



Planning Commission Staff Report

Meeting Date: July 7, 2026

Agenda Item: 8B

AMENDMENT OF CONDITIONS CASE
NUMBER:

WAC26-0008 (NV Energy) for
WSUP23-0032 (NV Energy)

BRIEF SUMMARY OF REQUEST:

Request for an extension of time to
construct a 10.8-mile, 120 kV
transmission line

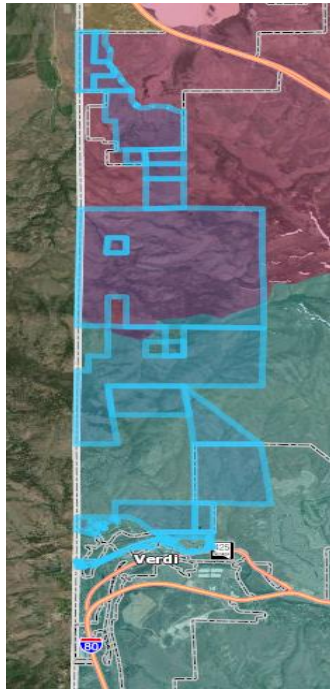
STAFF PLANNER:

Tim Evans, Planner
775.328.2314
TEvans@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP23-0032 (NV Energy Transmission Line). The request is to amend condition 1(d) 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 May 7, 2028. WSUP23-0032 was approved for a major public facility use type by NV Energy to construct, operate, and maintain a new 10.8-mile long (11.9-miles including California and Nevada portions), 120 kV overhead transmission line connecting the California substation near Verdi to the Bordertown substation. This application is submitted by NV Energy. The subject project location traverses parallel to the California-Nevada boundary, north of Highway 80 and south of Highway 395 (APNs 038-822-01; 038-821-20; 038-042-20; 038-043-05; 038-044-06; 038-045-46; 038-060-37; 038-280-43; 238-320-04; 038-010-07; 038-010-05; 081-170-10; 081-070-06; 081-070-29; 081-050-46; 081-010-01; 081-010-05; 081-010-06; 558-010-08; 081-010-18; 081-110-06; 081-110-05; 081-110-04; 038-550-44; 081-070-20; 081-050-11) and consists of approximately 3.33, 10.01, 0.70, 0.71, 1.03, 1.21, 12.16, 1.22, 59.93, 80.00, 643.88, 320.00, 320.00, 1506.08, 2928.64, 160.00, 80.00, 80.00, 60.91, 474.99, 65.36, 159.20, 56.38, 326.02, 40.00, and 40.00 acres.

The proposal is being reviewed under Development Code Article 810, Special Use Permits and is situated within Commission District 1 - Commissioner Hill and Commission District 5 - Commissioner Herman. The site is currently governed by the Suburban Residential, Rural, and Open Space land use designations and the Low Density Suburban (LDS), Public Semi Public Facilities (PSP), General Rural (GR); and Open Space (OS) zoning districts, within the boundaries of the Verdi and North Valleys Planning Areas.



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Staff Report Contents

Amendment of Conditions	4
Site Plan	5
Background and Evaluation of Amendment Request	6
Master Plan Consistency	7
Reviewing Agencies	8
Recommendation	8
Motion	8
Appeal Process	9

Exhibits Contents

Conditions of Approval	Exhibit A
Agency Comments	Exhibit B
Public Notice	Exhibit C
Project Application	Exhibit D

Amendment of Conditions

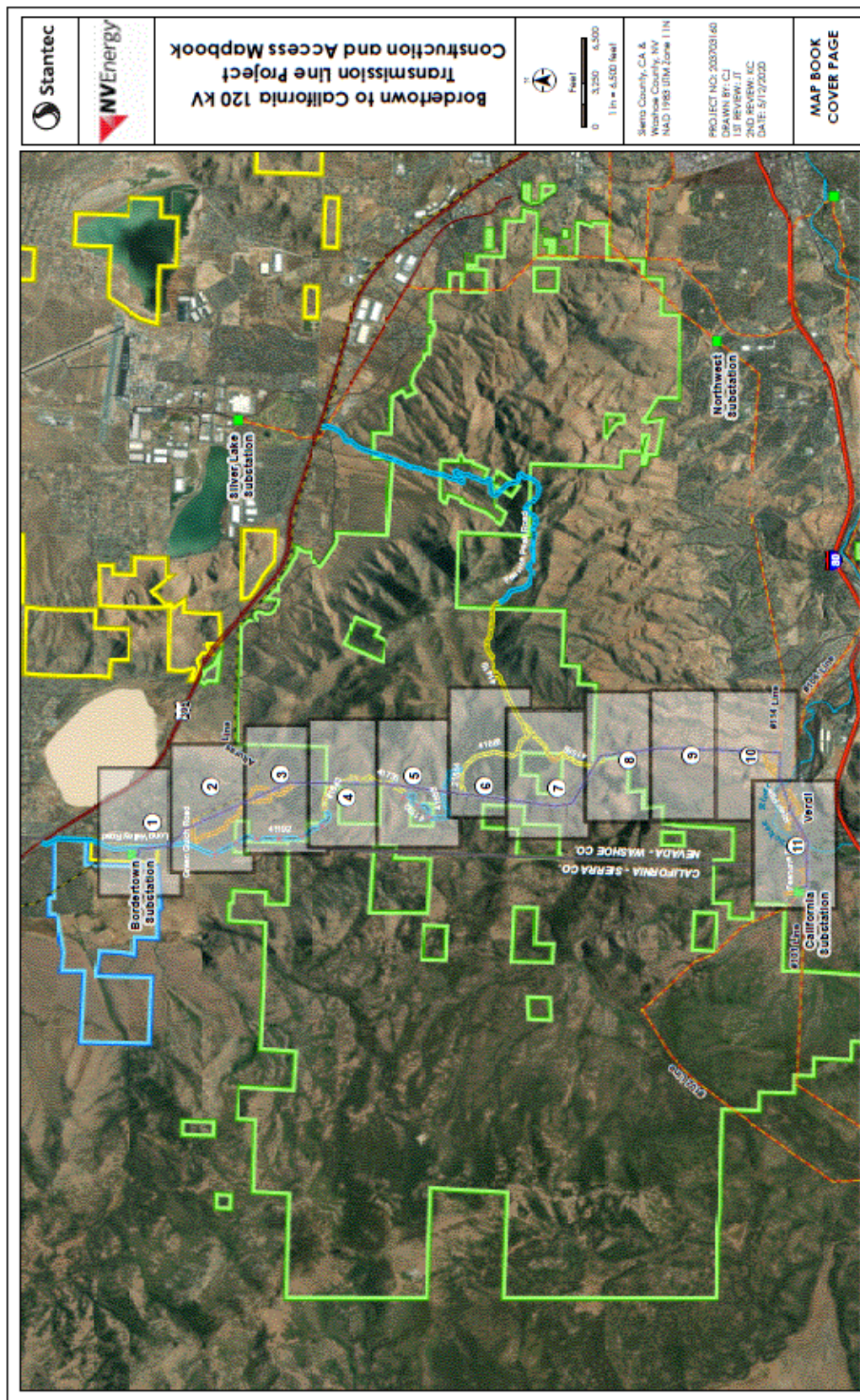
An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are 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 is designated as Low Density Suburban (LDS), Public/Semi-Public Facilities (PSP), General Rural (GR), and Open Space (OS). The special use permit approved by the Planning Commission on May 7, 2024, allowed the construction of a 10.8-mile, 120 kV transmission line. The amendment of conditions seeks to allow for a 2-year period to obtain building permits for the construction of the project until May 7, 2028.

