

DONOVAN RANCH

Master Plan and Regulatory Zone Amendments



Prepared by:



January 10, 2022

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Washoe County Development Application
Owner Affidavits
Master Plan Amendment Application
Regulatory Zone Amendment Application
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Legal Description
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Introduction

This application includes the following requests:

- A **Master Plan Amendment** to re-designate 144.83± acres of property from Rural to Suburban.
- A **Regulatory Zone Amendment** to rezone 144.83± acres from General Rural (GR) to Low Density Suburban (LDS).

Project Location

The project site (APN #'s 534-591-01, 02, 03, and 05) consists of 144.83± acres and is located in northern Spanish Springs. Specifically, the property is located east of State Route 445 (Pyramid Highway), north of Calle de la Plata at the eastern terminus of Horizon View Avenue. The Shadow Ridge subdivision is located immediately west of the project site. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

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Existing Conditions/Site History

Currently, the project site includes an aggregate mining operation (Donovan Pit), commercial landscape materials yard, and a composting operation. In addition to the aggregate mine, this request includes a 5 acre parcel located at the southeast corner of the site that is developed with a single family residence (APN # 534-591-03). The aggregate mining, landscape materials, and composting operations include various outbuilding and structures including an office, scale house, storage buildings, etc.

The Donovan Pit has been owned and operated by the Donovan family for nearly 70 years. In the late 1990's, Washoe County established the Spanish Springs Specific Plan (SSSP). The SSSP was an early master plan that incorporated the largest landowners in the valley at that time. This included properties controlled by Hawco west of Pyramid Highway and the Donovan Family to the east of Pyramid Highway. The SSSP roughly established the current zoning patterns of the site. Areas fronting Pyramid Highway were designated as commercial (currently zoned Neighborhood Commercial) while the balance of the ranch was designated for single family use at a density of one unit per acre. An exception to this was the area of the aggregate pit operations. As noted, the Donovan Pit had been in operation for decades at the time the SSSP was being contemplated. In order to ensure compliance with current Development Code requirements (at that time), the SSSP designated the pit area as Rural and established the current GR zoning. By doing so, the pit operations could be brought into 100% compliance with Development Code standards pending the approval of a Special Use Permit (SUP).

The Donovan Pit received approval of a Special Use Permit (SUP) in August 2001 to allow for continued mining operations at the project site. The RT Donovan Company continues to operate aggregate mining and composting facilities at the site, per the conditions included with Case # SW01-009. All required permits needed for operation are current and in good standing and have remained so since the last SUP review in 2017.

The current operations are accessed via an existing private haul road that parallels the northern property boundary, connecting to Pyramid Highway. This access currently serves as primary access for all pit operations, including large trucks. It is estimated that the aggregate pit generates up to 700 truck trips per day with the current onsite operations. Additionally, the public landscape material yard often adds 200 to 300 additional vehicle trips, many on weekends.

As noted, the Donovan Ranch included the Shadow Ridge subdivision directly west of the site as well as Sugarloaf Peak and the public open space to the east and south. In fact, the Donovan family dedicated Sugarloaf Peak to Washoe County as public open space concurrent with the initial phases of the Shadow Ridge project. The Donovan family has long time roots in the Spanish Springs Valley and wanted this area landmark to be preserved for future generations to enjoy. The Sugarloaf Peak Open Space is now owned by Washoe County and includes a trail system that provides access to the peak and its sweeping views of the Spanish Springs Valley, Truckee Meadows, and the Sierra Nevada mountain range.

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The lower portion of the Donovan Ranch (Shadow Ridge subdivision) is nearing buildout. This includes construction of Horizon View Avenue. This residential collector roadway essentially extends to the western Donovan Pit boundary. With development of the adjoining subdivision, easements for access and utility stubs were provided to the pit site. This occurred recognizing that the pit operations, a heavy industrial use, would eventually cease and had the potential to accommodate a more complementary land use.

Figure 2 (below) provides an aerial overview of the Donovan Pit site. It is important to note that the pit surface area and limits can change on a daily basis under the current operations. The aerial exhibit included in Figure 2 is the latest imagery provided by Washoe County (2018). Expansion of the pit area has occurred since that time. However, the exhibit accurately depicts existing onsite structures, access, and commercial operations.

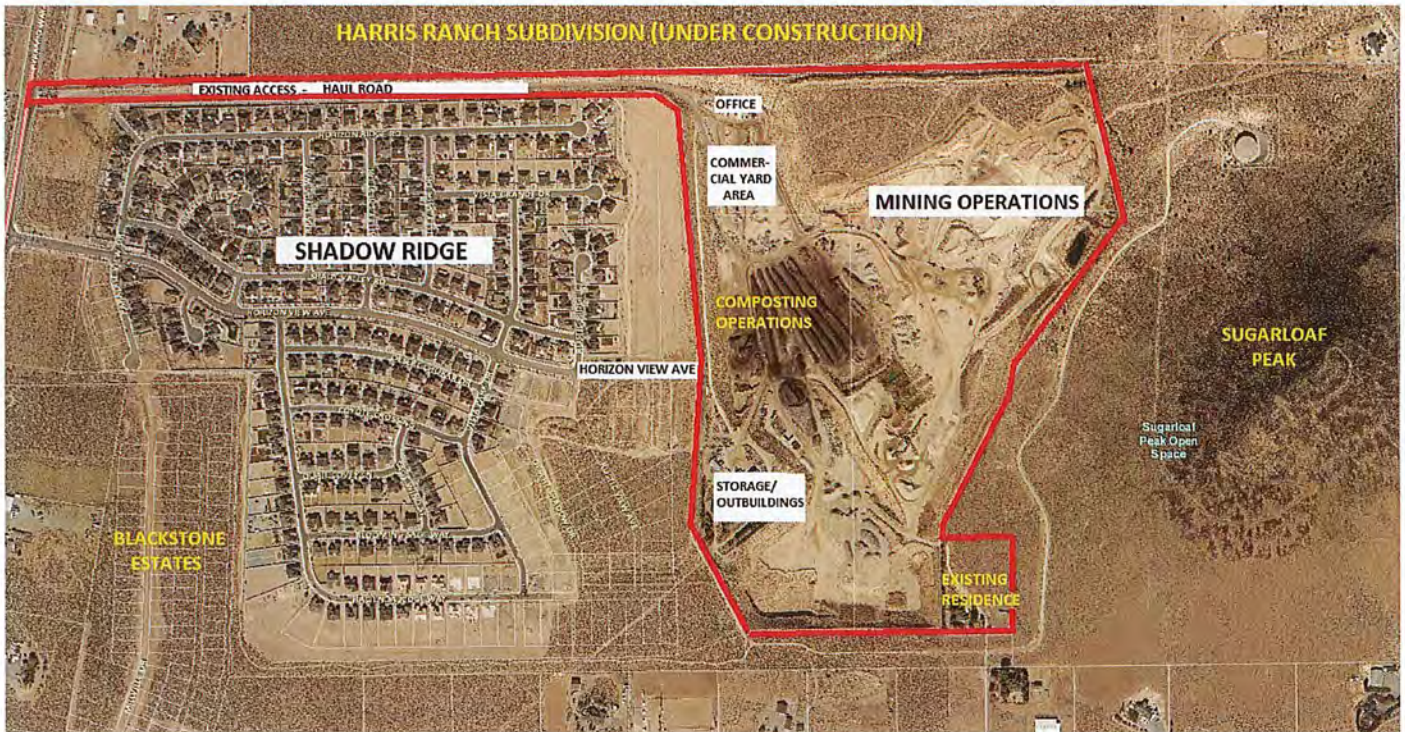


Figure 2 – Aerial View

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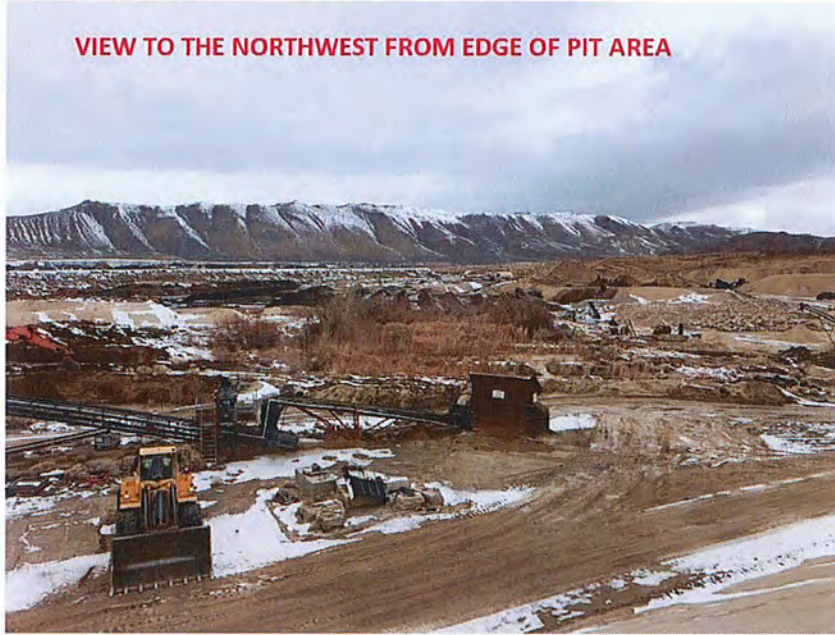
Figure 3 (below) and 4 (following page) provide photos of current onsite conditions/operations.



