

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

February 12, 2025

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:00 p.m. on February 12, 2025 by Chair Bunyard.

Present: Zack Bunyard, Chair; Jeff Goings, Vice Chair; Victor Ansotegui, Member; Tami Edgmon, Member; Joe Frey, Member; and Mark Hyde, Member.

Absent: Scott Nelson, Member

Planning Staff Present:

Randy Hines, Public Works Director
Dean Patterson, Senior Planner
Loreli LeBaron, Code Compliance Official
Diane Moyle, Administrative Assistant

Civil D.A. Staff Present:

Joseph Sanford, Deputy District Attorney

2. Pledge of Allegiance:

The Pledge of Allegiance was recited by the commission and public.

3. Public Comment:

There were none.

4. Verification of the Posting of the Agenda:

It was verified by Diane Moyle, Administrative Assistant, that the agenda for this meeting was posted on February 6, 2025 in accordance with NRS 241 and the Churchill County Code.

5. Consideration and possible action re: Approval of Agenda as submitted or revised:

Member Edgmon moved to approve the agenda as submitted. Vice Chair Goings seconded the motion which carried by unanimous vote (6-0).

6. Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code:

Chair Bunyard verified with the Administrative Assistant that notification was sent to all landowners in accordance with NRS and the Churchill County Code.

7. Consideration and possible action re: Approval of Minutes of the meeting held on:

- A. January 8, 2025 Public Hearing
- B. January 30, 2025 Workshop

Member Edgmon moved to approve the January 8, 2025 Public Hearing & January 30, 2025 Workshop minutes as written. Vice Chair Goings seconded the motion, and the decision carried by unanimous vote (6-0).

8. Old Business

- A. Consideration and possible action re: Continue a postponement for an application for a variance from the minimum lot size for division of property filed by Mitzi Corkill. The property is located at 400 E Corkill Lane, Assessor's Parcel Number 006-831-35, consisting of 10.28 acres

in the A-10 zoning district. The applicant proposes an approximate 1.7 acre parcel for a family member to build a residence near the family farm and a remaining approximate 8.6 acre parcel. *This application was postponed from the October 9, 2024 Planning Commission meeting to allow the applicant to work through the department with the Navy regarding their desire to divide the conservation easement property for this homesite, which would negate the need for this permit. It is requested to continue the postponement for another three (3) months.*

Director Hines stated that Mitzi Corkill requested an extension to this postponement as she has been working with the Navy regarding this situation. She is still communicating with them to try to come up with a solution to the problem, so she wants to get another three month postponement for this item.

Chair Bunyard asked if any of the commissioners had any questions or discussion. There was none.

Member Edgmon moved to postpone the variance application for Mitzi Corkill for another three months. Vice Chair Goings seconded the motion and the decision carried by unanimous vote (6-0).

9. New Business:

- A. Consideration and possible action re: A Sending Site application filed by C & A Rentals LLC. The property is located off the Schurz Highway, Assessor's Parcel Number 006-092-16, consisting of approximately 72.53 acres with approximately 59.47 irrigated water rights in the A-10 zoning district. The applicant proposes to establish a sending site and place a conservation easement on the property.

Chair Bunyard recused himself for financial reasons.

Director Hines explained that this application is for approval of a sending site and transfer of development rights calculation. The property is mostly water-righted with the remainder being canals, drains, and farm roads. The remaining irrigated acreage is farmed with temporary water or farm map water. The property qualifies for the minimum standards by meeting the acreage requirement and dust control requirement. The property provides community benefit by:

- A) Agricultural preservation with water right retention on most of the parcel,
- B) Protection of military operations, and
- C) Protection of water recharge areas.

The sending site review committee reviewed this application on January 13, 2025 and recommends approval of the sending site, as well as recommended a total of 88 TDRs.

Chair Bunyard asked if any of the commissioners had any questions or discussion. There was none.

Chair Bunyard called for a motion.

Vice Chair Goings, based on the information provided in the application, in the staff report, and heard tonight, moved to recommend the following to the Board of County Commissioners:

- a) Approval of the Sending Site application for C & A Rentals based on providing the community benefits of preserving 72.53 acres of farmland with surface water-rights; protecting nearby military operations, and protection of water recharge areas; and**
- b) Approval of 88 TDRs for the same property.**

Member Edgmon seconded the motion and the decision carried by unanimous vote (5-0) with Chair Bunyard abstaining.

- B. Consideration and possible action re: A Sending Site application filed by Arthur Peel. The property is located at 9350 Pasture Road, Assessor's Parcel Number 006-092-07, consisting of approximately 193.9 acres with approximately 155.32 acres of irrigated water righted property. The applicant proposes to establish a sending site and place a conservation easement on the property.

Cheryl Gallio, 1525 Rancho Road, Fernley, Nevada, was available to speak regarding this application.

Director Hines stated that this application is for approval of a sending site and transfer of development rights calculation. This parcel is just south of the previous item. The property is mostly water-righted with the remainder being canals, drains, county roads, farm road, farm work area, and home site. The property qualifies for the minimum standards by meeting the acreage requirement and dust control requirement. The property provides community benefit by:

- A) Agricultural preservation with water right retention on most of the parcel,
- B) Protection of military operations, and
- C) Protection of water recharge areas.

The sending site review committee reviewed this application on January 13, 2025 and recommends approval of the sending site, as well as recommended a total of 252 TDRs.

Chair Bunyard asked if any of the commissioners had any questions or discussion. There was none.

Chair Bunyard called for a motion.

Member Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved to recommend the following to the Board of County Commissioners:

- a) Approval of the Sending Site application for Arthur Peel based on providing the community benefits of preserving 193.9 acres of farmland with surface water-rights; protecting nearby military operations and protection of water recharge areas; and**
- b) Approval of 252 TDRs for the same property.**

Member Frey seconded the motion, and the decision carried by unanimous vote (6-0).

- C. Consideration and possible action re: A special use permit application for a home based business filed by Leslie Beach. The property is located at 6755 Reno Highway, Assessor's Parcel Number 008-141-18, consisting of 0.77 acres in the C-2 zoning district. The applicant proposes to conduct a real estate office from her residence with an advertising sign and customer traffic.

Leslie Beach, 6755 Reno Highway, was available to speak regarding this application.

Dean Patterson, Senior Planner, stated that the property has a complex land use past. Some of the Planning Commission members will remember previous permitting on this property. Past residential uses on the property were non-conforming uses that went away long ago, and the site was operated as a commercial building. The applicant wanted to re-establish a residence, which is normally not allowed. She obtained a special use permit (along with two setback variances) for a

duplex because multi-family dwellings were allowed at the time. Right after that, code changes were made that also prohibited multi-family dwellings in the commercial zones. Thus, the residential duplex is now a legal non-conforming use. But if the residential units cease being used, it will lose its non-conforming status. The applicant wishes to have her realty business at the site, but does not want to convert the residential use to a full scale business, which would jeopardize the residential use. A home-based business application was submitted. The request is for a Home-Based Business, which is accessory to and subordinate to the primary residential use. This is particularly important for this location, because if the business became the primary use, the residential use would lose its non-conforming status. Conditions of approval normally work to protect the neighborhood character from the business. In this case, though, they are more important for ensuring that the nonconforming status of the residential use is protected.

Mr. Patterson further clarified that the proposed home business needs the special use permit (SUP) to allow (a) customers coming to the property and (b) a business sign. He noted that the sign is a technicality because the site already has a full-sized business sign which is allowed in the commercial zone. He pointed out that no employees are proposed in the application, nor authorized in this permit. The Staff Report reviews the 5 SUP criteria. There were no major issues aside from the nonconforming use issue. The only complexity identified is that handicapped facilities will be needed since customers will be coming into the home for extended periods for real estate activities and transactions. The Building Department did provide comments, the most important of which related to the handicapped facilities. Staff recommends approval of this permit.

Chair Bunyard inquired if the applicant had anything to add, and Leslie Beach did not.

Chair Bunyard questioned if any of the commissioners had any questions or discussion.

Member Edgmon asked for clarity where the business office would be located since the application requires this to be in the home to be considered home based. Mrs. Beach stated that they reside on the east side of the duplex, and the office would be part of the residence on the west side of the duplex. She further indicated that they actually use both sides of the duplex as their residence since both units are small. Member Edgmon inquired if there would be any employees at this location or if the applicant planned to add employees in the future, and Leslie Beach indicated that she did not.

Member Hyde verified that the applicant was aware of the conditions that staff is recommending and that she agrees with these. Mrs. Beach affirmed that she agrees.

Vice Chair Goings went back over the history of the property because he has been on the commission long enough to be aware of the previous applications that were approved to allow this property to re-establish the residential component. He confirmed that her business was previously run out of a different location, and now she wishes to move her business to her residence. He pointed out this is a nonconforming property and the circular path that is bringing the property back to being used with another commercial component. He noted that most of the conditions listed in the staff report are based on these facts and that this is to be a home based business. The won't be room for any more agents or anything else to come in there.

Member Frey mentioned that one of the recommendations in the staff report was limiting customers by appointment only and having only one customer at a time, and he asked if this condition would be a limiting factor or would be detrimental to her business. Mrs. Beach indicated that it could be because she might have people that stop by without an appointment due to the location off of the highway. Member Frey then commented that it would be better to not have this requirement as a condition. Member Hyde remarked that this condition is really in place to limit this to one person at a time, and he inquired what the applicant would plan to do to mitigate the potential

of having more customers at one time so that this would meet the intent of a home based business. Leslie Beach stated that she didn't really want to have more customers at the same time because she wanted to dedicate her attention to a single customer. She pointed out that most often her business is done online, but there are people who might stop by without an appointment. She doesn't want to just tell them to leave, and she stated that she would make a future appointment to meet with that person if there was already someone there in order to give undivided attention where it was needed. She just doesn't want there to be an issue come up if someone were to just drop by. Member Hyde agrees that they do not want to make this so controlled or stymied by this condition, but he wants to address the potential that it could grow to something that would be more like a commercial operation rather than a home based business. Vice Chair Goings stated that by keeping this condition in place it helps keep this more in line with a home based business, and if anyone just comes by when she is with someone else, she will just make an appointment for another time with the other customer. Mrs. Beach agreed.

Chair Bunyard asked for any further comments; there being none, he called for a motion.

Member Hyde, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in in CCC 16.08.080(H) and therefore approve the application for a Home Business Special Use Permit for a realty business at 6755 Reno Hwy (APN 008-141-18). This approval is subject to conditions, as listed in the Staff Report. Member Frey seconded the motion.

Chair Bunyard called for public comment.

Terri Pearson, 500 Lucas Road, remarked that by approving this request she is hopeful that this will bring some more revenue to the county, and she is fully supportive of any home based business. She pointed out that this location has had a dog groomer, an antique store, and a residence for an elderly relative. Her biggest problem is with the lighting at this location. She hopes that the Director looks at this. She also questioned if this would be a 24/7 operation because the lighting on the sign is on between dusk to dawn, and the lights are very bright. This is the only business in that neighborhood with this type of lighting. She would like to see the lighting changed to not be so obtrusive. Dean Patterson asked regarding the lighting, and Leslie Beach said the lights are on the sign, and she has lighting on their fence line in order to keep vehicles from trying to drive onto her property between the pumphouse and the first telephone pole. They don't want people to drive into their fence there, and she does agree that there is a lot of lighting on the fence. Dean Patterson noted that lighting is supposed to face down and not travel off of the property, so the applicant may need to address this. There were no other public comments.

Chair Bunyard pointed out that there was a motion and a second for approval. The decision carried by unanimous vote (6-0).

Recommended Conditions:

1. *This permit is subject to annual review to ensure compliance with conditions and code requirements until the Planning Commission determines such is no longer necessary.*
2. *Approval of the Home-Based Business is limited to:*
 - a. *Operation only by Leslie Beach, and not transferable to another location or operator.*
 - b. *No employees or other realty agents are authorized.*
 - c. *Customers are limited to being by appointment only, and must be one at a time.*
 - d. *This approval is for the proposed realty business. Adding other activities, such as real estate*

- classes, multiple agents at the property, etc. is prohibited.*
- e. Proposed signage is approved, and may use normal commercial sign limits.*
 - f. If the business grows beyond these limits, it should be moved to a separate commercial building, which is allowed on-site. Should the realty business occupy a full residential unit in the duplex, the nonconforming status of the duplex may be in jeopardy.*
3. *The project must be in conformance with County Code, including but not limited to:*
- a. A business license must be obtained and maintained.*
 - b. Handicapped accessibility must be provided according to Building Department requirements, such as ADA parking space, ramp/access to the building, customer area in the building, and restrooms.*

Chair Bunyard thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

D. Consideration and possible action re: A special use permit application for a home based business filed by Jennifer Clark. The property is located at 6150 Cox Road, Assessor's Parcel Number 008-113-54, consisting of 12.5 acres in the A-10 zoning district. The applicant proposes to operate a dog training and boarding facility for 10 or less dogs.

Jennifer and Aidan Clark, 2580 Rice Road, were available to speak regarding this application.

Dean Patterson, Senior Planner, stated that the applicant proposes a home based business for a dog training and boarding kennel, tentatively named Mannered Mutts, on behalf of her son Aidan, both of whom own the property. Aidan pointed out a couple of errors in the staff report, including the spelling of his name as well as the times that the dog access doors would be closed, which should be from 9:00 p.m. to 7:00 a.m. Aidan has dog training experience. Both parties will eventually live on the property, but the buildings are currently being renovated. This raises an important point because the home business cannot operate unless the business owner lives in the home. This is one of the recommended conditions of approval. The request is for a home-based business, which is accessory to and subordinate to the primary residential use. This home based business needs an special use permit (SUP) to allow (a) customers coming to the property and (b) a business sign. Dog Kennels have a high risk of being a nuisance to a neighborhood and require carefully crafted precautions. Conditions of approval are needed to protect the neighborhood character from the business. Mr. Patterson noted that the application provides an excellent description of the operations and precautions. While the kennel is the primary facility, intensive dog training services are also offered. There are a number of important factors to note and conditions of approval related to them.

1. Businesses with outside operations are normally prohibited, but the code makes exceptions that include dog kennels.
2. A boarding business often allows boarders to have a trainer visit to train the dog and/or the owner one-on-one. In this case, Aidan will be doing the training.
3. This use does not allow classes for groups, nor for people that do not board their animal at the site. This keeps outside people coming to the property for classes.

There are important protections described in the application that address concerns with kennels, and some also have conditions of approval related to them. These include:++

- Limited numbers of dogs
- Outside doors in each pen that will be closed at night.

- Building insulation to reduce barking noise.
- Waste management plan
- Customer visits limited to one at a time.

The Staff Report reviews the five SUP criteria. The issues noted above were raised in Criterion 1 related to neighborhood compatibility and Criterion 5 related to environmental impacts. Conditions of approval for these issues are included in the staff report. Dean Patterson remarked that we did receive comments from the Building Department, so issues related to building construction will need to be followed, and from the Fire Marshal regarding the state fire code related to kennels that may apply. He encouraged the applicant to check with the State Fire Marshal's office regarding these regulations. This operation may be small enough that it does not trigger these, but they should ensure that they meet whatever is required. He further said that staff recommends approval.

Chair Bunyard inquired if the applicant had anything to add, and Mrs. Clark indicated that she was available to answer any questions they may have.

Chair Bunyard asked if any of the commissioners had any questions or discussion.

Member Edgmon verified with the applicant that they were aware of the conditions listed in the staff, including the annual review requirement, and Mrs. Clark confirmed that they understood these.

Chair Bunyard called for public comment.

Susan Higby, 6297 Cox Road, said that she opposes this application because she has lived out there a long time and it has been quiet. She is concerned about dogs barking all day and night, and she doesn't think that it would be fair to the neighborhood.

Jose Molina, 6060 Cox Road, remarked that his property shares a fence with this parcel, and the fence is in very bad condition. He explained the history regarding the fence. He doesn't believe that it would be sufficient to keep dogs from going over to his property. He is concerned because he has chickens and children that could be harmed by dogs. He also expressed concern about the noise from barking dogs. He would like to see how they will control the noise. He wondered what type of training would be done with the animals, and whether there would be certain protection in place in the event these dogs get out of the facility. He questioned the 9:00 p.m. time for the animals to be allowed outside because his children have bedtime at 8:00 p.m. He wasn't opposed to the business; he just wants to ensure that they address their concerns and provide security.

Chair Bunyard questioned if the applicant had any ideas about addressing the fencing issue. Jennifer Clark indicated that they were aware of the condition of the fence, and she shared that they are considering upgrading that fence. Most likely the dog training will happen inside of the facility, so outside time would only be conducted on a leash to go to the bathroom or to give the dog a break. The dogs would not be free roaming on the property. Aidan Clark explained that his training would include basic obedience, including control of barking. This is one of the reasons why he plans to limit the number of dogs at one time because it will be more manageable.

Chair Bunyard requested to display the picture of the kennel facility on the overhead screen, and he verified that the dogs would be kept in the blue structure. He inquired if the dogs would primarily be kept inside of this building, and Mr. Clark confirmed that to be accurate. Mrs. Clark requested that the diagram of the facility be displayed, and she stated that the grass patches on this diagram are planned to be individually fenced to allow the dogs an outdoor space as well as an indoor space. At a certain time in the evening the outdoor access for the dogs will be closed. She also stated that because the training includes control of barking, if the dogs are noisy, they will not be allowed to be outside, because they don't want to create a problem for the neighbors. Each enclosure can be closed at any point in time. Vice Chair Goings confirmed that each of those

cubicles will have their own fenced area. He questioned whether the dogs will not be roaming the property and will be fully contained within this facility, and the applicants affirmed this to be accurate. Vice Chair Goings then asked regarding the leash statement, and Mrs. Clark explained that when they take the dog out for a walk for exercise, the dog will be on a leash while they are walking outside of the facility one at a time. Vice Chair Goings thinks that as long as they bring the dogs inside at 8:00 p.m. they will probably eliminate the noise concern. He was a little concerned about the fence issue because when the dog is outside or could potentially get loose, they should have some protection in place to keep them from leaving the property. Member Frey stated that he wasn't as concerned about the perimeter fence as long as the dogs were kept on a leash. It would be similar to anyone else walking their dog along the road. He encouraged everyone to be good neighbors, to work with them, and to use common sense—if the neighbor has children that go to bed at 8:00 p.m., then put the dogs inside at that time. He thinks that during the summertime the time might be able to be extended. He further said that if part of the training is related to controlling barking, then he hopes that will not be an issue. Member Edgmon stated that if there won't be a strong perimeter fence, there will not ever be dogs outside roaming or running. She pointed out that the first condition is to require an annual review, so if there are concerns from neighbors and things are not being done according to the recommendations, these could be addressed at the review. Vice Chair Goings stated that he can understand the comments of Member Frey, but he believes that since they are running a business here, they have the authority to place a few restrictions on them that they may not have to meet if they are just an owner of dogs. He recommends that the fence be sufficient, so that if something does happen, there is secondary protection between them and their neighbor. Maybe it doesn't need to be added to the recommendations; however, he thinks that it could be something that might come up in a review if there are issues.

Dean Patterson reiterated that any changes or additions to the recommendations need to be stated clearly in any motion made—regarding the fence or time that the dogs would need to be inside, and so forth.

Member Hyde expressed that the commission wants to be supportive of this new business. He asked how far away the nearest neighbor's home is from this facility. Jennifer Clark said that the home where Aidan will be living is the closest house and toward the back of the property, and the nearest neighbor's home was stated in the report is about 500 feet. Member Hyde noted that it is quite a distance. He pointed out that in Criterion 5 it specifies what they will do to mitigate noise, and he likes their plan. Each one of these individual kennels is insulated to mitigate noise, and then the entire kennel is fenced in, so the dogs won't be able to go outside of their cubicle, and the dogs will be on a leash when they are outside of the facility. He pointed out that this is all about management. He pointed out that the expense for installing a fence strong enough to truly contain the dogs on the whole property would be excessive. He doesn't believe that it would be necessary or something that they would be able to do during the first year. He reiterated that since there is an annual review, it gives the commission an opportunity to hear how this business has been managed, and if there are problems with these issues, they may wish to impose further requirements to mitigate them. He would like to give them an opportunity to build up this business without placing the burden on them to construct a fence around the entire property that would prevent a dog from escaping. He appreciates that there will be a trainer to make sure that the dogs will be maintained on the property. Member Edgmon mentioned that they wouldn't necessarily need a fence around the entire property, and she asked that they consider placing a secondary fence just around the facility if they come to the point of needing to make adjustments to how they handle the dogs.

Dean Patterson remarked that because there is a one year review, the neighbors need to

contact the department should there be issues that come up, so that staff will be aware of these at the time that the review is scheduled. It was stated that neighbors are not notified regarding the review, so they will need to file a complaint with the Code Compliance Official when the issues arise. There was some discussion regarding the conditions due to the discussion that had taken place during the meeting, and it was determined that the dogs should not be outside after 8:00 p.m. Joseph Sanford, Deputy District Attorney-Civil, recommended that Condition 2.e. could be amended to include, “Customer visits *and outside training of the dogs* shall be limited to the hours of 8:00 am and 8:00 pm,....”

Chair Bunyard asked for any further comments; there being none, he called for a motion.

Member Edgmon, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.08.080(H) and therefore approve the application for a Home Business Special Use Permit for a dog training and boarding kennel at 6150 Cox Road (APN 008-113-54). This approval is subject to conditions, as listed in the Staff Report, with the additional correction to condition 2.e. Member Frey seconded the motion and the decision carried by unanimous vote (6-0).

Recommended Conditions:

1. *This permit is subject to annual review to ensure compliance with conditions and code requirements until the Planning Commission determines such is no longer necessary.*
2. *Approval of the Home-Based Business is limited to:*
 - a. *Operation only by Aidan or Jennifer Clark. Approval is not transferable to another location or operator.*
 - b. *The business may not begin until the business owner lives on the property, and the business owner must continue to live on the property.*
 - c. *This approval is for the proposed animal training and boarding kennel. One-on-one training with owners is allowed. Adding other activities, such as events, group classes, etc. is prohibited.*
 - d. *Boarding is limited to 10 dogs. Boarding more animals will need a new SUP.*
 - e. *Customer visits and outside training of the dogs shall be limited to the hours of 8:00 am to 8:00 pm, and visits shall be scheduled to be one at a time. Customer visits outside this time is prohibited.*
 - f. *Proposed signage is approved, and limited to the size proposed.*
 - g. *Animal waste shall be handled as proposed in the application.*
3. *The project must be in conformance with County Code, including but not limited to:*
 - a. *A business license must be obtained and maintained.*
 - b. *Flood lighting of the business is prohibited. Dark Skies complaint lighting is allowed. Noncompliant lighting must be corrected*
4. *Operations shall be conducted in a manner that do not create a nuisance (public or private) under Nevada law or Churchill County Code.*

Chair Bunyard thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

E. Consideration and possible action re: A special use permit application for a rail-based services facility filed by Tactical Cleaning Acquisition, LLC. The property is located at 17127 Inland Port Drive, Assessor's Parcel Number 009-251-77, in the Industrial zoning district. The applicant proposes to establish a liquid butane transloading facility.

Crystal Conner with Energy Transfer, 1300 Main Street, Houston, Texas 77002, and Chet Ackerman with Tactical Cleaning, 1101 N Sater Drive, Stroud, Oklahoma were available to speak regarding this application.

Dean Patterson, Senior Planner, stated that the Western Nevada Rail Park (also known as Fernley Business Park or Port of Nevada) was established long ago on the county line. It has an extensive site history that is described in the Staff Report. This is a fairly simple project—there are not even structures or rail track proposed, but it has an important characteristic that requires special use permit (SUP) review—specifically, the handling of hazardous materials triggers the permit. Standard transloading of nonhazardous materials can be done freely along rail spur segments, but the proposal is to transload butane from rail car to long haul trucks. Consequently, operational safety is the primary concern with this application.

This operation is intended to enhance or supplement operations at the Reno facility run by Energy Transfer LP. Note that Energy Transfer is also the parent company for the Crestwood gas company that currently operates at this site—three propane cylinder tanks.

Butane Transloading Activities

The application and Staff Report describe the transloading operation. The application includes the large, nearly 200 page NDEP application submittal. It includes useful information such as safety plans and safety information. The Staff Report points the reader to these items. The Fire Marshal has reviewed the materials and has some safety concerns that are discussed in Criterion 5 of the staff report. Butane is a hazardous material and is described on the submittal's Material Safety Data Sheet (MSDS). It is a colorless and mostly odorless gas that is kept in a compressed and extremely cold liquid state using high pressure tanks on rail cars and trucks. It is also heavier than air, so it will pool on the ground. It comes with significant fire, explosion, and human exposure hazards. Transporting and handling butane requires very specific and careful safety measures.

The location within the site is shown on the site plan as being north of the office (displayed on the overhead screen). The butane transloading will be conducted by two employees, which provide double coverage for safety, and allowing overlap transloading operations. Transloading uses specialized, trailer-mounted, diesel-powered compressor equipment that is pulled by a standard truck. The trailer is not described in the submittal, but pre-application meetings showed pictures of the vehicle. The trailer is parked next to the rail car, and the tank truck is parked next to the trailer. The equipment is connected by high pressure hose to the rail car and truck. This is a closed-loop system that prevents spills and leaks. The application indicates that no more than seven rail cars will be in transloading position at a time. About 10 truck are expected to be loaded per day (one per hour), which is about 3.5 rail cars. With a daily stream of butane rail cars, the remaining full rail cars of butane could serve as rotating storage that would be a buffer in the event of a minor rail disruption. Additional butane cars may be staged in other locations besides the transloading position, which would increase the buffer.

Dean Patterson explained that there are five special use permit criteria reviewed in the Staff Report. The primary issue is safety hazard concerns discussed under Criterion 5, which addresses environmental impacts, including public safety. The Staff Report discusses worst case scenarios. These are highly unlikely, but most of the larger industrial sites in Churchill County have experienced a worst case scenario. The County's position is that advance planning and safety

measures will further reduce the risks and ensure the facility and emergency responders are better prepared for a worst case scenario. Three specific scenarios are considered in the staff report based on information in the Hazard Assessment in the application, which includes an ***explosion safety radius diagram*** (displayed on the overhead screen) and described this as follows:

- A yellow circle is contained within the Fernley Business Park property. The Assessment calls this an Alternative Scenario radius. This danger area is associated with a major hose rupture releasing butane for 10 minutes followed by an explosion.
- A red circle labeled Worst Case Impact is mostly contained within the Fernley Business Park property. This danger area is associated with a full rail car rupturing and releasing the contents of butane within one minute, which is very fast, followed by an explosion. The south edge of the circle encompasses off-site developed properties along Resource Drive. The north edge of the circle encompasses geothermal well piping associated with the Patua geothermal plant.
- The 3rd scenario would be most similar to the red circle. This danger area is associated with a major type of tank failure called a BLEVE (boiling liquid expanding vapor explosion), ***and it can be associated with the other 2 scenarios.*** These are mostly caused by an extended fire that eventually overcomes the tank safety features, that then results in rupture and explosion taking place in seconds—much like a bomb. Luckily, these usually come with extended time for firefighting efforts to control the fire before the boiling explosion point. These are most often seen in propane tank scenarios in or adjacent to fires burning for a long time.

Staff and the Fire Marshal have done research into these situations, and have had extensive discussions about the different scenarios, their possible consequences, and possible safety measures to deal with them. These are described in detail in the staff report. A recommended condition of approval is the development of an ***Emergency Management Plan*** in coordination with the Fire Marshal, and that will include safety measures. Such safety measures would be determined in consultations between the Churchill County Fire Marshal, the State Fire Marshal, the transloading operator, and the rail park facility owner—not in this permit. That discussion is not intended to require the use of any specific safety measures, but rather to inform the Planning Commission that these things have been considered. There is an emphasis on reducing the chance of a follow-up or chain of BLEVEs caused by an initial incident that causes damage to other butane cars or outside gas storage tanks like the ones that are on the site already. Some of the safety measures that would be considered include.

- Planning for and controlling sources of wide-spread fire, such as petroleum spills.
- Separation of the butane transloading location from the main operations center and existing tanks.
- Limiting the volume of butane rail car storage, and limiting the duration of it to be of a rotating-stock nature.
- Separation of butane rail cars during transloading.
- Physical barriers to prevent or reduce damage to pressurized tanks, such as bollards or earthen berms.
- Physical barriers to deflect blast impacts.
- Notification of the mainline railroad company in the event of a leak being detected without an explosion.

These are all discussed in detail in the staff report as well as the damage consequences. In summary, the area of heavy damage and human toll would be mostly confined to the rail park facility. Some damage to the nearby geothermal piping should be expected. Some damage to businesses in the

Resource Drive industrial area could be possible for larger incidents, though the high ground along the highway would deflect some blast impact.

Dean Patterson noted that the department received comments from the Fire Marshal, who emphasized that he wants to work these out in the Emergency Management Plan. Staff recommends approval with the recommended conditions listed in the staff report.

Chair Bunyard recognized that the Fire Marshal was in attendance, and Mitch Young, Fire Marshal, indicated that he was available to answer questions that may come up. He then inquired if the applicants had anything to add.

Crystal Conner stated that this is the first step in the process. They operate these types of facilities at 14 other locations across the country. They are extremely familiar with the safety precautions that are needed. She commented that Nevada has been by far the most stringent, but they are working through it. This forces them to be even safer. She had prepared a presentation regarding the transloading equipment (see attached). She noted that after this permit process is approved, they will be working with Nevada Division of Environmental Protection (NDEP), and this will initiate all of the emergency planning. She remarked that Chet Ackerman represents Tactical Cleaning Acquisition, who will be leasing the site from Western Nevada Transload, and Energy Transfer's product will be brought by rail car to the site. She pointed out that the recommended condition related to keeping the rail car storage moving and not static. They will have trucks coming in during their hours of operation, 5:00 a.m. to 6:00 p.m., and carrying the product, approximately 3.5 cars per day—it could be less or could be more. Their season goes from September 16th through April 30th, and they are able to handle more volume at the very beginning and very end of the season due to how Environmental Protection Agency (EPA) regulates their process. In working with NDEP, they are required to do a process safety management plan (PSM) and a risk mitigation plan (RMP), which includes the emergency response plan and onsite security.

Chair Bunyard asked if any of the commissioners had any questions or discussion.

Vice Chair Goings asked the applicant to explain the difference between propane, butane, and pentane, and then why there is a season for the transfer of butane. Crystal Conner explained that propane and butane are very similar; propane has an odor and is marked as odorized on the trucks, and butane is classified as non-odorized because it doesn't contain the chemicals that cause the odor. She believes propane is at a much higher operating pressure. The operating pressure of butane is generally between 0 and 30, occasionally it gets up to 50, but it should not get over that. The operating pressure of propane, she believes, is between 1 and 150, sometimes up to 200. Pentane is very different and the pressure is very low, and she noted that Energy Transfer also handles this product as well in the northeast. She doesn't believe that the qualification for hazardous materials is as strict on pentane. Ms. Conner stated that in 2010, another company purchased a patented process from Texon, another oil and gas company, and in 2015, that company became Energy Transfer. The EPA says that the gasoline in a car gas tank can be at a higher pressure during the wintertime than it can be in the summer due to the heat. This is why their season runs during the winter months. She gave an example how butane aids in gasoline transfers; it is a blending operation. Vice Chair Goings questioned for clarification that its specific use is to adjust pressures on gasoline storage tanks, and Ms. Conner agreed. She further shared that the butane is captured and separated from the gasoline, which is then shipped in regular gasoline transport trucks to stations for purchase.

