

USA PARKWAY
INDUSTRIAL PROPERTY

REQUEST FOR
MASTER PLAN AMENDMENT
AND
REGULATORY ZONE AMENDMENT

Prepared by:



May 16, 2016

**USA PARKWAY
INDUSTRIAL PROPERTY**

**REQUEST FOR
MASTER PLAN AMENDMENT
AND
REGULATORY ZONE AMENDMENT**

Prepared for:

Stan Lucas
2850 Temple Avenue
Long Beach, CA 90806

Prepared by:

Rubicon Design Group, LLC
100 California Avenue, Suite 202
Reno, Nevada 89509
(775) 425-4800

May 16, 2016

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MPA Application
RZA Application
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Preliminary Title Report
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Introduction

This application includes the following requests:

- A **Master Plan Amendment** to re-designate 60.22± acres of property from Rural (R) to Industrial (I); and
- A **Regulatory Zone Amendment** to rezone 60.22± acres from General Rural (GR) to Industrial (I).

Project Location

The USA Parkway Industrial site (AP # 084-120-26) consists of 60.22± acres located on the south side of Interstate 80 and Clark Station Road, west of USA Parkway. Figure 1 (below) depicts the project location.

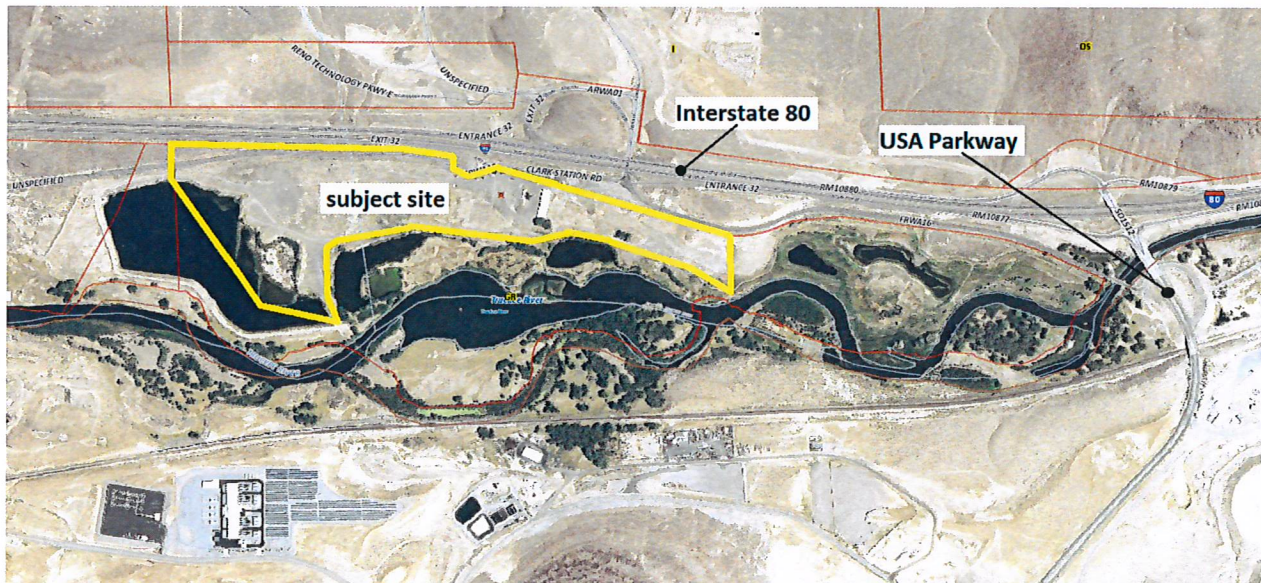


Figure 1 – Vicinity Map

Existing Conditions

The project site is occupied by a commercial/industrial building of roughly 14,000 square feet, an office building of roughly 1,000 square feet, and an ancillary shed. These buildings are currently unoccupied. Surrounding land uses include: Interstate 80 and industrial property to the north, Truckee River/United States government property to the east and south, and wetlands conservation area to the west.

The site is accessed via Clark Station Road from USA Parkway. USA Parkway provides full access to Interstate 80, both east and west bound.

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In general, the site slopes down from north to south but it also includes graded areas and engineering slopes designed to accommodate the past industrial use(s). The site is consistent with other developed parcels in the area and is well suited for development. The site does not qualify as a hillside development per Article 424 of the Washoe County Development Code as it does not contain slopes in excess of 15% on 20% or more of the site. Figure 2 (below) contains photographs showing the property.



View of site from access road, looking west



Existing industrial building

Figure 2 – Existing Conditions

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Looking northeast across site with freeway in background



Looking north across site

Figure 2 – Existing Conditions (continued)

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Request Summary

This application includes two land use requests. The first is a Master Plan Amendment (MPA) from the current Rural (R) designation to Industrial (I). The second request is a Regulatory Zone Amendment (RZA) from the current General Rural (GR) zoning to Industrial (I).

The net result of this request will be to bring the site into zoning conformance with the historical use of the property. The property formerly contained a gravel pit and equipment storage operation. The buildings on site clearly reflect this former industrial use. The intended future use is equipment storage, something that is compatible with both the past use and with the general area.

