



LYON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING * DEVELOPMENT ENGINEERING * PLANNING
CODE ENFORCEMENT * ECONOMIC DEVELOPMENT

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BOARD OF COUNTY COMMISSIONERS

PLZ-2026-061

Proposed Action Amendment to an Approved Planned Unit Development (Winston Energy)

Meeting Date September 3, 2026

Property Owners Masini Investments LLC, L&M Family Limited Partnership

Applicant Winston FC Solar, LLC

Representative Energy Project Solutions

Community Mason Valley

Location East of US Highway 95A and south and north of Sierra Way

Addresses Multiple

Parcel Numbers 014-091-[13, 15, 16, 17, 22], 014-201-[14, 17, 18, 32, 33, 35]

Parcel Size 2,374 acres in total (approximately)

Master Plan Agriculture and Industrial

Applicable Zoning Planned Unit Development (Winston Energy)

Flood Zone(s) X-Unshaded per FIRM 32019CO710E and FIRM 32019CO550E

Case Planner Louis Cariola

REQUEST

The Applicant requests approval to amend the approved western setback for the solar energy conversion system associated with the Winston Energy Project Planned Unit Development (PUD) in Mason Valley, reducing the setback along U.S. Highway 95A from 1,980 feet to 1,320 feet. The proposed amendment is requested to accommodate an easement request from the developers of the Monarch Data Center to extend along the eastern portion of the solar array.

PREVIOUS APPROVALS

- The Tentative Winston Energy PUD was approved by the Board of County Commissioners on March 5, 2026.
- The Final PUD was approved for recordation by the Lyon County Community Development Director on June 24, 2026.
- The Final PUD was recorded on July 10, 2026 as document #710455 with the County Recorder.

MOTION FOR APPROVAL

If the Board of County Commissioners determines that they will approve the request, then the Commission may want to consider a motion similar to the following.

The Lyon County Board of County Commissioners finds that:

- A. In what respects the plan is or is not consistent with the statement of objectives of this chapter;
- B. The extent to which the plan departs from zoning and planned unit development regulations otherwise applicable to the property, including but not limited to density, size and use, and the reasons such departures are or are not deemed to be in the public interest;
- C. The purpose, location and amount of the open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the open space and the adequacy or inadequacy of the amount and purpose of the open space as related to the proposed density and type of residential development;
- D. A physical design of the plan and in the manner in which such design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, parking requirements, and further the amenities of light and air, recreation and visual enjoyment;
- E. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed; and
- F. In the case of a plan which proposes a development over a period of years, the sufficiency of the terms and conditions intended to protect the interest of the public and the residents of the planned unit development in the integrity of the plan.

Based on the ability to make the aforementioned Findings, I move that the Board of County Commissioners approve the request from Winston FC Solar, LLC, to amend the approved western setback for the solar energy conversion system associated with the Winston Energy Project Planned Unit Development (PUD) in Mason Valley, reducing the setback along U.S. Highway 95A from 1,980 feet to 1,320 feet. The proposed amendment is requested to accommodate an easement along the eastern portion of the solar array and associated project area (APNs 014-091-[13, 15, 16, 17, 22], 014-201-[14, 17, 18, 32, 33, 35]; PLZ-2026-061.

ALTERNATIVES TO MOTION FOR APPROVAL

Alternative Motion for Continuance

If the Board of County Commissioners determines that additional information, discussion and public review are necessary for a more thorough review of the proposed conditional use permit; the Commission should make appropriate findings and move to continue the Public Hearing with a specific time period for the applicant to provide additional specific information necessary for the analysis of the request. The Commission may wish to consider a motion similar to the following:

The Board of County Commissioners finds that:

- A. Additional information, discussion and public review are necessary for a more thorough review of the proposed Planned Unit Development.

Based on the aforementioned finding, and with the applicant's concurrence, the Board of County Commissioners continues the request from Winston FC Solar, LLC, to amend the approved western setback for the solar energy conversion system associated with the Winston Energy Project Planned Unit Development (PUD) in Mason Valley, reducing the setback along U.S. Highway 95A from 1,980 feet to 1,320 feet. The proposed amendment is

requested to accommodate an easement along the eastern portion of the solar array and associated project area (APNs 014-091-[13, 15, 16, 17, 22], 014-201-[14, 17, 18, 32, 33, 35]; PLZ-2026-061 for ____ days.