Member Hyde inquired how far along the company is in developing the emergency plans mentioned. He restated their comment that these are more stringent than they are accustomed to, and he loves hearing that especially if they are willing to comply with this. He then asked how many incidents that they have had where something has gone awry with the restrictions that they are

normally accustomed to. Crystal Conner remarked that she has been in transloading for about 10 years, and she has had one incident due to operator error. She has had no explosions, fires, or sparks. Currently, she manages the transportation and all of the transloading sites, and before that, she managed all of the fleet of transloaders that they own and worked with all 14 transloading sites, all of the operators, did the training, and so forth. She shared the example of what occurred. Member Hyde questioned if there was a redundancy plan for operator errors, and Ms. Conner shared the process in the presentation showing pictures of the different units, parts, and transloading processes. All valves for butane are on the top of the rail car. She stated that the diesel generator they use is equivalent to a medium-sized tractor that would be used on a farm. Their system is pneumatically controlled, and if for any reason that loses pressure, everything closes, the engine shuts off, and the transloading is stopped. It is a completely closed system. There are no electronics on the system except for the diesel engine. She noted the vapor compressor, so they do not have vapors escape into the atmosphere. It is essentially a negative pressure system, so it takes the pressure off of the truck and pushes it into the rail car to push the liquid onto the truck. All of that vapor is contained. She described the safety equipment with the system. She pointed out that in the staff report there was some concern about leaking products getting on the ground, and she noted the valves on the hoses and trucks close, so that when they are disconnected the product is trapped in the hose or behind the valves. She asked Chet Ackerman to address where they were in the process of developing the emergency plan—with NDEP, local Fire Marshal, and state Fire Marshal. Mr. Ackerman responded that they have got the plan, but they will start working with these agencies after they obtain this permit. Crystal Conner said that as part of the process with the risk mitigation program and the process safety management, Energy Transfer also conducts bi-annual, every two years, training with the local fire department and any local emergency response that wants to come, as well as surrounding jurisdictions. This is conducted at every transload site they have.

Chair Bunyard called for public comment.

Michael Jones, 397 Mason Road, lives not far from this facility. He expressed that he is not opposed to this permit; however, he has some safety concerns. He stated that they have addressed a lot of them. The biggest concern with this facility, even though this site already transloads propane, diesel fuel, and ammonia nitrate, is what would be the long term effects of a major disaster—in the event of a fire or explosion that would also include the other fuels that are at this location. What would be the aftermath and the impact to the surrounding community if this were to occur, since we are not just looking at butane alone? He also inquired about access to the facility for emergency responders, especially after hours when no one was onsite. What can be done to educate the community regarding their emergency management and safety plans? He asked about the training of all personnel involved in the process. He was also concerned about security on the site to ensure that someone doesn't go there that isn't allowed to be there. He said that these concerns are not just his, and he has neighbors with concerns about their livestock as well. He expressed his thoughts on how complacency causes most disasters, and he wondered who is watching those involved to ensure that human errors are caught before a disaster occurs. He would like to be able to see a report about what they are taking into consideration as far as preventing these things from happening, and then a follow-up to the public regarding the times they have been inspected, what was the procedure in the inspections of the rail cars, is the transloading facility that is accepting these cars inspecting the rail cars or know how to inspect them, and what is that procedure. Chair Bunyard stated that he believes that some of the permitting, some of the inspections, and some of their continued safety measures have been addressed. He wasn't sure if that would be something that could be shared with the public. Crystal Conner explained that parts of their plans are not

available to the public for security reasons. She pointed out that the EPA website should show that their RMP that is filed with them and the risk mitigation that they have taken. She assured everyone that they would go through all of the scenarios that Mr. Jones stated and address these concerns. Their process is very controlled, and she went through several of his concerns to explain how these are handled.

Nona McFarlane, 6500 Workman Road, stated that there was another facility that was approved in this county some years ago. There have been two big explosions, and the fire department wasn't able to put it out and had to get help from the Navy base. She wondered if the Fire Marshal could address if this would be a different scenario here.

Mitch Young, Fallon/Churchill Fire Marshal, stated that he has looked over all of the information that this company has provided—emergency action plan, site setup, etc. Based upon everything that they have read, they are well within the established codes for the National Fire Protection Agency. He said that he has talked with the State Fire Marshall's office, and they said that this doesn't fall under their purview. To Mr. Jones' question regarding the multiple products on the site, and one of the things that he plans to speak to the rail park owners to make sure that as these different hazardous substances are at this location, they are creating sufficient separation of these from each other. These are things that will be addressed as they come along. To address the comment from Mrs. McFarlane, he agreed that they have had two issues at the oil re-refinery facility, and both of those issues came back to training and human failure. Those things will be reviewed, and he has looked over the training that this company has provided. Unfortunately, the public doesn't get to see as much information as they do initially, but it is quite extensive. There are a few issues that they will cover if this permit is approved, and they will address these in the emergency action plan, especially regarding timelines because this company is more familiar with fire departments that are not so far away. The fire department doesn't have any real issues with the way that this has been proposed, and it is similar to other processes that are already at this site. Transloading is not that uncommon, and he gave the example of people who have propane delivered to their home because it is transloading. This happens very often with few accidents. They will deal with the issues they do have moving forward. Dean Patterson inquired regarding the security that the site has now, and Crystal Conner responded that the site manager is currently putting up a fence around the whole facility.

Chair Bunyard asked for any further comments; there being none, he called for a motion.

Vice Chair Goings, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in in CCC 16.08.080(H) and therefore approve the application for a Special Use Permit for Rail Based Services Transloading of Butane for Tactical Cleaning Acquisition on APN 009-251-77. This approval is subject to conditions, as listed in the Staff Report. Member Frey seconded the motion and the decision carried by unanimous vote (6-0).

Recommended Conditions:

- 1. This permit is subject to annual review to confirm compliance with conditions until such time as the Planning Commission determines it is no longer necessary.*
- 2. This permit authorizes butane transloading. Large scale butane storage is not authorized in this permit.*

3. *The Emergency Management Plan for the butane transloading operation must be developed and approved by the Fire Marshal.*
4. *Butane storage on-site shall be limited to operate as rotating-stock storage rather than static storage, as directed by the Fire Marshal. Limits may include a maximum number of butane rail cars on-site, and a maximum duration that butane rail cars can stay on-site. Such provisions should be included in the Emergency Response Plan or other means acceptable to the Fire Marshal.*
5. *The operation must be operated in conformance with County Code and building permit requirements, including but not limited to:*
 - a. *Business licenses must be maintained.*
 - b. *Sign code standards shall be met.*
6. *Operation of the business shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.*
7. *All state and/or federal permits required for this type of business shall be obtained and maintained, including but not limited to:*
 - a. *State Fire Marshal requirements.*
 - b. *NDEP authorizations for handling of butane or hazardous materials.*
 - c. *OSHA safety requirements.*

Chair Bunyard thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

F. Consideration and possible action re: A special use permit application for renewable energy geothermal drilling activities filed by Forty Mile Desert Resources LLC. The properties are located off Nightingale Road, Assessor's Parcel Numbers 003-671-01, 003-671-02, 003-671-03, 003-671-11, 003-671-12, 003-671-13, 003-671-14, 003-671-15, 003-671-22, 003-671-23, 003-671-24, 003-671-25, 003-671-26, 003-671-27, 003-671-28, 003-671-32, 003-671-33, 003-691-05, 003-691-06, 003-691-07, 003-691-18, 004-031-24, 004-051-29, 004-051-30, 004-051-31, 004-051-32, 004-051-33, 004-051-34, 009-251-15, 009-251-24, 009-251-25, 009-251-26, 009-251-88, 009-291-06, 009-291-07, 009-291-08, 009-291-09, 009-291-10, 009-291-28, 009-291-29 & 009-291-30, in the RR-20 and Industrial zoning districts.

Paul Conrad, Site Permitting Manager for Fervo Energy, representing Forty Mile Desert Resources, LLC, 910 Louisiana Street, Suite 4400, Houston, Texas, and Brandon Law, Director of Land, Environment & Permitting for Fervo Energy, were available to speak regarding this application.

Dean Patterson, Senior Planner, said that the applicant is requesting a special use permit (SUP) for Major Power Generation to drill a large number of geothermal exploration wells. Major Power Generation is an allowed use in the use table for the RR-20 zoning district, needing an SUP. The exploration project will extend across many square miles, especially considering the access needs (a map of this area was displayed on the overhead screen). If the exploration finds there is power possibilities, future SUPs will be submitted for power plants, and there could be quite a few of these. Each parcel in the project area is one square mile of land – this is called a “section” in the context of the Section/Township/Range format of land description. The applicant holds geothermal leases on over 40 sections of land that are under the ownership listed in the staff report. These lands lie in the “checkerboarded” area where every other section was given to the railroad company as incentive to build the railroad. Those sections were thus made private mostly in 1895 (south half of

project area) and 1922 (north half of project area). The result is that the leased area includes extensive private lands inter-mixed with extensive federal lands. The project is largely focused on the private lands at this point to avoid delays in developing federal lands, which require time consuming development permits and processes. There is limited development on federal lands planned—mainly limited to corner crossings or short segments for roads. A successful outcome on the private lands would encourage the commitment to additional development on federal lands.

Location: The project area is between Hazen and Desert Peak. Exploration will take place in two phases. Phase 1 will be small – the green squares on the site map. Phase 2 will be large – the blue squares on the site map. There is road work associated with phasing. While drilling wells may extend over 2-3 years, evaluation of wells will begin shortly after their construction. Power plants may be started before all exploration is complete. Because of the remote lands and the checkerboard challenges, the primary issue of concern is road access through the expansive project in a remote location. This includes the fact that much of the area is planned for industrial development in the master plan.

Operations Description: The application provides extensive details for the project. The general approach to exploration is summarized in the Staff Report. This project proposes a different method of geothermal power production than historically seen in Churchill County. It is not dependent on finding shallow hot spots, that also have hot geothermal water to pump out for use in the power plant. Rather this method drills paired wells a mile or so deep to hot rock formations, and then uses directional drilling to create horizontal well bores (another mile horizontally). It injects water into the hot rock in one well, the water passes through the hot rock, and the hot water is extracted from the other well to make power. Since the rock between the paired wells may not have pathways for water to travel from one well bore to the other, rock fracturing techniques are used—commonly called “fracking”—along the parallel horizontal sections. The industry calls such techniques “stimulation”. This also negates the need for a large water supply to be naturally in the rocks. They can bring an initial supply of water, then re-use it. While this is not a literal closed loop system, it operates similarly. Mr. Patterson noted that fracking has been associated with increases in earthquake activity, but for different types of well and different settings—and the matter is discussed the staff report. The drilling activity on the well pad will be a 24-hour operation, with staffing near 25 people. This does not include truck drivers. Geothermal exploration will generate temporary well drilling and construction jobs. No permanent employees will result from the exploration phase; that would come with the construction of power plants.

Layout Description: The overall phasing layout is described in the Staff Report and shown on the site plan (as displayed on the screen). Within each section, approximately three well pads will be drilled within each section, with one being in a central location and two being along one side of the section. Each well pad can have multiple wells on it running in different directions. While there will be variability, the general idea is that the two well pads on the side of the section will have multiple sets of paired wells extending from the well pad and then across the section. The central well pad would have different directional configurations. Note that there is a reference in the submittal narrative that describes horizontal lengths of 10,000 feet. This would allow well bores to cross property boundaries in one leased section of land (after travelling a mile underground) and then onto an adjacent leased section of land (possibly another mile) mainly the federal checkerboarded area, which has leases on them. Dean Patterson remarked that this method does not require the miles of surface piping that are common to existing geothermal plants in our area. Each well pad will be in the five-acres size range, with access roads connecting to the main roads. The application and staff report describe the well pad activities.

Roads and Access: Facilities in remote locations usually have legal and physical access problems. This is one of the primary issues discussed in the staff report. In summary, the project will use historic RS 2477 and new roads. Permissions are obtained from the project properties for additional road improvements, and the applicant is working with federal agencies for corner crossings and segments that cross federal land. Additional permissions will be obtained before the exploration commences.

Mr. Patterson stated that there are five special use permit criteria that are reviewed in the staff report. Part of this review is the discussion of compliance with the Renewable Energy Facilities codes. There are a few minor issues identified, such as worker housing, coordination with NAS Fallon, etc. Water is a potential concern, however the well drilling comes with some water allowance, and the applicant has a large block of leased water available to provide any water needed for exploration. Other water may be needed for power facilities. Road damage is likely during the project, and a Road Maintenance Agreement will be established. Earthquakes are discussed in the staff report and describes why this is not a setting that should generate earthquakes, but also describes some precautions. These matters are addressed in recommended conditions of approval. He said the primary issue discussed is legal and physical access. This is discussed in detail in the staff report, and in summary, the project is able to use RS 2477 roads that have existed for over 100 years. Unlike smaller projects that the Planning Commission has seen that have difficulty resolving the access problems, this is a large project and is able to deal with almost all of those issues and will be working out the remaining issues before operations. Even so, the access issue results in multiple recommended conditions of approval.

Dean Patterson stated that some questions were received from Nevada Department of Wildlife (NDOW). Comments were received from the water consultant that the county uses, Chris Mahannah, and didn't see anything major regarding the exploration phase. He may want to know more during the power production phase. Staff recommends approval with a list of recommended conditions in the staff report.

Chair Bunyard inquired if the applicant had anything to add. Paul Conrad shared a presentation (see attached). He emphasized that the vast majority of those parcels are purely for potential access, not for actual drilling and development. He confirmed what Dean Patterson stated that this will be in two phases. The first phase would cover three potential section squares, and the information that they glean from the first phase would be used to form the second phase, which would be an additional eight section squares. The list of parcels would go down to a total of 11 in terms of where they would actually be drilling. He shared some information about their company and explained the founding principle of Fervo Energy has been to apply the drilling technology that has been innovated in the oil and gas industry, particularly around directional drilling, and apply that to geothermal energy. They hope with the application of those innovations is to radically change the game in terms of how much geothermal power that we can generate in this country. Currently, conventional geothermal, which requires finding natural faults to run water through to harvest underground heat, is limited to around 9 gigawatts across the country. They think that their technique could increase that to 250 gigawatts or more purely by applying their technology and removing the need for having natural underground ways for water to propagate through the rock. They have about 500,000 acres leased across the western United States, and have close to 600 megawatts of contracts currently in place and negotiating more. They are not a research and development company, and they hope that this technology will be here in five years and working to make it happen now. Mr. Conrad shared one of their current projects in southwest Utah. He also

pointed to another pilot project that they started near Winnemucca, which was a single pair of wells that was used to prove out this technology as applied to geothermal. It was successful. They have concrete plans to build sufficient wells to generate 477 megawatts in the southwest Utah project and believe it has the capacity to generate up to 2 gigawatts. He pointed out that the current amount of geothermal energy across the county is a little over 9 gigawatts, and this one project has the potential for 2 gigawatts.

Paul Conrad shared a cross sectional diagram of the types of directional wells they intend to drill. Part of the innovation of using these directional drilling techniques in geothermal is that they can limit the amount of impact that they have on the surface. Each well pad can drill in different directions. They drill these wells targeting rock with a specific temperature, currently around 400 degrees Fahrenheit. They are always trying to increase that temperature in order to produce more energy. He shared more information about their project in Utah. They plan to bring their power online in June 2026 and hoping to provide 477 megawatts by June 2028. He then went on to talk about their proposal in Churchill County. Right now, this is purely an exploration project. They would proceed with the northern phase 1 exploration area, constructing two of these well pads and drilling a handful of wells. Then they would move to the southern phase 1 exploration area, and based on the results, temperatures, and tests that they run, they would choose which of the areas to drill additional wells. The request today is to construct well pads and drill wells, and if their exploration is successful, they would come back to apply for a major SUP that would describe what power plants they want to build, where they would be located, and how they would operate. He highlighted the first two drilling sites and shared information about them. He stated that they try to use material in the area to build these pads and only bring in aggregate as necessary. Their drill rig, when the vertical boom is fully extended, would be 175 feet tall. Once they are operating, it would be operating 24 hours a day with a crew of 20-25 people. One of the things that drives value in their business is how quickly they can drill these wells. He spoke a little bit about access and how they anticipate using existing roads. They do not plan to use all of these roads and plan to find the route that works best for their pads, and they will secure all private access, legal contracts necessary to build or improve any of these access points before they go in and construct the first pad. He believes that one of the recommended conditions outlines this requirement. The northern access route requires the least amount of new road and new contract in order to access. The main permit that they are seeking there with Bureau of Land Management (BLM) is to construct about a third of a mile of road across the corner of their property, which would allow them to access and begin drilling the northern phase 1 area. Traffic that could be expected would be either a lot at once during the period of time that the drilling rig is being moved and the well pad is constructed and deconstructed, or it would be minimal while drilling is being done. The heavy traffic would be limited to a number of days or one to two weeks, and then it would calm down. He noted that they do plan to provide temporary housing for the personnel onsite, and they will secure the appropriate temporary use permits and placement permits needed. All of this will be temporary.

Mr. Conrad went on to explain more about the horizontal drilling process. He shared how they operate and conduct testing. He stated that the water that they will use comes from groundwater source wells that they would also drill, and they file for a temporary waiver with the Nevada State Engineer to allow water for drilling units without an associated water right. If the Engineer still requires it, they have leased sufficient private water rights to allow them to cover all of the proposed activities. He then shared their company's core values. He highlighted that they do what they say they will do. He hopes that based upon how they conduct themselves the people in Beaver, Utah would say the same thing about them.

Chair Bunyard started by asking if the one in Utah was up and running, or if it was still in the process of getting there. Paul Conrad answered that they are currently constructing power plants for that project and intend to start energy production by June 2026. Chair Bunyard pointed out that this permit is just for the exploration and not for construction of a power plant, and Mr. Conrad agreed and said that they hope that this resource proves successful and that they will be back in front of this commission again in about a year or two to propose a major SUP for power plant construction.

Chair Bunyard asked if any of the commissioners had any questions or discussion.

Member Edgmon brought up that in the presentation they indicate that they plan to cement the casings for these wells, and she questioned how they seal these in the end. Paul Conrad remarked that their wells are permitted through the Nevada Division of Minerals (NDOM), and each of these wells will be permitted separately. Those permits primarily work toward protecting local groundwater, and they specify the requirements for how they will be cased in steel and cemented. They are cementing their wells all of the way to depth at their current project, and plan to do similarly here as required by NDOM. In terms of how these wells would ultimately be abandoned, he shared that they hope that these wells would be operated over a period of decades depending on the flow tests. Once a well is no longer used or necessary or if that well encounters something unexpected and they don't want to use it, the abandonment process would be to fill it entirely with concrete, but that process is also dictated by their NDOM permits. Member Edgmon verified that these would be sealed, and Brandon Law indicated that it would be at the end of life, not the end of exploration. Member Edgmon then inquired about how their procedure is different from the geothermal plant that already exists near Soda Lake. Paul Conrad responded that that facility uses conventional geothermal, which generally does not employ the type of directional drilling that their company does. The real difference is in the well stimulation. Conventional geothermal, up until Fervo's business model, has generally required three things: shallow rock that is close to the surface and can be accessed, rock that is hot that provides heat that can be extracted for electricity production, and rock that is permeable that allows water to flow through it naturally. Usually, this is in an underground fault of some kind, and they cycle the water through it. Fervo's innovation is to remove the third requirement. They do not need permeable rock, and they are looking for shallow and hot rock. They create their own permeability through this well stimulation technique. Member Edgmon asked if they feel that theirs stimulates the underground more so than the conventional geothermal plant is doing. Mr. Conrad said that they would be fracturing the underground rock, which is not something that is done in conventional geothermal; however, the way that they fracture the rock in these hard rock bodies, is very isolated to the particular area that they are trying to stimulate. Member Edgmon pointed out that in reading through the materials provided it was referring to the increased earthquake activity, and she noted that they stated that they have contacted United States Geological Survey (USGS) and were told that they deem them to be significantly low risk. Her concern would be regarding Soda Lake, which is a volcano, and in 2018 this was listed as a moderate threat risk for the State of Nevada and is the only volcano in Nevada. She inquired if that threat had been assessed. Paul Conrad couldn't say whether or not that specific risk had been looked into. He talked about how they manage and handle seismicity vibrations. They commit to install a network of seismic monitors (a photo of one of these was displayed on the overhead screen). They monitor the data from these as they undergo well stimulation, and prior to well stimulation they would establish a "traffic light protocol". Information regarding this is available on Fervo's website. When any vibrations reach the established protocol limit, they stop, assess, and change operations to prevent those vibrations approaching any level that

would be of concern. They set a very conservative level. He shared information about the protocol established at their Cape Project in Utah and stated that they have never had a “red light” event there. They will instigate something similar here. Member Edgmon asked if they have ever done any operations where they are that close to volcanic matter. Paul Conrad couldn’t speak to that because he is not a geologist. Brandon Law noted that they do have an entire team that is dedicated to this subject, and it is something that they take very seriously. Because of the nature of their business, several of their areas of interest are close to inactive volcanoes. Member Edgmon pointed out that is probably because that is where the hot rock is found.

Vice Chair Goings asked the applicant to expound on the water they plan to use. It was stated that they would be able to import water to use at this location and he wondered where that water would be coming from. Paul Conrad clarified that they would not be trucking water in, and they would be drilling groundwater wells from the well pads once they are constructed. They would file, and have filed, for exemptions with the state, which is a conventional practice to allow drilling geothermal exploration wells. The general thought behind these exemptions is that they are basically taking water from the ground and sending it right back down, so it is non-consumptive and temporary. Where their technique is rather innovative when it comes to those exemptions, is in particular around the testing phase when they are cycling water underground for a very long time to evaluate the temperature. They will be working with the State Engineer as to whether or not the exemption that they are filing for qualifies for that phase of exploration, and if the Engineer determines it to be truly consumptive and a water right is necessary to offset that use, they have those water rights leased and available to draw from the groundwater wells that they would drill as part of this project. Vice Chair Goings said that he spoke with a person in the geothermal industry to get a better understanding of this process, and as he understands they will be injecting water at a higher pressure than a normal geothermal reinjection well. Mr. Conrad confirmed this to be accurate. There was some discussion about this process related to pressures and volumes and injection and production wells.

Member Hyde stated that as he understands the traditional method of fracking, which can increase the incidence of earthquakes, is where there is high volumes of water, and as he understood the material provided, they use higher pressure, but lower volumes, so it wouldn’t trigger an earthquake as much as traditional methods. Paul Conrad thinks that the primary difference between traditional fracking and what they are doing is where traditional methods cover large areas with high volumes of water but also through softer bodies, like shales, whereas those techniques applied to their technology is to do it in hard rock, at depth, and in a much smaller volume of area. They are not interested in creating large fractures going out into a large body like oil companies, who are trying to extract as much oil as possible from those fractures. They are interested in creating a small volume of fractures between the two wells. Member Hyde then inquired about the size of the casing, and Mr. Conrad remarked that they are interested in using the largest casing possible in order to move as much water as they can; more water, more heat, more power. Right now, they are using a production casing at the horizontal level of about eight and a half inches (8.5”) and are looking at evaluating what it would look like at nine and a quarter inches (9.25”). Member Hyde thought that they have proven that this process is working, and Mr. Conrad stated that their first pilot project was in Winnemucca, which was a pair of wells, and is currently generating power. They have conducted a test on their Cape Project, which also proved it as capable.

Chair Bunyard called for public comment.

Barry Wood, 5573 Trento Lane, inquired how this would affect the surrounding areas residential wells, if at all. He was concerned that if they are extracting large amounts of water and

conducting fracking that this could affect the strata where the water for the residential wells. He also questioned what type of lighting would be set up for these drilling rigs, such as red or white flashing lights for aircraft to be able to see those towers at night.

Nona McFarlane, 6500 Workman Road, stated that she has some concerns regarding the overall concept here. She doesn't understand what they are trying to say. She got a notice in the mail because it is part of the area that could be affected, and when she tried to contact someone on the commission, no one even knew what she was talking about. Then, she got the notification about the meeting on January 30, 2025. She questioned how long the members have been aware that this is going on and that those people that could be affected by this were just being notified very recently. She shared that there is a road that goes through a small portion of a parcel that she owns, and Dean Patterson had told her that this road has been there for 100 years. She doesn't believe that it could be considered a road for that long because when they obtained that land it wasn't more than a little trail. She was also told that she cannot deny access on that road, so she has some trouble with that. Mrs. McFarlane said that she was contacted by John Belland from Fervo Energy about leasing and purchasing her property. She said that, unfortunately, her computer got hacked and she has no way of contacting him back. She would like to have someone from the company meet with her to explain things better so that she can understand how this is going to affect her property. She questioned if there were any other minerals that were going to be extracted that they would take in this process and what those would be. She also wondered how that was going to be monitored to know how much they are taking out of the ground and the soil.

Joyce Week, 4050 Allen Road, said that she owns property out in the Hazen area. Her husband worked on geothermal projects for over 50 years all around Nevada. He has passed on, and she only knows some of the information that he knew. She said that she is all for geothermal, but only understands the traditional kind. She understands that they are exploring and hoping to build out. Her business property is at Hazen, and she knows that the leases can come close to the back of her parcel. If the leases come close to Hazen, and then they do get the results that they want, how close to Hazen could a power plant possibly be built?

Matt McFarlane, 6500 Workman Road, explained that he runs a duck hunting operation on the same property mentioned by Nona McFarlane. He said that recently Fernley concrete lined the canal, which is where they used to get the water that ran off from that canal. He said that he spoke to another duck club manager, who indicated that he spoke with this company, and he is asking them to pump water to fill their ponds up. He said that he used to work on oil rigs, and he knows that it isn't how things work. He verified that their process is circulating the water. They have water that still comes to their property, and he was concerned about this company utilizing water that they extract to fill up ponds for someone else to conduct duck hunting. He expressed concern about their activities taking water away from his property and causing them to dry up completely.

Rhonda Wood, 5573 Trento Lane, wondered if they have to use more water to do the exploration than they intended, where that water would come from and how that could affect farming, ranching, and residential wells in the area. Are there any contaminants entering into the stratas from this type of drilling.

Kathleen Denson, 707 Hart Lane, said that she is a new resident in the area, and she loves it very much. She is from northern California, and she appreciates cheaper electricity very much if that could be possible. She expressed some concerns regarding water. Their well has some quality issues, and she was afraid that if this process would contribute to making this problem worse, she wouldn't like that. She is also concerned about the noise and what noise might be generated by this project. She also mentioned the traffic and use of the open range and public lands for recreation

purposes. She said that they have ridden their horses out in that area quite a bit, and she wouldn't like to lose the use of the public lands. Although she doesn't quite understand what they are wanting to do, she said that it seems pretty invasive. She was curious about where the power will go. She joked that everyone in Hazen would get free power and said that her mother taught her that it never hurts to ask. She also said that she has not understood the necessity of geothermal plants with solar panels, and if geothermal works, why is there a need for so many solar panels along the highway.

Chair Bunyard requested that the applicant address some of the concerns that have been raised during the public comment period. He stated that the commissioners were notified the week prior to the meeting and provided the documents to review. Dean Patterson shared where the locations of some of the properties of the people making public comment were in relation to this project on the overhead map displayed on the screen. He remarked that due to the distance from most of those locations it is difficult for there to be a water connection that far away. It would have to affect the entire valley for it to impact those properties mentioned.

Paul Conrad stated that this is a very isolated project, and they are not planning to bring water in from elsewhere. They will use the water right next to where they are drilling. In addition to its remoteness being inherent mitigation to people's wells being impacted, they also have legal requirements from the State of Nevada that would not allow them to impact wells. Brandon Law said that most people in the planning world are familiar with this concern, and he assured that they are forbidden from having impacts; it is regulated, and they have to monitor and mitigate those impacts. They do get a lot of requests from people, and he remarked that they will not be pulling water out of the ground and adding it to any surface water. He admitted that a landowner asked for that, but they are not able to do that. Mr. Conrad stated that during the actual drilling of these wells, which is usually a single geothermal well in the 20-30 day timeframe, it requires on the whole about five to six acre-feet of water spread out over that time period. The largest water draw that they see is for conducting the month long test. In order to accommodate the water for that test, they will slowly pull the water out of the ground over time and place water in large storage, and then use that high volume over that 30 day period for the test. Ultimately, the volumes that they are talking about will be largely seasonal. He then responded regarding lighting and noted that this will be a 24 hour operation, and for safety reasons it does need to be lit. He stated that they are aware of the dark skies lighting requirement and will comply. Regarding noise generation, they will have some noisy equipment, and he shared the results of a noise test they conducted that the noisiest piece of equipment that they use is large diesel generators that can peak at about 95 decibels. They don't anticipate any impact because of the distance they will be from residences. The nearest residence in Hazen would be five and a half miles away from the nearest well pad, which will probably not even be perceptible at that distance. They also have Occupational Safety and Health Administration (OSHA) requirements for noise that specify that they can't make a piece of machinery noisier than when they receive it. They install mufflers when available and maintain those. Mr. Conrad then responded to the question regarding adding contaminants in the water by stating that everything that they use to drill is governed by NDOM. They do use drilling mud, which includes lubricants for the cutter itself, and all of those additives are completely non-toxic, non-hazardous, and are regulated by NDOM. When it comes to road access, they highlighted on the map the various options for access, and it will be done in phases starting with the northern access, which is farthest from all of these concerns and will require the least amount of new road construction and new contracts. For southern access, they do have a variety of options including RS 2477 roads, and they have every intention of securing full contractual rights of way and legal requirements to use any of

the roads. They are not interested in being bad neighbors. One of the conditions would be to provide the county with proof of access prior to doing any sort of operations here. Brandon Law informed Mrs. McFarlane regarding John Belland. Paul Conrad informed that they will not be extracting any other minerals. This is an exploration project, and they are drilling holes specifically to run water underground and extract heat. If there is any other mineral extraction proposed, it would be included in a major special use permit application at a later date. Mr. Law explained that their leases does give them the right to extract minerals from the geothermal brine, but it isn't something that they plan to do in the immediate future. Mr. Conrad answered the question regarding how close to Hazen a power plant might be constructed in the future. They plan to construct a power plant as close to the wells as possible to reduce the costs. This means that these would be very near where they plan to drill. Regarding where the electricity will be sent, they have agreements in place to potentially supply power from this location in 2030; however, they cannot divulge that information. They do have specific buyers for the electricity that they generate, and they hope that this project does produce another gigawatt of power. If that's the case, they will be looking for more electric buyers. He thinks that there could be some potential for sale to the Churchill County community in the future. He also addressed the open range character of the properties. They can drill multiple wells from a single pad, which makes them less obtrusive than conventional geothermal. Their surface impact is relatively small compared to the total megawatts that they want to generate. This means that they will have less impact on the open range character of this area. Mr. Law noted that their current project is being constructed in the middle of open range, solid federal land on the periphery of private land, and they are working well with those cattle grazers. They have very little impact on them. Dean Patterson reminded them about the question regarding blinking lights on the tops of the drill rigs, and Mr. Conrad said that the Federal Aviation Administration (FAA) generally requires those kinds of aircraft avoidance lighting for structures that are over 200 feet tall, and although they approach that, they do not exceed that, so it won't have those types of lights.