The conditions of approval for Amendment of Conditions Case Number WAC26-0008 is attached to this staff report and will be included with the amended action order.



Site Plan

Background and Evaluation of Amendment Request

A special use permit application (Exhibit D) was approved on May 7, 2024, by the Planning Commission for a 10.8-mile long, 120 kilovolt (kV) overhead transmission line connecting the California substation near Verdi to the Bordertown substation located in California, which is classified as a “utility services” use and is permitted in LDS, PSP, GR, and OS subject to the issuance of a special use permit per WCC Section 110.302.05, *Table of Uses*, Table 110.302.05.2, *Table of Uses (Civic Use Types)*.

The approved special use permit entails the following:

- “Utility Services” use type to construct, operate, and maintain a new 10.8-mile long (11.9-miles including California and Nevada portions), 120 kV overhead transmission line connecting the California substation near Verdi to the Bordertown substation.
- The new transmission line to consist of seventy-eight (78) poles along the 10.8-mile route – of those seventy-eight (78) poles, thirteen (13) poles will be the replacement of existing poles. This will include a total number of 52 poles in unincorporated Washoe County.
- Approximately 53,000 cubic yards of excavation (cut) for access road widening. Waiving all landscaping and parking requirements as well as varying the maximum height of the applicable regulatory zones to allow for pole heights as high as 105’, as well as vary grading standards to temporarily allow 3:1 or steeper slopes.

The applicant stated the following in the amendment of conditions application (Exhibit D):

“After the Federal Environmental Impact Statement (FEIS) and the preferred alignment was selected NV Energy (NVE) sought easements from private property owners. During that process NV Energy works with private property owners to minimize impacts. During that process one of the private proper owners requested rerouting through their property to minimize the impacts to their planned development.

The Forest Service SUP analysis predates the reroute, portions of the original study will need to be revisited and potentially updated to reflect current conditions, applicable regulatory requirements, and the modified project footprint.

The completion of these efforts will require coordination across multiple agencies and disciplines, including environmental review, land use considerations, and project design updates. These activities are subject to external timelines and review processes that are not fully within NVE’s control.

Given the scope of work required to support the revised alignment and the associated multi-agency coordination, additional time is necessary to complete the required studies and secure the permits needed to fully exercise the approval.

Based on the above, NVE are requesting an extension of up to two (2) years to allow sufficient time to complete the required analyses, agency coordination, and permitting activities.”

Therefore, the applicant is requesting the condition of approval 1(d) be modified to read as follows:

Existing condition: 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.

Proposed condition: The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before May 7, 2028, by Washoe County. The applicant shall complete construction within the time specified by the building permits.

Based on the information provided by the applicant, Planning staff are supportive of the request and has included the amended condition in Exhibit A.

Master Plan Consistency

The subject parcel is located within the Verdi and North Valleys Planning Areas. Staff was unable to find any relevant policies related to the amendment of conditions for a special use permit in the Verdi and North Valleys Planning Areas or the Washoe County Master Plan.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Natural Resources Conservation Service	X			
BLM - NV State Office	X			
BLM - US Fish & Wildlife	X			
Environmental Protection	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X		
Washoe County Water Rights Manager (All Apps)	X			
WCSO Law Enforcement	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			
Reno Fire	X			
TMFPD	X	X		
Reno Community Development	X			
Truckee Meadows Regional Planning	X			
Washoe-Storey Conservation District	X	X		
Nevada State Historic Preservation	X			
Pyramid Lake Paiute Tribe	X			
Reno/Sparks Indian Colony	X			
Washoe Tribe of NV	X			
NV Energy	X			

Additionally, AT&T provided a response stating “AT&T does not have any adverse comments regarding this proposal.”

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 WAC26-0008 is being recommended for approval with conditions. Staff offers the following motion for the Board’s/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 WAC26-0008 for NV

Energy, 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 North Valleys 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 a commercial stable, 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 WAC26-0008
For Special Use Permit Case Number WSUP23-0032

The project approved under Amendment of Conditions Case Number WAC26-0008 for Special Use Permit Case Number WSUP23-0032 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on July 7, 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 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 amended conditions of approval related to the 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 special use permit 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 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- The DISTRICT BOARD OF HEALTH, through Northern Nevada Public 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.

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

The conditions of approval shall apply to the project so long as the requirement contained within the condition language, codes, ordinances, and standards do not conflict with the requirements and stipulations that have been placed on the project through the Federal approval of the project.

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 – Tim Evans, Planner, 775.328.2314, TEvans@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 include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- d. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before May 7, 2028, by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- e. 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.

- f. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. **For construction on sections of the power line that are greater than ½ mile from any existing, legally established residential use, construction activities shall be limited**

Washoe County Amended Conditions of Approval

to the hours between 6am to 7pm, Monday through Sunday. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.

The following conditions are requirements of Washoe County Planning and Nevada Department of Wildlife (NDOW), which shall be responsible for determining compliance with these conditions.