Alternative Motion for Denial

If the Board of County Commissioners determines that they should deny the request, then they need to make findings supporting a recommendation of denial. The Commissioners may wish to consider a motion similar to the following:

The Lyon County Board of County Commissioners has considered:

15.349.10: FINDINGS:

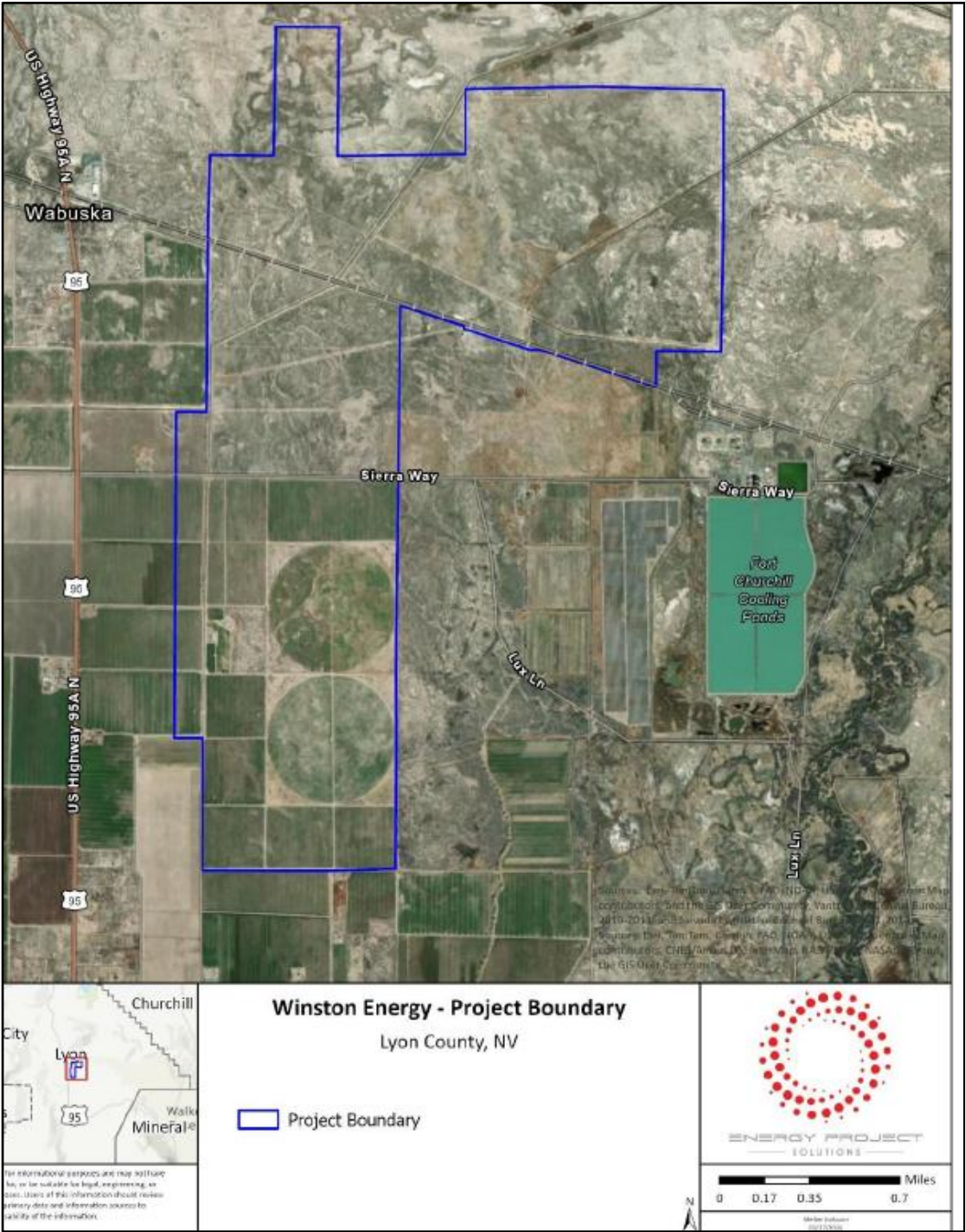
When making an approval, modification or denial of an amendment to the master plan land use map or text, the commission shall, at a minimum, consider each of the following and base approval on the combined weight of the findings. Each finding shall be supported by a statement of evidence, facts and conclusions.

