

BEFORE THE PUBLIC UTILITIES COMMISSION OF NEVADA

Joint Application of Nevada Power Company d/b/a)
NV Energy and Sierra Pacific Power Company)
d/b/a NV Energy, under the provisions of the)
Utility Environmental Protection Act, for a permit)
to construct a portion of the Greenlink West)
Transmission Line Project consisting of three 345)
kV transmission lines and associated facilities to)
be located on private land in Lyon, Storey, and)
Washoe Counties, Nevada.)
_____)

Docket No. 26-04011

At a general session of the Public Utilities
Commission of Nevada, held at its offices
on September 29, 2026.

PRESENT: Chair Hayley Williamson
Commissioner Tammy Cordova
Commissioner Randy J. Brown
Assistant Commission Secretary Trisha Osborne

MODIFIED FINAL ORDER

The Public Utilities Commission of Nevada (“Commission”) makes the following
findings of fact and conclusions of law:

I. INTRODUCTION

On April 9, 2026, Nevada Power Company d/b/a NV Energy and Sierra Pacific Power Company d/b/a NV Energy (together, “NV Energy”) filed with the Commission a joint application, designated as Docket No. 26-04011, under the provisions of the Utility Environmental Protection Act (“UEPA”), for a permit to construct a portion of the Greenlink West Transmission Line Project consisting of three 345 kilovolt (“kV”) transmission lines and associated facilities to be located on private land in Lyon, Storey, and Washoe Counties, Nevada.

On July 20, 2026, NV Energy filed an amendment to its joint application to modify the original request in the original application filed on April 9, 2026. In its joint application, as amended, NV Energy requests three separate UEPA permits and made two corrections: 1) corrected permits that were not required but initially included, and 2) corrected a defective website link for its environmental impact statement (“EIS”).

II. SUMMARY

The Commission grants the joint application, as amended, subject to the satisfaction of

the compliances delineated in this order, as modified on reconsideration.

III. PROCEDURAL HISTORY

- On April 9, 2026, NV Energy filed its joint application for a UEPA Permit to Construct Utility Facilities with the Commission, pursuant to the Nevada Revised Statutes (“NRS”) and NAC Chapters 703 and 704, including but not limited to NRS 704.820 through 704.900 and NAC 703.415 through 703.427.
- The Regulatory Operations Staff of the Commission (“Staff”) participates as a matter of right pursuant to NRS 703.301.
- On April 15, 2026, the Commission issued a Notice of Joint Application for UEPA Permit to Construct a Utility Facility.
- On July 20, 2026, NV Energy filed an amendment.
- On August 5, 2026, Staff filed a briefing memorandum (“Staff’s Briefing Memorandum”).
- On August 11, 2026, the Commission voted to accept the recommendations contained in Staff’s Briefing Memorandum.
- On August 18, 2026, the Commission issued an order granting the joint application, as amended (“Order”).
- On September 1, 2026, NV Energy filed a petition for reconsideration of the Order (“Petition”).
- On September 16, 2026, Staff filed an answer supporting the Petition (“Staff’s Answer”).
- On September 29, 2026, the Commission voted to grant the Petition and issue this Modified Final Order.

IV. UEPA PERMIT TO CONSTRUCT

NV Energy’s Request

1. NV Energy requests that the Commission grant the joint application, as amended, and issue three UEPA permits to construct a portion of the Greenlink West Transmission Line project consisting of three 345 kV transmission lines and associated facilities to be located on private land in Lyon, Storey, and Washoe Counties, Nevada. (Joint Application at 1, 5.)

Staff’s Recommendation

2. Staff states that NV Energy's EIS for the project identifies the nature of the probable effect on the environment and the required mitigation measures. (Staff's Briefing Memorandum at 6.) Staff states that NV Energy is in the process of obtaining all permits, licenses, and approvals required by state and local statutes, regulations, and ordinances. (*Id.*) Staff recommends that the Commission issue an order granting NV Energy's joint application, as amended, for the issuance of a UEPA permit to construct the project as defined in Staff's Briefing Memorandum, contingent upon NV Energy obtaining and filing with the Commission, as compliance items, if not included in the filing, the following permits, licenses, and approvals:

Phase One: 345 kV Mira Loma to Walker River Transmission Line

- a. City of Reno Development Services Department/ Public Works Department – Conditional use permit.
- b. City of Reno Development Services Department/ Public Works Department – Regional plan conformance review (Regional Planning Commission).
- c. City of Reno Development Services Department/ Public Works Department – Site development permit.
- d. Storey County Planning Department/ Public Works – Special use permit.
- e. Storey County Planning Department/ Public Works – Site plan review.
- f. Lyon County Community Development Department ("LCCDD") – Conditional use permit.
- g. LCCDD – Site development permit.
- h. Nevada Division of Environmental Protection ("NDEP") – Surface area disturbance permit.
- i. NDEP – Stormwater pollution prevention plan ("SWPPP").
- j. NDEP – Working in waterways 5-year permit.
- k. Nevada Division of State Lands ("NDSL") – Right-of-entry ("ROE") grant – Carson River crossing.

