



Moapa Town Advisory Board

Marley P. Robinson Justice Court

1340 E. Highway 168

Moapa, NV. 89025

June 27, 2023

7PM

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Judy Metz at (702)397-6475
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155 & Moapa Valley Community Center 320 N. Moapa Valley Blvd. Overton, NV. 89040
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/MoapaValleyTAB>.

Board/Council Members: Lola Egan – Chairperson
 Cally Wade – Vice Chairperson
 Blake Stratton – Member
 Jamie Shakespear – Member
 Michael Abbott - Member

Secretary: Judith Metz, 702-397-6475. Judith.Metz@ClarkCountyNV.gov
 Business Address: Moapa Valley Community Center
 320 N. Moapa Valley Blvd. Overton, NV. 89040

County Liaison(s): William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES - MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER County Manager

III. Approval of Minutes for May 9, 2023. (For possible action)

IV. Approval of the Agenda for June 27, 2023, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

None

VI. Planning and Zoning

07/19/23 BCC

1. **UC-23-0242-NEVADA POWER COMPANY:**
USE PERMITS for public utility structures including the following: 1) battery energy storage system (BESS) electrical substation with associated equipment; and 2) 230 kV overhead transmission line.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) off-site improvements (curbs, gutters, sidewalks, streetlights, and paving).
DESIGN REVIEWS for the following: 1) a BESS electrical substation with associated equipment; and 2) a 230 kV overhead transmission line on a portion of 67.3 acres in an M-2 (Industrial) Zone. Generally located on the south side of Wally Kay Way, 4,000 feet west of Hidden Valley Road within Moapa. MK/al/syp (For possible action)

VII. General Business

None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: July 11, 2023.

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Moapa Valley Community Center - 320 N. Moapa Valley Blvd. Overton, NV. 89040
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK WILLIAM MCCURDY II - ROSS MILLER MICHAEL NAFT - TICK SEGERBLOM
KEVIN SCHILLER County Manager



Moapa Town Advisory Board

May 9, 2023

DRAFT MINUTES

Board Members: Lola Egan – Chair - Present
 Cally Wade – Vice Chair - Present
 Jamie Shakespear - **Present**
 Blake Stratton – **Present**
 Michael Abbott - Present

Secretary: Judy Metz, 702-397-6475, Judith.Metz@ClarkCountyNV.gov

Liaison: William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov

-
- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
 The meeting was called to order at 7:00 p.m.

II. Public Comment

Correspondence from Lexie Moore regarding opposition to ZC-21-0004. Letter submitted for the record.

- III Approval of January 31, 2023 Minutes.

Moved by: Blake Stratton

Action: Approved

Vote:5-0/Unanimous

IV. Approval of Revised Agenda for May 9, 2023

Moved by: Blake Stratton

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items

NONE

VI. Planning & Zoning

05/17/23 BCC

1. **ZC-21-0004-MOAPA PIONEERS 1919 TRUST:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 12.0 acres (previously notified a 19.5 acres) from R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone for a single family residential development. Generally located on the south side of McKnight Avenue and the west side of Henrie Road within Moapa (description on file). MK/jor/ja (For possible action)

Presentation by Misha Ray, on behalf of the developer. Lengthy discussions regarding, all issues. Board agrees they cannot approve anything smaller than 2 acre lots. It would set a precedent, and change all they have worked to preserve. Many concerns regarding flooding, drainage, increased traffic, septic issues and schools. Board requests revisiting the Moapa Master Plan. No one in attendance at the meeting is in favor of the application.

