

ELECTRIC GENERATING STATION  
/SOLAR PHOTOVOLTAIC FACILITY  
(TITLE 30)

I-15/VALLEY OF FIRE BLM RD  
(NORTHEAST COUNTY)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400104 (UC-19-0403)-USA:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** a project of regional significance; **2)** a 690 megawatt alternating current electric generating station (solar photovoltaic facility) and all ancillary structures; **3)** increase the height of utility structures; **4)** up to three 230kV substations; **5)** up to three 230kV to 500kV transmission line corridors; **6)** waive landscaping and buffering; **7)** waive trash enclosure; **8)** waive on-site paving requirements; and **9)** allow signage in conjunction with the proposed electric generating station.

**DESIGN REVIEWS** for the following: **1)** electric generating station (solar photovoltaic facility) with all ancillary structures and uses; **2)** public utility structures; **3)** up to three 230kV substations; and **4)** office and maintenance buildings and all ancillary structures and facilities on 9,411 acres in an R-U (Rural Open Land) Zone and an O-S (Open Space) Zone.

Generally located on the north and south sides of I-15 and the east and west sides of Valley of Fire BLM Road within the Northeast County Planning Area. MK/jgh/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

082-00-001-001 through 082-00-001-003; 082-00-001-007 through 082-00-001-009; 082-00-002-001 through 082-00-002-003; 082-00-002-007 through 082-00-002-009; 083-10-000-001; 083-11-000-001; 083-11-000-002; 083-12-000-002; 083-13-000-001; 083-14-000-001; 083-14-000-002; 083-15-000-001; 083-23-000-001; 083-24-000-001; 083-25-000-001; 083-36-000-001; 104-01-000-001; 104-02-000-001; 105-00-001-001 through 105-00-001-003; 105-00-001-008

**USE PERMITS:**

1. Project of regional significance.
2. A 690 megawatt alternating current electric generating station (solar energy photovoltaic facility) and all ancillary structures and uses in an R-U Zone.
3. Increase the height of public utility structures up to 195 feet where 35 feet is the standard in an R-U Zone and an O-S Zone (a 457% increase).
4. Up to three 230kV substations in an R-U Zone.
5. Up to three 230kV to 500kV transmission line corridors connecting the proposed electric generating station to the existing NV Energy substation in an R-U Zone and an O-S Zone.
6.
  - a. Waive all landscaping and buffering requirements adjacent to street frontage (along I-15, Valley of Fire BLM Road, and proposed streets).
  - b. Waive parking lot landscaping requirements.
7. Waive trash enclosure requirement.

8. Waive on-site paving requirements for parking lots and service roads.
9. Allow signage in an R-U zoning district where not permitted.

#### **DESIGN REVIEWS:**

1. Electric generating station (690 megawatt alternating current solar photovoltaic facility).
2. Public utility structures (poles, 230kV to 500kV overhead transmission lines, 34.5kV collector power lines, above-ground water storage tanks, septic system, meteorological stations, inverters, energy storage systems, power conversion stations, and photovoltaic modules.
3. Up to three 230kV substations.
4. A 3,000 square foot operations and maintenance building, temporary structures (construction trailers, water supply holding tanks, portable toilets, construction equipment, temporary ponds, and tool sheds/containers), and a laydown yard (staging area, temporary parking lot and storage area) with an 8 foot high perimeter fence and 4 foot high desert tortoise exclusion fence.

#### **LAND USE PLAN:**

NORTHEAST COUNTY - OPEN LAND (UP TO 1 DU/10 AC)

#### **BACKGROUND:**

##### **Project Description**

##### General Summary

- Site Address: N/A
- Site Acreage: 9,411
- Project Type: Electric generating station (solar photovoltaic energy generating facility), public utility structures (electric switching stations and substations), transmission line corridor, office/warehouse, and all ancillary structures and uses
- Number of Stories: 1
- Building Height (feet): 20 (maintenance buildings)/13 (solar panels)/60 to 195 (transmission line towers)
- Square Feet: 3,000 (each maintenance building)
- Parking Required/Provided: 5/10

##### Site Plan

The previous request indicates this is a project of regional significance based on the acreage being developed. The project is to allow a 690 megawatt alternating current photovoltaic solar power generating facility and ancillary uses on a leased Bureau of Land Management (BLM) portion of several parcels including a proposed transmission line to interconnect the proposed project with NV Energy and other regional utilities. This request includes a use permit and design review for the proposed photovoltaic solar power generating facility which consists of the following main elements:

1. Solar photovoltaic (PV) modules mounted on racks on single axis trackers (solar array).
2. Meteorological stations consisting of a mini-power center, a weather station, AC panel board, and wind sensor for a maximum height of 30 feet.

