



Planning Commission Staff Report

Meeting Date: March 7, 2023

Agenda Item: 10B

MASTER PLAN AMENDMENT AND
REGULATORY ZONE
AMENDMENT CASE NUMBERS:

WMPA23-0001 & WRZA23-0001 (Village Green
Commerce Center Specific Plan)

BRIEF SUMMARY OF REQUEST:

To approve a Master Plan Amendment and Regulatory
Zone Amendment for three parcels; and include the
three parcels within the Village Green Commerce
Center Specific Plan

STAFF PLANNER:

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CASE DESCRIPTION


For hearing, discussion, and possible action to:

- (1) Adopt amendments to the Spanish Springs Area Plan, which is a component of the Washoe County Master Plan, to change the master plan land use designation for three parcels (APNs: 534-561-01, 534-561-04 & 534-561-05) from Commercial (C) to Industrial (I);
- (2) Adopt an amendment to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan to add three parcels (APNs: 534-561-01, 534-561-04 & 534-561-05) to the Specific Plan;
- (3) Adopt amendments to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan, to include the following:
 - a. Update maps to include the three new parcels and update acreage; and
 - b. Add a building setback of 30 feet from Pyramid Highway.

And if approved, authorize the chair to sign a resolution to this effect. Any approval would be subject to further approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

AND

- (4) Subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Spanish Springs Regulatory Zone Map, to change the regulatory zoning for three parcels (APNs: 534-561-01, 534-561-04 & 534-561-05) from Neighborhood Commercial (NC) to Industrial (I) and; if approved, authorize the chair to sign a resolution to this effect.

<p>Applicant: IGR Realty Advisors, LLC Property Owner: STN Rockwell Group Location: Off of Rockwell Blvd., east of Pyramid Highway and south of Calle de la Plata APN: 534-561-01, 534-561-04 & 534-561-05 Parcel Size: 3.056, 3.055 & 12.843 acres Existing Master Plan: Commercial (C) Proposed Master Plan: Industrial (I) Existing Regulatory Zone: Neighborhood Commercial (NC) Proposed Regulatory Zone: Industrial (I) Area Plan: Spanish Springs Development Code: Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone Commission District: 4 – Commissioner Hartung</p>	 <p>Vicinity Map</p>
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MASTER PLAN AMENDMENT STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained as Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0001, having made at least three of the five findings included in Washoe County Code Section 110.820.15(d) and having found that the amendments are in conformance with Spanish Springs Area Plan Policies SS.17.1 and 17.2. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA23-0001 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the Chair to sign the resolution on behalf of the Planning Commission.

(Motion with Findings on Page 15)

REGULATORY ZONE AMENDMENT STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA23-0001, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0001 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the Chair to sign the resolution on behalf of the Washoe County Planning Commission.

(Motion with Findings on Page 17)

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Explanation of a Master Plan Amendment

The purpose of a Master Plan Amendment Application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan Amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County Planning website at https://www.washoecounty.gov/csd/planning_and_development, and then select Master Plan & Maps - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e., water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a Master Plan Amendment, the Planning Commission must make at least three of the five findings

as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to Master Plan Amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the Master Plan Amendment requires an affirmative vote of at least 2/3 of the Planning Commission's total membership.

Explanation and Processing of a Regulatory Zone Amendment

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on Page 7.

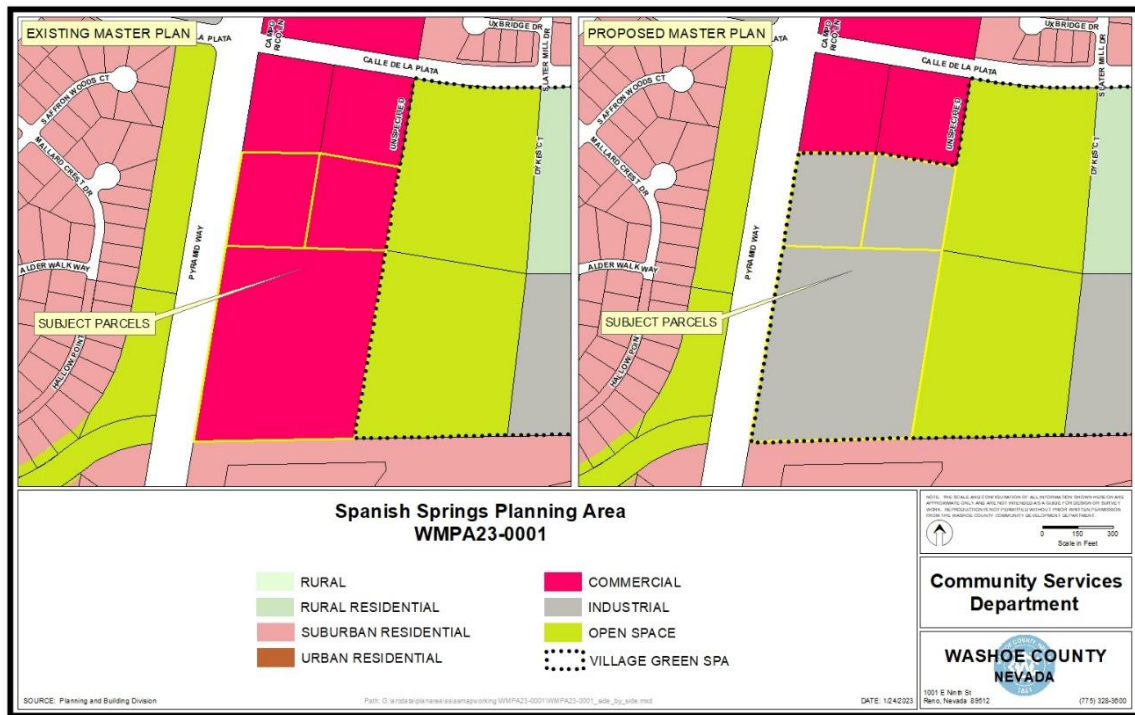
The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e., zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including Area Plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

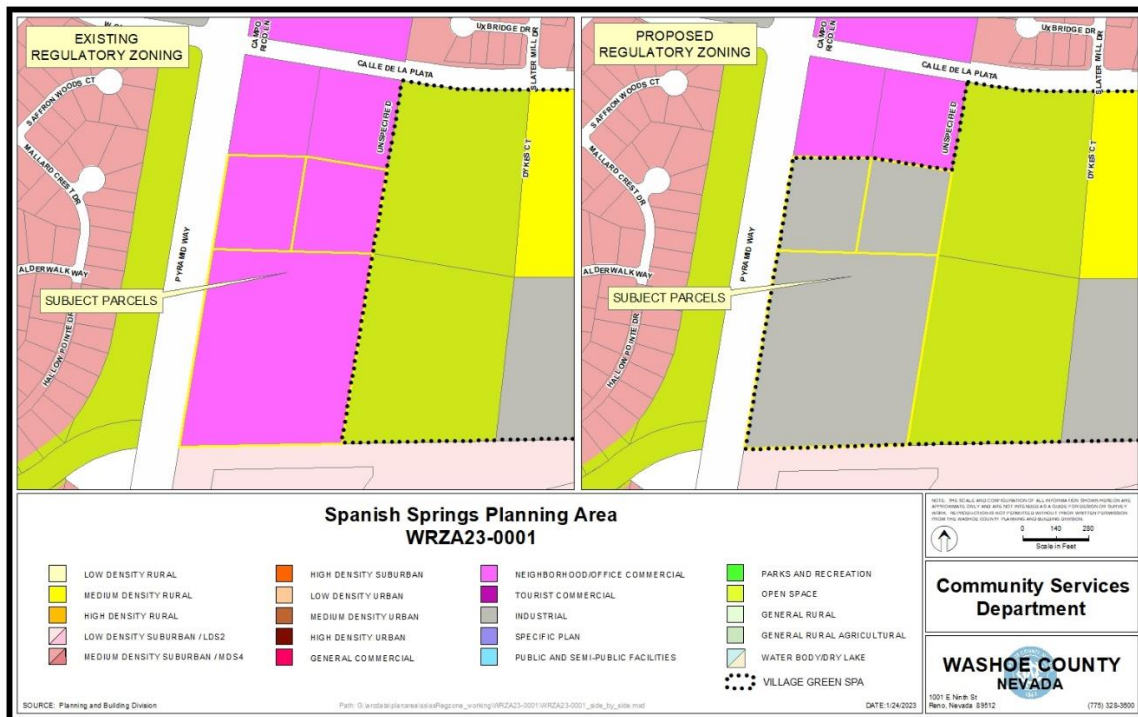
Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable Area Plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate Area Plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one regulatory zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



Existing and Proposed Master Plan Designation - Side by Side Comparison



Existing and Proposed Regulatory Zone Walk Maps - Side by Side Comparison

Background

The Village Green Commerce Center Specific Plan (Specific Plan) was developed to allow industrial uses with specific goals and design standards, to support and promote commerce and employment in the Spanish Springs area. It was originally contemplated that a master developer would develop the site with standards related to land use, transportation infrastructure, site planning, architecture, energy efficient criteria, tenant criteria, signs, lighting and landscaping. The Specific Plan included an administration section with project financing and maintenance provisions. The Specific Plan with a master developer overseeing the development of the site was approved in August 2009.

The Specific Plan has been amended several times. In 2014, a parcel (365 Calle de la Plata, APN: 534-561-09) where a single-family house is located, was removed from the Specific Plan. However, in January 2023, the parcel was approved to be added back into the Specific Plan (WMPA22-0006 & WRZA22-0007). In 2019 and 2021 the Specific Plan was amended and standards were updated or eliminated to better fit with current industrial standards.

Analysis

The applicant is requesting to amend the Master Plan designation from Commercial (C) to Industrial (I) for three parcels (APNs 534-561-01, 534-561-04 & 534-561-05) and amend the parcels' regulatory zone from Neighborhood Commercial (NC) to Industrial (I). The three parcels are also proposed to be added to the Specific Plan.

The applicant originally requested only a Master Plan and Regulatory Zone Amendment for the three parcels. However, Washoe County Code 110.216.40 requires the following:

Within the Spanish Springs planning area, new long-term industrial development shall only be located within the Specific Plan Regulatory Zone.

Accordingly, the applicant amended the original request to include the three parcels in the Village Green Commerce Center Specific Plan, to meet this requirement.

The surrounding parcels have Master Plan land use designations of open space (OS) to the east, commercial (C) to the north, suburban residential (SR) to the south and Pyramid Highway is located to the west. The regulatory zones of the surrounding parcels are open space (OS) to the east, neighborhood commercial (NC) to the north, low density suburban (LDS) to the south and Pyramid Highway to the west. (See the maps on page 6). The parcels are within the Suburban Character Management Area (SCMA) of the Spanish Springs Area Plan, which includes the Specific Plan.

The parcels are vacant with native vegetation, as are the parcels to the north. The parcels to the east (APN: 534-561-06 & 07) are part of the Spanish Springs Flood Detention Facility, a sediment basin, which are in the Specific Plan. Bridle Path subdivision's common open space is located to the south.

Compatible Land Uses

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed regulatory zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Industrial (I)	Neighborhood Commercial (NC) – located to the north	Medium
	Low Density Suburban (LDS)- located to the south	Low
	Open Space (OS)- located to the east	Medium

High Compatibility: Little or no screening or buffering necessary.

Medium Compatibility: Some screening and buffering necessary.

Low Compatibility: Significant screening and buffering necessary.

Availability of Facilities

According to the applicant, all municipal services are in place or are available in the area. Water will be provided by the Truckee Meadows Water Authority (TMWA) and sewer service will be provided by Washoe County. Sewer will be conveyed to the Truckee Meadows Water Reclamation Facility (TMWRF) which is owned and operated by the City of Sparks.

The City of Sparks, letter dated January 27, 2023, expresses concerns related to the future wastewater volumes generated from neighborhood commercial uses versus industrial uses and the purported need for a new interlocal agreement between Washoe County and the City of Sparks to provide Washoe County with additional wastewater treatment capacity. Washoe County Engineering staff reviewed City of Sparks’ letter and identified that the requested change in zoning will likely result in a reduction in the amount of wastewater expected to be generated once the property is developed. They stated, “Washoe County sanitary sewer collection design standards and criteria identifies an anticipated contribution for [an existing Neighborhood Commercial] zoning of 2,536 gallons/day/acre or 48,067 gallons per day, if all 18.954 acres were to be fully developed. An Industrial zoning is identified with a planning contribution number of 457 gallons/day/acre, or 8,662 gallons/day if for the same land area.” (See Exhibit D). Rezoning this parcel reduces the planning wastewater flow number by 82%. This is a notable deintensification in terms of potential wastewater generation. Engineering staff further stated that “The predevelopment process and required project sanitary sewer contribution report will identify the proposed contributing flows as well as the necessary sanitary sewer collection system infrastructure necessary to support any future development.” Once specific projects are proposed, adequate treatment capacity will be confirmed before will-serve commitments are made.

There have been several developments that have occurred in the area, including large residential subdivisions to the north. These subdivisions are being constructed or are planned and include Blackstone with 214 units and Sugarloaf with 199 units. The agencies providing utilities and infrastructure for these subdivisions reviewed this application and no comments of concern were received. With the submittal of building permits, utilities and infrastructure will be reviewed to confirm the availability of all needed facilities.

The applicant has been in discussion with Nevada State Department of Transportation (NDOT) to obtain right-in access from Pyramid Highway. An undeveloped road Rockwell Blvd. traveling north to Calle de la Plata is located along the eastern side of APN: 534-561-04 & 05. The roadway will be developed by the applicant to Washoe County standards to provide access to the three parcels.

Change of Conditions

The conditions in the area have changed over the past years. The overall character of development along Calle de la Plata has evolved from large rural residential lots to residential subdivisions on the north side of the street. The Specific Plan approved in 2009 has been updated with current industrial standards, with requirements to better address residential adjacent issues. The proposed addition of three parcels will add industrial lots to the existing Specific Plan. According to the applicant, there continues to be a need for industrial space in the region. There are two parcels totaling 6 acres at the corner of Pyramid Highway and fronting Calle de la Plata with regulatory zoning of NC. These parcels will continue to be available to be developed with neighborhood commercial uses for the area.

Desired Pattern of Growth

The three subject parcels are located in the Spanish Springs Suburban Character Management Area (SCMA). The SCMA is the area identified for new growth in the Spanish Springs Area Plan. The applicant’s request will increase the number of parcels available for industrial uses in the area, along with employment opportunities. The request is proposing to add three parcels to the recently updated Specific Plan, which already contains requirements for industrial uses adjacent to residential uses.

Spanish Springs Area Plan Evaluation

The subject parcel is located within the Spanish Springs Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies
SS.1.3	Zoning Permitted by Suburban Character Management Area (SCMA)	Yes
SS.1.6	Review findings identified in the Plan Maintenance section	Yes
SS.3.1	Meet “LOS C”	Yes
SS.4.1	Underground utilities in SCMAs	Yes
SS.7.6	Access to existing trails	Yes
SS.17.1 & 17.2	Amendment conforms to all applicable policies	Yes

Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed Master Plan Amendment. A neighborhood meeting was held on December 19, 2022, at the Spanish Springs Library (See Exhibit E). At the time of the neighborhood meeting, the applicant was not requesting to include the three parcels in the Village Green Commerce Center Specific Plan. There were 18 attendees at the meeting with the following comments:

- Traffic, already bad in the area
- Water and impact on existing wells
- Building height
- Need to retain commercial/retail, rather than add more industrial

Agency Comments

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDOT (Transportation)	X	X		Michelle Hawvichorst, mhawvichorst@dot.nv.gov
NDOW (Wildlife)	X			
NV Department of Agriculture	X			
NV Water Resources	X			
Washoe County Engineering & Capital Projects	X	X		Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Operations Division	X			
Washoe County Parks & Open Space	X	X		Faye-Marie L. Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All	X	X		Timber Weiss, TWeiss@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		EMSProgram@washoecounty.gov
WCHD Environmental Health	X	X		James English, jenglish@washocounty.gov
TMFPD	X	X		Brittany Lemon, blemon@washoecounty.gov
Sparks Community Services Dept.	X	X		Sienna Reid, sreid@cityofsparks.us
Truckee Meadows Regional Planning	X			
Regional Transportation Commission	X	X		Chris Tolley, CTolley@tmrpa.org
AT&T	X			
NV Energy	X			
Truckee Meadows Water Authority	X			

The Truckee Meadow Regional Planning Agency (TMRPA) provided the following comments, “the proposal may exceed the PRS (Project of Regional Significance) threshold for employment (specifically, “Employment by not less than 938 employees”), based on the total number of industrially designated acres proposed to be located inside the Village Green Commerce Center Specific Plan. So, if approved by Washoe County, the proposal may be reviewed for conformance with the 2019 Regional Plan as a Master Plan Amendment and PRS for employment.” This application will need to be heard by TMRPA and this concern will be addressed during that hearing process (See Exhibit D).

Master Plan Amendment Public Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided

in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

A legal ad was placed with the Reno Gazette Journal for January 23, 2023.

Regulatory Zone Amendment Public Notice

Notice for Regulatory Zone Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with, when notice is sent to the last known addresses of such real property owners, as identified in the latest County Assessor's records.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 65 property owners within 750 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing. (See Exhibit F)

A legal ad was placed with the Reno Gazette Journal for January 23, 2023.

Staff Comment on Required Master Plan Amendment Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

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

Staff Comment: The application request is consistent with the policies and action programs in the Spanish Springs Area Plan and does not conflict with the policies and action programs of the Master Plan. The three parcels are located in the Spanish Springs Suburban Character Management Area (SCMA). The SCMA is the area identified for new growth in the Area Plan. Adding the three parcels will comply with Washoe County Code per 110.216.40.

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.

