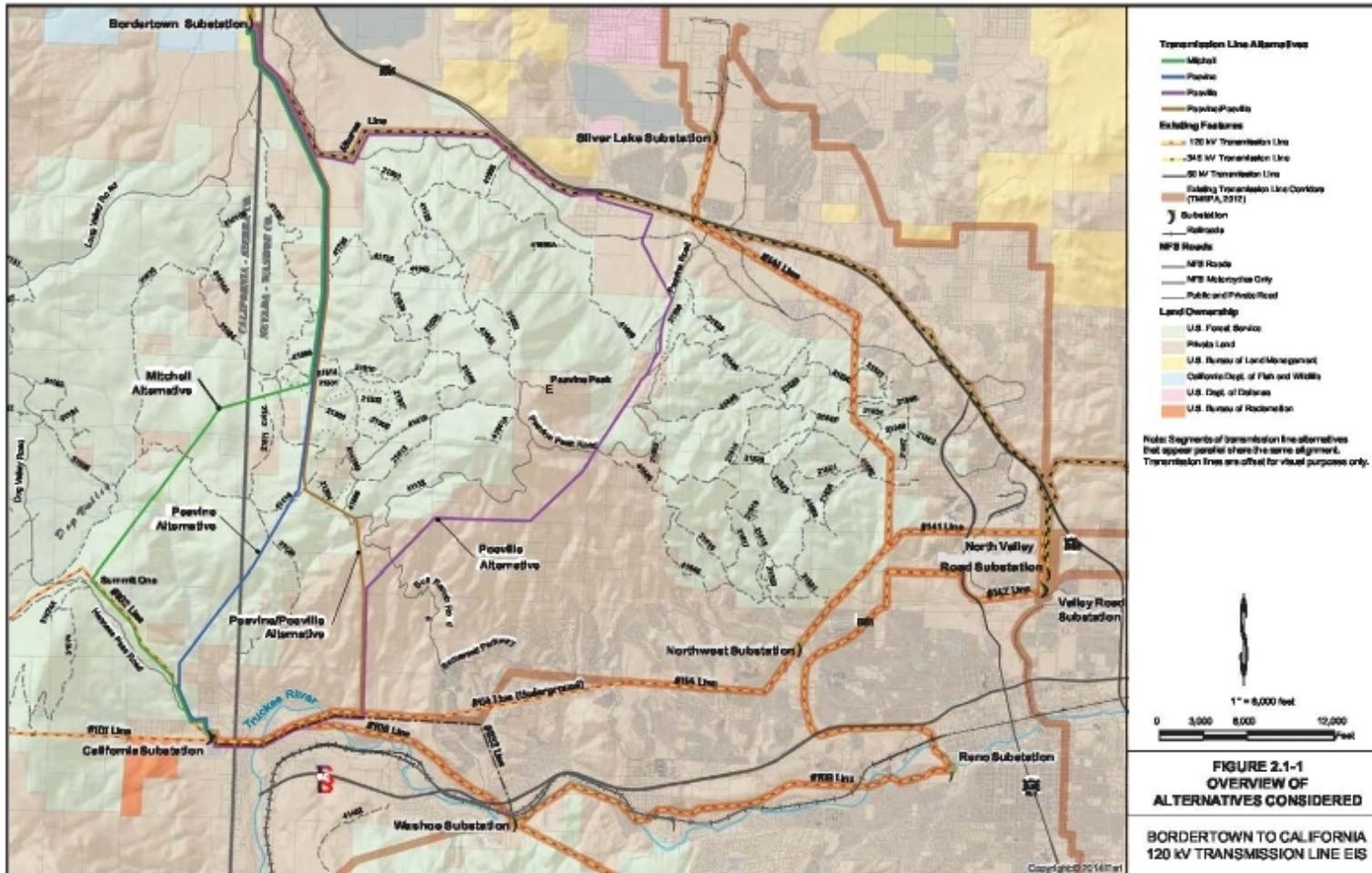
- **Purpose**  
To increase reliability of power service in west Reno. Avoid system wide failures.
- **North American Electric Reliability Corporation (NERC)**  
Federally authorized standards agency. Requiring an additional line for grid resiliency.

