



Planning Commission Staff Report

Meeting Date: March 3, 2026

Agenda Item: 7C

AMENDMENT OF CONDITIONS CASE NUMBER:

WAC25-0021 (PSREC Transmission Line) for WSUP23-0020

BRIEF SUMMARY OF REQUEST:

Amend conditions for a 2-year time extension.

STAFF PLANNER:

Courtney Weiche, Senior Planner
775.328.3608
cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions WAC25-0021 (PSREC Transmission Line) for WSUP23-0020. The request is to amend condition 1(c) for the approved special use permit in order to grant an additional 2-year extension of time to obtain building permits for the construction of the project until December 14, 2027. WSUP23-0020 was approved to construct a 2-mile long 69 kV transmission line, which is a utility services use type.

Applicant/Owner: Plumas Sierra Rural Electric Cooperative (PSREC)

Location: North of Indian Ln. & South Anaho Rd.

APN: 074-061-24, 074-061-33, 074-061-32, 074-061-31, 074-061-30, 074-061-29, 074-061-39, 074-061-38, 074-061-37, 074-061-36, 074-062-39, 074-062-54, 074-062-55, 074-040-61, & 074-040-60

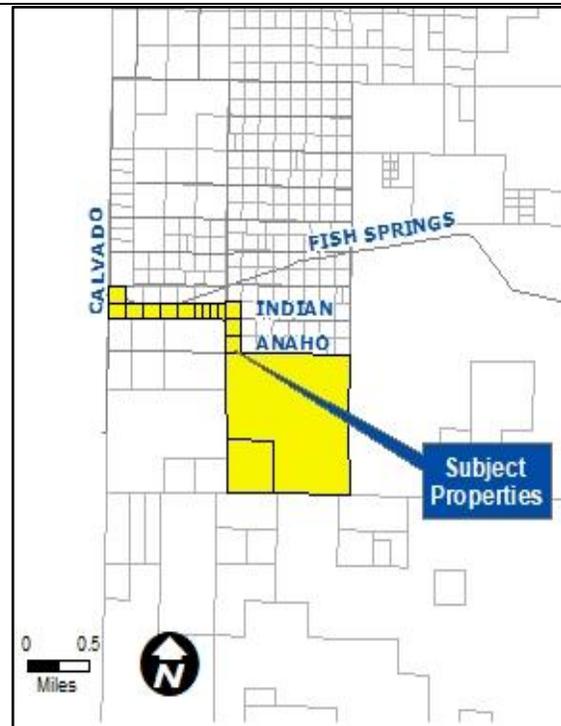
Parcel Size: 10, 10.7, 10.8, 10.8, 10.9, 10.8, 5, 5, 5, 5, 10, 10, 10, 558.1 & 92.4 - acres

Master Plan: Rural (R)

Regulatory Zone: General Rural (GR)

Planning Area: High Desert

Development Code: Authorized in Article 302 Allowed Uses, Article 810, Special Use Permits & Article



Commission District:	812 Projects of Regional Significance 5 – Commissioner Herman	
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STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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Agency Comments..... Exhibit B