Vice Chair Goings commented that one of the concerns that was brought to him was the potential impact to neighboring geothermal wells when geothermal production began near those. The massive amounts of geothermal water that was being utilized in the operations that we are used to seeing in this community negatively affected the geothermal wells that some residents had. He said that based upon what he has read, heard, and understands this will not impact the water that is there. This is a completely different system and would not affect the actual groundwater. Paul Conrad said that their system is fundamentally different than conventional geothermal operations. They are creating isolated systems in their horizontal wells to cycle water and extract heat. They are not targeting permeable zones of rock, and they actually don't want that type of rock. That inherently keeps it separate from those kinds of impacts.

Director Hines remarked that the applicant had addressed the traffic concerns primarily in Hazen and asked them to share more about what that traffic would be like. Mr. Conrad explained that they would have periods of high, heavy truck traffic, but they would be isolated in nature. He went over the traffic impacts during the exploration phase.

Dean Patterson inquired regarding if the applicant has a good outcome from the exploration project, would they normally expect a power plant at each well pad. Paul Conrad stated that, generally speaking, the exploration project will evaluate what the actual productivity of these wells will be, and that will ultimately dictate how many power plants it could be. He shared an example related to their Cape Project in Utah. It could potentially mean a power plant between each of the two sets of pads located on the sides of the section squares, roughly one per section, and there is

only one section that has two sets of pads.

Loreli LeBaron, Code Compliance Official, said that she received a question regarding how this may affect NAS (Naval Air Station) Fallon. Paul Conrad responded that one of the conditions recommended for approval would include consultation with NAS Fallon to evaluate if there is any disruption. They have not done that yet, but it would be a requirement before they begin operations. Dean Patterson stated that he reached out to the Navy base; however, they have not yet responded. Chair Bunyard asked for any further comments; there being none, he called for a motion.

Vice Chair Goings commented that there is an extensive list of conditions that were provided to the commission and the applicant, and he wasn't sure whether the public has seen these. He wasn't going to read these in the motion; however, there are several conditions that would have to be met.

Vice Chair Goings, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in in CCC 16.08.080(H), and therefore approve the Special Use Permit application for a Major Power Generation Geothermal Exploration project submitted by Fervo Energy on the many properties listed in the application. This approval is subject to conditions, as listed in the Staff Report. Member Frey seconded the motion, and the decision carried by unanimous vote (6-0).

Recommended Conditions:

- 1. This permit is subject to annual review to confirm compliance with conditions until such time as the Planning Commission determines it is no longer necessary.*
- 2. This project is permitted to proceed in phases and is valid for 5 years. Exploration beyond that time must obtain a new Special Use Permit.*
- 3. No RS 2477 road may be moved, eliminated, or blocked without approval through County processes. No improvements shall be made to RS 2477 roads without all required encroachment permits from the Road Department.*
- 4. Before beginning any road improvements, construction of well pads, or drilling operations, legal access shall be obtained and documentation provided to the Director. This includes federal corner crossing easements, and road use easements on non-leased land.*
- 5. Legal access for the exploration phase may be provided using private project-specific access easements. However, permanent facilities will require providing County-standard public access easements at the time of application for the main roads (not well pad connection roads) where they cross private leased lands. Where they cross public lands, the applicant shall work with the federal agency and the County toward obtaining County-standard public access easements.*
- 6. Before drilling operations commence, road access to and from the project area, and to and from well pads shall be improved to county access standards. This includes providing for cross drainage without capturing storm runoff, correcting drainage impoundment and ponding problems, and correcting surface condition problems with questionable suitability for fire truck passage in wet weather. Before improvements are made, the applicant shall consult with the Road Supervisor and Fire Marshal to inventory places needing correction and determine solutions.*
- 7. Before beginning any road improvements, construction of well pads, or drilling operations, a road maintenance agreement shall be entered into with the Road Department. The agreement*

- shall address the roads shown on the SUP Development Map that are associated with the Phase being worked on. Roads shall be maintained for the duration of the exploration project in a condition that is passable for fire trucks, as determined by the Fire Department.*
8. *Flow pathways for dry streams shall be protected by shifting well pads to be outside the flow path, and by constructing road crossings using fords whenever possible.*
 9. *A seismic monitoring system shall be developed that is satisfactory to the Director. The system shall include monthly seismic reports provided in a form acceptable to the Director. The report shall consist of a monthly log of seismic activity and faults encountered, with an assessment of their meaning. Reporting shall continue for the duration of the exploration project, and 6 months after the end of drilling*
 10. *In the event of unacceptable earthquake generation, Churchill County and/or the Nevada Division of Minerals, may require that operations be reduced, modified, or suspended.*
 11. *The project must be constructed and remain in compliance with Churchill County Code, including but not limited to:*
 - a. *Before housing units are installed, any Temporary Use Permits for worker housing that the Director determines are needed shall be obtained.*
 - b. *Building permits must be obtained for any structures, including workers quarters, and any pertinent impact fees must be paid.*
 - c. *Grading permits must be obtained for earthwork.*
 - d. *A business license must be obtained and maintained.*
 - e. *Before drilling commences, the applicant shall consult with NAS Fallon and implement all recommended changes.*
 - f. *Proof of liability insurance covering all aspects of the exploration project in the amount of \$1,000,000 shall be provided to Churchill County prior to well pad construction.*
 - g. *A written agreement to provide Churchill County with access to geothermal data in compliance with County Code shall be provided before well pad construction.*
 - h. *Well pad lighting shall comply with the Lighting Code, being pointed downward and directed toward the center of the well pads.*
 - i. *A Fire and Emergency Plan shall be developed and approved by the Fire Marshal before drilling operations begin.*
 - j. *Closure/decommissioning of the well pads shall follow the details described in the application within one (1) year of closing the wells on the well pad.*
 - k. *Minor changes may be made and authorized by the Public Works Director per CCC 16.16.030(E)(13). Any additional well needed in the future is considered to be a minor change, unless it is determined that the Planning Commission needs to be consulted.*
 12. *The applicant shall comply with state and federal agency permits and requirements, including but not limited to:*
 - a. *Nevada Division of Environmental Protection Bureau of Air Pollution Control Surface Area Disturbance permit, and Bureau of Water Pollution Control Storm Water Pollution Prevention Plan.*
 - b. *Nevada Division of Minerals geothermal well permits.*
 - c. *Nevada Division of Water Resources water use authorizations.*
 - d. *Bureau of Land Management and Bureau of Reclamation authorizations.*
 13. *Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.*

Chair Bunyard thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

10. Consent Agenda: All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

- A. Consideration and possible action re: Termination of a special use permit previously granted to Tori Robinson for a horse boarding and equestrian training facility at 3880 Edwards Lane, Assessor's Parcel Number 008-031- 30, in the A-10 zoning district. The applicant has moved and the permit is no longer needed.
- B. Consideration and possible action re: Termination of a special use permit previously granted to ORNI 32, LLC, for the Dixie Meadows Geothermal Utilization Project, on Dixie Valley Road, Assessor's Parcel Numbers 004- 211-01, 004-211-03, 004-211-04, 004-211-05, 004-551-03, 005-251-03, 005-271-03, 005-291-01 and 005-591-01, in the RR-20 zoning district. This project is not moving forward and the permit is no longer needed.

Member Ansotegui moved to approve the consent agenda as submitted. Member Frey seconded the motion, and the decision carried unanimously (6-0).

11. Future Discussion Item

There were none.

12. Public Comment:

There were none.

13. Adjournment:

There being no further business to come before the Planning Commission, Chair Bunyard adjourned the meeting at 8:50 p.m.

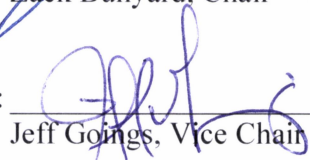
14. Appendix:

Supporting Documentation

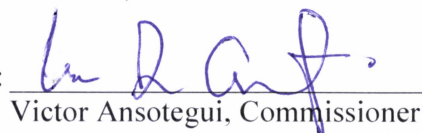
Approved: _____

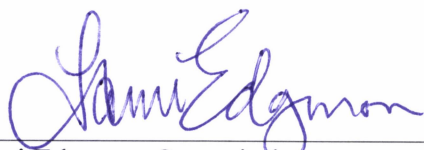

Zack Bunyard, Chair

Approved: _____


Jeff Goings, Vice Chair

Approved: _____


Victor Ansotegui, Commissioner

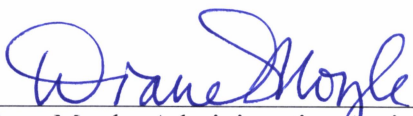
Approved: 
Tami Edgmon, Commissioner

Approved: 
Joe Frey, Commissioner

Approved: NOT AVAILABLE
R. Mark Hyde, Commissioner

Approved: NOT AVAILABLE
Scott Nelson, Commissioner

ATTEST:


Diane Moyle, Administrative Assistant



CHURCHILL COUNTY
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STAFF REPORTS FOR
PLANNING COMMISSION MEETING – February 12, 2025

LIST OF STAFF REPORTS

- C & A Rentals (Frey) Sending Site Application Page 2
 - Peel Sending Site Application Page 3
 - Beach SUP for Home Based Realtor Business Page 4
 - Mannered Mutts/Clark SUP for Home Dog Training & Boarding Business Page 7
 - Tactical Cleaning Acquisitions SUP for Rail Park Butane Transloading Page 11
 - Corsac SUP for Major Power Generation - Geothermal Exploration Page 18
 - Consent Agenda Page 28
-

OLD BUSINESS ITEM MOTIONS

Motion for Annual Review of SUP - should be modified by the Planning Commission as needed.

NOTE: Annual review is **NOT a new decision or renewal**. It is a review for compliance with the previously approved decision. Failure to comply with the permit can be grounds for a permit **REVOCATION** process.

- ☐ I move to review this application in one year. **[[OR USE OTHER TIMEFRAME]]**
[[ADD OTHER REQUIREMENTS OR INSTRUCTIONS IF NEEDED]]
- ☐ I move no longer require annual review for this application.

Motion for Renewal of Temporary Use Permit - should be modified by the Planning Commission as needed.

NOTE: These permits expire in one year unless a renewal is approved, with the possibility of setting shorter renewal periods. Thus a renewal is **a new decision or approval**.

- ☐ I move to **APPROVE** the renewal of this Temporary Use Permit for **[NAME OF APPLICANT]** for one year. **[[OR USE OTHER TIMEFRAME]]**
[[ADD OTHER REQUIREMENTS OR INSTRUCTIONS IF NEEDED]]
- ☐ I move to **DENY** the renewal of this Temporary Use Permit for **[NAME OF APPLICANT]**.

Application:	Transfer of Development Rights – Sending Site		
Applicant:	Colby Frey for C & A Rentals LLC	Owner:	C & A Rentals LLC
Site:	No address on Schurz Highway (APN 006-092-16) – 72.53 ac. (59.47 ac. water rights)		
Designations:	Master Plan – Agricultural // Zoning – A-10		

Summary: This application is for approval of a Sending Site and Transfer of Development Rights calculation. The property is mostly water righted, with the remainder being canals, drains, and farm roads. The remaining irrigated acreage is farmed with temporary water or farm map water.

Sending Sites have minimum requirements:

- 20-acre minimum parcel size or identified as a special site (CCC 16.14.050).
- Areas removed from irrigation or stripped of vegetation do not pose a dust liability (CCC 16.14.030.D).

Sending Sites must provide a community benefit listed below, by means identified in CCC 16.14.030.B:

- Agricultural preservation and retention of water rights.
- Protection of military operations.
- Protection of water recharge areas.
- Protection of open space.
- Protection of wildlife habitat.
- Providing public access.
- Other special benefits.

This property qualifies for the minimum standards by meeting the acreage requirement and dust control requirement. This property provides community benefit by:

- a) Agricultural preservation with water rights retention on most of the parcel.
- b) Protection of military operations.
- c) Protection of water recharge areas.

The Sending Site Committee reviewed the application on January 13, 2025 and recommends approval of the sending site. The Committee recommended a total of 88 TDRs.

STAFF RECOMMENDATION: **APPROVAL**

MOTION: The motion should be modified by the Planning Commission as needed.

□ Based on the information provided in the application, in the staff report, and this meeting, I move to recommend the following to the Board of County Commissioners:

- a) approval of the Sending Site application for C & A Rentals based on providing the community benefits of preserving 72.53 acres of farmland with surface water-rights; protecting nearby military operations and protection of water recharge areas; and
- b) approval of 88 TDRs for the same property.

Application:	Transfer of Development Rights – Sending Site		
Applicant:	Arthur Peel	Owner:	Arthur Peel
Site:	9350 Pasture Road (APN 006-092-07) – 193.9 acres (155.32 acres water rights)		
Designations:	Master Plan – Agricultural // Zoning – A-10		

Summary: This application is for approval of a Sending Site and Transfer of Development Rights calculation. The property is mostly water righted, with the remainder being canals, drains, county roads, farm road, farm work area, and home site area. See the maps.

Sending Sites have minimum requirements:

- 20-acre minimum parcel size or identified as a special site (CCC 16.14.050).
- Areas removed from irrigation or stripped of vegetation do not pose a dust liability (CCC 16.14.030.D).

Sending Sites must provide a community benefit listed below, by means identified in CCC 16.14.030.B:

- Agricultural preservation and retention of water rights.
- Protection of military operations.
- Protection of water recharge areas.
- Protection of open space.
- Protection of wildlife habitat.
- Providing public access.
- Other special benefits.

This property qualifies for the minimum standards by meeting the acreage requirement and dust control requirement. This property provides community benefit by:

- a) Agricultural preservation with water rights retention on most of the parcel.
- b) Protection of military operations.
- c) Protection of water recharge areas.

The Sending Site Committee reviewed the application on January 13, 2025 and recommends approval of the sending site. The Committee recommended a total of 252 TDRs.

STAFF RECOMMENDATION: **APPROVAL**

MOTION: The motion should be modified by the Planning Commission as needed.

□ Based on the information provided in the application, in the staff report, and this meeting, I move to recommend the following to the Board of County Commissioners:

- c) approval of the Sending Site application for Arthur Peel based on providing the community benefits of preserving 193.9 acres of farmland with surface water-rights; protecting nearby military operations and protection of water recharge areas; and
- d) approval of 252 TDRs for the same property.

Application:	Special Use Permit	Use Listing:	Home Based Business – Realty Office
Applicant:	Leslie Beach	Owner	Beach Family Trust
Site:	6755 Reno Hwy (APN 008-141-18) – 0.78 acres		
Designations:	Master Plan – Urbanizing // Zoning – C-2		

Property History:

The property has a complex land use past. Past residential uses on the property were non-conforming uses that went away long ago, and the site was operated as a commercial building. The applicant wanted to re-establish a residence, which is normally not allowed. She chose to establish a multi-family duplex because multi-family dwellings were an allowed use through a Special Use Permit at the time (approved April 2022 – also 2 later setback variances). The permit was approved just before the code changes that established the R-3 zoning district, which **also made** multi-family dwellings prohibited in the commercial zones. Thus, the residential duplex is vested under the previous law; and now is a legal non-conforming use. But if the residential units cease being used, it will lose its non-conforming status. The applicant wishes to have her realty business at the site, but does not want to convert the residential use to a full scale business, which would jeopardize the residential use. A home-based business application is submitted.

Summary: The applicant is requesting a Special Use Permit (SUP) for a Home-Based Business at their home property. The definition for a Home-Based Business is:

Any business activity customarily not associated with a residential parcel conducted as an incidental and accessory use of the residential parcel.

Thus, a Home-Based Business is accessory to, and subordinate to the primary residential use. Normally a Home-Based Business is reviewed through an over-the-counter permit. They must meet EIGHT (8) criteria of CCC 16.16.020.8.1(a-h), which would help them to be nearly unnoticeable to neighbors. Those that cannot meet the criteria might have impacts on neighboring residences but might be approved through an SUP if they can meet the criteria of CCC 16.16.020.8.2(a-h). The proposed business is requesting the SUP due to (a) customers coming to the property, and (b) a business sign. **NOTE that the sign is a technicality**, since the sign is much larger than the normal small sign because a full-sized business sign is allowed in the commercial zone. **Note** that no employees are proposed nor authorized in this permit.

The site plan shows buildings and the sign, but does not show the Reno Highway which is located next to the sign. Access is taken from the Reno Highway, which has a paved apron. ADA Parking is proposed on the west side of the duplex.

The Reno Highway is a paved State-maintained road running along the north side of the property within NDOT owned land. An agricultural easement runs just off the south property line. A utility easement runs along the east property line.

Criteria Review: **CCC 16.08.080(H): Findings from a preponderance of evidence must indicate that the proposed use:**

1. Is compatible with the existing surrounding land uses and development.

The area around the proposed home business is zoned C-2 Commercial. There are some commercial uses nearby, but most nearby properties are used for residential and farming. While some businesses could raise concerns about compatibility with the neighborhood, the commercial zoning reduces those concerns. Also see Criterion 5 regarding impacts. The proposed use is compatible with the neighborhood.

2. *Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this code.*

The **Master Plan** establishes land use districts that are implemented by the zoning districts. The area around the proposed home business has a Master Plan designation of Urbanizing, and is zoned C-2 Commercial. **Home Based Businesses are a listed use** in the use table for the C-2 zone. They are prohibited unless there is an existing residence; and need an SUP for those proposals that do not meet certain criteria. This situation meets the noted limits. Most Master Plan policies are not applicable to the development of commercial uses or are neutral in terms of general commercial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

GOAL LU 2 All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics and efficient service provision.

Compatibility issues are discussed under Criterion 1, above. Environmental Impacts are addressed in Criterion 5. Conditions of approval should allow the project to meet the above policies. The proposed development must conform to the County Development Code. Conditions of approval will address specific issues, including:

- **Sewer and Water:** Changes to the residential septic system and water well are not needed. The well can provide adequate water for the business.
- **Generally:** Legal and physical access requirements are met. Outdoor storage is not proposed, so screening is not needed. Lighting is not proposed, nor approved. No exterior changes are proposed, so the site appears to meet setbacks and easements. Similarly, the landscaping code does not apply to activities accessory to a single-family residence, like a Home-Based Business. Accessory home businesses do not have to pay County impact fees.
- **Parking:** Any required parking for a Home-Based Business would be determined through the SUP. The proposed parking area appears adequate for passenger vehicles.
- **ADA accessibility:** Businesses normally need to meet ADA accessibility requirements, especially when customers stay for an extended time. Customers for a realty business would normally stay for a while. So, the Building Department indicates that ADA parking, a path/ramp, office customer area, and accessible restroom will be needed.
- **Signage:** The applicant proposes a sign at the road entrance, but it will be an existing commercial sign that complies with the commercial sign code.
- **Nonconforming Uses:** The residential use is a nonconforming use in the commercial zoning district. Since a business is proposed IN THE RESIDENCE, there is the risk that it will grow and become the primary use, and the residence stops being used as a residence. If so, the residential use loses its nonconforming status and may not be re-established. Standard businesses are allowed on the site, but they would need to be in a separate building. If the business grows beyond a home business scale, it should be moved into a new commercial building elsewhere on the property. Recommended conditions address this issue.

3. *The project will be constructed and operated in a manner that will not overburden public services and infrastructure.*

There are no public sewer and water services on or near the site. Private sewer and water service currently exist for the home and can be used for the accessory Home-Based Business. The Sheriff and Fire Marshal had no comments, and the increased demand on emergency services will be minor. Public road infrastructure is discussed below. Public services and infrastructure will not be overburdened.

4. *Adequately mitigates road and traffic impacts generated by the construction and build out of the project.*

Anticipated traffic from the Reno Highway should be small, being a few trips a day. No additional employees are proposed other than the applicant. Normally realtors meet with only one client (including couples or families) at a time. It is possible there would be customer overlap, though not always. There will also likely be weekly deliveries such as document delivery, etc. The Reno Highway is a paved State maintained road, and can handle the minor increase in traffic from the business.

5. *Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.*

Businesses with customer traffic in a residential area could be incompatible, but a small-scale operation can be conditioned to be compatible. Potential environmental impact issues are customer traffic and related dust impacts. This will be daytime traffic, but much smaller in volume than normal commercial traffic. Minimal impacts are expected.

STAFF RECOMMENDATION: APPROVAL

MOTION FOR DECISION: The motion should be modified by the Planning Commission as needed.

- Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings **HAVE BEEN** met for conformance with the criteria found in CCC 16.08.080(H) and therefore **APPROVE** the application for a Home Business Special Use Permit for a realty business at 6755 Reno Hwy (APN 008-141-18). This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions are recommended for any approval:

1. This permit is subject to annual review to ensure compliance with conditions and code requirements until the Planning Commission determines such is no longer necessary.
2. Approval of the Home-Based Business is limited to:
 - a. Operation only by Leslie Beach, and not transferable to another location or operator.
 - b. No employees or other realty agents are authorized.
 - c. Customers are limited to being by appointment only, and must be one at a time.
 - d. This approval is for the proposed realty business. Adding other activities, such as real estate classes, multiple agents at the property, etc. is prohibited.
 - e. Proposed signage is approved, and may use normal commercial sign limits.
 - f. If the business grows beyond these limits, it should be moved to a separate commercial building, which is allowed on-site. Should the realty business occupy a full residential unit in the duplex, the nonconforming status of the duplex may be in jeopardy.
3. The project must be in conformance with County Code, including but not limited to:
 - a. A business license must be obtained and maintained.
 - b. Handicapped accessibility must be provided according the Building Department requirements, such as ADA parking space, ramp/access to the building, customer area in the building, and restrooms.

Application:	Special Use Permit	Use Listing:	Home Based Business for Dog Training and Boarding
Applicant:	Mannered Mutts / Jennifer Clark	Owner:	Jennifer, Jeremy, and Aiden Clark
Site:	6150 Cox Road (APN 008-113-54) - 12.5 acres		
Designations:	Master Plan – Urbanizing // Zoning – A-10		

Summary: The applicant proposes a home based business for a dog training and boarding kennel, tentatively named Mannered Mutts, on behalf of her son Aiden - both of whom own the property. Aiden has dog training experience. Both parties will eventually live on the property, but the buildings are currently being renovated. **NOTE** that the home business cannot operate unless the business owner lives in the home.

The applicant is requesting a Special Use Permit (SUP) for a Home-Based Business at their home property. The definition for a Home-Based Business is:

Any business activity customarily not associated with a residential parcel conducted as an incidental and accessory use of the residential parcel.

Thus, a Home-Based Business is accessory to, and subordinate to the primary residential use. Normally a Home-Based Business is reviewed through an over-the-counter permit. They must meet EIGHT (8) criteria of CCC 16.16.020.8.1(a-h), which would help them to be nearly unnoticeable to neighbors. Those that cannot meet the criteria might have impacts on neighboring residences but might be approved through an SUP if they can meet the criteria of CCC 16.16.020.8.2(a-h). The proposed business is requesting the SUP due to (a) customers coming to the property, (b) an outdoor business area for kennel uses, and (c) a business sign.

NOTE that businesses with outside operations are normally prohibited, with exceptions for equestrian, kennel, and lawn care businesses. Also note that the applicant is NOT proposing dog training events or group classes. Boarding does allow boarding customers to visit their animals. A boarding business often allows boarders to have a trainer visit to train them and/or their animal one-on-one. **This use DOES NOT allow classes for groups, nor for people that do not board their animal at the site to come for classes.** Extended stay would require an ADA restroom

Dog Kennels have a high risk of being a nuisance to a neighborhood, and require carefully crafted precautions. The application provides an excellent description of the operations and precautions. The site plan shows Cox Rd. along the south property line, with an Accessory Dwelling Unit (permitted) and most site facilities at the south end. The home and shop containing the proposed kennel are further north, where the view of Soda Lake is available. The home is labeled as “employee home,” but it is the business owner (and landowner) residence. Other pictures illustrate the kennel layout (with interior and exterior pens), signage, and air photos of the property. Highlights of the application include:

- 10 dogs maximum, and 10 pens in the kennel
- Individual pens have inside and outside portions, with closable door between them.
- Building insulated for sound and animal comfort.
- No training between 8pm and 8am, and outside access doors closed 9pm-7pm; however animal care is 24 hours a day.
- Waste management plans – daily cleanup and weekly trash pickup.
- Customer visits limited to above times, customer visits to be staggered one at a time.
- Customer parking is located next to the kennel.
- A 10 sf sign is proposed at the driveway entry

While the kennel is the primary facility, intensive dog training services are also offered that are described in the application. Expected customer visits might be a few per day. Most visits would be for drop-off and pick-up. Some might be to visit the animal. Some might be for consultation, or training with the dog. The home restroom will not be available to visitors.

Cox Road runs along the south property line, another road easement is along the north property line. Utility easements run along the road easements and property lines.

Criteria Review: ***CCC 16.08.080(H): Findings from a preponderance of evidence must indicate that the proposed use:***

1. Is compatible with the existing surrounding land uses and development.

A dog kennel typically raises concerns about neighborhood compatibility, particularly regarding dog barking and waste odors, which are addressed under Criterion 5. The proposed kennel is in an A-10 zone, which is allowed as a normal business, or as a home business, both with a special use permit. A kennel as a home business has strict limits, and the applicant understands this.

The property is in the midst of a residential neighborhood of about 10 homes. While homes are on 5-10 acre lots, they are directly fronting on Cox Road. Thus the proposed kennel is well north of the homes, with the closest being around 500', and others closer to 1000' away or more. To the north is the County's Soda Lake Natural Area property. Operated with attention to reducing dog barking, as described in the application, the kennel can have minimal impact on the neighborhood. Staff also recommends a condition of approval that dogs must be controlled to minimize barking, and that problem barking dogs not be allowed on the property.

2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this code.

The **Master Plan** establishes land use districts that are implemented by the zoning districts. The area around the proposed home business has a Master Plan designation of Urbanizing. The property is zoned A-10 Agriculture. **Home Based Businesses are a listed use** in the use table for the A-10 zone, needing an SUP for those proposals that do not meet certain criteria. Most Master Plan policies are not applicable to the development of commercial uses or are neutral in terms of general commercial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

GOAL LU 2 All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics and efficient service provision.

Compatibility issues are discussed under Criterion 1, above. Environmental Impacts are addressed in Criterion 5. Conditions of approval should allow the project to meet the above policies. The proposed development must conform to the County Development Code. Conditions of approval will address specific issues, including:

- **Sewer and Water:** Changes to the residential septic system and water well are not needed. The well can provide adequate water for the business.
- **Generally:** Legal and physical access requirements are met. Outdoor storage is not proposed, so screening is not needed. Outside lighting is not proposed, nor approved. No exterior building changes

are proposed, so the site appears to meet setbacks and easements. Similarly, the landscaping code does not apply to activities accessory to a single-family residence, like a Home-Based Business. Accessory home businesses do not have to pay County impact fees.

- **Parking:** Any required parking for a Home-Based Business would be determined through the SUP. The proposed parking area appears adequate for passenger vehicles.
- **ADA accessibility:** Businesses normally need to meet ADA handicapped accessibility requirements, especially when customers stay for an extended time. However, home businesses are a special situation. Customer visits that are short and do not need to come into the business, such as for pickup and drop off, do not need an ADA parking space and building access. If customers come into the business for a short visit, an ADA parking space and building access, and customer area are required. If customers stay on the property for an extended time, such as more than 30 minutes or so, the above ADA facilities plus an ADA restroom is required.
- **Signage:** The applicant proposes a 10 sq. ft. sign at the road entrance, which meets the sign limit for home businesses.

3. *The project will be constructed and operated in a manner that will not overburden public services and infrastructure.*

There are no public sewer and water services on or near the site. Private sewer and water service currently exist for the home and can be used for the accessory Home-Based Business. The Sheriff and Fire Marshal had no comments, and the increased demand on emergency services will be minor. Public road infrastructure is discussed below. Public services and infrastructure will not be overburdened.

4. *Adequately mitigates road and traffic impacts generated by the construction and build out of the project.*

Cox Road is a paved County-maintained road within a 60' road easement, with both centered on the south property line. It can handle the minor increase in traffic from the business. Another 60' road easement along the north property line lies entirely on the property but is undeveloped. Anticipated traffic on Cox Rd. should be small, being a couple trips per day for a few customers per day. The highest point of traffic demand would probably be a weekend with a visit from each client to see their animal – though probably not every weekend. No additional requirements are recommended.

5. *Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.*

Businesses with customer traffic in a residential area could be incompatible, but a small-scale operation can be conditioned to be compatible. The main potential environmental concerns are the handling of animal waste and noise from dogs. Odors from animal waste is addressed in the application by frequent waste removal, cleaning of the kennels, and collection of solid waste by a waste collector.

Noise from barking dogs is addressed in the application by keeping dogs indoors at night, and supervision of dogs during the day. The kennel will be insulated, which will reduce noise inside the building. Dogs who bark excessively need to be managed, and staff recommends that problem barking dogs not be allowed on the property. Recommended conditions of approval will require the implementation of these measures.

STAFF RECOMMENDATION: APPROVAL

MOTION FOR DECISION: The motion should be modified by the Planning Commission as needed.

□ Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings **HAVE BEEN** met for conformance with the criteria found in CCC 16.08.080(H) and therefore **APPROVE** the application for a Home Business Special Use Permit for a dog training and boarding kennel at 6150 Cox Road (APN 008-113-54). This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions are recommended for any approval:

1. This permit is subject to annual review to ensure compliance with conditions and code requirements until the Planning Commission determines such is no longer necessary.
2. Approval of the Home-Based Business is limited to:
 - a. Operation only by Aiden or Jennifer Clark. Approval is not transferable to another location or operator.
 - b. The business may not begin until the business owner lives on the property, and the business owner must continue to live on the property.
 - c. This approval is for the proposed animal training and boarding kennel. One-on-one training with owners is allowed. Adding other activities, such as events, group classes, etc. is prohibited.
 - d. Boarding is limited to 10 dogs. Boarding more animals will need a new SUP.
 - e. Customer visits shall be limited to the hours of 8am to 8pm, and visits shall be scheduled to be one at a time. Customer visits outside this time is prohibited.
 - f. Proposed signage is approved, and limited to the size proposed.
 - g. Animal waste shall be handled as proposed in the application.
3. The project must be in conformance with County Code, including but not limited to:
 - a. A business license must be obtained and maintained.
 - b. Flood lighting of the business is prohibited. Dark Skies complaint lighting is allowed. Noncompliant lighting must be corrected
4. Operations shall be conducted in a manner that do not create a nuisance (public or private) under Nevada law or Churchill County Code.