Motion by: Blake Stratton

Action: Denial

Vote: 5-0/Unanimous

VII. General Business

1. Review of Moapa Town TAB Bylaws (For possible action)

Moved by: Cally Wade

Action: Approved

Vote: 5-0/Unanimous

2. Recommend a Moapa Town Advisory Board member to serve on the Moapa Valley Emergency Plan Committee. (For possible action)

Lola Egan nominates Cally Wade

Action: Approved

Vote: 5-0/Unanimous

VIII. Public Comment

Wendy Mulcock (Chair of NVCEAB), and Ken Cox (Retired School Superintendent) spoke on behalf of FRSD (Friends of Regional School Districts). They spoke regarding AB420 and letting

BOARD OF COUNTY COMMISSIONERS

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JUSTIN C. JONES - MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TICK SEGERBLOM
KEVIN SCHILLER, County Manager

this Northeast Area pave the way for others that want to break away from CCSD. After lengthy discussions with the Board and audience; Board Chair Lola Egan requested FRSD be put on the next agenda as an action item. Mrs. Mulcock requested. In the mean time if TAB members wish to support them, they can personally send letters of support.

1. Next Meeting Date

The next regular meeting will be May 30, 2023

Adjournment @ 8:01PM

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES - MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER MICHAEL NAFT - TICK SEGERBLOM
KEVIN SCHILLER, County Manager

**ATTACHMENT A
MOAPA TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 7:00 P.M., JUNE 27, 2023**

07/19/23 BCC

1. **UC-23-0242-NEVADA POWER COMPANY:**
USE PERMITS for public utility structures including the following: 1) battery energy storage system (BESS) electrical substation with associated equipment; and 2) 230 kV overhead transmission line.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) off-site improvements (curbs, gutters, sidewalks, streetlights, and paving).
DESIGN REVIEWS for the following: 1) a BESS electrical substation with associated equipment; and 2) a 230 kV overhead transmission line on a portion of 67.3 acres in an M-2 (Industrial) Zone. Generally located on the south side of Wally Kay Way, 4,000 feet west of Hidden Valley Road within Moapa. MK/al/syp (For possible action)

07/19/23 BCC AGENDA SHEET

ELECTRICAL SUBSTATION
(TITLE 30)

WALLY KAY WY/HIDDEN VALLEY RD
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0242-NEVADA POWER COMPANY:

USE PERMITS for public utility structures including the following: **1)** battery energy storage system (BESS) electrical substation with associated equipment; and **2)** 230 kV overhead transmission line.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** off-site improvements (curbs, gutters, sidewalks, streetlights, and paving).

DESIGN REVIEWS for the following: **1)** a BESS electrical substation with associated equipment; and **2)** a 230 kV overhead transmission line on a portion of 67.3 acres in an M-2 (Industrial) Zone.

Generally located on the south side of Wally Kay Way, 4,000 feet west of Hidden Valley Road within Moapa. MK/al/syp (For possible action)

RELATED INFORMATION:

APN:

042-05-301-005; 042-05-301-006 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Landscaping as required per Chapter 30.64.
2. Off-site improvements (curbs, gutters, sidewalks, streetlights, and paving) as required per Section 30.52.050.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 501 Wally Kay Way
- Site Acreage: 67.3 (total)/5 (portion)
- Project Type: Public utility structures including a BESS electrical substation with associated equipment and 230 kV overhead transmission line
- Number of Stories: 1
- Structure Height (feet): 65 (transmission line poles)/15 (control enclosure)/10 (battery enclosures)

- Square Feet: 320 (each battery enclosure)/66,560 (total)/624 (control enclosure)

Site Plans

The site was part of the Reid Gardner Electrical Generation Facility which was decommissioned and demolished in 2019. This request is to establish an electrical substation consisting of a battery energy storage system (BESS) on a portion of the property. The facility will occupy approximately 5 acres of the 2 parcels which together are a total of 67.3 acres. The BESS facility will store energy which will be released onto the electrical grid during times of peak demand. There is an existing electrical substation located on APN 042-05-301-006 and the BESS facility is located in the central portion of APN 042-05-301-005 to the north and northeast of the existing substation. The BESS facility will be an unmanned facility. The plans depict an approximate 300 foot long 230 kV overhead power transmission line consisting of 7 power poles to connect the existing substation to the BESS facility. Access to the site is provided by Wally Kay Way, a private road that intersects with Hidden Valley Road approximately 4,000 feet to the east. The BESS facility will consist of 208 lithium iron phosphate battery cells with each battery located within a metal enclosure. A control enclosure will be located on the southeast corner of the facility and the facility will be enclosed by a 10 foot high security fence.

