

# Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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

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

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

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

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

<p>A request for:</p> <ol style="list-style-type: none"><li>1. A Master Plan change of the land use designation from a mix of Industrial, Commercial, and Open Space to Suburban Residential in the Spanish Springs Area Plan (SSAP).</li><li>2. A policy change to allow the HDS regulatory zone within the SSAP. Policy change to allow the HDS regulatory zone in the SSAP. The policy change is to SS1.1, 1.2, 1.5, 4.1, 15.1, 16.1, 17.5 and Table C-1 of Appendix C in the SSAP.</li><li>3. Include multifamily as an allowed use in the HDS zone in the SSAP (Table C-1 of Appendix C)</li><li>4. A change to allow a new Character Management area in the SSAP referred to as Village Residential</li></ol>
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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?

The Master Plan that excludes the proposed use was adopted in 2004, almost 8 years ago. Since then, there have been many land use changes diversifying the area with expansion of the business and employment park across Pyramid Highway, an Industrial employment element directly across Calle De La Plata in the Village Green specific plan, and commercial and industrial zoning adjacent to the site to the west. This is a down zoning of intensity in terms of traffic.

Also, the September 2010 version of the WC Master Plan update added policies to promote workforce housing where appropriate. This proposed change seems to be consistent with that policy direction.

3. Please provide the following specific information.
- a. What is the location (address or distance and direction from nearest intersection)? Please attach a legal description.

The location is 370 Calle De La Plata in the Spanish Springs Valley. The parcel is about ¼ mile east of the intersection with the Pyramid Highway. It is APN 534 562 07. A legal description is attached in the Preliminary Title Report which is part of this application.

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

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
534 562 07	Industrial	20 acres	Suburban Residential	20 acres
"	Commercial	17.84 acres	Suburban Residential	17.84 acres
"	Open Space	1.99 acres	Suburban Residential	1.99 acres


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

North	Suburban Residential
South	Industrial
East	Rural Residential
West	Commercial/Industrial

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

The existing condition is vacant land that has direct access from Calle De La Plata. There are no buildings on the site. Calle De Le Plata is a planned arterial street in the regional road network. There will be two direct access points proposed to that street because there is about ¼ mile frontage along it.

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

The site is considered flat in grade as it is located at the north end of the Spanish Springs Valley. There are no bodies of water on the site. A small portion of the site is located within a flood zone. The vegetation is typical northern Nevada scrub with moderate sagebrush cover. There are no minerals that we know of at this time. Also, there is no wildlife habitat on the property.

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

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

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

A small portion of the site is located in the AO Flood Zone which means it is subject to the flooding in a 100 year event. FEMA maps show flooding up to 1' for this part of the site.
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- b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

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

There are no wetlands on the site.
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- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, please note the slope analysis requirements contained in Article 424, Hillside Development of the Washoe County Development Code.)

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

There are no slopes or hillsides or significant ridgelines on the site. The site averages about 3% slope and does not vary much in the slope thru the entire site.
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- d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

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

<p>There are no active faults on the site. Nor are there any hillside or mountainous areas given the flat nature of the site and larger valley area. It is not subject to flash flooding as it is not near a stream or riparian area. It is located near the Spanish Springs wash (per FEMA) and within the limits of the AO 100 year flood zone.</p>
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- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

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

<p>There is no prime farmland, wildfire hazard potential given the northern Nevada scrub vegetative cover and no trees, no geothermal sources, and no wildlife migration routes on the site.</p>
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7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

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

<p>There are no archaeological, historic, cultural, or scenic resources on the site or in the immediate vicinity of the proposed amendment area.</p>
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8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #	71998	acre-feet per year	47.0
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

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

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

This is not an intensification of land with respect to traffic and activity on the site. It may use more water. If more water is needed, it can be purchased from the water purveyor at the time of development.
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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"/> <b>Public water</b>	Provider:	Washoe County Dept of Water Resources

b. Available:

<input checked="" type="checkbox"/> <b>Now</b>	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> <b>No</b>
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

<p>Washoe County Department of Water Resources is the municipal provider of community potable water service for this property. The area is not listed in the CIP for any public facility improvements. Therefore, the water service to the site will be privately funded with development of the project. Water service is available on the west side of Pyramid Highway and in the vicinity of the project. It will be connected to the site when a project is proposed.</p>
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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"/> <b>Public system</b>	Provider:	Washoe County Utilities

b. Available:

<input checked="" type="checkbox"/> <b>Now</b>	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> <b>No</b>
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

Washoe County Department of Water Resources is the municipal provider of community sewer service for this property. The area is not listed in the CIP for any public facility sewer improvements. The sewer service to the site will be privately funded with development of the project at a future date when a project is proposed. It is currently located on the west side of Pyramid Highway.

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

Calle De La Plata – This is the planned arterial street that fronts the project and provides 2 means of direct access. It connects to the Pyramid Highway.

Pyramid Highway is the primary north/south route into the rest of the region and provides a direct connection to McCarran Blvd, an Expressway, and the I-80 freeway.

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

Yes  No

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station #17 (La Posada & Rockwell)	
b. Health Care Facility	Renown Medical Group (Los Altos Parkway & Pyramid Hwy)	
c. Elementary School	Spanish Springs ES (100 Marilyn Mae Ave)	
d. Middle School	Shaw MS (600 Eagle Canyon Road)	
e. High School	Spanish Springs HS (1065 Eagle Canyon road)	
f. Parks	Sugarloaf Peak Park (on Calle De La Plata east of site)	
g. Library	Spanish Springs Library (7110A Pyramid Highway)	
h. Citifare Bus Stop	None in the immediate area	



4. 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:

This proposed amendment appears to be neutral with respect to population policies and the population element. The population policies are geared at WC staff keeping a running total of population growth and assuring there is some balance of land use needs with population growth. This amendment will increase the amount of housing in the Spanish Springs Valley but within the 1,500 units of growth allocated in the SSAP Plan Maintenance section.

b. Conservation Element:

The proposed amendment is positive with respect to many of the Conservation policies and framework. The impact on natural resources from this type of density increase is favorable when the conditions produce little or no impact on topography, trees, vegetative cover, view sheds and scenic corridors, wetlands, wildlife habitat, etc. The proposed amendment will create housing in the north end of the Spanish Springs Valley will that may help to reduce traffic flow into the Truckee Meadows.

c. Housing Element:

The last amendment to the Housing Element in September of 2010 has many policies and programs that support the general notion of what is being proposed. That is, the idea of removing regulatory barriers to encourage workforce housing and affordable housing in appropriate areas. It also points to housing policy that adds diversity of housing types where employment opportunities exist.

d. Land Use and Transportation Element:

The proposed amendment will promote policies LUT1.3, 1.4, 2.3, 3.1, 4.3 and 14.4. In terms of land use, the Suburban Character Management Area is identified as the area for increased density. This property is located in the SCMA. Also, in terms of land use the proposed amendment will diversify the housing mix in the area. The site is physically well suited for the use because of the topography, plans for added regional infrastructure including an arterial roadway and a traffic light. With respect to employment and residential balance, the impact will be positive by providing a new housing type to support business park and industrial employment in the Spanish Springs Valley. This should have a positive impact on reverse commute and capturing some vehicle trips to the valley. The amendment promotes regional mixed use encouraged by the Land use & Transportation Element.

e. Public Services and Facilities Element:

The proposed amendment will promote policies of the public services and facilities element where applicable. The basic policy framework for the public services and facilities plan of the Spanish Springs Area Plan is to provide for community water and sewer for those areas with the Suburban Character Management Area (SCMA). This property falls within the SCMA and plans for public services must be provided as development progresses.

f. Adopted area plan(s):

Spanish Springs Area Plan.

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.

Policy SS17.2 d.: for residential land use intensifications, the potential increase in residential units will not exceed WC's policy growth level for the SSAP, as established in Policy SS1.2.