Application:	Special Use Permit	Use Listing:	Rail Based Services & Industrial Park >> ADDITION OF BUTANE TRANSLOADING
Applicant:	Chet Atkinson, Tactical Cleaning Acquisitions LLC <u><i>operated on behalf of</i></u> Energy Transfer LP (Reno facility)		
Owner:	Fernley Business Park LLC		
Site:	17127 Inland Port Drive A portion of APN 009-251-77 on the 23.82 ac. extending west of the railroad tracks (Facility is also surrounded by APN 009-251-78 at 58.18 ac.) NOTE that parcel numbers are expected to change soon		
Designations:	Master Plan – Industrial & Hazen-Swingle Bench Planning Area // Zoning – Industrial		

Site History: The Western Nevada Rail Park (AKA Fernley Business Park or Port of Nevada) was established long ago at the county line – in fact its driveway is in Lyon County. The site has a history of uncompleted Parcel Maps, BLAs, and Subdivisions; however, only 2 lots have been created. In order for the lot east of the tracks (105.61 ac.) to have legal access to a public road, a small portion was extend to the west side of the tracks – that is where the existing facilities are sited. The remaining area west of the tracks is the west lot (58.2 ac.), which lies along the highway and surrounds the existing facilities. This existing parcel layout will change soon due to a parcel map that the owner submitted to separate the east side of the tracks as an independent property (legal access now exists), and also establish 3 separate lots on the west side. At that time, new APNs will be established. The new rail operations proposed in this application will not obstruct that parcel map.

The site timeline is provided below, along with previous SUPs approved for the properties:

- 1) Metals processing SUP (2002) – use ended;
- 2) Asphalt storage SUP (2005) – use ended. The asphalt business encompassed the entire existing facility at the time, and included the propane tank farm and the propane powered boiler (in the smaller building). It also included an asphalt storage tank farm and extensive piping (north of the main building), which have recently been removed.
- 3) Currently, the Crestwood gas supply business is using the tank farm (3 very large cylinders) area of the site, though a SUP was not submitted for it. ***NOTE: Crestwood was recently acquired by Energy Transfer LP, which is being supplied by this operation.***
- 4) Multi-tenant laydown yard with rail SUP for Black Gold Terminals (July 2018). Project was not implemented.
- 5) In 2020, Industrial Realty Group LLC (a national company specializing in rail properties) purchased the property (both sides of the tracks) and adjacent lands in Fernley. They created the Fernley Business Park LLC to be the current owner, and has long range plans for major development of the larger site.
- 6) Continued transloading operations from 2020 with no immediate improvements.
- 7) Rail Service Facility SUP (March 2021) for Fernley Business Park of limited scope to do only rail spur replacement, reconfiguration, and extension near the building complex to facilitate rail car movements within the site, and also minor expansion of the transloading area.
- 8) Rail Service Facility SUP (July 2023) for Fernley Business Park of limited scope to do only rail track extensions southward, and additional spurs west of the building complex, and expansion of the transloading area.
- 9) Rail Service Facility SUP w/Variance (March 2024) for Western Nevada Transload / Fernley Business Park for a container storage yard and related facilities, as well as additional rail extensions located at the south tip of property and additional interior rail spurs.

For future reference, future development will require additional permitting. In addition to SUPs required in the Code for different land-uses, the Code also requires that uses that generate high volumes of traffic obtain a SUP and perform a traffic study. The Code also requires uses that handle hazardous substances to obtain a SUP, such

as tanks of hazardous fluids. The Code also requires uses that may impact public health and safety to obtain a SUP, such as storing large quantities of flammable materials outside. In summary, future facilities can require a Special Use Permit on multiple grounds.

Summary of Proposal:

This is a simple project - there are not even structures or rail track proposed. But it has an important characteristic that requires SUP review. Standard transloading of nonhazardous materials can be done freely along rail spur segments, but the proposal is to transload butane from rail car to long haul trucks. Since butane is a hazardous material, the Special Use Permit is required. Consequently, operational safety is the primary concern with this application.

This operation is intended to enhance or supplement operations at the Reno facility run by Energy Transfer LP. NOTE that Energy Transfer is the parent company for the Crestwood gas company that currently operates at this site. Tactical Cleaning has been hired to operate the butane transloading operation and is serving as the applicant on behalf of Energy Transfer.

Butane Transloading Activities

The application describes the transloading operation. The location within the site is shown on the site plan as being on and immediately adjacent to the northmost rail spurs. Rail cars loaded with butane would be delivered by the railroad company. Using the existing spur interchanges on-site, the rail park staff would relocate the group of rail cars to the transload location.

The butane transloading will be conducted by 2 employees. In conversations, the applicant indicates that 1 employee can perform a transloading operation, but 2 will provide additional safety coverage while also allowing 2 transloading operations to overlap each other. Hours of operation are normal daytime hours Monday through Saturday, with no night operations proposed. Employees will use the rail park facilities for office space and restrooms.

Butane is transported and stored under pressure to keep it liquid. Transloading uses specialized, trailer-mounted, diesel-powered compressor equipment that is pulled by a standard truck. The trailer is not described in the submittal, but pre-application meetings showed pictures of the vehicle. The trailer is parked next to the rail car, and the tank truck is parked next to the trailer. The equipment is connected by high pressure hose to the rail car and truck. A key component of the operation is a vapor condenser that captures vapors in the receiving tank, condenses them, and injects them back into the sending tank, thus creating displacement pressure to force the butane out of the sending tank. This is a closed-loop system that prevents spills and leaks. Butane is a hazardous material and is discussed more in Criterion 5.

The application indicates that no more than 7 rail cars will be in transloading position at a time, and about 10 truck are expected to be loaded per day (one per hour). Staff estimates that each rail car contains approximately 3 truckloads of product. So calculations would indicate that about 3.5 rail cars could be unloaded per day. With a daily stream of butane rail cars, the remaining 3.5 rail cars of butane could serve as rotating storage that would be a buffer in the event of a minor rail disruption. In conversations, the applicant indicated that additional butane rail cars may be staged in other locations besides the transloading position, which would increase the buffer. He also confirmed that volumes greater than 1 day of work would function like rotating stock, and not static storage.

Included in the application is the large, nearly 200 page NDEP application submittal. Much of it is NDEP form pages, many of which have are instructions, are blank, or little information. But also included are text sections with useful information. Page numbers below presume using the 207 page full submittal (20 pages Co. applic.).

- Risk Management Plan narrative – p62 // 30 pages
- Hazard Assessment chapter – p72
- Material Safety Data Sheet – p97 // 8 pages
- Standard Operating Procedures text (apdx D) – p111
- Process Safety Management Plan text – p127 // 25 pages
- Much of remainder is duplicate of the Risk Management Plan

The Fire Marshal has reviewed the materials and has a few concerns that are discussed in Criterion 5.

Criteria Review:

CCC 16.08.080(H) Findings: Findings from a preponderance of evidence must indicate that the proposed use:

1. Is compatible with the existing surrounding land uses and development.

See Criterion 5 regarding impacts and discussion of the hazards to the public. The site is zoned industrial, and the limited nearby uses are also of an industrial nature. The surrounding land along US 50A is predominantly vacant desert land. The exceptions are the Patua geothermal and solar plant ~3/4 of a mile north, geothermal piping and related facilities in the nearby desert, and the Resource Way commercial site 1000-2000' to the south. The lack of other uses makes the proposal generally compatible with surrounding uses and development.

2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this code.

The **Master Plan** establishes land use designations that are implemented by the zoning districts. The Master Plan designation and Zoning District for the site are both Industrial. **The proposed Rail-Based Services is a listed use** in the use table of the development code, requiring a Special Use Permit in the Industrial zone. Most Master Plan policies are not applicable to the development of commercial and industrial uses, or are neutral in terms of general industrial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

Chapter 11 states: “The appearance of a community as seen from the main streets and highways expresses the community character and leaves a lasting impression on visitors and potential future residents and businesses. Special attention should therefore be given to the types of land uses that are permitted along these corridors... To promote a positive image of the County, all development within these gateways must adhere to appropriate landscaping and signage requirements and only those land uses that are aesthetically appealing should be encouraged.”

GOAL LU 2 All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics and efficient service provision.

Compatibility issues of aesthetic, character, and balance are discussed under Criterion 1, above. Impacts and safety hazards are discussed under Criterion 5.

The proposed development must conform to the County Development Code. But no specific facilities are being proposed for construction. The exception is a proposed sign

- **Generally:** Height, setback, and easement requirements do not apply since structures will not be built. Office, sewage, and water facilities will be provided by the existing rail park office. Legal and physical access requirements are met. Outdoor storage is not proposed, so screening is not needed. Lighting is not proposed, since normal daytime hours are proposed. Parking and landscaping are not required for using existing transloading space. County impact fees are not required for using existing transloading space.
 - **Signage Requirements:** The application indicates plans to install a sign. Depending on the location, future signage would have to meet either Lyon County or Churchill County signage requirements. In addition, the sign along the highway will have to meet NDOT signage requirements. In Churchill County, each property is limited to a given amount of signage – being 160 sf total sign area in this location. Existing signs along the highway are small and the total, when considering the proposed sign, will remain under the limit.
- 3. *The project will be constructed and operated in a manner that will not overburden public services and infrastructure.***

There will be no public sewer and water services available at the site. Private sewer and water service currently exist at the main office. Minimal additional power will be needed for the project. Public road infrastructure is discussed below. The Sheriff did not provide any comments on the project relating to police and security matters. The main concern for the proposed butane transloading operation is the burden placed on fire service in the event of an incident. The Fire Marshal reviewed the materials and has few concerns, as long as a good operations and emergency protection plan is in place. Those concerns regarding safety hazards are discussed under Criterion 5

4. *Adequately mitigates road and traffic impacts generated by the construction and build out of the project.*

Traffic generated by the site is currently modest, though is approaches the point of needing a traffic study. Current traffic is composed of the daily arrival and departure of office and truck driver employees, and the daily departure and arrival of transloading delivery trucks. Occasional customer visits and delivery service visits may also occur. Additional truck trips are generated from container deliveries. The proposed use will generate a minor amount of truck traffic, being 10 visits/20 trips. Employees will add another 4-8 trips.

Nevada Dept. of Transportation (NDOT) controls access to the Reno Highway, and requires new businesses to obtain or update their access permits and authorizations. The existing NDOT access is highly constructed to control traffic at this access point, being called a “High-T”, and is adequate for the existing traffic. NDOT has not provided comments. No changes are needed to mitigate road and traffic impacts.

5. *Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.*

Since there are no new facilities constructed and traffic increases will be minor, the primary environmental impact issue from the proposed project is focused around hazards. Butane is a colorless and mostly odorless gas that is kept in a compressed and extremely cold liquid state using high pressure tanks on rail cars and trucks. It is also heavier than air, so it will pool on the ground. It comes with significant fire, explosion, and human exposure hazards, which are described on the submittals Material Safety Data Sheet. Transporting and handling butane requires very specific and careful safety measures, which are described in the submittal.

The application includes the NDEP applicant form that is being submitted. It includes a Hazard Assessment located in the Risk Management Plan (see p72 of 207). The Assessment is based on an **explosion safety**

radius diagram, that is also provided on the site plan, and is used in the planning of operations and facilities. It describes 2 scenarios using the radiuses:

- A yellow un-named circle is contained within the Fernley Business Park property. The Assessment calls this an Alternative Scenario radius. This danger area is associated with a major hose rupture releasing butane for 10 minutes (the speed of staff response) followed by an explosion.
- A red circle labeled Worst Case Impact (1/2-mile) is mostly contained within the Fernley Business Park property. This danger area is associated with a full rail car rupturing and releasing the contents of butane within 1 minute (very fast) followed by an explosion. The south edge of the circle encompasses off-site developed properties along Resource Drive. The north edge of the circle encompasses geothermal well piping associated with the Patua geothermal plant.
- The uncolored 1-Mile Radius circle encompasses all of the Resource Drive industrial area, the Patua geothermal plant, part of the solar plant, and much piping. This area is used for reference in the Assessment.

The application has no discussion of the damage of an explosion in these scenarios, but the applicant verbally emphasized that both scenarios are extremely unlikely.

Staff and the Fire Marshal have done research into these situations and the fire code, and have had extensive discussions about the different scenarios, their possible consequences, and possible safety measures to deal with them. A recommended condition of approval is the development of an **Emergency Management Plan** that is approved by Fire Marshal, and that will include safety measures. Such safety measures would be determined in consultations between the Churchill County Fire Marshal, the State Fire Marshal, the transloading operator, and the rail park facility owner - not in this permit. The discussion below is not intended to require them to use any specific safety measures, but rather to inform the Planning Commission that these things have been considered.

BLEVE One major type of tank failure is a BLEVE (boiling liquid expanding vapor explosion). These are mostly caused by an extended fire that eventually overcomes the tank safety features, that then results in rupture and explosion taking place in seconds – much like a bomb. The power of the explosion is extreme, and the pieces of rupturing tank can cause extreme impact damage. This is different from the 1 minute rupture in the Worst Case Scenario. Luckily, these usually come with extended time for firefighting efforts to control the fire before the boiling explosion point. These are most often seen in propane tank scenarios with adjacent objects that can burn for a long time. In a rail yard, the BLEVE scenario could happen with petroleum or other flammable liquid spill, catching fire, and engulfing the pressurized tanks. Alternatively, a pressurized leak (hose or tank puncture) on a butane car that catches fire and points at an adjacent butane car could result in a BLEVE. A number of linked rail cars then add the risk of a chain of rupture explosions. Safety measures would focus on being able to control sources of widespread fire, providing separation between butane cars being transloaded, and providing separation and/or barriers (berms etc.) between the transload location and other rail park facilities.

The Worst Case Scenario would require a major rupture (not a small leak) of a rail car tank. Since the rupture is not caused by internally boiling liquid, it would not normally be as bad as a BLEVE. Such incidents would more often occur in a train derailment at a high speed. Given the slow speeds in a rail yard and safety features in pressurized chemical tank construction, a rupture at this location would probably have to come from an outside object like a fast-moving haul truck striking the rail car. This would be an out-of-control truck coming down the hill or a purposefully driven truck. As with a BLEVE, one exploding tank could cause other adjacent butane rail cars to explode. Safety features would focus on barriers or routing to stop or deflect truck travel from directly entering the transload location at high speed. As with BLEVEs, it would also include providing separation between butane cars being transloaded, and providing separation and/or barriers (berms etc.) between the transload location and other rail park facilities.

Alternative Case Scenario A major hose rupture that is un-noticed for several minutes is very unlikely, but is considered for this scenario. This is different from small leaks, which have much lower risks. The Fire Marshal also points out an additional consideration that results from butane being heavier than air. If there is a major leak, it will pool on the ground. Then it can flow downslope and migrate to an area with less safety measures. This site has lower ground gently sloping toward the railroad mainline. A butane cloud flowing toward the mainline might encounter a high speed train creating sparks on the track, thus indicating that, the mainline should be shut down when a leak is discovered so it is not the train that triggers the explosion. Of importance is that this scenario does not involve large pieces of ruptured tank flying and the smaller explosion would mobilize fewer pieces of debris. The risk of chained rupture explosions should be much lower. Safety features would focus on employee and technology monitoring, and mechanical valving controls, which are proposed in the application. Warning measures, especially to the railroad company, should be developed in the case of detection without an explosion. As with other scenarios, measures should consider providing separation and/or barriers (berms etc.) between the transload location and other rail park facilities.

Based on these scenarios, Staff and the Fire Marshal discussed the damage consequences:

- All 3 scenarios would probably severely damage central operations of the rail park, though the blast strength and damage from each scenario would be different. Secondary rupture and explosions of other chemical rail cars and the 3 nearby Crestwood liquid gas storage tanks are possible. Damage to nearby pressurized piping related to the Patua geothermal plant would be likely. Human injury or loss of life would be based on the amount of warning and evacuation that could take place, being worse for the Worst Case Scenario. NOTE that the rail park owner is considering additional buildings at the site, and these should be designed with consideration for the risks.
- The Worst Case Scenario and BLEVEs might also (1) knock down and damage container storage at the south end of the property; (2) damage businesses in the Resource Drive area (but this would be mitigated by high ground in between the locations); and (3) damage additional piping, solar panels, and structures at the Patua geothermal plant. Human injury or loss of life would probably be based on falling containers, collapsing structures, or flying debris.
- Further away, damage and injury in the 1-mile radius is possible, but less likely, and includes all of the Resource Drive area, and all of the Patua plant and solar field. Locations beyond that would probably be minimally affected, including Hazen farm area residences (1-2 miles SE) and the Hazen Townsite (2 miles east).

In discussions, the Fire Marshall emphasized another important issue. The first issue is that static (long-term) storage of butane on railcars for many days is not allowed, or has strict requirements. The volume of butane storage on-site needs to be limited, and the duration of storage needs to be limited to a rotating-stock nature.

STAFF RECOMMENDATION: APPROVAL

MOTION FOR DECISION: The motion should be modified by the Planning Commission as needed.

□ Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings **HAVE BEEN** met for conformance with the criteria found in CCC 16.08.080(H) and therefore **APPROVE** the application for a Special Use Permit for Rail Based Services Transloading of Butane for Tactical Cleaning Acquisition on APNs 009-251-77. This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions are recommended for any approval:

1. This permit is subject to annual review to confirm compliance with conditions until such time as the Planning Commission determines it is no longer necessary.
2. This permit authorizes butane transloading. Large scale butane storage is not authorized in this permit.
3. The Emergency Management Plan for the butane transloading operation must be developed and approved by the Fire Marshal.
4. Butane storage on-site shall be limited to operate as rotating-stock storage rather than static storage, as directed by the Fire Marshal. Limits may include a maximum number of butane rail cars on-site, and a maximum duration that butane rail cars can stay on-site. Such provisions should be included in the Emergency Response Plan or other means acceptable to the Fire Marshal.
5. The operation must be operated in conformance with County Code and building permit requirements, including but not limited to:
 - a. Business licenses must be maintained.
 - b. Sign code standards shall be met.
6. Operation of the business shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
7. All state and/or federal permits required for this type of business shall be obtained and maintained, including but not limited to:
 - a. State Fire Marshal requirements.
 - b. NDEP authorizations for handling of butane or hazardous materials.
 - c. OSHA safety requirements.

Application:	Special Use Permit	Use Listing:	Major Power Generation - Geothermal Exploration, including 24 Hour Operations, Hazardous Materials, & Large Volumes of Water			
Applicant:	Fervo Energy – Corsac Project					
Owner:	Forty Mile Desert LLC, New Nevada Lands, with travel on Bureau of Reclamation (BOR) and Bureau of Land Management (BLM) lands					
Site:	Several square miles in the 40 Mile Desert lying NE of Hazen and SE of Brady Hot Spr.					
	Assessor's Parcel Numbers:					
	003-671-01,	003-671-02,	003-671-03,	003-671-11,	003-671-12,	003-671-13,
	003-671-14,	003-671-15,	003-671-22,	003-671-23,	003-671-24,	003-671-25,
	003-671-26,	003-671-27,	003-671-28,	003-671-32,	003-671-33,	003-691-05,
	003-691-06,	003-691-07,	003-691-18,	004-031-24,	004-051-29,	004-051-30,
	004-051-31,	004-051-32,	004-051-33,	004-051-34,	009-251-15,	009-251-24,
	009-251-25,	009-251-26,	009-251-88,	009-291-06,	009-291-07,	009-291-08,
	009-291-09,	009-291-10,	009-291-28,	009-291-29,	009-291-30	
Designations:	Master Plan – Rural & Industrial // Zoning – RR-20					

Overview: The applicant is requesting a Special Use Permit for **Major Power Generation** to drill a large number of geothermal exploration wells. Major Power Generation is an allowed use in the use table for the RR-20 zoning district, needing an SUP. The exploration project will extend across many square miles, especially considering access needs.

Each parcel in the project area is 1 square mile (1 mile X 1 mile) of land – this is called a “section” in the context of the Section/Township/Range format of land description. The applicant holds geothermal leases on over 40 sections of land that are under the ownership listed above. These lands lie in the “checkerboarded” area where every other section was given to the railroad company as incentive to build the railroad. Those sections were thus made private mostly in 1895 (south half of project area) and 1922 (north half of project area). The result is that the leased area includes extensive private lands inter-mixed with extensive federal lands. The project is largely focused on the private lands at this point to avoid delays of developing federal lands, which require time consuming development permits and processes. There is limited development on federal lands – mainly limited to corner crossings or short segments for roads. A successful outcome on the private lands would encourage the commitment to additional development on federal lands.

Location The project area begins about 4 miles NE of Hazen, and extends across many miles to the NE to a point near Desert Peak, which is about 6 miles SE of Brady Hot Springs (I-80 Nightingale exit). Exploration will take place in 2 phases - Phase 1 will be small, and Phase 2 will be large. Evaluation of wells will begin shortly after their construction. Energy production facilities will require their own special use permits, which may be started before all exploration is complete.

Because of the remote lands and the checkerboard challenges, the primary issue of concern is road access through the expansive project in a remote location. This includes the fact that much of the area is planned for industrial development in the master plan.

Operations Description The application provides extensive details for the project. The general approach to exploration is summarized here. This project proposes a different method of geothermal power production than historically seen in Churchill County. It is NOT dependent on finding shallow hot spots, that ALSO have hot geothermal water to pump out for use in the power plant. Rather this method drills ***paired wells*** very deep to hot rock formations and injects water into the hot rock in one well and then extracts the

heated water from the nearby paired well. These are very deep wells (often more than a mile deep), and they use directional drilling to create horizontal well bores (up to another mile horizontally).

Since the rock between the paired wells may not have pathways for water to travel from one well bore to the other, rock fracturing techniques are used - commonly called “fracking” – along the parallel horizontal sections. The industry calls such techniques “stimulation”. The technology has been used for a long time in the gas and oil industry to release product. Here it is being used for the geothermal industry to improve water flow by creating or improving cracks in the rock for water to flow between the injection and extraction wells bores. This also negates the need for a large water supply to be naturally in the rocks. Water can be injected into hot rock, it passes between the well bores and heats up, it is pumped out of the hot rock, the heat is used to generate power, and it is pumped back into the injection well. While this is not a literal closed loop system, it operates similarly. NOTE that fracking has been associated with increases in earthquake activity, but for different types of well and different settings. This matter is discussed under Criterion 5. Issues relating to water are discussed in detail below.

The drilling activity on the well pad will be a 24 hour operation, which requires SUP approval. The narrative (p13) lists staffing positions that are expected during a 24 hour shift – being near 25 people. This does not include truck drivers. The geothermal exploration will generate temporary well drilling and construction jobs. No permanent employees will result from the exploration phase.

Layout Description Approximately 3 well pads will be drilled within each section, with one being in a central location, and two being along one side of the section. Each well pad can have multiple wells on it running in different directions. While there will be variability, the general idea is that the 2 well pads on the side of the section will have paired wells running deep, and then horizontally across the section. They can be very long – 5000 feet down and 5000 feet horizontal, or a combination. There may be multiple sets of paired wells extending from the well pad. The central well pad would have different directional configurations. ***Note that there is a reference*** in the submittal narrative that describes horizontal lengths of 10,000 feet. Based on conversations with the applicant, this may be to allow well bores to cross property boundaries in one leased section of land (after 5000’) into an adjacent leased section of land (additional 5000’)

Well locations determined to be viable would later receive a power plant, with possibly more than one per section. Permits for the gathering system and power plant would be obtained at a later date. This methods does NOT require the miles of surface piping common to existing geothermal plants.

Phase 1 would involve 3 sections of land and only 2 well pads per section. The approximate location is shown on the SUP Development Map in the submittal. 2 sections are located in the south end, closer to Hazen. 1 section is in the north end, closer to Desert Peak. Phase 2 would involve the remaining 8 sections of land, plus the remaining well pads in Phase 1 (3 more well pads).

While approximate well pad locations are shown, the applicant has requested that the exact location be allowed to shift as later information becomes available. Exact locations would be coordinated with staff to minimize impacts or other consequences. Minor changes are allowed without a new permit in the Renewable Energy Facility Code.

Each well pad location will be in the 5 acres size range, though site specific conditions may need larger or smaller pads. Extensive importing of fill is not expected, and no associated mine will be needed. On-site material will be modified (mostly through balanced cut and fill) to be suitable for the operation and gravel will be imported for driving and operation surfaces. Roads will be extended from main access roads to the well pads. The application describes the well pad activities, including:

- 24 hour operations
- very large drill rigs in the 175’ high range, with elevated control rooms
- large generators to power the site

- a large liquid holding pit
- extensive temporary materials storage areas
- extensive vehicle parking and operating areas
- employee sleeping quarters
- reclamation of well pad sites after they are not needed

Roads and Access Facilities in remote locations usually have legal and physical access problems. This is one of the primary issues for this application, and is discussed in this review. In summary, the project will use historic RS 2477 and new roads. Permissions are obtained from the project properties, and the applicant is working with federal agencies for corner crossings and segments that cross federal land. Additional permissions will be obtained before the exploration commences.

The criteria review discusses specific issues related to facility operations.

Criteria Review: CCC 16.08.080(H): *Findings from a preponderance of evidence must indicate that the proposed use:*

1. Is compatible with the existing surrounding land uses and development.

The lands in and around the entire project area are very remote, with the Rural & Industrial Master Plan designations and RR-20 zoning districts. There are few uses in the valley, being limited to the large power line, the railroad, narrow and often rudimentary roads, mine exploration sites, grazing facilities, and wildlife or recreation uses. There are no known homes or ranches within miles. The proposed energy facility is compatible with the other uses in the valley. Also see Criterion 5 regarding impacts.

2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this code.

The **Master Plan** establishes land use districts that are implemented by the zoning districts, with the Rural & Industrial Master Plan designations and RR-20 zoning district. **A Major Power Generation facility is allowed** in the use table for the RR-20 zone, needing an SUP. Master Plan policies are generally supportive of energy facilities and general industrial activity, and the application lists many goals and policies. The main applicable section in the Master Plan is Chapter 11 Land Use and Chapter 3 Conservation and Natural Resources, which require protection of the community from new development.

GOAL LU All new development must be comprehensively designed to guarantee a sustainable, safe, and healthy environment, and integrate into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposals, Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics and efficient service provision.

Policy CNR 4.1 Encourage and support development of renewable energy and geothermal activity without adversely impacting the surrounding community and environment ...

Policy CNR 4.2 Ensure that renewable energy projects are viable, adequately maintained, compatible with surrounding environments.

Policy CNR 4.3 Renewable energy projects will be required to consult with NAS Fallon...

Policy CNR 4.4 Renewable energy projects will not encroach upon residential development...

Compatibility issues are discussed under criterion 1, above. Environmental Impacts are addressed in Criterion 5. The proposed development must conform to the **County Development Code**. Conditions of approval will address specific issues, as noted below:

- **Sewer and Water:** Since the well pads will be temporary construction sites, permanent water and sewage facilities are not proposed. Temporary facilities will be used.

- **Worker Housing:** The application proposes that workers will probably live on the well pad in temporary worker housing. Additional details will need to be determined, but the Director has made a similar use determination that if these quarters need a Temporary Use Permit, they would be similar to a Watchman's Quarters. Since the term of use would be short, and for construction purposes, the proposed use of temporary sewer and water services through holding tanks is likely to be adequate.
- **Generally:** Temporary parking areas are planned and readily available on the roughly 5 acre well pads, and additional parking is not needed. Temporary outside storage is proposed, but there will be no permanent storage areas, so screening is not required. Lighting at night will be needed, but this will be for temporary construction activity, and lighting fixtures that meet Dark Skies requirements are proposed. No exterior building changes are proposed, so setbacks and easements do not come into play. The landscaping code does not apply to activities that do not result in permanent uses. County impact fees will be due with permanent facilities, but not temporary exploratory drilling. No permanent facilities are proposed, so ADA handicapped accessibility requirements should not apply. No advertising signage is proposed – only directional signage to direct traffic.
- **Legal and physical access** requirements are a primary issue for the project and must be resolved before exploration activity begins. This issue is discussed in detail below.

CCC 16.16.030 Renewable Energy Facilities, including subsections 1 through 3 provide standards for geothermal facilities.

16.16.030(C) Requires REFs to be located in certain zoning districts, reduce visual impacts along highways, and avoid peaks and ridgelines. The project is temporary and will not have permanent surface structures.

16.16.030(D) Requires NAS Fallon naval base consultation. This does not appear to have occurred. In addition, staff reached out to NAS Fallon, but no response has been received. This will be a condition of approval.

16.16.030(E)(4) requires documentation of easements, leases, and property rights, which have been provided. See the road access discussion regarding road easements.

16.16.030(E)(5)(a, b, & c) Churchill County is not requiring additional technical studies and assessments at this time, but may do so at time of permanent facility development. No analysis or studies have been required by the state or federal government.

16.16.030(E)(6) *Travel Routes and Traffic Impact: A detailed map showing travel routes and roads to and within the proposed site(s) and estimates of traffic loads and quantities both during construction and at build-out/operations phase. Churchill County road department (CCRD) will determine, in consultation with the applicant, the potential impact and mitigation measures, if any, that will be required of the applicant. ...*

The primary issue for the project is providing legal and physical access. Regarding legal access, there are road easement issues that need to be overcome. Regarding physical access, extensive road improvements are needed to existing roads, as well as construction of new roads (primarily between main roads and well pads). Part of the difficulty is that a successful geothermal project will result in building extensive permanent facilities in a very remote location that has incomplete public road access and very rudimentary roads. An exploration project is more temporary in nature and temporary project access may be more acceptable. But permanent geothermal facilities need to provide more permanent public access. This is emphasized by the valley being partially designated as Industrial in the Master Plan. There are extensive RS 2477 and other roads, but these have unofficial or limited public easements. Staff recommends conditions that more official public road easements be provided wherever possible when permanent facilities move forward.

There has been pre-application consultation between County staff and the applicant regarding travel routes and the existence of RS 2477 roads. The outcome is described in the application, and the SUP Development Map of the larger project site. The 2 main north-south access roads will be (a) an early pioneer road showing on the original 1890 survey that is rudimentary condition; and (b) the more substantial power line road dating from approximately 1910 that is in good to poor condition. The main east-west road (north area) also shows on the original 1890 survey. It is in rudimentary to good condition, and then connects with a BOR road to Old Hwy 40. These main roads connect to public roads in the south end at California Street in Hazen, and in the north end at the I-80 Nightingale exit. Improvements to the existing roads will be needed to handle the extremely large drill rigs and other construction vehicles. New short road segments will be constructed to reach the well pads.

Below are additional details about the RS 2477 roads situation. **NOTE** that the status of RS 2477 roads cannot be definitively determined here. While the County may accept their use for the legal and physical access code requirements, this is no guarantee that litigation by other parties will not determine otherwise.

