



Laughlin Town Advisory Board
Laughlin Regional Government Center
101 Civic Way
Laughlin, NV 89029
 January 25, 2022
 1:30pm

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 Tammy Harris at (702) 298-0828.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LaughlinTAB>

Board/Council Members: Kathy Ochs – Chair
 Kathleen Hoss – Vice Chair
 Fred Doten
 Hermon Walker
 Pamela Walker

Secretary: Tammy Harris, (702) 298-0828, tammy.harris@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173, mark.moskowitz@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 OF COUNTY COMMISSIONERS
 JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair
 MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of the Agenda for January 25, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- IV. Informational Items
 1. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)
- V. Planning and Zoning:
 1. **UC-21-0753-COUNTY OF CLARK (ADMINISTRATIVE):**
USE PERMITS for the following **1)** electric generating station (solar photovoltaic facility); **2)** electrical substation; **3)** overhead power transmission line; **4)** increase the height of utility structures; **5)** public utility structures with all accessory structures; **6)** waive landscaping and screening requirements; **7)** eliminate trash enclosure; and **8)** allow signage in conjunction with the electric generating station and electrical substation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** off-site improvements (curb, gutter, sidewalk, streetlights, and paving); and **2)** dedication of right-of-way.
DESIGN REVIEWS for the following: **1)** electric generating station (solar photovoltaic facility) **2)** electrical substation; **3)** overhead power transmission line; **4)** maintenance and operations building; **5)** public utility structures with all accessory/ancillary structures and uses; **6)** preliminary grading for a hillside development (slopes greater than 12%); and **7)** finished grade on 10,846 acres in an R-U (Rural Open Land) Zone, an M-D (Designed Manufacturing) Zone, an M-2 (Industrial) Zone, and a P-F (Public Facility) Zone. Generally located on the west side of Casino Drive and Needles Highway, 1.3 miles west of Casino Drive within Laughlin. (For possible action) To the BCC 2/16/2022
- VI. General Business: None
- VII. 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.
- VIII. Next Meeting Date: February 08, 2022
- IX. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Laughlin Regional Government Center, 101 Civic Way, Laughlin, NV 89029
<https://notice.nv.gov>

To see live stream of the Laughlin Town Advisory Board meeting, go to You Tube and in the search bar type: LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ>

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair
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YOLANDA T. KING, County Manager



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

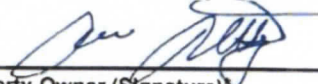
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <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-21-0753</u> DATE FILED: <u>12/29/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>LAUGHLIN</u> TAB/CAC DATE: <u>1/25/22</u> PC MEETING DATE: <u>-</u> @ <u>1:30</u> BCC MEETING DATE: <u>2/16/22 @ 9:00 A.M.</u> <u>P.M.</u> FEE: <u>\$1,825.⁰⁰</u>
	PROPERTY OWNER NAME: <u>U.S. Government - Bureau of Land Management</u> ADDRESS: <u>4701 N. Torrey Pines</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-515-5000</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>326FW 8me LLC</u> ADDRESS: <u>4370 Town Center Blvd; Suite 110</u> CITY: <u>El Dorado Hills</u> STATE: <u>CA</u> ZIP: <u>95762</u> TELEPHONE: <u>415-317-7450</u> CELL: _____ E-MAIL: <u>dlundgren@8minute.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Linda M. Bullen, Esq.</u> ADDRESS: <u>8635 W. Sahara Ave. #454</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-279-4040</u> CELL: _____ E-MAIL: <u>linda@bullenlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): see attached

PROPERTY ADDRESS and/or CROSS STREETS: Bruce Woodbury Dr. and Edison Way

PROJECT DESCRIPTION: Industrial - Solar Site

(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.