1. U.S. Army Corps of Engineers (“USACE”) – Section 10 Permit for Carson River crossing.

Phase Two: 345 kV Comstock Meadows # 1 to Walker River Transmission Line

- a. Storey County Planning Department/ Public Works – Special use permit.
- b. Storey County Planning Department/ Public Works – Site plan review.
- c. LCCDD – Conditional use permit.
- d. LCCDD – Site development permit.
- e. NDEP – Surface area disturbance permit.
- f. NDEP – SWPPP.
- g. NDEP – Working in waterways 5-year permit.
- h. NDSL – ROE grant – Carson River crossing.
- i. USACE – Section 10 Permit for Carson River crossing.

Phase Three: Walker River 345 kV Comstock Meadows # 2 – Walker River Transmission Line

- a. Storey County Planning Department/ Public Works – Special use permit.
- b. Storey County Planning Department/ Public Works – Site plan review.
- c. LCCDD – Conditional use permit.
- d. LCCDD – Site development permit.
- e. NDEP – Surface area disturbance permit.
- f. NDEP – SWPPP.
- g. NDEP – Working in waterways 5-year permit.
- h. NDSL – ROE grant – Carson River crossing.
- i. USACE – Section 10 Permit for Carson River crossing.

(*Id.* at 7-8.)

3. Staff recommends that, once NV Energy has obtained and filed with the Commission a copy of the outstanding permits needed for the project, the UEPA permit setting forth a description of the project be issued to NV Energy. (*Id.* at 8.) Staff further recommends that the order contain a provision that, if NV Energy does not file with the Commission all of the compliances set forth within five years of the effective date of the order, the order will be deemed to be vacated without further action by or order of the Commission. (*Id.*) Staff recommends that a Commission order granting the joint application, as amended, include the following provision: “No construction may commence on any utility facilities that are the subject of this joint application for a UEPA permit to construct until after the Commission has issued the permit to construct for the project.” (*Id.*)

4. Staff further recommends that a Commission order granting the joint application, as amended, include the following findings and conclusions:

- a. Accept and incorporate the findings and conclusions in NV Energy’s EIS for the project.
- b. NV Energy’s EIS for the project has determined the nature of the probable effect of the project on the environment.
- c. The need for the project balances any adverse effect on the environment.
- d. The project represents the minimum adverse effect on the environment, considering the state of available technology and the nature and economics of the various alternatives.
- e. NV Energy has obtained or is in the process of obtaining all other permits, licenses, and approvals required by federal, state, and local statutes, regulations, and ordinances for the project.
- f. The project will serve the public interest.

(*Id.* at 8.)

Commission Discussion and Findings

5. The Commission adopts the analysis and recommendations contained in Staff's Briefing Memorandum, except that, on reconsideration, the Commission modifies the phasing of the project and the permits, licenses, and approvals that NV Energy must file, as set forth in paragraph 7 and the compliances below. Accordingly, consistent with Staff's recommendations, the Commission grants the joint application, as amended, subject to the satisfaction of the compliances ordered herein.

6. Pursuant to NRS 704.890, the Commission finds and/or incorporates the following:

- a. Accepts and incorporates the findings and conclusions in NV Energy's EIS for the project.
- b. In its EIS, NV Energy has determined the nature of the probable effect of the project on the environment.
- c. The need for the project balances any adverse effect on the environment.
- d. The project represents the minimum adverse effect on the environment, considering the state of available technology and the nature and economics of the various alternatives.
- e. NV Energy has obtained or is in the process of obtaining all other permits, licenses, and approvals required by federal, state, and local statutes, regulations, and ordinances for the project.
- f. The project will serve the public interest.

7. On reconsideration, the Commission finds that the Order, following Staff's Briefing Memorandum, mistakenly phased the project by line segment, whereas NV Energy's joint application, as amended, requested three UEPA permits to construct phased by local jurisdiction. (Petition at 2-3; Staff's Answer at 2.) The Commission further finds that the Order listed three permits (the Lyon County site development permit, the Storey County site plan review, and the City of Reno site development permit) that NV Energy mistakenly identified in

its joint application, as amended, as prerequisites to construction and that NV Energy is not required to obtain. (Petition at 3; Staff's Answer at 3.) The Commission finds that NV Energy must file with the Commission, as compliance items, the following required outstanding permits, licenses, and approvals:

Phase One: Construction Activities in Lyon County

- a. LCCDD– Conditional Use permit;
- b. NDEP – Surface area disturbance permit;
- c. NDEP – SWPPP;
- d. NDEP – Working in waterways 5-year permit;
- e. NDSL – ROE grant – Carson River crossing;
- f. USACE – Section 10 Permit for Carson River crossing.