3. Direct current collection system to collect power from the array blocks and 425 equipment areas, consisting of energy storage systems and Power Conversion Stations (PCS) containing inverters and medium voltage transformers.
4. An operations and maintenance building with staff parking, above ground water tank, and ancillary facilities.
5. An 8 foot high security chain-link fence with barbed wire around the perimeter of the project site.
6. A maximum 3 foot above grade and 1 foot below grade desert tortoise exclusion fence around the project perimeter, which may be mounted on the security fence or installed separately.
7. 34.5kV collector power lines connecting equipment areas to the on-site collector substations.
8. Up to three 230kV and/or 500kV project collector substations.
9. Up to three 230kV and/or 500kV gen-tie line corridors consisting of up to 48 towers connecting the project collector substations to the existing NV Energy Crystal Substation.
10. Installation of a fiber optic communication cable underground or on overhead lines along the project access road or gen-tie line.
11. Distribution power line for construction and operation of the project from the nearby existing NV Energy distribution system.
12. Supporting construction of transmission lines, up to a total of 38 acres for temporary construction mobilization and laydown area, consisting of construction trailers, a temporary parking area, above ground water tanks, potable septic system, lighting, flagpole and materials receiving and storage area.
13. Up to 15 acres of temporary impact for conductor stringing during construction of transmission lines.
14. The access road will be composed of native graded and compacted dirt and may be improved to aggregate rock or paved, if necessary to comply with Clark County Air Quality requirements.
15. A 20 foot wide perimeter road, roads along the transmission line routes, and interior access roads composed of graded and compacted dirt. These access ways will be 15 feet wide, with every fourth access road 30 feet wide, and with varied length across the solar field. Access roads along the transmission lines and in other locations may have an all-weather surface (e.g., aggregate).
16. Above ground water tanks as needed to support construction.
17. The project also includes various equipment improvements, as identified by NV Energy, within the existing boundary of Crystal Substation.

### Landscaping

No landscaping is provided within the exterior or interior of the site.

### Elevations

The previously approved plans show an approximate 20 foot high operations and maintenance building located on the northern portion of the project area. The maximum height for the proposed utility and accessory structures within the facility will be up to 195 feet, which includes power poles, meteorology stations, above ground tanks, and other structures. An 8 foot high chain-link fence with barbed wire will be constructed around the perimeter of the project. There

will be 6 foot to 8 foot high controlled access gates on the northeastern corner of the site. Approved desert tortoise exclusion fencing will be installed outside, or mounted on, the perimeter security fence. The tortoise fence will extend an additional 1 foot below ground and be angled outward, away from the solar collector field to discourage burrowing tortoises. The site will have lighting and an electronic security system to enhance security around the facility.

### Floor Plans

The previously approved plans depict a 3,000 square foot operations and maintenance building located on 2 acres on the northern portion of the project site near the Valley of Fire BLM Road.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0403:

#### Current Planning

- A Development Agreement to mitigate impacts of the project, including but not limited to issues identified by the Board of County Commissioners;
- As part of the Development Agreement, applicant to submit a Decommissioning Plan acceptable to the County or Bureau of Land Management which specifies the actions to be taken by the developer in the event construction of the project is stopped or abandoned for 90 days or longer;
- Applicant will submit to the County, every 6 months, verification that the applicant has a workforce of at least 50% Nevadans.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Demonstrate legal access;
- Applicant shall provide a contribution for the maintenance of Valley of Fire Road.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

#### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the area and none are planned within the next 5 years.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that more time is needed to complete the project. Construction has not yet commenced on the portion that is covered under the previously approved use permit, but the applicant predicts that will commence January 13, 2022. Although the project is not complete, progress has been made. The applicant obtained a Record of Decision, a right-of-way grant, and

limited notice to proceed from the Bureau of Land Management. The applicant is requesting a 2 year extension of time.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ORD-20-900452	Development Agreement between Clark County and solar partners for the Gemini solar project	Approved by BCC	November 2020
UC-19-0403	Project of regional significance in conjunction with a proposed electric generating station	Approved by BCC	July 2019
UC-0068-13	Public utility structures/transmission lines on the northwestern portion of the site	Approved by BCC	March 2013
ZC-1238-86	Reclassified the western portion of the site from R-U to O-S zoning to establish an open space buffer along the outside boundary of the Apex Heavy Industrial Site	Approved by BCC	October 1996

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Tribal Land	R-U	Undeveloped
South & East	Open Land (up to 1 du/10 ac)	R-U	Undeveloped
West	Open Land (up to 1 du/10 ac)	O-S	Undeveloped

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has made progress toward completion with an approved Development Agreement and drainage study on file. Therefore, staff has no objections to this request.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until July 17, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** THOMAS REGENHARDT

**CONTACT:** LINDA BULLEN, BULLEN LAW, LLC, 8635 W. SAHARA AVENUE #454,  
LAS VEGAS, NV 89117