Public Notice Exhibit C

Project Application..... Exhibit D

Amendment of Conditions

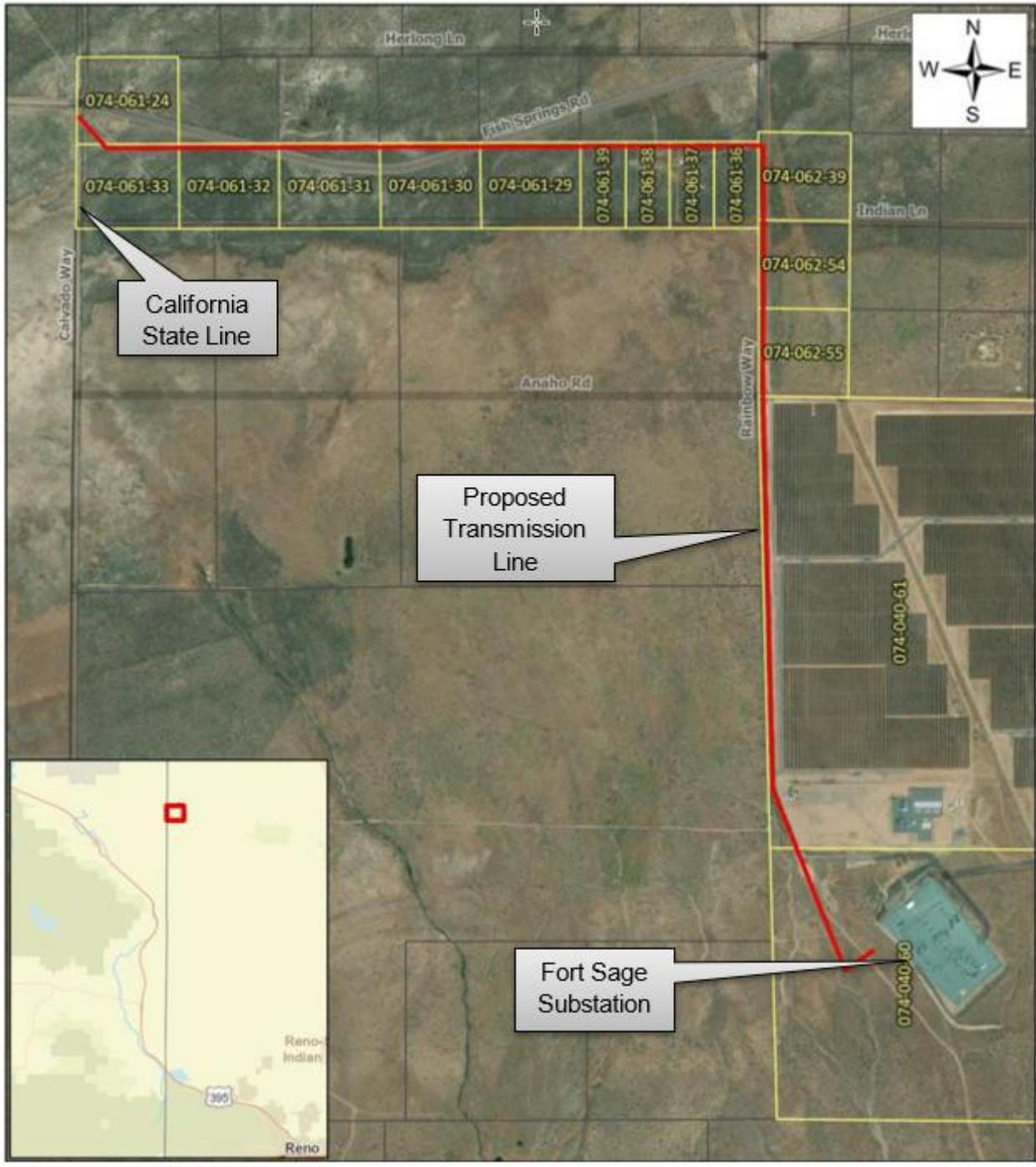
An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that considered the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the amendment of conditions request, an amended Action Order is created along with amended conditions of approval.

The subject property has a General Rural (GR) Regulatory Zone. The extension of a 2-mile long, 69 kilovolt (kV) transmission line, is classified as major public facility use, which is permitted in GR with a special use permit per WCC 110.302.05.2.

The conditions of approval for Amendment of Conditions Case Number WAC25-0021 is attached to this staff report and will be included with the amended action order.



Site Plan

Background and Evaluation of Amendment Request

On September 5, 2023, the Washoe County Planning Commission approved Special Use Permit Case Number WSUP23-0020 (PSREC Transmission Line). It was then heard by the Board of County Commissioners on October 17, 2023, which initiated an amendment to the 2019 Truckee Meadows Regional Plan Map 3 – Regional Utility Corridor. The Truckee Meadows Regional Planning Commission heard the item on November 20, 2023, and determined that the proposal conformed to the 2019 Regional Plan. On December 14, 2023, the Regional Planning Governing Board adopted the amendment which added a new regional utility corridor.

The special use permit (WSUP23-0020) granted approval to establish a 2-mile long 69kV transmission line connecting to the Fort Sage Substation.