# Project Information



- **Environmental Impact Statement (EIS)**  
2011 – 2018 (7 years)
- USFS Lead Agency
- **EIS Evaluated Five Alternatives Including No Action**  
Peavine/Poeville alignment selected with significant mitigations

# Project Information



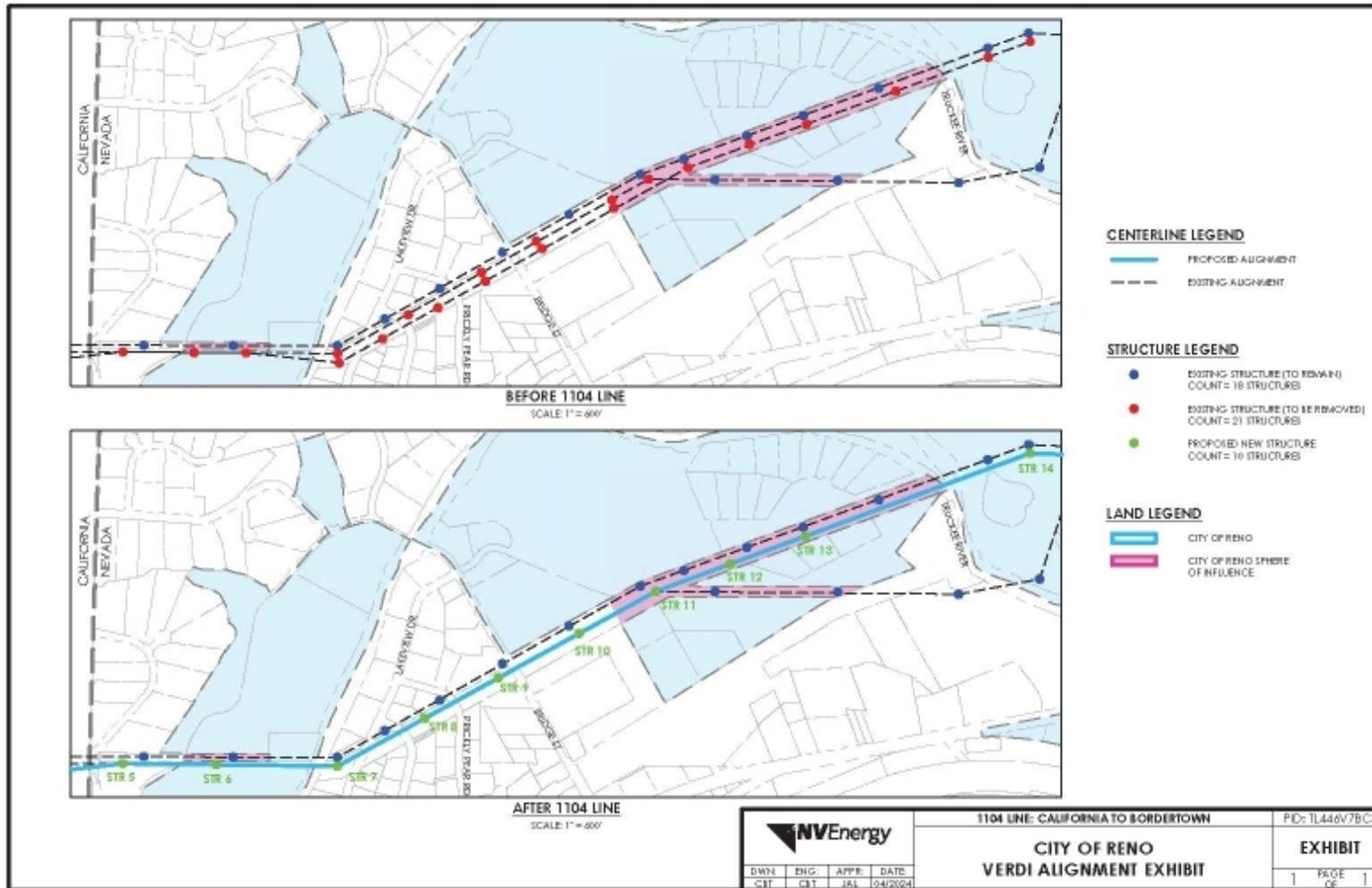
- **Preferred Alternative Analysis of:**
  - Cultural resources
  - Wildlife habitat
  - Private property
  - Visual resources
- Public comments on draft
- Public safety &
- Use of existing regional utility corridors