- A. In what respects the plan is or is not consistent with the statement of objectives of this chapter;
- B. The extent to which the plan departs from zoning and planned unit development regulations otherwise applicable to the property, including but not limited to density, size and use, and the reasons such departures are or are not deemed to be in the public interest;
- C. The purpose, location and amount of the open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the open space and the adequacy or inadequacy of the amount and purpose of the open space as related to the proposed density and type of residential development;
- D. A physical design of the plan and in the manner in which such design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, parking requirements, and further the amenities of light and air, recreation and visual enjoyment;
- E. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed; and
- F. In the case of a plan which proposes a development over a period of years, the sufficiency of the terms and conditions intended to protect the interest of the public and the residents of the planned unit development in the integrity of the plan.

After consideration of the above-listed Findings, the Board of County Commissioners denies the request from Winston FC Solar, LLC, to amend the approved western setback for the solar energy conversion system associated with the Winston Energy Project Planned Unit Development (PUD) in Mason Valley, reducing the setback along U.S. Highway 95A from 1,980 feet to 1,320 feet. The proposed amendment is requested to accommodate an easement along the eastern portion of the solar array and associated project area (APNs 014-091-[13, 15, 16, 17, 22], 014-201-[14, 17, 18, 32, 33, 35]; PLZ-2025-084.