Figure 3 – Existing Conditions

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VIEW TO THE NORTHWEST FROM EDGE OF PIT AREA



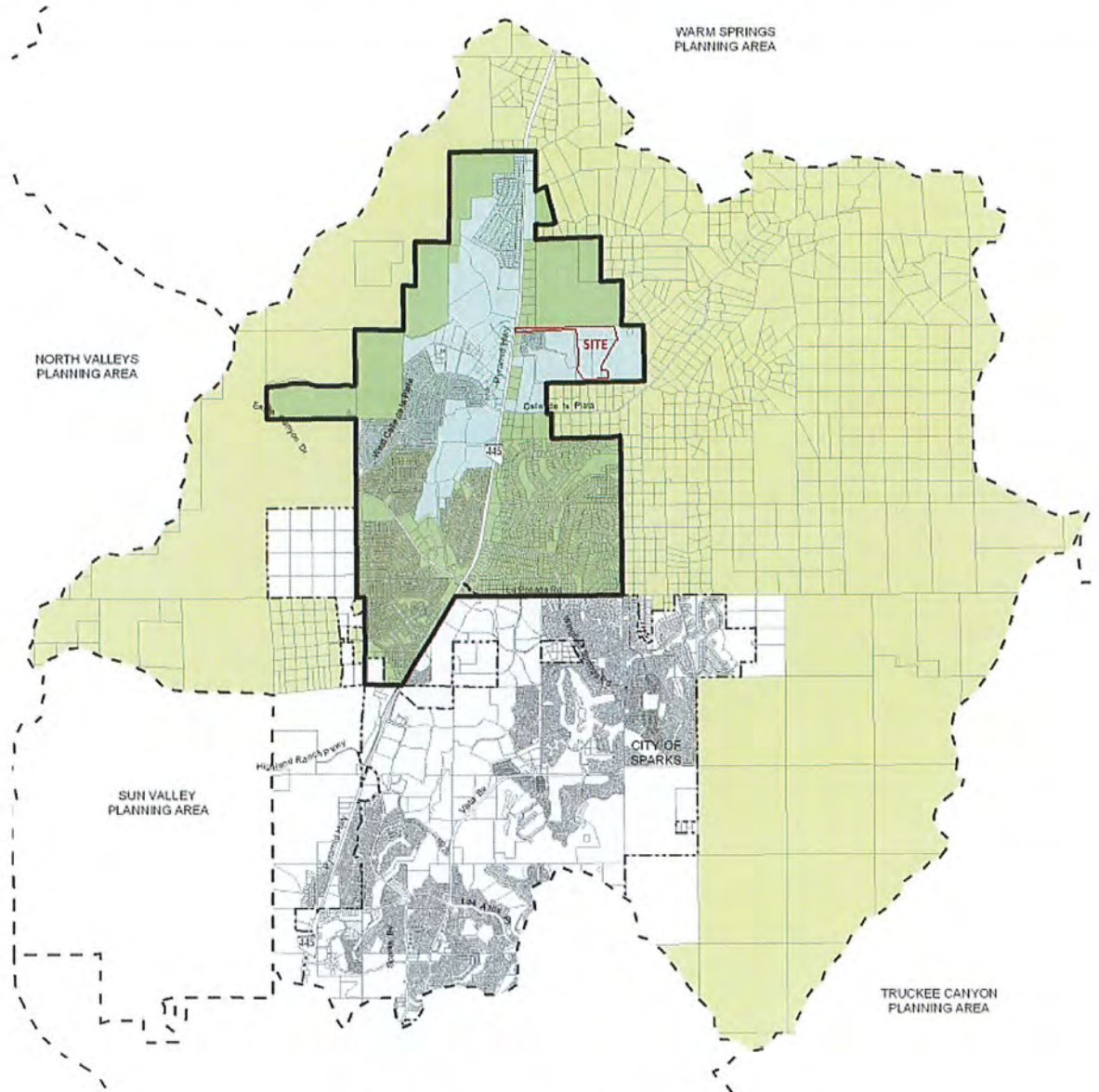
VIEW TO SOUTH FROM NORTHEAST CORNER OF PIT AREA



Figure 4 – 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 5 (below) depicts the project site in context with the SCMA.



NOTE: SCMA boundary is outlined in bold.

Figure 5 – Suburban Character Management Area

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Request Summary

This application includes two land use requests to establish Low Density Suburban (LDS) zoning at the project site. The first is a Master Plan Amendment (MPA) to redesignate the 144.83± acre site from Rural to Suburban. The second request is a Regulatory Zone Amendment (RZA) to rezone the property from General Rural (GR) to LDS.

It is the intent of the project applicant to establish the necessary Master Plan and zoning designations to position the site for development of a common open space subdivision (described in subsequent sections of this report). It is important to note that these requests are the first step in establishing the proper zoning at the project site. It is planned to submit a tentative subdivision map (with common open space) once the LDS zoning is in place. The tentative map will include a public review process (including a public hearing before the Planning Commission). At that time, a site specific plan can be reviewed and conditions can be added, as necessary, to ensure that any and all project impacts are fully mitigated per Washoe County standards.

Each request is summarized below:

- **Master Plan Amendment**

Currently, the project site is designated as Rural in the Spanish Springs Area Plan. As previously noted, the Rural designation has been retained in the Master Plan to ensure that the existing mining operations continue to be a conforming use. In fact, the Donovan Pit properties are essentially a “donut hole” of Rural land use surrounded by Suburban designations.

Per the Washoe County Master Plan Land Use and Transportation Element, the Rural land use designation is *“intended for areas of the County that are remote, have minimal infrastructure, contain significant amounts of open spaces, and which are suitable for commercial agricultural and grazing uses, extraction industries, natural resource conservation, energy production, rural commerce, and large lot residential uses.”* Given the fact that the site is surrounded by Suburban land use, it becomes even more clear that the Rural designation is reflective of current mining operations. The site is located in an area of existing infrastructure and services and is bordered by suburban residential development. Therefore, the overall characteristics of the property are inconsistent with the intent of the Rural designation.

The MPA request included with this application would redesignate the entire 144.83± acre site to Suburban. As defined in the Land Use and Transportation Element of the Master Plan, *“the Suburban Residential Master Plan category is generally composed of Low Density Suburban (LDS), Medium Density Suburban (MDS), and High Density Suburban (HDS) regulatory zones. The intent of the Suburban Residential category is to provide for a predominantly residential lifestyle with supporting mixed-use nonresidential and residential uses, including commercial, public and semi-public facilities; and parks and open space. A further goal of this group is to protect the stability of existing unincorporated neighborhoods and to encourage compatible smart growth development, while allowing diversity in lifestyle that is manifested in a variety of lot sizes, density, levels of mixed-use and land use patterns.”*

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The Master Plan goes on to state that *“developments proposed within the Suburban Residential category must promote the development of walkable, mixed-use communities that meet the daily needs of residents, balance jobs and housing, offer a high quality of life, reduce the need for automobile trips, encourage the utilization of public transit and result in the creation of distinctive and attractive communities that create a strong sense of place.”*

Based on the site location and surrounding uses, a Suburban designation is much more logical for the site. As detailed in the following section of this report, Low Density Suburban (LDS) is being proposed for the property. The Donovan Pit is surrounded by LDS zoning on all four sides. While the RT Donovan Company has taken great measures to provide buffering of mining operations to surrounding properties, a residential land use at the site will have far less impact to the surrounding area, especially from a visual perspective.

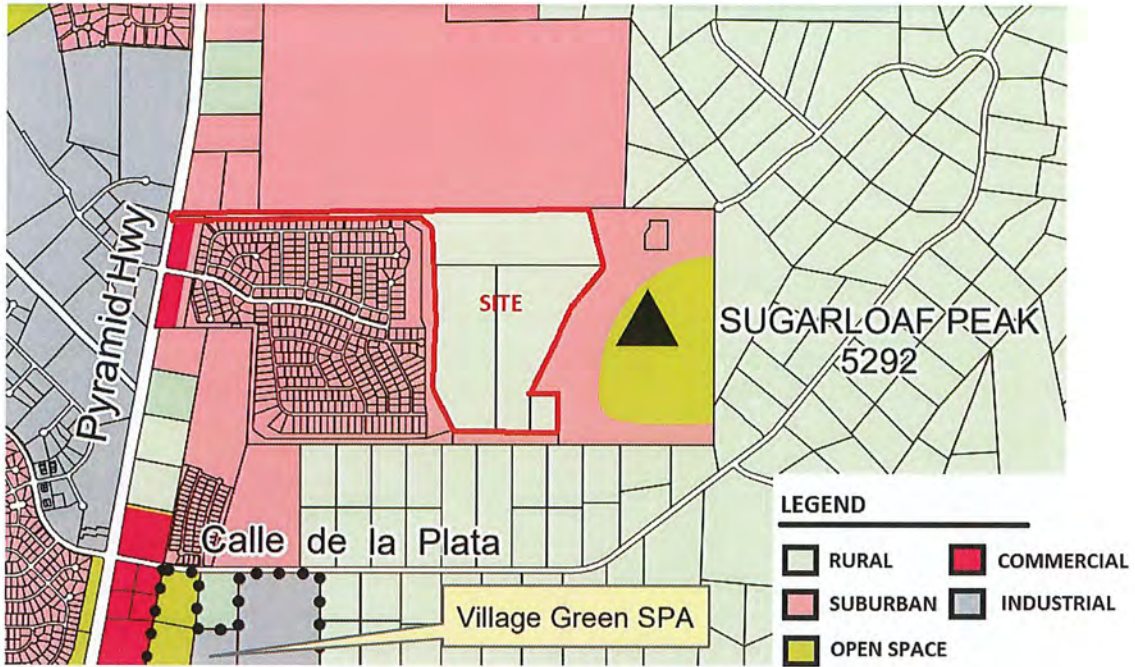
Consistent with the stated intent of the Suburban designation, this MPA request will establish compatibility in land use, promote neighborhood connectivity, and establish the underlying designation to allow for additional and much needed housing. As the Spanish Springs Industrial Park and additional industrial uses along Calle de la Plata and northern Sparks have recently increased, additional housing will provide for a better jobs/housing balance in Spanish Springs. This will provide opportunity for residents to live in proximity to major employment centers, reducing commute times, and providing for a better all-around land use balance.

As detailed in the following section(s) of this report, the requested Suburban 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 Donovan Pit parcels are four of only a handful of parcels within the SCMA that are designated as Rural. The others include two non-conforming parcels along Pyramid Highway. Parcels within the SCMA on the west side of Pyramid Highway designated as Rural include steep slopes and ridgelines that are not suitable for development, are public lands, or existing mining operations.