Landscaping

The applicant has requested to waive landscaping for the facility.

Elevations

The battery enclosures will be metal structures that resemble shipping containers that are approximately 10 feet in height. The control enclosure is a prefabricated metal building with a metal roof. The structure is 15 feet in height. The roof of the building will be painted white, and the sides painted gray. The battery enclosures will be a similar color scheme. The power line poles will be 65 feet in height .

Floor Plans

The control enclosure has an area of 624 square feet and will house equipment to monitor the facility. There are a total of 208 battery enclosures with each enclosure having an area of 320 square feet for a total of 66,560 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this site was previously developed as the Reid Gardner Electrical Generation Facility, a coal fired electrical generation facility which has been demolished. The proposed BESS facility will charge directly from the transmission system and discharge electricity during periods of peak load, specifically providing capacity during critical seasonal demand as well as flexible capacity year-round. The BESS facility will be connected to an existing electrical substation located on the site and is a good reuse of the former electrical generation facility. This facility will help to support sustainable developments that promote energy efficiency and conservation and helps to support the development of local alternative energy resources.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0130	230 kV overhead transmission line that passed through a portion of the site	Approved by ZA	March 2020
ADR-19-900912	Overhead power lines	Approved by ZA	January 2020
UC-0488-17	240 foot high telecommunication towers	Approved by PC	August 2017
NZC-1044-08	Reclassified 1,225 acres from R-U and R-A to M-2 zoning for a power generating site and sanitary landfill facility	Approved by BCC	January 2009
WS-0149-06	Reduced on-site parking and landscaping with a design review for a public utility warehouse	Approved by PC	March 2006
WS-0792-01	Reduced the setback for a power generating station	Approved by PC	August 2001
ZC-1080-00	Reclassified from M-3 to M-2 zoning per Title 30	Approved by BCC	September 2000
UC-0121-99	100 foot high transmission lines on the northwest side of I-15 near SR93 (68kV to 500kV)	Approved by PC	March 1999
UC-1305-95	40 foot high communication tower	Approved by PC	September 1995

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-2 & R-U	Undeveloped
South, East, & West	Business Employment	M-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

The proposed facility complies with Goal 3.6 of the Master Plan to incorporate enhanced sustainability and resilience practices into the built environment; due to compliance in part with Policy 3.6.8 to encourage the development of transmission capability and interconnectivity for distributed energy, co-generation, and alternative energy sources, including regional interconnectivity and transmission capability. The facility will connect to an existing electrical substation with the proposed overhead power transmission line and is a good reuse of the site. The

facility will also help to provide more reliable energy distribution during peak demand periods. Therefore, staff can support these requests.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The proposed facility is located in an industrial area in a rural part of the County. The previous electrical generation facility did not provide landscaping. This site is located over 1,600 feet to the closest non-industrial use, which is an agricultural area to the southeast. This facility will have less of an impact on the abutting properties than the previous electrical generation facility. Additionally, staff believes in time the native vegetation will re-establish itself around the facility. Therefore, staff supports this request.

Design Reviews

The proposed facility is consistent and compatible with existing developments in this area; therefore, staff supports these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to not install full off-site improvements. The private street the site uses as access will act like a driveway.