- **Final ROD issued 2019**
- Applicable to federal properties –
- Regionwide Analysis

# Project Scope

- 120 kV above ground transmission line – 111 poles – 60 within City jurisdiction
- Pole heights range from 70' to 105' tall in various locations
- Span distance between poles averages 800 feet but can range 200 – 2,000 feet depending on terrain or obstructions
- Major utilities allowed in all zoning districts with approved CUP
- Hillside Development N/A – Minimal grading required for pole structures

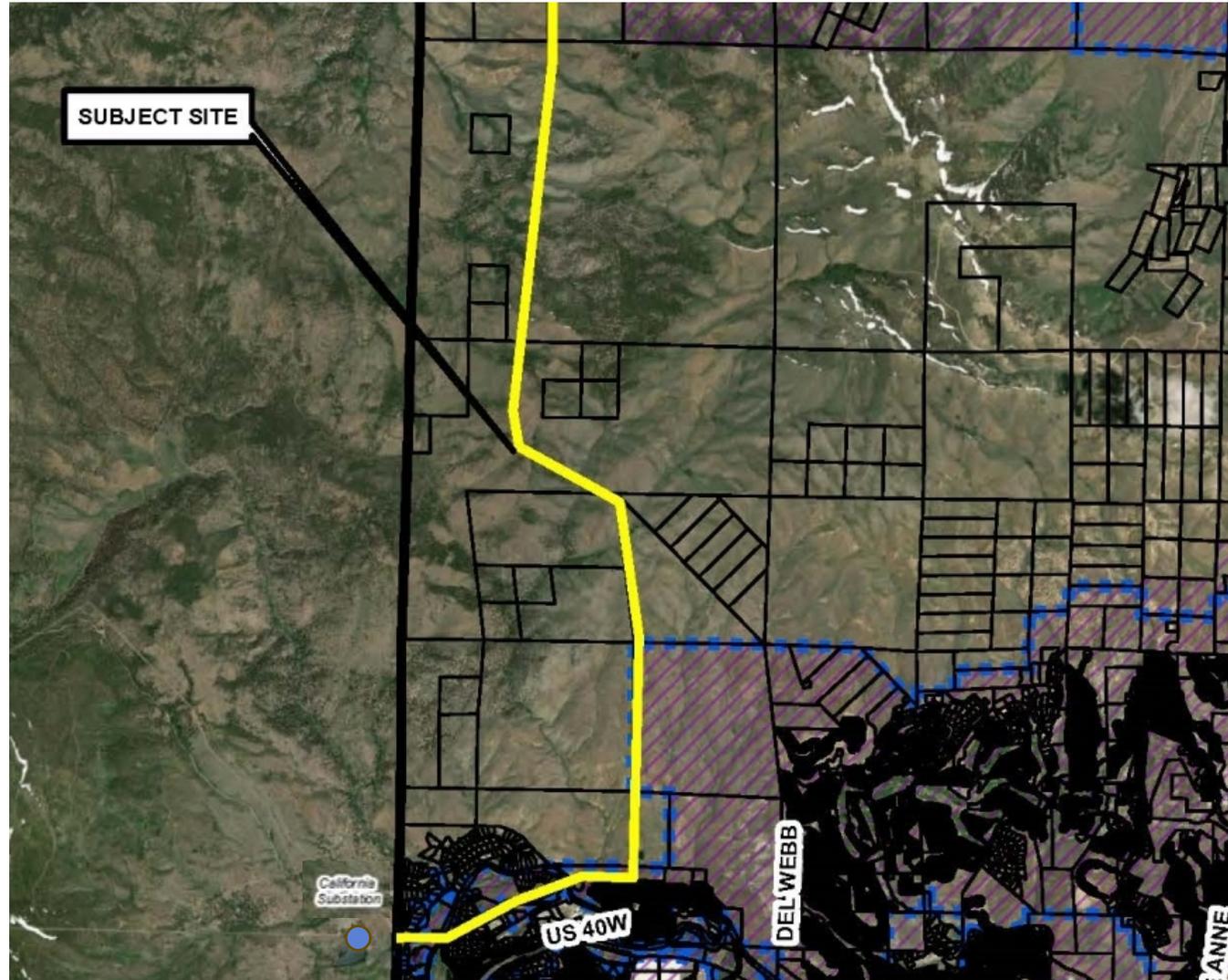
# Project Scope



## Verdi Area

- Utilizes existing regional utility corridor
- Net Pole Reduction:**  
18 poles remain, 21 poles removed, and ten added  
Net loss of 11 poles

# Project Scope

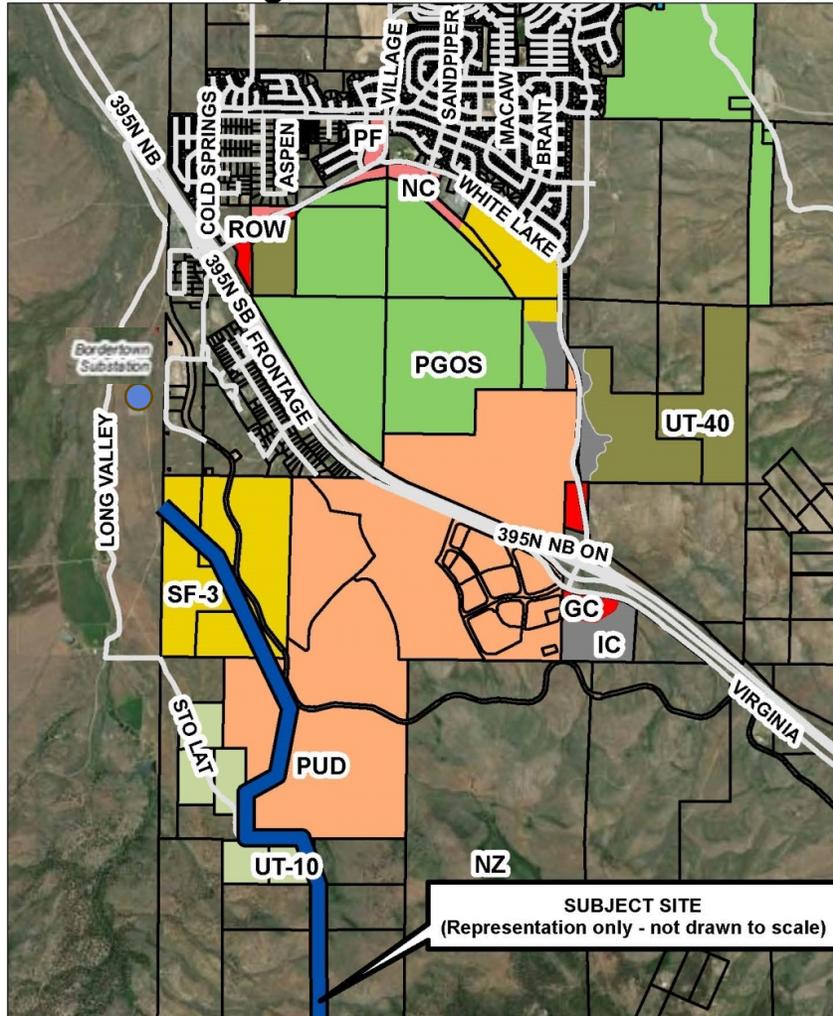


## Verdi Area

- West Meadows Estates  
– Existing utility corridor
- North through County jurisdiction into Open Space portion of Stan Lucas parcel