 Property Owner (Signature) Thomas Buttgenbach, President
 Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON September 30, 2021 (DATE)
 By Thomas Buttgenbach

NOTARY PUBLIC: Daniel Coltellaro



DANIEL COLTELLARO
 Notary Public - California
 Los Angeles County
 Commission # 2293444
 My Comm. Expires Jun 16, 2023

*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.

Federal Lands Parcels

263-00-002-017

263-00-002-008

263-00-002-007

264-30-000-001

264-19-000-001

264-20-000-001

264-17-000-012

264-16-000-003

264-15-701-001

264-14-000-002

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CC-21-0753

21 December 2021

Clark County Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-1741

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Re: 326FW 8me LLC Clark County, Justification Letter for Design Review, Waiver of Standards and Special Use Permits

To Whom It May Concern,

Energy Project Solutions, on behalf of the Applicant, 326FW 8me LLC (326FW), respectfully submits this justification letter and application for a Special Use Permit, Waiver of Development Standards, and Design Review for the Arida Solar Project (Project). The proposed project would consist of a 370 megawatt-alternating current (MWac) Solar Photovoltaic (PV) Electric Generating Facility, a Battery Energy Storage System (BESS), a 500-kilovolt (kV) substation, a 500 kV Generation Intertie Transmission Line (Gen-tie) that is approximately 9.0 miles and ancillary components. The proposed Project encompasses multiple zoning districts and land use classifications, and the current Title 30 code allows for development of electric generating stations and transmission line projects that produces renewable energy power as a special use request.

The Project is consistent with the Clark County Master Plan and adheres to the Countywide Goals and Policies as set forth:

Goal 3.2: Support County and state efforts to expand the use of clean energy and achieve GHG reduction targets.

Policy 3.2.1: Clean Energy: Encourage the use of non-fossil fuels and renewable sources of energy in new development and pursue a variety of strategies to reduce energy consumption in existing development.

Policy 3.2.2: Facility Siting: Support the expansion of locally-produced renewable/alternative energy to serve Southern Nevada by allowing for the construction and expansion of clean power generating and distribution facilities at a variety of scales.

Policy 3.2.3: Energy Consumption: Implement measures for the reduction of energy consumption and promotion of energy conservation in Clark County operations, as identified in the County's All-In Sustainability and Climate Action Plan.

Policy 3.2.4: Emerging Technologies: Facilitate the expanded use of electric and alternative fuel vehicles and other emerging technologies that support the County's sustainability goals.

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Policy 3.2.5: Sustainable Development: Encourage growth that is sustainable for the region, is in alignment with GHG reduction targets, and takes future climate impacts into consideration.

The Project would be located seven (7) miles southwest of Laughlin in Clark County, Nevada. The Solar PV Generating Facility and BESS will be located on approximately 4,250 acres of Clark County lands and a new transmission line that will total 9.0 miles in length. Approximately 8.0 miles of the transmission line will cross on federal land (administered by the Bureau of Land Management and Bureau of Reclamation), and approximately 1.0 miles crossing lands owned and operated by Southern California Edison (SCE). The Gen-tie is needed to interconnect the 370 MWac Solar PV Generating Facility to the regional electrical grid at the existing SCE Mohave Substation.

The Solar PV Generating Facility and BESS site associated with the subject is approximately 4,250 gross acres and covers the Assessor Parcel Numbers in the table below.

Assesor Parcel Number	Current Zoning	Current Land Use
265-00-001-010	R-U Rural Open Land	OL Open Lands
265-00-001-012	R-U Rural Open Land	OL Open Lands
265-00-001-013	R-U Rural Open Land	OL Open Lands
265-00-001-014	MD Designed Manufacturing	BE Business Employment
265-00-001-041	MD Designed Manufacturing	BE Business Employment
265-00-001-043	R-U Rural Open Land, MD Designed Manufacturing	OL Open Lands, BE Business Employment
265-00-002-001	R-U Rural Open Land, MD Designed Manufacturing	OL Open Lands, BE Business Employment
266-00-001-001	R-U Rural Open Land	OL Open Lands
266-00-001-009	R-U Rural Open Land	OL Open Lands
266-00-001-010	R-U Rural Open Land	OL Open Lands
266-00-002-002	R-U Rural Open Land, MD Designed Manufacturing	OL Open Lands, BE Business Employment
266-00-002-003	R-U Rural Open Land, MD Designed Manufacturing	OL Open Lands, BE Business Employment

Generation Intertie Transmission Line is a linear, contiguous project and covers the Assessor Parcel Numbers in the table below.