Staff Comment: The proposed Master Plan Amendment adds three parcels (APNs: 561-01, 534-561-04 & 534-561-05) to the existing Village Green Commerce Center Specific Plan (Specific Plan). The industrial designation will be compatible with the parcels in the Specific Plan and will not adversely impact the public health, safety or welfare. The Specific Plan was developed to allow industrial uses with specific requirements to address residential adjacency concerns.

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.

Staff Comment: The proposed amendments adds three parcels to an existing Specific Plan, which allows industrial uses. The three parcels will have the same requirements per the Specific Plan, providing continuity and creating a more comprehensive plan, mandating all industrial parcels in the area will have the same requirements. According to the applicant is there continues to be a need for industrial uses in the area.

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.

Staff Comment: Municipal services are in place or are available in the area. Developers will need to comply with the Specific Plan as parcels are developed and the infrastructure will need to be updated to current requirements as development occurs. The Specific Plan does provide specific requirements for transportation improvements. The application was reviewed by the other agencies and no comments of concern were received, except from the City of Sparks. The issues concerning the City of Spark's comments are further detailed in the staff report.

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.

Staff Comment: The proposal to add three parcels to the Specific Plan will maintain a consistent pattern of growth for the parcels on the southside of Calle de la Plata. The three parcels will have the same Master Plan and regulatory zoning as other parcels in the Specific Plan, which will create a more comprehensive plan and promote a better growth pattern for the area.

Spanish Springs Area Plan Findings

Policies:

SS.17.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. The amendment will implement the Vision and Character Statement.

Staff Comment: The amendment is to amend the Master Plan land use and Regulatory Zones for three parcels from Commercial Land Use to Industrial Land Use and from the Neighborhood Commercial (NC) Regulatory Zone to the Industrial (I) Regulatory Zone, and to amend the Village Green Specific Plan to add the three parcels. The parcels are within the SCMA and will continue to implement the Vision and Character Statement, with the Plan providing "a range of employment opportunities" and "increase employment opportunities".

- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.

Staff Comment: The amendment is to re-designate three parcels and to amend the Specific Plan, which is part of the Spanish Springs Area Plan. The amendment complies with the Spanish Springs Area Plan and the Washoe County Master Plan as explained in the staff report.

- c. The amendment will not conflict with or diminish the public's health, safety or welfare, including possible effects upon water quality and quantity.

***Staff Comment:** The amendment will not conflict with the public's health, safety or welfare, including possible effects upon water quality and quantity. Any new development will need to provide the necessary infrastructure and will need to meet current code requirements (See Exhibit D).*

SS.17.2 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

***Staff Comment:** The applicant indicates the request from commercial to industrial use is not an intensification of use for the parcels. Building permits will need to support that there is no intensification and the applicant will need to provide documentation showing services are available to support specific proposed development.*

- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

***Staff Comment:** The applicant indicates the request from Commercial to Industrial Use is not an intensification of use for the parcels and no new study is needed. Building permits will need to support that there is no intensification and the applicant will need to provide documentation showing traffic impacts. The Specific Plan has requirements for transportation improvements to address traffic and as development occurs the transportation needs will be reviewed to the satisfaction of the County Engineer.*

- c. For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.

***Staff Comment:** The current Commercial and Industrial Land Use totals 8,406 acres within the Suburban Character Management Area (SCMA). Commercial/Neighborhood Commercial is 180.5 acres (2%) and Industrial is 631 acres (7.5%). The total is 811.5 acres (9.5%) of the Suburban Character Management Area total acreage of 8,406. The three parcels are currently included in the 180.5 acres of Commercial. The application proposes to move the 18.8 acres to Industrial. The new acreage will be 161.7 acres Commercial and 649.8 acres Industrial. The total is 811.5 acres (9.5%) remains the same, which is below the 9.86 percent of the of the Suburban Character Management Area.*

- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.

Staff Comment: The site access is primarily located off Calle de la Plata, with a possible right-in from Pyramid Highway. Calle de la Plata is considered a collector by Washoe County and is required to meet level of service (LOS) C, which it is currently meeting. As development occurs, the LOS will be reviewed by Washoe County. The Specific Plan has requirements for transportation improvements and as development occurs the transportation needs will be reviewed to the satisfaction of the County Engineer.

Staff Comment on Required Regulatory Zoning Amendment Findings

WCC Section 110.821.15 of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

Staff Comment: The application request is consistent with the policies and action programs in the Spanish Springs Area Plan and does not conflict with the policies and action programs of the Master Plan. The three parcels are located in the Spanish Springs Suburban Character Management Area (SCMA). The SCMA is the area identified for new growth in the Area Plan. Adding the three parcels into the existing Village Green Commerce Center Specific Plan will satisfy the requirements of Washoe County Code 110.216.40, which requires new long-term industrial development to only be located within the Specific Plan Regulatory Zone.

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.

Staff Comment: The proposed amendment is to amend the Regulatory Zone for three parcels from Neighborhood Commercial (NC) to Industrial (I). The applicant is requesting to include the parcels in the existing Specific Plan and the parcels will be compatible with other parcels in the Specific Plan.

3. Response to Changed 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.

Staff Comment: The proposed change from Neighborhood Commercial (NC) to Industrial (I) Regulatory Zone is a response to growth and development of industrial uses in the area. The parcels will be included in the Specific Plan that was developed for industrial uses adjacent to residential uses. With the future anticipated need for industrial development the inclusion in the Specific Plan also provides requirements and standards to response to changes in the area.

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.

Staff Comment: Municipal services are in place or are available in the area. Developers will need to comply with the Specific Plan as parcels are developed and the infrastructure will need to be updated to current requirements as development occurs. The Specific Plan does provide specific requirements for transportation improvements. The application

was reviewed by the other agencies and no comments of concern were received, except from the City of Sparks. The issues concerning the City of Spark's comments are further detailed in the staff report.

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

Staff Comment: The proposed amendment will not impact the implementation of the policies and action programs of the Washoe County Master Plan, as further explained in the staff report.

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.

Staff Comment: The proposed amendments will promote a better pattern of growth for the area and will promote an orderly physical growth of the area as detailed in this staff report. The proposed change to Industrial Regulatory Zone will be more desirable to the pattern of growth for the area, as other parcels that have industrial regulatory zoning are already located adjacent in the Specific Plan.

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 a military installation.

Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.

Master Plan Amendment Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0001. It is further recommended that the Planning Commission forward the proposed amendments to the Washoe County Board of County Commissioners for their consideration and possible adoption. The following motion is provided for your consideration:

Master Plan Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0001, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d) and having found that the amendments are in conformance with Spanish Springs Area Plan Policies SS.17.1 and 17.2. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA23-0001 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the Chair to sign the resolution on behalf of the Planning Commission.

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

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.
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.
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.

Spanish Springs Area Plan Policy SS.17.1 and 17.2

SS.17.1

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

SS.17.2

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For Commercial and Industrial Land Use intensifications, the overall percentage of Commercial and Industrial Regulatory Zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.

Regulatory Zone Amendment Recommendation

It is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Regulatory Zone Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA23-0001, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0001 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the Chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
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.
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.
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.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
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.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant: IGR Realty Advisors, LLC; Email: rmassey@irgra.com

Property Owner: STN Rockwell Group LLC; 3860 GS Richards Blvd., Carson City, NV 89703



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN TO CHANGE THE MASTER PLAN LAND USE DESIGNATION FOR THREE PARCELS (APNS: 534-561-01, 534-561-04 & 534-561-05) FROM COMMERCIAL (C) TO INDUSTRIAL (I); TO INCLUDE THESE PARCELS IN THE SPANISH SPRINGS AREA PLAN, APPENDIX D- VILLAGE GREEN COMMERCE CENTER SPECIFIC PLAN; AND TO ADOPT AMENDMENTS TO THE SPECIFIC PLAN (WMPA23-0001), AND RECOMMENDING ADOPTION OF SUCH AMENDMENTS TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 23-04

Whereas, Master Plan Amendment Case Number WMPA23-0001 came before the Washoe County Planning Commission for a duly noticed public hearing on March 7, 2023; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA23-0001, as set forth in NRS Chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

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

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

Spanish Springs Area Plan Required Findings

Policy SS.17.1. In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. The amendment will implement the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with or diminish the public's health, safety or welfare, including possible effects upon water quality and quantity.

Policy SS.17.2 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA23-0001, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on March 7, 2023

WASHOE COUNTY PLANNING COMMISSION

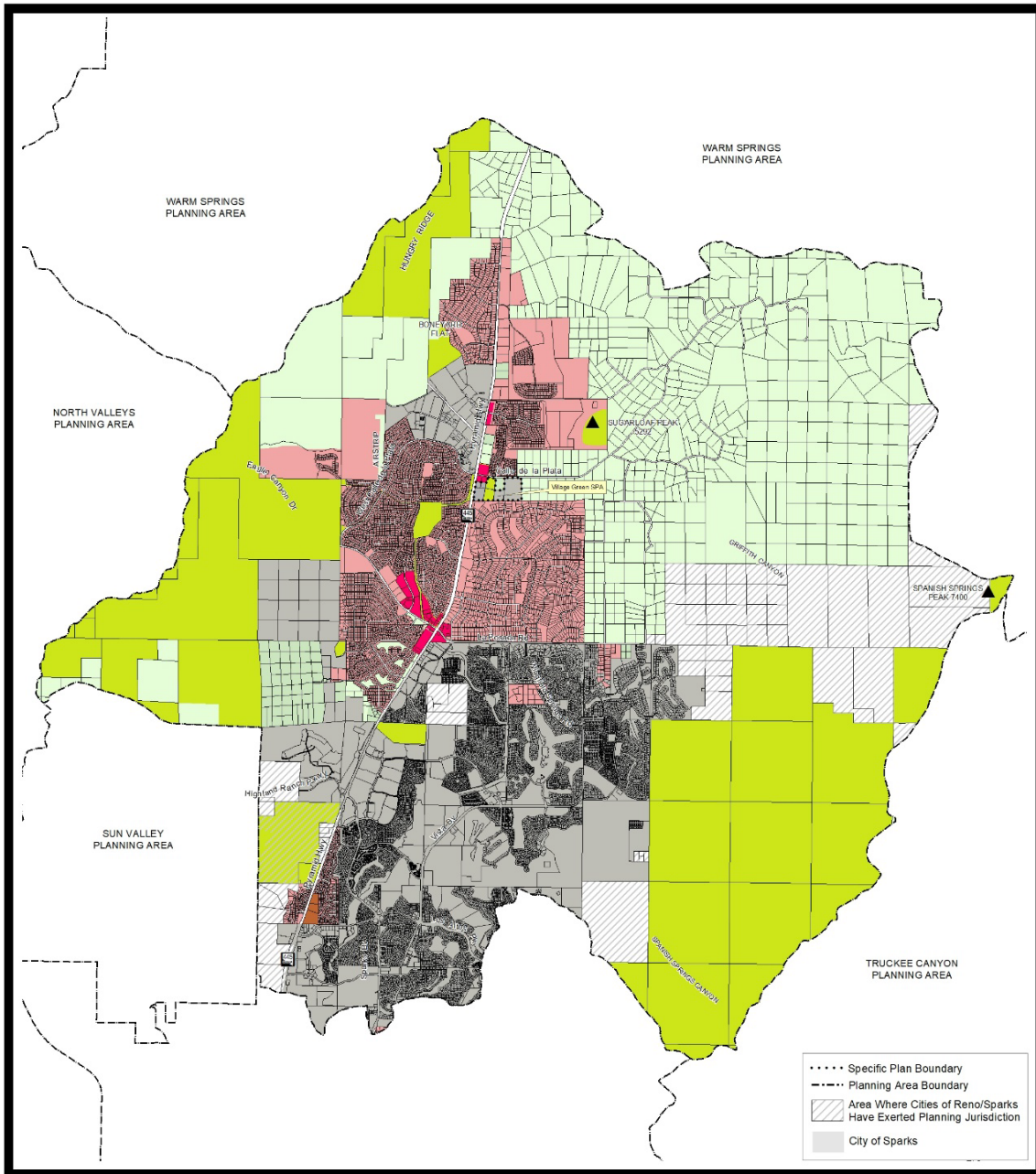
ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachments: Exhibit A – Spanish Springs Area Plan Master Plan Map
 Exhibit B – Village Green Commerce Specific Plan

Exhibit A, Spanish Springs Area Plan Master Plan Map





SPANISH SPRINGS MASTER PLAN MAP		<small>NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.</small>  <small>Scale: 0 2500 5000 Feet</small>
<ul style="list-style-type: none"> RURAL RURAL RESIDENTIAL SUBURBAN RESIDENTIAL URBAN RESIDENTIAL COMMERCIAL INDUSTRIAL OPEN SPACE 	<small>CERTIFICATION:</small> THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT. DATE: _____ DIRECTION: _____	
<small>SOURCE: Planning and Building Division</small>		<div style="text-align: center;"> Community Services Department </div> <div style="text-align: center;">  WASHOE COUNTY NEVADA <small>1861</small> </div>
<small>PC Date: March 7, 2023 RCC Date: TMRPA Conformance Date:</small>		<small>1001 E. Ninth St Reno, Nevada 89512 (775) 328-3600</small>

Exhibit B – Village Green Commerce Specific Plan
Appendix D - Village Green Commerce Center Specific Plan
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Village Green Commerce Center Specific Plan

Introduction

Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (APNs 534-561-01, 04, 05, 06, 07, 08, 09 and 10) consists of 99.4± acres. As shown in Figure D-1 (below), 20.7± acres are used for the flood sedimentation basin, with the remaining 78.7± acres located further east along Calle de la Plata.

Figure D-1: Location Map



Project Concept/Description

Village Green Commerce Center is envisioned to be an Industrial Park that creates a commerce and employment base within the Spanish Springs Valley.

Purpose of a Specific Plan

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

Development Standards

Village Green Commerce Center focuses development through design standards. The standards offer flexibility in terms of architectural quality, required landscaping, streetscape treatments, and site planning standards. The Development Standards ensure compatibility with adjacent uses, provide proportional sizes/arrangements of buildings.

Standards Not Addressed

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

Specific Plan Land Use

Land uses in the Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility and Open Space. There is no further definition of land use designations or sub-categories thereof. The permitted uses are subject to the standards and conditions outlined within this Handbook. The sedimentation basin parcels (APN 534-561-06 and 07) are limited to public facility uses only.

Figure D-2: Specific Plan Land Uses



Site Planning

Setbacks

The setback standards are intended to complement adjacent properties and promote a uniform streetscape along Calle de la Plata. Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1: Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	30 feet
South	50 feet (includes a buffer) ¹
West	5 feet
East	50 feet (includes a buffer) ¹
Pyramid Way	150 feet

¹ See Figures D-4, pages 7

Additional Setback Requirements

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

Maximum building height shall be 40 (feet).

All buildings exceeding 30' feet in height must be located 125' feet from any residential dwelling (not including any ancillary free-standing garages and shed structures) existing as of the date of this Master Plan Amendment. Buildings in excess of 30' feet in height shall include an additional setback beyond the 125' setback of one foot for each foot of building height greater than 30', up to a maximum building height of 40 feet high (i.e. a 40 foot high building will require a 135' building setback).

Building height is measured per the definitions in the Washoe County Development Code.

Trash Enclosures

All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.

Trash enclosure colors shall match the primary colors of the building in which they serve.

A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.

Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).

Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

There shall be no trash enclosures on the building side directly adjacent to and facing any residential parcels.

Fences and Walls

Maximum fence height for any perimeter fencing shall be 6' (feet). Chain link fencing is prohibited along the perimeter of the project. Perimeter refers to the exterior boundaries of the site, not internal lots.

Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.

A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e. vines, columnar trees).

Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls, fencing and/or landscaping.

Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.

Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited for all other hours.

Utilities

Any development projects on the site will include underground utilities, other than above ground transformers, backflow preventers, irrigation control boxes and other miscellaneous utility equipment typically required to be above ground.

Architecture

Village Green Commerce Center architecture promotes a contemporary industrial architecture and design and no longer promotes a Western Theme Design as required by Appendix A of the Spanish Springs Area Plan.

General Guidelines

Exterior building colors shall use earth tones and non-reflective material. Vibrant colors may be used to accent architectural features and project entries. Vibrant colors may be used with business logos.

Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.

There shall be no walls more than 50 feet in length horizontally where there is no change in height, material, color, patterns, textures and/or evergreen trees (at least seven-foot in height).

Exterior detailing with columns or other projections will be used to demarcate entrances to buildings.

Any equipment on the roofs will be screened and not visible from roadways or ground level of adjoining parcels.

Lighting

General Standards

Lighting design will conform to Washoe County Development Code requirements.

On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.

Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.

All exterior lighting shall utilize energy efficient lighting such as LED, low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Lighting shall implement dark skies standards, with no spill-over of light or glare may project beyond the exterior boundaries of the Specific Plan area.

A photometric plan demonstrating compliance with this standard shall be submitted for approval by Washoe County concurrently with building permit(s).

Prior to the issuance of a certificate of occupancy for new buildings within the Village Green Commerce Center Specific Plan, an evening inspection shall be conducted by Washoe County to validate the photometric plan to further ensure that spill-over and glare do not occur to surrounding properties and that all lighting conforms to Washoe County code requirements.

Exterior Sign Lighting

Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.

All lighted signs are required to use individual letter lighting rather than total illumination.

Illuminated signs are prohibited for the building facades directly adjacent to and directly facing residential property lines. These refer to those buildings located directly adjacent to and facing residential property lines adjacent to the Village Green Commerce Center (adjacent to existing residential).

Illuminated signs are allowed for all other building elevations other than those described above.

Parking Lot Lighting

Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.

Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of

9:00 pm to 6:00 am, 7 days per week.

All exterior lighting shall use energy efficient lighting standards such as LED, low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

Free-standing parking lot lighting shall be limited to a maximum of 12-feet in height and shall comply with the spill-over/glare restrictions as required under the General Standards.