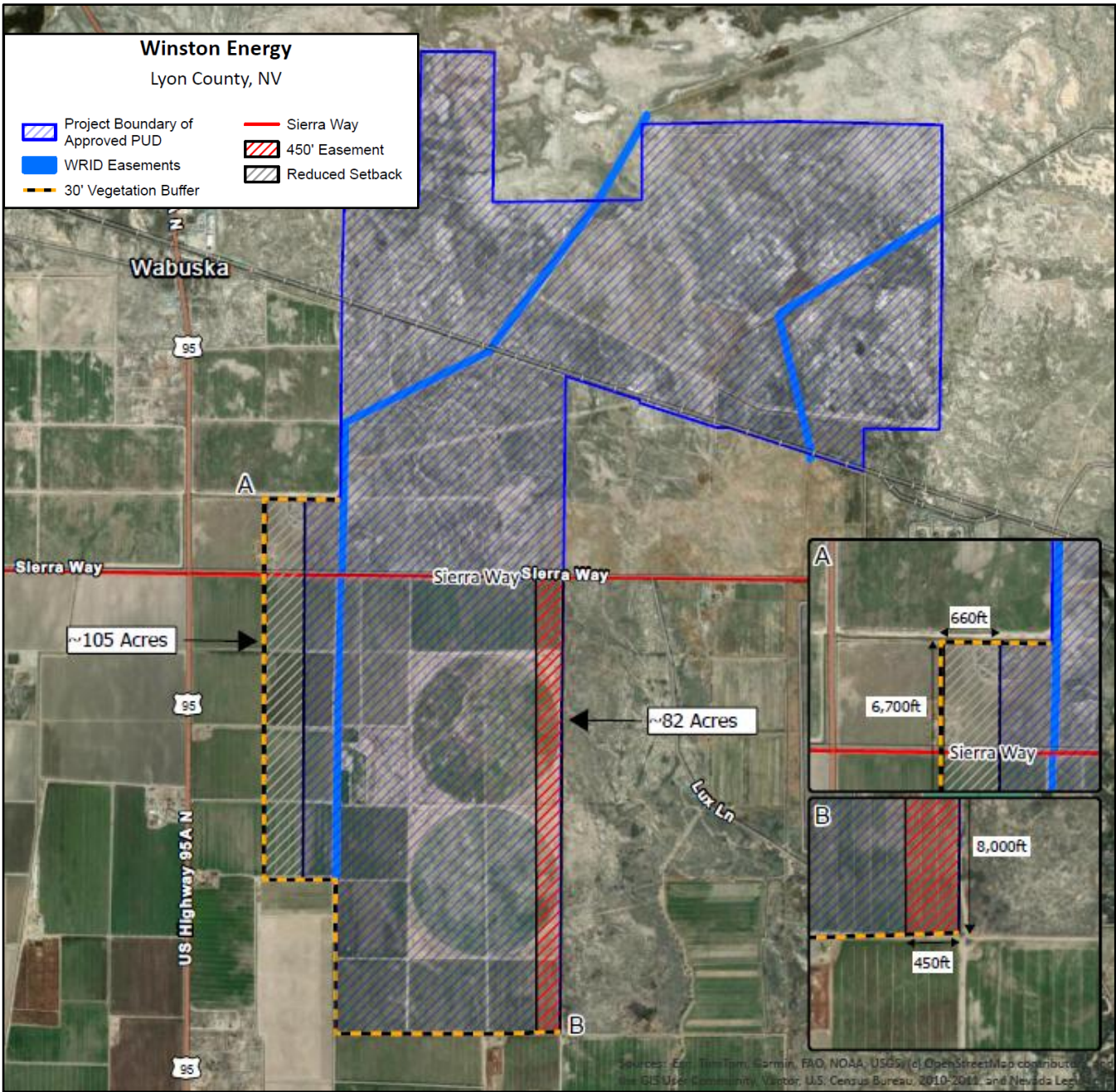
BACKGROUND INFORMATION

The PUD is located in Mason Valley in Wabuska, east of US Highway 95A, west of the Walker River, and accessed by US Highway 95A and Sierra Lane. The existing PUD boundary is depicted below, located approximately 8 miles north of Yerington and approximately 20 miles south of Silver Springs. The project area is over 11 parcels and approximately 2,374 acres in total.



PROJECT DESCRIPTION

In summary, the existing approved and recorded PUD is a 400-megawatt photovoltaic solar energy facility with approximately 780,000 solar panels, a battery energy storage system, an electrical substation, high voltage power lines, and an operations and maintenance building. The PUD includes a 1,980’ setback from US Highway 95A along a 6,700’ section of the solar array. This section is proposed for amendment to 1,320’, or a quarter mile. The shift in the configuration of the solar array would accommodate an easement request along the eastern side of the project area. The easement would provide area for future high-voltage power lines to connect the neighboring Monarch Data Center (to the south east of the PUD) to the Walker River Substation complex (east and west of the PUD, north of Sierra Way). This image displays the proposed amendment. The revised PUD document and this exhibit are attachments to this report.