The applicant is requesting a 2-year extension of time to obtain building permits from the current deadline of December 14, 2025, to December 14, 2027. The application was submitted on December 8, 2025, prior to the expiration date of the special use permit, allowing the special use permit to remain active while this application is proceeding. The applicant states the *“time extension is necessary due to unforeseen delays in securing required grant funding and completing prerequisite Federal approvals that prevent the project from going out to bid for prospective contractors. Specifically, the process has been impacted by delays in environmental exclusion determinations (NEPA), acquisition of easements from the U.S. Army Corps of Engineers, securing lease agreements with the Bureau of Land Management, and issuance of a Notice to Proceed by the Office of Local Defense Community Cooperation (OLDCC).”*

The applicant is requesting to amend the original conditions of approval in item 1(c) to read as follows:

The application shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within four years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.

Staff is proposing minor changes to the applicant’s condition, as shown below, to clarify the extension of time to four (4) years is from the effective date of the SUP (December 14, 2023 - Truckee Meadows Regional Planning Governing Board adoption).

The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within four years from the effective date of the approved special use permit (December 14, 2023). The applicant shall complete construction within the time specified by the building permits.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Washoe County Planning Commission

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Natural Resources Conservation Service	X			
BLM - Winnemucca Dist. Office	X			
NDOW (Wildlife)	X			
NV Water Resources	X			
Washoe County Parks & Open Space	X	X		
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH Environmental Health	X			
TMFPD	X	X		
Truckee Meadows Regional Planning	X			
Nevada State Historic Preservation	X			
Reno/Sparks Indian Colony	X			
Washoe Tribe of NV	X			
NV Energy	X			
Human Services Agency (Day Care)				

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Recommendation

After a thorough review and analysis, Amendment of Conditions Case Number WAC25-0021 is being recommended for approval with conditions. Staff offers the following motion for the Commission’s consideration.

Motion

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 Planning Commission approve Amendment of Conditions Case Number WAC25-0021 for Plumas Sierra Rural Electric Cooperative, 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:

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan;
- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed

roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

- (c) Site Suitability. That the site is physically suitable for an energy production, renewable use, and utility services use, and major grading, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



Amended Conditions of Approval

Amendment of Conditions Case Number WAC25-0021
For PSREC Transmission Line Permit Case Number WSUP23-0020

The project approved under Amendment of Conditions Case Number WAC25-0021 for the PSREC Transmission Line Permit Case Number WSUP23-0020 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on March 3, 2026. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval regarding the PSREC Transmission Line shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval related to the PSREC Transmission Line is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved PSREC Transmission Line may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this PSREC Transmission Line should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.

Washoe County Amended Conditions of Approval

- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name –Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- c. The application shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within four years from the effective date of the approved special use permit (December 14, 2023). The applicant shall complete construction within the time specified by the building permits.**
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. The facility shall be exempted from the landscaping requirements found in the Washoe County Development Code (Chapter 110), Article 412.
- e. The transmission line, transmission poles and any attachments shall be permitted to reach a maximum height of 65 feet.
- f. The applicant shall provide detailed soils and geo-technical studies as part of the required grading permit plans per High Desert Policy 11.1. These plans shall comply with WCC 110.438.45-100.
- g. In conformance with the High Desert Area Plan Policy 2.2, prior to the issuance of building or grading permits, the applicant shall prepare a noxious weed management plan in consultation with the Washoe County Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Storey Conservation District.
- h. Construction hours are 7am to 7pm Monday through Saturday.

Washoe County Amended Conditions of Approval

- i. All proposed lighting shall comply with current best practice “dark-sky” standards, in conformance with High Desert Policy 2.5.
- j. Transmission line poles shall include anti-perch devices or deterrents wherever possible.
- k. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP’s) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- c. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. 775.328.2050, mfink@washoecounty.gov

- d. Provide a construction haul route plan and address the construction traffic impacts to the local streets and Washoe County maintained roadways for accessing the project site. The haul route plan shall also include the proposed mitigation to these impacts to the satisfaction of the County Engineer.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.0584, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Regional Parks and Open Space

4. The following conditions are requirements of Regional Parks and Open Space, which shall be responsible for determining compliance with these conditions.

Contact Name – Faye-Marie Pekar, Parks Planner, 775.328.6100, fpekar@washoecounty.gov

- a. Should any earthen materials need be imported to the site, they shall be “certified weed free” to prevent the spread of noxious and invasive weeds.
- b. All undeveloped areas disturbed as a result of project activities shall be revegetated utilizing a native seed mix as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.