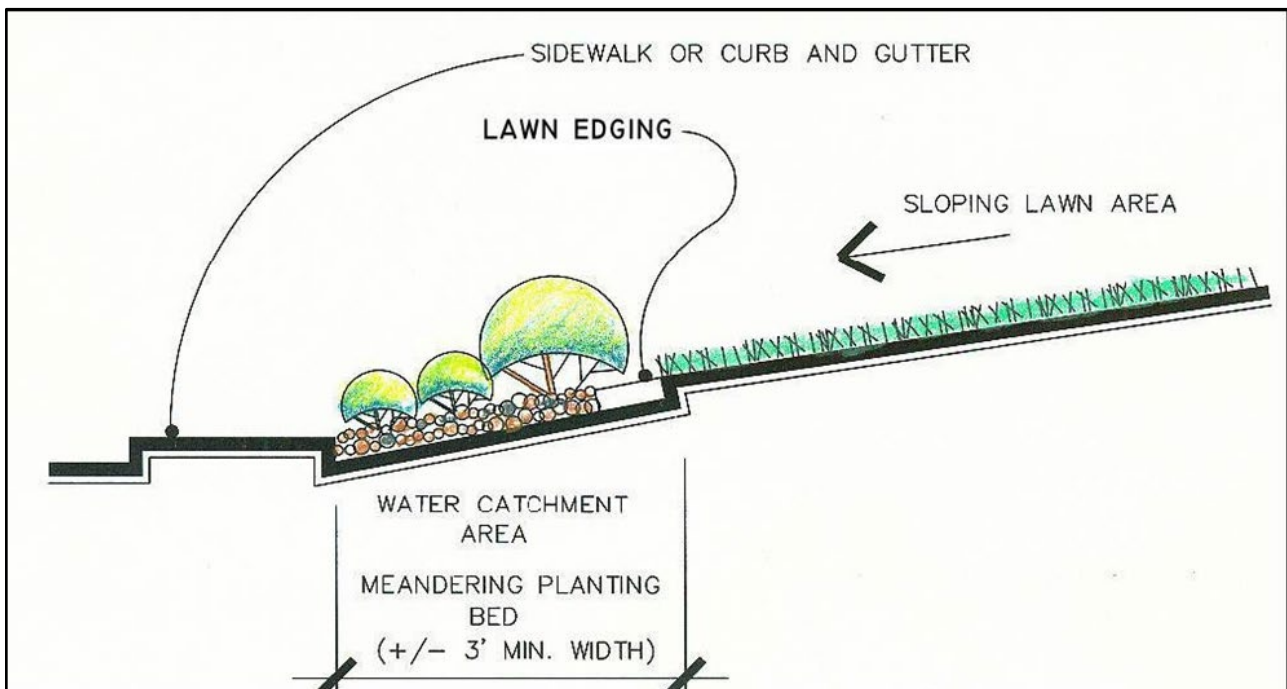
Landscaping

A minimum of 15% of the gross site area of parcel shall be landscaped.

Turf Areas

A "water catchment area" or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff (see Figure D-3 below).

Figure D-3: Turf Areas



Calle de la Plata and Pyramid Way Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata and Pyramid Way. No buildings or parking areas shall encroach into this area.

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata and Pyramid Way frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata and Pyramid Way streetscape.

Use of lawn, xeriscape no-turf ground surfaces including rock, berming, and landscape boulders may be included into the Calle de la Plata and Pyramid Way streetscape design at the discretion of the landscape architect.

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east external property lines of the site. Compatibility concerns must address noise, parking, lighting, and visual

intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

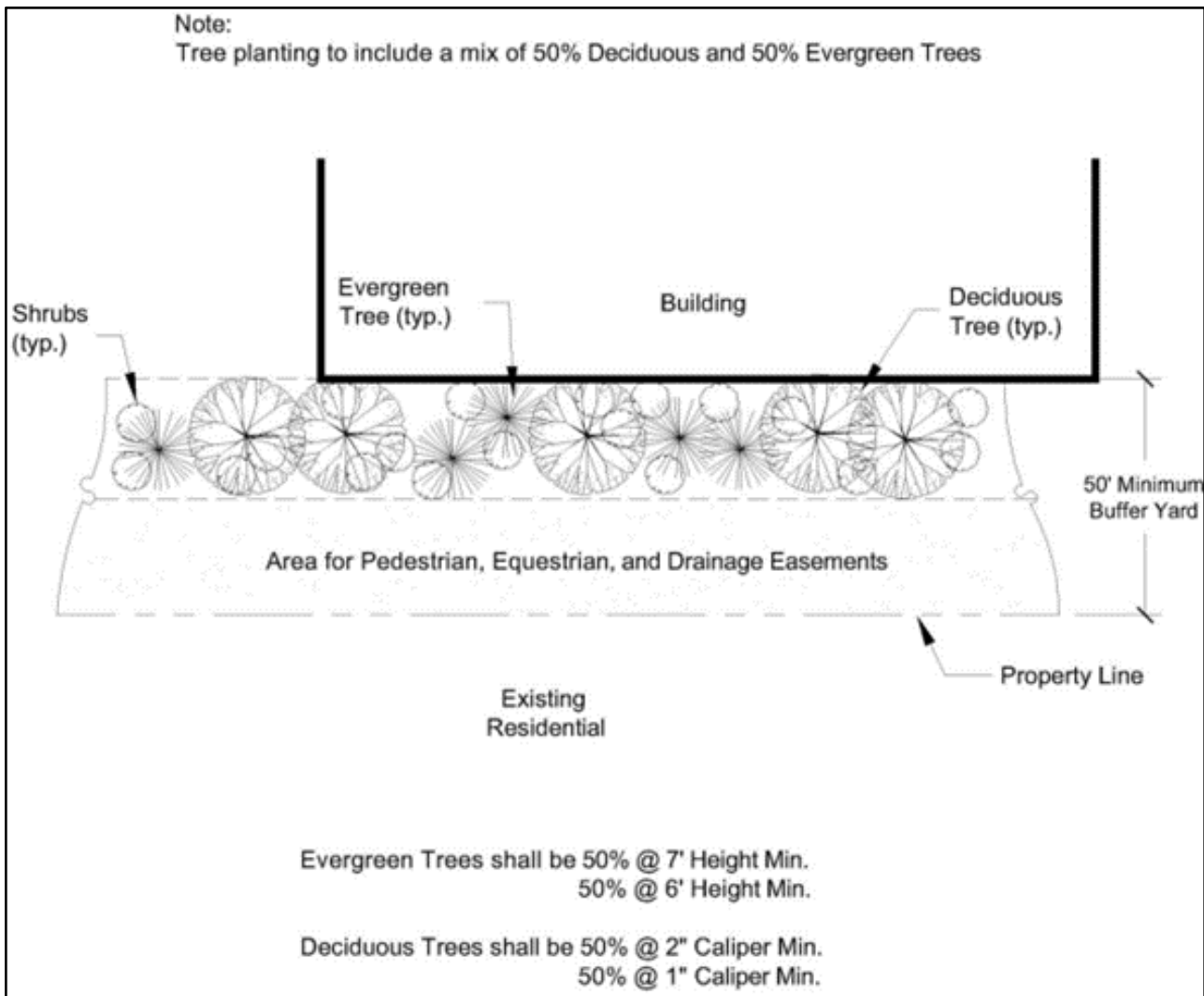
Building Orientation - All buildings oriented along south and east property lines shall have the “quiet” side of a building facing the south and east property lines. There shall be no dock doors on the building side directly adjacent to and facing any residential parcel. Parking, driveways, office doors and fire doors shall be allowed on any building side.

Building Setback - All buildings adjacent to residential property lines shall maintain at least a 50’ (foot) building setback from the south and east property lines.

Access and Parking - There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation.

Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-4 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.

Figure D-4: Buffering Yard Planting Plan



Administration

Transportation Improvements

The Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the transportation improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

Public Trail Easement

A public trail easement shall be located along the western property line of APN 534-561-08 and 534- 561-09. This easement shall be 15 feet in width and meet the basic criteria for a public trail as defined by the Washoe County Parks Department.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA23-0001 AND THE AMENDED SPANISH SPRINGS REGULATORY ZONE MAP, CHANGING THE REGULATORY ZONE FOR THREE PARCELS (APNS 534-561-01, 534-561-04 & 534-561-05) FROM NEIGHBORHOOD COMMERCIAL (NC) TO INDUSTRIAL (I)

Resolution Number 23-05

Whereas Regulatory Zone Amendment Case Number WRZA23-0001 came before the Washoe County Planning Commission for a duly noticed public hearing on March 7, 2023; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA23-0001) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment meets the following requirements:

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

5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
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; and
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 a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA23-0001 and the amended Spanish Springs Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on March 7, 2023.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A – Spanish Spring Regulatory Zone Map

**Exhibit B – Spanish Springs Area Plan, Appendix D - Village Green Commerce Center
Specific Plan**

**Appendix D - Village Green Commerce Center Specific Plan
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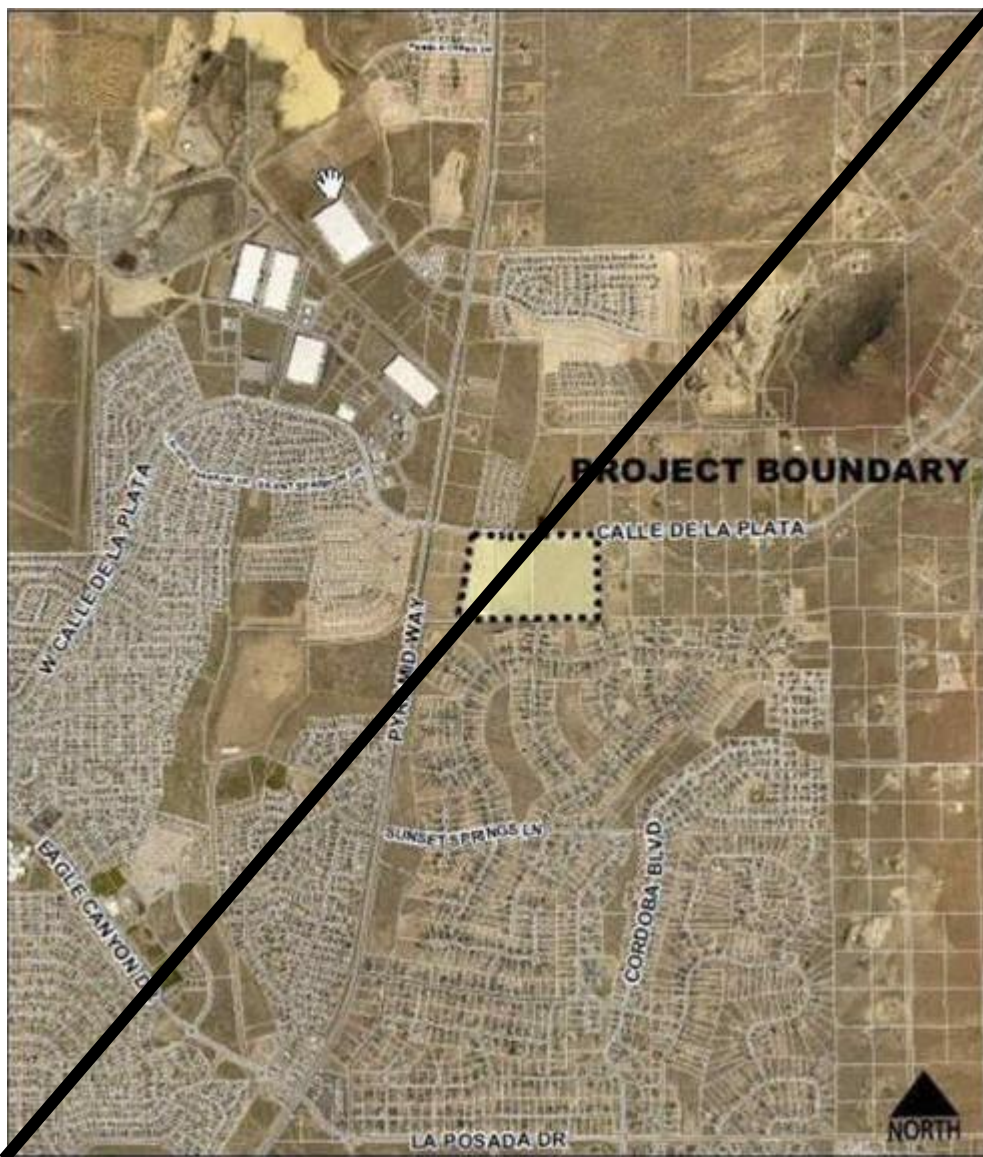
Village Green Commerce Center Specific Plan

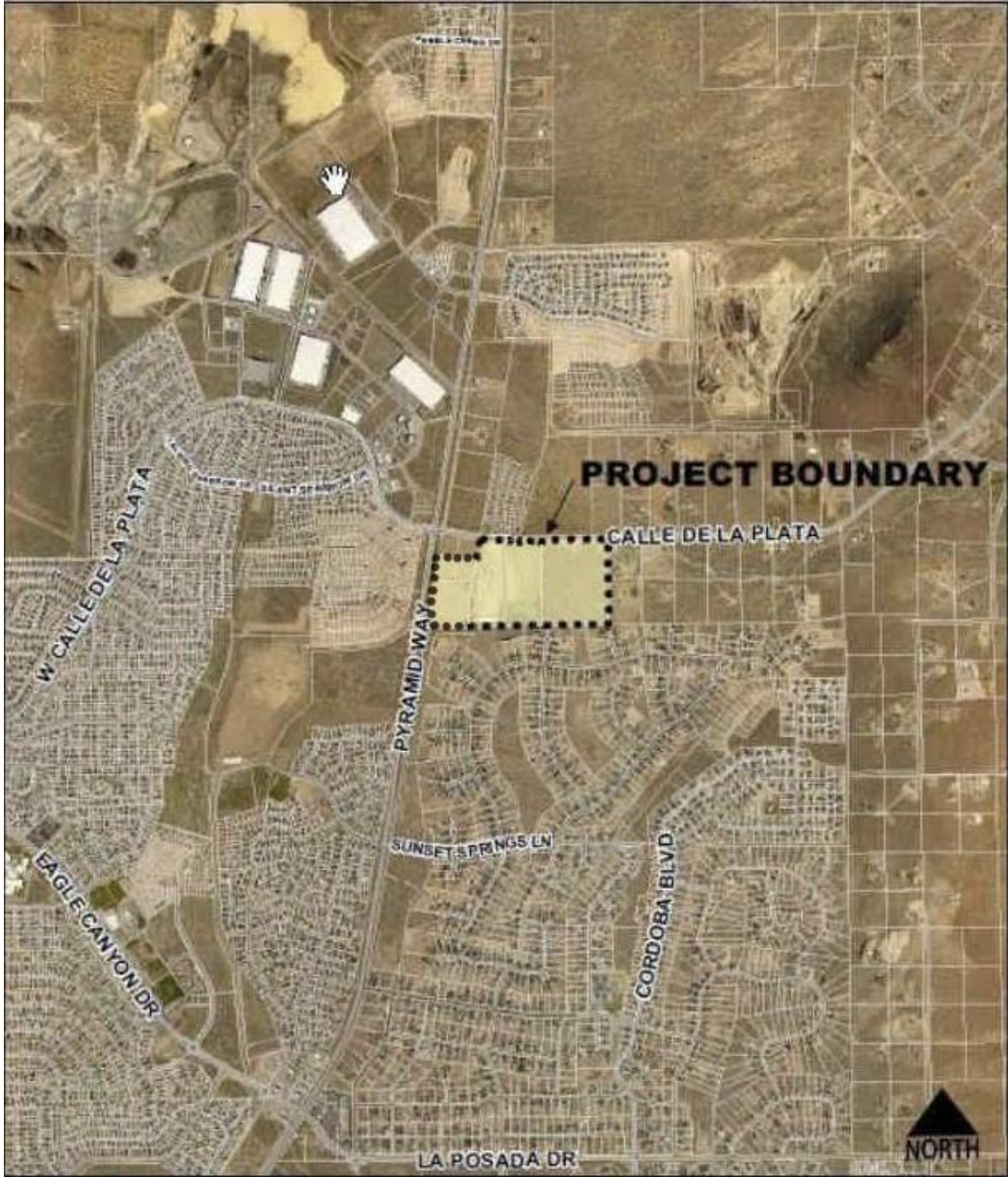
Introduction

Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (APNs 534-561-01, 04, 05, 06, 07, 08, 09 and 10) consists of $80\pm$ 99.4 acres. As shown in Figure D-1 (below), $20.7\pm$ acres are used for the flood sedimentation basin, with the remaining 59.7 78.7 \pm acres located further east along Calle de la Plata and Pyramid Highway.

Figure D-1: Location Map





Project Concept/Description

Village Green Commerce Center is envisioned to be an Industrial Park that creates a commerce and employment base within the Spanish Springs Valley.

Purpose of a Specific Plan

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

Development Standards

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and site planning standards. The Development Standards ensure compatibility with adjacent uses, provide proportional sizes/arrangements of buildings.

Standards Not Addressed

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

Specific Plan Land Use

Land uses in the Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility and Open Space. There is no further definition of land use designations or sub-categories thereof. The permitted uses are subject to the standards and conditions outlined within this Handbook. The sedimentation basin parcels (APN 534-561-06 and 07) are limited to public facility uses only.

Figure D-2: Specific Plan Land Uses





Site Planning

Setbacks

The setback standards are intended to complement adjacent properties and promote a uniform streetscape along Calle de la Plata. Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1: Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	30 feet
South	50 feet (includes a buffer) ¹
West	5 feet
East	50 feet (includes a buffer) ¹
Pyramid Highway	150 feet

¹ See Figures D-4, pages 8

Additional Setback Requirements

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

Maximum building height shall be 40 (feet).