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Assesor Parcel Number	Current Zoning	Current Land Use
263-00-002-017	R-U Rural Open Land	OL Open Lands
263-00-002-008	R-U Rural Open Land	OL Open Lands
263-00-002-007	R-U Rural Open Land	OL Open Lands
264-30-000-001	R-U Rural Open Land	OL Open Lands
264-19-000-001	R-U Rural Open Land	OL Open Lands
264-20-000-001	R-U Rural Open Land	OL Open Lands
264-20-000-002	R-U Rural Open Land	OL Open Lands
264-17-000-012	R-U Rural Open Land	OL Open Lands
264-16-000-003	R-U Rural Open Land	Urban Neighborhood, OL Open Lands
264-15-301-003	R-U Rural Open Land	Corridor Mixed Use, Urban Neighborhood
264-15-701-001	P-F Public Facilities	OL Open Lands
264-14-000-002	P-F Public Facilities	OL Open Lands, Business Employment, Corridor Mixed Use
264-23-000-001	M-2 Industrial	Industrial Employment

Parcels 264-20-000-002, -003 and 264-23-000-001 have previously been reviewed under ZC-0014-67 and VC-0037-67.

This application package, submitted by 326FW 8me LLC (326FW), contains a site plan and profile for the solar PV generating station and the portion of the gen-tie subject to discretionary land use approval by Clark County, Nevada. The exact configuration of the solar array, BESS, gen-tie, and associated technology will be determined during final design and engineering.

Design Review

The design review requested for the development is a Solar PV Electric Generating Facility on approximately 4,250 gross acres. Major components included within the generating facility are multiple blocks of PV solar panels, associated inverter and transformer equipment, a project substation, and BESS area and an Operations and Maintenance Building. A security fence totaling 8-foot in height that consists of 7-foot tall chain link with 1-foot of 3 strand barbed wire will surround the perimeter of the site. Additionally, a proposed Overhead Gen-tie will connect the electric generating facility with the existing Mohave substation northeast of the site. Work within the existing Mojave Substation will include electrical infrastructure upgrades.

A majority of the site will include solar modules. A typical solar module will be mounted to a driven steel pile foundation mounted on single-axis tracking systems at roughly existing grade. For most of the site, final grade will match existing grade; however, grading may be required to ensure positive drainage throughout the site and, depending on final design, the installation itself may require grading in certain locations. Solar



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modules will not be installed in areas of excessive surface slope or in conflict with existing easements or existing overhead powerlines.

Access to the site will be from Needles Highway along the east side of the development and would be controlled access by means of swing or roller gates. Through the site, access will be provided by a 20-foot wide compacted native material roads between each row of solar modules and around the perimeter. Onsite parking would be provided at the Operations and Maintenance building for a minimal staff that performs facilities functions. Construction and maintenance vehicles traveling through the site will stop temporarily at places of work throughout the site. There are no proposed occupiable structures proposed with this development, but a prefabricated metal operations and maintenance building will be erected for the operations of the facility.

The project also has areas considered as part of the hillside development area which requires a design review. A preliminary grading plan has been included to demonstrate that the slopes greater than 12% will not be disturbed.

The project is generally sloped and has areas that will require a change in the grade to accommodate installation of the Battery Energy Storage System (BESS), operation and maintenance building, substation, and other ancillary structures for the solar arrays. As a result, isolated areas will require additional grading that will result in an increased grade change of a maximum of 164.5-inches above finish grade. A preliminary grading plan has been submitted to illustrate those areas. Design review is required for hillside development and increase in grades by more than 18" are included as part of this application.