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:

Comprehensive Planning

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- Comply with approved drainage study PW23-11196.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA POWER COMPANY

CONTACT: MARK SULLIVAN, 6100 NEIL ROAD M/S S4820, RENO, NV 89511



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <u>675</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0242</u> DATE FILED: <u>5-8-2023</u> PLANNER ASSIGNED: <u>Bl</u> TAB/CAC: <u>Moapa</u> TAB/CAC DATE: <u>6-27-23</u> PC MEETING DATE: <u>7-19-23</u> BCC MEETING DATE: _____ FEE: <u>\$1825</u>
	PROPERTY OWNER NAME: <u>Nevada Power Company DBA NV Energy</u> ADDRESS: <u>6226 W Sahara Ave, , NV 89146</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(775) 420-7722</u> CELL: <u>(775) 420-7722</u> E-MAIL: <u>mark.sullivan@nvenergy.com</u>
	APPLICANT NAME: <u>Mark Sullivan</u> ADDRESS: <u>6226 W Sahara Ave, , NV 89146</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(775) 420-7722</u> CELL: <u>(775) 420-7722</u> E-MAIL: <u>mark.sullivan@nvenergy.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Mark Sullivan</u> ADDRESS: <u>6226 W Sahara Ave, , NV 89146</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(775) 420-7722</u> CELL: <u>(775) 420-7722</u> E-MAIL: <u>mark.sullivan@nvenergy.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 042-05-301-005 & 006

PROPERTY ADDRESS and/or CROSS STREETS: 501 Wally Kay Way, Moapa NV 89025. Parcel 042-05-301-005

PROJECT DESCRIPTION: Addition of substation and Battery Energy Storage System

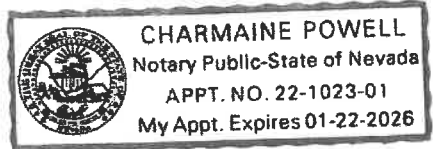
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Li Zhang Li Zhang
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 25, 2023 (DATE)

By Li Zhang
 NOTARY PUBLIC: C. Powell



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



January 25, 2023

Clark County Department of Comprehensive
Planning-Current Planning
500 S. Grand Central Pkwy.
Box 551744
Las Vegas, Nevada 89155-1744

Re: Justification letter for Reid Gardner Battery Energy Storage System, Special Use Permit, Design Review and Waiver of Standards (amended 4-13-23)

This request is for a use permit, design review and waiver of standards for public utility structure for the new Reid Gardner 230 kV Battery Energy Storage System ("BESS") Substation, a new 230 kV transmission line, and Interconnection Facilities at the existing 230 kV Reid Gardner Substation.

NV Energy are proposing to Construct the components necessary to facilitate construction and interconnection of a new stand-alone 220 MW BESS facility, specifically the 230 kV BESS Substation and associated facilities including approximately 300 feet of overhead 230 kV transmission line and related appurtenances; and the interconnection facilities comprised of a 230 kV terminal addition at the existing 230 kV Reid Gardner Substation including all associated facilities.

The Project consists of the following list of components and associated equipment.

- **230 kV BESS Substation, including** - a 230/34.5 kV generator step up ("GSU") transformer, a 230 kV breaker, a 230 kV disconnect switch, 230 kV surge arrestors, 230 kV coupling capacitor voltage transformers, metering units, A-frame structures, conduit, grounding material, conductor, protective relaying systems, relay and control enclosure, and all necessary ancillary facilities.
- **Approximately 300 feet of new overhead 230 kV transmission line, including** - a 230 kV switch, dead-end and switch structures, conductor, static wire, fiber cables, and all related appurtenances.
- **Interconnection Facilities at the existing 230 kV Reid Gardner Substation, including** a 230 kV breaker, 230 kV coupling capacitor voltage transformers, metering units, A-frame structure, conduit, grounding material, conductor, protective relaying systems, and all necessary ancillary facilities. This facility will provide additional capacity during times of critical seasonal demand as well as provide flexible capacity to the electric system year-round.