- The 1890 roads, including some side roads, predate private land and are entirely RS 2477 roads. However, some no longer exist and have gone away – especially some in the far east area.
- In the Hazen area, the railroad was diverted through Hazen, with construction in 1901 & 1902, and the line opening in 1903. The railroad company cutoff the 1890 road and purposefully rerouted the road across their land and the adjacent federal land into Hazen. The County considers this an RS 2477 road suitable for meeting code requirements.
- The power line road does not predate private land, so the company obtained permissions for those private segments, which are not RS 2477 road. However, many of these road segments are on land leased for the project (including permissions to make any road enlargements, improvements, and new roads), which resolve legal access issues for them.
- The power line road running on BLM land and some BOR land are old enough to be RS 2477 roads on those segments and can be used. However, even though many of these road segments are also on land leased for the project, additional road improvement may need additional authorization which the applicant prefers to avoid.
- A few other segments of RS 2477 road that date from different times exist on BLM lands. Some provide cross-connections between the main roads.
- A few segments of the main roads are on **NON-leased land** - particularly Pacifica Properties, some BOR lands, Southern Pacific railroad, and Omaha Track. Any necessary permissions for those segments must be obtained.
- Easements for the RS 2477 roads are ONLY for the existing road. Expansions of the roads may need additional permissions from the landowner. Where the project lease exists, it includes authorization to make road improvements.
- Some corner crossings are needed from BLM, but these only need minor improvements that should fall under the threshold for complex review.

The application estimated heavy truck traffic during exploration activity, being a maximum of 120 passings. Concentrations of traffic will change with drilling activity moving from well pad to well pad. No estimates of employee traffic is provided in the application. But the applicant verbally indicates that the crew staffing on a well pad will be up to 25 people for a 24 hour operation. Whether these people (a) travel to the site, or (b) sleep on-site but travel for shopping, entertainment, etc., they would expect to add about 50 trips (1 in / 1 out) per day. Perhaps an equal number of trips can be expected for operational road traffic.

With these traffic levels, damage to remote gravel roads from traffic is likely. The applicant must enter into a road maintenance agreement with the Churchill County Road Department to maintain roads and repair damage to the roads. This will need to be extended or renewed when permanent facilities are developed. No comments were received from NDOT.

16.16.030(E)(8) Requires a transmission connection plan, but that is not applicable at this time.

16.16.030(E)(8) Requires a screening plan, but there are no surface facilities to screen at this time.

16.16.030(E)(9) ***Best Management Practices: A technical report showing that construction and operation of the REF including, but not limited to, the development, operation and reclamation of all roads, access corridors, foundation pads, equipment storage and staging areas, and all related facilities uses BMPs...***

No technical report is provided, though strategies are discussed in the application. The County finds these adequate. These include reference to the State for surface area disturbance (5+ ac.) and stormwater control permits. The State only requires a plan to be filed. Approximately 3 – 5-acre well pads will be developed per square mile, in addition to road improvements.

16.16.030(E)(10) ***Water Usage.***

Water usage is discussed in the application. All water usage will be temporary at this time.

Geothermal well exploration requires much water. The initial geothermal well permit (from Dept. of Minerals) and water well exemptions (Div. of Water Resources) are included with the submittal. Additional permits will be obtained as the project commences. Temporary water permits will end when exploration ends.

The application describes extensive water usage but also notes that this will mostly be non-consumptive because much of the water will be injected back into the ground. In addition, the water amounts provided are based on sharing the water among wells on the well pad or possibly within the section. Geothermal well permits qualify for a certain amount of exempt water usage (exemption letters in submittal), so an official permit and water rights are not needed. This is probably because the state considers it a one-time (temporary) use during well development. While the proposed geothermal system operates similar to a closed loop system, there will almost certainly be water loss. The applicant has leased a large amount of water (800 acre feet) to address this, should the state require additional water for exploration. Water for producing energy would be addressed at a later date. The County's water consultant has reviewed the submittal and has questions for the larger project, but is less concerned about the impacts of the exploratory phase.

Other consumptive uses of water would be to supply operational needs, such as dust control during construction. Drinking water would be brought into the project during exploration.

16.16.030(E)(11) A Fire and Emergency Protection plan is required in consultation with local authorities. No plan was submitted at submittal time, though the application discusses emergency response issues. An example plan was provided later and shared with the Fire Marshal. The Fire Marshal has not provided comments on the plan, but verbally indicates there are few issues since there will be no permanent habitable facilities. He does want the Fire and Emergency Protection plan, which is a recommended condition.

16.16.030(E)(12) A Lighting Plan is required. There are no permanent facilities, so the application describes well pad construction lighting in general. Operations will be 24 hours a day, and the temporary lighting will be Dark Skies compliant.

16.16.030(E)(13) A Closure, Removal and Postclosure plan that is required by any state or federal entity must be provided, but those are not required. No permanent facilities will be constructed other than the well and the well pad. The application indicates that the well will remain for use, or sealed if unused. Unused well pads will be reclaimed by re-grading the site and revegetating it.

16.16.030(F) might require a \$50,000 deposit to cover county consultant costs. The County has not chosen to require this. But permanent facilities will almost certainly require it.

16.16.030.1(C) requires entering into a Road Maintenance Agreement, and is a condition of approval.

16.16.030.1(F) requires that the operator maintain \$1,000,000 in liability insurance before operations. This will be a condition of approval.

16.16.030.2 requires that any state or federal monitoring plans be submitted, and allows the County to require a monitoring plan. The County has not chosen to require monitoring at this time, but almost certainly will for permanent facilities.

16.16.030.3.1(D) requires written agreement to provide the County access (not possession) to geothermal data. This will be a condition of approval.

16.16.030.3.2 relates to gathering fields and power generation. These are not proposed at this time, but will apply later. Requirements include providing the County with the conceptual aquifer model and plans for monitoring aquifers, and the numerical aquifer model. In addition, regulations address production wells separation, reducing visibility, coordination with NAS Fallon, visual and noise impacts, lighting control, and plumes

16.16.010.1 through -.5 include multiple requirements to protect **streams and natural features**. The project area is extremely expansive, with many dry stream channels that cross roads or have well pads placed in them. Staff recommends that well pads be shifted to avoid dry streams, and that road crossings should be designed to pass flash flood flows over the road rather than impounding them.

3. *The project will be constructed and operated in a manner that will not overburden public services and infrastructure.*

There is no public sewer and water services on or near the site. Temporary private sewer and water service will be used at the well pads, including for planned worker housing. Public infrastructure will not be overburdened. Public services are not available in this remote location and will not be burdened by the temporary exploration project. Emergency services may be impacted in minor ways. The Fire Marshal anticipates minimal issues from the temporary construction sites, though a Fire and Emergency Protection plan is a condition of approval for well drilling activity. The Sheriff has not commented. Emergency services will not be overburdened. Roads are discussed below.

4. *Adequately mitigates road and traffic impacts generated by the construction and build out of the project.*

See the criteria review for renewable energy facilities regarding road impacts. Traffic near each well pad will be generated with it's development, then traffic at it will cease and move to the next well pad. More general road traffic will be more consistent but will change as exploration drilling moves. Traffic will include very heavy vehicles rarely, standard heavy vehicles commonly but in modest numbers, and passenger trucks and cars frequently but in modest numbers. Such traffic would damage gravel roads over time, but the required Road Maintenance Agreement will ensure the road remains in acceptable condition. Access points in Hazen and Brady Hot Springs areas will experience the most concentrated traffic, but are adequate for the proposed traffic and are temporary.

5. *Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.*

The application discusses potential impacts in detail. These include the following and each includes a detailed discussion and planned mitigation:

- Wildlife – Limited species impact is expected, which will be temporary. The Nevada Department of Wildlife has inquired into the project, but has not provided comments.
- Dry Streambeds – Stream crossings can be addressed with appropriate facilities. Staff recommends conditions to avoid locating well pads in stream paths, and to use “fords” where possible for stream crossings.
- Noise – Noise will impact wildlife temporarily, mufflers and sound mitigation is proposed.
- Traffic – There will be temporary traffic that moves or changes with construction of different well pads and wells, though other landowners will mostly not be affected. Roads will be improved to handle the heavy truck traffic.
- Lighting – 24 hour lighting will impact wildlife temporarily. Lighting will meet the Lighting Code.
- Dust/Exhaust/Waste Management – State disturbance and stormwater permits will be obtained to reduce impacts, which will also be temporary.
- Temporary Living Facilities – Temporary Use Permits will be obtained if needed, being similar to a Watchman’s Quarters. Temporary holding tanks can be used for the short durations at well pads.
- Erosion Control and Reclamation - State disturbance and stormwater permits will be obtained to reduce impacts, which will also be temporary.
- Operating Hours – Construction will be a temporary 24 hour operation, which requires a Special Use Permit.
- Hazardous Material Controls – Such material handling requires a Special Use Permit. The application indicates limited usage, which will also be temporary. When construction is done, well pads will be tested and cleaned if needed.
- Bulk Material Storage – Extensive bulk storage will take place on well pads, but it will be temporary.

Increased Earthquake Incidence Well fracking has been in the news for increasing earthquake activity. Staff has met with Nevada Division of Minerals geologists regarding this project and raised the issue. In addition, research into the incidences of earthquake activity led to US Geological Survey (USGS) information about earthquake risks from drilling activity. Both sources indicate that the proposed exploration project poses low risk. In summary, there have been important incidences of earthquakes caused by certain types of well operations. But those are specifically wastewater injection wells, and specifically in earthquake fault settings. The described scenario is that many high pressure injection wells greatly increase the water volumes and pressures, and work to lubricate the earthquake faults that are present, resulting in flurries of earthquakes.

Conversely, the proposed operations would be injecting smaller amounts of water, that is then extracted from the nearby paired well. In addition, operations will not be in locations of known earthquake faults. It is possible that faults are found in the course of exploration, and these would inform the viability of the project and actions to deal with seismic issues. In addition, the geologic information indicates that potential earthquakes would be small rather than destructive, and mostly unfelt. The application proposes to address earthquake potential by installing a system of seismic monitors. If seismic activity increases, they will modify operations to reduce earthquake potential. Recommended conditions of approval would (a) require providing a monthly log to the County of seismic activity and faults encountered, with an assessment of their meaning; and (b) that the County and Division of Mineral, in consultation, may require

that operations be reduced, modified, or suspended in the event of unacceptable earthquake generation. Such conditions should be carried over to the permanent power generation operation.

STAFF RECOMMENDATION: **APPROVAL - as provided below.**

MOTION FOR DECISION: The motion should be modified by the Planning Commission as needed.

□ Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings **HAVE BEEN** met for conformance with the criteria found in in CCC 16.08.080(H) and therefore **APPROVE** the Special Use Permit application for a Major Power Generation Geothermal Exploration project submitted by Fervo Energy on the many properties listed in the application. This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

1. This permit is subject to annual review to confirm compliance with conditions until such time as the Planning Commission determines it is no longer necessary.
2. This project is permitted to proceed in phases and is valid for 5 years. Exploration beyond that time must obtain a new Special Use Permit.
3. No RS 2477 road may be moved, eliminated, or blocked without approval through County processes. No improvements shall be made to RS 2477 roads without all required encroachment permits from the Road Department.
4. Before beginning any road improvements, construction of well pads, or drilling operations, legal access shall be obtained and documentation provided to the Director. This includes federal corner crossing easements, and road use easements on non-leased land.
5. Legal access for the exploration phase may be provided using private project-specific access easements. However, permanent facilities will require providing County-standard public access easements at the time of application for the main roads (not well pad connection roads) where they cross private leased lands. Where they cross public lands, the applicant shall work with the federal agency and the County toward obtaining County-standard public access easements.
6. Before drilling operations commence, road access to and from the project area, and to and from well pads shall be improved to county access standards. This includes providing for cross drainage without capturing storm runoff, correcting drainage impoundment and ponding problems, and correcting surface condition problems with questionable suitability for fire truck passage in wet weather. Before improvements are made, the applicant shall consult with the Road Supervisor and Fire Marshal to inventory places needing correction and determine solutions.
7. Before beginning any road improvements, construction of well pads, or drilling operations, a road maintenance agreement shall be entered into with the Road Department. The agreement shall address the roads shown on the SUP Development Map that are associated with the Phase being worked on. Roads shall be maintained for the duration of the exploration project in a condition that is passable for fire trucks, as determined by the Fire Department.
8. Flow pathways for dry streams shall be protected by shifting well pads to be outside the flow path, and by constructing road crossings using fords whenever possible.
9. A seismic monitoring system shall be developed that is satisfactory to the Director. The system shall include monthly seismic reports provided in a form acceptable to the Director. The report shall consist of a monthly log of seismic activity and faults encountered, with an assessment of

- their meaning. Reporting shall continue for the duration of the exploration project, and 6 months after the end of drilling
10. In the event of unacceptable earthquake generation, Churchill County and/or the Nv. Division of Mineral, may require that operations be reduced, modified, or suspended.
 11. The project must be constructed and remain in compliance with Churchill County Code, including but not limited to:
 - a. Before housing units are installed, any Temporary Use Permits for worker housing that the Director determines are needed shall be obtained.
 - b. Building permits must be obtained for any structures, including workers quarters, and any pertinent impact fees must be paid.
 - c. Grading permits must be obtained for earthwork.
 - d. A business license must be obtained and maintained.
 - e. Before drilling commences, the applicant shall consult with NAS Fallon and implement all recommended changes.
 - f. Proof of liability insurance covering all aspects of the exploration project in the amount of \$1,000,000 shall be provided to Churchill County prior to well pad construction.
 - g. A written agreement to provide Churchill County with access to geothermal data in compliance with County Code shall be provided before well pad construction.
 - h. Well pad lighting shall comply with the Lighting Code, being pointed downward and directed toward the center of the well pads.
 - i. A Fire and Emergency Plan shall be developed and approved by the Fire Marshal before drilling operations begin.
 - j. Closure/decommissioning of the well pads shall follow the details described in the application within 1 year of closing the wells on the well pad.
 - k. Minor changes may be made and authorized by the Public Works Director per CCC 16.16.030(E)(13). Any additional well needed in the future is considered to be a minor change, unless it is determined that the Planning Commission needs to be consulted.
 12. The applicant shall comply with state and federal agency permits and requirements, including but not limited to:
 - a. Nevada Division of Environmental Protection Bureau of Air Pollution Control Surface Area Disturbance permit, and Bureau of Water Pollution Control Storm Water Pollution Prevention Plan.
 - b. Nevada Division of Minerals geothermal well permits.
 - c. Nevada Division of Water Resources water use authorizations.
 - d. Bureau of Land Management and Bureau of Reclamation authorizations.
 13. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.

Consent Agenda:

NOTE: All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the commission or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

Please review the Consent Agenda to determine if you have any concerns.

RECOMMENDED MOTION

- I move to **Approve** the Consent Agenda as submitted.
- ***[IF YOU WISH TO REMOVE ANY ITEM FOR FURTHER DISCUSSION]***
I move to ***remove Item*** ____ for further discussion, and to approve the remainder of the Consent Agenda as submitted.

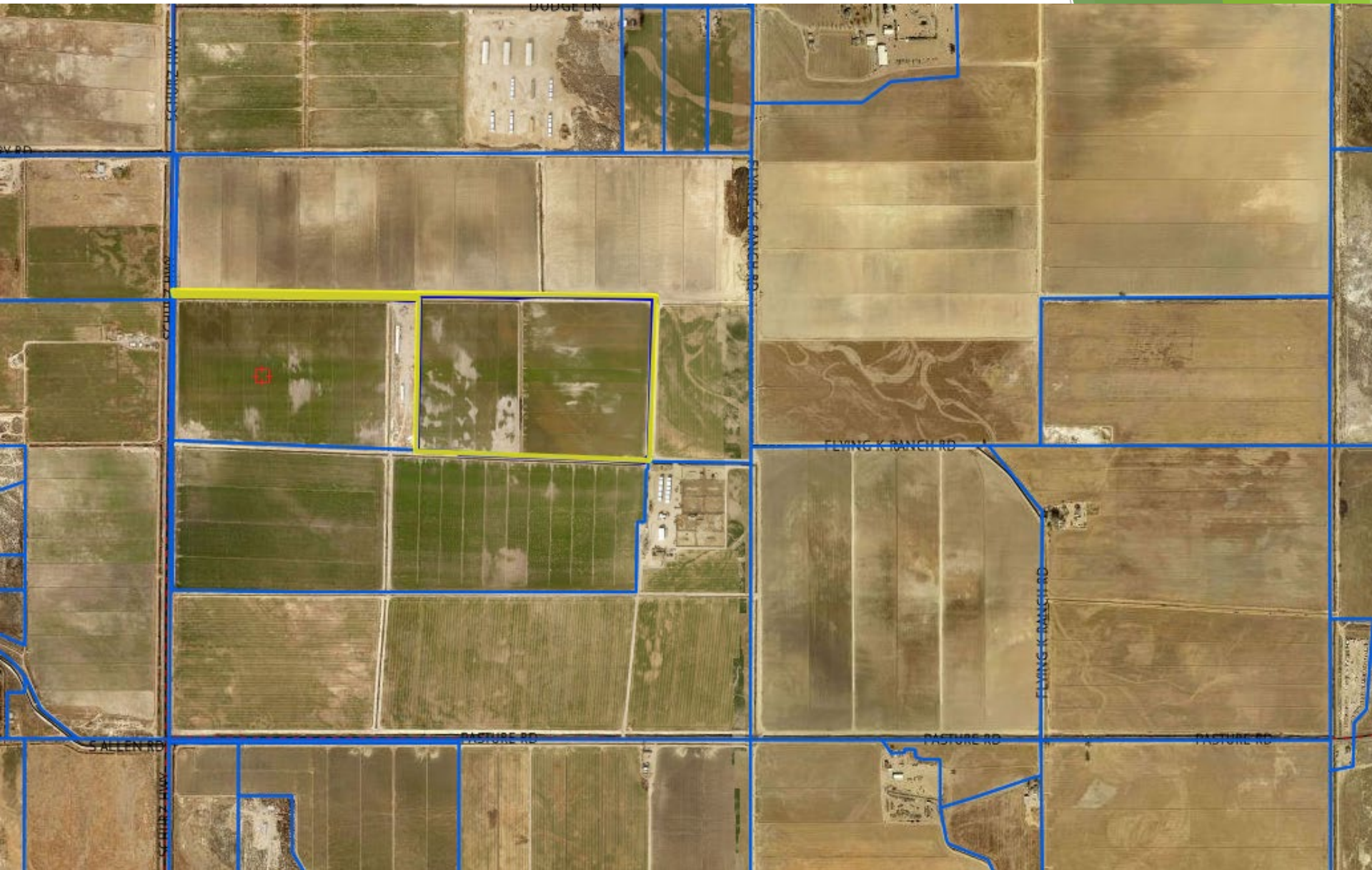


**CHURCHILL COUNTY
PLANNING COMMISSION
HEARING
February 12, 2025**

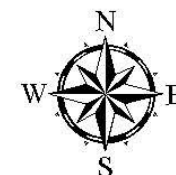
Corkill Variance-Postponement, 400 E Corkill Ln, APN 006-831-35



C & A Rentals, Sending Site, Schurz Hwy, APN 006-092-16



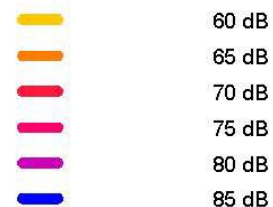
APN 006-092-16 **C and A Rentals** **LLC Property**



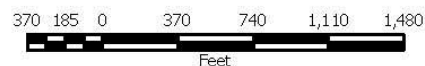
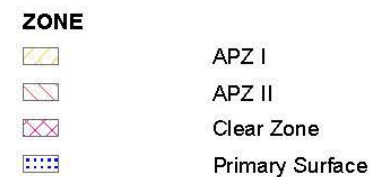
006-092-16

SCHURZ HWY

Legend



Accident Potential Zones

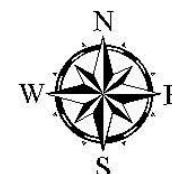


Map Prepared by: adm
 December 12, 2024
 Churchill County Planning Department



This map is intended to depict approximate boundaries and does not represent a survey. For accurate boundaries and acreages a survey by a licensed surveyor is needed. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Use of this map for other than illustrative purposes is not recommended, and Churchill County expressly disclaims any liability for use other than for illustrative purposes.

APN 006-092-16 C and A Rentals LLC Property



Legend

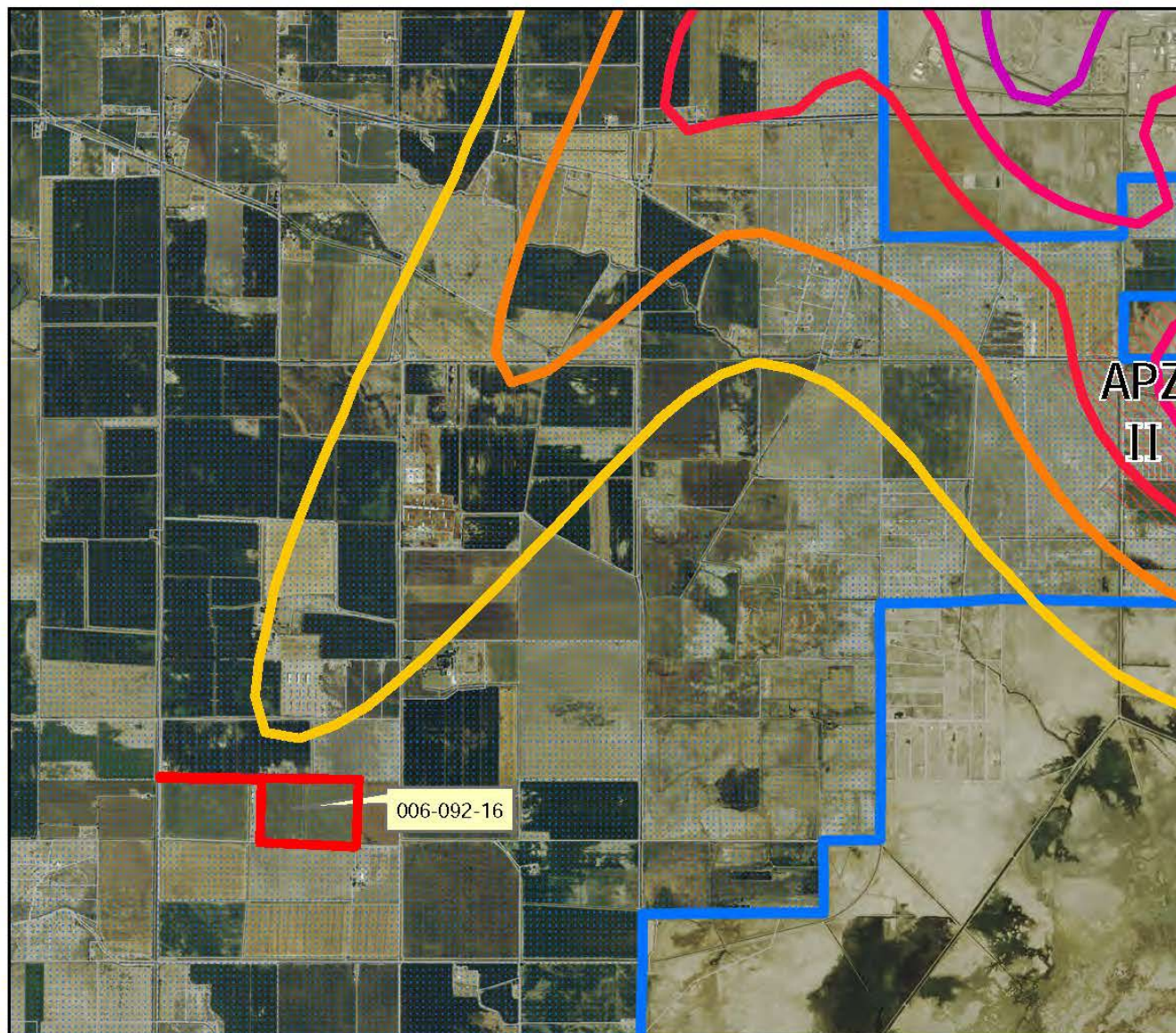
Roads

- State
- County
- City
- Navy
- Tribe
- Private/Other
- 60 dB
- 65 dB
- 70 dB
- 75 dB
- 80 dB
- 85 dB

Accident Potential Zones

ZONE

- APZ I
- APZ II
- Clear Zone
- Primary Surface



1,400 700 0 1,400 2,800 4,200 5,600



Feet

Map Prepared by: adm
December 12, 2024
Churchill County Planning Department

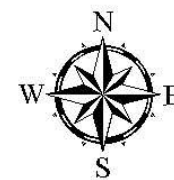


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Peel, Sending Site, 9350 Pasture Rd, APN 006-092-07



APN 006-092-07 **Peel Property**

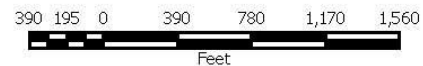
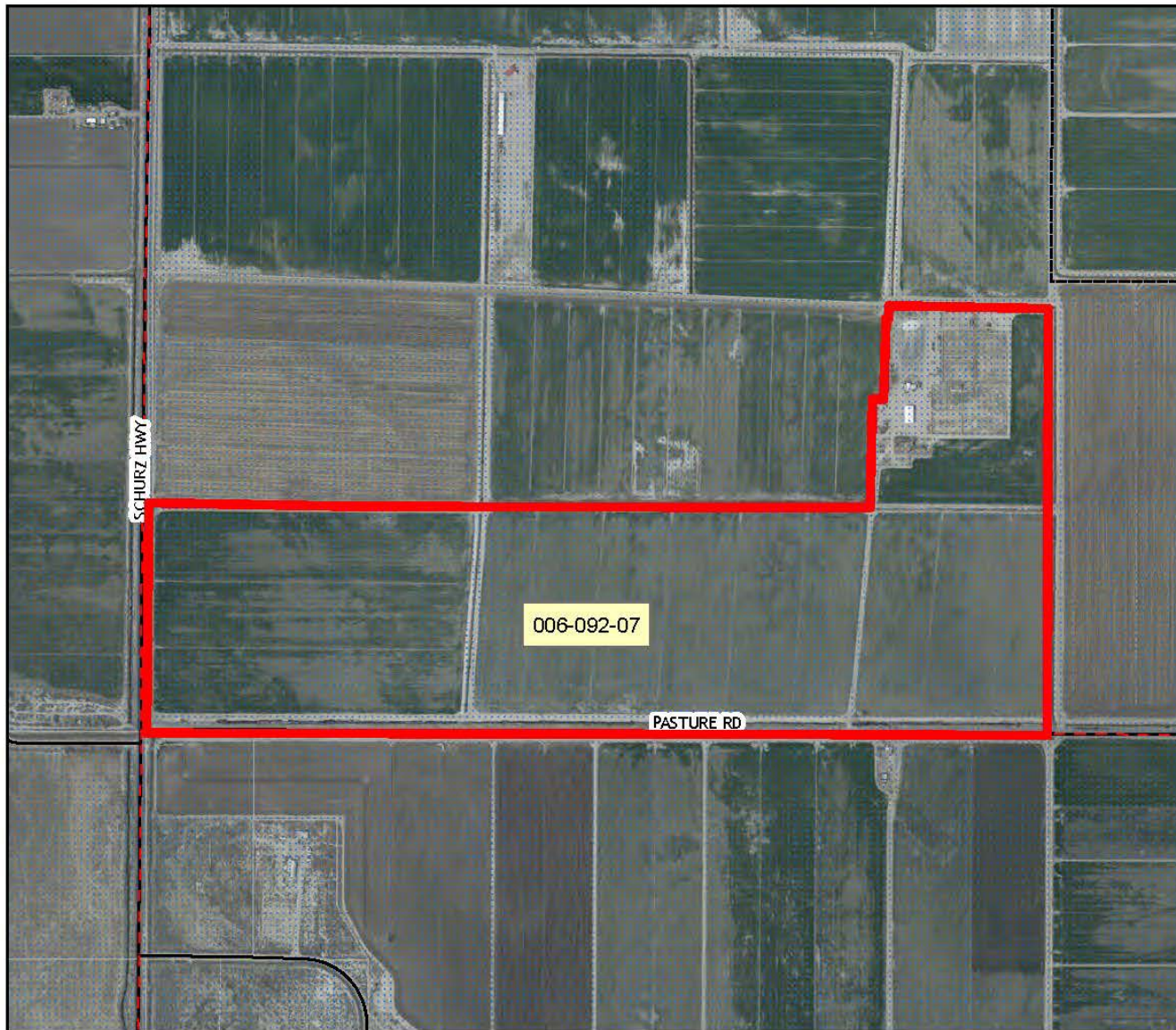


Legend

	60 dB
	65 dB
	70 dB
	75 dB
	80 dB
	85 dB

Accident Potential Zones

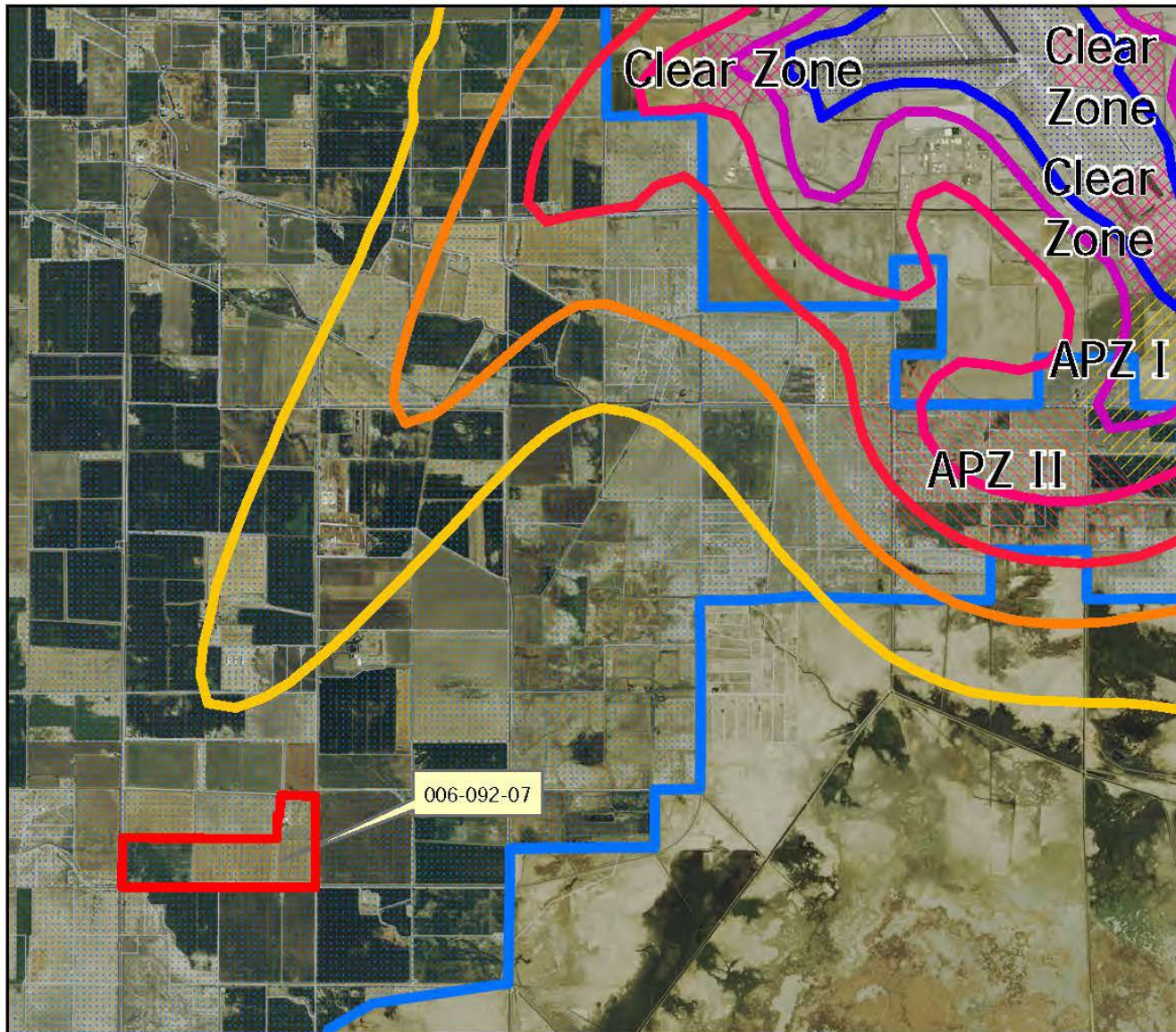
ZONE	
	APZ I
	APZ II
	Clear Zone
	Primary Surface



