

PUBLIC UTILITY STRUCTURES
(TITLE 30)

I-15/ PRIMM BLVD
(PRIMM)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0007-USA:

HOLDOVER USE PERMITS for the following: **1)** public utility structures; **2)** landscaping and screening; and **3)** trash enclosure.

DESIGN REVIEW for proposed public utility structures in conjunction with an existing electric generating station (solar photovoltaic facility) on a portion of 2,393.0 acres in an R-U (Rural Open Land) Zone.

Generally located 2 miles north of the Nevada/California state line, 10,000 feet east of the Primm Boulevard terminus, 12,000 feet east of Interstate 15, and east of the Union Pacific Railroad within South County. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

223-35-000-001; 237-02-000-001; 237-03-000-001 ptn

USE PERMITS:

1. Public utility structures (Battery Energy Storage Systems – BESS, inverters, generator) in conjunction with an existing electric generating station (solar photovoltaic facility) and a new access road between 2 areas of the existing facility.
2. Eliminate landscaping and screening requirements.
3. Eliminate trash enclosure.

DESIGN REVIEW:

Public utility structures with all accessory/ancillary uses and structures in conjunction with an existing electric generating station (solar photovoltaic facility).

LAND USE PLAN:

SOUTH COUNTY (PRIMM) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 2250 E. Primm Boulevard
- Site Acreage: 2,393 (ptn)
- Project Type: Public utility structures in conjunction with an existing electric generating station (solar photovoltaic facility)

- Building Height (feet): 9.5 (containers)/7.5 (inverters)

History & Request

The site was previously approved for an electric generating station (solar photovoltaic facility), public utility structures, and all ancillary utility structures on land administered by the Bureau of Land Management (BLM), United States Department of Interior. The project was then separated into 2 phases (Silver State Solar Power North and Silver State Solar Power South). The second phase for the Silver State Solar Power South was separated into 2 additional phases to separate finances for each project. The applicant is requesting to add inverters and battery energy storage systems (BESS), a generator, an additional access road, and break away fencing on approximately 35 acres within the existing fenced boundary of the Silver State Solar Power South facility.

Site Plans

The plans depict an existing electric generating station (solar photovoltaic facility), electrical substation, maintenance and operations buildings with a BESS, and an overhead power transmission line. The proposed development is located within 2 portions of the existing fenced area of the Silver State Solar Power South complex. Access to the site is via an existing access road, connecting to Primm Boulevard.

The proposed BESS is to permit a 200 mega-watt AC-coupled storage system with associated equipment located on 2 portions of the site and secured by a 7 foot (break-away) and 8 foot high chain-link security fence with barbed wire. A new 24 foot wide compacted gravel service drive aisle/access road is proposed on the west side of the facility connecting the 2 portions of the project, where no solar panels or equipment exist. The southern portion of the proposed project is accessed through the interior of the site via a network of 24 foot wide compacted gravel service drive aisles. After construction is complete, vehicular access to the site will remain limited to private vehicles necessary for the maintenance of the solar facility equipment. No public access to the project site is permitted. There are no proposed changes to the existing site parking.

Landscaping

There are no existing or proposed landscaping areas provided with this request.

Elevations

The plans depict the 12 foot BESS prefabricated storage modules with building materials consisting of metal and internal fire detection systems. The modules will be painted with neutral, light grey or other earth tone colors.

Floor Plans

The plans depict the module buildings measuring up to 180 square feet to contain the inverters and BESS structures.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the purpose of this project is to address regional clean energy initiatives to reduce energy demand, increase supply, and expedite clean energy projects. This project is to support emergency energy needs by the second quarter of 2023. The proposed project will be consistent with Clark County Air Quality regulations. Dumpster service is still not anticipated for the project. The project site is generally sloped and has areas that will require minimal change in the grade to accommodate installation of the BESS, equipment, and site drainage. The project is within the boundary of the existing solar facility with existing security fencing and the breakaway fencing will not change the overall project boundary.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0776-13	Overhead power 12kV transmission line	Approved by BCC	January 2014
UC-0223-13	Electric generating station (solar photovoltaic facility) with all ancillary structures and uses, and public utility structures (electric switching and substations) including all ancillary structures and facilities	Approved by BCC	July 2013
UC-0220-13	Electric generating station (solar photovoltaic facility) with all ancillary structures and uses, and public utility structures (electric switching and substations) including all ancillary structures, increase transmission line height, transmission line corridor, and facilities	Approved by BCC	July 2013
UC-0345-11	Electric generating station (solar photovoltaic facility) with all ancillary structures and uses, and public utility structures (electric switching and substations) including all ancillary structures and facilities	Approved by BCC	September 2011
UC-0116-11	Overhead transmission lines, increased height of power poles, utility structures, and overhead transmission lines in conjunction with an approved electric generating station (solar photovoltaic facility) for the northwestern portion of the overall site containing 82 acres	Approved by PC	May 2011
ORD-0819-10	Ordinance to adopt the previously approved development agreement of an electric generating station for the original site containing 7,925 acres	Adopted by BCC	September 2010
DA-0408-10	Development Agreement for the orderly development of an electric generating station for the original site containing 7,925 acres	Approved by BCC	September 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0069-10	An electric generating station (solar photovoltaic facility) and public utility structures (electric switching and substations) with all ancillary utility structures and overhead transmission lines	Approved by BCC	March 2010
UC-1018-07	A 25 mile long electric transmission line within an existing BLM public utility corridor	Approved by PC	October 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Open Lands	R-U	Solar facilities & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds the request to be consistent and in harmony with the purpose, goals, and objectives of the Master Plan. The proposed development, a solar energy facility, is consistent with Clark County sustainability initiatives related to the exploration of greener technologies and alternative energy. Staff finds the request is consistent and compliant with the following Countywide Goals and Policies from the Master Plan: 1) Goal 3.2 Support County and State efforts to expand the use of clean energy and achieve GHG reduction targets; 2) Policy 3.2.1 which encourages the use of non-fossil fuels and renewable sources of energy; and 3) Policy 3.2.2 to support the expansion of locally-produced renewable/alternative energy by allowing for the construction and expansion of clean power generating and distribution facilities; therefore, staff recommends approval of the use permits for the proposed facilities and supports waiving the various requests associated with this development.

Design Review

Staff finds that the site design of the proposed facility, including all associated structures, is consistent with the requested use permit and within the guidelines established by Code. The facility is designed with consideration of protecting and minimizing any negative impact to the environment. The proposed facility complies with the goals and policies from the Master Plan; therefore, staff recommends approval.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is required to continue working closely with the Clark County Department of Aviation to ensure that all planning, construction, and operation remains compatible with the airport projects and future airport operation.
- 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; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: March 8, 2023 – HELD – To 03/22/23 – per the applicant.

APPLICANT: SILVER STATE SOUTH SOLAR, LLC

CONTACT: SEAN RHOADS, ENERGY PROJECT SOLUTIONS, 4675 W. TECO AVE, SUITE 230, LAS VEGAS, NV 89118