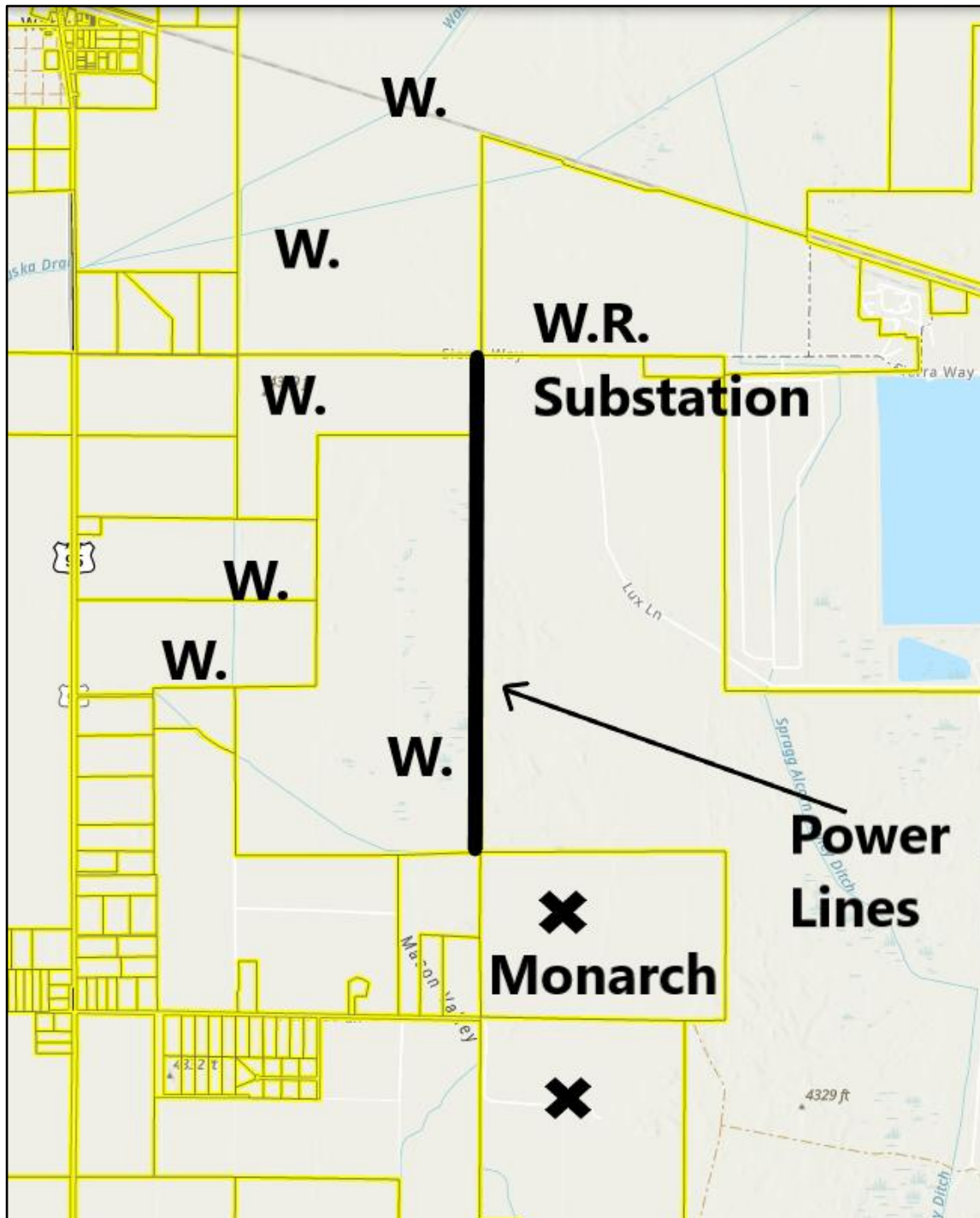


STAFF REVIEW AND COMMENTS

The Monarch Data Center project to the south east of the site as generally depicted below, would use the location of their access road to Sierra Way to also construct high-voltage power lines. If the lines are not approved in this location, then other locations would/will be used.

W. – Winston Solar

W.R. – Walker River



FINDINGS FOR REVIEWING A PLANNED UNIT DEVELOPMENT

The Findings below are only addressing the amendment request to reduce the setback along US Hwy 95A to a minimum of 1,320' from the approved distance of 1,980'. The Winston Solar PUD is already approved.

Finding A: In what respects the plan is or is not consistent with the statement of objectives of this chapter;

Staff Comment

The requested reduction in the required setback for the proposed electrical transmission line is consistent with the purpose and intent of the Planned Unit Development (PUD) chapter. The modification would allow the transmission line to extend south from the Walker River Substation generally along the alignment of a planned future access roadway, rather than requiring the utility infrastructure to be located closer to U.S. Highway 95A or existing residential development. Consolidating the roadway and utility infrastructure within a common general corridor promotes a more efficient and compact network of streets and utilities, reduces unnecessary disturbance associated with separate infrastructure corridors, and supports the coordinated development of the PUD.

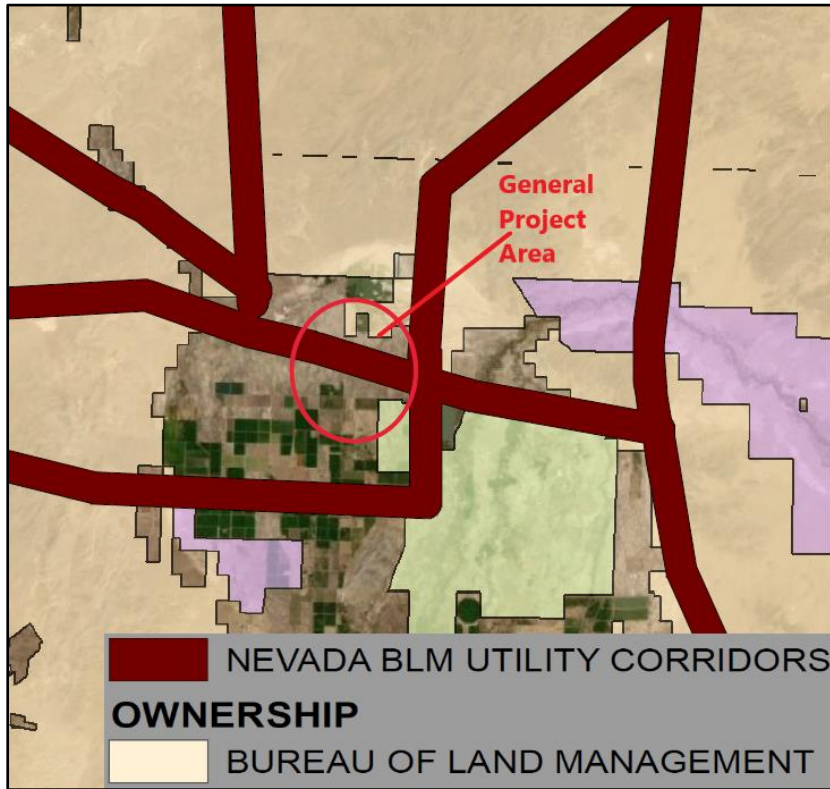
The proposed alignment would also locate the transmission infrastructure farther north from existing residences and farther east from U.S. Highway 95A. This configuration would reduce the potential for visual impacts to surrounding residential properties and the traveling public by increasing the separation between the transmission facilities and existing residences and by moving the facilities away from the primary highway corridor. The requested modification therefore provides a planning benefit beyond the numerical reduction of the setback by allowing infrastructure to be located in a manner that better responds to existing development patterns and surrounding land uses.