Contact Name – Tim Evans, Planner, Washoe County Planning 775.328.2314, TEvans@washoecounty.gov; Katie Andrie, Western Region Supervising Habitat Biologist, Nevada Department of Wildlife, 775.688.1145, kmandrie@ndow.org

- g. All environmentally sensitive areas (i.e., culturally sensitive areas, meadows, and special status plant populations) will be temporarily fenced during construction for avoidance.
- h. Prior to construction, all construction personnel shall be instructed on the protection of sensitive biological and cultural resources that have the potential to occur on-site by qualified personnel.
- i. Signs, flagging, or other readily visible markings shall be used to indicate the presence of guy wires to reduce the potential for people and wildlife to run into the wires.
- j. Excavations deep enough to potentially entrap wildlife species shall be covered and fenced at night or when unattended to prevent livestock or wildlife from falling in. All covers shall be secured in place and strong enough to prevent breakage by wildlife.
- k. There shall be no new access roads or widening of existing roads for construction access through meadows. This measure will protect potential habitat for special status plant populations that are found in wetland and meadow habitats, such as Dog Valley ivesia (*Ivesia aperta* var. *canina*).
- l. If any sensitive wildlife or plant species are identified during pre-construction surveys or during construction activities, work in the general area of the identified species will be halted until a qualified biologist is consulted to determine an appropriate buffer and other protective measures. The USFS and Washoe County shall be notified within 24 hours of the discovery of the species. Buffer distance will be established in consultation with the USFS on a case by case basis depending on species and type and magnitude of construction activity. If avoidance is infeasible, consultation with the USFS and Washoe County, and at its discretion, any cooperating agencies will be contacted prior to continuing work in the immediate area of the species. The same process will be implemented in the event that any federal- or state-listed species are discovered on public land, with the discovery being reported to the USFS or BLM, and Washoe County, depending on the respective land administration.
- m. If appropriate, additional surveys for northern goshawk and flammulated owl or other sensitive species will be conducted prior to construction by a qualified biologist approved by the USFS. Coordination with the USFS will be conducted prior to commencing surveys to determine appropriate survey methodology, timing, and survey area. If nesting is detected, the USFS and Washoe County will be contacted within 24 hours and Forest Plan standard and guidelines (USFS 2004) will be implemented. A designated Protected Activity Center (PAC) will be delineated around the nest site. Within the PAC no construction activities may occur during the "Limited Operating Period" April 15th-September 30th. Pole construction will need to be designed to span the PAC.
- n. To reduce potential disturbance to migratory birds, construction shall occur outside the typical avian breeding season (April 1 to July 31). If construction activities cannot be

avoided during this time period, surveys shall be conducted immediately prior to construction to locate active nesting areas.

- o. If active avian nests are located on NFS land or BLM-administered public land, they shall be flagged and avoided until after the breeding period. NV Energy shall coordinate with the USFS or BLM biologist to determine appropriate time frames for resuming construction.
- p. Placement of the ROW shall avoid wherever possible, isolated groups of trees and/or groups of trees with an average diameter of dominant and co-dominant trees greater than 24 inches at breast height (dbh) as directed/approved by the USFS Silviculturist.
- q. To protect raptors such as hawks and eagles from electrocution, transmission line and pole structures shall be constructed in conformance with the guidelines contained in Suggested Practices for Avian Protection on Power Lines: The State of the Art in 2006, prepared by the Avian Power Line Interaction Committee (APLIC) (2006).
- r. To avoid impacts to wintering mule deer, construction shall not occur from November 25 through May 25 within areas mapped as crucial winter or winter-spring high deer use, including the Mitchell Canyon Deer Management Area. Non-ground disturbing activities, such as surveying, staking, or resource driven activities (e.g., cultural surveys, biological surveys), may occur within this time frame.

This Design Feature will not apply to work within fenced and cleared areas associated with the existing California and Bordertown substations, including the Bordertown Substation expansion area that needs to be cleared and fenced prior to the Limited Operating Period (LOP) of November 25 through May 25, as long as the initial clearing of vegetation occurs outside the LOP. Once the vegetation is cleared and the Bordertown Substation expansion area is fenced, construction of the actual facility will no longer be bound to the LOP restriction.

- s. To limit the potential for impacts to aquatic resources, particularly to Lahontan cutthroat trout, pole sites or roads shall not be placed within the 100-year floodplain in Dog Creek, Bull Ranch Creek, and the Truckee River. During construction, no soil disturbing activities shall occur within the 100-year floodplain of these streams.
- t. Successfully restored areas shall be defined as:

Reference sites will be pre-established and approved by the USFS. Reference sites will include plant communities that are representative of the ecological site and must include plant communities that are in a late-seral and ecologically functioning condition. Appropriate reference sites will be determined by collecting baseline cover data to indicate plant succession and community structure.

In addition, to encourage the rapid recovery of vegetation communities that benefit species such as mule deer, NV Energy shall only cut brush species at ground level to preserve root systems allowing for re-growth.

- u. Where removal of vegetation other than trees is unavoidable, the vegetation shall be cut at ground level to preserve the root structure and allow for potential sprouting.
- v. To aid in providing browse for wintering mule deer, post construction revegetation in areas mapped as crucial winter and winter spring high use habitat shall include a seed mix of brush species preferred by mule deer (i.e., bitterbrush, mountain big sagebrush, mountain mahogany, serviceberry (*Amelanchier* spp.), snowberry, and Wyoming big sage) as well as appropriate forbs and grasses.

Washoe County Amended Conditions of Approval

- w. To ensure that impacts to wildlife habitat, particularly mule deer are a less-than-significant impact, vegetation that would be permanently lost or temporarily disturbed from the Project, would require creation of or improvement of on or offsite wildlife habitat. To achieve this, NV Energy shall fund a habitat restoration account that includes the cost of restoring three acres to every one acre of habitat that is permanently or temporarily disturbed. The account will be administered by NDOW or a Sierra Front Wildlife Working Group that would include NDOW, Washoe County, USFS, BLM, City of Reno and other interested participants.

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, Professional Engineer, 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. The applicant shall demonstrate that there is legal and physical access for construction and maintenance of the transmission line.
- c. The applicant shall be allowed to construct slopes steeper than 3:1 on the uphill side of the project roadways (2:1, 1:1, and 2' max height vertical cut slopes) within the 30-foot grading corridor granted by the United States Forest Service (USFS) permit. The constructed slopes shall be restored following completion of the construction as required by the USFS and through the Final Environmental Impact Statement. Road conditions shall be monitored during construction and if accessibility becomes compromised due to weather or sloughing, debris shall be cleared. The contractor shall post appropriate temporary signage during construction at access points to the temporary roads to inform the public that the temporary roads are not maintained. All grading shall be reviewed and approved by 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, 775.326.6079, 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/>
- b. A vegetation management plan in accordance with the adopted Wildland Urban Interface Code (WUI) Appendix B is required for this project.
- c. Any blasting or hot works will require a permit issued by TMFPD.

Washoe County Regional Parks and Open Space

Washoe County Amended Conditions of Approval

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

Contact Name – Faye-Marie Pekar, Park Planner, 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.