Map Prepared by: adm
 December 23, 2024
 Churchill County Public Works, Planning & Building Department



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APN 006-092-07
Peel Property



Legend

Roads

	State
	County
	City
	Navy
	Tribe
	Private/Other
	60 dB
	65 dB
	70 dB
	75 dB
	80 dB
	85 dB

Accident Potential Zones

ZONE

	APZ I
	APZ II
	Clear Zone
	Primary Surface

1,800 900 0 1,800 3,600 5,400 7,200
Feet

Map Prepared by: adm
December 23, 2024

Churchill County Public Works, Planning & Building Department



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Beach, Home Business SUP, 6755 Reno Hwy, APN 008-141-18





008-141-18

Clark, Home Business SUP, 6150 Cox Rd, APN 008-113-54





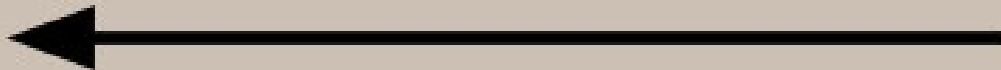


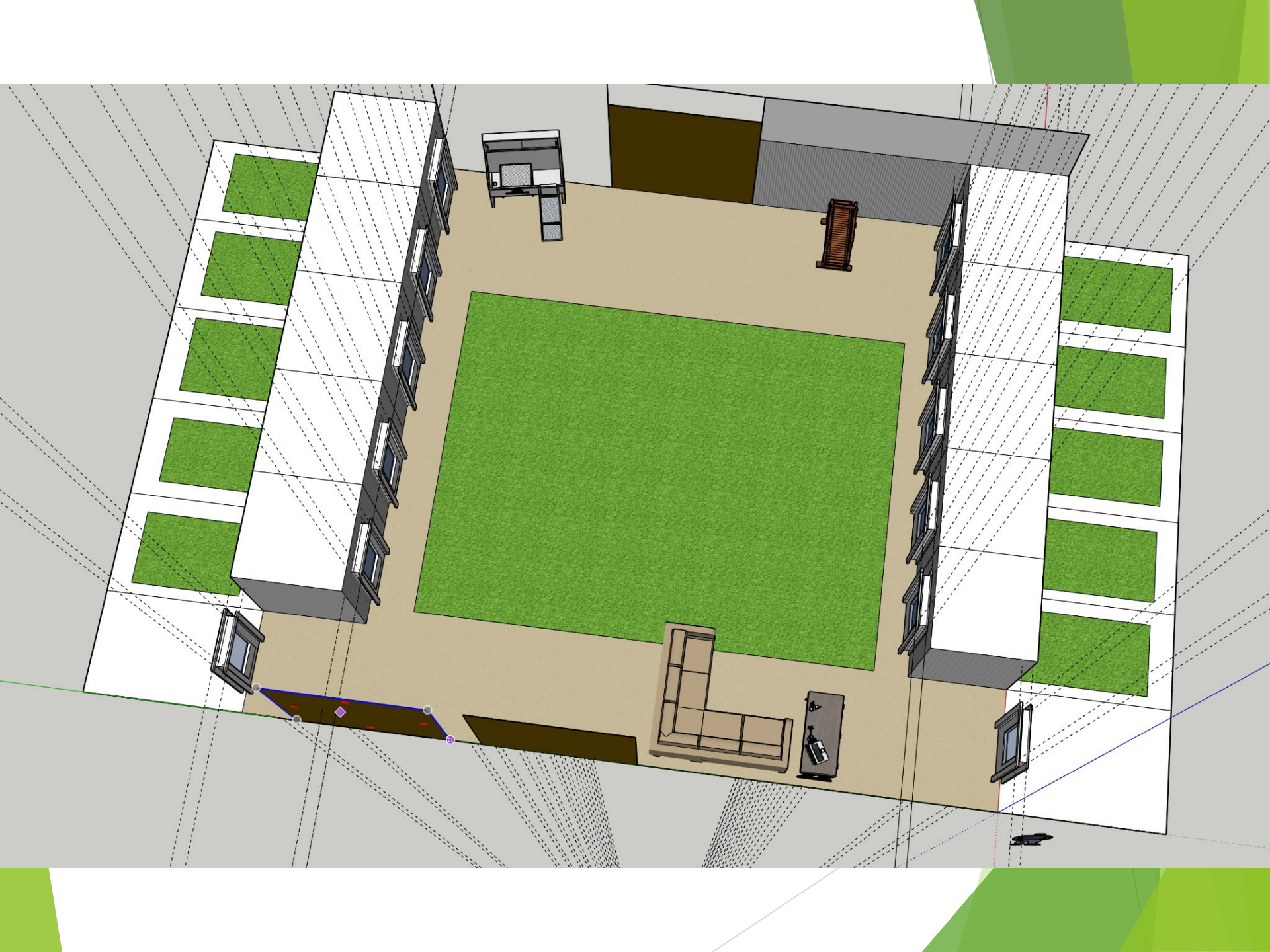




MANNERED MUTTS

DOG TRAINING AND BOARDING

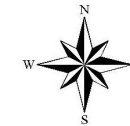
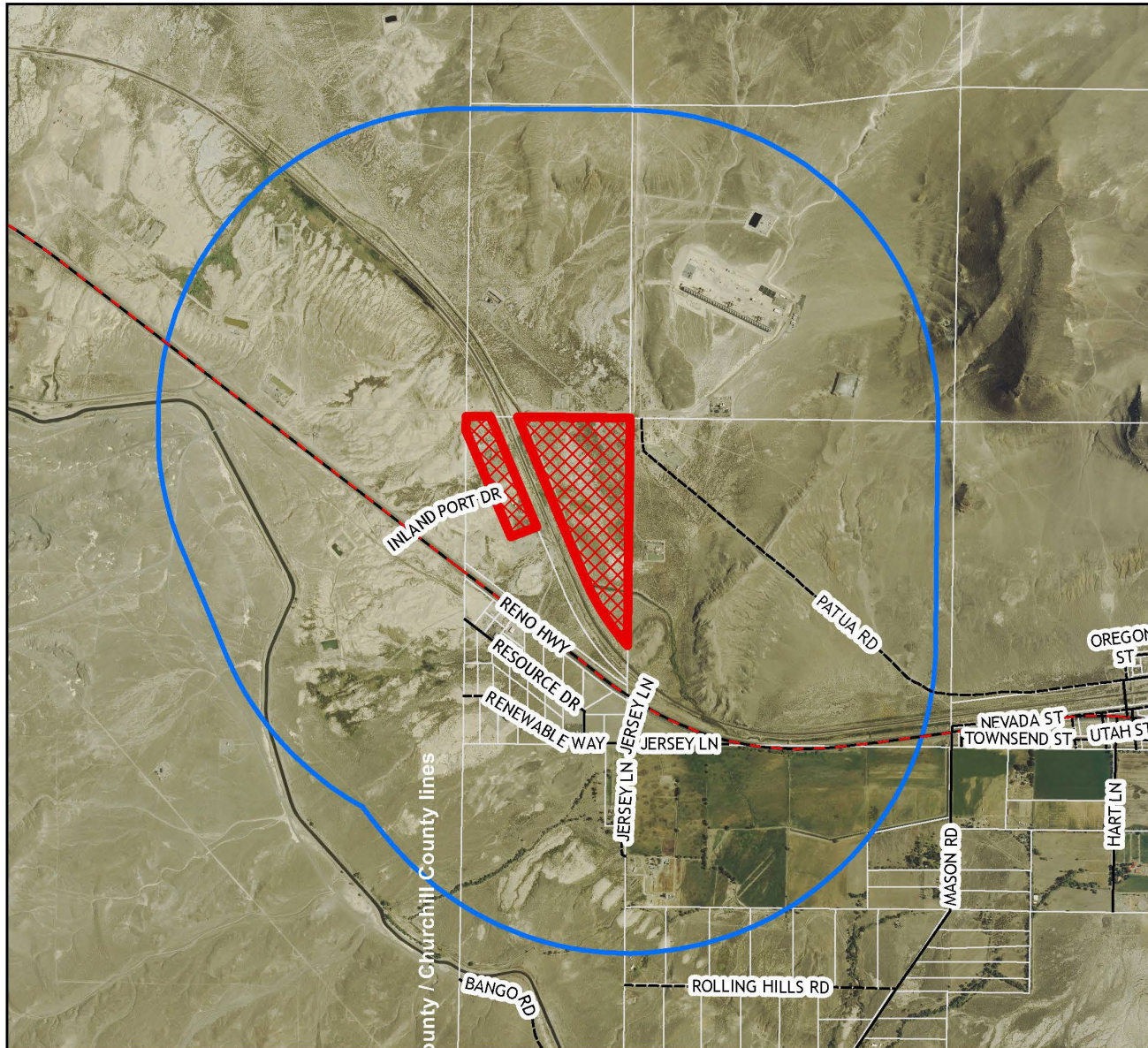




Tactical Cleaning Acquisition, SUP, 17127 Inland Port Dr, APN 009-251-77

Special Use Permit
Tactical Cleaning Acquisition
LLC
17127 Inland Port Drive
APN: 009-251-77

*Notification Boundary
per Churchill County
Code 300 Feet
This Notice: 5,000 Feet*



Zoning

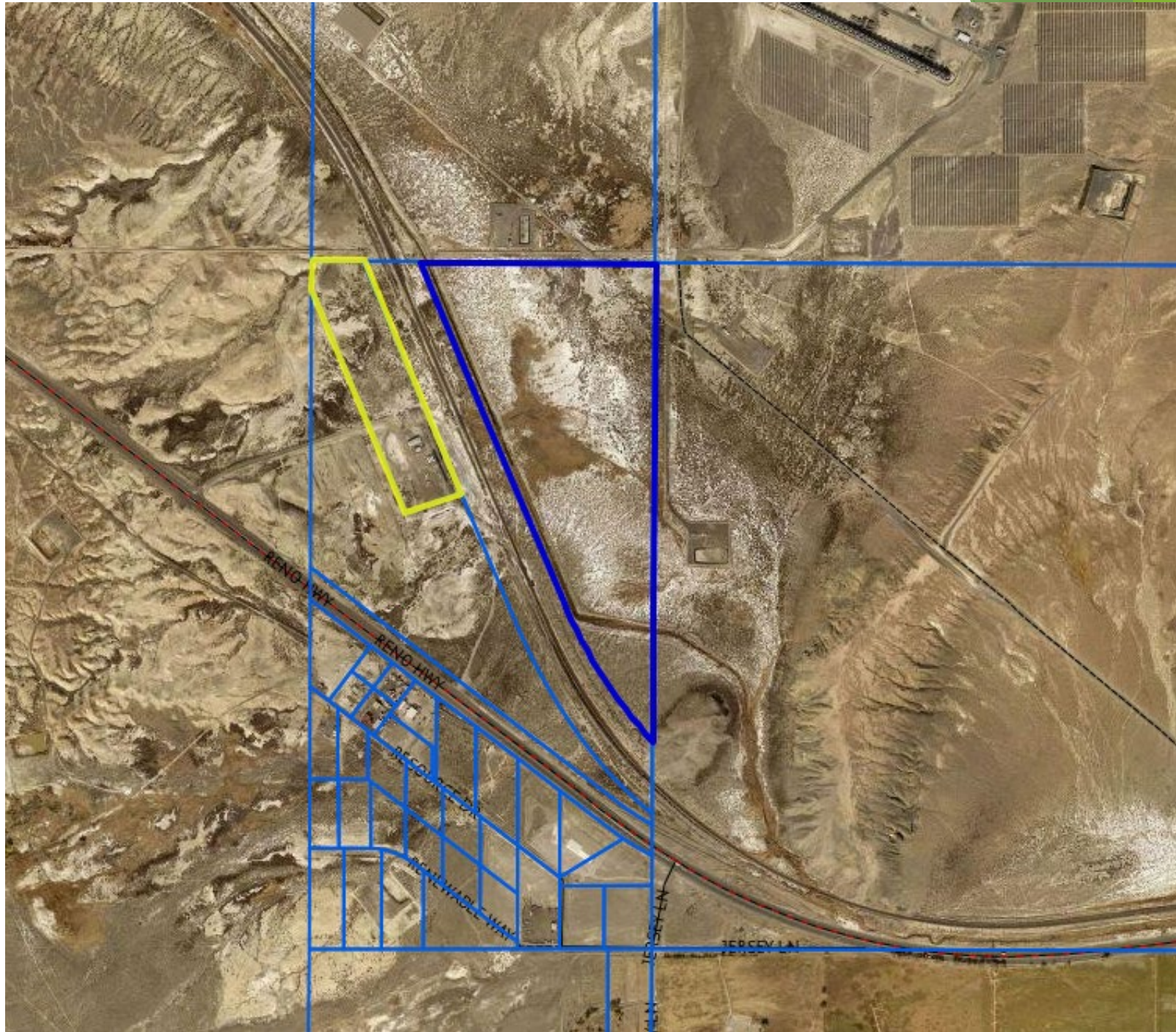
- E-1
- R-1
- R-2
- A-5
- A-10
- C-1
- C-2
- I
- RR-20

Special
Restriction's

- Lakes & Reservoirs
- CarsonRiver
- Property Lines
- Subject Property

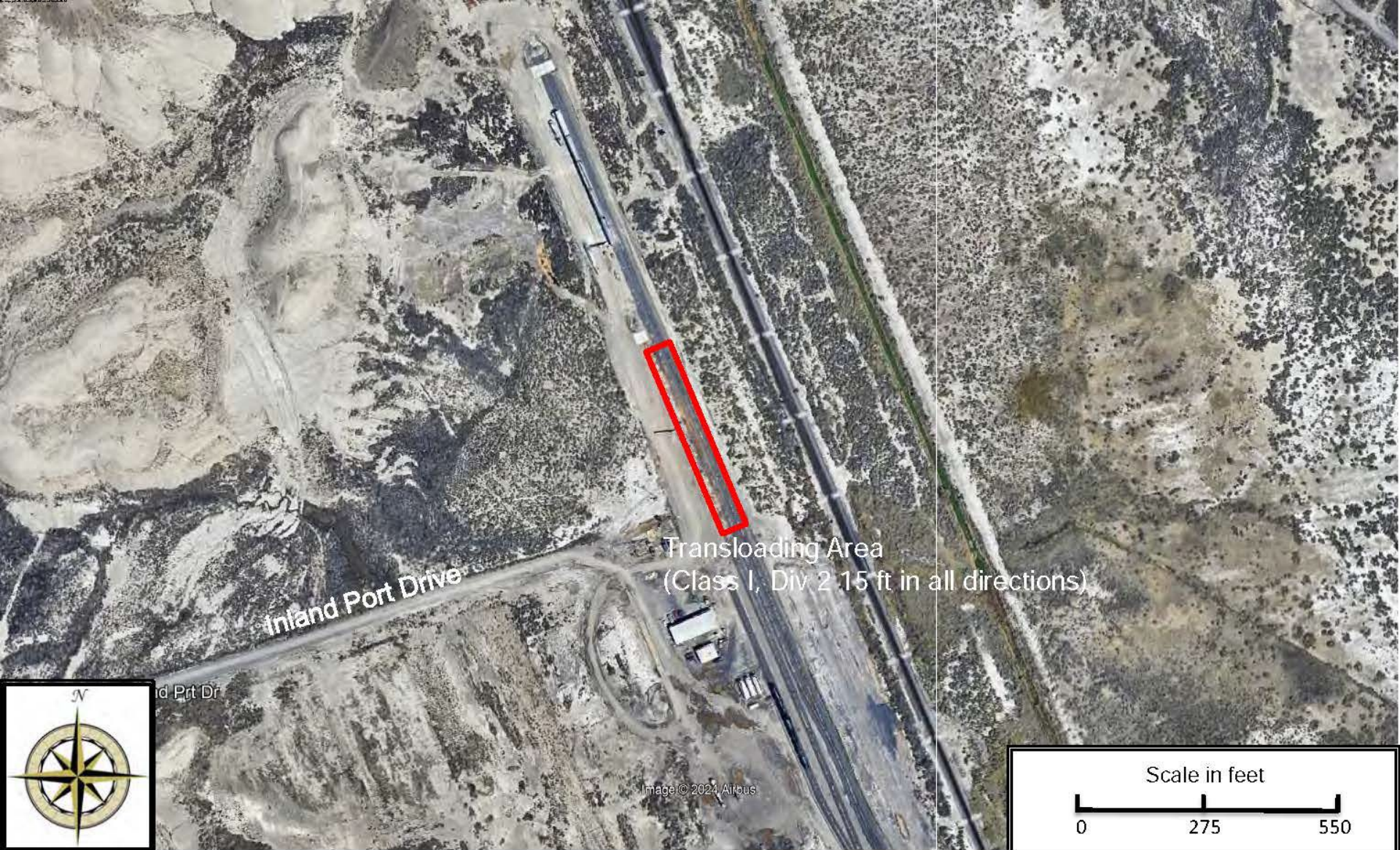
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Prepared By: Diane Moyle
Churchill County Planning Department
Last saved by: diane.moyle on 1/16/2025 at 2:37:03 PM
File: P:\GIS\Planning Commission\Notification Maps\2025\2 February 12\TacticalCleaning_SUP.mxd





009-251-77

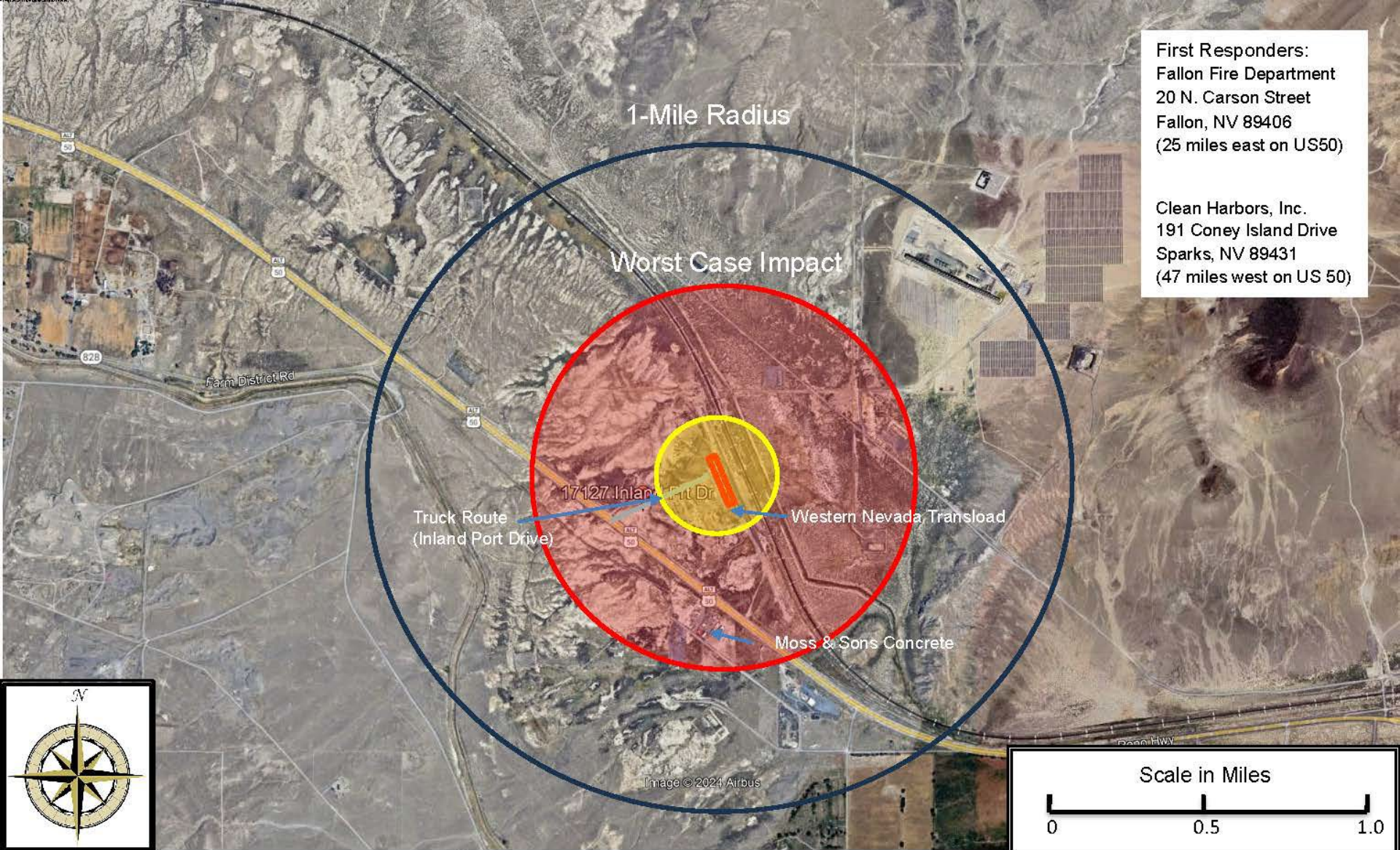


Site Location
TCA Fernley Transloading Facility
17127 Inland Port Drive
Fernley, NV 89408
39.57428, -119.08723



**BEAR CREEK
CONSULTANTS**
1320 E 9th St, Suite 2
Edmond, OK 73034

FIGURE 2
Plot Plan
January 6, 2025



First Responders:
Fallon Fire Department
20 N. Carson Street
Fallon, NV 89406
(25 miles east on US50)

Clean Harbors, Inc.
191 Coney Island Drive
Sparks, NV 89431
(47 miles west on US 50)



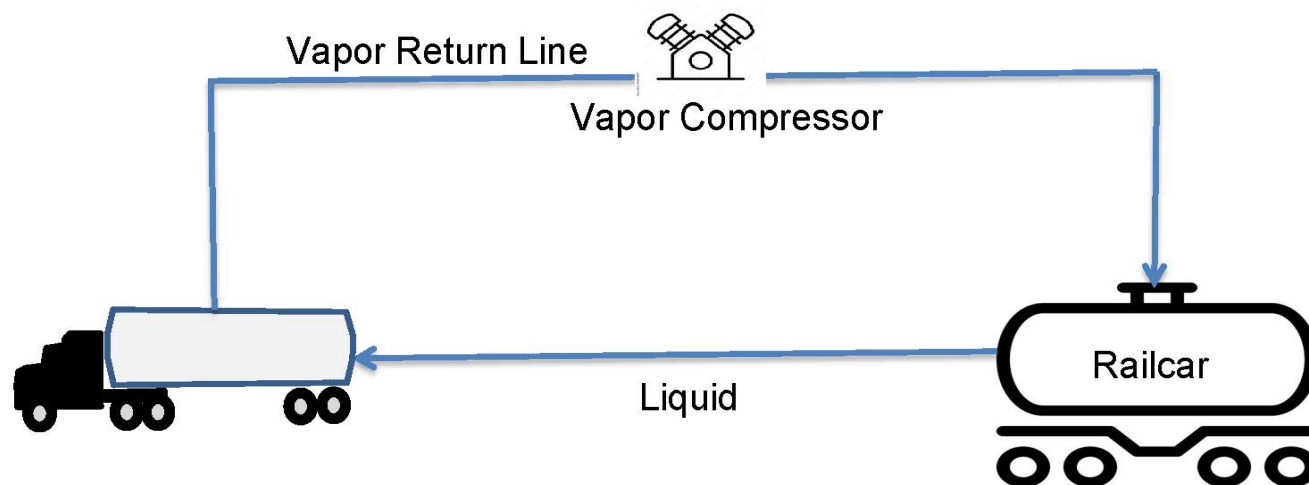
Site Location
TCA Fernley Transloading Facility
17127 Inland Port Drive
Fernley, NV 89408
39.57428, -119.08723



**BEAR CREEK
CONSULTANTS**

1320 E 9th St, Suite 2
Edmond, OK 73034

FIGURE 1
Site Plan
January 6, 2025



Process Flow Diagram

TCA Fernley Transloading Facility
17127 Inland Port Drive
Fernley, NV 89408
39.57428, -119.08723



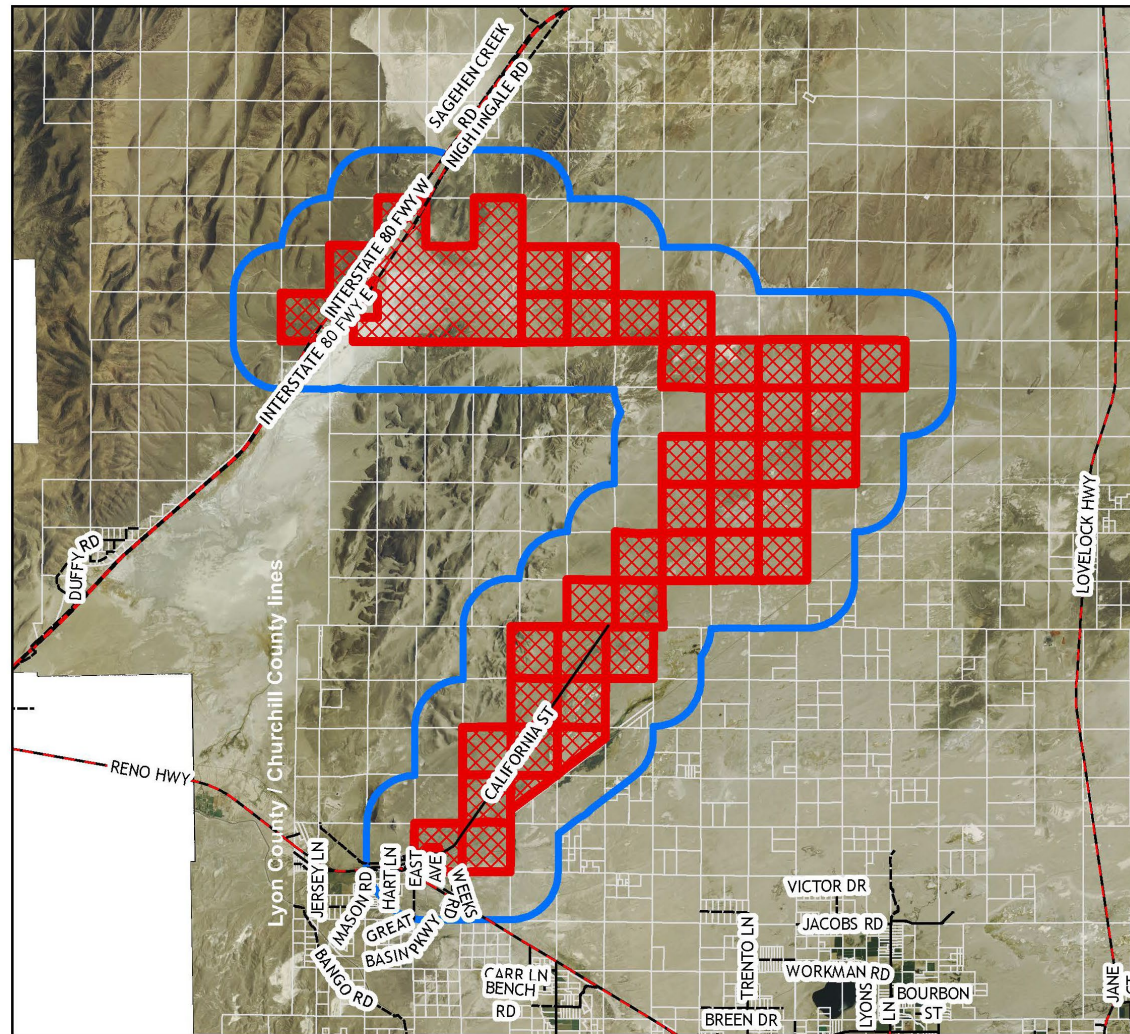
**BEAR CREEK
CONSULTANTS**

1320 E 9th St, Suite 2
Edmond, OK 73034

FIGURE 3
Process Flow Diagram
January 6, 2025

Forty Mile Desert Resources, Geothermal Exploration Drilling SUP,

APNs 003-671-01, 003-671-02, 003-671-03, 003-671-11, 003-671-12, 003-671-13, 003-671-14, 003-671-15, 003-671-22, 003-671-23, 003-671-24, 003-671-25, 003-671-26, 003-671-27, 003-671-28, 003-671-32, 003-671-33, 003-691-05, 003-691-06, 003-691-07, 003-691-18, 004-031-24, 004-051-29, 004-051-30, 004-051-31, 004-051-32, 004-051-33, 004-051-34, 009-251-15, 009-251-24, 009-251-25, 009-251-26, 009-251-88, 009-291-06, 009-291-07, 009-291-08, 009-291-09, 009-291-10, 009-291-28, 009-291-29 & 009-291-30



Special Use Permit
Forty Mile Desert
Resources LLC
Corsac Geothermal
Exploration Project
Multiple APNs

*Notification Boundary
per Churchill County
Code 300 Feet
This Notice: 5,280 Feet*