Phase Two: Construction Activities in Storey County

- a. Storey County Planning Department/Public Works – Special use permit;
- b. NDEP – Surface area disturbance permit;
- c. NDEP – SWPPP;
- d. NDEP – Working in waterways 5-year permit;

Phase Three: Construction Activities in the City of Reno's Extraterritorial Jurisdiction

- a. City of Reno Development Services Department/Public Works
Department – Conditional use permit;
- b. City of Reno Development Services Department/Public Works
Department – Regional plan conformance review (Regional Planning
Commission);
- c. NDEP – Surface area disturbance permit;

- d. NDEP – SWPPP;
- e. NDEP – Working in waterways 5-year permit.

8. The Commission finds that if NV Energy does not file with the Commission all of the requisite compliances set forth hereinabove within five years of the effective date of the Commission's order in this docket, the order will be deemed to be vacated without further action by or order of the Commission.

Therefore, it is ordered:

- 1. The joint application of Nevada Power Company d/b/a NV Energy and Sierra Pacific Power Company d/b/a NV Energy, designated as Docket No. 26-04011, is granted, as amended, and as provided by and consistent with this order.
- 2. No construction may commence on any utility facilities that are the subject of this joint application for a Utility Environmental Protection Act permit to construct until after the Public Utilities Commission of Nevada has issued the permit to construct the project for the applicable phase of the project.

Compliances

3. Prior to the issuance of a Utility Environmental Protection Act permit to construct Phase One of the project, Nevada Power Company d/b/a NV Energy and Sierra Pacific Power Company d/b/a NV Energy shall file the following with the Public Utilities Commission of Nevada:

Phase One: Construction Activities in Lyon County

- a. Lyon County Community Development Department – Conditional Use permit;

- b. Nevada Division of Environmental Protection – Surface area disturbance permit;
- c. Nevada Division of Environmental Protection – Stormwater pollution prevention plan;
- d. Nevada Division of Environmental Protection – Working in waterways 5-year permit;
- e. Nevada Division of State Lands – Right-of-entry grant – Carson River crossing;
- f. U.S. Army Corps of Engineers – Section 10 Permit for Carson River crossing.

4. Upon the Regulatory Operations Staff of the Public Utilities Commission of Nevada's verification of the completion of the compliance items set forth above, the Assistant Commission Secretary of the Public Utilities Commission of Nevada must issue to Nevada Power Company d/b/a NV Energy and Sierra Pacific Power Company d/b/a NV Energy a Utility Environmental Protection Act permit to construct Phase One of the project.

5. Prior to the issuance of a Utility Environmental Protection Act permit to construct Phase Two of the project, Nevada Power Company d/b/a NV Energy and Sierra Pacific Power Company d/b/a NV Energy shall file the following with the Public Utilities Commission of Nevada:

Phase Two: Construction Activities in Storey County

- a. Storey County Planning Department/Public Works – Special use permit;
- b. Nevada Division of Environmental Protection – Surface area disturbance permit;

- c. Nevada Division of Environmental Protection – Stormwater pollution prevention plan;
- d. Nevada Division of Environmental Protection – Working in waterways 5-year permit.

6. Upon the Regulatory Operations Staff of the Public Utilities Commission of Nevada's verification of the completion of the compliance items set forth above, the Assistant Commission Secretary of the Public Utilities Commission of Nevada must issue to Nevada Power Company d/b/a NV Energy and Sierra Pacific Power Company d/b/a NV Energy a Utility Environmental Protection Act permit to construct Phase Two of the project.

7. Prior to the issuance of a Utility Environmental Protection Act permit to construct Phase Three of the project, Nevada Power Company d/b/a NV Energy and Sierra Pacific Power Company d/b/a NV Energy shall file the following with the Public Utilities Commission of Nevada:

Phase Three: Construction Activities in the City of Reno's Extraterritorial Jurisdiction

- a. City of Reno Development Services Department/Public Works Department – Conditional use permit;
- b. City of Reno Development Services Department/Public Works Department – Regional plan conformance review (Regional Planning Commission);
- c. Nevada Division of Environmental Protection – Surface area disturbance permit;
- d. Nevada Division of Environmental Protection – Stormwater pollution prevention plan;

- e. Nevada Division of Environmental Protection– Working in waterways 5-year permit

8. Upon the Regulatory Operations Staff of the Public Utilities Commission of Nevada's verification of the completion of the compliance items set forth above, the Assistant Commission Secretary of the Public Utilities Commission of Nevada must issue to Nevada Power Company d/b/a NV Energy and Sierra Pacific Power Company d/b/a NV Energy a Utility Environmental Protection Act permit to construct Phase Three of the project.

9. If Nevada Power Company d/b/a NV Energy and Sierra Pacific Power Company d/b/a NV Energy does not file with the Public Utilities Commission of Nevada all of the requisite compliance items within five years of the effective date of this order, this order is vacated without further action by the Public Utilities Commission of Nevada.

10. The Public Utilities Commission of Nevada may correct any errors that have occurred in the drafting or issuance of this order without further proceedings.

By the Commission,



TRISHA OSBORNE,
Assistant Commission Secretary on behalf of the
Commissioners

Dated: Carson City, Nevada

10/9/26

(SEAL)