The request is particularly consistent with the purposes of the PUD chapter that encourages efficient and compact networks of streets and utilities that reduce development and maintenance costs; well-located industrial development that minimizes impacts on transportation facilities; innovative industrial development and more efficient use of land; minimization of burdens and impacts upon roads and highways; and implementation of the goals, objectives, policies, and maps of the Lyon County Comprehensive Master Plan.

The PUD and Monarch Data Center are located within a portion of Lyon County where electrical utility corridors were contemplated by the 2020 Master Plan. The presence of the Walker River Substation, together with existing and anticipated development in the area, further supports the expectation that additional electrical transmission infrastructure will be necessary within this portion of the County. Although the proposed easement is not located within a specifically mapped utility corridor, its location and configuration are generally consistent with the Master Plan's broader objective of coordinating infrastructure with planned development.

Approval of the reduced setback would therefore further the purposes of the PUD chapter by facilitating a more logical and efficient infrastructure alignment while reducing potential visual impacts to existing residences and U.S. Highway 95A. The modification would not eliminate subsequent land use review of the transmission line. The developers of the Monarch Data Center would remain required to obtain a Conditional Use Permit for the proposed transmission line connection to the Walker River Substation, thereby providing the County with an additional opportunity to evaluate the final alignment, design, compatibility, and potential impacts of the transmission facilities.

Above Ground Utility Corridor snippet with general PUD location



Finding B: The extent to which the plan departs from zoning and planned unit development regulations otherwise applicable to the property, including but not limited to density, size and use, and the reasons such departures are or are not deemed to be in the public interest;

Staff Comment

The PUD has previously been approved and recorded, and the proposed amendment would continue to maintain a minimum setback of approximately one-quarter mile from U.S. Highway 95A. The amendment would also facilitate the establishment of a transmission corridor east of existing residential development, allowing future transmission infrastructure serving the Monarch Data Center to be directed northward and away from existing residences while ultimately locating the facilities more than one mile from U.S. Highway 95A. This configuration is in the public interest because it provides a more logical location for necessary utility infrastructure while reducing potential visual impacts to existing residential properties and the traveling public along the highway. Accordingly, the reduced setback is not anticipated to create an adverse impact to the public interest and instead provides an opportunity to better consolidate and locate future transmission infrastructure in a manner that minimizes potential land use conflicts.

Finding C: The purpose, location and amount of the open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the open space and the adequacy or inadequacy of the amount and purpose of the open space as related to the proposed density and type of residential development;

Staff Comment

N/A. This Findings addresses open space in residential development and the PUD is already approved without residential uses.

Finding D: a physical design of the plan and in the manner in which such design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, parking requirements, and further the amenities of light and air, recreation and visual enjoyment;

Staff Comment

If approved, the amendment would satisfy Finding D by aiding in the preservation of the area's existing visual character and enjoyment. The proposed modification would facilitate the placement of future transmission infrastructure farther from U.S. Highway 95A and east of existing residential development, thereby reducing the visibility and potential visual impacts of such infrastructure from both the highway and surrounding residences.

Finding E: The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed;

Staff Comment

The Winston Energy PUD has previously been approved, and the proposed amendment would provide additional assurance that future transmission lines connecting the neighboring project to the Walker River Substation are located more than one mile from U.S. Highway 95A and east of existing residential development. This alignment provides a relative public benefit by reducing the visual prominence of transmission infrastructure from the highway while providing greater separation and protection for existing residential properties from potential visual and land use impacts associated with the transmission corridor.

Finding F: In the case of a plan which proposes a development over a period of years, the sufficiency of the terms and conditions intended to protect the interest of the public and the residents of the planned unit development in the integrity of the plan

Staff Comment

The proposed project, if the PUD amendment were approved, would still require multiple approvals for site preparation and construction. During that process, the safety of residents and neighbors would be addressed via review of fire suppression plans, emergency management plans, access controls, and decommissioning plans.