Battery Energy Storage System (BESS) will be located at NV Energy owned Reid Gardner Generation Station in Moapa, 501 Wally Kay Way, APN 042-05-301-005. The proposed installation includes an electrical substation slightly less than 1 acre in size, the 208 battery units cover approximately 4 acres of a 60-acre parcel zoned M-2 and a generation line that ties to the existing Reid Gardner Substation will also be constructed.

The Site has been completely disturbed by construction and operation of a coal fired generating facility, and the subsequent decommissioning and demolition activities for the same. The existing Reid Gardner Substation is completely disturbed and currently in operation. As such, there are no longer natural resources present within the site as all vegetation and native soil have been removed. The only natural resources that will be used during construction is a minimal amount of water, as needed for fugitive dust control purposes.

The new system will charge directly from the transmission system and discharge during periods of peak load, specifically providing peaking capacity during critical seasonal demand as well as flexible capacity year-round.

Each of the 208 battery enclosures will be 9.5 feet tall 8 feet wide and 40 feet long (32 square feet each). Each battery enclosure will resemble a self-contained shipping cargo type structure made of steel and will be placed on a concrete foundation. The adjacent substation will take the power generated from the batteries and increase the voltage from 34.5 kilovolts(kV) 230kV and interconnect to the existing NV Energy Reid Gardner 230kV Substation.

A rigorous vetting process was undertaken to identify potential locations that could be utilized for new BESS installations. The primary goals of this project were to place the project in service as expeditiously as possible with a reasonable degree of permitting and development certainty, and to locate the project so that it would provide maximum benefit to the grid and minimal impact to the community. The site evaluation and due diligence efforts led to the selection of the Reid Gardner property due to the benefits of repurposing the land, sufficient space for the BESS installation, available owned land, and transmission hosting capacity with minimal anticipated interconnection distance (no new transmission line).

Building a BESS system at the Reid Gardner site will allow NV Energy to quickly deploy critical summertime capacity to meet the growing demand in 2024. We anticipate the project being built by the battery system integrator, Energy Vault, under an Engineer, Procure and Construct ("EPC") contract with an anticipated commercial operation date of December 31, 2023.

Developing a resource like BESS helps scale up the transition to renewable energy, reduce reliance on market capacity, reduce the need to develop new gas-fired generation and will help meet peak energy demand. We feel projects like this puts Clark County at the forefront in developing higher paying technology-based careers and low impact development-based tax revenues.

The BESS will utilize Lithium Iron Phosphate (LFP) battery cells. While these types of batteries are less energy dense (less energy per square foot) than the Nickel Manganese Cobalt (NMC) battery cells, they are significantly less likely to suffer a cell failure resulting in a fire.

The facility will be in operation 24 hours a day, 365 days a year. The proposed use complies with all applicable provisions of the development code excepting the waivers outlined within this application. The use is compatible with the adjacent uses in terms of scale, site design, operating characteristics, and hours of operation.

There will be no traffic generation, lighting, noise, odor, dust, or other adverse impacts from the project except during construction. Public safety, transportation and utility facilities and services are not required for the use being proposed. No additional impacts are anticipated on levels of service due to this being an addition to an existing use. This is not a manned facility, there will be no new employees on the site for operation of the proposed project. Scheduled inspections will be performed on the recommended basis, maintenance is performed when required to maintain safe and efficient operation. No significant adverse impacts on the natural environment are anticipated. The proposed use will not require public services.

This application supports and furthers the following Clark County Plans and Policies:

1. Comprehensive Plan Energy Policy 1 "supports sustainable developments that promote energy efficiency and conservation;"
2. Comprehensive Plan Energy Policy 5 "supports the development of local alternative energy resources, providing opportunities for regional economic expansion;" and
3. Comprehensive Plan Energy Policy 7 "support partnerships and cooperation with local, regional and federal agencies to further promote energy conservation and efficiency, renewable energy projects and sustainable development"

Waiver of Standards request

NV Energy are seeking a waiver of the following design review and development standards based on the following justification(s):

1. Request: Waive all landscaping and buffering requirements adjacent to the site.

Justification: The closest neighbor is $\frac{3}{4}$ of a mile away, no public traveled streets have visual access, as such there would be no benefit of providing landscaping. As part of the development code for an Electric Generating Station the waiver of Street Landscaping per Figure 30.64-17 and 30.64-18 can be granted.