Northern Nevada Public Health (NNPH), Air Quality Management Division (AQMD)

5. The following conditions are requirements of Northern Nevada Public Health, Air Quality Management Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa, Senior Air Quality Specialist, 775.784.7204, GRosa@nnph.org

- 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.
- b. If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

End of Amended Conditions ***

Evans, Timothy

From: COOPER, CLIFFORD E <cc2132@att.com>
Sent: Friday, May 15, 2026 2:51 PM
To: Evans, Timothy
Subject: WAC26-0008 (NV Energy Transmission Line)

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Tim,
AT&T does not have any adverse comments regarding this proposal.

Thanks,

CLIFF COOPER
SR SPECIALIST NETWORK ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

**WAC26-0008
EXHIBIT B**

Amendment of Conditions WAC26-0008

Tim Evens, tevens@washoecounty.gov, 775-328-2314

TMFPD Comments by Jenny Williamson, jewilliamson@tmfpd.us, 775-444-8521:

1. No comment or concerns.



1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

May 26 ,2026

Washoe County Community Services Department

C/O Tim Evans, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAC26-008 NV Energy Transmission Line for WSUP23-0032

Dear Tim,

In reviewing the amendment of conditions, the Conservation District has the following comments.

While we do not have any recommendations for a two-year extension, the District would like to review again the seed mix recommendation for the proposed project.

Thank you for providing us the opportunity to review the project.

Sincerely,

Jim Shaffer

**WAC26-0008
EXHIBIT B**



Date: May 27, 2026

To: Tim Evans Planner

From: Faye-Marie Pekar, Park Planner

Re: Amendment of Conditions Case WAC26-0008 (NV Energy Transmission Line) for
WSUP23-0032

APNs: 038-822-01; 038-821-20; 038-042-20; 038-043-05; 038-044-06; 038-045-46; 038-060-37; 038-280-43; 238-320-04; 038-010-07; 038-010-05; 081-170-10; 081-070-06; 081-070-29; 081-050-46; 081-010-01; 081-010-05; 081-010-06; 558-010-08; 081-010-18; 081-110-06; 081-110-05; 081-110-04; 038-550-44; 081-070-20; 081-050-11

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 WSUP23-0032 (NV Energy Transmission Line). The amendment of conditions is for a 2-year time extension to obtain building permits for the construction of the project until May 7, 2028. WSUP23-0032 was approved for a major public facility use type by NV Energy to construct, operate, and maintain a new 10.8-mile long (11.9-miles including California and Nevada portions), 120 kV overhead transmission line connecting the California substation near Verdi to the Bordertown substation. 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 to a new expiration date of May 7, 2026.

Washoe County Parks recommends **approval** of the Amendment of Conditions for the extension of time.

WAC26-0008
EXHIBIT B



Date: June 1, 2026

To: Tim Evans, Planner

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

Re: Amendment of Conditions Case WAC26-0008 for NV Energy Transmission Line
WSUP23-0032
APN: 038-822-01; 038-821-20; 038-042-20; 038-043-05; 038-044-06; 038-045-46; 038-060-37; 038-280-43; 238-320-04; 038-010-07; 038-010-05; 081-170-10; 081-070-06; 081-070-29; 081-050-46; 081-010-01; 081-010-05; 081-010-06; 558-010-08; 081-010-18; 081-110-06; 081-110-05; 081-110-04; 038-550-44; 081-070-20; 081-050-11

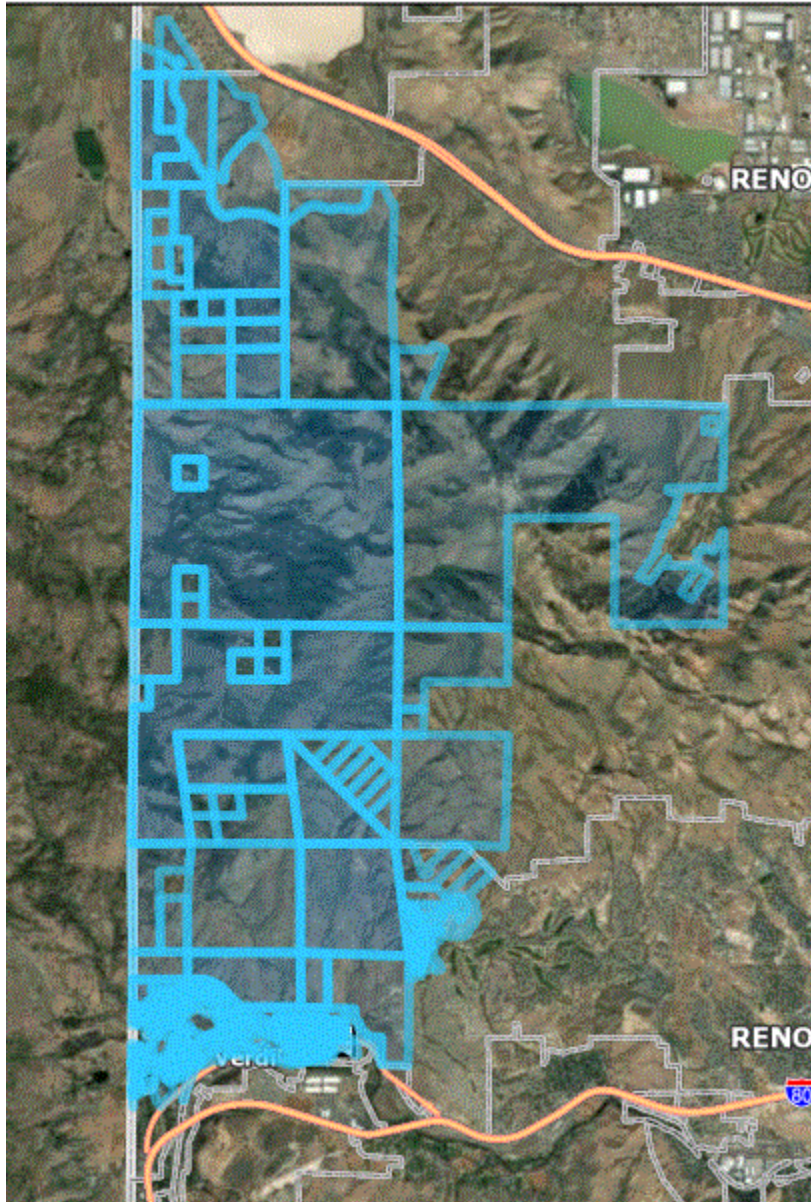
GENERAL COMMENTS

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 WSUP23-0032 to extend the expiration date for two years from May 7, 2026, to May 7, 2028. 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 the owner.