**This request will add 360 housing units which appears to conform to the policy.**

Policy SS1.3 The following Regulatory Zones are permitted within the SS Suburban Character Management Area (SCMA):

d. HDS limited to areas designated HDS prior to August 17, 2004.

**This policy will need to be amended to allow for the proposed use. The basis of the request is that many land use changes have occurred in the SCMA since the policy was formed. In the immediate area of the site, there is Industrial/Business Park across the street, commercial and Industrial adjacent to the west and extending the Pyramid Highway, and expansion and actual employers in the Spanish Springs Business Park.**

## Projects of Regional Significance Information – for Regulatory Zone Amendments

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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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
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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
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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
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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
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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
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12<sup>th</sup> grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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## Applicant Comments

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

1. Consistency with Master Plan: Is the proposed amendment in substantial compliance with the policies and action programs of the Master Plan?

The proposed amendment is in substantial compliance with the action programs and policies of the Master Plan. The additional policy language does not conflict with existing policy directives in the Master Plan and will assist in the implementation of other policies, such as LUTE Goals.

2. Response to Changed Conditions: Does the proposed amendment respond to changed conditions or further studies that have occurred since the Master Plan was adopted by the Board of County Commissioners and does the requested amendment represent a more desirable utilization of land?

Yes, the proposed amendment does respond to changed conditions. The 2007 Regional Plan was amended to include new policies regarding concurrency and the proposed amendments are intended to ensure conformance with these new policies. The appropriate timing and location of public services and facilities can also influence a more desirable utilization of land.

3. Desired Pattern of Growth: Does the proposed amendment promote the desired pattern for the orderly physical growth of the County and guide 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 proposed amendment responds to the desired pattern of growth outlined by the 2007 Regional Plan and will accommodate projected population growth in an efficient and orderly manner.

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**Appendix:**

- Washoe County Development Application
- Owner Affidavit
- Comprehensive Plan Amendment - Supplemental Information
- Proof of Property Tax Payment
- Record of Survey (map of site)
- Title Report
- Water Rights information (9 pages)
- Village at the Peak - Traffic Impact Study by Fehr & Peers (separate copies)

## Project Requests

This application is for a **Master Plan Amendment** to:

- A) Change the land use designation from a mix of Industrial, Commercial, and Open Space to Suburban Residential in the Spanish Springs Area Plan (SSAP).
- B) Make a policy change to allow the HDS regulatory zone within the SSAP. The policy change is to SS1.1, 1.2, 1.5, 4.1, 15.1, 16.1, 17.5 and Table C-1 of Appendix C in the SSAP and Table C-1 of Appendix C in the SSAP.
- C) Include multifamily as an allowed use in the HDS zone in the SSAP (Table C-1 of Appendix C).
- D) A change to allow a new Character Management area in the SSAP referred to as Village Residential.

## Project Location

Village at the Peak is located  $\frac{1}{4}$  mile east of the Pyramid Highway across the street from the Village Green business park. It will be accessed from Calle De La Plata which connects to the Pyramid Highway. The project site includes one parcel, APN 534-562-07 and consists of  $39.83\pm$  acres, as shown in Figure 1 (below).

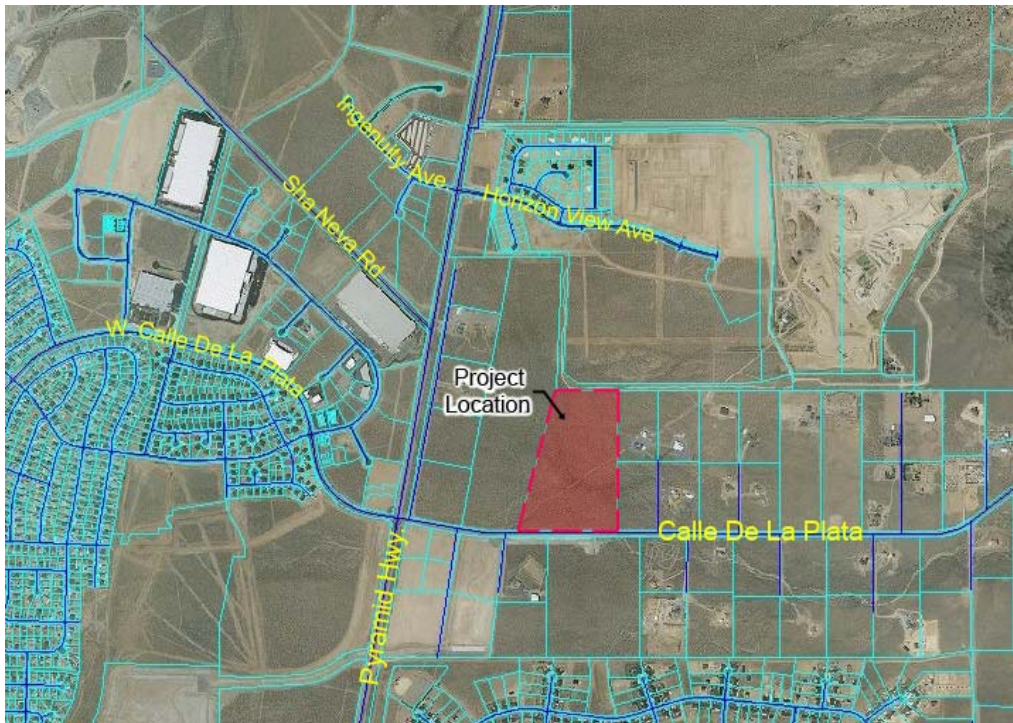


Figure 1 – Vicinity Map

### Character Management Plan

This application involves a new character management area in the SSAP which will be the Village Residential CMA with a separate set of design guidelines that will become part of the SSAP. The site is vacant with surrounding conditions that are vacant. Figure 2 below shows the revised Character Management Map for the SSAP. Many of the vacant parcels have had changes in use to commercial, industrial, and business park types of uses over the last 10 years which is significant basis for this change.