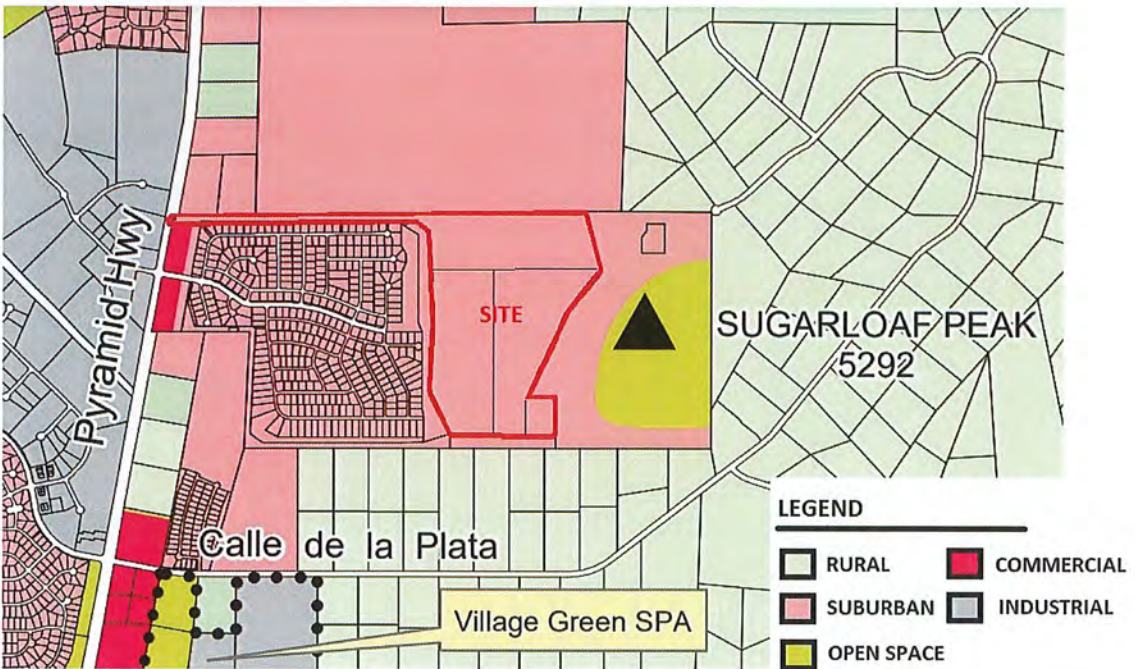
The Donovan Pit site does not contain any natural features or steep terrain that would preclude development of the site at suburban densities. Steep slopes to the east (leading up to Sugarloaf Peak) have been previously dedicated to Washoe County and are included in permanent open space. The development suitability of the site is further reaffirmed on the Development Suitability exhibit included in the Spanish Springs Area Plan which identifies the majority of the site as “unconstrained.” The map does identify minor areas of slopes greater than 15%. However, some of these slopes are manmade and are a result of mining operations while others no longer exist as they have been absorbed into the permitted mining operations. The property contains slopes/terrain that is nearly identical to Harris Ranch to the north. Harris Ranch is designated as Suburban in the Spanish Springs Area Plan and is zoned LDS, directly matching that proposed with this application.

Figure 6 (following page) depicts the existing and proposed Master Plan designations for the site in context with the surrounding area.

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Existing Master Plan Designations



Proposed Master Plan Designations

Figure 6 – Existing/Proposed Master Plan Land Use

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By redesignating the Donovan Pit site as Suburban, a high land use compatibility with surrounding properties will be achieved. Additionally, the Suburban designation is a logical extension of existing Suburban land use to the north, south, and west of the aggregate pit site.

The Washoe County Master Plan establishes guidelines to gauge whether a land use is appropriate for any given parcel. In the case of Donovan Ranch, the site meets or exceeds all criteria outlined for the Suburban designation on pages 48 and 49 of the Land Use and Transportation Element. This includes:

- A. **Housing** – Donovan Ranch is planned for single family development at an overall density of one unit per acre. This is in direct compliance with the Master Plan standard for property designated Suburban which states that *“detached and attached homes are the predominant housing type.”* Additionally, it directly matches the development patterns of surrounding properties and provides for a compatible land use rather than a heavy industrial use type, as exists today.
- B. **Conservation** – The Master Plan calls for the preservation of natural terrain and scenic qualities. As stated previously, the Donovan Ranch property does not contain development constraints and will not result in grading of steep slopes or any type of development that results in visual scarring, etc. In fact, future residential development of the site will eliminate unsightly mining operations which are visible from within the valley now. By incorporating a common open space development plan (with future tentative map application), open space will be preserved that will include recreational opportunities and connections to the regional trail network.
- C. **Land Use and Transportation** – The Land Use and Transportation Element lists LDS as an allowable zoning designation within the Suburban category. This application also includes a Regulatory Zone Amendment to rezone the site from GR to LDS, consistent with the Washoe County Master Plan criteria.
- D. **Public Services and Facilities** – Donovan Ranch meets or exceeds the standards for fire, EMS, and police response times, will be developed with municipal water and sewer, and far exceeds the distance requirements from public schools outlined in the Master Plan.

In comparison, the Donovan Ranch site does not meet the criteria for the Rural designation given the surrounding development patterns in the area. The Rural designation is reflective of a long-established use (aggregate mine). There have been significant changes to the area that have occurred since the pit began operations nearly 70 years ago. In fact, the pit was established prior to any of the residential and industrial growth in the area. Now that surrounding Master Plan land uses have developed and come to fruition, the aggregate pit has become less of a compatible use with the surrounding area. Providing residential use at the site will improve on area aesthetics and significantly reduce truck traffic on Pyramid Highway within northern Spanish Springs.

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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 is zoned General Rural (GR). Consistent with the requested Suburban Master Plan designation, it is requested that the zoning for the site be amended to Low Density Suburban (LDS). The LDS designation will allow for single family residential development at a maximum density of one unit per acre, directly matching that of Shadow Ridge to the west and Harris Ranch to the north.

Like the current Master Plan designation, the GR zoning was put into place by Washoe County to allow the current aggregate mining operations to remain conforming under current code standards/requirements. With planned cessation of mining operations by RT Donovan Company, GR zoning is no longer logical given the surrounding land use patterns and overall changes within the area.

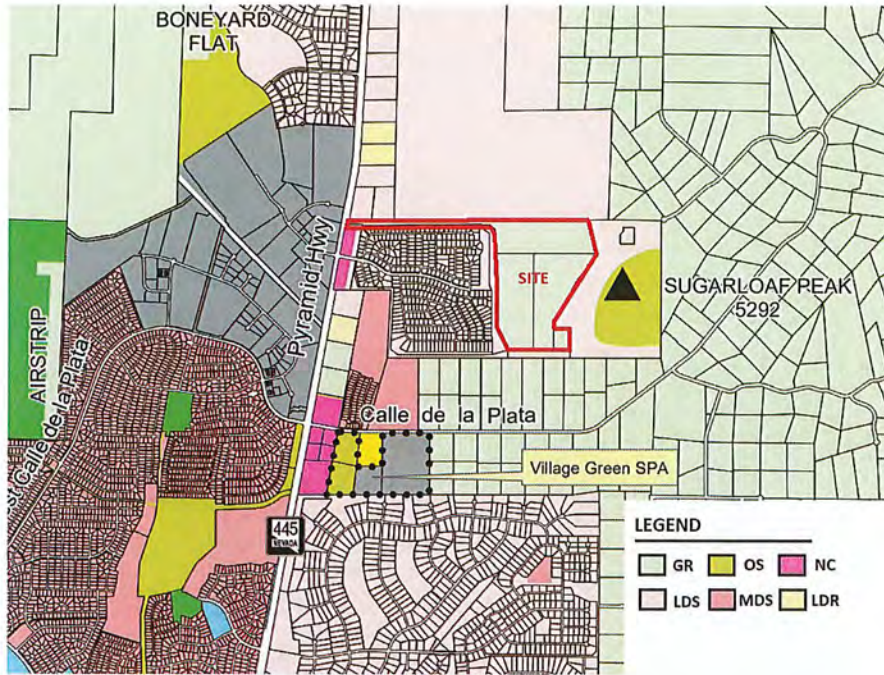
LDS zoning will allow for new residential uses that directly complement the adjoining Shadow Ridge project. In fact, there was a long term vision dating back to the original SSSP that the pit area would someday convert to residential use. This is evident with the planned infrastructure stubs from Shadow Ridge including connection to a residential collector roadway along with sewer and water connection points. Given the availability of infrastructure and services that are already occurring in the area, LDS is a logical zoning designation for the property once mining operations end.

Reclamation of mined areas has been occurring within the Donovan Pit for decades. As new areas of the property were mined, previously disturbed areas were recontoured and revegetated. In fact, reclamation efforts by the RT Donovan Company were awarded by the Washoe County Design Review Committee in 2001. The recontouring of the pit that has occurred was completed with future use in mind. As a result, the topography of previously mined areas is now well suited for residential use types and includes gradual slopes and terrain generally less than 10% in slope.