WAC26-0008
EXHIBIT B

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 750-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 750-foot radius of the subject property. Over thirty (30) separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Special Use Permit Case Number WAC26-0008

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Amendment of Conditions Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Amendment of Conditions Application materials.
6. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
8. **Building Elevations:** All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

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: NV Energy Bordertown to California 120kV Transmission Line Project			
Project Description: Seeking extension to Special Use Permit Case Number WSUP23-0032 to allow for additional environmental/cultural review and coordination across multiple agencies and disciplines, including environmental review, land use considerations, and project design updates in the City of Reno. These activities are subject to external timelines and review processes that are not fully within NVE's control.			
Project Address: 0 Lakeview Dr, Washoe County, NV 89439			
Project Area (acres or square feet): Not applicable. This is a lineal Transmission line 11.9+/- miles in length.			
Project Location (with point of reference to major cross streets AND area locator): Western portion of Washoe County. The line originates near Bordertown (US 395) and terminates near Verdi (I-80)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Please see Exhibit 2			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Case Number WSUP23-0032			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Please see Exhibit 2		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: NV Energy		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Mark Sullivan		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

February 2024

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)***.

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.

APN(s): 038-010-05

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

DOC #5457315

05/21/2024 12:46:08 PM

Electronic Recording Requested By
NEVADA POWER COMPANY DBA NV ENE
Washoe County Recorder

Kalie M. Work

Fee: \$43.00 RPTT: \$0

Page 1 of 5

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources

NV Energy

P.O. Box 10100 MS S4B20

Reno, NV 89520

GRANT OF EASEMENT

Stan Lucas, a single man, ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements ("**Utility Facilities**") upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement ("**Easement Area**");
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities in the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above.

APN(s): 038-010-05

RW#: 1269-2018

Proj. # LR395V7LR2

Project Name: Cal to Bordertown 120kV Transmission Line

GOE (Rev. 2017)

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

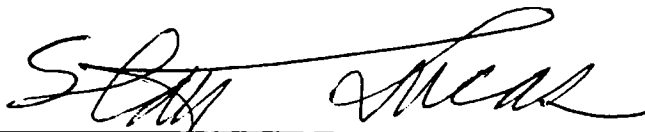
To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]

APN(s): 038-010-05
 RW#: 1269-2018
 Proj. # LR395V7LR2
 Project Name: Cal to Bordertown 120kV Transmission Line
 GOE (Rev. 2017)

GRANTOR:

STAN LUCAS

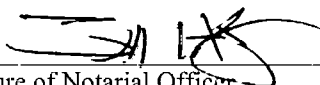


SIGNATURE

Stan Lucas

STATE OF California)
COUNTY OF Los Angeles) ss.

This instrument was acknowledged before me on April 29, 2024 by Stan Lucas.


Signature of Notarial Officer



Notary Seal Area →

APN(s): 038-010-05
RW#: 1269-2018
Proj. # LR395V7LR2
Project Name: Cal to Bordertown 120kV Transmission Line
GOE (Rev. 2017)

5



W.O. LR395V7LR2

LUCAS, STAN

APN: 038-010-05

EXHIBIT "A"
EASEMENT

A portion of Section 4, Township 19 North, Range 18 East, M.D.M., Washoe County, Nevada as shown on Record of Survey 4276 recorded in the Official Records of Washoe County as file number 2887390 on July 15, 2003, more particularly described as follows;

An easement, 90 feet in width, lying 45 feet on each side of the following described centerline:

COMMENCING at the Northwest corner of said Section 4;

THENCE South 88°53'31" East a distance of 129.92 feet along the north line of said Section 4 to the **POINT OF BEGINNING**;

THENCE South 1°19'32" West, a distance of 5310.55 feet to the south line said Section 4 and the **TERMINUS OF THIS DESCRIPTION**.

The sidelines of said easement are to be extended or truncated to meet at angle points and to terminate on the north and south lines of the Grantor.

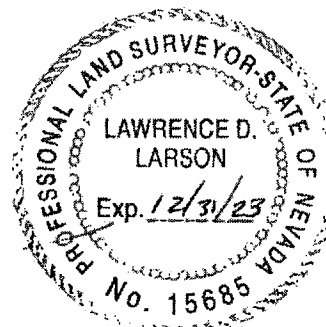
Above Easement contains 10.97 acres of land more or less.

See Exhibit "A-1" attached hereto and made a part thereof.

The Basis of Bearings for this Exhibit is said Record of Survey 4276.

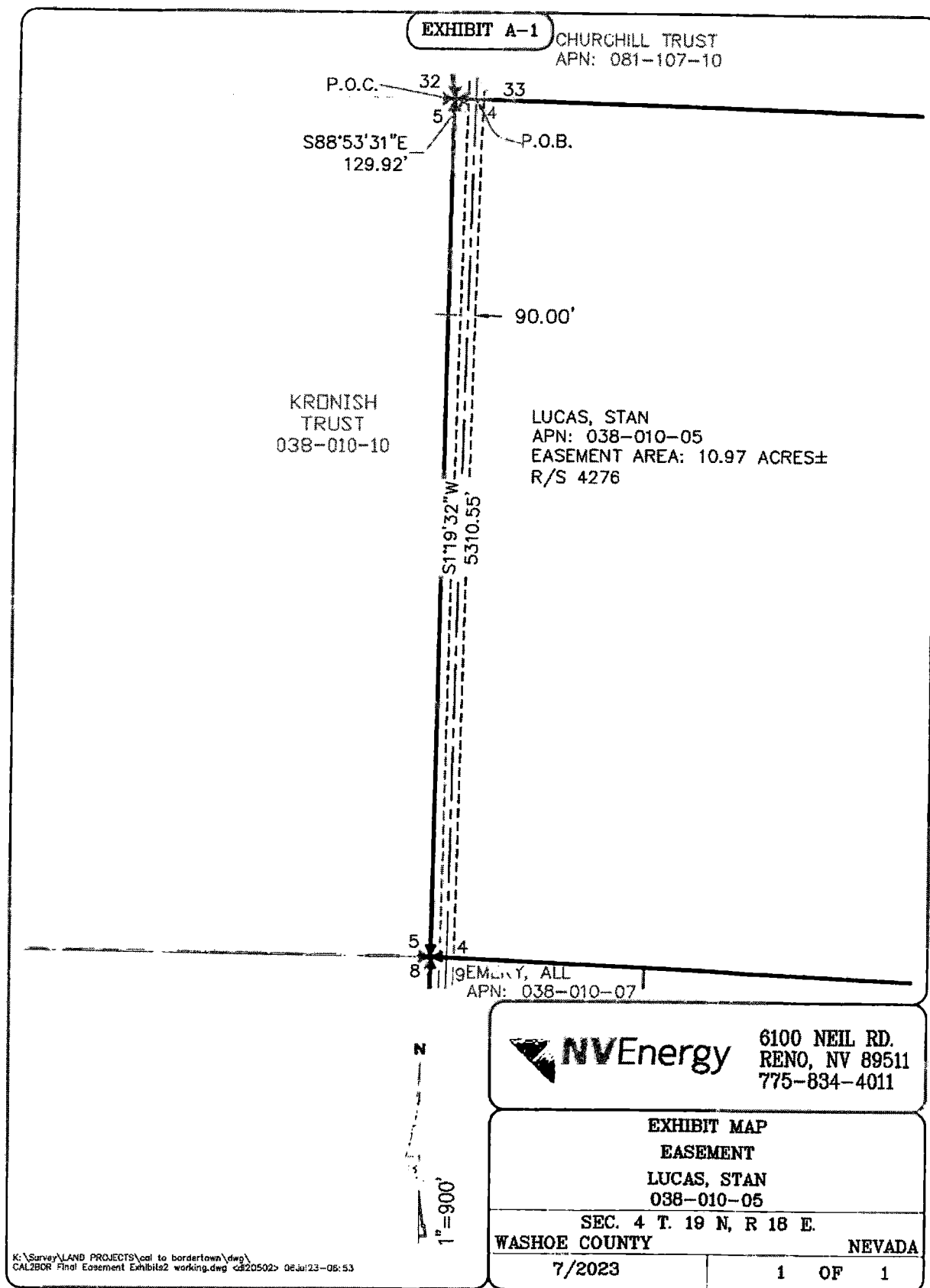
Prepared by Doug Larson P.L.S.