It is the intent of the project applicant to establish the necessary Master Plan and zoning designations to position the site for industrial use. Given the rapid development of the surrounding area, including Storey County, Sparks, and area road improvements, it makes sense to provide for industrial development. Equipment storage will serve a valuable support function to development in the area. Storing equipment on this site is efficient in several ways. First, the site is close to the highly active building environment in Storey County. Second, storage at this location reduces trucking traffic into the Sparks/Reno metro area, benefitting overall traffic flow.

It is important to note that this application is essentially the first step in establishing a storage use at the project site. Approval of the MPA and RZA do not grant an approval of a specific project. Once the proper land use designations are in place, any future development of the site for industrial use will require additional review to establish conformance with Washoe County engineering, public health, and safety standards.

Each request is summarized below:

Master Plan Amendment

It is proposed to amend the current Rural (R) Master Plan designation to Industrial (I). The Industrial designation is well suited for the project site based on a variety of factors.

An Industrial designation will allow the site to function in a manner similar to surrounding property and in conformance with how it was utilized in the past. The site is graded and configured in a manner that supports industrial uses.

Roads in the area are sized to support industrial vehicles and the site provides easy access to Interstate 80 and to USA Parkway.

The Industrial designation is compatible with other Washoe County Industrial designations to the north and with Storey County industrial property immediately to the south.

The Washoe County Master Plan contains numerous goals and policies that support the requested Master Plan and Regulatory Zone Amendments included with this application. These policies are listed and

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addressed below:

Land Use and Transportation Element

Goal One: Influence future development to abide by sustainable growth practices.

LUT.3.2: In order to provide a sufficient supply of developable land to meet the needs of the population, Area Plans shall establish growth policies that provide for a sufficient supply of developable land throughout the planning horizon of the next 20 years, with considerations to phase future growth and development based on the carrying capacity of the infrastructure and environment.

This request can serve to implement this policy based on providing needed support property for the ongoing development in eastern Washoe County and in Storey County. The site is well situated in terms of infrastructure and services to accomplish this. Failure to provide the necessary property to accommodate these uses will increase burdens on area roadways and shift industrial development closer to suburban areas of Sparks and Reno.

LUT.3.5 Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic and industrial development needs for the next 20 years, taking into account land use potential within the cities and existing unincorporated centers, existing vacant lots, and resource and infrastructure constraints.

This request supports the regional form and pattern by locating industrial property close to an area of rapid commercial development. This commercial development, and ongoing construction, requires industrial land that can efficiently provide services.

LUT.4.1 Maintain a balanced distribution of land use patterns to:

- a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population;*
- b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and*
- c. Allow housing opportunities or a broad socio-economic population.*

LUT.5.3 New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.

Development of this site will protect the quality of service of existing residents and businesses by reducing road impacts and by locating industrial uses away from suburban and urban development.

LUT.21.4 Preserve the character of areas throughout the County as described in the Area Plans.

This request will bring the site into closer conformance with the historical use. It will therefore support the area's character.

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LUT.23.1 Assess all development individually and cumulatively for potential impact upon the natural resources of the specific area of Washoe County.

As noted in the Environmental Protection section on page 11, the sensitive areas of the site have already been preserved and are now under the ownership of the Nature Conservancy and the US Government. The remaining parcel is largely graded and developed for industrial use.

Truckee Canyon Area Plan

The site is contained within the Truckee Canyon Area Plan. This Plan establishes constraints and goals for area development. This request conforms with the Area Plan in the following manner:

Cultural and Scenic Resources (Truckee Canyon Area Plan, p. 3)

The site has not been shown to contain cultural resources. Any development will have to conform to cultural resources protection standards. Future uses can be contained within the existing industrial areas.

Soils (Truckee Canyon Area Plan, p. 4)

The site includes graded areas and engineered slopes. It has proven suitable for the industrial use.

Topography (Truckee Canyon Area Plan, p. 5)

The site does not qualify as hillside development, based on Washoe County topographic data. It is listed as 'Most Suitable' for development on the Area Plan Development Suitability map.

Fire Hazards (Truckee Canyon Area Plan, p. 6)

The site is listed as Moderate fire hazard. The usable areas of the site are mostly gravel and present minimal fire hazard. Most areas of the site have established driving access and present no difficulty to firefighting equipment.

Flood Hazard/Wetlands (Truckee Canyon Area Plan, p. 8)

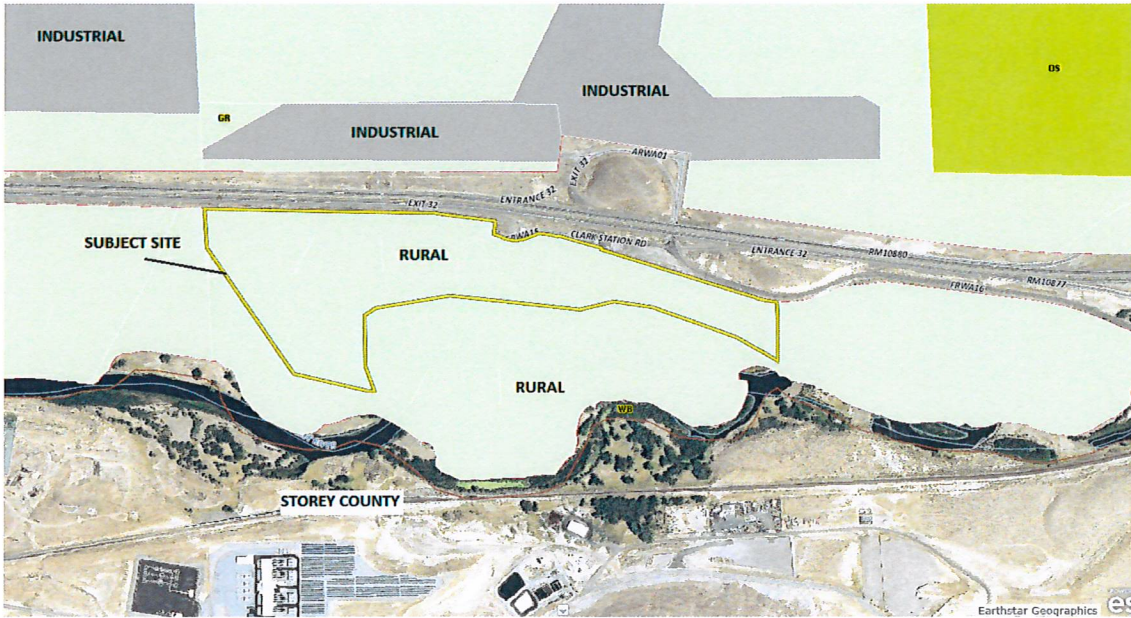
The site is not listed as floodway or wetlands in the Area Plan map.

