



# Planning Commission Agenda Item

Date: June 12, 2024

Item No: 3

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services  
Prepared By: Johanna Murphy, PLA

**SUBJECT: AMP-04-2024 CITYWIDE TRANSMISSION LINE UPDATE (Public Hearing).** Applicant: City of North Las Vegas. Request: An Amendment to the Comprehensive Master Plan to Amend Figure A-9: Transmission Line and Substation Plan. Citywide. (For Possible Action)

**RECOMMENDATION: APPROVE**

## PROJECT DESCRIPTION:

The City of North Las Vegas is requesting Planning Commission consideration of AMP-04-24 (Resolution #2024-1) to amend the 2006 Comprehensive Master Plan Appendix A, MAPS, Figure A-9: Transmission Line and Substation Plan to incorporate additional corridors for planned transmission facilities and connections. This update to the Comprehensive Master Plan is in compliance with NRS 278.165 "Development and Adoption of Aboveground Utility Plan."

## BACKGROUND INFORMATION:

Previous Action
AMP-07-14 (Resolution #2014-1) to amend the 2006 Comprehensive Master Plan by adding the requirements outlined in Assembly Bill 239, adopted by the Nevada State Legislature in 2013 and NRS 278.165 development and adoption of an above ground utility plan

## DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

## **ANALYSIS:**

The City of North Las Vegas ("City") is requesting Planning Commission consideration of AMP-04-24 (Resolution #2024-1) to amend the Comprehensive Master Plan Aboveground Utility Plan to change Appendix A, Figure A-9: Transmission Line and Substation Plan (TLSP) of the Comprehensive Master Plan.

This amendment request satisfies Goal 7.8 Power of the Comprehensive Master Plan, which states that the City will continue to jointly plan, coordinate, and cooperate with the Nevada Office of Energy, Bureau of Land Management, adjacent jurisdictions, and private utility companies, such as NV Energy, to ensure safe, reliable electrical services. Furthermore, Policy 7.8-2 Transmission Line Corridors stipulates that any requests to amend, create, or delete corridors identified on the Transmission Line and Substation Plan be processed as a Comprehensive Master Plan amendment.

In 2014, the City was required under NRS 278.165 to develop and adopt an aboveground utility plan as part of the Comprehensive Master Plan. The Nevada Revised Statutes requires the above ground utility plan: (a) include a process for the designation of corridors for construction of above ground utility projects; (b) be consistent with plans prepared by the Nevada State Office of Energy; (c) ensure continuity of transmission corridor are consistent with the above ground utility plans of adjacent jurisdictions; and (d) be consistent with the Bureau of Land Management's resource management plan. The policies were incorporated into Chapter 3 Guiding Principles, Goal 7.8 Power and Figure A-9 Transmission Line and Substation Plan. This amendment will incorporate planned transmission line facilities for renewable energy; connections with corridors in the adjacent jurisdictions; and NV Energy's planned corridors.

The amendment to the Comprehensive Master Plan includes updating the Transmission Line and Substation Plan (TLSP) and adjusting the city boundary. The majority of the changes to the city boundary have occurred in the Apex Industrial area and areas located in the northeast portion of the City. The update to the TLSP also includes several new transmission lines in the northeast industrial corridor. The planned facilities support NV Energy's plan to provide consistent and reliable service within the area and within the City.

Another addition to the TLSP is the renewable energy corridor generally located along the Moccasin Road and Lamb Boulevard alignment. This corridor was established by U.S. Public Law 113-291, also referred to as the Carl Levin and Howard P. 'Buck' McKeon National Defense Authorization Act for Fiscal Year 2015. This legislation also established the Job Creation Zones, Tule Springs Fossil Beds National Monument, and the University of Nevada Las Vegas North Campus. The Act stipulates the high-voltage transmission facilities located within this corridor primarily, to the maximum extent practical, be for

renewable energy resources and meet reliability standards set by the North American Electric Reliability Corporation, the Western Electricity Coordinating Council, or the public utilities regulator of the State. The corridor is depicted on the North Las Vegas Valley Overview Map created by the Bureau of Land Management.

Specific updates to Figure A-9: Transmission Line and Substation Plan of Appendix A. include:

- Incorporate the renewable energy transmission corridor as depicted on the map entitled “North Las Vegas Valley Overview” and dated November 5, 2013, referenced in Section 3092 of Public Law 113-291.
- Revise corridors in northeast portion of the City to be consistent with NV Energy’s planned corridors.
- Revise map to show the continuation of the existing corridors in the adjacent jurisdictions.
- Revise map to show current City boundary and expand the hatch pattern in the Apex Industrial area.

This amendment to the 2006 City of North Las Vegas Comprehensive Master Plan will help guide City decision makers as they work over the next twenty (20) years to implement the Plan and achieve the envisioned future for the City. The proposed amendment is consistent with and compliments the components of the Southern Nevada Strong Regional Policy Plan visions and goals. City staff requests the above the outlined changes to the Comprehensive Master Plan be approved.

**Approval Criteria: (Comprehensive Plan Amendments)**

Recommendations and decisions on comprehensive master plan amendments may be approved if the City Council finds the proposed amendment will not diminish the supply of essential land uses in the City, including industrial zones that provide a critical employment base for the City, and that the proposed amendment meets at least one of the following:

- (1) The proposed amendment is based on a change in projections or assumptions from those on which the comprehensive master plan is based;
- (2) The proposed amendment is based on identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive master plan;
- (3) The proposed amendment is based on a change in the policies, objectives, principles, or standards governing the physical development of the City;
- (4) The proposed amendment may result in unique development opportunities that will offer substantial benefits to the City; or

(5) The proposed amendment is based on an identification of errors or omissions in the comprehensive master plan.

**ATTACHMENTS:**

Planning Commission Resolution #2024-1

Existing Figure A-9: Transmission Line and Substation Plan (2014)

Proposed Figure A-9: Transmission Line and Substation Plan (2024)

North Las Vegas Valley Overview Map (2013)

Southern Nevada Strong Conformity Review – Self Assessment