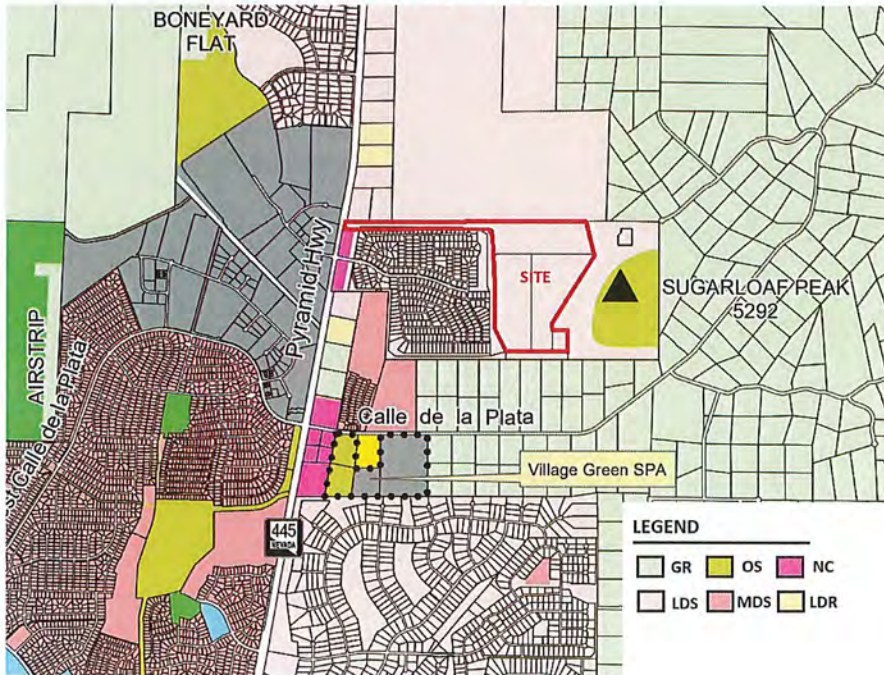
The proposed LDS zoning would allow for a maximum density of 144 single family units. As noted previously, the MPA and RZA requests included with this application do not grant an entitlement to subdivide the property. Instead, if the MPA and RZA are approved, a tentative map is required to allow for subdivision of the property. The tentative map includes a similar entitlement process with presentation to the Citizens Advisory Board and a public hearing before the Washoe County Planning Commission. This will provide for additional opportunity for public input and allow Washoe County to condition a site specific project to ensure any and all impacts are properly mitigated/addressed.

Figure 7 (following page) depicts the existing and proposed zoning for the project site as well as that of the surrounding area.

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Existing Zoning



Proposed Zoning

Figure 7 – Existing/Proposed Zoning

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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 Donovan Ranch property a logical location for the zoning and allowed densities proposed. In fact, the Donovan Ranch site has essentially become an infill development parcel given the changes that have occurred within the surrounding area.

As noted, the Washoe County Master Plan designates the project site as an area "most suitable for development." As such, intensification of 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.

Future Development/Potential Impacts

It is very important to note that the MPA and RZA requests included with this application do not grant an entitlement to construct a new subdivision at the site. Rather, this is simply the first step in establishing the appropriate underlying land use designations for a future project. A tentative subdivision map must be filed and approved in order to implement a future development plan. This tentative map application (anticipated in summer 2022), will provide highly specific project details, impact analysis, infrastructure review, hydrology reports, etc. and is subject to review and approval through a publicly noticed hearing process.

Given the dramatic changes that have occurred within the Spanish Springs Valley since the inception of mining operations at the site, the requested changes provide for a more appropriate use of the property. Mining operations were long-isolated from residential uses and did not result in compatibility conflicts. However, now that suburban development is encroaching upon the Donovan Pit, there is potential for incompatibility issues such as noise, truck traffic, etc.

The requested residential designations will allow for a comprehensive reclamation of the Donovan Pit with conversion to residential use types that directly complement adjoining properties. Not only will this address all incompatibility issues, but reclamation of the pit area will greatly enhance community aesthetics.

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This section aims to provide a cursory impact analysis based on the maximum theoretical density of 144 units.

- **Traffic**

Traffic is a measurable impact that will result no matter what is developed at the site. As part of this application and consistent with the Plan Maintenance section of the Spanish Springs Area Plan, a traffic analysis, prepared by Headway Transportation, is attached within the appendices of this report.

Per the Headway analysis, a future 144-unit project can be expected to generate 1,358 average daily trips (ADT) with 101 am and 135 pm peak trips, as shown in the table below.

Land Use (ITE Code)	Size	Trips				
		Daily	AM	AM In/Out	PM	PM In/Out
Single Family Residential Land Use (210)	144 units	1,358	101	26 / 75	135	85 / 50
Total Trips		1,358	101	26 / 75	135	85 / 50

Source: Headway Transportation, 2021

The analysis also recognizes that this traffic estimate will be reduced by the actual existing trips associated with the aggregate pit operations. The study specifically analyzes the Horizon View Avenue/Pyramid Highway/Ingenuity Avenue intersection with the added trips. The analysis includes recently approved projects, including Harris Ranch, U-Haul, etc. and is shown to operate at a level of service (LOS) C in the post development condition. This exceeds RTC standards and meets more restrictive standards established in the Area Plan.

As part of the forthcoming tentative map review process, Headway Transportation will be meeting with NDOT and representatives of the adjoining project to analyze intersections along Pyramid Highway, including the Horizon View Avenue/Pyramid Highway intersection. With development of nearby projects such as Harris Ranch, additional improvements to Pyramid Highway are planned.

Conversion of the Donovan Pit to residential use will eliminate up to 700 truck trips per day on Pyramid Highway. Currently, trucks access the Donovan Pit via the haul road that parallels the northern project boundary. The intersection of the haul road and Pyramid Highway is located north of the Pyramid Highway/Horizon View Avenue intersection. As a result, truck traffic from the pit heading south often results in left turn delays out of the Shadow Ridge subdivision on to Pyramid Highway. Additionally, trucks exiting the pit take additional time and distance to get up to speed which has the potential for conflicts with southbound Pyramid Way traffic. A similar situation exists for northbound traffic. As development has occurred north of the site (Pebble Creek and Harris Ranch), northbound traffic past the site has increased. Trucks turning into the Donovan Pit often slow northbound traffic, backing traffic towards the Horizon View Avenue intersection.

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The current haul road is an NDOT permitted access and has been in place for decades. However, it is recognized that development in the Spanish Springs Valley have resulted in a significant increase in traffic since the haul road was constructed. Should the Donovan Pit operations be replaced with single family use, the haul road would be restricted to an emergency ingress/egress only per NDOT access management standards. Traffic from a future development would utilize Horizon View Avenue as primary access in and out of the project. Horizon View Avenue is a residential collector that does not include houses fronting to it. Thus, traffic from a future project would not result in vehicle trips within established neighborhoods as they would be utilizing the collector roadway to access Pyramid Highway.

- **Schools**

As part of this MPA/RZA process, the Washoe County School District (WCSD) was consulted as to the current capacities of schools that serve the project area. It was determined that the project site is zoned for the following schools:

- Alice Taylor Elementary School
- Yvonne Shaw Middle School
- Spanish Springs High School

WCSD has indicated that the 144 potential units would be anticipated to yield 24 elementary students, 11 middle school students, and 13 high school students. WCSD has stated that an elementary school site has been reserved in the adjoining Harris Ranch project that will “directly relieve” Taylor Elementary School and that “Shaw and Spanish Springs High School’s projected enrollments are conducive to any students possibly generated by 144 units.”

It is important to note that this analysis does not consider the potential for children to attend charter schools, private institutions, or home schooling and is therefore a worst-case scenario in terms of student generation projections.

- **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 lots within a future project will be served by municipal water and sewer. These policies (detailed later in this report) further support the LDS zoning/density requested as it is not feasible to supply GR densities with these municipal services. Thus, if the Donovan Ranch property were to develop with lower density, individual well and septic systems would likely occur as they do in the immediate area. This is viewed as highly undesirable by Washoe County. Power, natural gas, cable television, and high speed internet service all exist at or adjacent to the project site.

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Currently, there are 4 wells and 2 septic systems occurring within the project boundaries that serve two residential units as well as the overall pit operations. If the property develops for single family use in the future, the existing septic systems would be abandoned and wells would be capped or taken over by the Truckee Meadows Water Authority (TMWA).

A future tentative map is envisioned to cluster units utilizing a common open space development approach (identical to Shadow Ridge). This will result in resource conservation, reduction in water use, etc. All of the applicable infrastructure will be analyzed and compliance will be demonstrated with the forthcoming tentative map request. For the purpose of the land use requests included with this application, the property meets or exceeds all criteria for the designations being requested.

- **Site Suitability**

As noted previously in this report, the site is well suited for the type of density potential associated with the requested designations. The site does not include identified development constraints and has comparable characteristics as the adjoining Harris Ranch project that is also zoned LDS. Furthermore, the site is not encumbered by geologic, cultural, historical, or flood concerns that would preclude development.

- **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.

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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 current Master Plan and zoning designations are in place to support mining operations which do not protect the scenic quality of the valley. Conversion to residential use coupled with the already-dedicated Sugarloaf Peak open space will result in a much more aesthetically pleasing and appropriate transition between developed areas and open space to the east than what exists under the current designation/use.

As noted in the second introductory bullet point in the Area Plan, the plan sets out to protect private property rights. The Donovan family has operated the current mining operations for nearly 70 years and have been landowners and residents of the Spanish Springs Valley for generations. The valley has changed dramatically since the Donovan’s began utilizing their land, including the area subject to this MPA/RZA request. As land uses in the valley have evolved, the aggregate pit operations are no longer the highest and best use for the property given surrounding conditions and market demands. With these requests, the Donovan family is exercising their property rights to repurpose the land to a more appropriate use type.

The current Rural and GR land use designations are similar to a “donut hole” in terms of land use. The project site is entirely surrounded by Suburban and LDS designations. The Donovan Pit is essentially an infill project. The requested designations included with this application are identical to those adjoining the site 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 that a transition to more suburban densities will occur within Spanish Springs. The one dwelling unit per acre density proposed with Donovan Ranch is directly complementary to suburban lot sizes to the north, west, and south. 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. The current designations and aggregate operations are simply not logical anymore given the changes that have occurred in the area.

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As noted previously and depicted in Figure 5, the project site is located within the Suburban Character Management Area defined in the Area Plan. This “suburban core” as discussed in the Character Statement includes “residential densities of up to three dwelling units per acre.” The Character Statement goes on to state that “suburban land uses are located predominantly, **but not exclusively**, on the west side of Pyramid Highway.” As part of this discussion, the Character Statement discusses transitions between the suburban core and more rural areas. The Suburban Master Plan designation and LDS zoning are less intense than the 3 du/ac suburban character identified in the plan and most definitely provide for a proper transition to adjoining properties.