Land Use Plan – Industrial (Truckee Canyon Area Plan, p. 15)

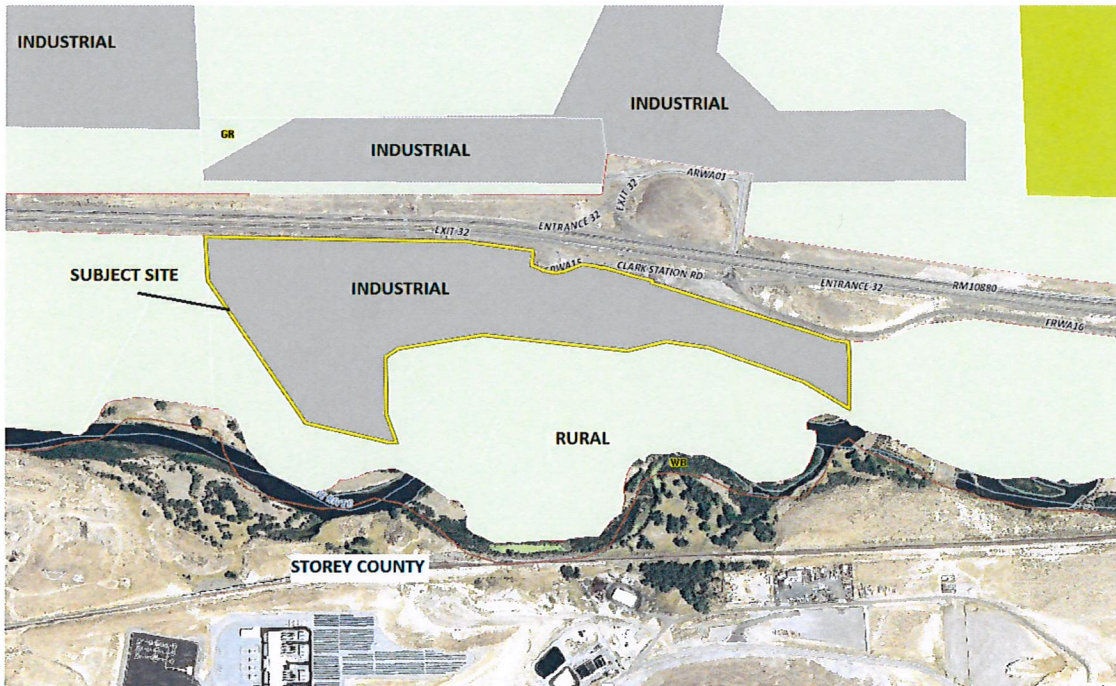
The general area is deemed suitable for additional industrial use, provided wetland areas are avoided. As noted, the graded pad areas of this site are not wetlands.

Figure 3 (below) depicts the existing and proposed Master Plan land use designations for the subject site.

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Existing Master Plan Designation



Proposed Master Plan Designation

Figure 3 – Existing/Proposed Master Plan Designations

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Truckee Meadows Regional Plan

Area-wide planning goals are established by the Truckee Meadows Regional Planning Agency, and are contained within the Truckee Meadows Regional Plan 2012. An element of the regional plan is the delineation of the Truckee Meadows Service Area (TMSA). The Service Area is intended to outline property subject to suburban and urban development. The subject property of this application is outside the TMSA boundary. This application is not intended to bring intensification and urban development to the site. The proposed Master Plan and Zoning Map Amendments do not allow for residential uses and do not require urban levels of water, sewer, and emergency services provision. Additionally, the site has already functioned as an industrial site. The requested amendments will not therefore fundamentally alter land use patterns in the area.

This project is supported by the Regional Plan as outlined below.

Module 1 of the Plan, titled “Regional Form and Development Patterns” covers land use issues. Goals for this module include the following: *Recognize the need for regional corridors that emphasize automobile and freight mobility (page 1).*

This project directly supports this goal by placing an industrial site, intended for equipment storage, directly adjacent to the largest transportation corridor in the state and close to ongoing commercial development. By storing equipment close to its likely use point, regional road impacts are reduced.