All buildings exceeding 30' feet in height must be located 125' feet from any residential dwelling (not including any ancillary free-standing garages and shed structures) existing as of the date of this Master Plan Amendment. Buildings in excess of 30' feet in height shall include an additional setback beyond the 125' setback of one foot for each foot of building height greater than 30', up to a maximum building height of 40 feet high (i.e. a 40 foot high building will require a 135' building setback).

Building height is measured per the definitions in the Washoe County Development Code.

Trash Enclosures

All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.

Trash enclosure colors shall match the primary colors of the building in which they serve.

A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.

Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).

Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

There shall be no trash enclosures on the building side directly adjacent to and facing any residential parcels.

Fences and Walls

Maximum fence height for any perimeter fencing shall be 6' (feet). Chain link fencing is prohibited along the perimeter of the project. Perimeter refers to the exterior boundaries of the site, not internal lots.

Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.

A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e. vines, columnar trees).

Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls, fencing and/or landscaping.

Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.

Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited for all other hours.

Utilities

Any development projects on the site will include underground utilities, other than above ground transformers, backflow preventers, irrigation control boxes and other miscellaneous utility equipment typically required to be above ground.

Architecture

Village Green Commerce Center architecture promotes a contemporary industrial architecture and design and no longer promotes a Western Theme Design as required by Appendix A of the Spanish Springs Area Plan.

General Guidelines

Exterior building colors shall use earth tones and non-reflective material. Vibrant colors may be used to accent architectural features and project entries. Vibrant colors may be used with business logos.

Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.

There shall be no walls more than 50 feet in length horizontally where there is no change in height, material, color, patterns, textures and/or evergreen trees (at least seven-foot in height).

Exterior detailing with columns or other projections will be used to demarcate entrances to buildings.

Any equipment on the roofs will be screened and not visible from roadways or ground level of adjoining parcels.

Lighting

General Standards

Lighting design will conform to Washoe County Development Code requirements.

On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.

Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.

All exterior lighting shall utilize energy efficient lighting such as LED, low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Lighting shall implement dark skies standards, with no spill-over of light or glare may project beyond the exterior boundaries of the Specific Plan area.

A photometric plan demonstrating compliance with this standard shall be submitted for approval by Washoe County concurrently with building permit(s).

Prior to the issuance of a certificate of occupancy for new buildings within the Village Green Commerce Center Specific Plan, an evening inspection shall be conducted by Washoe County to validate the photometric plan to further ensure that spill-over and glare do not occur to surrounding properties and that all lighting conforms to Washoe County code requirements.

Exterior Sign Lighting

Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.

All lighted signs are required to use individual letter lighting rather than total illumination.

Illuminated signs are prohibited for the building facades directly adjacent to and directly facing residential property lines. These refer to those buildings located directly adjacent to and facing residential property lines adjacent to the Village Green Commerce Center (adjacent to existing residential).

Illuminated signs are allowed for all other building elevations other than those described above.

Parking Lot Lighting

Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.

Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.

All exterior lighting shall use energy efficient lighting standards such as LED, low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

Free-standing parking lot lighting shall be limited to a maximum of 12-feet in height and shall comply with the spill-over/glare restrictions as required under the General Standards.

Landscaping

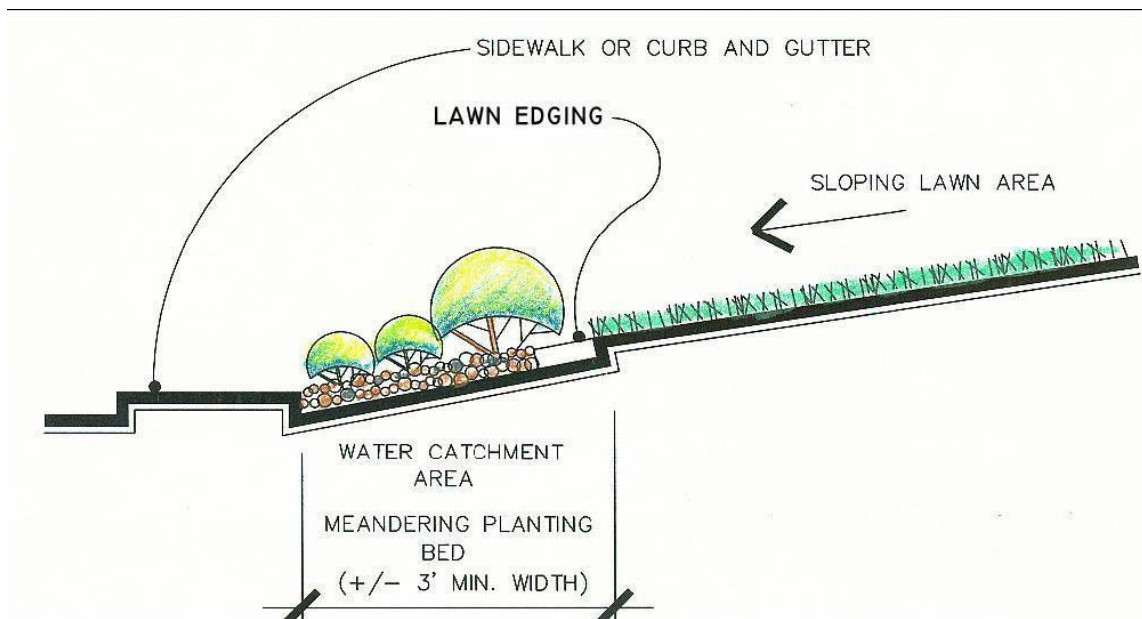
A minimum of 15% of the gross site area of parcel shall be landscaped.

Turf Areas:

A "water catchment area" or a planting bed shall separate lawn areas from hard surfaces such as streets

and sidewalks in order to catch runoff (see Figure D-3 below).

Figure D-3: Turf Areas



Calle de la Plata and Pyramid Way Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata and Pyramid Way. No buildings or parking areas shall encroach into this area.

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata and Pyramid Way frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata and Pyramid Way streetscape.

Use of lawn, xeriscape no-turf ground surfaces including rock, berming, and landscape boulders may be included into the Calle de la Plata and Pyramid Way streetscape design at the discretion of the landscape architect.

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east external property lines of the site. Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

Building Orientation - All buildings oriented along south and east property lines shall have the "quiet" side of a building facing the south and east property lines. There shall be no dock doors on the building side directly adjacent to and facing any residential parcel. Parking, driveways, office doors and fire doors shall be allowed on any building side.

Building Setback - All buildings adjacent to residential property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.

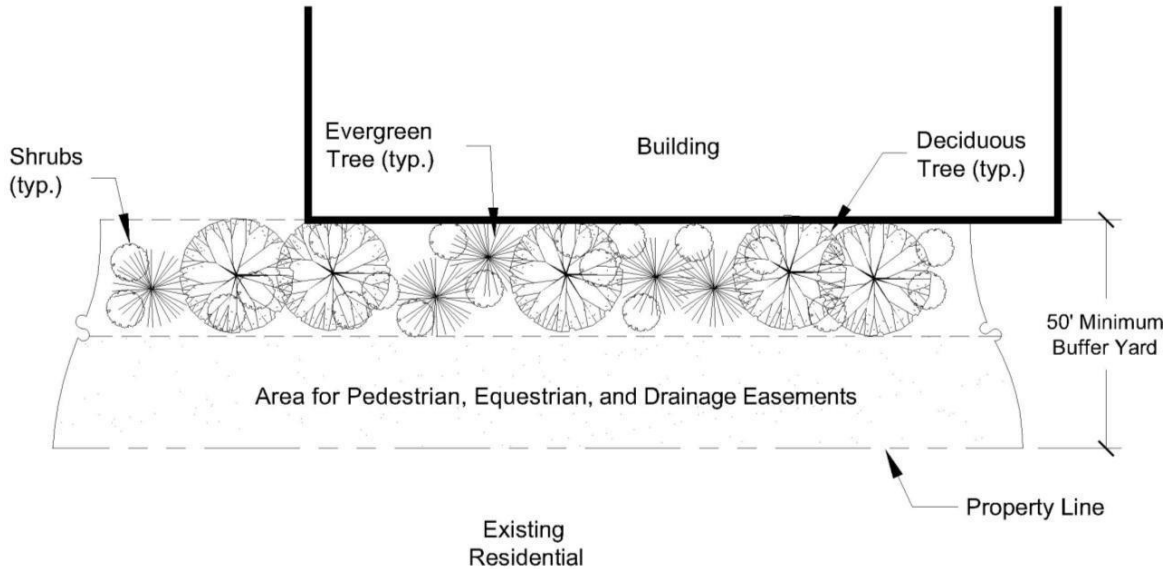
Access and Parking - There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation.

Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-4 – Buffer Yard

Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.

Figure D-4: Buffering Yard Planting Plan

Note:
Tree planting to include a mix of 50% Deciduous and 50% Evergreen Trees



Evergreen Trees shall be 50% @ 7' Height Min.
50% @ 6' Height Min.

Deciduous Trees shall be 50% @ 2" Caliper Min.
50% @ 1" Caliper Min.

Administration

Transportation Improvements

The Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the transportation improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

Public Trail Easement

A public trail easement shall be located along the western property line of APN 534-561-08 and 534-561-09. This easement shall be 15 feet in width and meet the basic criteria for a public trail as defined by the Washoe County Parks Department.

Oakley, Katherine

From: Program, EMS
Sent: Wednesday, January 18, 2023 11:32 AM
To: Oakley, Katherine
Cc: Program, EMS
Subject: FW: January Agency Review Memo I
Attachments: January Agency Review Memo I.pdf

Hello,

The EMS Program has reviewed the January Agency Review Memo I - Master Plan Amendment and Regulatory Zone Amendment Case Number WMPA23-0001 & WRZA23-0001 (Spanish Springs Commerce) - and has no concerns or questions at this time based on the information provided.

Of note, Section 13 notes Community Services in the area. The Northern Nevada Medical Center Free Standing Emergency Room will be opening at the end of this month January 31st, 2023. It is called the ER at Spanish Springs. It is located off Pyramid Way and Oppio Ranch Parkway in Sparks, Nevada. Information can be accessed here: [ER at Spanish Springs | Northern Nevada Medical Center Reno–Sparks \(nmmc.com\)](#)

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

From: Roman, Brandon <BRoman@washoecounty.gov>

Sent: Friday, January 13, 2023 10:37 AM

To: Holly, Dan <DHolly@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Crump, Eric S <ECrump@washoecounty.gov>; Lowden, Joanne <JLowden@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Mayorga, Alexander R. <AMayorga@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Bello, Marc <MBello@washoecounty.gov>; Solferino, Corey <CSolferino@washoecounty.gov>; Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>

Cc: Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; EHS Plan Review <EHSPanReview@washoecounty.gov>; Heeran, Jennifer <JHeeran@washoecounty.gov>; Mullin, Kelly D.

Date: February 17, 2023

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Spanish Springs Commerce

Master Plan Amendment WMPA23-0001; Regulatory Zone Amendment WRZA23-0001

APN: 534-561-01, 534-561-04 & 534-561-05

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with the following comments/conditions:

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, P.E. (775) 328-2050

1. Calle de la Plata roadway does not currently support industrial/commercial traffic and will require construction to commercial collector roadway standards in accordance with the Village Green Master Plan.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

1. The City of Sparks, letter dated January 27, 2023, expresses concerns related to the future wastewater volumes generated from neighborhood commercial uses versus industrial uses and the purported need for a new interlocal agreement between Washoe County and the City of Sparks to provide Washoe County with additional wastewater treatment capacity. Washoe County Engineering staff reviewed City of Sparks' letter and identified that the requested change in zoning will likely result in a reduction in the amount of wastewater expected to be generated once the property is developed. They stated, "Washoe County sanitary sewer collection design standards and criteria identifies an anticipated contribution for [an existing Neighborhood Commercial] zoning of 2,536 gallons/day/acre or 48,067 gallons per day, if all 18.954 acres were to be fully developed. An Industrial zoning is identified with a planning contribution number of 457 gallons/day/acre, or 8,662 gallons/day if for the same land area." (See Exhibit D). Rezoning this parcel reduces the planning wastewater flow number by 82%. This is a notable deintensification in terms of potential wastewater generation. Engineering staff further stated that "The predevelopment process and required project sanitary sewer contribution report will identify the proposed

contributing flows as well as the necessary sanitary sewer collection system infrastructure necessary to support any future development.” Once specific projects are proposed, adequate treatment capacity will be confirmed before will-serve commitments are made.

2. The predevelopment process and subsequent sanitary sewer contribution report will identify the proposed contributing flows as well as the necessary sanitary sewer collection system infrastructure necessary to support any future development. Sanitary sewer treatment is planned, and connection fees paid by the project developer to the City of Sparks in support of the regional Truckee Meadows Water Reclamation Facility (TMWRF) for treatment. Will-serve commitments will be made only if adequate treatment capacity is available at that time.
3. Per the Memorandum of Understanding to Administer the Collection and Distribution of Sanitary Sewer Fees, all non-residential applicants shall bring final construction plans to the Sparks Public Works Department for plan review and assessment of the sewer connection fee. Release of the Washoe County Building permit will be contingent on a copy of the paid receipt for sewer service by the City of Sparks.

Oakley, Katherine

From: Lemon, Brittany
Sent: Thursday, January 19, 2023 3:40 PM
To: Oakley, Katherine
Cc: Way, Dale
Subject: WMPA23-001 & WRZA23-0001 (Spanish Springs Commerce) Conditions of Approval

Hi Kat,

TMFPD has no specific comments or special Conditions of Approval on this request.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584
3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

January 30, 2023

Washoe County Community Services
Planning and Development Division

RE: Spanish Springs Commerce; Multiple APNs
Master Plan Amendment & Regulatory Zone Amendment; WMPA23-0001 & WRZA23-0001

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the above referenced project applications and has no objections to the approval of the application as submitted.
- b) Condition #2: If the applications are approved, future development shall connect to community water and sewerage systems.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District





JOE LOMBARDO
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

310 Galletti Way
Sparks, Nevada 89431

TRACY LARKIN THOMASON, P.E.
Director

January 30, 2023

Washoe County
1001 E. Ninth Street
Reno, NV 89512
Attention: Brandon Roman

SENT VIA ELECTRONIC MAIL

RE: Washoe County Development Projects

Dear Ms. Albarran,

Nevada Department of Transportation (NDOT) District II staff has reviewed the following applications received via e-mail on January 13, 2023.

Detached Accessory Dwelling Case Number WDADAR22-0015 (Rushing Addition) - For possible action by the Washoe County Director of Planning and Building to approve an administrative review permit for additions to a single-family residence that extend as close as 1 foot from the front property line. Per WCC 110.220.60(b), encroachment of the primary structure into the front yard setback on sloped lots is permitted through approval of an administrative review permit.

Abandonment Case Case Number WAB23-0001 (Silverado) - For hearing, discussion, and possible action to approve an abandonment for roadway easements per Document #3608388. The easements are undeveloped roadways that are located within two parcels.

Master Plan Amendment and Regulatory Zone Amendment Case Number WMPA23-0001 & WRZA23-0001 (Spanish Springs Commerce) – For hearing, discussion and possible action to:

1. Adopt an amendment to the Spanish Springs Area Plan, which is a component of the Washoe County Master Plan, to change the master plan land use designation for APNs 534-561-01, 534-561-04 & 534-561-05 from Commercial (C) to Industrial (I);
2. Adopt an amendment to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan to add APNs 534-561-01, 534-561-04 & 534-561-05 to the plan area; and if approved, to authorize the chair to sign a resolution to this effect. Any approval would be subject to further approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities; and
3. Subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an

amendment to the Spanish Springs Regulatory Zone Map, to change the regulatory zoning for APNs 534-561-01, 534-561-04 & 534-561-05 from Neighborhood Commercial (NC) to Industrial (I) and; if approved, authorize the chair to sign a resolution to this effect.

Master Plan Amendment and Regulatory Zone Amendment Case Number WMPA23-0002 & WRZA23-0002 (Franktown Road) - For hearing, discussion, and possible action to:

1. Approve a master plan amendment to redesignate 1.6 acres of a 53.8-acre parcel from Rural (R) to Rural Residential (RR) and to redesignate 1.6 acres of the same parcel from Rural Residential (RR) to Rural (R), and, if approved, authorize the chair to sign a resolution to this effect; and
2. Approve a regulatory zone amendment to redesignate 1.6 acres of a 53.8-acre parcel from General Rural (GR) to Medium Density Rural (MDR) and to redesignate 1.6 acres of the same parcel from Medium Density Rural (MDR) to General Rural (GR), and, if approved, authorize the chair to sign a resolution to this effect.

These proposals are not adjacent to a Nevada Department of Transportation (NDOT) road and appear to have minimal impact on NDOT infrastructure. Thank you for the opportunity to review these development proposals. NDOT reserves the right to incorporate further changes and/or comments as the design review advances. Please feel free to contact me at (775) 834-8320, if you have any further questions or comments.

Sincerely,

DocuSigned by:

AC9895B63A75469...
Michelle Hawvichorst, PE
Professional Engineer
District II

Cc: Mike Fuess, PE, PTOE – NDOT District Engineer
District II Traffic Engineering Distribution List
Michelle Hawvichorst, PE – Traffic Engineer
Rod Schilling, PE – Traffic Operations Chief
Sondra Rosenberg – Assistant Director, Planning
Shelia Gamez – Permits Technician
Dale Keller – RTC
Julee Olander, Washoe County Planner
Kat Oakley, Washoe County Planner
File

From: [Pekar, Faye-Marie L.](#)
To: [Olander, Julie](#)
Subject: January Intake Comments-WPMA23-0001 & WRZA23-0001 (Spanish Springs Commerce)
Date: Friday, January 27, 2023 3:52:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Afternoon Julie,

I have reviewed case number WMPA23-0001 & WRZA23-0001 (Spanish Springs Commerce) for Parks and do not have any comments.