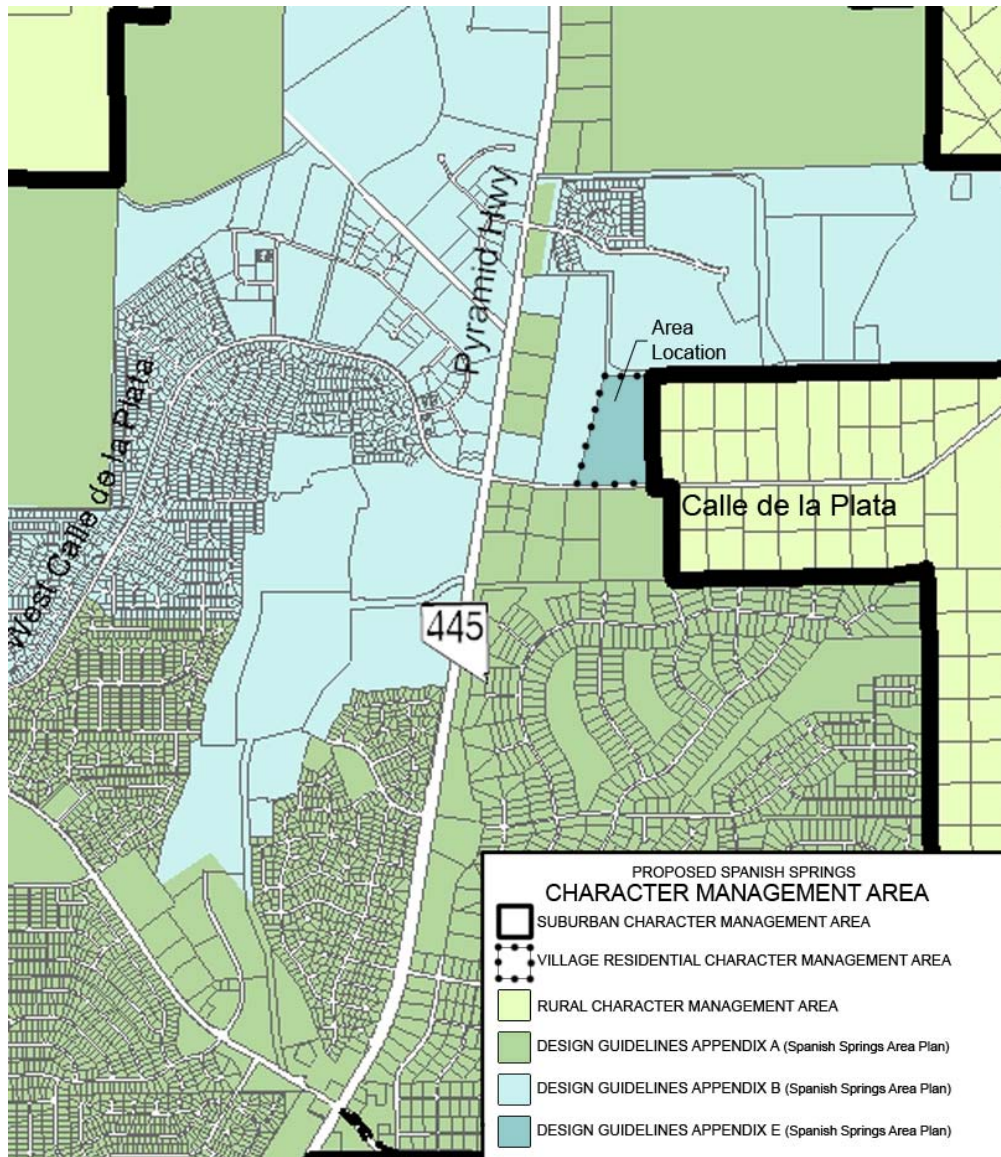


Figure 2 – Proposed Character Management Area



## Spanish Springs Area Plan Compliance

Spanish Springs has a business/industrial park with a variety of employment generating uses. Most residents in Spanish Springs Valley commute out of the valley for employment. More land has been added for business/industrial uses and more jobs will be created within Spanish Springs. Traffic studies show this should have a positive impact on reducing commutes and creating a more sustainable community. A mix of housing types will be positive for the area and the expanding employment in the valley.

The Introduction statement of the Spanish Springs Area Plan (SSAP), states that “through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, 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:

- provides local services and employment opportunities; and
- ensures that growth is kept in balance with resources and infrastructure.”

The Spanish Springs Area Plan was adopted in 2004. Included in that update was a vision for the area and an overall character statement. The character statement discusses the 20-year vision for the Spanish Springs Valley and the need to provide for a range of housing and employment opportunities. The character statement states that “Increasing employment opportunities will make it possible for more Spanish Springs residents to choose to work close to home, while an efficient Regional Transportation System will provide substantial and efficient links to the greater region.” This **Master Plan Amendment** supports that statement. See Figures 3 and 4 on the following pages that show existing and proposed land use designations.