Waiver of Standards

The project is being processed as an Electric Generating facility in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product. The waivers being requested are:

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

Justification: The site is surrounded by rural, vacant lands to the north, south and west that primarily owned by the BLM and Clark County and that are not anticipated for future development.

2. **Request:** Eliminate parking lot landscaping.

Justification: It is anticipated that parking will only be for the minimal staff and the area for parking will only be compacted gravel for the Operations and Maintenance building. The proposed parking lot is not visible to public traffic and waiver of on-site landscaping is consistent with similar projects in Clark County.

3. **Request:** Eliminate requirement to construct offsite improvements including curb, gutter, streetlight, sidewalk, and paving along Needles Highway.



Justification: Needles Highway is presently constructed as a fully functional highway and provides two paved travel lanes in each direction. This proposed solar facility will not generate a high volume of traffic during operations, therefore, additional improvements are not anticipated to be required. Additionally, the facility does not front directly onto Needles Highway.

4. **Request:** Eliminate requirement to construct offsite improvements including curb, gutter, streetlight, sidewalk, and paving along 50 foot right-of-way dedication included with the Clark County Master Plan Appendix A Laughlin Transportation Map.

We request to waive the dedication of arterial/section line street per Chapter 30.52.

5. **Request:** Eliminate the need for trash enclosures

Justification: The Solar facility once in operation will have minimal staff that will be on-site daily, and any trash will be taken offsite daily by the maintenance and operations crews. Dumpster service is not anticipated for the project.

6. **Request:** Increase maximum height for structures up to 250 feet for transmission lines and poles in zoning districts that are impacted by this application.

Justification: The proposed overhead transmission line pole structures will be a maximum height of 250 feet and will be consistent with existing overhead transmission line pole heights that are adjacent.

Use Permits

Development of the Project will require a Special Use Permit. The request is to permit a 370 megawatt-alternating current (MWac) Solar Photovoltaic (PV) Electric Generating Facility and BESS, permit a 500-kilovolt (kV) substation, permit a 500 (kV) Generation Intertie Transmission Line (Gen-tie), permit an increase in the height of structures up to 250 feet for the Transmission components, permit the use of signage for the facility and permit access to the site. It is believed that these uses listed above are consistent with Title 30.

If you have any questions, please feel free to contact me at 702 525-7052.

Sincerely,

Robby Jay
Vice President Project Management
Energy Project Solutions

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Cc: David Lundgren, 8minute Solar Energy;
Jason Moretz, 8minute Solar Energy;
Linda Bullen, Bullen Law, LLC;
Clay Jensen, Energy Project Solutions;

**ATTACHMENT A
LAUGHLIN TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 1:30 P.M., JANUARY 25, 2022**

02/16/22 BCC

1. **UC-21-0753-COUNTY OF CLARK (ADMINISTRATIVE):**
USE PERMITS for the following 1) electric generating station (solar photovoltaic facility); 2) electrical substation; 3) overhead power transmission line; 4) increase the height of utility structures; 5) public utility structures with all accessory structures; 6) waive landscaping and screening requirements; 7) eliminate trash enclosure; and 8) allow signage in conjunction with the electric generating station and electrical substation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements (curb, gutter, sidewalk, streetlights, and paving); and 2) dedication of right-of-way.
DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility) 2) electrical substation; 3) overhead power transmission line; 4) maintenance and operations building; 5) public utility structures with all accessory/ancillary structures and uses; 6) preliminary grading for a hillside development (slopes greater than 12%); and 7) finished grade on 10,846 acres in an R-U (Rural Open Land) Zone, an M-D (Designed Manufacturing) Zone, an M-2 (Industrial) Zone, and a P-F (Public Facility) Zone. Generally located on the west side of Casino Drive and Needles Highway, 1.3 miles west of Casino Drive within Laughlin. MN/md/ja (For possible action)