It is noteworthy that Washoe County’s own definition of “suburban,” calls for density up to 7 units per acre (reflected in High Density Suburban zoning). The one dwelling unit per acre density proposed with Donovan Ranch is roughly 14% of this. Furthermore, Washoe County staff has agreed that the proposed density meets the suburban definition and character identified in the Area Plan and has determined that an amendment to the Character Statement is not needed as part of this Master Plan Amendment request.

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.*” Given the fact that the Donovan Ranch site is unconstrained, easily developed, and in an area where infrastructure exists or can easily be extended, this request serves to implement the character and vision expressed in the Area Plan. 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.*” The ultimate plan for Donovan Ranch is directly compatible with this and will provide trail linkages and open space connections to the regional network. Also, the clustering of units promotes resource conservation and greatly reduces water usage, etc. than if developed with larger lots (to be reviewed with future tentative map). It can be logically argued that the current aggregate mining operations hinder the potential for these goals to be realized.

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 at this time but will be addressed with the forthcoming tentative map (i.e. policies related to grading, utilities, etc.).

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, Donovan Ranch conforms to the Character Statement in terms of location within the Suburban Character Management Area, allowable suburban densities, preservation of open space, trail connections, and resource conservation.

DONOVAN RANCH

SS1.2 *The Policy Growth Level for the Spanish Springs Suburban Character Management Area is 1,500 new residential units of land use capacity. Land use intensifications will not add more than 1,500 new units of Land Use Capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.*

Donovan Ranch, at maximum build out, represents 144 new residential units. Prior to the filing of this application, Washoe County Planning staff was contacted to ensure that additional new units of land use capacity (below the 1,500 cap) were available within the SCMA boundary. It was confirmed that adequate unit capacity is currently available to accommodate the potential for 144 additional units.

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

b. Low Density Suburban (LDS – One unit per acre).

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

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

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. Donovan Ranch is consistent with all of the findings.

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

A detailed traffic impact analysis will be required with a forthcoming tentative map request. The tentative map process will allow Washoe County to condition any needed mitigation measures to ensure this policy is implemented. It is also important to consider that conversion of the mining operations to residential use will significantly reduce truck traffic on Pyramid Highway, especially at the intersection of Horizon View Avenue. This will have positive impacts to the intersection from a safety perspective.

DONOVAN RANCH

SS.3.5 *Washoe County will be an advocate for restricted access to Pyramid Highway pursuant to the provisions of the Pyramid Highway Corridor Management Plan.*

Should the Donovan Pit be converted to residential use, the existing haul road would become limited to emergency ingress/egress only per NDOT access management standards. Not only does this greatly reduce truck traffic on Pyramid Highway and at the Horizon View Avenue intersection, but it also directly implements this policy.

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

Although the RT Donovan Company has done an effective job of buffering and screening mining operations, the current use is nonetheless an open aggregate mine that can be seen from locations throughout the valley. Conversion to residential use will be much more aesthetically pleasing and will provide for a smooth transition between developed areas and open space to the east.

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 a more appropriate transition between suburban uses and open space to the east, not to mention that residential use is much more compatible with adjoining land uses than the current mining operations. The current land use is essentially grandfathered in the Area Plan and is not entirely consistent with the Vision and Character statement included in the Area Plan.

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

There are no believed or known cultural or historical resources located on the Donovan Ranch site, ensuring consistency with this goal. Sugarloaf Peak, a primary resource within the valley, is already protected within dedicated open space. A future tentative map can help to enhance trail/public access to this community resource.

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.

As noted, with a future tentative map, additional trail connections to Sugarloaf Peak and adjoining projects can be provided whereas these are not available given the current use of the site.

DONOVAN RANCH

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.*

Given the industrial character of the existing uses, trail connections through the Donovan Pit are not possible. Conversion of the property to residential use will allow for additional trail linkages, serving to implement this policy.

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. A detailed geotechnical investigation will be required concurrently with a future tentative map to confirm this.

Goal Ten: Maintain the existing and future viability of aggregate mining operations in the Spanish Springs planning area.

The current land use designations were put in place to allow the Donovan Pit (and others) that are long-standing operations to continue to operate despite the planned growth anticipated in the valley. However, now that the envisioned growth has been realized, these uses, while still legal, are not ideally located adjacent to residential development. In fact, the Donovan Pit has been ringed by residential growth on three sides. This application represents a voluntary cessation of mining operations and provides for land uses more suitable and complementary to those that now adjoin the site.

SS.10.1 *New development will not impair the ability to meet the conditions of a special use permit for aggregate mining.*

While new development within Shadow Ridge, Harris Ranch, and Blackstone Estates has not hindered the Donovan Pit from operating, it has fundamentally changed the character of the area. When the pit was established, it was in a highly rural area, away from residential uses. At that time, traffic on Pyramid Highway was virtually nonexistent. Although the Area Plan aimed to protect established uses, the existing aggregate mine is no longer the highest and best nor the most appropriate use for the property. Establishing LDS zoning will directly complement adjoining residential uses and provide much needed housing stock. It can also serve to create a better jobs/housing balance within Spanish Springs.

DONOVAN RANCH

SS.10.2 The encroachment of industrial, commercial and residential uses on aggregate facilities will not be grounds to limit or eliminate aggregate facilities.

Although the encroachment of residential uses has not limited the operations of the Donovan Pit, the use itself is not entirely compatible with adjoining uses in a variety of ways. For example, as residential traffic has increased on Pyramid Highway, truck traffic from the pit poses potential safety concerns at highway intersections. Additionally, new housing to the north will have views directly into the mining operations. Conversion of the Donovan Pit to residential use will provide for more appropriate adjoining land use relationships and enhance views from not only adjoining properties, but throughout the valley as a whole.

SS.10.3 Sand and rock resources are currently being mined within the Spanish Springs Area Plan. These common minerals are among the most important in Nevada in terms of market value based on annual production and to fill community needs for construction materials. The Spanish Springs Area Plan attempts to maintain the status quo regarding aggregate mining (aggregate facilities) and allows continued production of aggregates within the Spanish Springs Area Plan.

While the Area Plan “attempts to maintain the status quo” of mining operations, it has also allowed for the encroachment of uses that are not entirely compatible with existing mining operations and associated truck traffic on Pyramid Highway. This application represents a voluntary request to provide residential land use at the Donovan Pit site which is much more compatible with uses that now adjoin the property.

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.**

DONOVAN RANCH

It is premature to evaluate specific water rights at this time, but the forthcoming tentative map (planned for submittal in summer 2022) will provide specifics on water demands and service. However, it is important to note that the Donovan Pit currently has deeded water rights and an onsite well. As the project moves ahead, the applicants will work with TMWA to ensure that the provisions of this policy are met.

SS.12.5 New residential subdivisions (e.g. tentative parcel map, tentative subdivision map) utilizing Medium Density Suburban land use densities (MDS: 1 du/ac to max. 3 du/1 ac) or greater densities approved after January 1, 1996 shall be required to use an imported water source, except subdivisions approved on land designated Medium Density Suburban prior to October 1, 1995.

Donovan Ranch will comply with the requirements of this policy or dedicate existing water rights associated with the pit operations. Further details will be provided with the forthcoming tentative map and are not directly relevant to the requests included with this application.

SS.12.7 The creation of parcels and lots in the Spanish Springs planning area shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.

Donovan Ranch will comply with the requirements of this policy. Further details will be provided with the forthcoming tentative map and are not directly relevant to the requests included with this application.

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 indirect 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 and will be detailed with the forthcoming tentative map request.

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

Donovan Ranch will be served by a community water system. Individual wells are not being proposed nor are they permitted with LDS density.

DONOVAN RANCH

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.

Donovan Ranch will be served by sanitary sewer and not septic systems, serving to implement not only this goal, but numerous policies as well. It is also important to note that in order to make community water and sewer service available on a large scale (as encouraged in the Area Plan), additional density is needed to make it financially viable. Thus, services within the project could benefit adjoining parcels through the ability to hook up with municipal services that would not otherwise be available.

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

Donovan Ranch 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, Donovan Ranch 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 density being proposed. Also, consistent with goals and policies of the Plan, the requested Suburban and LDS designations better serve to protect the character of the area and will have far less impact as compared to the existing designation/operations at the site.

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 residential use that is directly compatible with adjoining properties. While the Area Plan allows for ongoing aggregate mining operations, significant changes have occurred in the area, making residential use much more appropriate for the site. 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.

DONOVAN RANCH

- 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 more appropriate land use and significantly reducing truck traffic at the Horizon View Avenue/Pyramid Highway intersection. Additionally, residential use is far more compatible with adjoining single family development than an aggregate mine.

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.*

Donovan Ranch is essentially an infill project. The analysis contained herein satisfies the feasibility analysis requirement of the Area Plan. This includes explanation of available infrastructure, etc., as detailed below:

The applicant has conducted preliminary feasibility studies with respect municipal water, sewer and storm water and has found the existing facilities compliant to support the proposed intensification.

Water

The site will be served by the Truckee Meadows Water Authority's the existing water tank (Sugar Loaf) approximately 650 feet east of the subject property. The existing tank and infrastructure facilities are capable of providing domestic water service to the subject property to a maximum elevation of +-4728 feet. The applicant has submitted a discovery application to the Truckee Meadows Water Authority and will provide detailed hydraulic information with the future tentative map application.

Sewer

Sanitary sewer facilities capable of serving future development exist on the subject property in 2 locations: the existing access road serving the current pit operation and in Horizon View Avenue. This existing infrastructure has capacity to serve the additional proposed density. A detailed sanitary sewer report will be submitted with the future tentative map application.

DONOVAN RANCH

Storm Water

The subject property has operated as mine/aggregate pit for many years. Stormwater has been managed with detention and retention ponds located on the southwestern portions of the site. With the proposed intensification, this same method of stormwater management will be employed. The 100-year peak flows will be retained/detained on-site, per the requirements set forth by Washoe County. A detailed Hydrology and hydraulics report will be provided with the future tentative map application.