[Handwritten signature]
7/6/23



Page 1 | 1

P.O. BOX 98910, LAS VEGAS, NEVADA 89151-0001 6226 WEST SAHARA AVENUE, LAS VEGAS, NEVADA 89146
P.O. BOX 10100, RENO, NEVADA 89520-0024 6100 NEIL ROAD, RENO, NEVADA 89511 nvenergy.com



52

DOC #4952977

09/18/2019 01:57:37 PM

Electronic Recording Requested By
NEVADA POWER COMPANY DBA N

Washoe County Recorder

Kalie M. Work

Fee: \$41.00 RPTT: \$0

Page 1 of 7

APN(s): 038-010-07

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources

NV Energy

P.O. Box 10100 MS S4B20

Reno, NV 89520

GRANT OF EASEMENT

Allyn Emery, an unmarried man, ("Grantor"), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("Grantee") and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements ("Utility Facilities") upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement ("Easement Area");
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities in the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. ~~However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above.~~

APN(s): 038-010-07

RW# 1280-2018

Proj. #LR395V7LR2

Project Name: Cal to Bordertown 120kV Transmission Line

GOE (Rev. 2017)

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]

APN(s): 038-010-07
 RW# 1280-2018
 Proj. #LR395V7LR2
 Project Name: Cal to Bordertown 120kV Transmission Line
 GOE (Rev. 2017)

GRANTOR:

ALLYN EMERY

SIGNATURE 8/29/19

By: Allyn Emery
PRINT NAME

Title: _____

STATE OF _____)
COUNTY OF _____) ss.

This instrument was acknowledged before me on _____, 20____ by Allyn Emery.

See Attached
Signature of Notarial Officer

Notary Seal Area →

APN(s): 038-010-07
RW# 1280-2018
Proj. #LR395V7LR2
Project Name: Cal to Bordertown 120kV Transmission Line
GOE (Rev. 2017)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

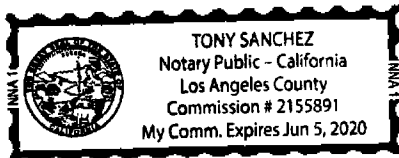
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }On 8-29-2019 before me, Tony Sanchez, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Allyn Emery
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Egrant of EasementDocument Date: 8-29-2019 Number of Pages: 3Signer(s) Other Than Named Above: NONE**Capacity(ies) Claimed by Signer(s)**Signer's Name: Allyn Emery☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian of Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian of Conservator☐ Other: _____

Signer is Representing: _____



W.O. LR395V7LR2

EMERY, ALLYN

APN: 038-010-07

EXHIBIT "A"
EASEMENT

A portion of Section 9, Township 19 North, Range 18 East, M.D.M., Washoe County, Nevada more particularly described as follows;

An easement, 90 feet in width, lying 45 feet on each side of the following described centerline:

COMMENCING at the West one quarter corner of said Section 9;

THENCE South 86°41'02" East a distance of 63.49 feet along the south line of the northwest quarter of said Section 9 to the **POINT OF BEGINNING**;

THENCE North 1°19'32" East, a distance of 2636.50 feet to the north line said Section 9 and the **TERMINUS OF THIS DESCRIPTION**.

The sidelines of said easement are to be extended or truncated as meet at angle points and to terminate on the north and south boundary lines of the Grantor.

Above Easement contains 5.45 acres of land more or less.