ELECTRIC GENERATING STATION
(SOLAR PHOTOVOLTAIC FACILITY)
(TITLE 30)

NEEDLES HWY/CASINO DR
(LAUGHLIN)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0753-COUNTY OF CLARK (ADMINISTRATIVE):

USE PERMITS for the following 1) electric generating station (solar photovoltaic facility); 2) electrical substation; 3) overhead power transmission line; 4) increase the height of utility structures; 5) public utility structures with all accessory structures; 6) waive landscaping and screening requirements; 7) eliminate trash enclosure; and 8) allow signage in conjunction with the electric generating station and electrical substation.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements (curb, gutter, sidewalk, streetlights, and paving); and 2) dedication of right-of-way.

DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility) 2) electrical substation; 3) overhead power transmission line; 4) maintenance and operations building; 5) public utility structures with all accessory/ancillary structures and uses; 6) preliminary grading for a hillside development (slopes greater than 12%); and 7) finished grade on 10,846 acres in an R-U (Rural Open Land) Zone, an M-D (Designed Manufacturing) Zone, an M-2 (Industrial) Zone, and a P-F (Public Facility) Zone.

Generally located on the west side of Casino Drive and Needles Highway, 1.3 miles west of Casino Drive within Laughlin. MN/md/ja (For possible action)

RELATED INFORMATION:

APN:

263-00-002-007; 263-00-002-008; 263-00-002-017; 264-14-000-002; 264-15-301-003; 264-15-701-001; 264-16-000-001; 264-16-000-003; 264-17-000-012; 264-19-000-001; 264-20-000-001 through 264-20-000-003; 264-23-000-001; 264-30-000-001; 265-00-001-010; 265-00-001-012 through 265-00-001-014; 265-00-001-041; 265-00-001-043; 265-00-002-001; 266-00-001-001; 266-00-001-009; 266-00-001-010; 266-00-002-002; 266-00-002-003

USE PERMITS:

1. A 370 MWac electric generating station (solar photovoltaic facility) in an R-U and M-D Zones.
2. A 500 kV electrical substation in an R-U and M-D Zones.
3. A 500 kV overhead transmission line.
4. a. Increase the height of public utility structures (overhead power transmission lines) up to 250 feet where 35 feet is the maximum height permitted within an R-U Zone per Table 30.40-1 (a 614.3% increase).

- b. Increase the height of public utility structures (overhead power transmission lines) up to 250 feet where 50 feet is the maximum height permitted within an M-D Zone per Table 30.40-5 (a 400% increase).
- c. Increase the height of public utility structures (overhead power transmission lines) up to 250 feet where 75 feet is the maximum height permitted within an M-2 Zone per Table 30.40-5 (a 233% increase).
- d. Increase the height of electrical substation equipment up to 50 feet where 35 feet is the maximum height permitted within an R-U Zone per Table 30.40-1 (a 42.9% increase).
5. Permit public utility structures with all accessory structures.
6.
 - a. Waive all landscaping and screening requirements adjacent to street frontage (Needles Highway and rights-of-way) and undeveloped parcels where required per Chapter 30.64.
 - b. Waive parking lot landscaping requirements where required per Figure 30.64-14.
7. Eliminate trash enclosures where required per Section 30.56.120.
8. Allow signage in an R-U zoning district where not permitted per Chapter 30.72.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Needles Highway and rights-of-way where required per Chapter 30.52.
2. Waive dedication of right-of-way for arterial, collector, and local streets where required per Section 30.52.030.

DESIGN REVIEWS:

1. Electric generating station (solar photovoltaic facility).
2. Electrical substation.
3. An overhead power transmission line.
4. Maintenance and operations building.
5. Public utility structures with all accessory/ancillary structures and uses.
6. Preliminary grading plan for a hillside development (slopes greater than 12%) where required per Section 30.56.100.h.
7. Increase finished grade up to 165 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 358.4% increase).