Sincerely,



Faye-Marie L. Pekar, MPA
Park Planner, Planning & Building Division | Community Services Department
fpekar@washoecounty.gov |

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
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INITIAL REVIEW MEMORANDUM

TO: Julee Olander, Washoe County

FROM: Chris Tolley, TMRPA

DATE: February 17, 2023

**SUBJECT: REVISED – TMRPA initial review of the Washoe County case WMPA23-0001
(Spanish Springs Commerce Center)**

This memorandum provides the Truckee Meadows Regional Planning Agency’s (TMRPA) initial review comments regarding the subject case (WMPA23-0001), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

This **revised** memorandum identifies that the proposal may exceed the Project of Regional Significance (PRS) threshold for employment, which is presented in the “potential conformance issues” section, below.

The request, as described in the materials provided by Washoe County, is the following:

Adopt an amendment to the Spanish Springs Area Plan, which is a component of the Washoe County Master Plan, to change the master plan land use designation for APNs 534-561-01, 534-561-04 & 534-561-05 from Commercial (C) to Industrial (I);

Adopt an amendment to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan to add APNs 534-561-01, 534-561-04 & 534-561-05 to the plan area; and

Subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Spanish Springs Regulatory Zone Map, to change the regulatory zoning for APNs 534-561-01, 534-561-04 & 534-561-05 from Neighborhood Commercial (NC) to Industrial (I)

[TMRPA notes: **bolded text** identify the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

TMRPA has not identified any potential conformance issues at this time with the exception of concerns regarding any increase to potential sewer generation resultant from the land use change.

As part of the Washoe County review process, please address the 2019 Truckee Meadows Regional Plan Policy *PF 1 – List of Facilities and Service Standards*. Documentation of how the denoted public facilities and services (water, wastewater, flood control and stormwater, transportation and school) are provided at the adequate service standard indicated in Table 3.2 is required for master plan amendments and projects of regional significance.

Finally, the proposal may exceed the PRS threshold for employment (specifically, “Employment by not less than 938 employees”), based on the total number of Industrially designated acres proposed to be located inside the Village Green Commerce Center Specific Plan. So, if approved by Washoe County, the proposal may be reviewed for conformance with the 2019 Regional Plan as a master plan amendment and PRS for employment.

Regional Plan policies for consideration in the analysis performed by Washoe County

RF 3 – Density Requirements and Nonresidential Standards

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

PF 11 – Regional Utility Corridor and Sites Regional Plan Amendment Requirements

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 2

Regional Utility Corridor: A Regional Utility Corridor is located on the north boundary (along Calle de La Plata) of the project site

Development Constraint Areas (DCA): none identified

Request for comment from other local government and/or affected entities

None at this time

Other information for review

None at this time

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.

January 27, 2023

Julee Olander
Washoe County Community Services Department
Planning and Building Division
PO Box 11130
Reno, NV 89520
jolander@washoecounty.gov

RE: Master Plan Amendment Case Number WMPA23-0001 AND Regulatory Zone Amendment WRZA23-0001 (Spanish Springs Commerce Center)

Dear Ms. Olander:

The City of Sparks Community Services Department has reviewed Master Plan Amendment Case Number WMPA23-0001 and Regulatory Zone Amendment Number WRZA23-0001.

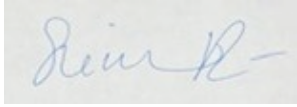
City of Sparks staff has determined these requests may facilitate development of 18.95 acres of land located in unincorporated Spanish Springs. Future development accommodated by these requests potentially impacts infrastructure provided by the City of Sparks, including but not limited to the treatment of wastewater. The City of Sparks requests Washoe County:

- Provide wastewater generation estimate comparisons for the current Commercial land use designation and Neighborhood Commercial zoning district versus the proposed Industrial land use and Industrial zoning district. The application indicates on page 15 that the requests will not result in an intensification of use; however, no wastewater generation estimate comparisons are provided to support this statement.
- Identify the mechanism that will ensure future development in the Industrial land use designation and zoning district generates less wastewater than development under the current Commercial land use designation and Neighborhood Commercial zoning district.
- Identify how existing sewer infrastructure has capacity to serve anticipated future development. The application indicates on pages 8, 13, and 14 that future development on the site will be served by municipal sanitary sewer but does not include a preliminary wastewater generation estimate nor an analysis of existing wastewater conveyance or treatment capacity.
- Identify how Policy PF1 of the 2019 Truckee Meadows Regional Plan will be complied with in relation to wastewater facilities (sewer collection and sewer treatment facilities).

Until a new Interlocal Agreement (between Washoe County and the City of Sparks) to Provide Sanitary Sewer Service in the Spanish Springs Valley is adopted that provides Washoe County additional wastewater conveyance and treatment capacity, the City of Sparks objects to these requests for a Master Plan Amendment changing the land use from Commercial to Industrial and associated rezoning from Neighborhood Commercial to Industrial.

If you have any questions, please call Sienna Reid, Planning Manager, at (775) 353-7878.

Sincerely,

A rectangular box containing a handwritten signature in blue ink. The signature appears to be "Sienna Reid" written in a cursive style.

Sienna Reid, Planning Manager
City of Sparks

cc: John Martini, Armando Ornelas, Jon Ericson, Jim Rundle, Kevin Porter, Jeremy Smith

Oakley, Katherine

From: Roman, Brandon
Sent: Wednesday, January 25, 2023 7:33 AM
To: Oakley, Katherine
Subject: FW: January Agency Review Memo I

From: Weiss, Timber A. <TWeiss@washoecounty.gov>
Sent: Tuesday, January 24, 2023 8:55 AM
To: Roman, Brandon <BRoman@washoecounty.gov>
Cc: Behmaram, Vahid <VBehmaram@washoecounty.gov>
Subject: RE: January Agency Review Memo I

Hello,

I have no water right comments for WMPA23-0001 & WRZA23-0001.

Thank you,



Timber Weiss, PE | Professional Engineer
Engineering & Capital Projects Division | Community Services Department
1001 E. 9th Street, Bldg A Reno, NV 89512
tweiss@washoecounty.gov | Office Voice Mail: 775.954.4626 or 775.433.0769
Visit us first online: www.washoecounty.us/csd
For additional information, email engineering@washoecounty.us or call 775.328.2040



From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Friday, January 13, 2023 10:37 AM
To: Holly, Dan <DHolly@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Crump, Eric S <ECrump@washoecounty.gov>; Lowden, Joanne <JLowden@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Mayorga, Alexander R. <AMayorga@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Bello, Marc <MBello@washoecounty.gov>; Solferino, Corey <CSolferino@washoecounty.gov>; Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>
Cc: Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; EHS Plan Review <EHSPlanReview@washoecounty.gov>; Heeran, Jennifer <JHeeran@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Olander, Julee



Brandon Roman

Office Support Specialist, Planning & Building Division | Community Services Department

broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

**Neighborhood Meeting
SUMMARY**

Project Name: _____

Meeting Location: _____

Meeting Date: _____

Virtual Meeting Option Provided: **YES** **NO**

Hosted By (Name): _____ **(Company):** _____

Contact (Email): _____ **(Phone):** _____

.....
Public Concerns:

1. _____
2. _____
3. _____
4. _____
5. _____

Changes Made to Proposal (if applicable):

1. _____
2. _____
3. _____
4. _____
5. _____

Any Additional Comments:

12-19-2022

Project Name: Spanish Springs Commerce Center

Neighborhood Meeting
Comment Card

Name: DAN Herman

Company/Organization (if applicable): _____

Address: Campo Rico LN.

.....
Comment: NO NO NO
AS a long term resident of Spanish Springs
I AM against this request for upzoning
to industrial concerns below:

Traffic

Building height (45')

notice to residences lacking 750' and or 30 parcel
invasive to our community Rural

Project Name: Spanish Springs Commerce Center

Neighborhood Meeting
Comment Card

Name: Dan Freshma

Company/Organization (if applicable): _____

Address: 603 Calle de LA Plata

.....
Comment:

Traffic

Water

Light Pollution

12-19-22 5:30PM

Neighborhood Meeting
Comment Card

Project Name: Spanish Springs Commerce Center

Name: EDUDEE ENDRIMANO

Company/Organization (if applicable): _____

Address: 35 MARTELL PLACE

.....
Comment:

We do not approve of the Master plan or area plan change
Gradual "bleeding" of industrial into residential areas DECREASES
home values. + traffic is already "over burdening" our infrastructure
not adequate.

Project Name: Spanish Springs Commerce Center

Neighborhood Meeting
Comment Card

Name: Jory Gordon

Company/Organization (if applicable): _____

Address: 1090 sunset Vista

.....
Comment:

I'm worried about the traffic coming through
Calte and aswell I don't want any big construction
general as it makes the landscape worse and ruins
the ~~privet~~ private nature of Spanish Springs

Neighborhood Meeting
Comment Card

Project Name: Spanish Springs Commerce Center

Name: Marikay Preciado

Company/Organization (if applicable): _____

Address: 411 Metkovich Cir. Sparks, NV. 89441

.....
Comment:

This project will have an adverse effect on
home values in ^{the} area. Many residents are on ~~a~~ wells, +
further growth is taking more + more ground water.
Traffic is already horrible, + this will only add
to it. Please deny this change to the Master
Plan.

Lisa Nash

From: Mike Railey
Sent: Monday, December 19, 2022 2:27 PM
To: Lisa Nash
Subject: FW: Major Project Pyramid Hwy

-----Original Message-----

From: Tina Hutton <outwestnv@gmail.com>
Sent: Monday, December 19, 2022 2:02 PM
To: Mike Railey <mike@Christynv.com>
Subject: Major Project Pyramid Hwy

Dear Mike,

Hi, my name is Tina. I've been a Reno and Sparks resident for 65 years.

I'm not sure of your capacity with the industrial buildings project at Pyramid Hwy and Cala de la Plata, but I need to voice my concern.

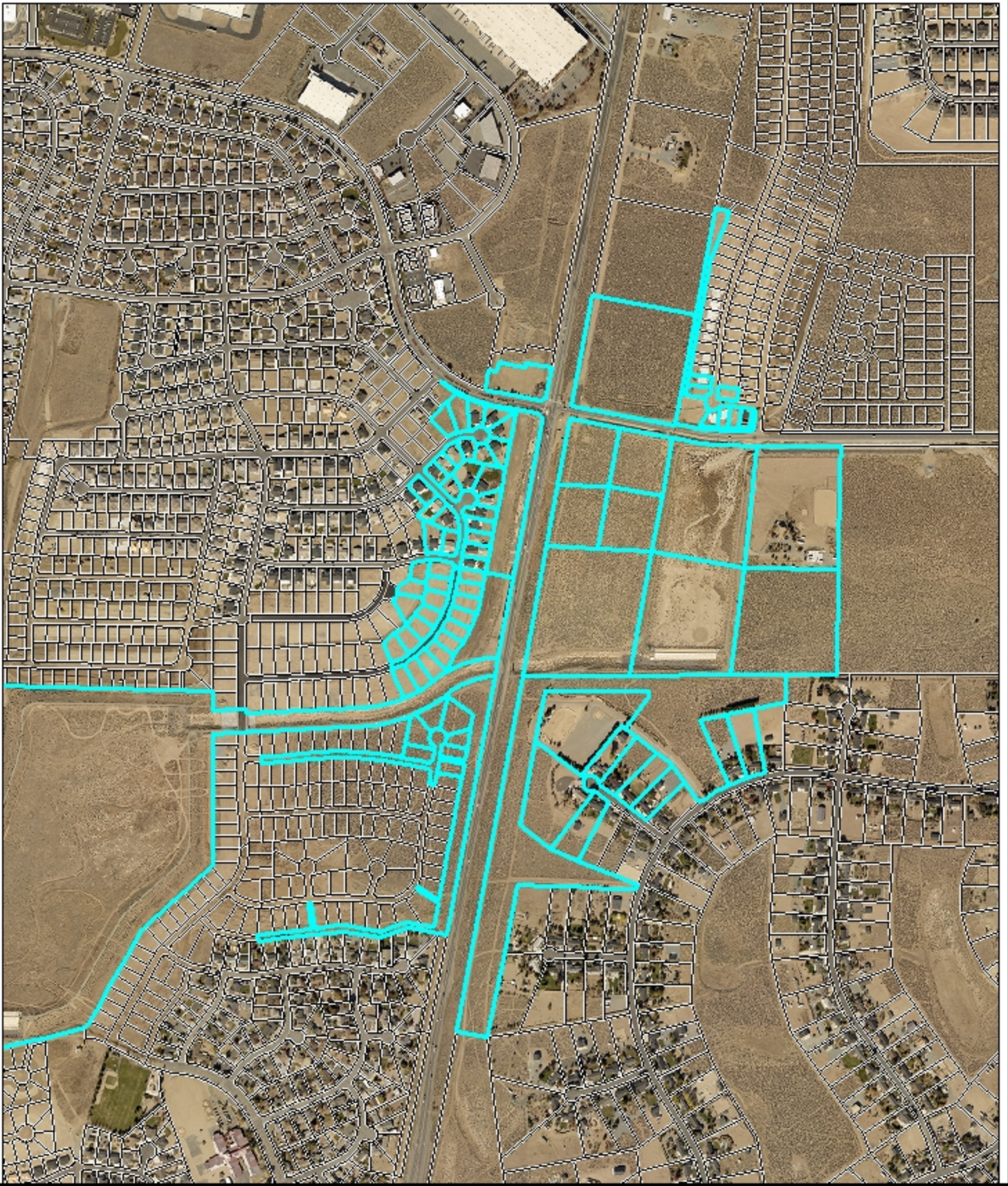
The current infrastructure is extremely congested. From my house it takes 30-45 minutes just to reach McCarran Blvd. There are many projects already happening out here that will make traveling Pyramid Hwy even worse. But the biggest reason is this - Imagine if there were a fire requiring the northern neighborhoods to evacuate. It would be a disaster and undoubtedly lives would be lost. I heard a rumor that Cala de la Plata would extend to I80, if true, it would not matter. A new road and Pyramid Hwy could never accommodate the amount of traffic in an emergency. The current infrastructure is already unacceptable.

Besides the above there are other considerations to take into account: Driver moral (more lights, too many trucks, anger from gridlock); the devalue of residential properties; water has always been an issue; and the extra costs to maintain Pyramid Hwy; this is a time when nobody could afford to move. It's bad enough that we can't vote for a Mayor.

If you have any say regarding this project, I implore you to suggest a different location, perhaps off E 80. Please Please Please!

Thank you.

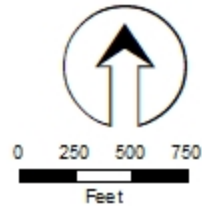
Tina Hutton
56 Bridle Path Ct
Sparks NV 89441



WMPA23-0001 & WRZA23-0001
Spanish Springs Commerce Center

Noticing Map- 750 feet

WMPA23-0001 & WRZA23-0001
EXHIBIT F



Community Services
Department



WASHOE COUNTY
NEVADA

1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Spanish Springs Commerce Center MPA/RZA			
Project Description: Requesting an MPA from Commercial to Industrial and a zone change from NC to Industrial for 3 lots (534-561-01, -04 and -05). The proposed project would be to allow for industrial warehousing or similar industrial uses on the three lots.			
Project Address: 0 Rockwell Blvd, Washoe County, NV 89441			
Project Area (acres or square feet): 18.954 ac			
Project Location (with point of reference to major cross streets AND area locator): Southeast of the intersection of Pyramid Way and Calle de la Plata.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
534-561-01	3.056	534-561-04	3.055
534-561-05	12.843		
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: STN Rockwell Group		Name: Christy Corporation	
Address: 3860 GS Richards Blvd		Address: 1000 Kiley Parkway	
Carson City, NV	Zip: 89703	Sparks, NV	Zip: 89436
Phone: (775) 885-8847	Fax:	Phone: (775) 502-8552	Fax:
Email:		Email: Mike@christynv.com	
Cell:	Other:	Cell: (775) 250-3455	Other:
Contact Person: Randal S Kuckenmeister, MGR		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: IGR Realty Advisors, LLC		Name:	
Address: 1190 Selmi Drive		Address:	
Reno, NV	Zip: 89512		Zip:
Phone: (330) 659-4060	Fax:	Phone:	Fax:
Email: rmassey@irgra.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Rex Massey		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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 and/or 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 an explanation to all questions; attach additional sheets if necessary.

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

to re-designate 18.954± acres of property from Commercial (C) to Industrial (I).

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

Refer to the attached report for additional details and analysis.

3. Please provide the following specific information:

- a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

0 Rockwell Blvd., Washoe County. South of the intersection of Pyramid Way and Calle de la Plata.

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

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
534-561-01	C	3.056	I	3.056
534-561-04	C	3.055	I	3.055
534-561-05	C	12.843	I	12.843

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

North	C, SR, I
South	SR
East	OS, I
West	OS, SR

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

Vacant

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.

Refer to the attached report for additional details and analysis.

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, 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 Engineering & Capital Projects Division.)

Yes No

Explanation:

Refer to the attached report for additional details and analysis.

b. Does property contain wetlands? (If yes, 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.)

Yes No

Explanation:

--

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

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

Explanation:

--

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

--

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

--

7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

--

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. 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. 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).

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	

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

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

- a. System Type:

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

- 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. If a public facility is proposed and is currently 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 type="checkbox"/> Individual septic		
<input checked="" 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. If a public facility is proposed and is currently 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.

Pyramid Way and Calle de la Plata

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

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

13. Community Services (provided and nearest facility):

a. Fire Station	TMFPD Station 46
b. Health Care Facility	Renown Urgent Care, Spanish Springs
c. Elementary School	Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs
f. Parks	Sparks Parks
g. Library	Spanish Springs Library
h. Citifare Bus Stop	NA

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:

Not applicable.

- b. Conservation Element:

See attached report for details.

- c. Housing Element:

Not applicable.

- d. Land Use and Transportation Element:

See attached report for details.