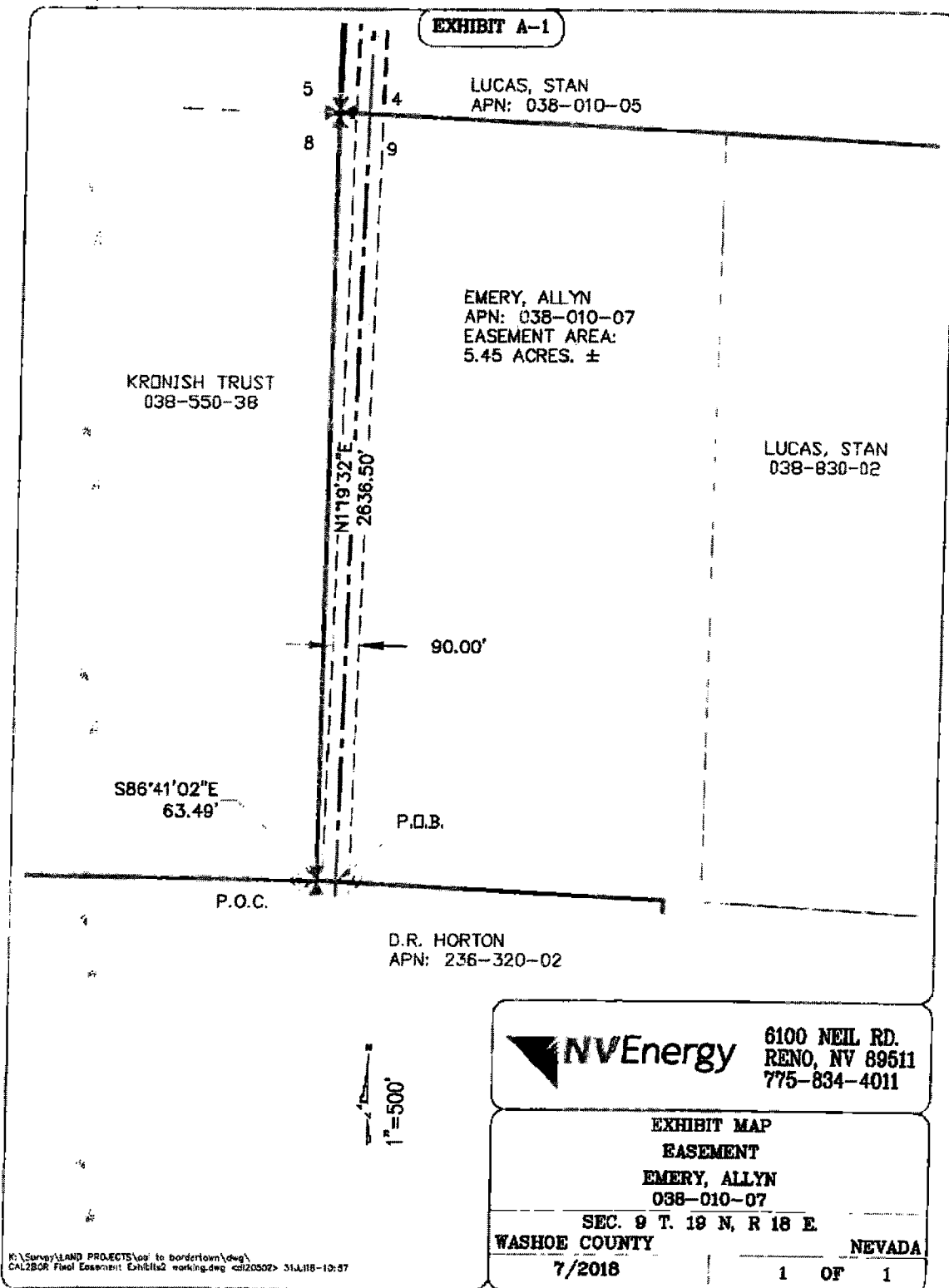
See Exhibit "A-1" attached hereto and made a part thereof.

The Basis of Bearings for this Exhibit is
Nevada State Plane Coordinate System, West Zone NAD83.

Prepared by Doug Larson P.L.S.

Page 1 | 1

P.O. BOX 98910, LAS VEGAS, NEVADA 89151-0001 6226 WEST SAHARA AVENUE, LAS VEGAS, NEVADA 89146
P.O. BOX 10100, RENO, NEVADA 89520-0024 6100 NEIL ROAD, RENO, NEVADA 89511 nvenergy.com





WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

Denise Dohrmann
Signature

9/18/19
Date

Denise Dohrmann
Printed Name

APN(s): 081-010-06

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

DOC #5112780

12/07/2020 09:43:06 AM

Electronic Recording Requested By
NEVADA POWER COMPANY DBA NV ENE

Washoe County Recorder

Kalie M. Work

Fee: \$43.00 RPTT: \$

Page 1 of 6

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources

NV Energy

P.O. Box 10100 MS S4B20

Reno, NV 89520

GRANT OF EASEMENT

LIFESTYLE HOMES TND, LLC, A NEVADA LIMITED LIABILITY COMPANY, (“**Grantor**”), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy (“**Grantee**”) and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements (“**Utility Facilities**”) upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement (“**Easement Area**”);
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities in the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above.

APN(s): 081-010-06

RW# 0590-2019

Proj. # LR395V7LR2

Project Name: Cal to Bordertown 120 kV

GOE (Rev. 2017)

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]

APN(s): 081-010-06
 RW# 0590-2019
 Proj. # LR395V7LR2
 Project Name: Cal to Bordertown 120 kV
 GOE (Rev. 2017)

GRANTOR:

LIFESTYLE HOMES TND, LLC, A NEVADA LIMITED LIABILITY COMPANY

R. J. Lissner
SIGNATURE

PRINT: Robert J. Lissner

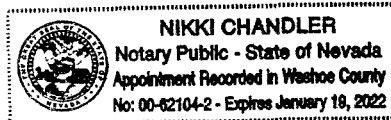
TITLE: Manager

STATE OF Nevada)
) ss.
COUNTY OF Washoe)

This instrument was acknowledged before me on October 29, 2020 by
Robert J. Lissner as Manager of Lifestyle Homes Tnd, LLC, a
Nevada Limited Liability Company.

Nikki Chandler
Signature of Notarial Officer

Notary Seal Area →



APN(s): 081-010-06
RW# 0590-2019
Proj. # LR395V7LR2
Project Name: Cal to Bordertown 120 kV
GOE (Rev. 2017)



W.O. LR395V7LR2

LIFESTYLE HOMES TND. LLC.

APN: 081-010-06

EXHIBIT "A"
EASEMENT

A portion of Section 8, Township 20 North, Range 18 East, M.D.M., Washoe County, Nevada, more particularly described as follows;

An easement, 90 feet in width, lying 45 feet on each side of the following described centerline:

COMMENCING at the North quarter corner of said Section 8;

THENCE South 00°41'59" East, a distance of 1016.42 feet along the west line of the east half of the northeast quarter of said Section 8 to the **POINT OF BEGINNING**;

THENCE South 19°59'24" East, a distance of 339.42 feet;

THENCE South 00°05'28" East, a distance of 0.69 feet to the south line of the north half of the northwest quarter of said Section 8 and the **POINT OF TERMINUS** of this description,

The sidelines of said easement are to be extended or truncated to terminate on the west and north lines of the Grantor.

TOGETHER WITH the right to install guy and anchor facilities at angle points and having the locations and orientations as shown on the attached Exhibit A-1. Said guy and anchor facilities not to extend more than 100 feet from locations so indicated.

Above Easement contains 35,598 square feet of land more or less.

See Exhibit "A-1" attached hereto and made a part thereof.

Page 1 | 2

P.O. BOX 98910, LAS VEGAS, NEVADA 89151-0001 6226 WEST SAHARA AVENUE, LAS VEGAS, NEVADA 89146
P.O. BOX 10100, RENO, NEVADA 89520-0024 6100 NEIL ROAD, RENO, NEVADA 89511 nvenergy.com



The Basis of Bearings for this Easement is the west line of the north half of the northeast quarter of said Section 8, which bears South 00°41'59" East.