LAND USE PLAN:

LAUGHLIN - BUSINESS EMPLOYMENT; CORRIDOR MIXED-USE; INDUSTRIAL EMPLOYMENT; OPEN LANDS; URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10,846
- Project Type: Electric generating station (solar photovoltaic facility)
- Number of Stories: 1 (maintenance and operations building)

- Building Height (feet): 15 (maintenance and operations building)/250 (overhead power transmission line)/50 (electrical substation equipment)
- Square Feet: 3,200 (maintenance and operations building)

History & Request

An electric generating station (solar photovoltaic facility) with public utility structures was approved on a 4,200 acre portion of the project site via UC-0385-11 by the Board of County Commissioners (BCC) in October 2011. No further action was taken regarding the development of the project site after BCC approval; therefore, UC-0385-11 subsequently expired in October 2013. The applicant is now requesting use permits for an electric generating station (solar photovoltaic facility), electrical substation, and an overhead transmission line on a project site consisting of 10,846 acres. The request is comprised of the following main elements: 1) photovoltaic (PV) solar modules; 2) fixed solar panels mounted on driven steel pile foundations; 3) power inverters; 4) transformers that convert the output of each inverter; 5) battery energy storage system (BESS); 6) overhead power transmission line; 7) security fence; and 8) site access road, measuring 1,800 feet in length, from Needles Highway. The electric generating station and electrical substation is located on the south half of the project site while the overhead transmission line is located on the north and northeast portions of the site.

Site Plans

The plans depict a 370 megawatt alternating current electric generating station (solar photovoltaic facility), electrical substation, maintenance and operations building with a BESS, and an overhead power transmission line. The proposed development is divided into 2 components with the first part (south portion of project site) consisting of an electric generating station, electrical substation, maintenance, and operations building with a BESS, and associated equipment on a portion of 4,250 acres of a 5,077 acre site. Access to the site will be granted via an access road, measuring 1,800 feet in length, connecting to Needles Highway. A laydown yard, for the purposes of temporarily storing the equipment and materials necessary for the development of the site, is located immediately to the northwest of the access road, within the boundaries of the project site. The electric generating station consists of photovoltaic (PV) technology mounted on fixed-tilt structures consisting of PV modules. A module is a series of interconnected solar cells that creates panels. The linked assembly of PV modules and fixed-tilt structures are referred to as arrays. The fixed-tilt structures have a maximum height of 20 feet. The arrays are located within a field of standard solar blocks within the project site. Each standard solar block measures 250,000 square feet in area (500 feet wide by 500 feet deep), or 5.7 acres. Each standard solar block also contains transformers and power inverters. The rows of arrays within the standard solar blocks include multiple north/south and east/west interior service drive aisles, measuring 20 feet in width consisting of compacted gravel. The setbacks to the arrays vary substantially based on plans with all required setbacks per the Development Code being met along all perimeter boundaries. The electrical substation is situated at the northwest corner of the project site located in an area measuring 21,450 square feet. The maintenance and operations building, battery energy storage system, substation and control building with associated equipment are located within this area and secured by an 8 foot high chain-link security fence with barbed wire. Six parking spaces are located immediately north of the maintenance and operations building. Access to the substation is granted through the interior of the site via a network of service drive aisles. After construction is complete, vehicular access to

the site will be limited to private vehicles necessary for the maintenance of the solar facility equipment. No public access to the project site is permitted; therefore, on-site paving is not required. Needles Highway is presently constructed as a fully functional highway providing 2 paved travel lanes in each direction. The proposed electric generating facility will not generate a high volume of traffic; therefore, widening of the road is not anticipated to be required. The landscaping and buffering to the less intense uses, along the north, south, east, and west properties, is primarily undeveloped land owned by the Bureau of Land Management (BLM) and not subject to any development plans in the future. A preliminary grading plan has been submitted clearly identifying the topography of the land and how it relates to the proposed development of the facility. The preliminary grading plan demonstrates that slopes greater than 12 percent will not be disturbed. A design review to increase finished grade up to a maximum of 165 inches is part of the proposed development. The plans indicate the increase to finished grade will occur within various areas of the development, including, but not limited to the battery energy storage system (BESS), the operations and maintenance building, the electrical substation, and other ancillary structures for the solar arrays.