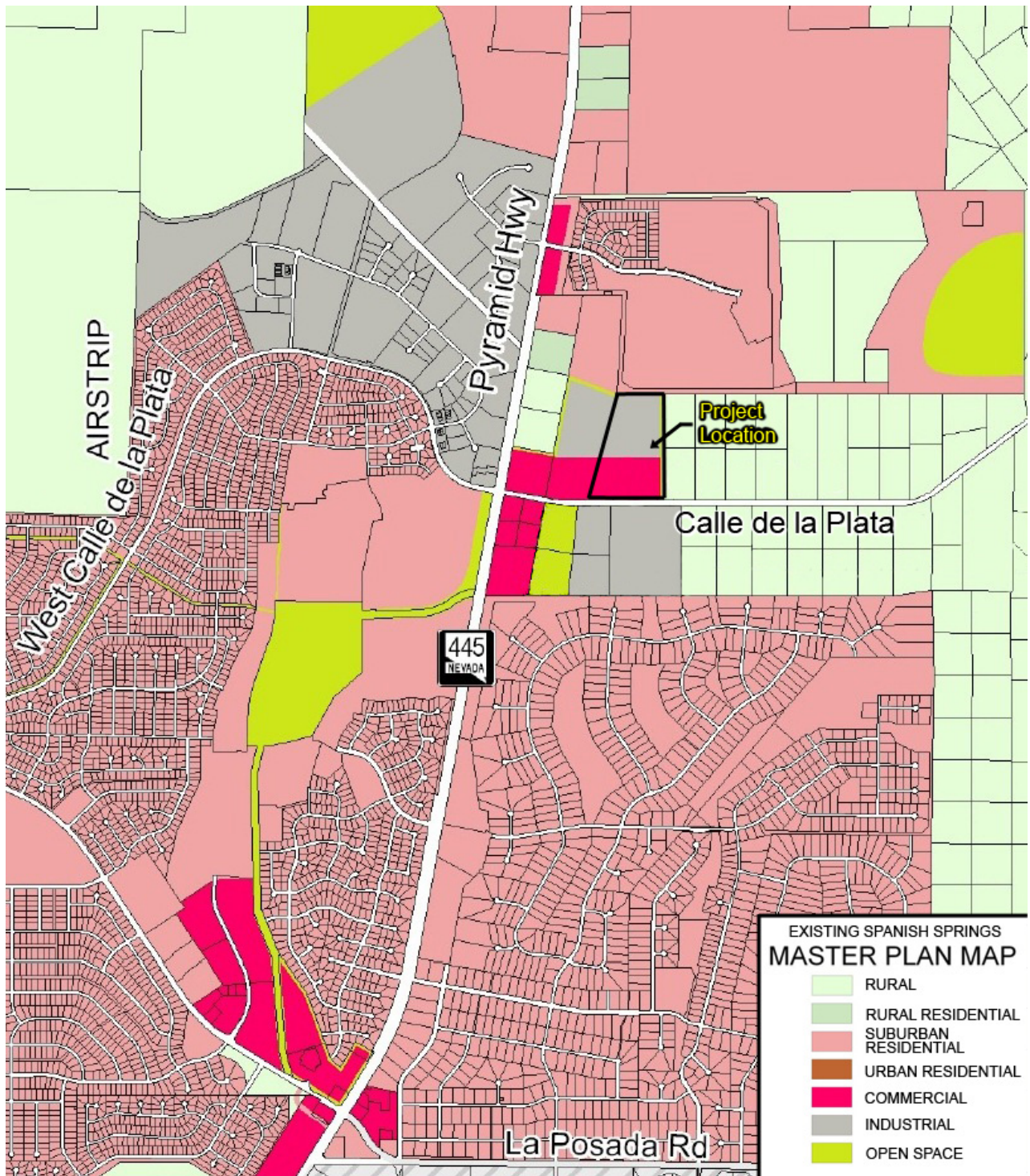


Figure 3 – Existing Land Use Designations

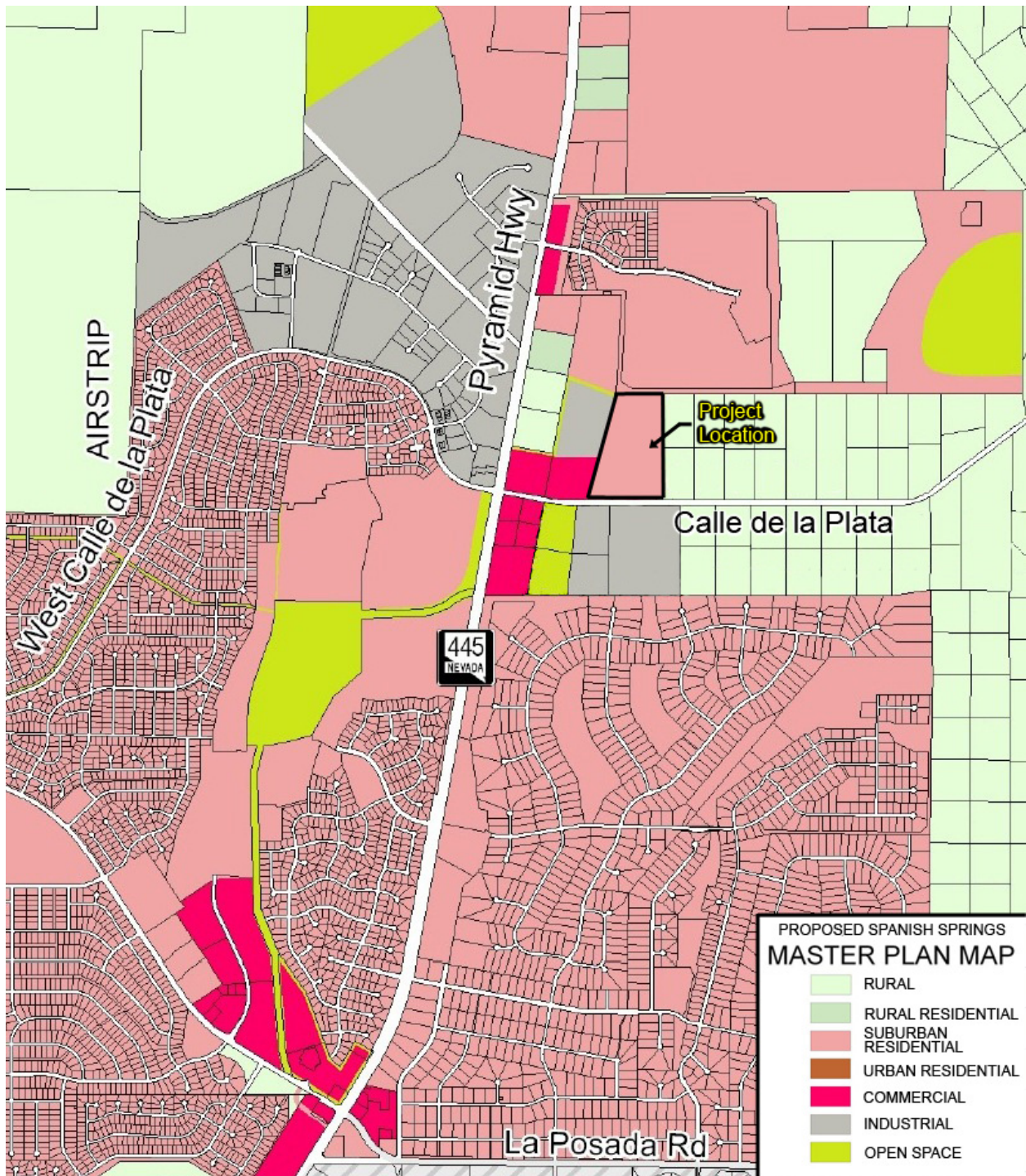


Figure 4 – Proposed Land Use Designations

## Key Planning Issues

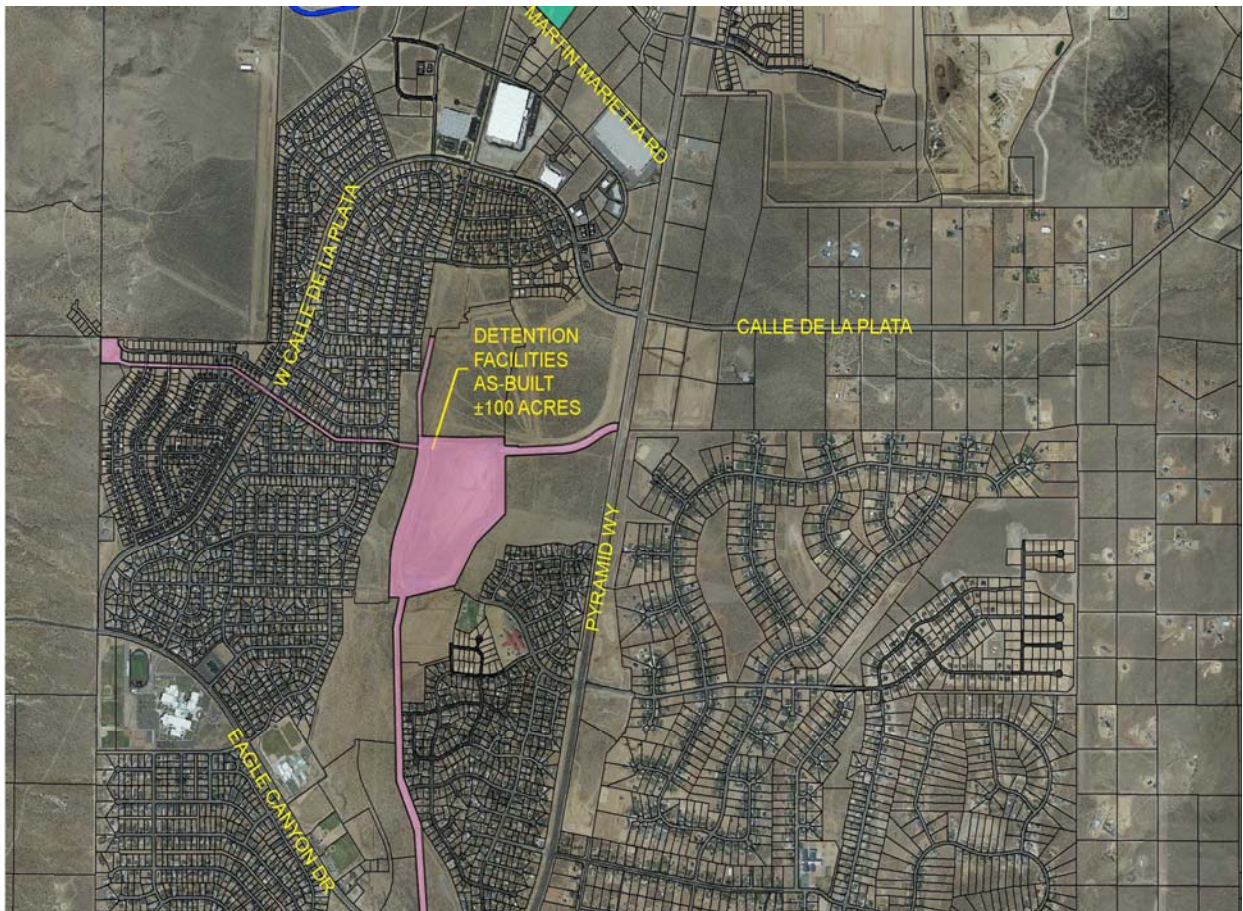
The following points are to identify the key issues to be addressed with staff and public review to approve this request:

- Land Use Compatibility – Surrounding land uses are primarily employment and Open Space. They are highly compatible with the proposed land use change. Special attention is the shared property line with the single family residential (on the east). The Design Standards Handbook includes standards for Buffers, Screens, and Setbacks that apply at this shared property line. These standards offer mitigation and planning criteria to address concerns of compatibility.
- Land Use Intensity – The decrease in traffic is managed as shown in the traffic report. There is mitigation proposed and adequate capacity in the regional road system to support this change. Adequate public facilities are established or planned for to support the request. Physical separation is adequately established from existing residential and surrounding uses.
- Policy change to allow HDS land use and multi-family in the SSAP - The area plan restricted HDS to those areas that were established prior to 2004. Many land use changes have occurred in this part of the valley by adding employment and Business Park, industrial use, and neighborhood commercial uses. The homogenous residential land use in an area where many commercial and employment related land use changes have occurred is a better mix of uses and more appropriate for the area. A wider array of residential uses and densities is appropriate to serve the employment and complement the range of commercial uses in the area.

