

STAFF REPORT

Date: April 12, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Approval of sponsorship of an amendment to the 2019 Truckee Meadows Regional Plan that would allow for the establishment of a 120 kV electrical substation that is associated with Case No. LDC23-00045 (Peavine Substation). The ±9.74 acre subject site is generally located on the southwest corner of the intersection of North Virginia Street and Peavine Peak Road. The site has a zoning designation of Single-Family Residential – 8 dwelling units per acre (SF-8) and a Master Plan land use designation of Special Planning Area (SPA).

From: Brook Oswald, Associate Planner

Department: Development Services - Planning

Summary:

On March 1, 2023, the Planning Commission approved a conditional use permit (LDC23-00045 – Peavine Substation) to allow the establishment of a major utility/ 120kV electrical substation on approximately 9.74 acres of vacant land located on the southwest corner of North Virginia Street and Peavine Peak Road. Construction of the proposed electrical substation would expand the electrical infrastructure network, reduce burden on existing infrastructure, and support the City's concurrency management system policies and goals. The Truckee Meadows Regional Plan (Regional Plan) considers establishment of a new substation a project of regional significance that must be reviewed for conformance by the Regional Planning Commission. Since regional utility sites (i.e. substations) must be identified in the Regional Plan, a Regional Plan amendment is required to modify the regional utility map to align with the new location. Regional plan amendments may be sponsored by Council and the Truckee Meadows Regional Governing Board is the final decision making body. Staff and the Reno Planning Commission recommend Council sponsor the Regional Plan amendment.

Alignment with Strategic Plan:

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

There is no recent Council action relevant to this item.

Analysis:

A detailed analysis of the associated conditional use permit is included in the attached Planning Commission report. The project site is located in an area with sloping topography and grading a flat development pad is required to accommodate the proposed infrastructure. An existing 120 kV transmission line is immediately adjacent to the substation parcel and is already located within a regional utility corridor. The project, with conditions of approval, meets or exceeds all code standards, conforms to Master Plan policies, and addresses applicable findings.

Discussion:

The North Valley area has experienced rapid development growth in recent years related largely to the industrial and residential sectors. The proposed substation provides load relief to the existing Silver Lake and Valley Road substations and provides increased electrical reliability for North Valley businesses and residences. The project establishes additional capacity to serve approved but unbuilt development loads and mitigates the capacity concerns given expected future growth trends. These trends indicate that the Valley Road transformer without establishment of a new substation will operate over capacity by 2024.

Financial Implications:

The project supports the expansion of the electrical network to provide the required infrastructure to facilitate future development providing increased tax and license fees.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council sponsor the Truckee Meadows Regional Plan amendment to update the utility mapping consistent with the Planning Commission approval of LDC23-00045 (Peavine Substation).

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Case Maps
Planning Commission Staff Report
Planning Commission Approval Letter
Draft Planning Commission Minutes
Regional Utility Corridors and Sites Map