Zoning

- E-1
- R-1
- R-2
- A-5
- A-10
- C-1
- C-2
- I
- RR-20

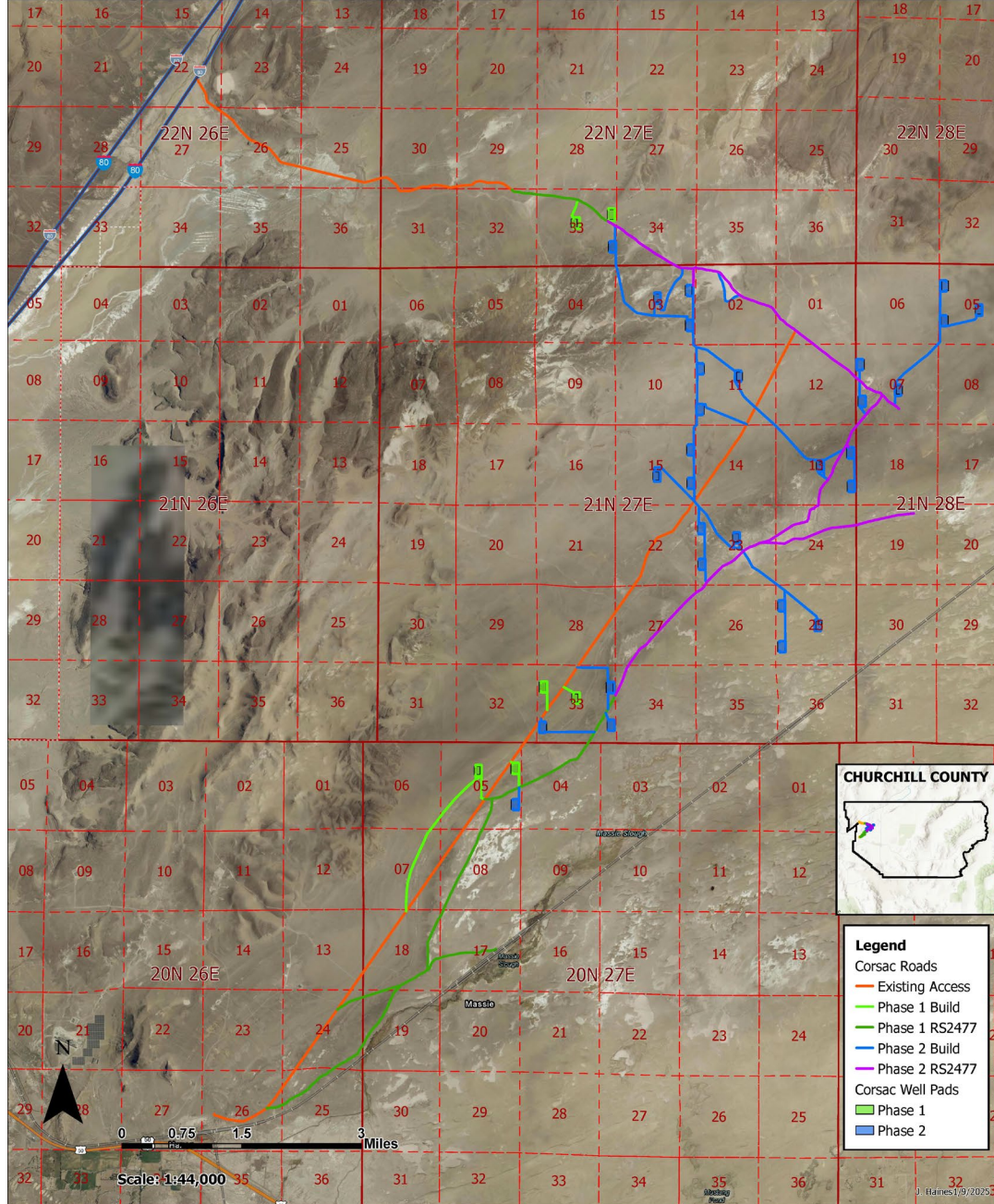
Special
Restriction's

- Lakes & Reservoirs
- Carson River
- Property Lines
- Subject Property

5,280
Feet

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Prepared By: Diane Moyle
Churchill County Planning Department
Last saved by: diane.moyle on 1/17/2025 at 3:00:24 PM
File: P:\GIS\Planning Commission\Notification Maps\2025\2 February 12\CorsacGeo.mxd

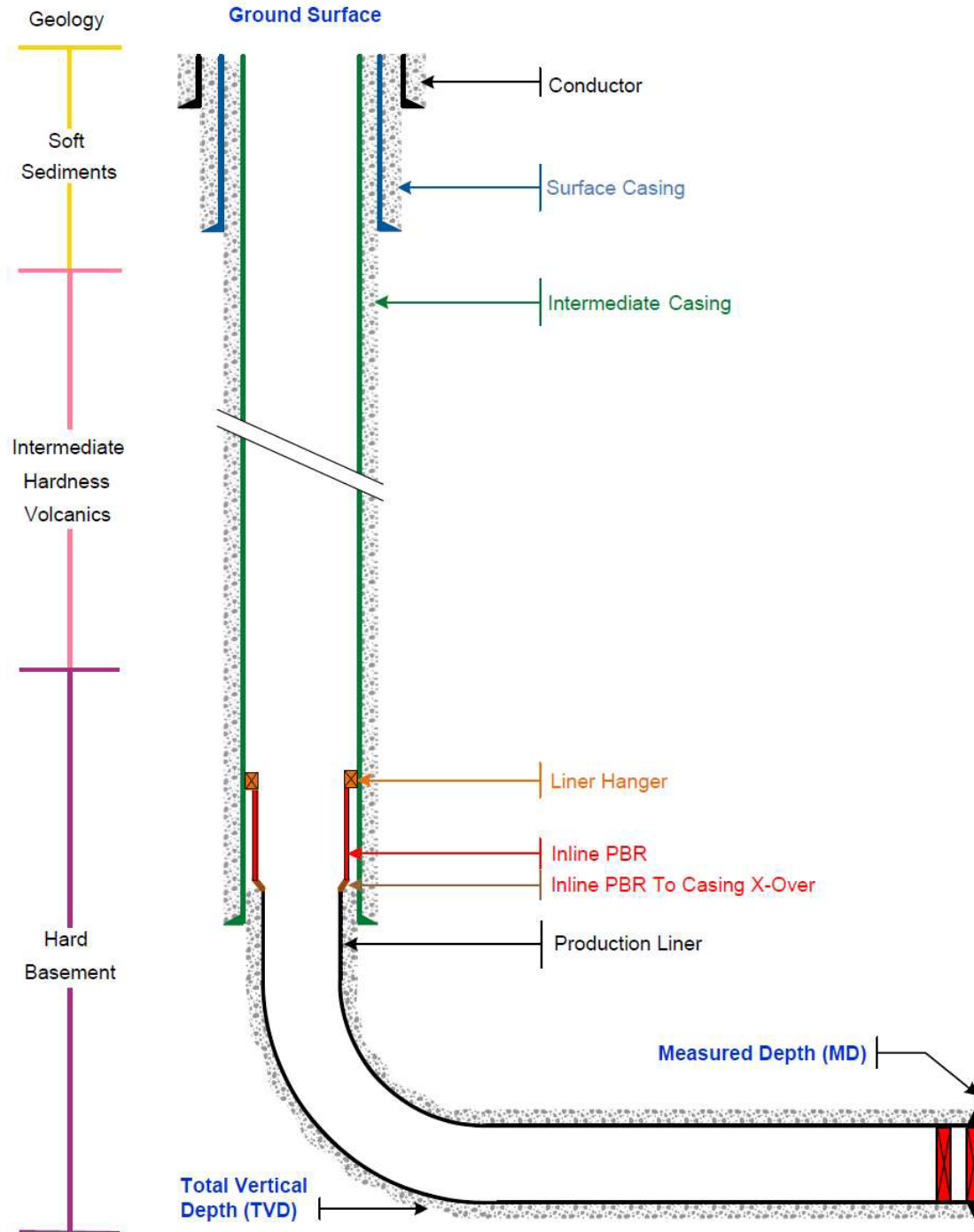


**SUP Development Map - Corsac
Geothermal Exploration Project**
Churchill County, NV





Well pad undergoing geothermal well drilling at the Cape Project in Utah





INTEGRATED GPS

High-accuracy clock synchronization



INTEGRATED WLAN

High-speed wireless communication



ETHERNET CONNECTOR

Settings & Data retrieval



TWO REPORTING LED

Immediate status for:

- GPS STATUS
- WLAN STATUS
- SENSOR STATUS
- UNITE STATUS



GEOPHONE CONNECTOR

Standard KCK2 plug



HIGH MEMORY CAPACITY

Non volatile - over four weeks' autonomy (12-hour working days configured)



EXTERNAL BATTERY CONNECTION

Hot-Swap - 11-18V DC



RADIO IDENTIFICATION (RFID)

Serial number assignment



INTERNAL BACK-UP BATTERY

140-hr working autonomy

Consent Agenda

From: [Randy Hines](#)
To: [Diane Moyle](#)
Cc: [Dean Patterson](#)
Subject: FW: Corkill Bros building site
Date: Tuesday, January 28, 2025 11:30:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Diane,

Please see email below from Mitzi asking for the extension.

Thank you.

Randy Hines

Director, Public Works, Planning & Building

Churchill County, Nevada
270 S. Maine Street, Suite A
Fallon, NV 89406-2754

O: (775) 423-7627

F: (775) 428-0259

Randy.Hines@churchillcountynv.gov

New website URL:

www.churchillcountynv.gov



From: Corkill <corkill@cccomm.net>
Sent: Tuesday, January 21, 2025 1:04 PM
To: Randy Hines <Randy.Hines@churchillcountynv.gov>; Dean Patterson <dean.patterson@churchillcountynv.gov>
Subject: Corkill Bros building site

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

I had talked to Robin Schoenfeld a while back and she said she was going to talk to the appropriate people and see if we could release the 1 acre and the Building Site to my daughter to build a house on that is on our conservation easement at 425 East Corkill Lane. She said she didn't see any problem with it and she would probably be contacting you guys the first week of January to give us an answer and I have not heard back from her. I think we are nearing our deadline that you gave us to get this done and I was wondering if you could extend it through March. Could you please let me know if you would grant us that extension because I am having

trouble getting a hold of her again.

Thank you

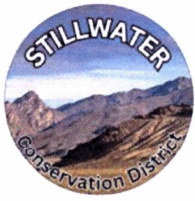
Mitzi Corkill

Berney Realty Ltd



corkill@cccomm.net
[290 W. Williams Avenue](#)
[Fallon, Nevada 89406](#)
berneyrealty.com

Mitzi Corkill
Realtor®
[775-423-4230](#) (o)
[775-427-4246](#) (c)



Stillwater Conservation District

111 Sheckler Road – Fallon, NV 89406

Phone (775) 423-5124 ext 101

December 18, 2024

RECEIVED

DEC 23 2024

Churchill County Public Works,
Planning & Building

Public Works Director
Randy Hines
Churchill County Public Works,
Planning and Zoning Department
270 S. Maine Street Suite A
Fallon, NV 89406

Dear Randy Hines,

The Stillwater Conservation District would like to express their support for the conservation easement application filed by C & A Rentals LLC for property located off the Schurz Highway, Fallon, Nevada. Assessor's Parcel Number 006-092-16. This project, consisting of +72.53 acres with +58.27 water righted acres. Having this conservation easement will protect agriculture and natural resources from subdivisions and development pressures in perpetuity. By protecting agriculture and our natural resources we are providing food and cover for wildlife, providing groundwater recharge, and maintaining air quality for our communities well being and economic future. If you have any questions, please call 775-423-5124x101.

Sincerely,

Christy Sullivan, District Clerk
Stillwater Conservation District



Lahontan Conservation District

111 Sheckler Road – Fallon, NV 89406

Phone (775) 423-5124 ext 101

RECEIVED

DEC 23 2024

Churchill County Public Works,
Planning & Building

December 18, 2024

Public Works Director
Randy Hines
Churchill County Public Works,
Planning and Zoning Department
270 S. Maine Street Suite A
Fallon, NV 89406

Dear Randy Hines,

The Lahontan Conservation District would like to express their support for the conservation easement application filed by C & A Rentals LLC for property located off the Schurz Highway, Fallon, Nevada. Assessor's Parcel Number 006-092-16. This project, consisting of +72.53 acres with +58.27 water righted acres. Having this conservation easement will protect agriculture and natural resources from subdivisions and development pressures in perpetuity. By protecting agriculture and our natural resources we are providing food and cover for wildlife, providing groundwater recharge, and maintaining air quality for our communities well being and economic future. If you have any questions, please call 775-423-5124x101.

Sincerely,

Christy Sullivan, District Clerk
Lahontan Conservation District

**SENDING SITE REVIEW APPLICATION REVIEW
& TDR CALCULATION**

Applicant: C & A Rentals LLC

APN: 006-092-16

Property Location: off Schurz Hwy

Zoning: A-10

Sending Site Criteria:

- ☒ Designation in the Churchill County Master Plan;
- ☒ Located within the military installation buffer area;
- ☒ Designation in the Churchill County Master Plan as RR-20, A-10 or A-5, through either:
 - a. Existing zoning of the parcel(s); or
 - b. Identification of proposed rural or resource area or open space sites that meet the definition of open space, per Churchill County Master Plan, or
- ☐ Identification as habitat for federally listed endangered or threatened;
- ☒ Water resource areas set aside for the benefit of Churchill County;
- ☐ Other areas

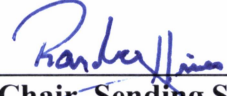
Acreage of proposed sending site: 72.53

Number of water righted acres: 59.47

Comments: The total number of water rights can be used on the property; therefore, the total was used in the calculation for TDRs. No additional home site was requested.

Recommendation on Sending Site:

The parcel meets the criteria for a Sending Site and should be approved. The calculation for TDRs is 88 when using the total number of water rights.



Chair, Sending Site Review Committee

January 14, 2025

Date

**SENDING SITE REVIEW APPLICATION REVIEW
& TDR CALCULATION**

Applicant: Arthur Peel

APN: 006-092-07

Property Location: 9350 Pasture Rd

Zoning: A-10

Sending Site Criteria:

- ☒ Designation in the Churchill County Master Plan;
- ☒ Located within the military installation buffer area;
- ☒ Designation in the Churchill County Master Plan as RR-20, A-10 or A-5, through either:
 - a. Existing zoning of the parcel(s); or
 - b. Identification of proposed rural or resource area or open space sites that meet the definition of open space, per Churchill County Master Plan, or
- ☐ Identification as habitat for federally listed endangered or threatened;
- ☒ Water resource areas set aside for the benefit of Churchill County;
- ☐ Other areas

Acreage of proposed sending site: 193.9

Number of water righted acres: 155.32

Comments: The total number of water rights can be used on the property; therefore, the total was used in the calculation for TDRs. No additional home site was requested.

Recommendation on Sending Site:

The parcel meets the criteria for a Sending Site and should be approved. The calculation for TDRs is 252 when using the total number of water rights.



Chair, Sending Site Review Committee

January 14, 2025

Date



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

January 29, 2025

Churchill County Department of Public Works, Planning and Building
270 South Maine Street, Suite A
Fallon, Nevada 89406

RE: COMMENTS PERTAINING SPECIAL USE PERMIT BEACH, 008-141-18

All commercial businesses with employees and/or public access are required to have means of accessibility for people with disabilities. These requirements include but are not limited to the following items:

- Means of Egress
- Parking
- Restrooms

Existing building compliance is required to the extent that is technically feasible. Alterations to achieve compliance require a building permit.

Nonresidential construction projects are required to have an appropriately licensed contractor oversee all work performed pursuant to NRS 624.

Should there be any questions, please contact our office.

Churchill County Building Department

Churchill County is an Equal Opportunity Provider and Employer

270 S. Maine Street, Suite A • Fallon, NV 89406
Public Works & Planning (775) 423-7627 • Building (775) 428-0264 • Fax (775) 428-0259
www.churchillcountynv.gov

From: myoung.fallonfire.org
To: [Planning Admin](#)
Subject: RE: Churchill County Planning Commission 2/12/25 application -- Beach, home based real estate office, 6755 Reno Highway, APN 008-141-18
Date: Tuesday, January 21, 2025 3:54:39 PM

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Diane,
Fire has no issue with this.
Regards,
Mitch Young
Fire Marshal, FCFD
Office 775 423-6521 ext. 2
Cell 775 427-7911

From: Planning Admin
Sent: Tuesday, January 21, 2025 3:52 PM
To: Buildings ; myoung [fallonfire.org](mailto:myoung.fallonfire.org) ; D2Traffic@dot.nv.gov; jgraham@dot.nv.gov
Cc: Randy Hines ; Dean Patterson
Subject: Churchill County Planning Commission 2/12/25 application -- Beach, home based real estate office, 6755 Reno Highway, APN 008-141-18
Importance: High

Attached is an application for a special use permit to be considered by the Churchill County Planning Commission at their February 12, 2025 meeting. Please provide any comments or questions to me and Dean Patterson (copied on this email) as soon as possible for consideration during the review process.

Diane Moyle

Administrative Assistant
planning-admin@churchillcountynv.gov
Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

January 29, 2025

Churchill County Department of Public Works, Planning and Building
270 South Maine Street, Suite A
Fallon, Nevada 89406

RE: COMMENTS PERTAINING SPECIAL USE PERMIT APPLICATION MANNERED MUTTS, 008-113-54

All commercial businesses with employees and/or public access are required to have means of accessibility for people with disabilities. These requirements include but are not limited to the following items:

- Means of Egress
- Parking
- Restrooms

All plans and construction for alterations to meet accessibility compliance must meet or exceed the currently adopted Building Codes per Churchill County Code. No work or construction may be carried out until the issuance of a building permit by the Churchill County Building Department.

Nonresidential construction projects are required to have an appropriately licensed contractor oversee all work performed pursuant to NRS 624.

Should there be any questions, please contact our office.

Churchill County Building Department

Churchill County is an Equal Opportunity Provider and Employer

270 S. Maine Street, Suite A • Fallon, NV 89406
Public Works & Planning (775) 423-7627 • Building (775) 428-0264 • Fax (775) 428-0259
www.churchillcountynv.gov

From: myoung.fallonfire.org
To: [Planning Admin](#)
Subject: RE: Churchill County Planning Commission 2/12/25 -- Clark, home based dog training & boarding, 6150 Cox Road, APN 008-113-54
Date: Tuesday, January 21, 2025 4:05:49 PM

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Diane,

According to National Fire Protection Association 150 Fire and Life Safety in Animal Housing Facilities Code, which has been adopted by the State of Nevada, this facility may be required to have a partial sprinkler system installed.

Applicant should contact the State Fire Marshals plan review office to determine what, if any, requirements may need to be met prior to construction beginning.

There are no other issues for the fire department with this application

Regards,

Mitch Young

Fire Marshal, FCFD

Office 775 423-6521 ext. 2

Cell 775 427-7911

From: Planning Admin

Sent: Tuesday, January 21, 2025 3:55 PM

To: Buildings ; myoung.fallonfire.org ; Gary Fowkes

Cc: Randy Hines ; Dean Patterson

Subject: Churchill County Planning Commission 2/12/25 -- Clark, home based dog training & boarding, 6150 Cox Road, APN 008-113-54

Importance: High

Attached is an application for a special use permit to be considered by the Churchill County Planning Commission at their February 12, 2025 meeting. Please provide any comments or questions to me and Dean Patterson (copied on this email) as soon as possible for consideration during the review process.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

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From: myoung@fallonfire.org
To: Diane Moyle; D2Traffic@dot.nv.gov; jgraham@dot.nv.gov; Loren Borst; "ndepairadmins@ndep.nv.gov"; ndep-ofa@ndep.nv.gov; "planning@cityoffernley.org"; "mrambo@cityoffernley.org"; "lwagner@cityoffernley.org"; "planning@lyon-county.org"; "ghenderson@lyon-county.org"; "[Louis Cariola](mailto:Louis_Cariola)"; "lnash@lyon-county.org"; "bbunn@northlyonfire.com"; "tmyers@northlyonfire.com"; "kmiller@northlyonfire.com"
Cc: [Randy Hines](mailto:Randy.Hines@churchillcountynv.gov); [Dean Patterson](mailto:Dean.Patterson@churchillcountynv.gov)
Subject: RE: Churchill County Planning Commission 2/12/25 -- Tactical Cleaning Acquisition, 17127 Inland Port Drive, APN 009-251-77
Date: Tuesday, January 21, 2025 4:53:17 PM

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Diane,

There are several National Fire Protection Association and International Fire Codes that have been adopted by the State of Nevada that need to be met prior to completion.

Applicant should contact the State Fire Marshals plan review office to determine what requirements may need to be met prior to construction beginning.

An emergency action plan will need to be provided to the fire department and emergency operations office prior to any use of this facility.

There are no other issues for the fire department with this application.

Regards,

Mitch Young
Fire Marshal, FCFD
Office 775 423-6521 ext. 2
Cell 775 427-7911

From: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Tuesday, January 21, 2025 4:19 PM
To: myoung [fallonfire.org](mailto:myoung@fallonfire.org) <myoung@fallonfire.org>; D2Traffic@dot.nv.gov; jgraham@dot.nv.gov; Loren Borst <lborst@ndep.nv.gov>; 'ndepairadmins@ndep.nv.gov' <ndepairadmins@ndep.nv.gov>; ndep-ofa@ndep.nv.gov; 'planning@cityoffernley.org' <planning@cityoffernley.org>; 'mrambo@cityoffernley.org' <mrambo@cityoffernley.org>; 'lwagner@cityoffernley.org' <lwagner@cityoffernley.org>; 'planning@lyon-county.org' <planning@lyon-county.org>; 'ghenderson@lyon-county.org' <ghenderson@lyon-county.org>; '[Louis Cariola](mailto:Louis_Cariola)' <lcariola@lyon-county.org>; 'lnash@lyon-county.org' <lnash@lyon-county.org>; 'bbunn@northlyonfire.com' <bbunn@northlyonfire.com>; 'tmyers@northlyonfire.com' <tmyers@northlyonfire.com>; 'kmiller@northlyonfire.com' <kmiller@northlyonfire.com>
Cc: Randy Hines <Randy.Hines@churchillcountynv.gov>; Dean Patterson <dean.patterson@churchillcountynv.gov>

Subject: Churchill County Planning Commission 2/12/25 -- Tactical Cleaning Acquisition, 17127
Inland Port Drive, APN 009-251-77

Importance: High

Attached is an application for a special use permit to be considered by the Churchill County Planning Commission at their February 12, 2025 meeting. Please provide any comments or questions to me and Dean Patterson (copied on this email) as soon as possible for consideration during the review process.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

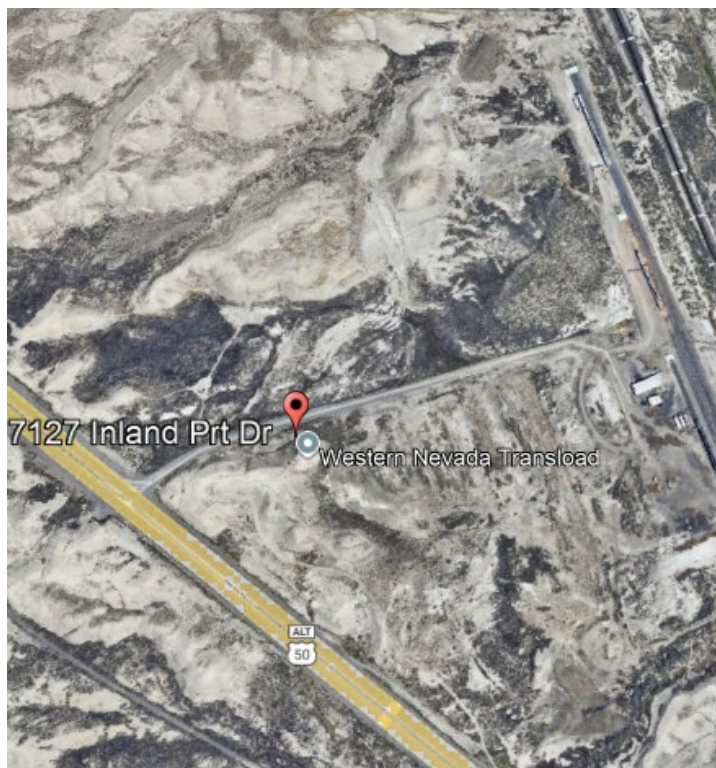
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Fernley Transload Presentation

2.12.25



Proposed Transload Site



What are we doing?

- Transloading liquified petroleum gas (butane) from railcars to trucks
 - Patented butane blending process at end customer in Reno
- Volume expectations:
 - 280 railcars offloaded per season
- Trucks with specialized trailer come into the site, get loaded by an operator, and return to customer site.

- Trucks are loaded via a transloader consisting of the following:
 - 50hp diesel engine
 - 1 vapor compressor
 - 2 liquid hoses
 - 1 vapor hose
 - 1 air compressor
- Safety measures:
 - The flow of product works handheld negative pressure.
 - All valves are safety valves and are pneumatically controlled.
 - There are 5 “mushroom valves” and one hand-held ESD for each unit.

Transloader Pictures



Transloader Pictures



• **Questions?**

From: [Jera Reidenbach](#)
To: [Planning Admin](#)
Cc: [Brandy Carpenter](#); [Dean Patterson](#); [Randy Hines](#)
Subject: RE: Churchill County Planning Commission 2/12/25 -- Corsac Geothermal Exploration Project, northern Churchill County several parcels of land
Date: Wednesday, January 29, 2025 12:42:51 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello,

The narrative states they have no plans for a permanent business currently. All items pertaining to temporary structures, waste management, and potable water were addressed.

The Building Department has no comments.

Jera Reidenbach

Building Official
Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building
270 S. Maine St
Suite A
Fallon, NV 89406-2754
O: (775) 428-0264
Fax: (775) 423-8185



From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Tuesday, January 21, 2025 4:22 PM
To: Buildings <buildings@churchillcountynv.gov>; Mitch Young (myoung@fallonfire.org) <myoung@fallonfire.org>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Robin Schofield (robin.schofield@navy.mil) <robin.schofield@navy.mil>; D2Traffic@dot.nv.gov; jgraham@dot.nv.gov; Loren Borst <lorst@ndep.nv.gov>; 'malameda@dot.nv.gov' <malameda@dot.nv.gov>; 'ndepairadmins@ndep.nv.gov' <ndepairadmins@ndep.nv.gov>; ndep-ofa@ndep.nv.gov; 'a.keys@ndep.nv.gov' <a.keys@ndep.nv.gov>; Katie Andrlle <kmandrle@ndow.org>; 'jkleiber@ndow.org' <jkleiber@ndow.org>; 'sshell@water.nv.gov' <sshell@water.nv.gov>; 'ndom@minerals.nv.gov' <ndom@minerals.nv.gov>; 'mvisher@minerals.nv.gov' <mvisher@minerals.nv.gov>
Cc: Randy Hines <Randy.Hines@churchillcountynv.gov>; Dean Patterson

<dean.patterson@churchillcountynv.gov>

Subject: Churchill County Planning Commission 2/12/25 -- Corsac Geothermal Exploration Project, northern Churchill County several parcels of land

Importance: High

Attached is an application for a special use permit to be considered by the Churchill County Planning Commission at their February 12, 2025 meeting. Please provide any comments or questions to me and Dean Patterson (copied on this email) as soon as possible for consideration during the review process.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

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From: [Steve Shell](#)
To: [Planning Admin](#)
Subject: RE: Churchill County Planning Commission 2/12/25 -- Corsac Geothermal Exploration Project, northern Churchill County several parcels of land
Date: Thursday, January 30, 2025 9:52:15 AM

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The Division of Water Resources has no comment.

Please address all correspondence for Subdivisions to NDWR-Subdivisions@water.nv.gov

Steve Shell
Nevada Division of Water Resources
775-684-2836

From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Tuesday, January 21, 2025 4:22 PM
To: Buildings <buildings@churchillcountynv.gov>; Mitch Young (myoung@fallonfire.org) <myoung@fallonfire.org>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Robin Schofield (robin.schofield@navy.mil) <robin.schofield@navy.mil>; D2Traffic@dot.nv.gov; Graham, Jason <JGraham@dot.nv.gov>; Loren Borst <lborst@ndep.nv.gov>; Alameda, Michael <MAlameda@dot.nv.gov>; NDEP Air Admins <ndepairadmins@ndep.nv.gov>; NDEP OFA <ndep-ofa@ndep.nv.gov>; 'a.keys@ndep.nv.gov' <a.keys@ndep.nv.gov>; Katie Andrle <kmandrle@ndow.org>; Jasmine Kleiber <jkleiber@ndow.org>; Steve Shell <sshell@water.nv.gov>; NDOM <ndom@minerals.nv.gov>; 'mvisher@minerals.nv.gov' <mvisher@minerals.nv.gov>
Cc: Randy Hines <Randy.Hines@churchillcountynv.gov>; Dean Patterson <dean.patterson@churchillcountynv.gov>
Subject: Churchill County Planning Commission 2/12/25 -- Corsac Geothermal Exploration Project, northern Churchill County several parcels of land
Importance: High

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Diane Moyle
Administrative Assistant

planning-admin@churchillcountynv.gov
Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

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From: [Chris Mahannah](#)
To: [Dean Patterson](#)
Cc: [Randy Hines](#); [Planning Admin](#)
Subject: RE: Churchill County Planning Commission 2/12/25 -- Corsac Geothermal Exploration Project, northern Churchill County several parcels of land
Date: Monday, February 03, 2025 5:17:33 PM

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Hello Dean: Per our conversation this morning, I have taken a cursory look at the documents Diane provided & given the location of the project, it's in the exploratory phase & relatively small amount of water needed for exploration, depths of exploration, I don't have any major concerns at this point or water resource conditions to impose for and exploration SUP. That said, it would be good to meet with their representatives at some point after they have constructed and tested the process to gain a better understanding of the project if proves to be commercially viable and they come back for a commercial operation SUP.

If they have already applied for waivers under NAC 534.444 from NDWR, can you please request they provide us copies of them? Additionally, if they are willing to share it, a copy of their lease agreement on the 800 afa of water rights would be good to have as well.

Thanks,
Chris

From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Friday, January 24, 2025 4:15 PM
To: Chris Mahannah <Chris@mah2o.com>
Cc: Dean Patterson <dean.patterson@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Churchill County Planning Commission 2/12/25 -- Corsac Geothermal Exploration Project, northern Churchill County several parcels of land
Importance: High

Attached is an application for a special use permit to be considered by the Churchill County Planning Commission at their February 12, 2025 meeting. Please provide any comments or questions to me and Dean Patterson (copied on this email) as soon as possible for consideration during the review process.

Diane Moyle
Administrative Assistant
planning-admin@churchillcountynv.gov
Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406

775-423-7627 Main Phone

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From: [Katie Andrie](#)
To: [Planning Admin](#)
Subject: RE: Churchill County Planning Commission 2/12/25 -- Corsac Geothermal Exploration Project, northern Churchill County several parcels of land
Date: Friday, January 31, 2025 2:03:49 PM

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Hi Diane,

Has the proponent worked with the BLM and obtained BLM NEPA clearances on this project yet?

There aren't any species we would recommend seasonal timing restrictions for as this is not within bighorn sheep habitat or sage-grouse. We do recommend pre construction migratory bird clearance surveys if pad and road construction occurs within March 1 – August 31.