- e. Public Services and Facilities Element:

See attached report for details.

- f. Adopted area plan(s):

Analysis of the Spanish Springs 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.

Not applicable.

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 is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information 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. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, distance and direction from nearest intersection)?

0 Rockwell Blvd., Washoe County. South of the intersection of Pyramid Way and Calle de la Plata.

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
534-561-01	C	NC	3.056	I	3.056
534-561-04	C	NC	3.055	I	3.055
534-561-05	C	NC	12.843	I	12.483

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	NC, I, MDS	vacant, industrial, residential
South	LDS, MDS	residential
East	OS, I	flood control basin, vacant
West	OS, MDS	vacant, residential

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

The site is currently vacant.

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.

Refer to the attached report for additional details and analysis.

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?

<input checked="" type="checkbox"/> Yes, provide map identifying locations	<input type="checkbox"/> No
--	-----------------------------

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

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

Explanation:

Refer to the attached report for additional details and analysis.

7. Are there sufficient water rights to accommodate the proposed amendment? 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	

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

--

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

--

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

- a. System Type:

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

- 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 or not available, please describe the funding mechanism for ensuring availability of water service.

Not applicable.

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

- a. System Type:

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

- 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 or 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.

Not applicable.

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

Pyramid Way and Calle de la Plata

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

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

12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	TMFPD Station 46
b. Health Care Facility	Renown Urgent Care, Spanish Springs
c. Elementary School	Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs
f. Parks	Sparks Parks
g. Library	Spanish Springs Library
h. Citifare Bus Stop	NA

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 (TMRPA) 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No
------------------------------	--

Regulatory Zone Amendment Findings

Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

Findings. To make a recommendation for approval, all of the following findings must be made by the Commission:

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
- (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.
- (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.
- (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.
- (5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
- (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.
- (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 a military installation.

SPANISH SPRINGS COMMERCE CENTER

MASTER PLAN AMENDMENT • REGULATORY ZONE AMENDMENT



Prepared by:



JANUARY 9, 2023

SPANISH SPRINGS COMMERCE CENTER

MASTER PLAN AMENDMENT • REGULATORY ZONE AMENDMENT

Prepared for:

Industrial Realty Group, LLC

1190 Selmi Drive

Reno, Nevada 89512

Prepared by:

Christy Corporation, Ltd.

1000 Kiley Parkway

Sparks, Nevada 89436

(775) 502-8552

January 9, 2023

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Appendices:

- Washoe County Development Application
- Owner Affidavit
- Master Plan Amendment Application
- Regulatory Zone Amendment Application
- Property Tax Verification
- Full-Size Master Plan and Zoning Exhibits

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Introduction

This application includes the following requests:

- A **Master Plan Amendment** to re-designate 18.954± acres of property from Commercial (C) to Industrial (I).
- A **Regulatory Zone Amendment** to rezone 18.954± acres from Neighborhood Commercial (C) to Industrial (I).

Project Location

The project site (APN #'s 534-561-01, 534-561-04 and 534-561-05) consists of 18.954± acres and is located in Spanish Springs. Specifically, the property is located east of State Route 445 (Pyramid Highway), south of Calle de la Plata and Pyramid Way. Figure 1 (below) depicts the project location.

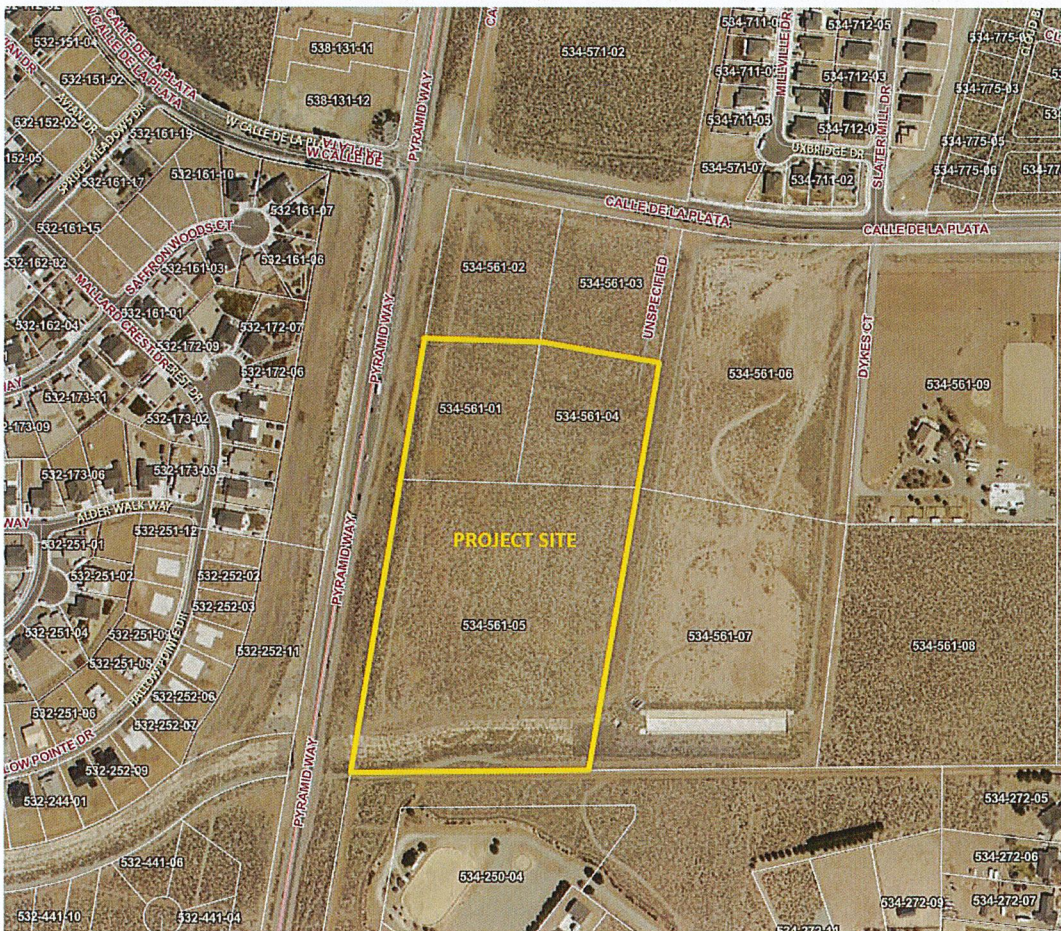


Figure 1 – Vicinity Map

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Existing Conditions/Site History

Currently, the project site is vacant land. The properties adjacent to the site to the south and across Pyramid Way to the west are open space backed by residential with neighborhood commercial and residential to the north. The properties to the northwest (diagonal across Pyramid Way) are developed Industrial properties, to the east are currently zoned open space that is owned by Washoe County and Industrial beyond the open space. The site is currently zoned Neighborhood Commercial(NC), and the two lots adjacent to and south of Calle de la Plata will remain NC.

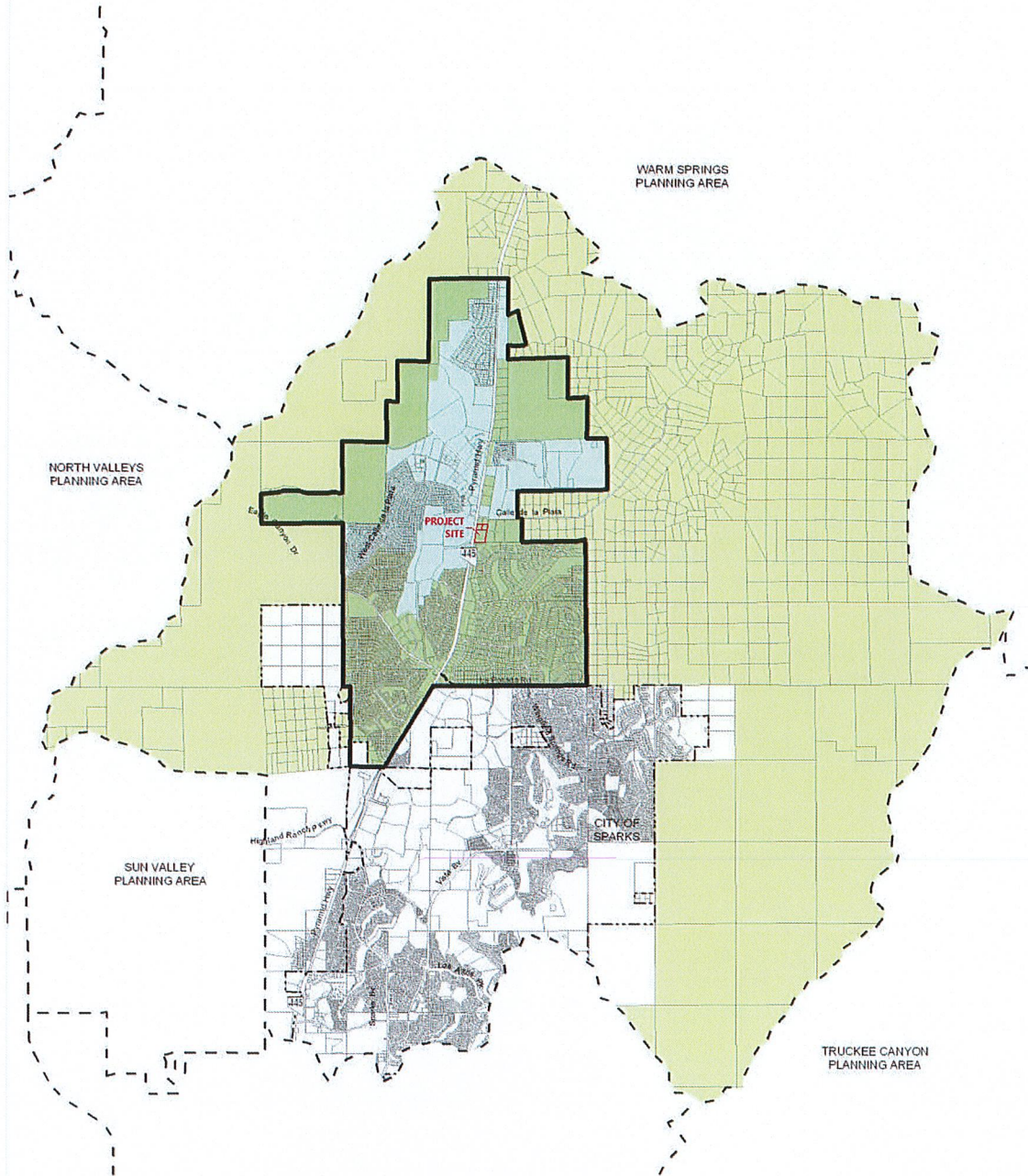
Figure 2 (below) provides photos of current onsite conditions.



Figure 2 – Existing Conditions

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The project site is located within the Spanish Springs Area Plan and is identified within the Suburban Character Management Area as defined in the Spanish Springs Character Management Plan. The Spanish Springs Area Plan states that the Suburban Character Management Area (SCMA) “will be the designated growth area in the Spanish Springs Valley.” Figure 3 (below) depicts the project site in context with the SCMA.



NOTE: SCMA boundary is outlined in bold.

Figure 3 – Suburban Character Management Area

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Request Summary

This application includes two land use requests. The first is a Master Plan Amendment (MPA) to re-designate 18.954± acres of property from Commercial (C) to Industrial (I). The second request is a Regulatory Zone Amendment (RZA) to rezone 18.954± acres from Neighborhood Commercial (NC) to Industrial (I).

It is the intent of the project applicant to establish the necessary Master Plan and zoning designations to position the site for future industrial development.

Each request is summarized below:

- **Master Plan Amendment**

Currently, the project site (APN #'s 534-561-01, 534-561-04 and 534-561-05) is designated as Commercial in the Spanish Springs Area Plan.

The MPA request included with this application would redesignate the 18.954± acre site (APN #'s 534-561-01, 534-561-04 and 534-561-05) to Industrial. As defined in the Land Use and Transportation Element of the Master Plan, *"The intent of the Industrial category is to provide for activities such as manufacturing, warehousing, mining and construction. The industrial designation is intended to create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses."*

The Master Plan goes on to state that *"The appropriate scale of non-residential development shall be based on generally accepted service standards for population, employment, service area, and market analysis. Industrial/warehouse uses are permitted only within existing or master-planned multi-use business parks found in conformance with the Regional Plan."*

Based on the site location and surrounding uses, an industrial designation is logical for the site. APN #'s 534-561-01, 534-561-04 and 534-561-05 are directly adjacent to Pyramid Way and are just south across Pyramid Way of a large industrial area and in the same block with the industrial uses that are regulated by the Village Green Commerce Center Specific Plan.

As detailed in the following section(s) of this report, the requested Industrial designation is consistent with the goals and policies of the Washoe County Master Plan and Spanish Springs Area Plan. The property is located within the Suburban Character Management Area (SCMA) boundary identified in the Spanish Springs Area Plan. The SCMA includes all areas identified for new growth within the Area Plan boundary.

The site does not contain steep terrain that would preclude development of the site for industrial use. The development suitability of the site on the Development Suitability exhibit included in the Spanish Springs Area Plan identifies the site as being in a 1% FEMA Flood Hazard area. The flooding concerns for the area have been addressed with the regional flood control basin that has been constructed on the adjacent property directly to the east.

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Figure 4 (below) and Figure 5 (following page) depict the existing and proposed Master Plan designations for APN #'s 534-561-01, 534-561-04 and 534-561-05 in context with the surrounding area.

The Washoe County Master Plan establishes guidelines to gauge whether a land use is appropriate for any given parcel. In the case of this project, the site meets or exceeds all criteria outlined for the Industrial designation on page 55 of the Land Use and Transportation Element. This includes:

- A. Conservation – The Master Plan calls for the Industrial use to comply with the conservation, water quality and air quality policies. Industrial uses allowed in by current Washoe County codes will not result in the degradation of water and air quality.
- B. Land Use and Transportation – The Land Use and Transportation Element lists Industrial as an allowable zoning designation. This application also includes a Regulatory Zone Amendment to rezone the site from NC to I, consistent with the Washoe County Master Plan criteria.
- C. Public Services and Facilities – The site meets or exceeds the standards for fire, EMS, and police response times and far exceeds the distance requirements from public schools outlined in the Master Plan.

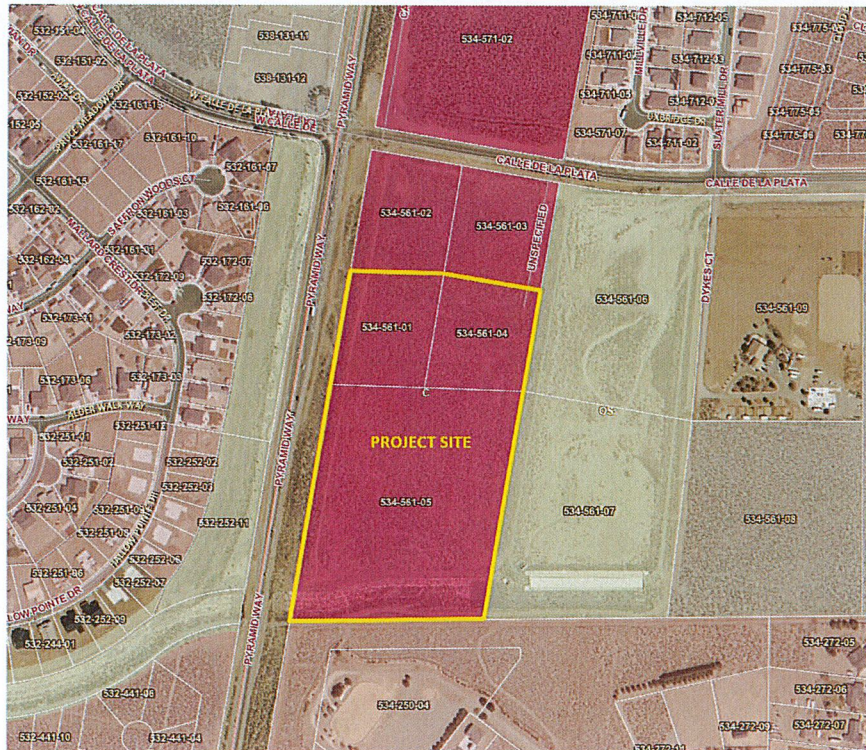


Figure 4 – Existing Master Plan Land Use

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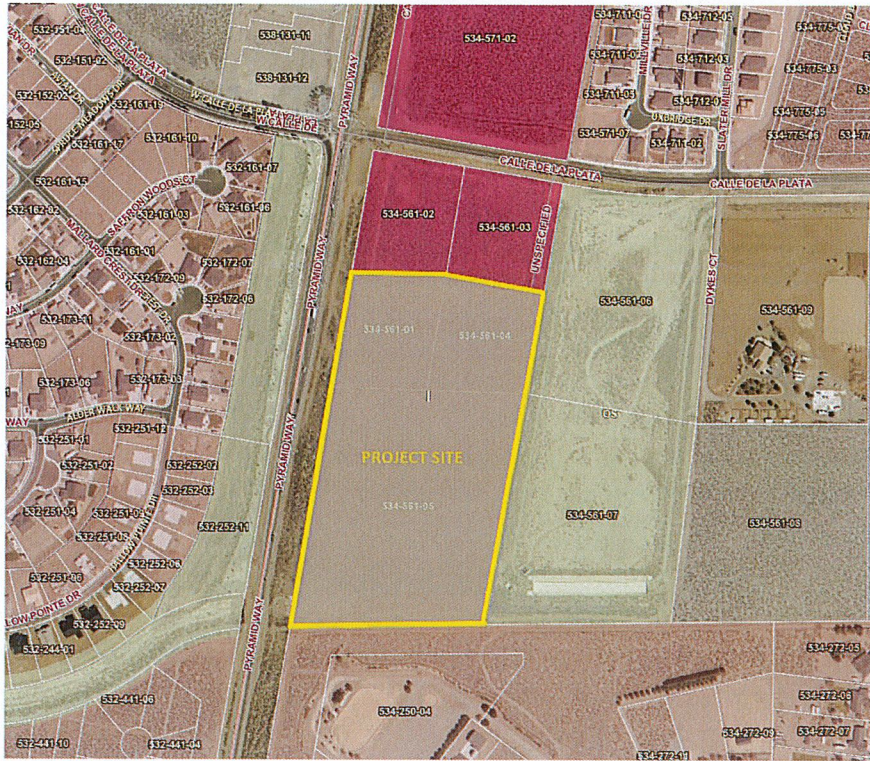


Figure 5 – Proposed Master Plan Land Use

The Planning Policy Analysis section of this report provides further analysis of applicable Washoe County Master Plan Goals and Policies and demonstrates how the proposed amendment serves to implement them along with goals and policies of the Spanish Springs Area Plan and Truckee Meadows Regional Plan.