# Project Scope

Ward 4 Zoning



## Cold Springs

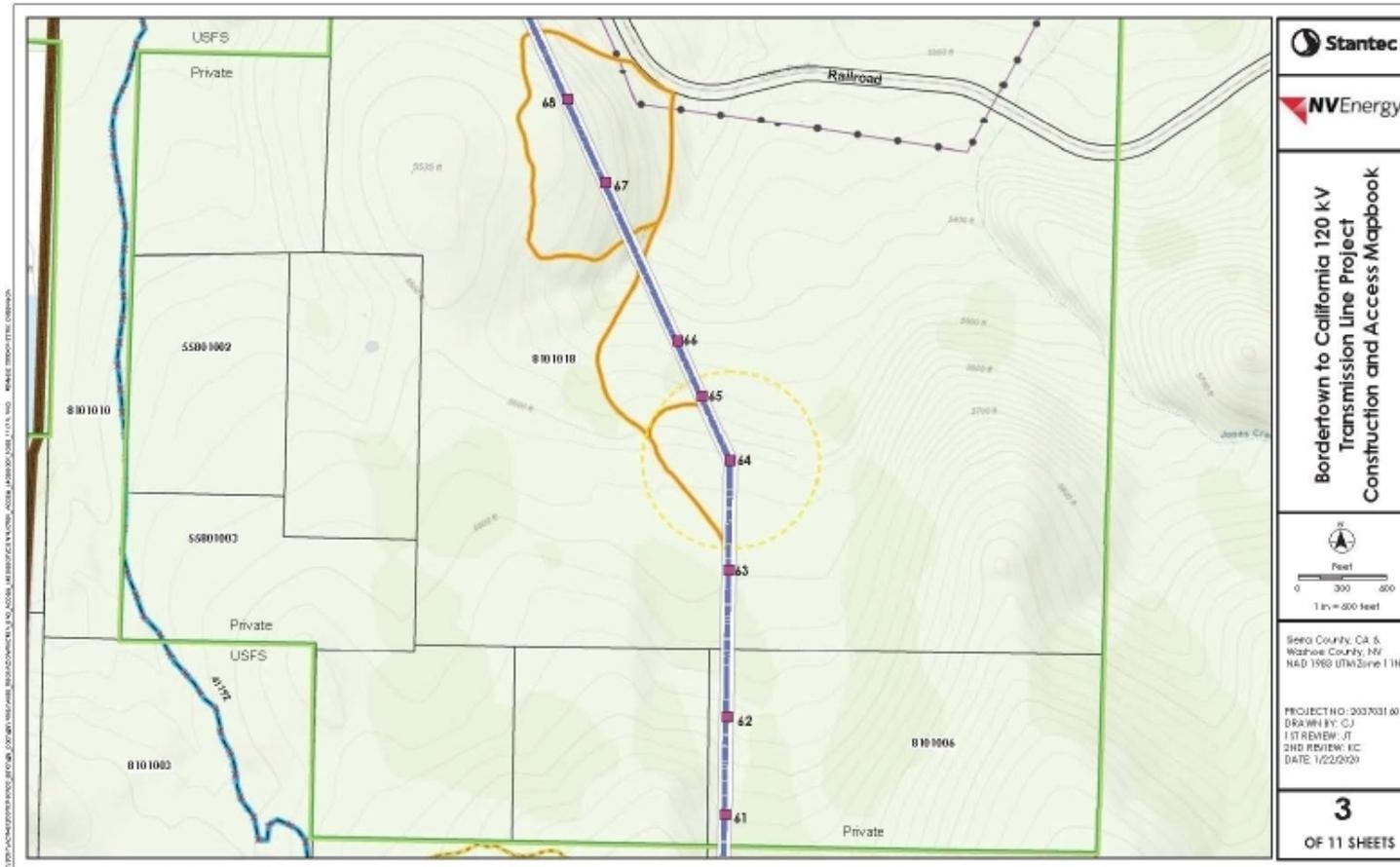
- Runs through undeveloped land in Stonegate PUD and Lifestyle Homes parcels
- **Proposed Variation from FEIS Alignment**