Washoe County Health District

5. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – Genine Rosa, Senior Air Quality Specialist, 775.784.7204, grosa@washoecounty.gov

- a. Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant, or undeveloped. If disturbance will be greater than 1 acre, then a Dust Control Permit will be required prior to breaking ground.

6. **Nevada Division of Wildlife (NDOW)**

The following conditions are requirements of the NDOW, which shall be responsible for determining compliance with these conditions.

Contact Name: Katie Andrie, 775.688.1145, kmandrie@ndow.org

- a. NDOW recommends avoiding construction activities between March 1 – May 15, to avoid impacts sage-grouse that are sensitive to noise.

Washoe County Amended Conditions of Approval

- b. All surface disturbing activities should occur outside of the migratory bird nesting period (March 1 to July 31). If surface disturbing activities are to occur during this period, migratory bird pre-construction avian surveys should be conducted in appropriate habitats by qualified biologists prior to surface disturbing activities commencing. The exact area to be surveyed would be based on the scope of the surface disturbing. If ground disturbing activities do not take place within 14 days, the areas would need to be resurveyed. If nesting migratory birds are present, appropriate buffers determined by the NDOW, in coordination with the USFWS, would be applied until an approved biologist determines the young have fledged or the nest has failed.
- c. Transmission lines and all electrical components should be designed, installed, and maintained in accordance with the Avian Power Line Interaction Committee's (APLIC's) Suggested Practices for Avian Protection on Power Lines (APLIC 2006) and Reducing Avian Collisions with Power Lines (APLIC 2012) to reduce the likelihood of large bird electrocutions and collisions.
- d. NDOW encourages that a noxious and invasive species plan be developed and implemented to prevent the introduction and spread of undesirable species into adjacent habitat. Such a plan should include prevention measures, inventory, monitoring, and treatment. Noxious and invasive species plans ensure wildlife compatibility with new development by protecting and conserving adjacent habitat.
- e. NDOW recommends using the best management practices and other tools to reduce the risk of fire ignitions during construction and operation.

*** End of Amended Conditions ***



Date: January 27, 2026

To: Courtney Weiche, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Amendment of Conditions Case Number WAC25-0021 (PSREC) for WSUP23-0020

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP23-0020 (PSREC Transmission Line). The amendment of conditions is for a 2-year time extension. WSUP23-0020 was for a 2-mile long, 69 kilovolt (kV) transmission line within existing utility easements from NV Energy's Fort Sage Substation through Washoe County to the California State Line.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights conditions for this amendment.

**WAC25-0021
EXHIBIT B**



Date: January 28, 2026

To: Courtney Weiche, Senior Planner

From: Faye-Marie Pekar, Park Planner

Re: Amendment of Conditions Case WAC25-0021 (PSREC Transmission Line) for
WSUP23-0020

APNs: 074-061-24, 074-061-33, 074-061-32, 074-061-31, 074-061-30
074-061-29, 074-061-39, 074-061-38, 074-061-37, 074-061-36
074-062-39, 074-062-54, 074-062-55, 074-040-61, & 074-040-6

GENERAL COMMENTS

Washoe County Park staff have reviewed the above referenced application. The Amendment of Conditions case is for hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP23-0020 (PSREC Transmission Line). The amendment of conditions is for a 2-year time extension. WSUP23-0020 was for a 2-mile long, 69 kilovolt (kV) transmission line within existing utility easements from NV Energy's Fort Sage Substation through Washoe County to the California State Line. The County Park Planner shall determine compliance with the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Faye-Marie Pekar, Park Planner. (775) 328-3611

Recommendations Regarding All Applicant Requests:

1. **Development Agreement, Extension of Time:** This proposed amendment of conditions is for a 2-year time extension with the current expiration date of December 14, 2025, to a new expiration date of December 14, 2027.

Washoe County Parks recommends **approval** of the development agreement and therefore an extension of the deadline to file the first final map.

WAC25-0021
EXHIBIT B

From: [Donohue, Jen](#)
To: [Weiche, Courtney](#)
Subject: WAC25-0021 (PSREC) for WSUP23-0020
Date: Tuesday, January 27, 2026 8:25:04 PM

Hi Courtney,

TMFPD has no comments or conditions regarding the requested amendment. All previous conditions remain in effect.

