



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: July 24, 2018

DATE: June 22, 2018

TO: Board of County Commissioners

FROM: Eva M. Krause, AICP, Planner, Community Services Department.
328-3628, ekrause@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Community Services Dept., 328-3619,
mhauenstein@washoecounty.us

SUBJECT: Approve a resolution to sponsor an amendment to the 2012 Truckee Meadows Regional Plan, pursuant to NRS 278.0272(7), to amend the Electrical Utility Corridors South map, to include: (1) a new 300 MW substation and NV Energy switching station located at 21505 Reno Technology Park West; (2) a new utility corridor for a 120kV overhead transmission lines from the proposed substation to the existing NV Energy Pah Rah switching station located within the Reno Technology Park; and (3) a new utility corridor for a 120kV overhead transmission line from the proposed substation to the NV Energy Patrick Substation south of I-80, on the south side of the Truckee River in Storey County; this amendment is necessary to support the continued expansion of the Apple Data Center in the Reno Technology Park, in East Truckee Canyon. (APNs 084-191-07, 084-110-20 and 29) (Apple Inc., applicant); and, if approved, authorize the Chair to execute the resolution sponsoring the proposed amendment. (Commission District 4.)

SUMMARY

The Board of County Commissioners (Board) is being requested to sponsor an amendment to the 2012 Truckee Meadows Regional Plan – Utility Corridors South map to add a new utility corridor for the Sunol substation and new transmission lines. The amendment is necessary to support the continued expansion of the Apple Data Center in the Reno Technology Park, in East Truckee Canyon. (APNs 084-191-07, 084-110-20, and 29)

Washoe County Strategic Objective supported by this item: Proactive economic development and diversification.

PREVIOUS ACTION

On July 3, 2018, the Washoe County Planning Commission approved a special use permit for the construction of the Sunol 300 MW Substation, a new NV Energy switching station and two new 120kV transmission lines, one from the new substation to the NV

AGENDA ITEM # _____

Energy Pah Rah switching station on the east side of the Reno Technology Park, and a second from the Sunol substation to the NV Energy Patrick Substation in Storey County.

BACKGROUND

The Board is being requested to sponsor an amendment to the Truckee Meadows Regional Plan – Electric Utility Corridors South map to reflect the planned future expansion of the Apple data center campus over the next 12 years. The proposed amendment will have no detrimental impact on any of the adjoining properties.

The amendment to the Truckee Meadows Regional Plan is necessary pursuant to Regional Plan policy 3.8.1, which requires that transmission facilities greater than 60kV be identified on a utility corridor map. The transmission line and generation capacity in this case will be for 120kV. Therefore an amendment to the regional plan is needed. NRS 278.0272(7) states that amendments to the regional plan can be sponsored by the County Commission. Therefore, in order to allow the Apple Inc. data center campus to be developed as planned, the Board would need to sponsor an amendment to the Regional Plan identifying the new project and its associated features.

If the Board approves the resolution to sponsor this amendment, the case is tentatively scheduled to be heard by the Regional Planning Commission (RPC) at their September 12, 2018 meeting.

2012 TRUCKEE MEADOWS REGIONAL PLAN

Policy 3.8.1

The Regional Plan identifies all above ground and underground regional utility corridors and site as shown on Maps 9&10.

The removal of existing or establishment of new utility corridors and sites requires a Regional Plan amendment. A Regional Plan amendment is also required for:

- The relocation of an existing transmission line such that a new easement is required;
- The conversion of above ground transmission lines to underground placement, or
- The conversion of underground transmission lines to above ground placement.

Per NRS 278.0272, Subsection 7, the RPC must hold a public hearing, any person may propose an amendment to the Regional Plan, including an amendment to add, modify or delete regional utility corridors.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a resolution to sponsor an amendment to the 2012 Truckee Meadows Regional Plan, pursuant to NRS 278.0272(7), to amend the Electrical Utility Corridors South map, to include: (1) a new 300 MW substation and NV Energy switching station located at 21505 Reno Technology Park West; (2) a new utility corridor for a 120kV overhead transmission lines from the proposed substation to the existing NV Energy Pah Rah switching station located within the Reno Technology Park; and (3) a new utility corridor for a 120kV overhead

transmission line from the proposed substation to the NV Energy Patrick Substation south of I-80, on the south side of the Truckee River in Storey County; this amendment is necessary to support the continued expansion of the Apple Data Center in the Reno Technology Park, in East Truckee Canyon. (APNs 084-191-07, 084-110-20 and 29) (Apple Inc., applicant); and authorize the Chair to execute the resolution sponsoring the proposed amendment.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to approve a resolution to sponsor an amendment to the 2012 Truckee Meadows Regional Plan, pursuant to NRS 278.0272(7), to amend the Electrical Utility Corridors South map, to include: (1) a new 300 MW substation and NV Energy switching station located at 21505 Reno Technology Park West; (2) a new utility corridor for a 120kV overhead transmission lines from the proposed substation to the existing NV Energy Pah Rah switching station located within the Reno Technology Park; and (3) a new utility corridor for a 120kV overhead transmission line from the proposed substation to the NV Energy Patrick Substation south of I-80, on the south side of the Truckee River in Storey County; this amendment is necessary to support the continued expansion of the Apple Data Center in the Reno Technology Park, in East Truckee Canyon. (APNs 084-191-07, 084-110-20 and 29) (Apple Inc., applicant); and authorize the Chair to execute the resolution sponsoring the proposed amendment.