# Project Scope

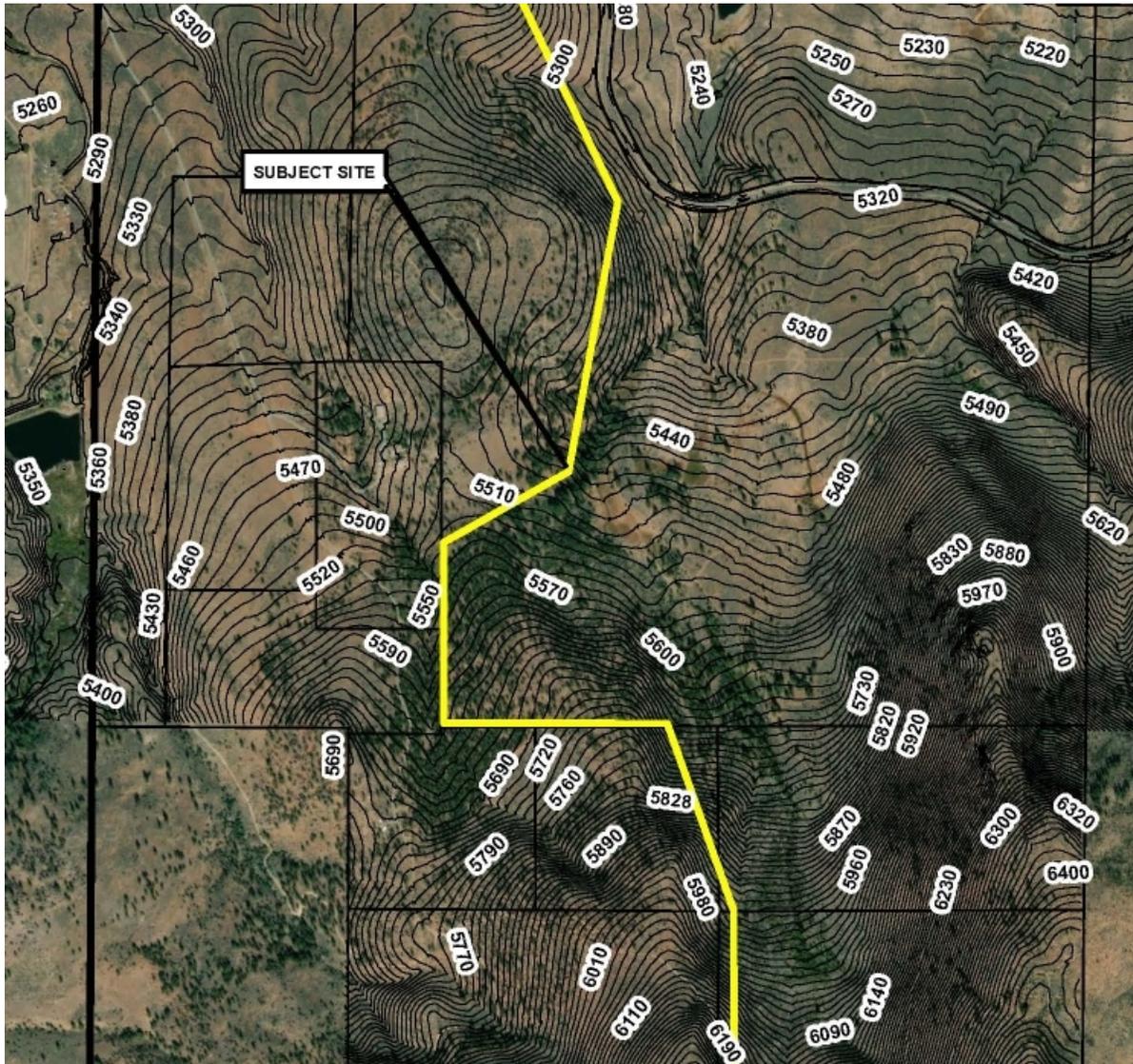
Consistent with FEIS Alignment

## Original FEIS Alignment

- ± 0.4 miles east of parcels outside of PUD
- Stonegate PUD adopted after FEIS
- Zoning was LLR-1 and remains LLR-1