Thank you,

Jen Donohue

Contract Fire Plans Examiner

Truckee Meadows Fire & Rescue

jdonohue@tmfpd.us | Cell: 775.447-5780

3663 Barron Way, Reno, NV 89511

WAC25-0021
EXHIBIT B



Date: January 26, 2026

To: Courtney Weiche, Senior Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Amendment of Conditions Case WAC25-0021 for WSUP23-0020
APN: 074-061-24, 074-061-33, 074-061-32, 074-061-31, 074-061-30, 074-061-29, 074-061-39, 074-061-38, 074-061-37, 074-061-36, 074-062-39, 074-062-54, 074-062-55, 074-040-61, & 074-040-60

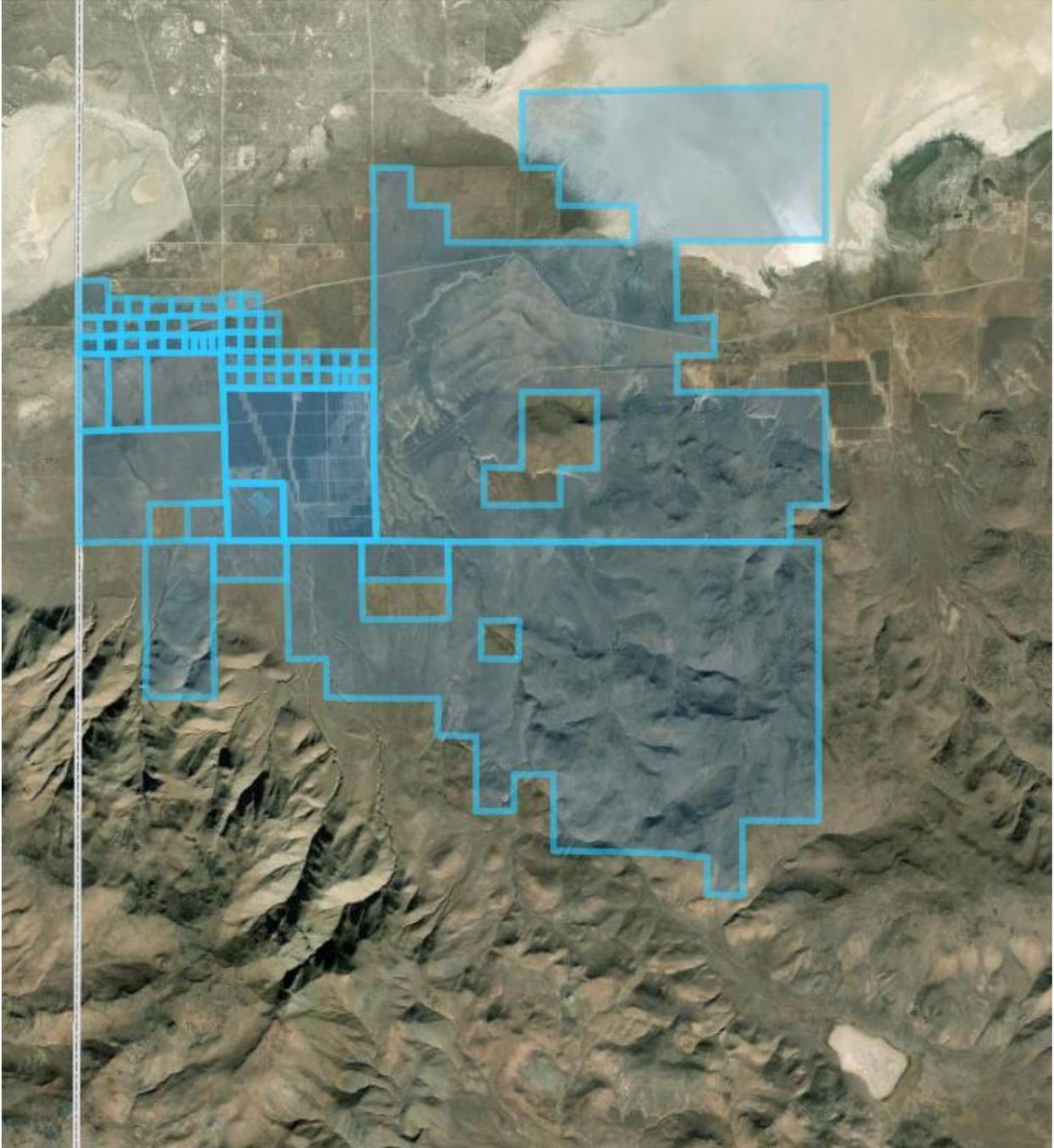
GENERAL COMMENTS

Washoe County Engineering staff have reviewed the above referenced application. The Amendment of Conditions case is to amend the conditions for Special Use Permit Case Number WSUP23-0020 to extend the expiration date by two additional years. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions of approval based upon our review of the site and the application prepared by Manhard Consulting.