The Rural Development Area (page 4) describes appropriate uses for rural areas. It states the following (emphasis added):

*The RDA is outside the Truckee Meadows Service Areas, and contains **dispersed development and employment on large parcels of land**. The RDA will only receive limited public services and facilities. Ranches, agriculture, forestry, scattered residences and business or commercial services, and **certain types of industrial and recreational uses not compatible with urban or suburban development, characterize the rural area.***

The requested amendments will specifically allow for an industrial use that is not compatible with urban and suburban areas to be located in an area that will not impact suburban residential development. It will also minimize impacts to area roadways.

Under “Regional Form and Pattern” (page 5), the *optimization of existing infrastructure* is listed as a goal. This request will allow for the re-use of an existing industrial site, and allow for development that is close to major roadways and close to ongoing development.

Under “Centers and Corridors” (page 7), the Plan includes the following statement (emphasis added):

Specialized land use may be permitted in areas separated from the community. Specialized use may include quarries, sewage treatment facilities, landfills, hazardous waste disposal facilities, and power generation facilities or other designated enterprises that are not compatible with high-density areas.

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The Plan clearly intends to allow for some uses to be located outside the TMSA boundary. Policy 1.1.5 (page 10) also supports dispersed specialized uses that do not require urban levels of city services, such as the proposed equipment storage use.

Policy 1.2.18 of the Plan (page 25) recognizes the area east of Sparks as an emerging employment center. It is therefore consistent with the Plan to allow for support activities in this area as well as utilize existing road infrastructure.

Regulatory Zone Amendment

The second component of this request is a Regulatory Zone Amendment (RZA). Currently, the project site is zoned General Rural (GR). This request seeks to amend the designation to Industrial (I).

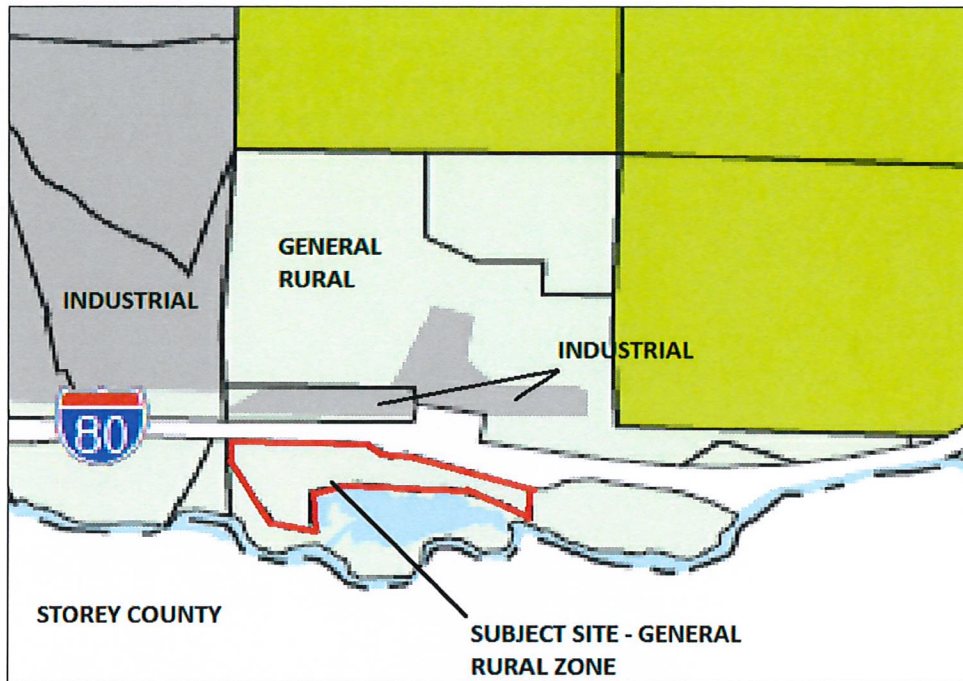
Combined with the requested MPA, this zoning change will bring the property into conformance with the historical use of the site as an industrial area. As noted, the site contains industrial buildings and is graded for industrial use.

USA Parkway, currently under construction, is a major land-use change to the area. This road will alter truck traffic routes and encourage development of both Washoe County and Storey County properties. The nearby Tahoe Reno Industrial Center has been pursuing substantial development. The area is clearly experiencing growth and altered land-use patterns. This request is therefore a response to these changed conditions and an effort to efficiently use an existing industrial site.

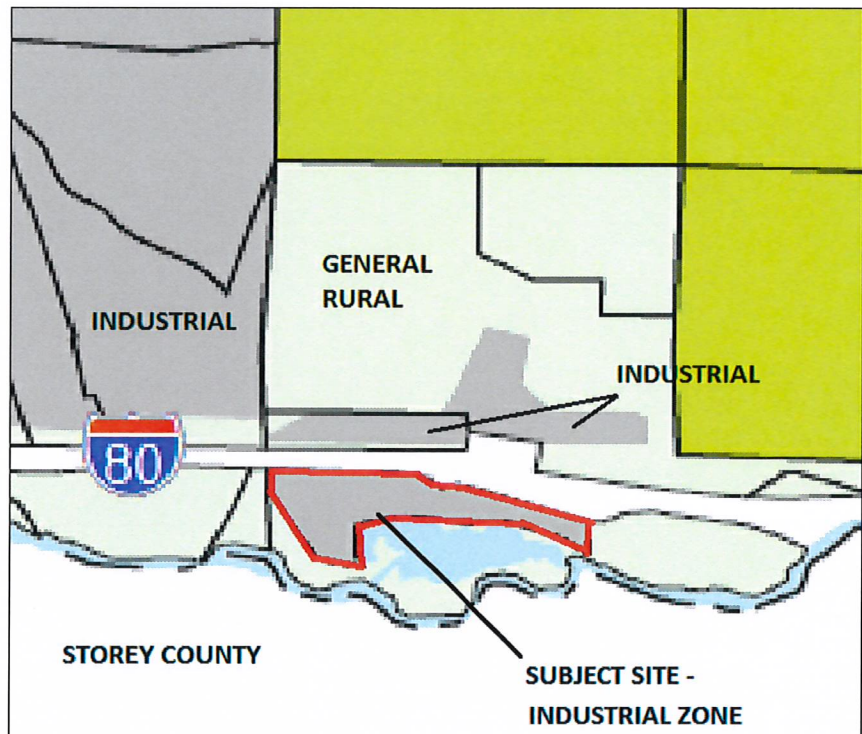
As an industrial site, the subject property will be able to serve nearby construction without impacting suburban areas of Sparks or Reno. The proposed designation will not require the extension of additional urban services to the site.