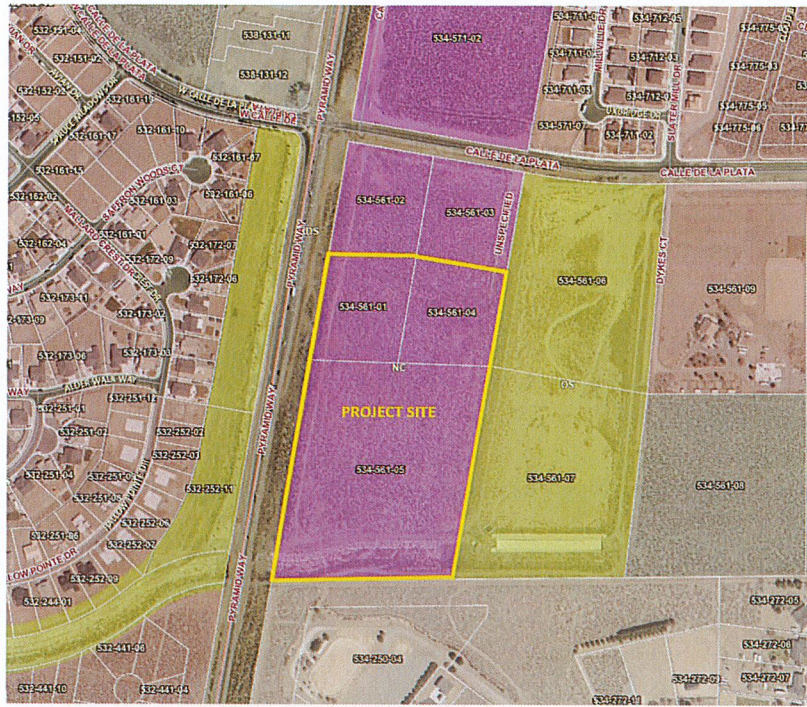
- **Regulatory Zone Amendment**

The second component of this request is a Regulatory Zone Amendment (RZA). Currently, the project site (APN #'s 534-561-01, 534-561-04 and 534-561-05) is zoned Neighborhood Commercial (NC). Consistent with the requested Industrial Master Plan designation, it is requested that the zoning for these lots be amended to Industrial (I). The Industrial designation will allow for industrial development similar to nearby properties.

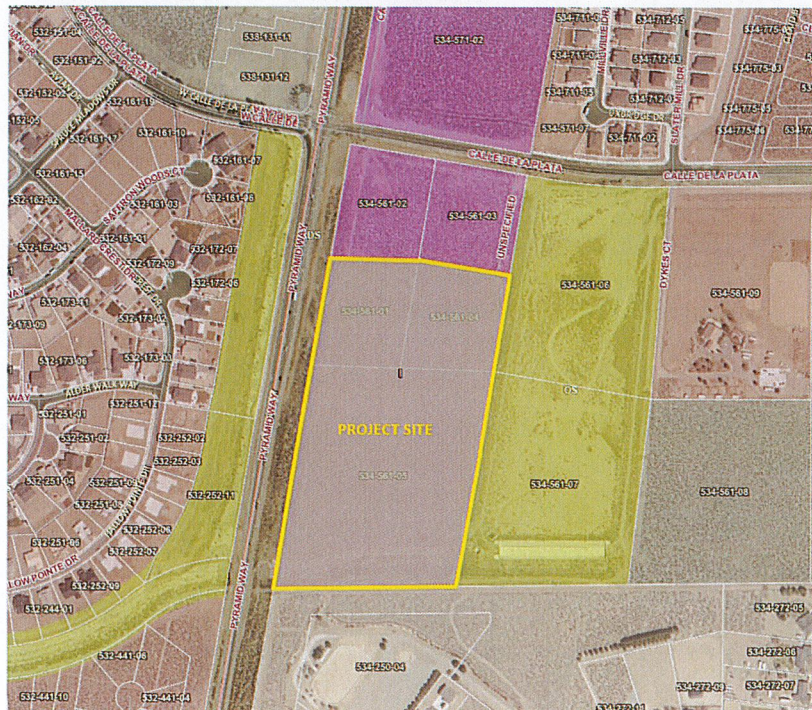
Industrial zoning on the project site will allow for industrial uses that complement the nearby properties. Given the availability of infrastructure and services that are already occurring in the area as well as recent development patterns, Industrial is a logical zoning designation for the property and is compatible with the surrounding area. Additionally, the two lots adjacent and directly north of these lots at the intersection of Pyramid Way and Calle de la Plata will remain Neighborhood Commercial.

Figure 6 (following page) depicts the existing and proposed for the project site as well as that of the surrounding area.

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Existing Zoning



Proposed Zoning

Figure 6 – Existing/Proposed Zoning

**SPANISH SPRINGS COMMERCE CENTER
MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE**

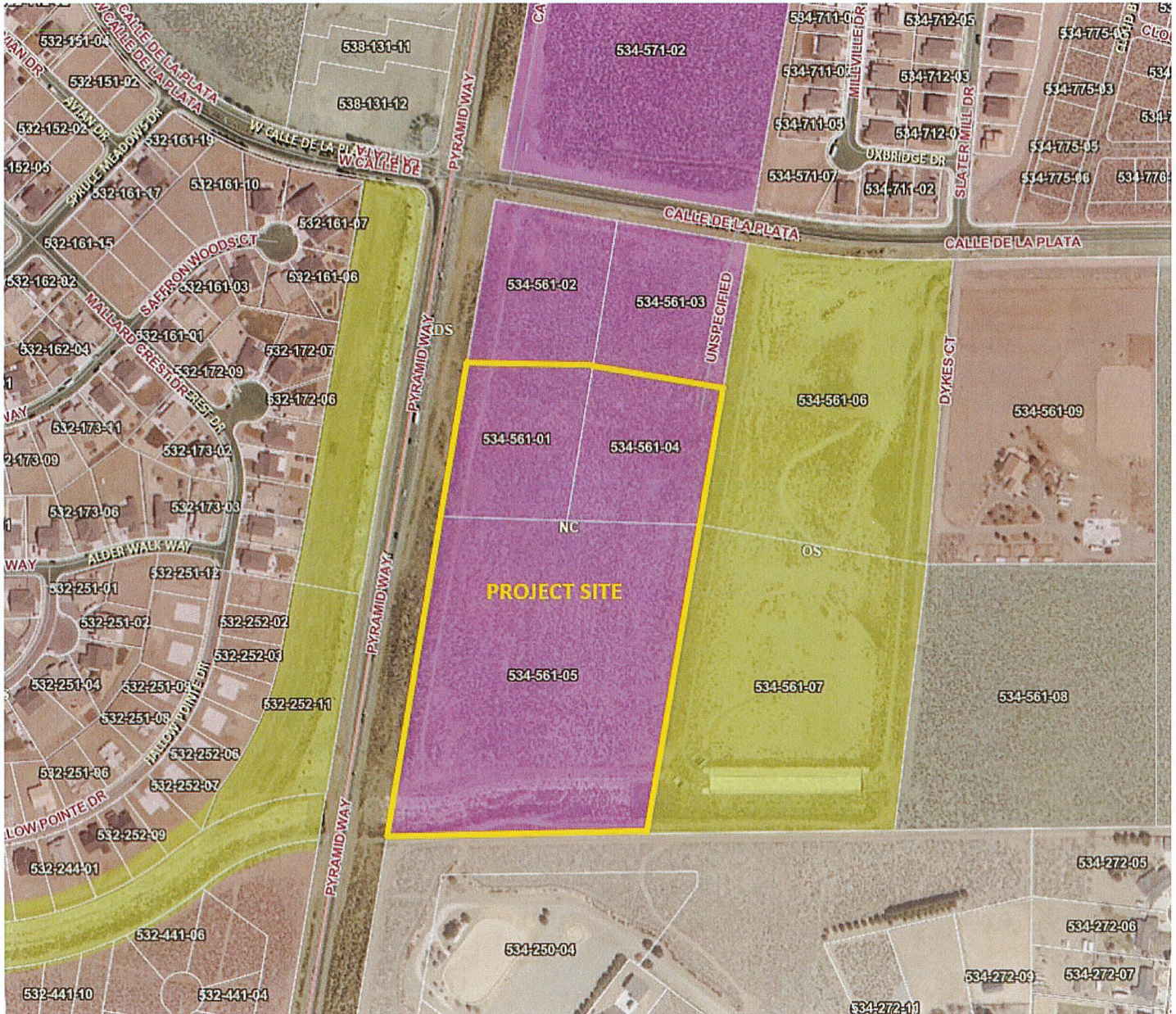


Figure 1 - Existing Zoning

**SPANISH SPRINGS COMMERCE CENTER
MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE**

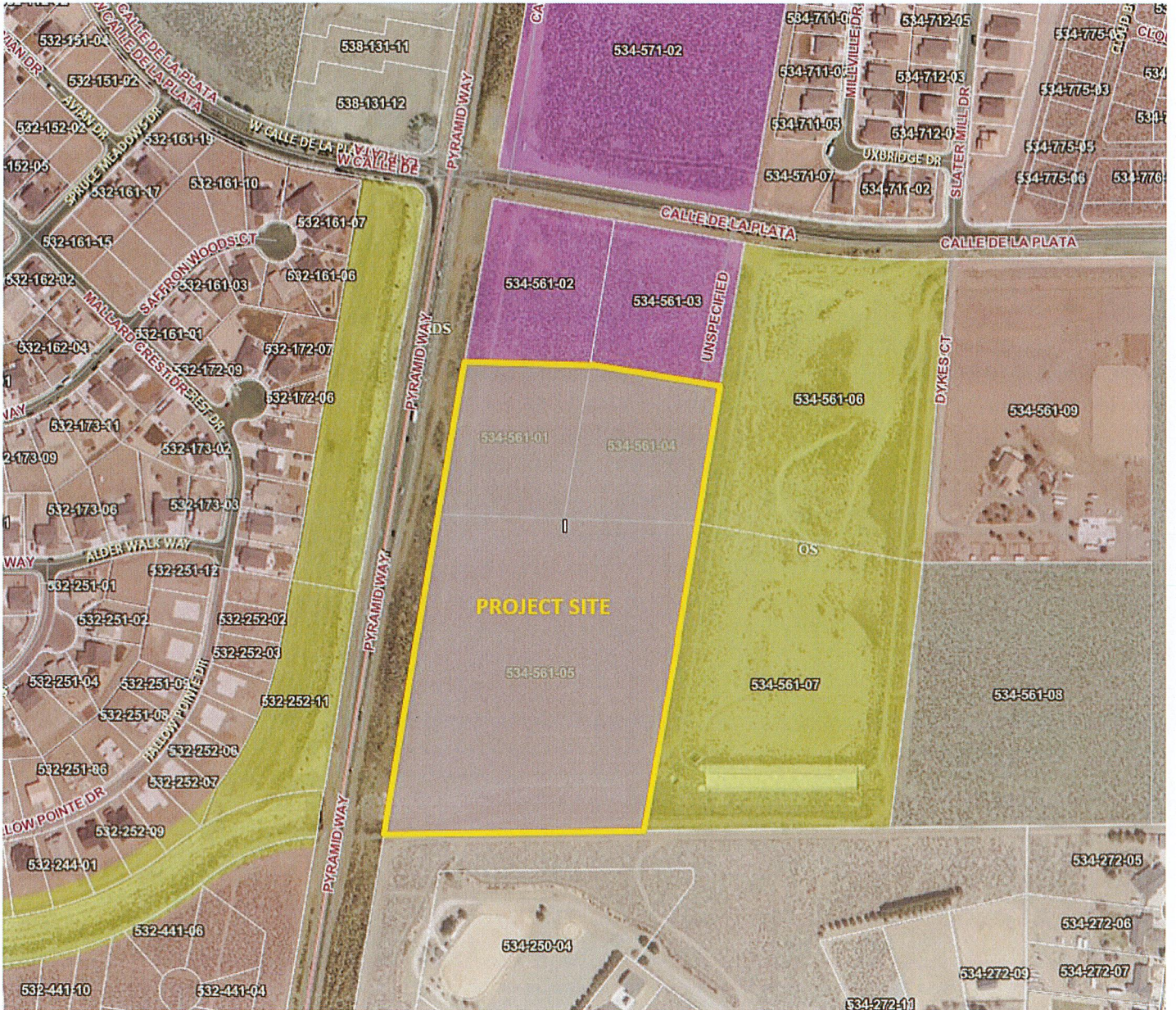


Figure 2 – Proposed Zoning

**SPANISH SPRINGS COMMERCE CENTER
MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE**

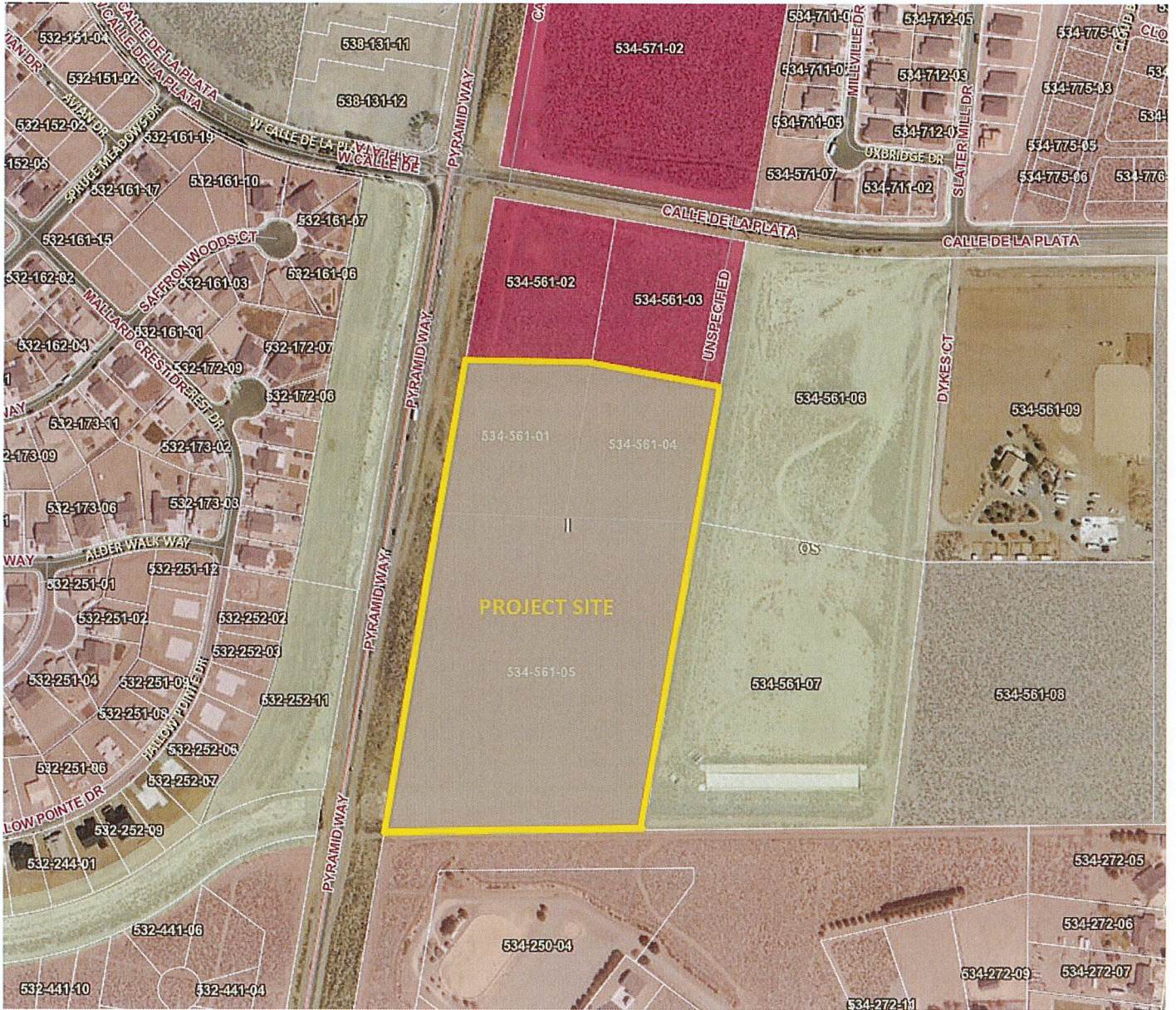


Figure 4 – Proposed Master Plan

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The recently updated and adopted Truckee Meadows Regional Plan designates the project site as Tier 2. Tier 2 lands are eligible for intensification per the policies of the Regional Plan. This, coupled with the site's location within the SCMA, makes the property a logical location for the zoning proposed.

As noted, the Spanish Springs Area Plan designates the project site as an area "most suitable for development." As such, Industrial zoning is appropriate and will provide for more fiscally responsible development in terms of maximizing infrastructure utilization, etc.