Thank you,

Katie

From: Planning Admin

Sent: Tuesday, January 21, 2025 4:22 PM

To: Buildings ; Mitch Young (myoung@fallonfire.org) ; Gary Fowkes ; Robin Schofield (robin.schofield@navy.mil) ; D2Traffic@dot.nv.gov; Graham, Jason ; Loren Borst ; Alameda, Michael ; NDEP Air Admins ; NDEP OFA ; 'a.keys@ndep.nv.gov' ; Katie Andrie ; Jasmine Kleiber ; Steve Shell ; NDOM ; 'mvisher@minerals.nv.gov'

Cc: Randy Hines ; Dean Patterson

Subject: Churchill County Planning Commission 2/12/25 -- Corsac Geothermal Exploration Project, northern Churchill County several parcels of land

Importance: High

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

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775-423-7627 Main Phone

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Churchill County, Nevada Corsac Geothermal Exploration Project General Special Use Permit Proposal

Paul Conrad
Site Permitting Manager
paul.conrad@fervoenergy.com

910 Louisiana Street, Suite 4400
Houston, TX 77002

Brandon Law
Sr Director of Land, Environment, and Permitting
brandon@fervoenergy.com

Agenda



1. Fervo Energy Company Overview

2. Project Area Overview

3. Operations Plan

Developing next-generation geothermal projects to deliver 24/7 carbon-free energy.

Fervo Energy - Company Overview



Category-defining Leader in Advanced Geothermal Development

Setting Geothermal Drilling Records

World First: Multi-zonal Stimulation of Geothermal Formation

#1 Geothermal Lease Holder

- Over 495,000 acres across five western US states
- De-risked acreage adjacent to know geothermal resources
- Key access to transmission and offtake opportunities

Proved + Probable Reserves: 20GW

Making Geothermal a Scalable Power Solution for the World

Conventional Geothermal: 9,057MW

Fervo Market: 250,000MW+

First Commercial Project Completed & Operational

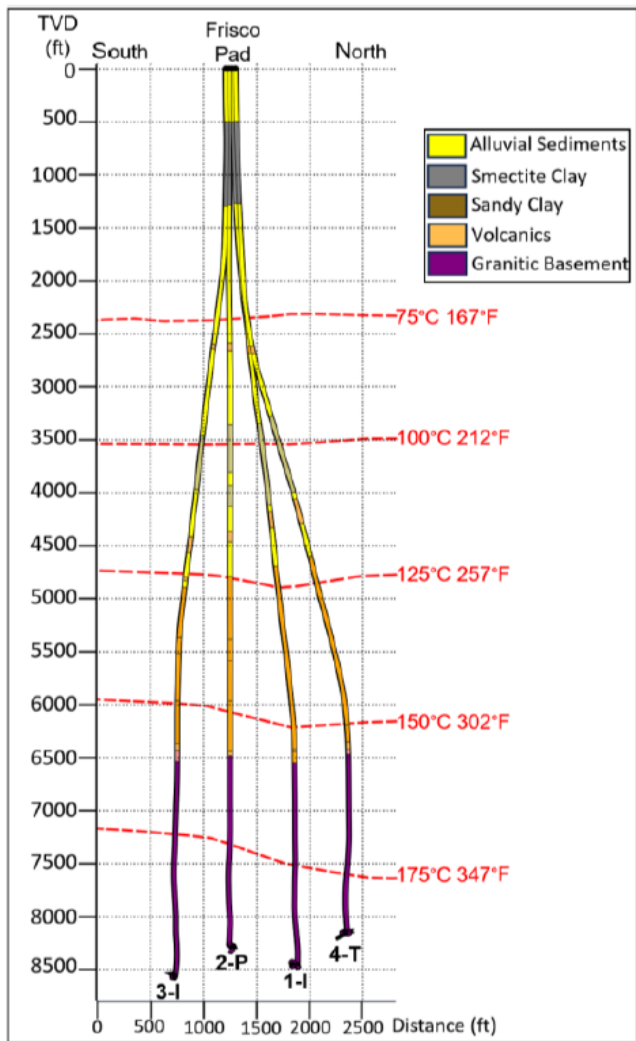
 Agreement w/ Google

- 5MW Commercial Agreement
- Wells drilled and completed in June 2023
- Testing completed and brought to full power operation in April 2024

592 MW of Contracts:
592 MW Signed
250+ MW in Negotiation

Signed Contract: 592 MW
Active Negotiations: 250+ MW
Fervo Project Pipeline: 1,000+ MW

Fervo Energy - UT Cape Project



Fervo's 'Cape' geothermal exploration project currently underway in Beaver County, Utah shows remarkable power generation potential: 477 MW are currently planned, up to 2,000 MW possible



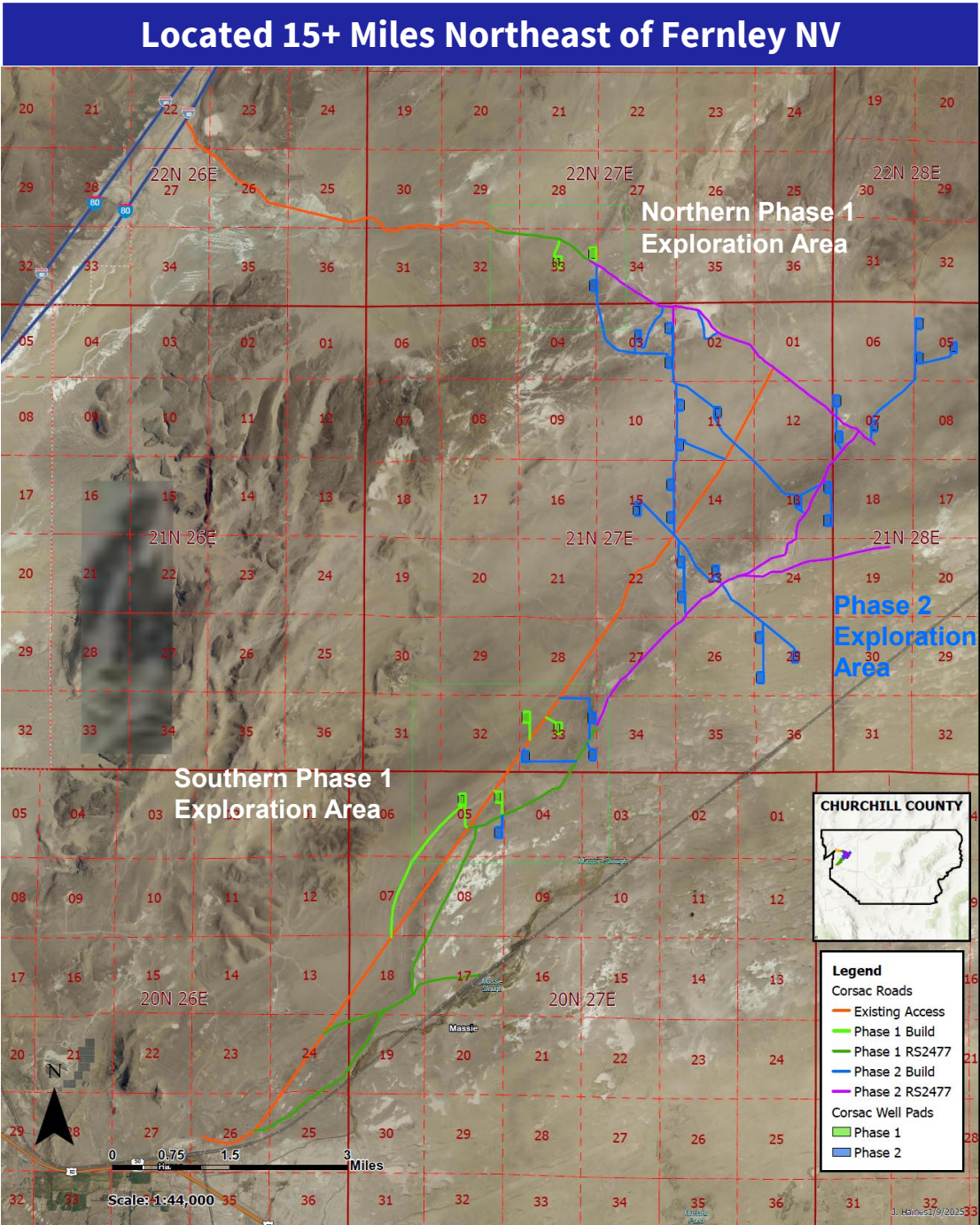
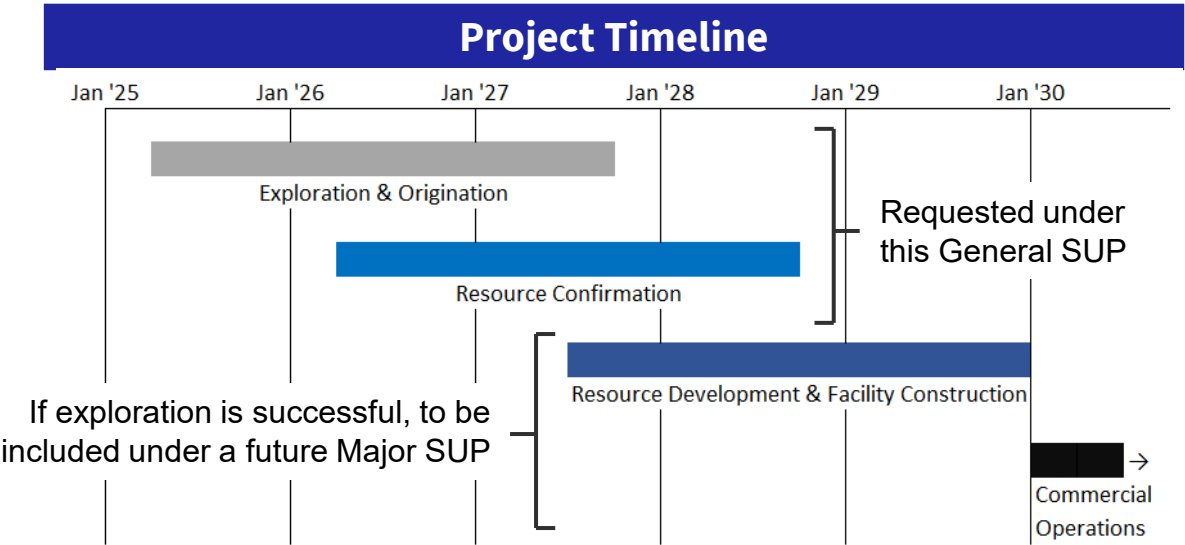
Since Fervo's Cape project was approved and issued in March of 2023, we have:

- Constructed 5 well pads
- Drilled / are currently drilling 15 exploration wells, with an additional 12+ wells planned in 2025
- Completed stimulation of 3 wells / currently stimulating 8 additional wells

From data collected from these wells, we have constructed a temperature model of the subsurface, which predicts 2 GW or more of electrical energy can potentially be generated long-term from the heat reservoir.

Corsac Geothermal Exploration Project Area Overview

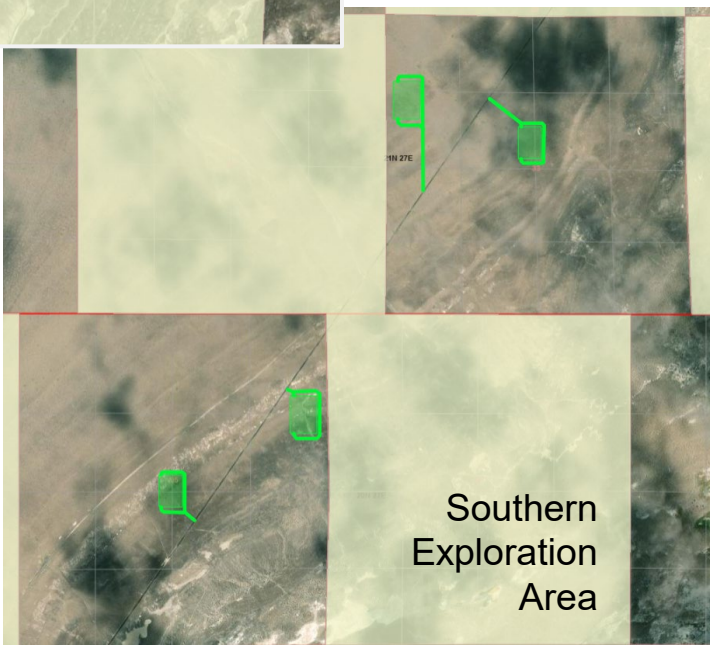
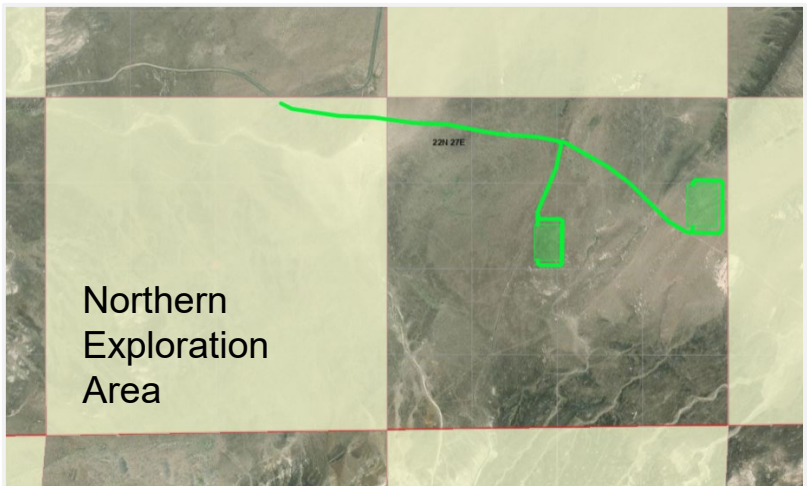
Project Summary	
Overview	- Location: 15 to 20 miles NE of Fernley, Nevada - Exploration wells drilled on private property (leased geothermal rights)
Interconnection	Interconnecting to NV Energy transmission infrastructure
Commercial Status	115 MW contracted, operations expected 2030 - Fervo is in active negotiations for additional capacity (up to 800+ MW capacity possible)
Permitting Status	- Geophysical and Ecological evaluations completed - Three geothermal exploration wells permitted with Nevada Division of Minerals (NDOM), 12 planned in Phase 1 - SF-299 application in progress for 1/3-mile access road across Bureau of Land Management property in Northern Phase 1 Exploration Area



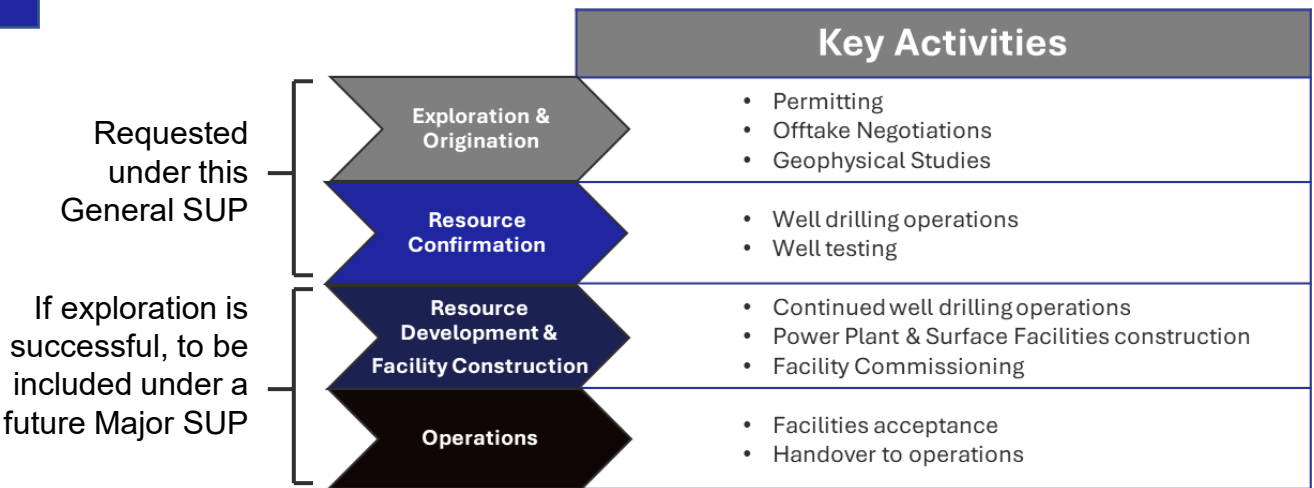
Corsac Geothermal Exploration – Phase 1 Exploration



Phase 1 Development Areas



Timeline



Summary

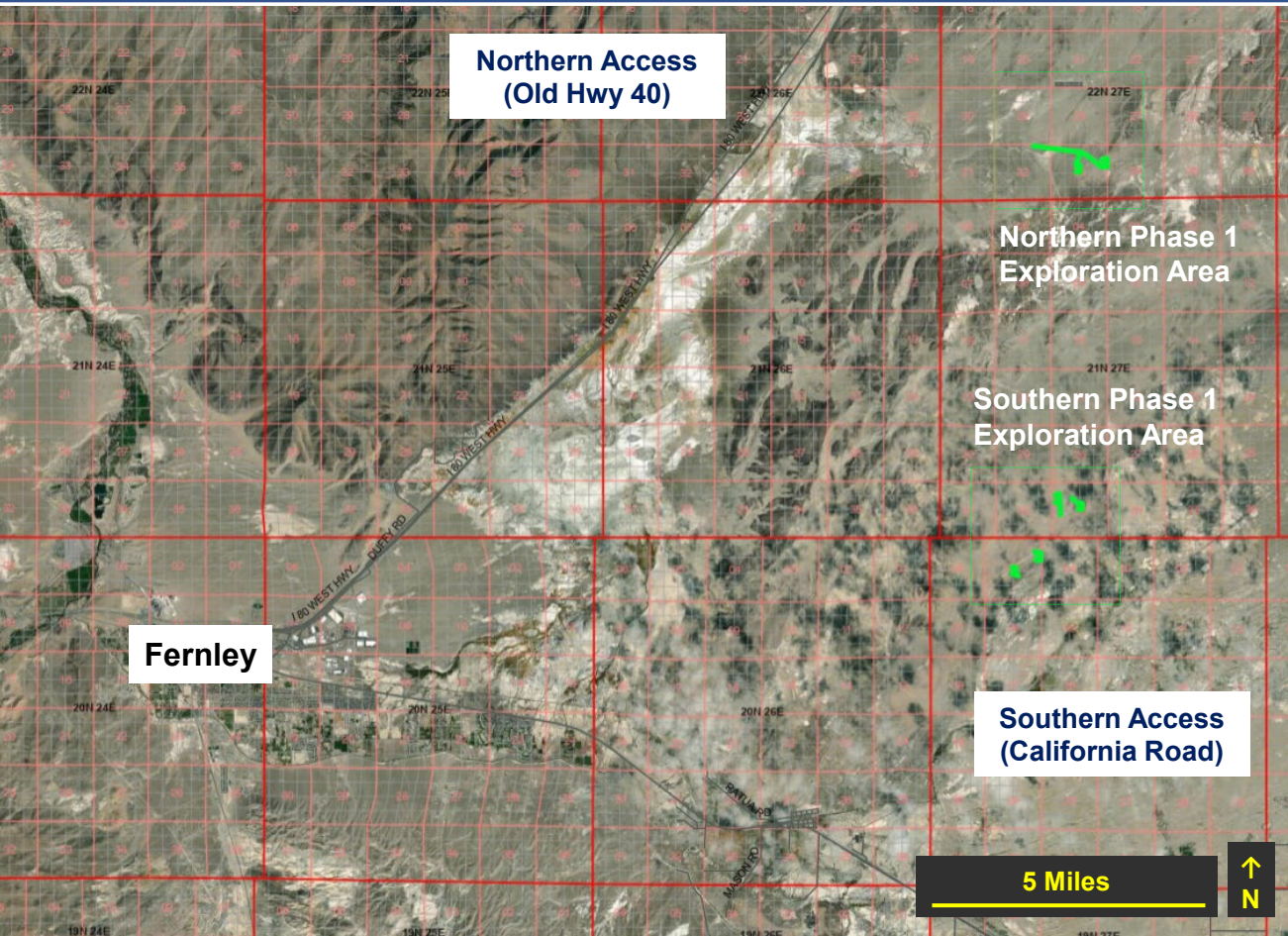
Land Use	• Estimated Max Surface Disturbance = 55 total acres
Well Pads	• Number of Pads Proposed in Phase 1 = 6 • Maximum Pad Disturbance Area = 35 total pad acres • Each well pad can support 1-8 wells and will be constructed sequentially
Roads & Access	• Maximum Roadway Length = 1.2 miles (Northern Exploration Area) • Roadway Disturbance Width = 40 feet • Total Road Surface Disturbance = 20 acres • To be constructed sequentially along with well pads
Key Operations	• Access road construction • Well pad construction • Well drilling and stimulation operations • Well monitoring and testing

Corsac Geothermal Exploration - Operations Plan



Access Roads & Traffic

Primary Access Road Layout (Secondary RS2477 Routes Available)



Access / Roads	
Overview	- Location: 15 to 20 miles NE of Fernley, Nevada - Exploration wells drilled on private property (leased geothermal rights) - If resource is confirmed, additional pads and wells will be constructed in phases, radiating outward from initial pads starting in 2026 or 2027
Access	- Primary access option is via existing gravel roads - Southern access route will be finalized prior to mobilization - Secondary southern access available via RS2477 roads
New Roads Required	- Compacted gravel roads with wide two-way travelways for SAFE heavy vehicle traffic - A few hundred feet of road to two pads in Northern Phase 1 exploration area, initially - Gravel bed roads with stormwater drainage on both sides - Constructed with appropriate cattle grazing accommodations where necessary (cattle guards, fencing, gates, etc.)

Traffic Estimates			
Activity	Equipment Passings	Duration	Annual Frequency
Site Preparation	2-5 Heavy Trucks and Heavy Equipment	3-15 days	2-5
Drilling Operations	2-5 Heavy Trucks	30 days	3-9
Drill Rig Move	50 Heavy Trucks	2-4 days	2-5
Well Cementing	20-40 Heavy Trucks	1-2 days	3-9
Well Workover & Completion	300 Heavy Trucks	5-7 days	1-2
Well Testing	2-5 Heavy Trucks	40 days	1

Corsac Geothermal Exploration - Operations Plan



Well Pad Construction

Well Pads

- Phase 1 exploration proposes up to six pads – three multi-well pads, and three vertical well pads
- Phase 2 exploration proposes up to 29 additional pads
- Each multi-well pad is roughly 450 ft x 650 ft, about 6.7 acres
- Each vertical well pad is roughly 400 ft x 550 ft, about 5.0 acres
- Topsoil will be reserved for later remediation of well pads
- Reserve pits located on well pads to capture drilling muds will also capture stormwater from pad
- Fencing of various types can be used to protect livestock and wildlife from equipment on the pad and from reserve pits, where necessary

Temporary Personnel Quarters

- Personnel required on the drill site 24/7, to maintain safe operations
- Temporary facilities for housing drill site workers will be placed on well pads
- All appropriate county permits, i.e. trailer placement, temporary use, etc will be acquired prior to construction

Example Well Pad Layout



Corsac Geothermal Exploration - Operations Plan



Drilling, Completions, & Testing Operations

Drilling

- All well drilling is permitted by Nevada Division of Minerals (NDOM) to ensure that drilling operations do not impact groundwater
- Geothermal wells will target vertical depths roughly 10,000 feet below surface
- Lateral portions of wells will be directionally drilled, typically to around 5,000 feet in length (larger lengths into adjacent leased parcels may be considered)

Completions

- Wells will be cased and cemented to total depth
- Common perforation and stimulation techniques will be used on the cased wells to allow connectivity between wells

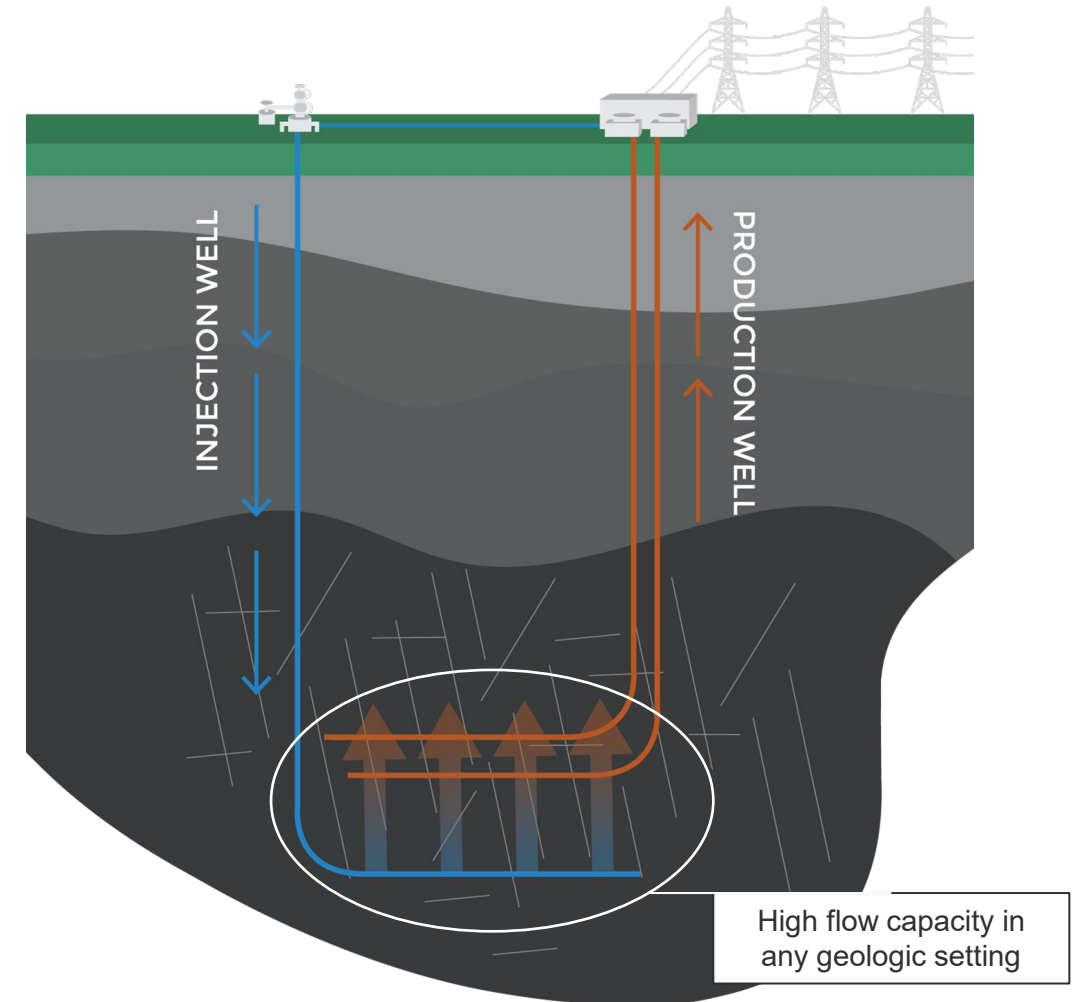
Well Testing

- Cross-flow tests (~30 days) will be performed to accurately determine long-term well and geothermal reservoir productivity

Water

- Water used will be sourced from an NDOM-permitted groundwater source well within the geothermal field
- Temporary waivers will be filed with the Nevada state engineer under NV Admin. Code § 534.444, allowing water for drilling use without an associated water right
- Sufficient private water rights have been leased for all project components should the state engineer require additional offsets beyond the temporary waiver

Example Subsurface Well Layout



Fervo Energy Mission & Core Values



Our Mission is to leverage innovation in geoscience to accelerate the world's transition to sustainable energy. We will do this by providing cost-effective, reliable geothermal energy through development of new technology.



Build Things That Last

- We prioritize, health, safety, and the environment first.
- We think long-term.
- We don't cut corners.



Innovate Through Collaboration

- We seek out ideas from all sources.
- We are never territorial about our work or ideas.
- We ask questions to learn, we teach to grow.



Do What We Say We Are Going To Do

- When we commit to something, we deliver it.
- We assess each task honestly.
- We are transparent and accountable.



Stop & Smell The Roses

- We celebrate wins.
- We care for the mental, physical, and emotional well-being of our people.
- We make community building a part of doing business.

From: [Frank Norcutt](#)
To: [Planning Admin](#)
Subject: Re: Tori Robinson special use permit for horse training at 3880 Edwards Lane
Date: Friday, January 03, 2025 11:02:31 AM

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Tori moved out in October
Sent from my iPhone

On Dec 31, 2024, at 9:25 AM, Planning Admin wrote:

Mr. Norcutt,

I have been asked regarding the special use permit that was approved for horse training for Tori Robinson at your property, 3880 Edwards Lane. We were informed that Tori moved out of state and was no longer conducting horse training at your property. Would you be able to confirm this to be accurate? Also, if this use is no longer needed by her at this location, we would need to terminate the special use permit. Please send a response and indicate whether you or anyone else is using this property for a commercial purpose. Please note, that if anyone else is using this for training, they would be required to obtain a new special use permit as the one that was approved was only for Tori Robinson. In order to remove the commercial use on this property for property tax purposes, you would need to terminate the special use permit and not allow anyone to use the facilities at this location for a commercial use (boarding, training, etc.). I look forward to your prompt response.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

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From: [Beth Helms](#)
To: [Planning Admin](#)
Subject: Cancellation of Business License
Date: Monday, January 13, 2025 4:31:51 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Hello,

Please be advised that Ormat will not be moving forward with our previously planned development regarding ORNI 32 LLC dba Dixie Meadows, License Number BL003996. This project has been put on hold indefinitely. Please cancel this license.

Thank you for your assistance with this matter.

Best regards,

Elizabeth Helms
Paralegal and Corporate Secretary

T +1 (775) 356-9029 x32368 M +1 (775) 398-9538

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CHURCHILL COUNTY PLANNING COMMISSION MEETING

155 North Taylor Street, Commission Chambers

February 12, 2025 at 6:00 p.m.

Name	Item of Interest	Contact Info
Paul Conrad	GEOTHERMAL SUP	paul.conrad@ferroenergy.com
Brandon Law	Geothermal SUP	brandon@ferroenergy.com
Tern Pearson	use permit for homebased business -	
Michael Jones	SUP	
STEVE KING	FERVO SUP	KINGMONT@CHARTER.NET
Chet Ackerman	Tactical Cleaning	
Crystal Conner	Energy Transfer	crystal.conner@energytransfer.com
Chris Verduno	Tactical Cleaning	angallo
Cheryl Gallio	T.D.R	crgallio@yahoo.com
Wesley	SUP	
Bobbie	SUP	
Theresa	RESIDENT	
Rhonda Wood	Fracking/SUP	
Nana McFarlane	FerVO	
MPT McFarlane	FerVO	
BARRY Wood	Fracking/sup	
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PLEASE SIGN IN & PRINT YOUR NAME AND CONTACT INFO