The second component of the development, as depicted on the plans, consists of an overhead power transmission line located on the north and northeast portions of the site. The overhead power transmission line, measuring 9 miles in linear length located on a portion of 5,768 acres, connects the proposed electrical substation to the existing electrical substation (APN 264-23-000-001) that was approved via ZC-014-67 by the BCC in May 1967. Approximately 8 miles of the transmission line will cross on federal land managed by the BLM while the remaining mile will cross land owned and operated by Southern California Edison. The area of the proposed transmission line infrastructure measures up to 250 feet in width and consists of steel poles and lattice structures measuring up to 250 feet in height.

Landscaping

No landscaping is being provided with this request.

Elevations

The plans depict a 15 foot high maintenance and operations building with prefabricated building materials consisting of metal and masonry block. The building will be painted with neutral, earth tone colors.

Floor Plans

The plans depict a maintenance and operations building measuring 3,200 square feet consisting of a storage area, control room, restroom facilities, and 2 offices for the continued maintenance of the electric generating facility and electrical substation.

Signage

Signage is not a part of this request; however, a special use permit is requested to allow future signs in conjunction with the solar facility in an R-U and M-D zoning district.

Applicant's Justification

The applicant states the proposed development complies with multiple goals and policies from the Master Plan including clean energy, facility siting, energy consumption, emerging

technologies, and sustainable development policies. The applicant indicates perimeter and interior parking lot landscaping are not necessary as the site is surrounded by rural, vacant lands to the north, south, and west that are primarily owned by the BLM and Clark County and that are not anticipated for future development. It is anticipated that parking will only be for the minimal staff and the area for parking will only be compacted gravel for the operations and maintenance building. The proposed parking lot is not visible to public traffic and a waiver of on-site landscaping is consistent with similar projects in Clark County. Needles Highway is presently constructed as a fully functional highway and provides 2 paved travel lanes in each direction. The applicant states the proposed solar facility will not generate a high volume of traffic during operations; therefore, additional improvements are not anticipated to be required. Additionally, the facility does not front directly onto Needles Highway. A waiver requesting the dedication of arterial/section line streets is also necessary. The solar facility once in operation will have minimal staff that will be on-site daily, and any trash will be taken off-site daily by the maintenance and operations crews. Dumpster service is not anticipated for the project. The proposed overhead transmission line pole structures will be a maximum height of 250 feet and will be consistent with existing overhead transmission line pole heights that are adjacent. A preliminary grading plan has been included to demonstrate that the slopes greater than 12 percent will not be disturbed. The project is generally sloped and has areas that will require a change in the grade to accommodate installation of the Battery Energy Storage System (BESS), operation and maintenance building, substation, and other ancillary structures for the solar arrays. As a result, isolated areas will require additional grading that will result in an increased grade change of a maximum of 164.5 inches above finish grade.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0385-11	Electric generating station with public utility structures and ancillary structures - expired	Approved by BCC	October 2011
ZC-0391-11	Reclassified a portion of the project site to M-D zoning for a future industrial park with a portion of the site utilized for a proposed electric generating station	Approved by BCC	October 2011
DR-0395-11	Solar panel (photovoltaic) manufacturing facility - expired	Approved by BCC	October 2011
ZC-014-67	Reclassified a portion of the project site (APN 264-23-000-001) to M-2 zoning for an electric generating station	Approved by BCC	May 1967
VC-037-67	Electric generating station with ancillary structures	Approved by BCC	May 1967