**Flood Control**

In the late 1990's, Washoe County designed the major detention facility known as the Boneyard Flat Flood Detention Facility that included 329 acres in the area of the Spanish Springs Business Park, see Figure 5. Since then, with more specific modeling and hydrologic analysis, it was determined that the amount of land needed for detention and regional flood control was overestimated.

A major change related to flood control within the SSAP plan occurred in 2004. Washoe County completed a flood control project in 100 acres on the other side of Pyramid Highway and a bit to the south (see Figure 5). A letter of map revision (LOMR) was approved by the Federal Emergency Management Agency (FEMA) in 2006 that removed most of this 100 acre site from the floodplain.



**Figure 5 – Spanish Springs Area Plan – Flood Control**

## Spanish Springs Area Plan – Plan Maintenance

The Spanish Springs Area Plan establishes a Plan Maintenance section (Goal 17) that includes goals and policies related to plan amendments. Each of the policies is listed below and addressed in **bold face** type.

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.

**The land use change request considers the character statement adopted in the Area Plan by providing a mix of residential to support the expanding employment in the area. This will offer more land use balance to the northern end of the valley and may reduce vehicle trips and promote sustainability. Through the site-specific Design Standards, the project addresses potential impacts and mitigates negative impacts.**

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 request may preserve and advance the vision by providing diverse housing opportunities in the area plan.**

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

**A complete analysis of all applicable policies contained within the SSAP and Master are included within this report.**

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

**The project is being designed to address impacts to surrounding properties. The site is buffered from low density residential uses to the east, north, and west by providing open space and the landscape/buffering standards in the Design Standards Handbook.**

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.

**A feasibility report has been completed. There are existing sewer and water lines located west of Pyramid Highway, as well as other locations to the west. Parcels have developed or changed use since the 2004 adoption of the Area Plan including development of the Spanish Springs flood control facilities, the Spanish Springs Business Park, and residential development to the north including the Donovan Ranch, Pebble Creek, and the proposed Harris Ranch have occurred. As a result of these changes, there have been infrastructure extensions in the area. In terms of storm water, the flood control project completed south of Calle de la Plata positively use of this site.**

- 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 levels of service. This finding may be waived by the Department of Public Works may request any information it deems necessary to make this determination.

**Fehr & Peers has prepared a traffic impact analysis for this application. The report outlines overall impacts, as well as recommended improvements, access restrictions, etc. A copy of the study is included.**

- 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.

**The land use change proposes to remove some of the Industrial and Commercial capacity in the area.**

- 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.

**The proposed increase in residential units falls within the number allowed in Policy SS.1.2.**

- 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.

**A traffic impact analysis is included in this report. The proposed change of use has a significant reduction in trip generation compared to the existing use. The project will pay regional road impact fees at the time of building permit to further address project impacts.**

- 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 are Regional transportation plans and the necessary improvements are scheduled for either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

**The traffic impact analysis provides details of planned improvements to the surrounding roadway network. The report provides recommendations related to the use and discusses the timing of the subject improvements to be completed either by the developer or Washoe County/RTC.**

- 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.

**The request will not generate a minor increase in population as discussed in Policy SS.1.2.**

- 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 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 amendment request will have some impact upon schools in the Spanish Springs valley. WCSD will need to forecast impacts on the schools zoned for the site.**

- 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. A special use permit is not being requested.**

SS.17.3 For proposals to establish or intensify commercial land uses, a market analysis has been

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conducted that clearly established a community trade area, provides convincing evidence of a need to increase the inventory of community-serving commercial land use opportunities, and demonstrates no negative impact on the qualitative jobs/housing balance in the Spanish Springs planning area (i.e. the relationship between anticipated employment types/wages and housing costs).

**Not applicable. The project requests a change of land use to residential, not commercial uses. A market analysis is not required.**

SS.17.4 For any amendment that proposes to alter the Spanish Springs Vision or Character Statement, the Department of Community Development has conducted a series of neighborhood visioning workshops with the Spanish Springs Citizens Advisory Board (CAB), and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment.

**There is no change proposed to the Vision or Character Statement within the Area Plan. We expect the project will work with the vision and character statements. As part of the Comprehensive Plan Amendment request, two meetings with the CAB will provide the venue for citizens to have an opportunity for review and comment.**

SS.17.5 For any amendment that proposes to expand the Suburban Character Management Area into the Rural Character Management Area and/or to revise the Character Statement, the Department of Community Development has conducted a series of community visioning workshops with the Spanish Springs Citizens Advisory Board (CAB), and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment; and a proposed land use change accompanies the boundary change proposal, and the land use proposal meets all of the applicable policies of the Spanish Springs Area Plan.

**Not applicable.**

SS.17.6. As a non-municipal airport, the Spanish Springs Airport (SSA) is an existing use as of the adoption of the plan. The legal and future use of SSA shall be determined through an amendment of the plan depending on the resolution of all code enforcement violations prior to 2005.

**Not applicable.**

SS.17.7 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 18 month from the date of adoption.

**Not applicable.**

## Planning Policy Analysis

The policies addressed above apply to plan maintenance and proposed amendments. There are other policies contained within the Area Plan and Master Plan. Some of these policies pertain to this request and are discussed in general below.

In terms of public services and response times, the site meets or exceeds all standards contained in the Comprehensive Plan. Sheriff patrols already exist in the area based on the development of surrounding residential, commercial, and industrial uses. The site will be served within a five minute response time from the Fire Station located on La Posada Drive south of the project. The project will connect with municipal water and sewer services.

The amendment request does not conflict with any goal or policy contained within the Area Plan and the analysis shows the project complies with the amendment guidelines. The project will not result in negative impacts to cultural or scenic resources, parks, schools, trails, etc.

Since completion of the regional flood control project, policies SS.10.1 through SS.10.3 of the Area Plan are implemented. This is a significant change in the area by eliminating the flood issues associated with this part of the valley.

A request to change land use must consider the Land Use policies contained within the Comprehensive Plan. Policy LUT.1.1 encourages future growth and development consistent with natural constraints and available resources.

Policy LUT.1.2 calls for a balanced distribution of employment and population by providing adequate supplies of developable land. The site is suited for higher density suburban residential development given the flat topography, good access and surrounding conditions.

POP 1.4 calls for a well balanced development pattern. This request offers more balance in employment and housing. Most valley residents now commute outside of the valley for work. Considering the existing population and the planned growth in the north, it is reasonable to provide a mix of housing product in the area.

The proposed amendment will not create any undue demands or hardships upon existing public services such as fire and police protection, consistent with policy POP1.6.



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March 11, 2014

Mr. Garrett D. Gordon  
Lewis Roca Rothgerber  
50 West Liberty Street  
Suite 410  
Reno, Nevada 89501

**RE: SPANISH SPRINGS MULTI-FAMILY HOUSING ANALYSIS**

Garrett,

Per our discussion on February 14, 2014, we have conducted an analysis of various components related to multi-family development, especially those in the Spanish Springs area. This included a housing demand, job/housing balance, transit, affordability, and other issues analyses. These analyses were performed by the Center for Regional Studies and Ekay Economic Consultants. The findings of our study are summarized below.