# Project Scope



## Proposed Deviation

- Straddles four existing private parcels (one developed)
- $\pm$  60 feet higher in elevation, forested

## COA 9 – Maintain FEIS Alignment

PC can deviate from FEIS alignment on private property

FEIS incorporated rigorous public comment to minimize visual impacts

# Master Plan and Regional Policies

## 2.4H: ELECTRICAL TRANSMISSION INFRASTRUCTURE

Ensure that new above ground and underground electrical transmission infrastructure be placed according to the following hierarchy:

- Located in an existing corridor that already contains above ground transmission infrastructure, without expanding the corridor width;
- Located in either a federally designated corridor (i.e. BLM corridor) or an easement that has an approved preliminary or final environmental impact statement;
- Located in an existing corridor that already contains above ground transmission infrastructure, but with an expanded corridor width;
- Request creation of a new corridor based on the route of an existing above ground distribution line;
- Located within an existing corridor that already contains underground transmission infrastructure, but with an expanded corridor width; and
- Request the creation of a new corridor for the placement of new transmission infrastructure where no utility infrastructure currently exists.

# Key Recommended Conditions of Approval

## **COA 5:**

Approval contingent upon all required Regional approvals

## **COA 7:**

Construction and maintenance activity subject to the COM plan

- Detailed operations plan to mitigate wildlife, vegetation/sensitive plants, general practices, fire safety, ongoing maintenance responsibilities, etc.

## **COA 9:**

Corridor to match general alignment as presented in FEIS.

# Regional Planning

## **Washoe County Planning Commission:**

- Approved special use permit for unincorporated portion – May 7, 2024

## **Regional Planning Commission:**

- Project of Regional Significance – Construction of a transmission line greater than 60kV
- Sponsorship of Regional Plan Mapping Amendment

## **Regional Planning Governing Board:**

- Regional Plan Amendment – Establish a new utility corridor

# Conditional Use Permit Findings Recommendation

Findings	Analysis	Staff Review
Location of use consistent with zoning districts	Major utilities allowed in all zoning districts with CUP	✓ Yes
Land use is compatible with surrounding development	FEIS analyzed preferred alignment	✓ Yes
Consistent with development standards	Meets or exceeds RMC	✓ Yes
Public services and utilities are available	Adequate services available	✓ Yes
Physical land characteristics are compatible	FEIS preferred alignment	✓ Yes
Not detrimental to health, safety, and welfare	FEIS analyzed risk assessment	✓ Yes

# Recommended Motion from Planning Commission

Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to conditions listed in the staff report.