- 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.*

As noted previously, Headway Transportation has conducted a Master Plan-level traffic analysis. A full traffic impact analysis will be required/provided with a forthcoming tentative map request. The proposed change will result in a significant decrease in truck traffic, greatly enhancing safety along Pyramid Highway and at the Horizon View/Pyramid Highway intersection.

- 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.*

Not applicable.

- 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.*

With only 144 units, Donovan Ranch does not increase units above the 1,500 cap established in policy SS.1.2, as previously addressed. This has been confirmed with Washoe County Planning staff.

- 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.*

DONOVAN RANCH

Based on trips currently generated by the aggregate mine and commercial landscape and composting operations, traffic impacts will be comparable with residential development. Based on analysis completed by Headway Transportation (see attached), no drop to existing levels of service is anticipated. Furthermore, reductions in truck traffic will enhance safety along the Pyramid Highway corridor, especially in the area of the Horizon View intersection.

- 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.*

The attached traffic impact analysis provides specific details that speak directly to this finding. No drop in existing levels of service, below adopted standards, is anticipated with the addition of 144 single family units.

- 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, Donovan Ranch 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.*

The Washoe County School District has provided enrollment numbers and student projections which are included in a previous section of this report. WCSD has indicated that capacity exists within the schools serving the site to accommodate the 144 units that could be constructed within Donovan Ranch.

- 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.

DONOVAN RANCH

- **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 Donovan Ranch site is ideal in that development will not result in the grading of hillsides, visual scarring or grading of roadways through undeveloped parcels. In fact, conversion of the aggregate pit to residential use will greatly enhance the aesthetics of the property.

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 Donovan Ranch site will not result in any threat to protected resources, cultural sites, sensitive lands, etc. The project site is heavily disturbed and conversion to residential use will greatly enhance site aesthetics.

DONOVAN RANCH

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 “most suitable for development.” The property is not located within a flood zone and has been highly disturbed/graded with current and past mining operations. Conversion of the site to residential use provides for a logical reclamation plan for the pit.

C.16.1 *Through the adoption of the Open Space and Natural Resource Management Plan and implementation of the policies contained in the Land Use and Transportation Element, Washoe County will promote and facilitate recreational use of green space by pedestrians and bicyclists, and provide access to public facilities, recreation, public transportation and open space.*

Public access through the pit area is currently prohibited for safety reasons. With conversion to residential use, trail connections to the regional trail network, including Sugarloaf Peak, can be achieved.

DONOVAN RANCH

Housing Element:

Policy 1.5: Encourage development at higher densities where appropriate.

The density allowed under the proposed LDS zoning directly matches that of the adjoining Shadow Ridge and Harris Ranch projects. Not only does this provide land use consistency, but it is in direct compliance with Area Plan policies.

Program 1.5: The County will utilize its higher density zoning designations to allow for the most efficient use of land that has infrastructure in place or where the installation of infrastructure is planned. The County will consider installing minimum density requirements in mixed-use and/or high density areas.

The proposed LDS zoning is consistent not only with adjoining properties, but also with the capacities of existing services and infrastructure. As an infill project, future development will provide for more efficient use of County infrastructure without the need for major improvements, disruptions to service, etc.

Land Use and Transportation Element:

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

Clustering of lots is planned with a forthcoming tentative map. Clustering (similar to Shadow Ridge to the west) will reduce overall resource impacts, reduce water consumption, and serve to implement this goal.

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 which allows for densities up to 3 units per acre. The proposed LDS zoning allows for up to one unit per acre, well below the 3 du/ac cap.

DONOVAN RANCH

LUT.2.1: Allow flexibility in development proposals to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning providing that the resulting design is compatible with adjacent development and consistent with the purposes and intent of the policies of the Area Plan. Development applications shall be evaluated with the intent to satisfy the minimum following criteria:

- a. Directs development away from hazardous and sensitive lands.*
- b. Preserves areas of scenic and historic value.*
- c. Provides access to public land.*
- d. Retains agricultural uses, fire and windbreaks, wildlife habitat, wetlands, streams, springs and other natural resources. An adequate amount of prime resources must be retained in order to sustain a functioning ecosystem.*
- e. Accommodates the extension and connection of trail systems and other active and passive recreational uses.*
- f. Furthers the purposes and intent of the respective Area Plan.*
- g. Prevents soil erosion.*
- h. Encourages a minimum distance from residential dwellings to active recreation in parks.*

Although more specific details will be provided in the forthcoming tentative map application, Donovan Ranch will implement this policy through a common open space design concept that provides for open space, recreational opportunities, trails, trail connection, and overall consistency with the Vision and Character of the Spanish Springs Area Plan. A similar design approach as the adjoining Shadow Ridge and Harris Ranch projects is envisioned.

Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.

As noted, the current mining operations are a “donut hole” of non-residential use surrounded by LDS zoning. Given the significant changes that have occurred within the area, the proposed LDS zoning is highly logical and a more appropriate designation for the project site.

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 Suburban Character Management Area as well as within the TMSA.

DONOVAN RANCH

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

As discussed previously, the 144 units proposed with Donovan Ranch fits within the growth policies established in the Spanish Springs Area Plan. Washoe County Planning staff has confirmed that 144 additional units can be accommodated per the growth management policies of the Area Plan.

LUT.3.3: Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre.

At a proposed density of one dwelling unit per acre, the project is in direct compliance with this policy.

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 larger (in excess of 40 acres) undeveloped parcels in the Suburban Character Management Area. As such, it is well suited to meet the future housing needs of Spanish Springs and the region.

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

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

The proposed residential use is much more logical from a land use perspective than the existing aggregate mining operations based on the significant changes that have occurred within the area. It provides for land use relationships that are directly complementary to adjoining projects and will enhance site aesthetics, reduce truck traffic, etc.

DONOVAN RANCH

LUT.4.3 Encourage suburban development to provide a mix of residential densities and housing types in close proximity to retail/commercial.

Donovan Ranch is located within walking distance of commercially zoned properties located at the intersection of Horizon View Avenue and Pyramid Highway and is within a 5-minute drive time of major employment centers (Spanish Springs Industrial Park) as well as commercial uses located at Pyramid Highway and Eagle Canyon Drive.

LUT.5.2 Proposed development plans shall be required to provide the minimum service standards as described in the Land Use and Transportation Plan.

As detailed previously under the Area Plan analysis, the project meets or exceeds all of the applicable standards.

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. Any upgrades or improvements can be conditioned with the tentative map at the expense of the project developer.

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*

Donovan Ranch 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 residents easy access to open space, trails, and recreational opportunities.

DONOVAN RANCH

LUT.9.1 Create, maintain, and connect usable open space for aesthetic, recreational purposes and natural resource protection.

a. Development assurances shall provide that the open space will be used as intended and will be adequately maintained. The following measures shall be used as applicable:

- i. Designate open space areas to a classification consistent with the intended use.*
- ii. Record Conditions, Covenants and Restrictions (with the County as an interested party) or other contractual agreement with specification of the intended use and prohibition of future sale of the property without consent of the County.*
- iii. Specify use of the property (e.g. common area) on recorded maps.*
- iv. Dedicate easements (with the County as an interested party) that specify the intended use.*
- v. Provide financial assurances for any proposed improvements within the open space.*
- vi. Provide mechanisms to assure perpetual maintenance of the open space.*
- vii. When a density bonus or density transfer is proposed, the parcel that is proposed to be use-restricted should be included as part of the tentative map.*

Currently, trails exist from within the Shadow Ridge subdivision and points south to access the Sugarloaf Peak open space. However, no access is available through the aggregate mine operations. Conversion of the property to residential use will allow for additional trail connections, enhancing access to this community amenity.

LUT.9.5 Require the connection of open space; trail access and bikeway systems with regard to a multitude of different trail uses.

With a subsequent tentative map, new trails within Donovan Ranch will provide for connectivity with and continuance of the regional trail network within the community.

Goal Ten: The public has access to open space resources.

AS detailed above, access to public trails and open space will greatly enhanced with the cessation of mining operations and will be detailed in a forthcoming tentative map request.

DONOVAN RANCH

LUT.10.6 Promote an interconnected open space system that accommodates and provides efficient access to all reasonable trail uses.

Once again, the project will provide logical connections to the regional trail system throughout the planned community. Additional details will be presented with a forthcoming tentative map request.

Goal Fourteen: Washoe County will, to the extent possible, create a cohesive interconnected trail network.

The current mining operations prevent additional regional trail connections between adjoining projects and the Sugarloaf Peak open space. With conversion to residential use, additional trail connections that provide for efficient access to the existing trail system and open space can be provided.

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.

Population Element:

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

Establishment of suburban residential at the site is logical from a land use perspective as it provides for appropriate transitions to adjoining properties, offers recreational opportunities and amenities to residents, and is within a short distance of employment centers and planned commercial uses.

- **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*. In general, this application seeks to provide suburban residential development within an area already included within the Truckee Meadows Service Area (TMSA) boundary. The project site is designated as Tier 2 on Map 2 – Regional Form included in the Regional Plan. Tier 2 lands are eligible for intensification and are located in areas of existing or planned infrastructure. Outside of the urban core, Tier 2 lands are recognized and the most desirable areas for new growth within the region.

DONOVAN RANCH

Request Findings

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

- **Master Plan Amendment**

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

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

The requested Suburban designation will allow for the establishment of Low Density Suburban (LDS) zoning. The LDS zoning is consistent with the site's location within the Suburban Character Management Area and is consistent with the goals, policies, vision, and character statement of the Spanish Springs Area Plan, as detailed previously within this report. Furthermore, the LDS zoning directly complements that of all surrounding properties and provides for a create and effective reclamation of past mining activities.

- (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 designations directly match that of all surrounding parcels. Uses permitted under the Suburban Master Plan and LDS zoning designations directly match that occurring on adjoining properties and are far more appropriate than an aggregate mine given the substantial changes that have occurred within the area.

- (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.

