



# WASHOE COUNTY

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CM/ACM	<u>KS</u>
Finance	<u>DN</u>
DA	<u>    </u> ✓
Risk Mgt.	<u>N/A</u>
HR	<u>N/A</u>
Other	<u>N/A</u>

## STAFF REPORT

BOARD MEETING DATE: February 24, 2015

**DATE:** February 4, 2015

**TO:** Board of County Commissioners

**FROM:** Trevor Lloyd, Senior Planner, Planning and Development Division  
Community Services Department, 328-3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**THROUGH:** William H. Whitney, Planning and Development Division Director  
Community Services Department, 328-3617, [bwhitney@washoecounty.us](mailto:bwhitney@washoecounty.us)

**SUBJECT:** Adopt a Resolution to sponsor an amendment to the 2012 Truckee Meadows Regional Plan, pursuant to NRS278.0272(7), to amend the Electrical Utility Corridors South map to include two new substations and new utility corridors on assessor's parcel number 084-110-29 to support the expanding operations for Apple Inc. (Commission District 4.)

### SUMMARY

The Board of County Commissioners is being requested to sponsor an amendment to the 2012 Truckee Meadows Regional Plan – *Electrical Utility Corridors South* map to add additional utility corridors and two substations on a property owned by Apple Inc., located directly north of the Tracy Power Plant on the north side of Interstate 80, APN 084-110-29. The amendments are necessary to support the expansion of the operations for Apple, Inc.

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

### PREVIOUS ACTION

Planning Commission (PC): At its meeting of February 3, 2015, the Washoe County Planning Commission held a public hearing to review and take action on Special Use Permit Case No. SW15-001 to allow for the construction of a substation and switching yard (identified as a substation by the Regional Plan) and the construction of new 120kV overhead transmission lines to support the substations which are all located on assessor's parcel number 084-110-29. The PC voted to approve the request by a vote of 7-0.

### BACKGROUND

On July 20, 2011, the Board of County Commissioners (Board) approved Special Use Permit Case No. SW11-003, which allowed for the construction of a large data center facility at the subject location. At that time the Board also approved Special Use Permit Case No. SW11-001, which allowed for the construction of a 360MW power plant

adjacent to the data center facility. Since that time Apple Inc. has been constructing, in phases, multiple data center buildings. However, the approved power plant has not yet started construction which has required Apple Inc. to receive power directly from NV Energy. At this time the existing data center is nearing their capacity of energy demand based on the existing utility infrastructure. The applicants have expressed an immediate need to expand their energy capacity and have identified the new substation, switching yard and new overhead transmission lines as the mechanism to bring in the additional energy.

The Board is being requested to sponsor an amendment to the Truckee Meadows Regional Plan – Electric Utility Corridors South map to reflect the new construction proposed by Apple. The proposed amendments are relatively minor and will have no detrimental impact on any of the adjoining properties.

If the County Commission adopts the resolution to sponsor this amendment, the Regional Planning Commission will hear the amendment at their March 11, 2015 meeting.

### **FISCAL IMPACT**

None.

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners adopt a Resolution to sponsor an amendment to the 2012 Truckee Meadows Regional Plan, pursuant to NRS 278.0272(7), to amend the Electrical Utility Corridors South map to include two new substations and new utility corridors on assessor's parcel number 084-110-29 to support the expanding operations for Apple Inc.

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt a Resolution to sponsor an amendment to the 2012 Truckee Meadows Regional Plan, pursuant to NRS 278.0272(7), to amend the Electrical Utility Corridors South map to include two new substations and new utility corridors on assessor's parcel number 084-110-29 to support the expanding operations for Apple Inc."

Attachment(s): Resolution  
Exhibit A – Proposed Electrical Utility Corridors South Map

cc: Apple Inc., Attn: Peter Carroll, Real Estate and Development  
Stantec Consulting Services Inc., Attn: Cynthia Albright  
Nevada Energy, Attn: Mark Sullivan



**WASHOE COUNTY COMMISSION**

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**RESOLUTION**

**TO SPONSOR AN AMENDMENT TO THE 2012 TRUCKEE MEADOWS REGIONAL PLAN,  
PURSUANT TO NRS278.0272(7), TO AMEND THE ELECTRICAL UTILITY CORRIDORS SOUTH  
MAP TO INCLUDE TWO NEW SUBSTATIONS AND NEW UTILITY CORRIDORS ON ASSESSOR'S  
PARCEL NUMBER 084-110-29**

**(SW15-001 – APPLE INC.)**

**WHEREAS,**

- A. The Regional Plan requires that all transmission lines of 60kV or greater and all electrical substations shall be located within a utility corridor as identified on the *Utility Corridors South* map; and
- B. The addition of two new substations and utility corridors are necessary to support the expansion of operations for Apple Inc.; and
- C. A modification of the utility corridor and addition of substations requires an amendment of the 2012 Truckee Meadows Regional Plan; and
- D. A special use permit for the proposed substations and utility (transmission) lines was heard and approved by the Washoe County Planning Commission at their February 3, 2015 meeting.

**NOW THEREFORE BE IT RESOLVED,**

That this Board of County Commissioners does hereby sponsor the amendment of the Utility Corridors South map, a part of the 2012 Truckee Meadows Regional Plan for the addition of two new substations and new utility corridors to support the expansion of operations for Apple Inc. as provided in the map, and documents attached hereto.

ADOPTED on February 24, 2015, to be effective only as stated above.

**WASHOE COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
Chair,  
Washoe County Commission

**ATTEST:**

\_\_\_\_\_  
Nancy Parent, County Clerk

# EXHIBIT A FOR RESOLUTION PROPOSED ELECTRICAL UTILITY CORRIDORS SOUTH MAP