Figure 4 (following page) depicts the existing zoning and the proposed zoning for the project site.

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Existing Zoning Designation



Proposed Zoning Designation

Figure 4 – Existing/Proposed Zoning

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Potential Impacts

At this time, an intended use has been identified but no specific site plan has been developed. Required building space, total project size, etc, have not been evaluated or designed. Therefore, it is difficult to fully assess the impacts of an unknown final project. However, it is logical to assume that the site will be developed with some sort of operable equipment storage business. As such, this section attempts to analyze the planning-level impacts associated with these MPA and RZA requests.

It is important to note that the MPA and RZA requests included with this application do not grant an entitlement to construct the proposed use. Any use of the site will be subject to review by Washoe County for zoning compliance and will have to install site upgrades (landscaping, paving, etc) to the satisfaction of the Planning, Engineering, Building, and Health Departments.

This section nonetheless aims to provide a review of potential impacts that could result from use of this property. Any impacts discussed here reference the full 60 acres of the site. In practice, it is highly unlikely that the full site would be utilized. It is more likely that the existing graded areas and easily accessible flat areas would be used while the remaining areas would be left in their current state. By this reasoning, the site is unlikely to contain more than about 30 acres of industrial development. However, in an effort to set an upper boundary for impacts, the full site is analyzed.

- **Traffic**

In preparing these requests, a Trip Generation letter was completed by a traffic engineer. This letter is included with this report. It cites 405 average daily trips generated by the property. PM Peak Hour trips is listed as 130. USA Parkway and Interstate 80, the two largest roads in the vicinity, can easily handle traffic generation of this size without undue impacts.

- **Public Facilities/Infrastructure**

There are existing well and septic systems on site. These systems were installed to serve the former industrial operations on the site. These facilities will remain in place and there is no need to extend additional public services to the site.

- **Public Services**

The site is already served by REMSA, the Washoe County Sheriff's Office and by area fire stations in Lockwood and in the Tahoe Reno Industrial Center. Given the low occupancy rates of an equipment storage operation, no additional public services are required.

- **Environmental Protection**

The site is near the Truckee River and therefore environmental protection is a prime consideration. In this case, the site has already received restoration and protection efforts. As noted, the site contained an industrial use, a gravel mine, in the past. This use resulted in substantial site disturbance including deep pits

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adjacent to the river. Portions of the site were conveyed to the Nature Conservancy and the United States Government. These areas have since been parceled off and restored. Additional development of these areas is therefore unlikely. The net result is that the sensitive areas of the site have been removed from development. The 60-acre parcel that remains was judged not suitable for preservation/restoration and was intended for future use.

Request Findings

The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners in order to approve Master Plan Amendment and Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

- **Master Plan Amendment**

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

The requested Industrial designation will allow for the establishment of Industrial (I) zoning. Industrial zoning will bring the site into conformance by matching the historical use to the County's planning designations. Additionally, the proposed amendment is consistent with surrounding uses and designations.

- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

The proposed use is directly compatible with surrounding industrial uses and designations, both in Washoe County and in Storey County to the south. No impacts will be introduced to the site that were not already present with the past industrial use of the property.

- (3) Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Significant changes have come to the area recently, primarily because of regional commercial development. This includes the Tahoe Reno Industrial Center, advertised as the World's largest industrial park, and USA Parkway currently under construction. Industrial property is clearly needed in the area to support this development.

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- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

The site is located adjacent to Interstate 80 and USA Parkway and is therefore well served by regional roads. Utility needs of the site will be minimal and no new services will be required. The site contains an existing septic system and well that served the prior industrial use.

- (5) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The amendment provides for orderly growth by siting industrial uses away from urban and suburban neighborhoods. Truck traffic into urban area is reduced with this amendment. Impacts to public expenditures will be minimal with this request.

- (6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Not applicable.

- **Regulatory Zone Amendment**

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

As detailed in the Planning Policy Analysis section of this report the request RZA serves to implement numerous goals and policies of the Washoe County Master Plan. This includes a sufficient provision of industrial land and the locating of industrial uses away from existing neighborhoods.

- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Surrounding areas include major roadways and industrial operations. This request is therefore highly compatible with surrounding uses.

- (3) Response to Change Conditions.; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

As noted above, significant changes have come to the area recently through regional commercial

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development. This includes the Tahoe Reno Industrial Center and USA Parkway currently under construction. Industrial property is clearly needed in the area to support this development.

- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

As noted, the transportation network serving the site includes two of the largest roads in the area (180, USA Parkway). Additional service requirements will be minimal.

- (5) No Adverse Affects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

As detailed in the Planning Policy Analysis section of this report, the project serves to implement goals and policies of the Master Plan and Area Plan. The amendment will bring the site into conformance by having the historical industrial use match the planning designations.

- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The amendment provides for orderly growth by siting industrial uses away from urban and suburban neighborhoods. Truck traffic into urban area is reduced with this amendment. Impacts to public expenditures will be minimal with this request.

- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

Not applicable.

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Figure 5 contains an excerpt from the Truckee Canyon Development Suitability map, contained in the Truckee Canyon Area Plan. Note that the subject site is listed as “most suitable” for development.

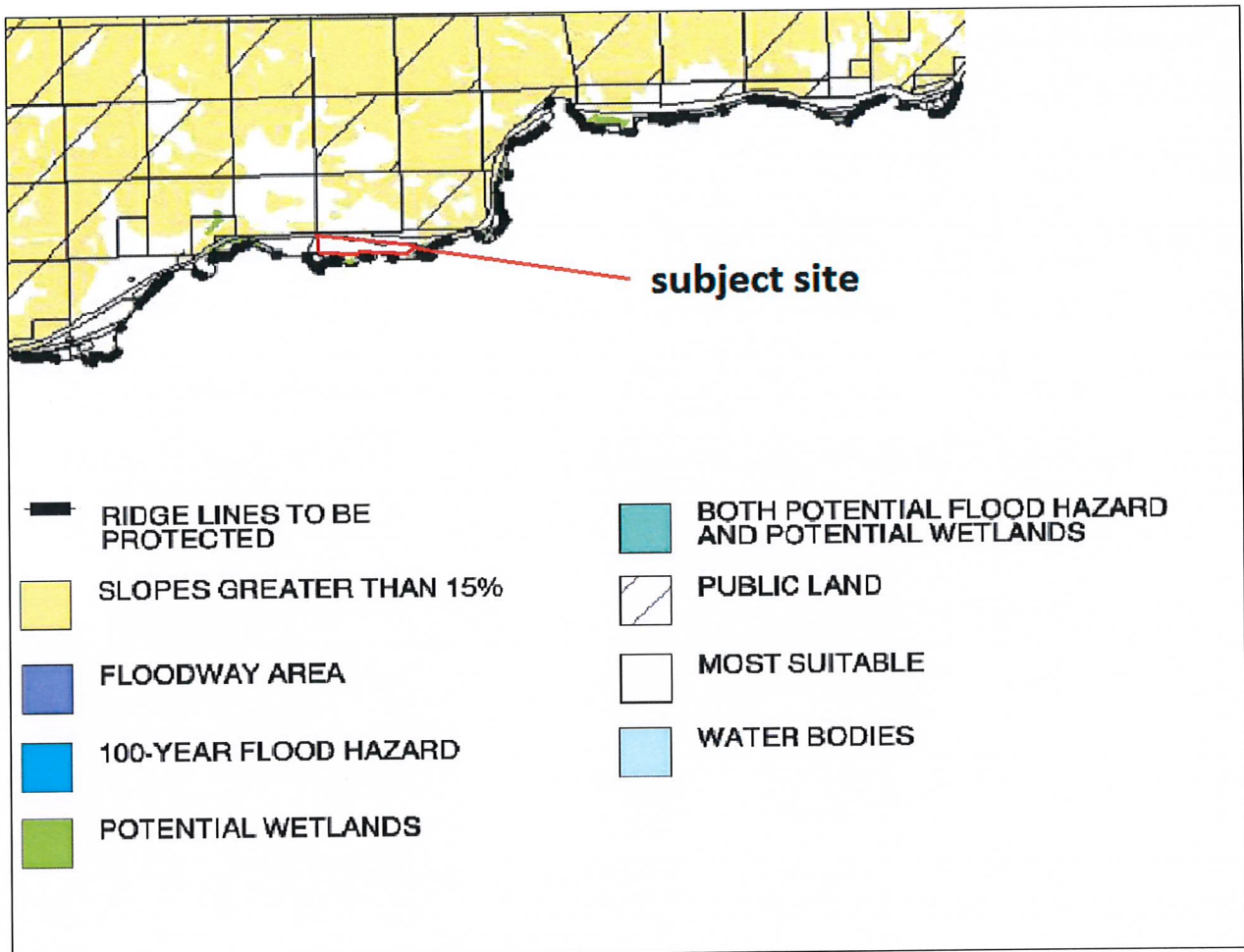


Figure 5 Development Suitability map

APPENDIX

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: USA Parkway Industrial			
Project Description: A Master Plan Amendment from Rural to Industrial and a Regulatory Zone Amendment from General Rural to Industrial on 60.22 acres located south of I-80 at USA Pkwy.			
Project Address: 22560 Interstate 80 East			
Project Area (acres or square feet): 60.22 acres			
Project Location (with point of reference to major cross streets AND area locator): South of Interstate 80 and Clark Station Road, west of USA Parkway. Nearest cross street is Clark Station Road and USA Parkway			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
084-120-26	60.22 acres		
Section(s)/Township/Range: Section 27, T20N, R22E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Stan Lucas		Name: Rubicon Design Group, LLC	
Address: 2850 Temple Avenue		Address: 100 California Ave. Suite 202	
Long Beach, CA	Zip: 90806	Reno, NV	Zip: 89509
Phone: 562-595-6721	Fax:	Phone: 775-425-4800	Fax:
Email: lucasclassictires@gmail.com		Email: dwilson@rubicondesigngroup.com	
Cell: 562-595-6721	Other:	Cell: 775-527-6710	Other:
Contact Person: Stan Lucas		Contact Person: Derek Wilson	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Community Services Department
Planning and Development
MASTER PLAN AMENDMENT
APPLICATION



Community Services Department
Planning and Development
1001 E Ninth St., Bldg A.
Reno, NV 89520

Telephone: 775.328.3600

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans
<input type="checkbox"/> A request to add, amend, modify or delete specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide a brief explanation to all questions.