WAC25-0021
EXHIBIT B

Public Notice

Pursuant to Washoe County Code Section 110.820.23 and 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750-foot radius of the subject property. This proposal was noticed within a 750-foot radius of the subject property, noticing 51 separate property owners.



Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: PSREC Transmission Line Time Extension			
Project Description: Time extension request for two years per WCC Section 110.810.65(b) for Case No. WSUP23-0020 (PSREC Transmission Line).			
Project Address: N/A			
Project Area (acres or square feet): 764.5 acres			
Project Location (with point of reference to major cross streets AND area locator): <small>Within existing easements along Rainbow Way north of the existing NV Energy Fort Sage Substation, then continuing west between Herlong Lane and Indian Lane to the CA State line.</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Easements across 15 parcels			
See attached parcel list			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP23-0020, Pending: WBLD25-100719			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Plumas Sierra Rural Electric Cooperative (PSREC)		Name: Manhard Consulting	
Address:		Address:	
Zip: _____		Zip: _____	
Phone: _____	Fax: _____	Phone: _____	Fax: _____
Email: _____		Email: _____	
Cell: _____	Other: _____	Cell: _____	Other: _____
Contact Person: Greg Lohn		Contact Person: Karen Downs	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name: _____	
Address:		Address: _____	
Zip: _____		Zip: _____	
Phone: _____	Fax: _____	Phone: _____	Fax: _____
Email: _____		Email: _____	
Cell: _____	Other: _____	Cell: _____	Other: _____
Contact Person: _____		Contact Person: _____	
For Office Use Only			
Date Received: _____	Initial: _____	Planning Area: _____	
County Commission District: _____		Master Plan Designation(s): _____	
CAB(s): _____		Regulatory Zoning(s): _____	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

EXISTING: (Condition 1c) The application shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.

PROPOSED: (Condition 1c) The application shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permit shall be issued within four years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The time extension is not anticipated to have any impacts to public health, safety, or welfare.

Application Attachment
List of APNs

Plumas-Sierra Rural Electric Cooperative
FORT SAGE TRANSMISSION LINE
EASEMENTS THROUGH THE FOLLOWING PARCELS:

074-061-24
074-061-33
074-061-32
074-061-31
074-061-30
074-061-29
074-061-39
074-061-38
074-061-37
074-061-36
074-062-39
074-062-54
074-062-55
074-062-61
074-062-60



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

December 10, 2025

Washoe County Planning Program
1001 E. 9th St, Bldg A
Reno, NV 89512

RE: TIME EXTENSION FOR WSUP23-0020 (PSREC TRANSMISSION LINE)

To whom it may concern:

On behalf of Plumas Sierra Rural Electric Cooperative (PSREC), Manhard Consulting appreciates your review of this time extension for special use permit Case No. WSUP23-0020 (PSREC Transmission Line) from two years to four years per Condition No 1c. The project is located within existing easements along Rainbow Way north of the existing NV Energy Fort Sage Substation, continuing west between Herlong Lane and Indian Lane to the California State Line.

The Washoe County Planning Commission approved a special use permit with conditions on September 5, 2023. The request was a project of regional significance and required regional conformance review and a Regional Plan amendment by the Truckee Meadows Regional Planning Commission and the Regional Governing Board. Final approval by Washoe County occurred with the adoption of the Regional Plan amendment on December 14, 2023. Therefore, the expiration of the special use permit would be December 14, 2025 unless the initial permit for the project is issued. A permit application (WBLD25-100719) has been submitted and approved by Washoe County; however, its issuance is contingent upon the selection of a contractor.