2. Request: Eliminate Parking lot landscaping.

Justification: There is no need for a defined parking lot as there are no customers or permanent employees that will work on the site. Clark County Comprehensive Planning can approve the waiver of Parking Lot Landscaping per Figure 30.64-14 for Electric Generating Station.

3. Request: Eliminate requirement to construct offsite improvements including curb, gutter, and paving on Wally Kay Way.

Justification: The proposed facility is not open to the public, will not have customers or employees and will not generate traffic that would warrant such improvements; therefore, additional improvements are not anticipated to be needed nor provide any benefit.

4. Request: Eliminate the trash enclosure requirement.

Justification: The use will not generate trash. There are no onsite employees or trash generation, the need to provide a trash enclosure would provide no benefit. As part of the development code for an Electric Generating Station the waiver of Site Development Design Standards Code 30.56.120 Trash Enclosures can be granted.

Additional information:

- Power Conversion Stations (PCSs), consisting of inverters and transformers, will be installed for every 4 battery containers to provide power to the substation and ultimately to the grid.
- Redundant on-site communication systems collect and send data to the supervisory control and data acquisition (SCADA) system.
- The Battery Energy Storage System consists of approximately 220 MW, 440-megawatt-hour (MWh*) Battery Packs enclosed in containers and installed at the northern end of the existing substation and the project's substation.

NV Energy believes that the above points justify the support for the SUP application and waiver of development standards. It is believed that these uses described above are consistent with Title 30 of the Clark County Code.

If you have any questions, need additional information, or would like to discuss any details about the project, please don't hesitate to contact me at (775) 420-7722.

Sincerely,

Mark Sullivan

Mark Sullivan
NV Energy
Land Use Advisor

*A megawatt (MW) is one million watts and a kilowatt (kW) is one thousand watts. Megawatt hour (Mwh) is equal to 1,000 Kilowatt hours (Kwh) is 1,000 kilowatts of electricity used continuously for one hour. It is about equivalent to the amount of electricity used by about 330 homes during a one hour period.

Sullivan, Mark (NV Energy)

Subject: FW: [INTERNET] APR-23-100085

From: Al Laird <Al.Laird@ClarkCountyNV.gov>
Sent: Wednesday, April 26, 2023 3:20 PM
To: Sullivan, Mark (NV Energy) <Mark.Sullivan@nvenergy.com>
Subject: [INTERNET] APR-23-100085

Hi Mark,
On Monday the 24th an email should have been sent to you by the Accela system that this application was complete and ready to be filed. I have included the text of the below for your information.

Importance

Normal

From

Clark County [Clarkcounty-accela@clarkcountynv.gov]

Sent

04/24/2023 09:37:16

To

NEVADA POWER COMPANY [mark.sullivan@nvenergy.com]

Cc

Bcc

Title

APR-23-100085 Public Utility Structures

Attachment(s)

Content

Good Morning,

This email is to inform you that all plans and documents for your application review request are now complete. Please send all documents to our office to complete your application submittal process.

Use Permits / Waiver of Development Standards

- A signed notarized copy of the land use application form
- Copies of the disclosure forms for the applicant and/or property owner
- 2 copies of the justification letter
- 3 copies of the site plan
- 2 copies of floor plans and elevations

Please include a copy of this email with your plans and documents. Additionally, please have all plans for review submitted to the Current Planning office front counter at the Clark County Government Center at 500 South Carson Street, assigned an application number, and scheduled for meeting dates. You will then receive an email with the application number and meeting dates. For more information, please visit www.clarkcountynv.gov or call me at 702-455-5006.

Al Laird
Principal Planner
Comments