1. What is the Master Plan amendment being requested at this time?

It is requested that the existing Rural designation be amended to Industrial. This will bring the existing onsite industrial building into compliance. Refer to attached report for a detailed description.

c. What are the adopted land use designations of adjacent parcels?

North	Industrial
South	Rural
East	Rural
West	Rural

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.):

The project site currently includes a scale house/office, graded yard areas and a 14,000 +/- square foot industrial building. Refer to attached report for additional details.

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The southern portion of the site includes ponds that are representative of previous aggregate mining operations. In general, the site is flat and well suited for development. The Truckee River lies to the south. In general, the developed areas of the site have been graded to remove the flood designation. Also, the Bureau of Land Management acquired land from the applicant to complete a wetlands and river restoration project which ensures wildlife and sensitive habitats/areas are preserved. Refer to attached report for additional details.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

- a. Is property located in the 100-year floodplain? (If yes, please attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Department of Public Works.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------------------	-----------------------------

Explanation:

A small portion (at the south) is located within an area subject to flooding. Refer to attached report for additional details.

- b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

No regulated wetlands are located onsite.

- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, please note the slope analysis requirements contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

Explanation:

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- d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------------------	-----------------------------

Explanation:

The site lies just north of the Truckee River. However, the BLM acquired land from the applicant to complete a wetlands restoration project which fully ensures that sensitive areas will forever remain protected.

- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

Explanation:

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7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

Explanation:

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8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------------------	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- e. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

There is an existing permitted well onsite.

- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

The anticipated use of the property is heavy equipment storage which will be more than adequately served by the existing onsite well.

9. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
-----------------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

--

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
-----------------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

USA Parkway with connection to Clark Station Road. Refer to attached report for additional details.

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

Yes No

13. Community Services (provided and nearest facility):

a. Fire Station	Lockwood Fire Station
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Marvin Moss
d. Middle School	Dilworth
e. High School	Reed
f. Parks	Nature Conservancy Trail and Park
g. Library	Sparks Main
h. Citifare Bus Stop	N/A.

14. Describe how the proposed amendment fosters, promotes or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan:

a. Population Element:

N/A.

Refer to attached report for a detailed policy analysis.

b. Conservation Element:

Policies from the Conservation Element are addressed in the attached report.

c. Housing Element:

N/A. No housing is associated with this request.

d. Land Use and Transportation Element:

The request allows for an existing non-conforming use to be brought into compliance. Also, changes in the area warrant the requested change. Refer to attached report for a detailed analysis.

e. Public Services and Facilities Element:

Public services and facilities needed to serve the site are in place and have been greatly enhanced with the construction of USA Parkway. Refer to attached report for a detailed analysis.

f. Adopted area plan(s):

Analysis of the Truckee Canyon Area Plan is included in the attached report.

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

The Truckee Canyon Area Plan does not include a Plan Maintenance section.

Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

Please refer to the attached supplemental report that provides a detailed project description and analysis of the request.

Community Services Department
Planning and Development
REGULATORY ZONE AMENDMENT
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. Please describe the Regulatory Zone amendment request:

It is requested that 60.22 acres be redesignated from General Rural to Industrial in order to reflect existing onsite conditions and bring the existing use into conformance with current zoning standards. Refer to attached report for a detailed description.

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.

- a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

The Assessor lists the address as 22560 Interstate 80 East. The site is located immediately south of Interstate 80 along Clark Station Road, just west of USA Parkway. APN # 084-120-26.

Refer to attached report for additional details and vicinity map.

b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
084-120-26	Rural	GR	60.22	Industrial	60.22 acres

c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	Industrial	Industrial
South	GR	Nature Preserve/Truckee River
East	GR	Vacant
West	GR	Vacant

3. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, easements, buildings, etc.):

The project site currently includes a scale house/office, graded yard areas and a 14,000 +/- square foot industrial building. Refer to attached report for additional details.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The southern portion of the site includes ponds that are representative of previous aggregate mining operations. In general, the site is flat and well suited for development. The Truckee River lies to the south. In general, the developed areas of the site have been graded to remove the flood designation. Also, the Bureau of Land Management acquired land from the applicant to complete a wetlands and river restoration project which ensures wildlife and sensitive habitats/areas are preserved. Refer to attached report for additional details.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources or major drainages or prime farmland?

Yes

No

Explanation:

6. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

Yes

No

Explanation:

7. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------------------	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

There is an existing permitted well onsite.

- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

The anticipated use of the property is heavy equipment storage which will be more than adequately served by the existing onsite well.

8. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

--

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
-----------------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

USA Parkway with connection to Clark Station Road. Refer to attached report for additional details.