***Overview***

As US demographics change, so does the demand for housing. In 2012 there were 164,000 households in Washoe County, Nevada, with an average household size of 2.6 people. According to data from the US Census American FactFinder, the number of families with kids in Washoe County declined from 31% of total households to 29% of total households between 2007 and 2012. During this period, the number of people living alone increased from 28% to 29%, the number of families with no kids also increased from 33% to 34%.<sup>1</sup>

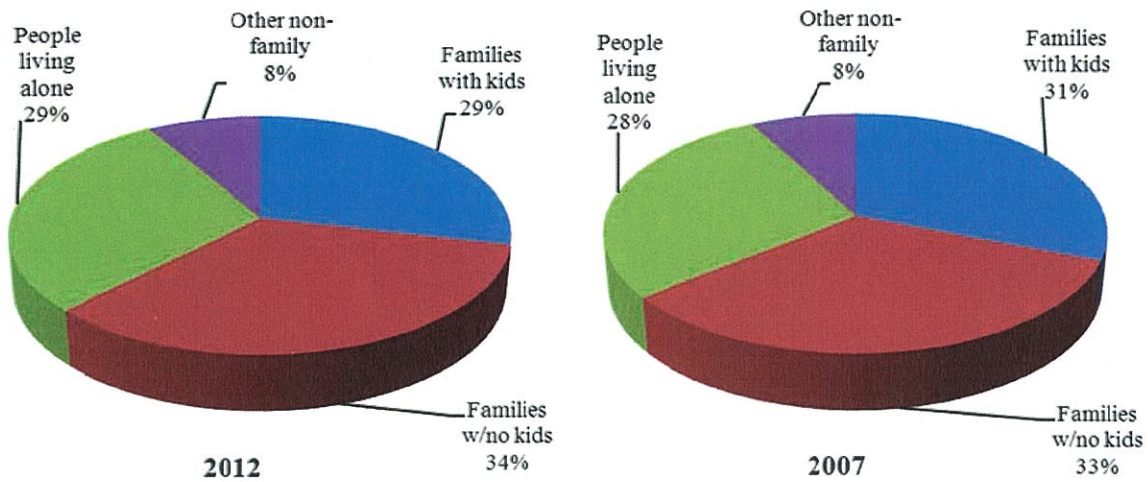
This is important as families without children and those living alone require less housing space and may prefer smaller, multi-family units with less maintenance and more social interactivity, to single-family units.<sup>2</sup>

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<sup>1</sup> "Selected Social Characteristics in the United States." US Census Bureau, American FactFinder. Data for Washoe County, ACS 1-Year 2012 and 2007.

<sup>2</sup> "High Density Development: Myth & Fact." Washington, D.C.: ULI—the Urban Land Institute, 2005.

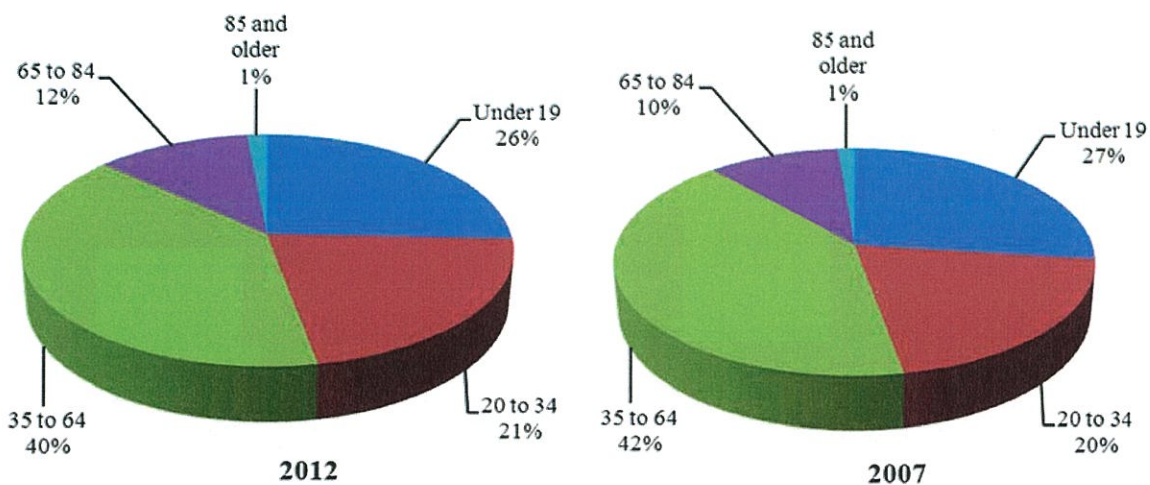
**Figure 1. Comparison of Household Characteristics, Washoe County, 2007 and 2012**



Source: "Selected Social Characteristics in the United States." US Census Bureau, American FactFinder. Data for Washoe County, ACS 1-Year 2012 and 2007.

At the same time, the population of Washoe County continues to age, with the median age increasing from 37.1 in 2007 to 37.6 in 2012. Of more importance is the distribution of the age growth. Figure 2 below shows the breakdown of the changes in age groups for Washoe County in 2007 and 2012.

**Figure 2. Comparison of Age Characteristics, Washoe County, 2007 and 2012**



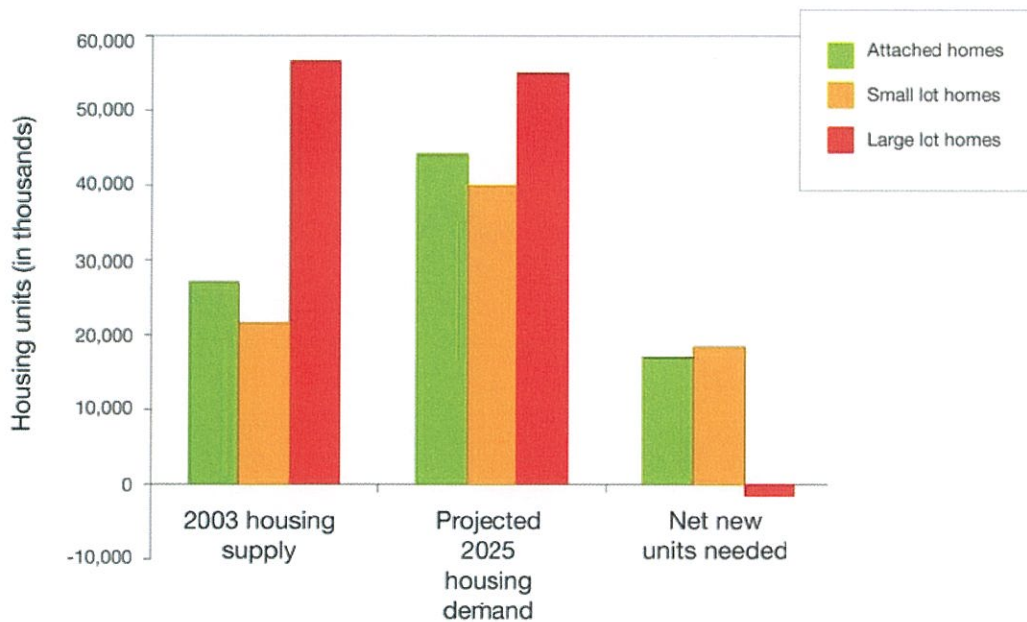
Source: "ACS Demographic and Housing Estimates." US Census Bureau, American FactFinder. Data for Washoe County, ACS 1-Year 2012 and 2007.

Figure 2 shows that the number of people between the ages of 20 to 34 increased from 20% of total population in 2007 to 21% of total population in 2012. The number of Washoe County residents between the ages of 65 to 84 also increased from 10% in 2007 to 12% in 2012. This age group is expected to grow further as baby boomers continue to age. The group of Under 19 decreased from 27% of total population in 2007 to 26% in 2012, as did the age group of 35 to 64, which decreased from 42% of total population in 2007 to 40% in 2012.<sup>3</sup>

The changes in Washoe County population age are important as this is one of the major characteristics for housing demand. Generally people in their mid-20s (Millennials), exiting college and beginning their careers, and empty-nesters and retirees in their 60s (older Baby Boomers) are the groups most likely to look for alternatives to single-family housing. Younger residents prefer multi-family projects due to their social aspects, uncertainty about future location and changes in family status, and affordability. Older residents may not require as much space as those with children and prefer to defer household maintenance and repairs to others.<sup>4</sup>

**Figure 3. Projected Housing Supply and Demand, US**

**U.S. real estate supply vs. demand, 2003-2025**



Source: “Planning for Economic and Fiscal Health.” Christopher Zimmerman, Smart Growth America. Presentation at the Planning for Economic and Fiscal Health Workshop, October 29, 2013.