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	R-U	Undeveloped
South	Nevada-California state line	None	None

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use - (allows 18 or more du/ac)	R-U, P-F, C-1, RVP, C-2, & H-1	Big Bend Water District facility, Clark County Regional Government Center, Clark County Fire Station 76, Recreational Vehicle Park, Laughlin Events Center, & undeveloped
West	Open Lands	R-U	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:

- Goal 3.2, which supports County and state efforts to expand the use of clean energy and achieve GHG reduction targets.
- Policy 3.2.1, which encourages the use on non-fossil fuels and renewable sources of energy in new developments and pursues a variety of strategies to reduce energy consumption in existing developments.
- Policy 3.2.2, which supports the expansion of locally produced renewable/alternative energy to serve Southern Nevada by allowing for the construction and expansion of clean power generating and distribution facilities at a variety of scales.
- Policy 3.2.3, which supports implementing measures for the reduction of energy consumption and promotion of energy conservation in Clark County operations, as identified in the County’s *All-In Sustainability and Climate Action Plan*.
- Policy 3.2.4 which encourages facilitating the expanded use of electric and alternative fuel vehicles and other emerging technologies that support the County’s sustainability goals.

- Policy 3.2.5 which encourages growth that is sustainable for the region, in alignment with GHG reduction targets, and takes future climate impacts into consideration.

Staff finds the proposed project is consistent with Goal 5.1 of the Master Plan that encourages diversification of the economic base. The proposed facilities are located within zoning districts which provide for very low density residential uses (or no residential uses at all) and other appropriate uses of the vast areas of rural land. The proposed electric generating station, electrical substation, maintenance building, and overhead power transmission lines are located within an area where no services are available, such as water and sanitation. Therefore, staff recommends approval of the use permits for the proposed facilities and supports waiving the various requests associated with this development.

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.

Design Reviews #1 through #5

Staff finds that the site design of the proposed facility, including all associated structures, are 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, for example, approved desert tortoise exclusion fencing will be installed and utilized outside the perimeter security fence. The tortoise proof fencing is intended to prevent federally listed endangered species (desert tortoises) from entering the solar field. The proposed facility complies with several goals and policies from the Master Plan; therefore, staff recommends approval.

Design Review #6

The purpose of the hillside development restrictions is to provide for the reasonable, safe and aesthetic use of the steep and inconsistent topography of natural hillsides within unincorporated Clark County. Staff finds the preliminary grading plan complies with the development restrictions as the drawings indicate that slopes greater than 12 percent will not be disturbed by the proposed development. Furthermore, a final grading plan must be approved by the Board of County Commissioners prior to the commencement of grading on the project site. Therefore, staff recommends approval of the preliminary grading plan.

Public Works - Development Review

Waivers of Development Standards

Staff has no objection to the request to not install full off-site improvements on Needles Highway and on the rights-of-way that must be dedicated in accordance with the Transportation Element. Full off-site improvements are not necessary to serve the solar electric generating station at this time. Additionally, dedicating all roads in accordance with Chapter 30.52 of County Code would result in an unused network of rights-of-way at this time. If the use changes

in the future, Public Works will determine if additional dedications and improvements are needed at that time.

Design Review #7

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use 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

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County [or provide evidence of an agreement with the Bureau of Land Management] which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County [or the Bureau of Land Management], shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan.
- 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 final grading plan must be reviewed and approved by the Board of County Commissioners prior to the commencement of grading on the project site; the installation and use of cooling systems that consumptively use water will be prohibited; compliance with all air quality rules and regulations required by the Department of Environment and Sustainability; 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 PW-21-11008;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Road alignments shown on the Transportation Element must be dedicated at the widths shown on the Element;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review Division;
- Applicant acknowledges that right-of-way dedications may be required in the future if the use changes;
- Utility pole locations must comply with Subsection 30.52.060(b)(2) of County Code.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVID LUNDGREN

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