This report later contains a section entitled "Planning Policy Analysis" and provides a thorough review and analysis of the Washoe County Master Plan and Spanish Springs Area Plan. In that section, specific items are noted that support the requested change in zoning. These include policies and goals ranging from community character to infrastructure and development regulations.

Potential Impacts

This section aims to provide a cursory impact analysis based on a redesignation to Industrial zoning.

- **Traffic**

Traffic is a measurable impact that will result no matter what is developed at the site. Traffic impact studies will be required as a part of each individual project building permit as development proceeds.

- **Schools**

Schools will not be impacted with the change to Industrial zoning.

- **Public Facilities/Infrastructure**

The project site is located in an area of existing infrastructure. All municipal services (i.e. water, sewer, storm drain, etc.) are either in place or can easily be extended (at the developer's expense) to serve a future project. Consistent with the policies of the Spanish Springs Area Plan and requirements of the Washoe County Development Code, all new development within a future project will be served by municipal water and sewer. Power, natural gas, cable television, and high speed internet service all exist at or adjacent to the project site.

- **Site Suitability**

As noted previously in this report, the site is well suited for the type of development potential associated with the requested Industrial designation. The site does not include identified development constraints and has comparable characteristics as the adjacent properties that are also zoned Industrial. Furthermore, the site is not encumbered by geologic, cultural, or historical concerns that would preclude development. The flood concerns have been addressed by the adjoining flood control basin.

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- **Public Services**

The property is within an acceptable response time of the Truckee Meadows Fire Protection District station located on La Posada Drive to the south. Also, the Washoe County Sherriff's Office has existing patrols within the project area.

Planning Policy Analysis

The proposed requests must be reviewed for consistency with the goals and policies of the Washoe County Master Plan, Spanish Springs Area Plan, and Truckee Meadows Regional Plan. Each of these planning documents is addressed below:

- **Spanish Springs Area Plan**

The Spanish Springs Area Plan is an element of the Washoe County Master Plan that establishes the overall theme and vision that the community has in terms of how they wish to see Spanish Springs develop over the next 20 years. Last updated in 2010, there has been significant change within the plan area in the last 5 years. As the region's economy continues to grow at an unprecedented pace, there is opportunity to implement change within the plan area, consistent with the goals and policies of the Area Plan.

The Introduction section of the Area Plan states that the *"Spanish Springs community will maintain and apply objective standards and criteria that serve to manage growth and development in Spanish Springs in a manner that:*

- *Respects the rural heritage of the area by encouraging a rustic appearance and preserving scenic quality;*
- *Respects private property rights;*
- *Provides open space and recreational opportunities;*
- *Provides local services and employment opportunities;*
- *Ensures that growth is kept in balance with resources and infrastructure.*

This amendment request is entirely consistent with this intent of the Area Plan. The project site is directly adjacent to Open Space (a regional flood control basin) and Industrial designations. The requested designation included with this application are similar to those nearby the site (within the same block) and are consistent with the available infrastructure and services in the area, consistent with final primary goal of the Area Plan.

The Area Plan also establishes an overall Character Statement. The first paragraph of the Character Statement states that *"over the next 20 years, the community will provide a range of employment opportunities and a more limited, but still mixed, range of residential opportunities. Over this period, the distribution of land uses and the provision of public facilities and infrastructure will preserve and facilitate a community character that merges Spanish Springs' scenic, low-density, rural and western heritage with suburban residential, employment, and commercial opportunities."* The Character Statement recognizes

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development of the project site is directly complementary to the lots to the east and northwest. There has been significant change in the area over the past 20 years and this application is reflective of proper planning and density given available infrastructure and developing land use patterns.

As noted previously and depicted in Figure 3, the project site is located within the Suburban Character Management Area defined in the Area Plan. This “employment and commercial opportunities” as discussed in the Character Statement includes *“Increasing employment opportunities will make it possible for more Spanish Springs residents to chose to work close to home, while an efficient Regional Transportation System will provide substantial and efficient links to the greater region.”*

It is noteworthy that Washoe County’s “suburban core” as discussed in the Character Statement includes *“A distinct suburban core is, and will continue to be, concentrated along Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre.”*

Another noteworthy excerpt from the Character Statement is that *“the Suburban Character Management Area will be the designated growth area in the Spanish Springs Valley. Non-residential uses in the SCMA will maintain a link to the scenic, rural, western and agricultural character of the Spanish Springs planning area by developing a built environment that respects this heritage and seeks to preserve it whenever possible.”* The Character Statement goes on to note that *“an integrated trail system that provides access to regional and local open space”* is a community desire along with a *“desire for resource conservation in the community.”* Trail linkages and open space will be included with future development plans.

The Area Plan also contains goals and policies that are applicable to these particular MPA and RZA requests. These policies are listed below and are addressed in **bold face** type. It is important to note that many of the policies are not applicable to these requests.

Goal One: The pattern of land use designations in the Spanish Springs Area Plan will implement and preserve the community character described in the Character Statement.

As described in the previous section, the site conforms to the Character Statement in terms of location within the Suburban Character Management Area.

SS.1.3 The following Regulatory Zones are permitted within the Spanish Springs Suburban Character Management Area:

g. Industrial (I).

Note: Additional zoning categories listed in policy SS.1.3 are omitted as they are irrelevant to this request.

The requested Industrial Master Plan designation and Industrial zoning are in direct compliance with this policy.

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SS.1.6 *Staff will review any proposed Master Plan Amendment against the findings identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. As a minimum, the Planning Commission must make each of these findings in order to recommend approval of the amendment to the Board of County Commissioners.*

The findings included under the Plan Maintenance section are addressed later in this report. The site is consistent with all of the findings.

Goal Three: The regional and local transportation system in the Spanish Springs planning area will be a safe, efficient, multi-modal system providing significant connections to the greater region, and access to commercial services, public lands and employment opportunities in the community. The system will contribute to the preservation and implementation of the community character as described in the Spanish Springs Vision and Character Statement.

SS.3.1 *Washoe County's policy level of service (LOS) for local transportation facilities in the Spanish Springs planning area is LOS "C."*

Traffic impact studies will be required as a part of each individual project building permit applications as development proceeds. Any mitigation measures needed to maintain acceptable levels of service will be completed as the property(s) develop.

Goal Four: Maintain open vistas of the surrounding ridges and more distant mountain ranges, and minimize the visual impact of hillside development.

SS.4.1 *With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the Suburban Character Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit or in consideration of any conditions including underground placement which may be placed upon an approval, the Planning Commission will utilize the best available information including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal.*

Any development projects on the site will include underground utilities.

Goal Five: The built environment will implement and preserve the community character as described in the Spanish Springs Vision and Character Statement.

The project can serve to implement the Character Statement by providing employment opportunities, trail and open space connections and appropriate uses within the SCMA.

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Goal Six: Public and private development will respect the value of cultural and historic resources in the community.

There are no known cultural or historical resources located on the site, ensuring consistency with this goal.

Goal Seven: The Spanish Springs planning area will contain an extensive system of parks and trails that provides the community and region with a broad range of recreational opportunities; provides connections between major developments, recreational facilities, the Regional Trail System, public lands and schools; and contributes to the preservation and implementation of the community character.

SS.7.6 Access to existing trails will be protected and improved wherever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes with the Spanish Springs planning area or connect existing trails.

As noted previously, trail linkages and open space will be included with future development plans.

Goal Eight: The Spanish Springs planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards, and the vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.

Development of the site will comply with all air quality standards.

Goal Nine: The built environment will minimize the destructive potential of any identified geological hazard.

There are no known geological conditions that would preclude development of the site.

Goal Eleven: Personal and economic losses associated with flooding will be minimized. Development in the Spanish Springs planning area will be protected from the 100-year flood event.

Flooding concerns for the area have been addressed with the construction of the Flood Control Basin on APNs 534-561-06 and -07.

Goal Twelve: Water resources will be supplied to land uses in the Spanish Springs planning area according to the best principles/practices of sustainable resource development.

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- SS.12.1 *Residential and commercial development must utilize one or a combination of the following reliable water resources that are replenished in quantities to meet the needs of the area without reliance upon groundwater mining or recharge from agricultural uses:*
- a. *Decreed Truckee River water rights or other approved imported surface water rights when used with an appropriate drought yield discount as determined by the water purveyor and approved by the State Engineer.*
 - b. *Imported groundwater from a source that is replenished in sufficient quantity to meet the demands placed upon a source without groundwater mining.*
 - c. *Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, decreed surface water from a source such as the Truckee River.*
 - i. *For residential developments, the quantity of imported water or decreed surface water shall be equal to 50 percent of the groundwater demand.*
 - ii. *For developments other than residential (commercial, industrial, recreational, etc.), the quantity of the matching imported or decreed surface water rights shall be equal to 100 percent of the calculated demand.*
 - iii. *The Truckee River surface water dedicated must be capable of diversion to the Orr Ditch.*

It is premature to evaluate specific water rights at this time. However, all new development will be required to dedicate water rights to the Truckee Meadows Water Authority in order to receive municipal water service, consistent with the requirements of this policy.

Goal Fifteen: Water resources will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the Spanish Springs Vision and Character Statement.

As previously detailed, the project is in direct compliance with the Vision and Character Statement included in the Area Plan. This will include the manner in which water service is provided to the site.

SS.15.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community water service.

The site will be served by a community/municipal water system.

Goal Sixteen: Wastewater treatment and disposal will be provided to residential and nonresidential uses in a manner that implements and preserves the community character as described in the Spanish Springs Vision and Character Statement.

The site will be served by sanitary sewer and not septic systems, serving to implement not only this goal, but numerous policies as well.

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SS.16.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community sewer service.

The site will connect with a community sewer system, consistent with this policy and a suburban development form.

Goal Seventeen: Amendments to the Spanish Springs Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments must conform to the Spanish Springs Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

As detailed throughout this report, the site is consistent with, and in many instances, serves to implement the Vision and Character Statement of the Spanish Springs Area Plan. The project site is identified within the Suburban Character Management Area which clearly allows for the uses being proposed.

SS.17.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.*

The project is located within the SCMA and will provide for industrial use that is compatible with nearby properties. The amendment is consistent with the Vision and Character statement by maintaining the envisioned density, locating new development within the SCMA, and establishing compatible use types.

- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.*

This report contains detailed policy analysis from the Area Plan and Master Plan, demonstrating compliance.

- c. The amendment will not conflict with the public's health, safety or welfare.*

The project will promote the community's health, safety, and welfare by providing for appropriate land use.

SS.17.2 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

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- a. *A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.*

The requested change will not result in intensification of use of the property.

- b. *A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.*

This project is not an intensification of use. Furthermore, individual traffic impact studies will be required with site-specific projects to ensure that any needed mitigation improvements are made concurrently with new development, at the developer's expense.

- c. *For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.*

Industrial land to the north was amended to residential for the Blackstone Ranch project and no additional Industrial zoning has been added. Thus, the proposed amendment complies with this policy.

- d. *For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.*

Not applicable.

- e. *If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.*

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Traffic volumes for industrial uses at the site will not be an intensification over the existing neighborhood commercial zoning. Individual projects on the project site will be reviewed at building permit to determine if additional improvements/mitigation measures are needed.

- f. *If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.*

Previous projects in the area have required improvements such as additional turn and deceleration lanes along Pyramid Highway and Calle de la Plata that have been constructed, along with a traffic signal. Individual projects will be reviewed at building permit to determine if additional improvements/mitigation measures are needed.

- g. *Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.*

As detailed previously in this section under policy SS.1.2, the site provides for consistency with all applicable requirements and polices.

- h. *If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.*

Not applicable.

- i. *Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.*

Not applicable.

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- **Washoe County Master Plan**

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 addressed below:

Conservation Element:

C.2.1 The Washoe County Department of Community Development shall maintain maps depicting valuable scenic areas, including but not limited to, prominent ridgelines, playas, and other unique scenic features. These maps shall be used to determine, in part, the land use and public services and facilities appropriate for each planning area. These maps, which may be specific to and contained within each Area Plan, shall also be used during development review to identify areas where scenic resource assessment and possible mitigation measures may be required.

The project site does not contain any significant natural features or resources and is identified in the Spanish Springs Area plan as an area “most suited for development.”

C.2.3 Each development proposal shall be evaluated with the intent to preserve visually prominent ridges and escarpments. Evaluation shall address mitigation of the affects on visual appearance, scarring of hillsides, and the impact of increasing access in roadless areas.

The site is ideal in that development will not result in the grading of hillsides, visual scarring or grading of roadways through undeveloped parcels.

Goal Three: Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions.

Once again, development of the site will not result in any threat to protected resources, cultural sites, sensitive lands, etc.

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C.3.1 *The Washoe County Department of Community Development shall adequately consult with other agencies while maintaining Development Suitability maps that depict valuable and/or critical land, water and wildlife resources or features which shall include, but not be limited to, the following:*

- a. *Geothermal and mining areas.*
- b. *Landslide, avalanche and rockfall areas.*
- c. *Active and potentially active faults, and areas of potential ground shaking.*
- d. *Slopes greater than 15 percent.*
- e. *Sensitive soils.*
- f. *Key wildlife habitats and migration routes.*
- g. *Wildfire hazard areas (as specified by the respective fire agency).*
- h. *One hundred year flood plains.*
- i. *Perennial and intermittent streams, and wetlands.*

This map series shall be used to determine the land use and public services and facilities appropriate for each planning area. These maps shall also be used during development review to identify areas where more detailed land and water resource information is needed. Where the information indicates a need, measures to protect these resources shall be required. The maps depicting development constraint areas and areas of biodiversity should be used as a reference tool only in reviewing development applications.

As indicated in the Spanish Springs Area Plan, the project site is identified as an area of “1% FEMA Flood Hazard.” The flood zone has been mitigated with the addition of an adjacent flood control basin.

C.20.1 *Restrict development in floodplains that would constrict or otherwise result in higher floodwater levels or peak flows, or impact to floodplain functions.*

Flooding concerns for the area have been addressed with the construction of the Flood Control Basin on APNs 534-561-06 and -07.

Land Use and Transportation Element:

LUT.1.1: *Washoe County should define smaller areas where more intense suburban developments permitted (parallel with the Area Plan Suburban Character Management Area, or SCMA), and larger areas outside the suburban areas where development is strictly limited to retain the existing rural character (parallel with the Area Plan Rural Character Management Area, or RCMA).*

The project site lies within the identified Suburban Character Management Area of the Spanish Springs Area Plan.

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LUT.3.1: Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

The project site is located within an identified SCMA as well as within the TMSA.

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.

The site is identified as “most suitable” for development within the Spanish Springs Area Plan and is one of the few remaining undeveloped parcels in the Suburban Character Management Area. As such, it is well suited to meet the industrial needs of Spanish Springs and the region.

LUT.4.4 Encourage new suburban developments to provide interconnected street networks (Photo 6) to improve fluidity between different land uses and encourage walking and cycling as viable and safe modes of transportation.

This will be addressed in future entitlement requests.

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.

The site is located in an area of existing services and patrols and can easily be absorbed into the existing service framework.

LUT.6.1 Acknowledge the importance of Washoe County (including the incorporated cities of Reno and Sparks) in the continuing development of Northern Nevada’s regional economic base.

- a. Strengthen and support the identity of the region by encouraging land uses that both contribute to the character of the community and enable the area to sustain a viable economic base. Encourage land uses that preserve a quality of life and define a sense of place within the region*

The site is consistent with the Vision of the Spanish Springs Area Plan and will promote a high quality of life through careful planning that will allow access to open space, trails, and recreational opportunities. Additionally, it adds to the economic base inside established service areas.

LUT.25.1 Ensure that development proposals are in conformance with appropriate Master Plan policies and the relevant Area Plan policies.

The Planning Policy Analysis included in this report clearly demonstrates the project’s conformance.

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Population Element:

Goal Three: Plan for a balanced development pattern that includes employment and housing opportunities, public services and open spaces.

Establishment of industrial use at the site is logical from a land use perspective as it provides for appropriate transitions to adjoining properties and offers employment opportunities.

- **Truckee Meadows Regional Plan**

Master Plan Amendment applications in Washoe County are required to complete a review by the Truckee Meadows Regional Planning Agency. This project advances many of the goals and policies of the *2019 Truckee Meadows Regional Plan*. Outside of the urban core, Tier 2 lands are recognized and the most desirable areas for new growth within the region.

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 proposed amendment is in substantial compliance with the policies and action programs of the Master Plan, as detailed in the previous section(s) of this report.

- (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 requested land use designation directly matches the surrounding Industrial zoning of properties to the east and northwest.

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- (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.

As development of the surrounding properties is underway, this responds to the development conditions directly east and northwest of the property.

- (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.

As detailed throughout this report all facilities, services, and infrastructure needed to serve the site are existing. The project meets the requirements of the Area Plan in terms of services and infrastructure and will serve to better optimize facilities what exists today.

- (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 site is identified within the Suburban Character Management Area. Therefore, it has already been determined that development of this property represents orderly growth and is located within an area where new industrial growth has long been anticipated.

- (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 requested RZA serves to implement numerous goals and policies of the Washoe County Master Plan and the Spanish Springs Area Plan.

- (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 requested Industrial zoning matches that of nearby properties, ensuring compatibility with existing uses surrounding the site.

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- (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 development of the surrounding properties is underway, this responds to the development conditions directly east and northwest of the property.

- (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 under the Master Plan Amendment findings, all facilities, services, and infrastructure needed to serve the site are existing. The project meets the requirements of the Area Plan in terms of services and infrastructure and will not generate an increased demand for public schools or libraries.

- (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.

This request serves to implement goals and policies of the Master Plan and Area Plan and will not adversely affect the policies and action programs, as detailed in the previous section(s) of this report.

- (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 subject site is identified as most suitable for development within the Area Plan and can serve to better meet the industrial needs of the community. No environmental or other conditions exist that would preclude development of the property. The project can maximize infrastructure usage providing for smart growth from both a planning and fiscal perspective.

- (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.