<sup>3</sup> “ACS Demographic and Housing Estimates.” US Census Bureau, American FactFinder. Data for Washoe County, ACS 1-Year 2012 and 2007.

<sup>4</sup> “High Density Development: Myth & Fact.” Washington, D.C.: ULI—the Urban Land Institute, 2005.

Figure 3 shows the projected national demand for various housing options. The figure, which is driven by estimates of growth in the Millennials and Baby Boomer age groups, shows that the demand for attached homes is expected to be much higher in 2025 than the 2003 supply. According to this figure, new units of attached homes will be required to meet this demand.

Also in demand will be small lot homes, requiring additional construction of these units to meet projected 2025 demand. The demand for large single-family homes, however, is expected to decrease slightly in 2025, falling below the 2003 available supply of these units. As a result, no additional supply of large single-family homes will be needed through 2025 on the national level.

### ***Housing Demand***

As Washoe County's demographic changes continue to mirror national demographic changes, post-recession growth in the County will require a mix of multi and single-family homes to accommodate various housing preferences. In addition to demographic changes, demand for a mix of housing options in Spanish Springs will be driven by future job growth on the large amounts of commercial and industrially-zoned land.

According to September 2013 Washoe County Assessor data, there are 722.6 acres of commercially and industrially zoned land within two miles of the site of analysis located northeast of Pyramid Way & Calle de la Plata, with the majority currently vacant (Figure 4). To estimate the potential square feet of improvement on the 723 acres of commercial and industrial zoned land near the intersection, a coverage factor of 40% is used for industrial land and 20% for commercial land.<sup>5</sup>

Based on the zoning, land availability, and coverage factors, over 11.6 million square feet of commercial and industrial improvements can potentially be constructed within two miles of the site. Currently within the commercial and industrial-zoned parcels there are 1.9 million square feet of existing improvements. After subtracting the 1.9 million square feet of existing improvements from the 11.6 million square feet of potential improvements, a total of 9.8 million square feet of remaining space is estimated for future development.

Using average square foot per employee ratios calculated by the Center for Regional Studies for commercial and industrial land uses (estimated by averaging company employment totals matched to parcel improvement sizes by industry), the analysis estimates, at full buildout, 7,700 additional employees will be added to within two miles of the analysis site. As explained in the Affordability Analysis section below, many of these jobs will require housing options other than single-family homes, which represent 100% of the housing within two miles of Pyramid Way & Calle de la Plata intersection.

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<sup>5</sup> KLS Design Group.

**Figure 4. Zoning by Parcel-Spanish Springs, Washoe County, Nevada**

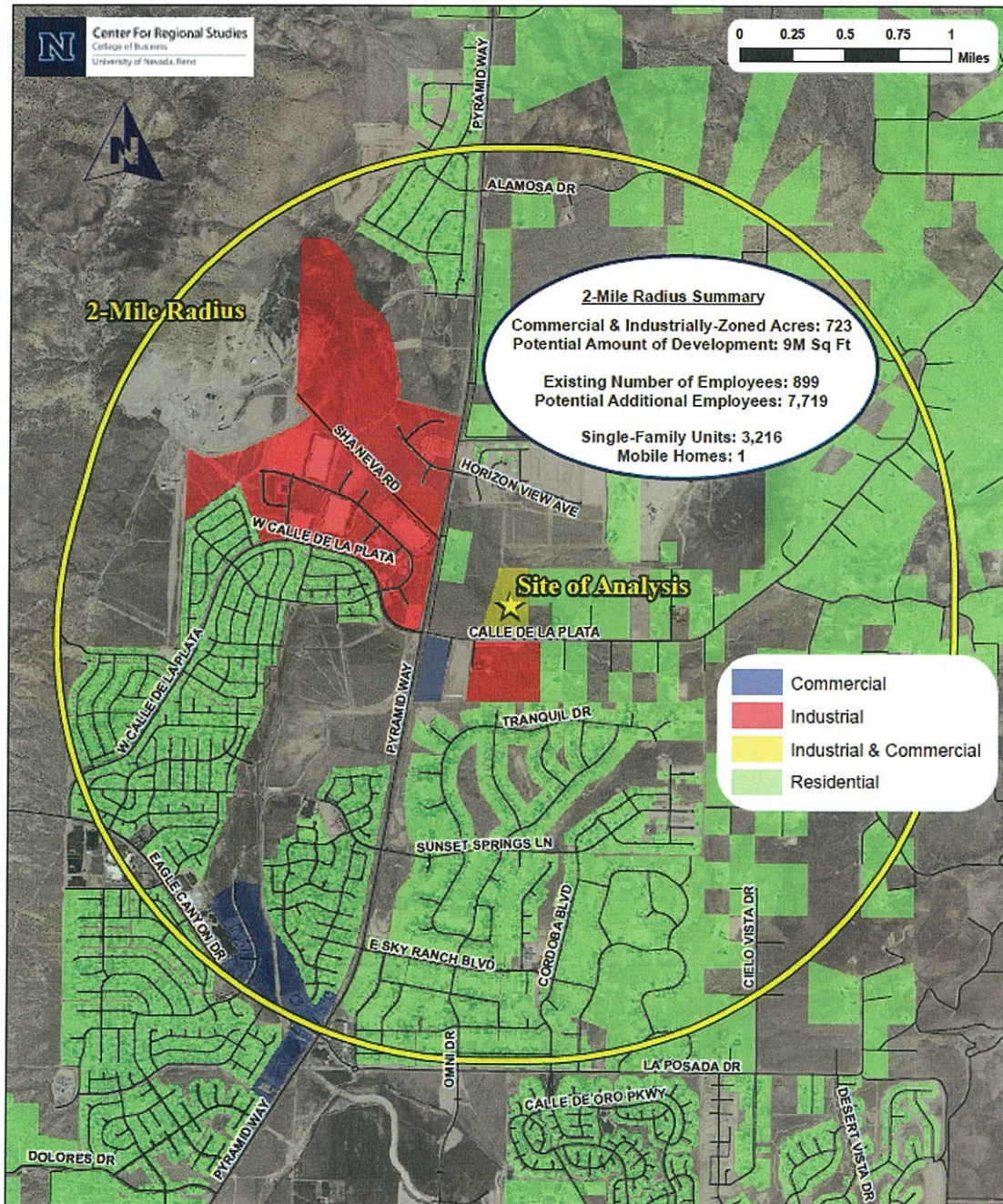


Table 1 provides detailed calculations of the potential square footage of development and the associated job demand for the potential commercial and industrial centers in the northern Spanish Springs area.

**Table 1. Potential Job Capacities for Current Commercial & Industrial Zoning Areas<sup>6</sup>  
 Northern Spanish Springs - Washoe County, Nevada**

Current Zoning <sup>1</sup>	Spanish Springs Business Center		Calle de la Plata & Pyramid Way		Eagle Canyon Drive & Pyramid Way		Total
	Industrial	Commercial	Industrial	Commercial	Commercial	Commercial	
Available Acres	511.3	79.6	79.6	42.9	112.4		746.2
Available Land Square Feet	22,271,553	3,468,071	3,468,071	1,870,188	4,896,442		32,506,254
Improvement Coverage Factor <sup>2</sup>	40%	40%	40%	20%	20%		
Square Feet of Improvements after Buildout	8,908,621	1,387,228	1,387,228	374,038	979,288		11,649,176
Existing Square Feet of Improvements <sup>1</sup>	1,578,588	-	-	-	305,040		1,883,628
Remaining Square Feet Unbuilt	7,330,033	1,387,228	1,387,228	374,038	674,248		9,765,548
Jobs per Square Foot by Industry <sup>3</sup>	1,428.9	1,428.9	1,428.9	527.3	527.3		
Total Estimated Jobs Upon Remaining Buildout	5,130	971	971	709	1,279		8,089

Sources:

1. Washoe County Assessor Data - September 2013.
2. KLS Design Group.
3. Analysis conducted by the Center for Regional Studies using data from the Washoe County Assessor Office & Department of Employment, Training, & Rehabilitation.