Aggregate mining facilities were established at the site nearly 70 years ago. The current land use designations were established in 2001 with the Spanish Springs Specific Plan (and later incorporated into the Area Plan) to ensure that established operations could continue. However, land uses envisioned within the plan are now implemented and have resulted in the site being surrounded by single family development. This, coupled with increased traffic (that has potential to conflict with trucks) makes the requested residential use for the property much more logical and appropriate.

DONOVAN RANCH

- (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 or can be easily extended to serve Donovan Ranch. 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 Spanish Springs Area Plan as “most suitable for development” and 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 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 LDS zoning directly matches that of all surrounding properties, ensuring full compatibility with existing uses surrounding the site.

DONOVAN RANCH

- (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.

The Spanish Springs Valley has changed dramatically since mining operations began at the site nearly 70 years ago. The aggregate pit operations that were once isolated are now surrounded by suburban development. Cessation of the heavy industrial use and reclamation of the site for residential use is not only logical but now a more appropriate use for 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 or can be easily extended to serve Donovan Ranch. The project meets the requirements of the Area Plan in terms of services and infrastructure and will serve to better optimize facilities over current conditions.

- (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. In fact, it is almost certain that additional goals and policies will be implemented with future development of a common open space subdivision at the site.

- (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 housing needs of the community. No environmental or other conditions exist that would preclude development of the property at the densities permitted within the LDS zone. The project can better 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.

APPENDICES

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: Donovan Ranch			
Project Description: A Master Plan Amendment and Regulatory Zone Amendment to redesignate 144.83 acres from Rural and General Rural to Suburban and Low Density Suburban. Refer to attached report for a detailed description.			
Project Address: 11600 Pyramid Way, Sparks, NV 89441			
Project Area (acres or square feet): 144.83 acres			
Project Location (with point of reference to major cross streets AND area locator): The site is located at the eastern terminus of Horizon View Avenue in Spanish Springs. Refer to attached report for a vicinity map.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
534-591-01	49.49 acres	534-591-03	5 acres
534-591-02	45.34 acres	534-591-05	45 acres
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: See attached list (following page)		Name: Christy Corporation, LTD	
Address:		Address: 1000 Kiley Pkwy.	
Zip:		Sparks, NV	Zip: 89436
Phone: (775) 691-3391	Fax:	Phone: (775) 502-8552	Fax:
Email: rtd-tom@att.net		Email: mike@christynv.com	
Cell: (775) 691-3391	Other:	Cell: (775) 250-3455	Other:
Contact Person: Tom Donovan		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Christy Corporation, LTD		Name: Scott Christy	
Address: 1000 Kiley Pkwy.		Address: 1000 Kiley Pkwy.	
Sparks, NV	Zip: 89436	Sparks, NV	Zip: 89436
Phone: (775) 502-8552	Fax:	Phone: (775) 502-8552	Fax:
Email: mike@christynv.com		Email: scott@christynv.com	
Cell: (775) 250-3455	Other:	Cell: (775) 745-0259	Other:
Contact Person: Mike Railey		Contact Person: Scott Christy	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: CHRISTY CORPORATION, LTD.

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Thomas Donovan
(please print name)

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

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

Assessor Parcel Number(s): 534-591-01 and 02 (RT Donovan Company, Inc.)

Printed Name Thomas Donovan

Signed [Signature]

Address 11600 Pyramid Way

Sparks, NV 89441

Subscribed and sworn to before me this 4th day of January, 2022

[Signature]
Notary Public in and for said county and state

My commission expires: Aug 15, 2024



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

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

Property Owner Affidavit

Applicant Name: CHRISTY CORPORATION, LTD

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Thomas Donovan
(please print name)

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

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

Assessor Parcel Number(s): 534-591-05 (RT Donovan Land, LLC)

Printed Name Thomas Donovan

Signed [Signature]

Address 4625 Pyramid Way
Sparks, NV 89441

Subscribed and sworn to before me this
4th day of January, 2022

tonya cate
Notary Public in and for said county and state

My commission expires: Aug 15, 2024



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

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

Property Owner Affidavit

Applicant Name: CHRISTY CORPORATION, LTD.

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Thomas Donovan
(please print name)

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

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

Assessor Parcel Number(s): 534-591-03 (Donovan Family Trust)

Printed Name Thomas Donovan

Signed [Signature]

Address 11625 Pyramid Way
Sparks, NV 89441

Subscribed and sworn to before me this 4th day of January, 2022.

Tonya Cate
Notary Public in and for said county and state
My commission expires: Aug 15, 2024



(Notary Stamp)

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

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

ENTITY INFORMATION**ENTITY INFORMATION****Entity Name:**

R.T. DONOVAN COMPANY, INC.

Entity Number:

C17941-1995

Entity Type:

Domestic Corporation (78)

Entity Status:

Active

Formation Date:

10/16/1995

NV Business ID:

NV19951142278

Termination Date:

Perpetual

Annual Report Due Date:

10/31/2022

REGISTERED AGENT INFORMATION**Name of Individual or Legal Entity:**

SIERRA CORPORATE SERVICES - RENO

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

NEVADA

Street Address:

100 WEST LIBERTY STREET 10TH FLOOR, Reno, NV, 89501, USA

Mailing Address:

Individual with Authority to Act:

Micki Arguello

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Secretary	LYNDA M DONOVAN	11600 PYRAMID HWY, Sparks, NV, 89441, USA	10/19/2021	Active
Director	JOSEPH DONOVAN	11600 PYRAMID HWY, Sparks, NV, 89441, USA	10/19/2021	Active
Director	RACHEL DONOVAN	11600 PYRAMID HWY, Sparks, NV, 89441, USA	10/19/2021	Active
President	LYNDA M DONOVAN	11600 PYRAMID HWY, SPARKS, NV, 89441, USA	10/05/2018	Active
Treasurer	THOMAS J DONOVAN	11600 PYRAMID HWY, SPARKS, NV, 89441, USA	10/05/2018	Active

Page 1 of 1, records 1 to 5 of 5

CURRENT SHARES

Class/Series	Type	Share Number	Value
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No records to view.

Number of No Par Value Shares:

2500

Total Authorized Capital:

2,500

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

[Return to Search](#)

[Return to Results](#)

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

R.T. DONOVAN LAND, LLC

Entity Number:

E0043042011-2

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

01/25/2011

NV Business ID:

NV20111058629

Termination Date:

Perpetual

Annual Report Due Date:

1/31/2022

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

SIERRA CORPORATE SERVICES - RENO

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

NEVADA

Street Address:

100 WEST LIBERTY STREET 10TH FLOOR, Reno, NV, 89501, USA

Mailing Address:

Individual with Authority to Act:

Micki Arguello

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Managing Member	SCOTT DONOVAN - TRUSTEE	11625 PYRAMID WAY, SPARKS, NV, 89441, USA	01/30/2019	Active
Managing Member	THOMAS DONOVAN - TRUSTEE	11625 PYRAMID WAY, SPARKS, NV, 89441, USA	01/30/2019	Active

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

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Community Services Department
Planning and Building
MASTER PLAN AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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?

It is requested to redesignate 144.83 acres from Rural to Suburban in teh Spanish Springs Area Plan.

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?

There have been significant changes to the surrounding area. Refer to attached report for a detailed 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?

The project site is located approximately 3,500 feet east of Pyramid Highway and is addressed as 11600 Pyramid Way. Refer to attached report for maps, legal description, etc.

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
534-591-01	Rural	49.49	Suburban	49.49
534-591-02	Rural	45.34	Suburban	45.34
534-591-03	Rural	5	Suburban	5
534-591-05	Rural	45	Suburban	45

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

North	Suburban
South	Suburban
East	Suburban
West	Suburban

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

The project site currently operates as an aggregate pit. Refer to attached report for a detailed description.

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 attached report for a comprehensive 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:

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

Explanation:

A small area of 15% or greater slopes exists at the east side of the site.
--

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

Explanation:

The property is currently occupied by an aggregate mining operation.
--

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.

There are 4 permitted wells on site.

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:	Washoe County

- 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 Highway (State Route 445) via a connection with Horizon View Avenue.

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

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

13. Community Services (provided and nearest facility):

a. Fire Station	TMFPD - La Posada Station
b. Health Care Facility	Renown and St. Mary's Urgent Care - Los Altos Pkwy.
c. Elementary School	Alice Taylor
d. Middle School	Yvonne Shaw
e. High School	Spanish Springs
f. Parks	Lazy 5 Regional Park/Sugarloaf Open Space
g. Library	Washoe County - Spanish Springs Branch
h. Citifare Bus Stop	N/A

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

a. Population Element:

Refer to Planning Policy Analysis included in attached report.

b. Conservation Element:

Refer to Planning Policy Analysis included in attached report.

c. Housing Element:

Refer to Planning Policy Analysis included in attached report.

d. Land Use and Transportation Element:

Refer to Planning Policy Analysis included in attached report.

e. Public Services and Facilities Element:

Refer to Planning Policy Analysis included in attached report.

f. Adopted area plan(s):

Refer to Planning Policy Analysis included in 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.

Refer to Planning Policy Analysis included in attached report.

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.)

Refer to attached report for a highly detailed project description and analysis of applicable Area Plan and Master Plan policies, as well as request findings.

Community Services Department
Planning and Building
REGULATORY ZONE AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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)?

11600 Pyramid Way, Sparks, NV 89441

- 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
534-591-01	proposed Suburban	GR	49.49	LDS	49.49
534-591-02	proposed Suburban	GR	45.34	LDS	45.34
534-591-03	proposed Suburban	GR	5	LDS	5
534-591-04	proposed Suburban	GR	45	LDS	45

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	LDS	Single Family (under construction)
South	LDS	Single Family
East	LDS	Sugarloaf Open Space
West	LDS	Single Family

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

The site is currently operated as an aggregate mine. Refer to attached report for a detailed description.

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 attached report for a detailed description 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 type="checkbox"/> Yes, provide map identifying locations	<input checked="" 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:

--

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):

There are 4 permitted wells onsite. Additional detail is not needed at this stage of the project.

- 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.

The project will connect with TMWA. Refer to attached report for additional details.
--

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.

--

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:	Washoe County

- 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.