STOLATIN



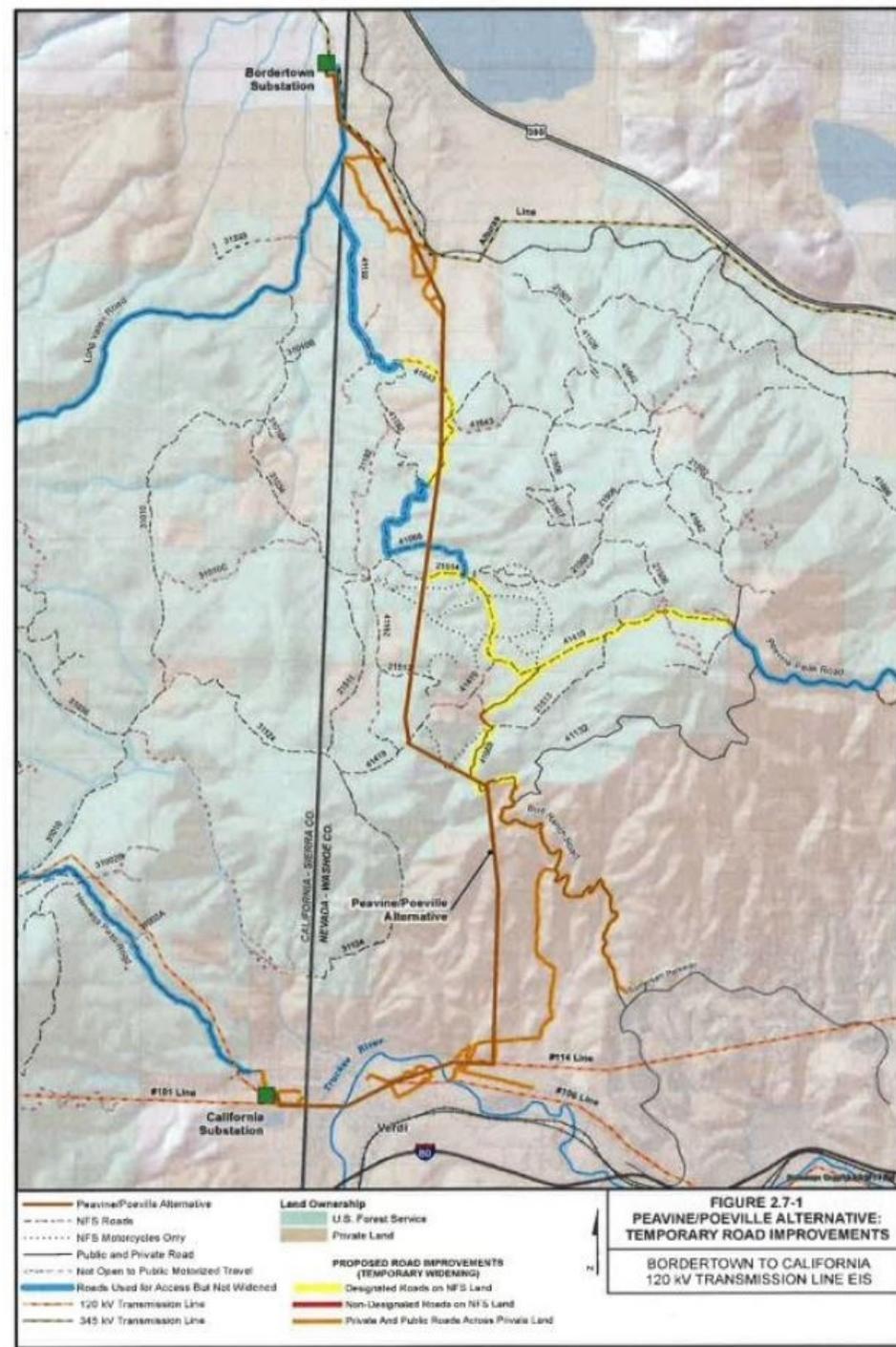
# FEIS Undergrounding Consideration

## 2.11.15 Undergrounding

This alternative would place the proposed transmission line underground to avoid visual impacts.

Undergrounding involves placing the transmission line beneath the ground in a concrete encased conduit system and requires far more ground disturbance than overhead construction. Undergrounding is 7 to 10 times the cost of overhead construction (BLM 2013). In the event of a failure, the repair of an underground transmission line is slower due to the difficulty in accessing the line and the need to find specialized repair expertise. This alternative was dismissed from further evaluation because it is not technically practical to bury transmission lines for long distances in very steep terrain, which is a common condition along every alternative.

- Washoe County approval for above ground transmission.
- Past PUC decisions have allocated the additional costs of undergrounding to the jurisdiction that conditions.



# Hillside Development Findings Recommendation

Findings	Analysis	Staff Review
Mitigates environmental degradation	<b>COM Plan adequately addresses impacts</b>	✓ <b>Yes</b>
Grading practices minimize scarring	<b>Minimal grading required in hillside areas</b>	✓ <b>Yes</b>
Provides open space based on hillside constraints	<b>Not applicable for this request</b>	✓ <b>Yes</b>
Adheres to hillside design standards and policies	<b>Adheres to standards and policies</b>	✓ <b>Yes</b>
Grading mitigates visual impacts near ridgelines	<b>Minimal grading required in hillside areas</b>	✓ <b>Yes</b>