The time extension is necessary due to unforeseen delays in securing required grant funding and completing prerequisite Federal approvals that prevent the project from going out to bid for prospective contractors. Specifically, the process has been impacted by delays in environmental exclusion determinations (NEPA), acquisition of easements from the U.S. Army Corps of Engineers, securing lease agreements with the Bureau of Land Management, and issuance of a Notice to Proceed by the Office of Local Defense Community Cooperation (OLDCC).

Condition No 1c reads as follows:

The application shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.

It is requested that the expiration date of the special use permit and project of regional significance be extended to December 14, 2027, and this condition be amended accordingly:

*The application shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within **four** years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.*

Thank you for your review of this information. Please contact me at 775-321-6523 or cdwilliams@manhard.com if you need any additional information.

Sincerely,

MANHARD CONSULTING, PLLC



Carter Williams, AICP
Senior Planner

Attachments:

1. Planning Commission Action Order from September 5, 2023
2. Conditions of Approval for WSUP23-0020



Planning Commission Action Order

Special Use Permit Case Number WSUP23-0020 (PRSEC Transmission Line)

Decision: **Approval with Conditions**
 Decision Date: September 5, 2023
 Mailing/Filing Date: September 8, 2023
 Property Owner: Plumas Sierra Rural Electric Cooperative (PSREC)
 Staff Planner: Julee Olander, Planner
 Phone: 775.328.3627
 E-Mail: jolander@washoecounty.gov

Special Use Permit Case Number WSUP23-0020 (PRSEC Transmission Line) [For possible action] – For hearing, discussion, and possible action to approve a special use permit for a major public facility use type for an extension of a 2-mile long, 69 kilovolt (kV) transmission line within existing utility easements from NV Energy’s Fort Sage Substation through Washoe County to the California State Line. The applicant is also requesting to waive all landscaping requirements, and to vary the maximum height of 35’ to allow for structures to be 65’ in height. This project meets the standard for a project of regional significance because it entails construction of a transmission line that carries 60 kV or more. It will require approval by the regional planning authorities before any approval at the County level would take effect. This project also requires amendments to the Regional Utility Corridor Map to identify the location of the new transmission line. The amendments must be sponsored by the Board of County Commissioners and approved by the Truckee Meadows Regional Planning Authorities. This project will need to comply with all Federal and State approvals before any approval at the County level would take effect.

- Applicant/Property Owner: Plumas Sierra Rural Electric Cooperative (PSREC)
- Location: North of Indian Ln. & South Anaho Rd.
- APN: 074-061-24, 074-061-33, 074-061-32, 074-061-31, 074-061-30
074-061-29, 074-061-39, 074-061-38, 074-061-37, 074-061-36
074-062-39, 074-062-54, 074-062-55, 074-040-61, & 074-040-60
- Parcel Size: 10, 10.7, 10.8, 10.8, 10.9, 10.8,
5, 5, 5, 5, 10, 10, 10, 558.1 &
92.4 acres
- Master Plan: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Development Code: Authorized in Article 302 Allowed Uses, Article 810, Special Use Permits & Article 812 Projects of Regional Significance
- Commission District: 5 – Commissioner Herman

To: Plumas Sierra Rural Electric Cooperative (PSREC)
Subject: Special Case Permit Case Number WSUP23-0020
Mailing Date: September 8, 2023
Page: Page 2 of 3

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Authorized in Article 302 *Allowed Uses*, Article 810, *Special Use Permits* & Article 812 *Projects of Regional Significance*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on having made all five findings in accordance with Washoe County Code Section 110.810.30. I further move to vary the development code standard in Table 110.406.05.1 to allow structures up to 65 feet in height and to waive the landscaping standards of Article 412 of the Washoe County Development Code:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for an energy production, renewable use, and utility services use, and major grading, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.

To: Plumas Sierra Rural Electric Cooperative (PSREC)
Subject: Special Case Permit Case Number WSUP23-0020
Mailing Date: September 8, 2023
Page: Page 3 of 3

Washoe County Community Services Department
Planning and Building Division

Trevor Lloyd

Trevor Lloyd
Secretary to the Planning Commission

TL/JO/BR

Enclosure: Conditions of Approval

Applicant/Owner: Plumas Sierra Rural Electric Cooperative (PSREC); Email: glohn@psrec.coop

Representative: Manhard Consulting, Karen Downs; Email: kdowns@manhard.com

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Steve Clement, Assessor's Office; Rob Wimer/Michell Fink, Engineering and Capital Projects; Brittany Lemin/Dale Way, Truckee Meadows Fire Protection District; Washoe County Regional Parks and Open Space, Faye-Marie Pekar; Washoe County Health District, Genine Rosa; Truckee Meadows Regional Planning Agency: Washoe-Storey Conservation District, Jim Shaffer; State of Nevada Department of Wildlife (NDOW), Katie Andrie.



