

05/17/22 PC AGENDA SHEET

ELECTRIC GENERATING STATION  
(TITLE 30)

NEEDLES HWY/BRUCE WOODBURY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0166-SOUTHERN CA EDISON CO & CITY OF LOS ANGELES:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** roadway dedication; and **2)** restrictive covenant for a decommissioned electric generating station on approximately 2,500 acres in an M-2 (Industrial) Zone.

Generally located on the southeast corner of Needles Highway and Bruce Woodbury Drive within Laughlin. MN/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

164-21-501-002; 264-21-703-01; 264-22-000-001; 264-22-000-002; 264-23-000-001; 264-23-000-002; 264-24-101-001; 264-26-000-001; 264-26-000-002; 264-27-101-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive required roadway dedications per Section 30.52.030.
2. Waive the restrictive covenant requirements for full off-site improvements as required per Section 30.52.080.

**LAND USE PLAN:**

LAUGHLIN - INDUSTRIAL EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2,500
- Project Type: Minor Subdivision requirements (road dedication & restrictive covenant)

**Site Plans**

The plans submitted depict a request for future subdivision on the site of a previous coal fired power plant, Mohave Generating Station, which was closed in 2005 and later decommissioned. The plant property is comprised of approximately 2,500 acres, which 50 acres will be retained for power utilities. The application is to waive the requirements for a Minor Subdivision Map per Title 30. A Minor Subdivision Map was submitted for review (MSM-21-600018) and the request is to waive these requirements prior to formal submission to the County.

### Applicant's Justification

The applicant states that the intention is to sell the remaining portion of the site, which is the objective of the subdivision. This subdivision is to separate the land to be retained from what will be sold. The buyer/new owner will then subdivide for development, to include the required restrictive covenant and road dedications, and enter into a development agreement for improvements if required. If the restrictive covenant and road dedications are not deferred, the additional processing time needed by the co-owners (for reviews and approvals) can be as long as 12 months to 18 months.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1080-00	Reclassified from an M-3 to an M-2 zoning	Approved by BCC	September 2000
UC-1015-97	Public ballpark	Approved by PC	July 1997
DR-1908-94	Community center	Approved by PC	January 1995

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	R-U	Undeveloped
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	R-U	Undeveloped
West	Corridor Mixed-Use	R-3	Multiple family residential & undeveloped

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

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.

#### **Public Works - Development Review**

Due to the unique size and ownership of the site, staff has no objection to deferring right-of-way dedications and the execution of a Restrictive Covenant Agreement to allow a minor subdivision map to record.

**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 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**

- Right-of-way dedication shall be required with future development;
- If necessary, a Restrictive Covenant Agreement will be required with future development.

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

- No comment.

**TAB/CAC:****APPROVALS:****PROTESTS:**

**APPLICANT:** TOWILL, INC.

**CONTACT:** TOWILL, INC., 10390 COMMERCE CENTER DRIVE, SUITE C-190,  
RANCHO CUCAMONGA, CA 91730