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

12. Community Services (provided and nearest facility):

a. Fire Station	Lockwood Fire Station
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Marvin Moss
d. Middle School	Dilworth
e. High School	Reed
f. Parks	Nature Conservancy Trail and Park
g. Library	Sparks Main
h. Citifare Bus Stop	N/A.

Projects of Regional Significance Information – for Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines “Projects of Regional Significance.” Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A “Yes” answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

Please refer to the attached supplemental report that provides a detailed project description and analysis of the request.

Property Owner Affidavit

Applicant Name: Stan Lucas

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Stan Lucas
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 084 120 26

Printed Name Stan Lucas

Signed Stan Lucas

Address 2850 Temple Ave
Long Beach, CA. 90806

Subscribed and sworn to before me this
_____ day of _____.

(Notary Stamp)

Notary Public in and for said county and state "see attached California Certificate"

My commission expires: _____

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

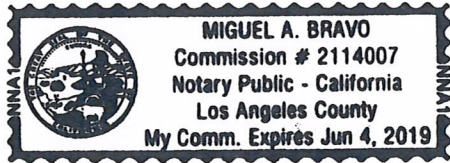
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 11 day of May, 2016,
by *Date* *Month* *Year*
(1) Stanley H. Lucas
(and (2) N/A),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature *[Signature]*
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner Affidavit Document Date: May 11, 2016
Number of Pages: 1 Signer(s) Other Than Named Above: N/A

SOLAEGUI
ENGINEERS

May 6, 2016

Clara Lawson, P.E.
Washoe County Engineering
1001 East Ninth Street
Reno, Nevada 89520

Re: Truckee Canyon Industrial Zone Change, Trip Generation Letter

Dear Clara:

This letter contains the findings of our trip generation review of the proposed industrial land zone change on property located west of the USA Parkway I-80 Interchange in Washoe County. The developer's zone change request is for 60 acres of land.

Trip generation calculations are based on the Ninth Edition of *ITE Trip Generation* (2012). The calculation sheet is attached for ITE land use #120: General Heavy Industrial. Table 1 shows the trip generation summary for the use.

TABLE 1
TRIP GENERATION

<u>LAND USE</u>	<u>ADT</u>	<u>AM PEAK HOUR TOTAL</u>	<u>PM PEAK HOUR TOTAL</u>
General Heavy Industrial 60 Acres	405	119	130

As indicated in Table 1, the average daily trip total is 405 trips with 119 AM peak hour trips and 130 PM peak hour trips. These totals are based on parcel size and do not represent a specific site development plan.

We trust that this information will be adequate for your initial project review. Please contact us if you have any questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS LTD
PAUL W. SOLAEGUI
CIVIL
Paul W. Solaegui
5-6-16
EXP 6-30-16

Enclosures
Letters/Truckee Canyon Industrial Trip Letter

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098

Civil & Traffic Engineers
e-mail: psolaegui@aol.com

Average Rate Trip Calculations
For 60 Acres of General Heavy Industrial(120) - [R]

Project:
Phase:

Open Date:
Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.75	8.62	1.00	405
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	1.98	1.93	1.00	119
4-6 PM Peak Hour Enter	0.00	0.00	1.00	0
4-6 PM Peak Hour Exit	0.00	0.00	1.00	0
4-6 PM Peak Hour Total	2.16	0.00	1.00	130
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

Washoe County Treasurer
 P.O. Box 30039, Reno, NV 89520-3039
 ph: (775) 328-2510 fax: (775) 328-2500
 Email: tax@washoecounty.us

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Search Results](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
08412026	Active	5/6/2016 2:10:29 AM
Current Owner: LUCAS, STAN 2850 TEMPLE AVE LONG BEACH, CA 90806		SITUS: 22560 INTERSTATE 80 E WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 20 Section Lot A Block Range 22 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$8,298.68	\$8,298.68	\$0.00	\$0.00	\$0.00
2014	\$8,041.36	\$8,041.36	\$0.00	\$0.00	\$0.00
2013	\$7,807.14	\$7,807.14	\$0.00	\$0.00	\$0.00
2012	\$7,492.46	\$7,492.46	\$0.00	\$0.00	\$0.00
2011	\$7,436.50	\$8,031.42	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

No payment due for this account.





\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

-  **Payment Information**
-  **Special Assessment District**
-  **Installment Date Information**
-  **Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

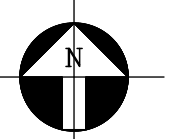
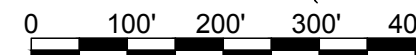


area between green line and blue line =
500-year Flood Zone

area between green line and yellow
property line = Flood Zone AE

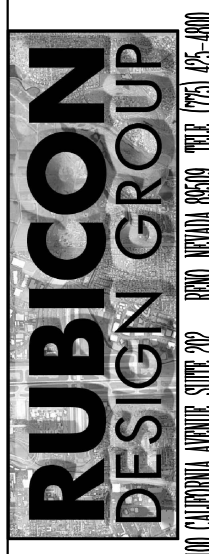
SITE PLAN

SCALE: 1"=200'-0" (OR PER GRAPHIC SCALE BELOW)
0 100' 200' 300' 400'



NO.	REVISIONS	DATE

05.31.2016
SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:



PRELIMINARY SITE PLAN
USA PARKWAY

ELECTRONIC FILE/
PROJECT NO.

SHEET NO.
A1.0