Attachments: Attachment A – Resolution - includes Exhibit A to Resolution – Proposed Amendment to the Truckee Meadows Regional Planning Agency's Electrical Utility Corridor South Map

Owner/Applicant: Apple Inc., Attn: Troy Hinson, One Apple Way – MS, Cupertino CA 95014 (thinson@apple.com)

Representative: Stantec Consulting Services, Inc., Attn: Cynthia Albright, 6995 Sierra Center Parkway, Reno, NV 89511 (cynthia.albright@stantec.com)



WASHOE COUNTY COMMISSION

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

RESOLUTION

TO SPONSOR AN AMENDMENT TO THE 2012 TRUCKEE MEADOWS REGIONAL PLAN PURSUANT TO NRS 278.0272(7), TO AMEND THE ELECTRICAL UTILITY CORRIDORS SOUTH MAP TO INCLUDE: (1) A NEW 300 MW SUBSTATION AND NV ENERGY SWITCHING STATION LOCATED AT 21505 RENO TECHNOLOGY PARK WEST; (2) A NEW UTILITY CORRIDOR FOR OVERHEAD TRANSMISSION LINES FROM THE PROPOSED SUBSTATION TO THE EXISTING NV ENERGY PAH RAH SWITCHING STATION AND 3) A NEW UTILITY CORRIDOR FOR OVERHEAD TRANSMISSION LINES FROM THE PROPOSED SUBSTATION TO THE NV ENERGY PATRICK SUBSTATION IN STOREY COUNTY.

(WSUP18-0010 –SUNOL SUBSTATION)

WHEREAS,

- A. The Regional Plan 3.8.1 requires that all transmission lines of 60kV or greater and electrical substations shall be located within a utility corridor as identified on the *Utility Corridors South* map;
- B. Apple Inc. has applied for a special use permit with Washoe County in related and pending proceedings under permit number WSUP18-0010 to construct a 300MW substation in the area of eastern Washoe County on parcel numbers 084-191-07, 084-110-20 and 084-110-29 to the north of the Patrick substation and I-80, as well as associated features including two 120kV overhead transmission lines: one connecting the Sunol substation to the Pah Rah substation on the subject site, and one connecting the Sunol substation to the Patrick substation in Storey County to the south.
- C. A modification of the utility corridor to identify the new Sunol substation as well as the associated overhead transmission lines requires an amendment of the 2012 Truckee Meadows Regional Plan, *Utility Corridor South* map;
- D. A special use permit for the proposed substations and utility (transmission) lines was heard and approved by the Washoe County Planning Commission at their July 3, 2018 meeting and is pending review by the Regional Planning Commission as a project of regional significance; and
- E. The Washoe County Commission has considered at its meeting on July 24, 2018, Apple Inc.'s request that it sponsor an amendment to the regional plan pursuant to NRS 278.0272(7) in connection with the overall completion of the Apple Inc. project and determined that the request is meritorious and will be beneficial to the residents of the community by furthering the responsible development of renewable energy resources.

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners does hereby sponsor the amendment of the Utility Corridors South map, a part of the 2012 Truckee Meadows Regional Plan, as provided in Case Number WSUP18-0010.

ADOPTED on July 24, 2018, to be effective only as stated above.

WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Marsha Berkgigler, Chair

ATTEST:

Nancy Parent, County Clerk

EXHIBIT A
FOR BCC RESOLUTION
PROPOSED ELECTRICAL UTILITY CORRIDORS SOUTH MAP



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Project Sunol Substation and Transmission Application
for Special Use Permit

Date: May 15, 2018
 Projection: State Plane Nevada West Zone, NAD 83 US Survey Foot
 Source: Washoe County Department of Community Development;
 August 2017 digital data release;
 Stantec Consulting Services Inc.
 Scale: 1 inch = 2,000 feet

- Legend**
- Property Boundary
 - Washoe-Storey County
 - Vacant
 - Industrial
 - USA

Figure 3
Regional Transmission and Land Use

- Existing/Approved Substations
 - Proposed Substation
 - Regional Utility Corridors
 - Proposed Transmission
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