Conditions of Approval

Special Use Permit Case Number WSUP23-0020

The project approved under Special Use Permit Case Number WSUP23-0020 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on September 5, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name –Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. The facility shall be exempted from the landscaping requirements found in the Washoe County Development Code (Chapter 110), Article 412.
- e. The transmission line, transmission poles and any attachments shall be permitted to reach a maximum height of 65 feet.
- f. The applicant shall provide detailed soils and geo-technical studies as part of the required grading permit plans per High Desert Policy 11.1. These plans shall comply with WCC 110.438.45-100.
- g. In conformance with the High Desert Area Plan Policy 2.2, prior to the issuance of building or grading permits, the applicant shall prepare a noxious weed management plan in consultation with the Washoe County Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Storey Conservation District.
- h. Construction hours are 7am to 7pm Monday through Saturday.
- i. All proposed lighting shall comply with current best practice "dark-sky" standards, in conformance with High Desert Policy 2.5.
- j. Transmission line poles shall include anti-perch devices or deterrents wherever possible.
- k. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

- iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- c. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. 775.328.2050, mfink@washoecounty.gov

- d. Provide a construction haul route plan and address the construction traffic impacts to the local streets and Washoe County maintained roadways for accessing the project site. The haul route plan shall also include the proposed mitigation to these impacts to the satisfaction of the County Engineer.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.0584, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Regional Parks and Open Space

4. The following conditions are requirements of Regional Parks and Open Space, which shall be responsible for determining compliance with these conditions.

Contact Name – Faye-Marie Pekar, Parks Planner, 775.328.6100, fpekar@washoecounty.gov

- a. Should any earthen materials need be imported to the site, they shall be “certified weed free” to prevent the spread of noxious and invasive weeds.

- b. All undeveloped areas disturbed as a result of project activities shall be revegetated utilizing a native seed mix as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.

Washoe County Health District

5. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – Genine Rosa, Senior Air Quality Specialist, 775.784.7204, grosa@washoecounty.gov

- a. Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant, or undeveloped. If disturbance will be greater than 1 acre, then a Dust Control Permit will be required prior to breaking ground.

6. Nevada Division of Wildlife (NDOW)

The following conditions are requirements of the NDOW, which shall be responsible for determining compliance with these conditions.

Contact Name: Katie Andrlle, 775.688.1145, kmandrle@ndow.org

- a. NDOW recommends avoiding construction activities between March 1 – May 15, to avoid impacts sage-grouse that are sensitive to noise.
- b. All surface disturbing activities should occur outside of the migratory bird nesting period (March 1 to July 31). If surface disturbing activities are to occur during this period, migratory bird pre-construction avian surveys should be conducted in appropriate habitats by qualified biologists prior to surface disturbing activities commencing. The exact area to be surveyed would be based on the scope of the surface disturbing. If ground disturbing activities do not take place within 14 days, the areas would need to be resurveyed. If nesting migratory birds are present, appropriate buffers determined by the NDOW, in coordination with the USFWS, would be applied until an approved biologist determines the young have fledged or the nest has failed.
- c. Transmission lines and all electrical components should be designed, installed, and maintained in accordance with the Avian Power Line Interaction Committee's (APLIC's) Suggested Practices for Avian Protection on Power Lines (APLIC 2006) and Reducing Avian Collisions with Power Lines (APLIC 2012) to reduce the likelihood of large bird electrocutions and collisions.
- d. NDOW encourages that a noxious and invasive species plan be developed and implemented to prevent the introduction and spread of undesirable species into adjacent habitat. Such a plan should include prevention measures, inventory, monitoring, and

treatment. Noxious and invasive species plans ensure wildlife compatibility with new development by protecting and conserving adjacent habitat.

- e. NDOW recommends using the best management practices and other tools to reduce the risk of fire ignitions during construction and operation.

*** End of Conditions ***