--

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

Pyramid Highway (State Route 445) via a connection with Horizon View Avenue

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

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

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

a. Fire Station	TMFPD - La Posada Station
b. Health Care Facility	Renown and St. Mary's Urgent Care - Los Altos Pkwy.
c. Elementary School	Taylor
d. Middle School	Shaw
e. High School	Spanish Springs
f. Parks	Lazy 5/Sugarloaf Open Space
g. Library	Washoe County - Spanish Springs Branch
h. Citifare Bus Stop	N/A

Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance". Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (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 type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

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

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

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

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

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

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

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

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

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

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

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

 Account Information

Parcel/Identifier: 53459101

Status: Active

Last Update: 1/6/2022 4:21:05 PM

Owner: R T DONOVAN COMPANY INC


Property Address: 11500 PYRAMID
WAY

 Tax Bills

Add to cart then select cart icon () above to checkout.

Total Due: \$0.00

Pay Partial:

 Paid Bills

 Attention: Important Information, please be advised:

- **ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.**
- If payment confirmation is not received, please check the "SPAM" folder in your e-mail account. Add "**Payments@Bill2Pay.com**" to your safe-senders list in order to ensure that the payment confirmation is routed to your inbox.

← Return

🔍 New Search

📄 Change of Address

🖨️ Print Page

📄 Assessment Data



Account Information

Parcel/Identifier: 53459102

Status: Active

Last Update: 1/6/2022 4:23:50 PM

Owner: R T DONOVAN LAND LLC

Property Address: 11650 PYRAMID
WAY



Tax Bills

Add to cart then select cart icon (🛒) above to checkout.

Total Due: \$0.00

Pay Partial:

+ Paid Bills

ⓘ Attention: Important Information, please be advised:

- **ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.**
- If payment confirmation is not received, please check the "SPAM" folder in your e-mail account. Add "**Payments@Bill2Pay.com**" to your safe-senders list in order to ensure that the payment confirmation is routed to your inbox.

 Account Information

Parcel/Identifier: 53459103

Status: Active

Last Update: 1/6/2022 4:24:16 PM

Owner: DONOVAN FAMILY TRUST,
THOMAS & LYNDA

Property Address: 11625 PYRAMID
WAY


 Tax Bills

Add to cart then select cart icon () above to checkout.

Total Due: \$0.00

Pay Partial:

 Paid Bills

 Attention: Important Information, please be advised:

- **ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.**
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 Account Information

Parcel/Identifier: 53459105

Status: Active

Last Update: 1/6/2022 4:24:56 PM

Owner: R T DONOVAN LAND LLC


Property Address: 11600 PYRAMID
WAY

 Tax Bills

Add to cart then select cart icon () above to checkout.

Total Due: \$0.00

Pay Partial:

 Paid Bills

 Attention: Important Information, please be advised:

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- If payment confirmation is not received, please check the "SPAM" folder in your e-mail account. Add "**Payments@Bill2Pay.com**" to your safe-senders list in order to ensure that the payment confirmation is routed to your inbox.

**LEGAL DESCRIPTION
FOR
MASTER PLAN AMENDMENT**

All that certain real property situate within the Northeast One-Quarter (NE 1/4) of Section Twenty-Three (23) and Section Twenty-Four (24), Township Twenty-One (21) North, Range Twenty (20) East, Mount Diablo Base and Meridian, County of Washoe, State of Nevada, being more particularly described as follows:

BEING Parcel 6A, Parcel 7A, Parcel 8A and Parcel 9A as described in Boundary Line Adjustment Quitclaim Deed Document No. 2825280 and shown on Record of Survey No. 4218, File No. 2825281 both recorded March 24, 2003 in the Official Records of Washoe County, Nevada.

Prepared by:
Christy Corporation
1000 Kiley Parkway
Sparks, Nevada 89436



Daniel A. Bigrigg P.L.S.
Nevada Certificate No. 19716



January 3, 2022

Mike Railey
Planning Manager
Christy Corporation, LTD
1000 Kiley Parkway
Sparks, NV 89436

Preliminary Traffic Evaluation for Donovan Ranch

Dear Mr. Railey,

This evaluation is associated with a rezoning application for the Donovan Ranch residential development to be located at the eastern terminus of Horizon View Avenue in Spanish Springs, NV. The subject site is shown in **Exhibit 1**. There is no specific project or site plan proposal at this zoning application stage. This traffic evaluation provides trip generation estimates, a generalized impact assessment, and identifies focus areas for a future traffic impact study to be submitted with a project level application.



Exhibit 1 – Project Location

Headway Transportation, LLC
5482 Longley Lane, Suite B, Reno, Nevada 89511
775.322.4300
www.HeadwayTransportation.com

PROJECT CONDITIONS

Land Uses

Rezoning of the subject property is anticipated to enable up to 144 single family residential units. The future residential development would occur in the location of the current RT Donovan aggregate pit and would completely remove/replace the aggregate pit operation.

The proposed land use quantities/unit count will be refined prior to conducting the full Traffic Impact Analysis that will be provided with a future specific project application.

Trip Generation

Trip generation estimates for the future residential units were calculated based on standard trip rates in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition*. **Table 1** shows the Daily, AM peak hour, and PM peak hour trip generation details.

Table 1: Trip Generation Estimates

Land Use (ITE Code)	Size	Trips				
		Daily	AM	AM In/Out	PM	PM In/Out
Single Family Residential Land Use (210)	144 units	1,358	101	26 / 75	135	85 / 50
Total Trips		1,358	101	26 / 75	135	85 / 50

Source: Headway Transportation, 2021

The residential development is anticipated to generate approximately 1,358 Daily, 101 AM peak hour, and 135 PM peak hour trips. This new traffic estimate will be reduced by the actual existing trips associated with the aggregate pit operation. Trips generated by the existing RT Donovan aggregate pit operation will be quantified in the future traffic impact study.

Project Access

Future residential development will be served by the extension of Horizon View Avenue east to the project site. The current aggregate pit access road running along the north side of the adjacent residential development is anticipated to be converted to an emergency only secondary access.

Trip Distribution and Assignment

Traffic generated by future residential units will be distributed to the transportation network based on the location of the project in relation to major activity centers. All project generated traffic is anticipated to utilize Horizon View Avenue to/from Pyramid Way.



The following trip distribution percentages are estimated:

- ▶ 95% to/from the south on Pyramid Way
- ▶ 5% to/from the north on Pyramid Way

EXISTING CONDITIONS

The following intersections are expected to serve the majority of future project traffic:

- ▶ Horizon View Avenue / Ingenuity Avenue / Pyramid Way
- ▶ Calle de la Plata / Pyramid Way
- ▶ Eagle Canyon Drive / La Posada Drive / Pyramid Way

Level of service (LOS) is a qualitative measure used to describe operating conditions of intersections based on the vehicle delay, rated from “A” (best operating conditions) to “F” (worst operating conditions). Regional LOS policy indicates that intersections should operate at LOS D or better.

Existing AM and PM peak hour LOS estimates for the Pyramid Way / Ingenuity Avenue / Horizon View Avenue intersection were obtained from the *Traffic Impact Study for U-Haul Facility in Spanish Springs (Traffic Works, September 2018)*, and are shown in **Table 2**.

Table 2: Existing Intersection Level of Service including the U-Haul Facility

Intersection	Control	Approach/Movement	AM		PM	
			Delay ¹	LOS	Delay ¹	LOS
Pyramid Way/ Ingenuity Ave/ Horizon View Ave	Side Street Stop	Eastbound Approach	10.1	B	9.8	A
		Westbound Left	14.6	B	16.3	C
		Westbound Through/Right	10.3	B	9.9	A
		Northbound Left	7.9	A	7.6	A
		Southbound Left	0	A	7.9	A

Notes: 1. Delay is reported in seconds per vehicle for the worst approach/movement for side street stop controlled intersections.

Source: Traffic Works, 2018

As shown in the table, the study intersection is estimated to currently operate at LOS C or better during the AM and PM peak hours. This is considered acceptable operating conditions and is within the regional LOS policy. This initial analysis will be updated in a future traffic impact study for a specific project.

Both the Calle de la Plata/Pyramid Way and Eagle Canyon/Pyramid Way intersections are signalized. Other recent traffic impact studies indicate these intersections are currently operating within LOS policy.

It is noted that traffic conditions continue to change in the study area with numerous other development projects and planned roadway/intersection improvements underway by other developers and local



agencies. Analyses in a formal traffic impact study will consider current and planned developments (cumulative conditions).

EXISTING PLUS PROJECT CONDITIONS

The anticipated future residential project would add an estimated 101 AM peak hour and 135 PM peak hour trips at the Horizon View Avenue / Ingenuity Avenue / Pyramid Way intersection and would therefore have some impact at the intersection, particularly on the stop-controlled eastbound and westbound minor street movements. The westbound approach (east leg) of the Horizon View Avenue / Ingenuity Avenue / Pyramid Way intersection already has a separate left-turn lane and shared through-right lane.

Anticipated Level of Improvements/Mitigations

Study intersections will be defined and evaluated in detail through a future formal Traffic Impact Analysis associated with a specific project application.

Based on this preliminary analysis, it can be expected that a 144 unit residential project on the Donovan Ranch site would have some impact on the Horizon View Avenue / Ingenuity Avenue / Pyramid Way intersection. The intersection currently operates within policy LOS with side-street stop control. Based on the existing traffic volumes and estimated trip generation of 135 or fewer peak hour trips, it is not expected that the future residential development would create need or justification for a traffic signal. However, operating conditions and the status of other developments (cumulative conditions) will need to be considered when a specific project comes forward.

CONCLUSIONS

Based on the estimated project trip generation, a formal Traffic Impact Analysis will need to be conducted for a specific project proposal. That study will further evaluate impacts based on refined land use quantities, and any project phasing, and will identify appropriate mitigations for addressing project impacts to the transportation network.

The Horizon View Avenue / Ingenuity Avenue / Pyramid Way intersection is currently functioning at acceptable levels of service.

Sincerely,
Headway Transportation, LLC

Loren E. Chilson, PE
Principal