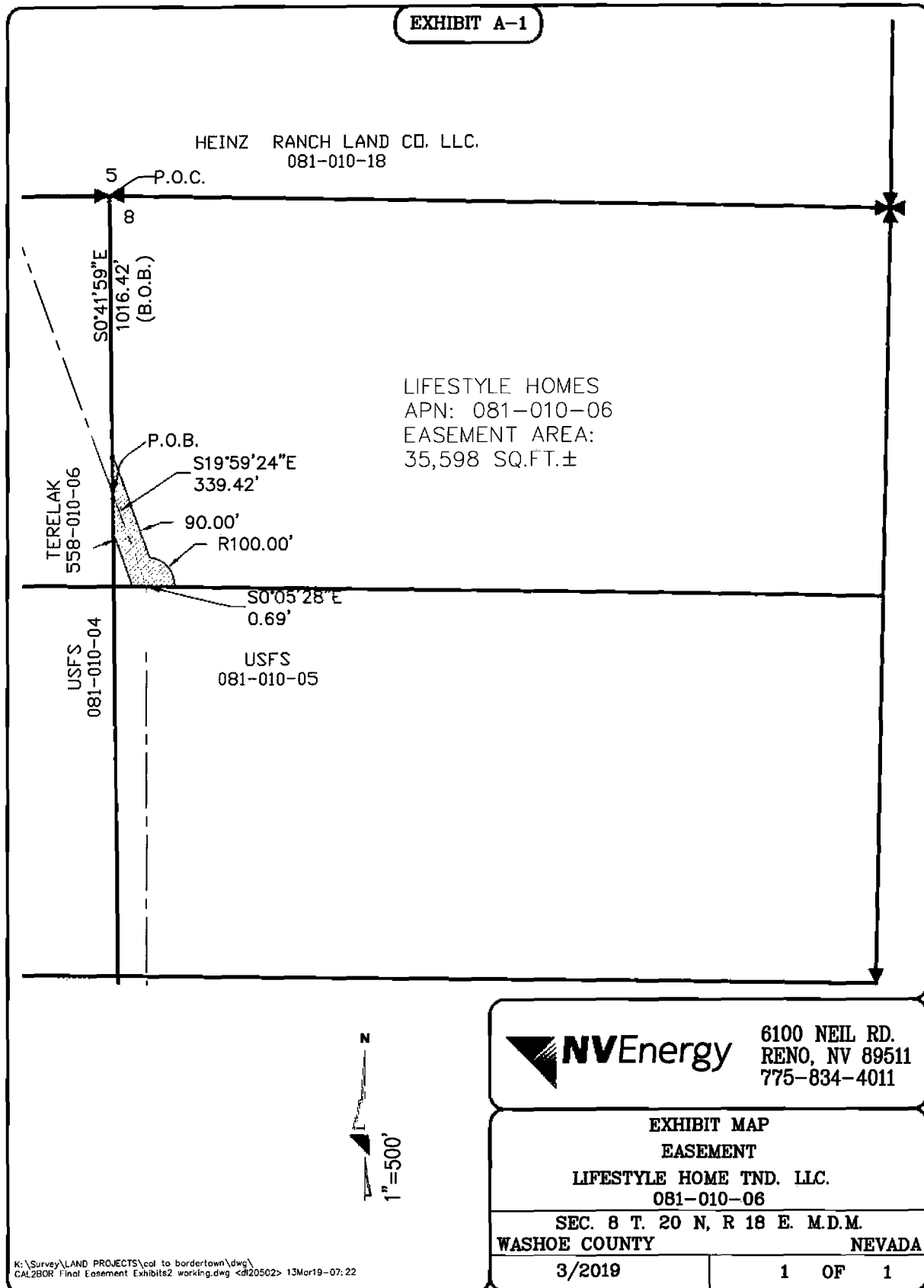
Prepared by Doug Larson P.L.S.

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3/11/19



Page 2 | 2

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Additional Information in support for extension

After the Federal Environmental Impact Statement (FEIS) and the preferred alignment was selected NV Energy (NVE) sought easements from private property owners. During that process NV Energy works with private property owners to minimize impacts. During that process one of the private proper owners requested rerouting through their property to minimize the impacts to their planned development.

The Forest Service SUP analysis predates the reroute, portions of the original study will need to be revisited and potentially updated to reflect current conditions, applicable regulatory requirements, and the modified project footprint.

The completion of these efforts will require coordination across multiple agencies and disciplines, including environmental review, land use considerations, and project design updates. These activities are subject to external timelines and review processes that are not fully within NVE's control.

Given the scope of work required to support the revised alignment and the associated multi-agency coordination, additional time is necessary to complete the required studies and secure the permits needed to fully exercise the approval.

Based on the above, NVE are requesting an extension of up to two (2) years to allow sufficient time to complete the required analyses, agency coordination, and permitting activities.

Exhibit 2

TRANSMISSION LINE EASEMENTS

APN	Owner Info	Easement
038-822-01	MYERS 2017 TRUST, RAYMOND A	Maint. Ex Line-#785064
038-821-20	WSLT Rentals LLC	Maint. Ex Line-#785064
038-042-20	NV Energy	N/A
038-043-05	Migliozzi, Michael A.	#5494398
038-044-06	NV Energy	N/A
038-045-46	NV Energy	N/A
038-060-37	NV Energy	N/A
038-280-43	NV Energy	N/A
238-320-04	WEST MEADOWS HOMEOWNERS ASSOCIATION	#175104 & #4907049
038-010-07	ADE PROPERTIES LLC	#4952977
038-010-05	LUCAS, STAN	#5457315
081-170-10	CHURCHILL TRUST et al, DAVID E	#4907089
081-070-06	USFS	SUP #CAR734
081-070-29	USFS	SUP #CAR734
081-050-46	USFS	SUP #CAR734
081-010-01	USFS	SUP #CAR734
081-010-05	USFS	SUP #CAR734
081-010-06	LIFESTYLE HOMES TND LLC	#5112780
558-010-08	CHAPARELA DOLCIS LLC	#5016519
081-010-18	HEINZ RANCH LAND COMPANY LLC	#5017460
081-110-06	LIFESTYLE HOMES TND LLC	#5112774
081-110-05	LIFESTYLE HOMES TND LLC	#5112774
081-110-04	LIFESTYLE HOMES TND LLC	#5112774

Exhibit 1

Addressing Amendment of Conditions Application Supplemental Information question 1. C

Existing condition:

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.

Proposed condition:

The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before May 7, 2028, by Washoe County. The applicant shall complete construction within the time specified by the building permits.