<sup>6</sup> Because two parcels of commercially-zoned land are located outside of the 2-mile radius from the area of analysis, amounts shown in Table 1 are higher than those for the 2-mile radius.



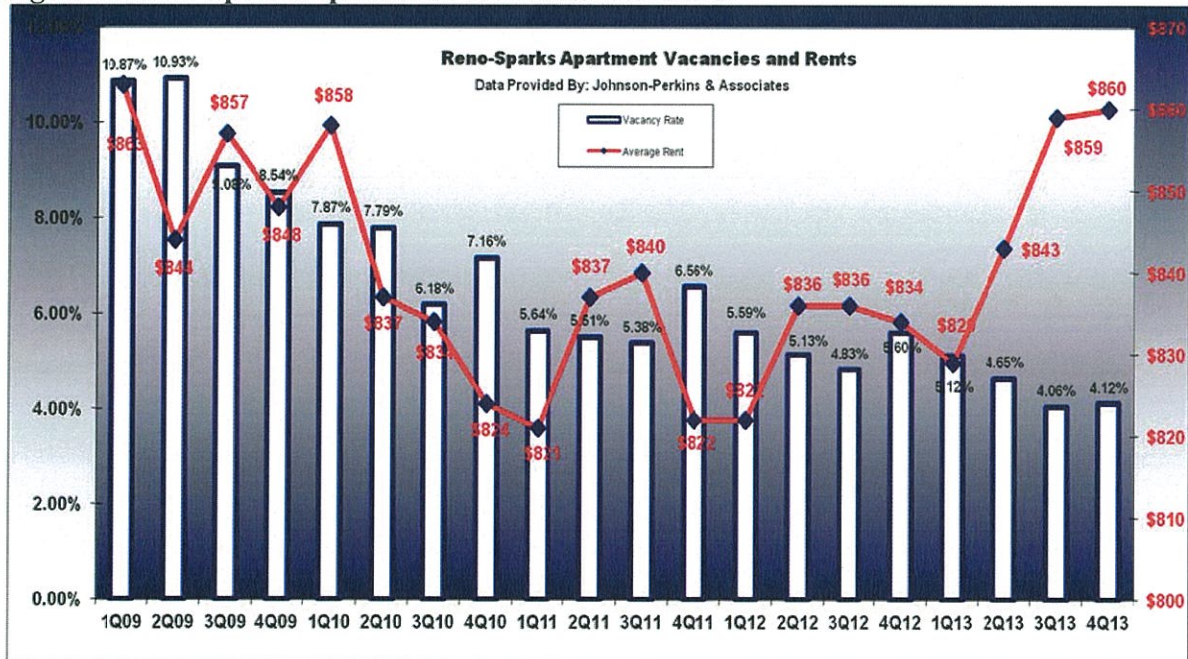
Undoubtedly, the total 9.8 million square feet of potential commercial and industrial improvements, and the resulting 8,100 jobs in northern Spanish Springs, will be affected by development limiting “intangibles” such as economic trends, absorption rates, geophysical features, and other unforeseen land use issues that arise during final phases of permitting. However, the main objective of projecting potential employment in northern Spanish Springs is to highlight that significant job growth can be expected based on the zoning of vacant land. The trend of future improvements and the resulting increase in employment is already occurring with Spanish Springs Business Center’s 1.5 million square feet of additional distribution and warehouse space that broke ground in February 2014.

Not all employees will choose or be able to afford to purchase single-family homes, some will require multi-family housing. To avoid these employees living outside of Spanish Springs and commuting into the area for work, creating a strain on Pyramid Highway and other corridors, the area will require a mix of residential choices to the new employees.

**Multi-Family Inventory**

The multi-family industry in the Reno-Sparks area is currently experiencing very low vacancy rates. The 4<sup>th</sup> Quarter 2013 average vacancy rate of 4.12%, though slightly higher than the 3<sup>rd</sup> Quarter 2013 rate of 4.06%, is significantly lower than the rates experienced in 2009 and 2010, as shown in Figure 5.<sup>7</sup>

**Figure 5. Reno-Sparks Apartment Vacancies and Rents**



Source: “Apartment Survey Reno/Sparks Metro Area.” Johnson Perkins & Associates, Inc. January 2014.

<sup>7</sup> “Apartment Survey Reno/Sparks Metro Area.” Johnson Perkins & Associates, Inc. January 2014.

**Table 2. Comparison of Vacancy Rates by Type**

Area	2006-2013		
	Average	1Q 2006	4Q 2013
Studio	6.62%	3.45%	2.40%
1 Bedroom/1Bath	5.12%	3.24%	3.81%
2 Bedroom/1Bath	6.81%	4.06%	4.05%
2 Bedroom/2 Bath	6.58%	4.58%	4.52%
Townhouse	7.39%	4.84%	3.92%
3 Bedroom/2 Bath	7.40%	5.47%	5.28%

Source: "Apartment Survey Reno/Sparks Metro Area." Johnson Perkins & Associates, Inc. January 2014.

Figure 5 shows that the average vacancy rates in 2009 reached as high as 10.93%. Table 2 shows that the vacancy rates for each apartment type were significantly lower in the 4<sup>th</sup> Quarter of 2013 than the eight-year average vacancy rates between 2006 and 2013. With the exception of the 1 bedroom/1 bath units, vacancy rates in the 4<sup>th</sup> Quarter 2013 were also lower than in the 1<sup>st</sup> Quarter 2006, a period prior to the recession. This indicates that sufficient demand for multi-family housing exists in the Reno-Sparks area and that the industry will be able to absorb additional units, if constructed.

Despite this demand, the Spanish Springs area currently offers little in terms of multi-family options as summarized in Table 3. The Spanish Springs area makes up approximately 11.9% of Reno-Sparks' 2012 population, and its total residential units make up approximately 11.6% of total Reno-Sparks housing inventory. This indicates a balance exists between the area's residents and its population.<sup>8</sup>

However, when it comes to housing options, Spanish Springs has a limited mix of housing units, with only 5.1% of all residential units classified as multi-family units. This is significantly lower than the Reno-Sparks area average of 21.0% of all residential units classified as multi-family. This imbalance is seen in the fact that while the Spanish Springs area makes up 11.9% of the Reno-Sparks' population, its multi-family inventory is only 2.8% of all multi-family units in the Truckee Meadows.

Another way to look at this imbalance is using the persons per multi-family unit ratio which is estimated by dividing the area's population by the number of multi-family units. For Spanish Springs, the ratio is estimated at 50.1 persons per multi-family unit, far above the Reno-Sparks' ratio of 11.9.

<sup>8</sup> Analysis by the Center for Regional Studies based on data from Washoe County Assessor Data (September 2013); Department of Employment, Training, & Rehabilitation; State Demographer; and ESRI.

**Table 3. Multi-Family Units by Area- Washoe County, Nevada**

Area	All Dwelling Units		% of Total		MF Units		% of Total		MF as a % of All Units		2012 Population		% of Total		Persons per MF Unit		Employees per MF Unit		
	Units		Total		Units		Total		Units		2012		Total		Unit		2012	Unit	
New Southeast	10,617		6.4%		1,373		4.0%		12.9%		25,620		6.2%		18.7		11,217		8.2
New Southwest	7,976		4.8%		-		0.0%		0.0%		19,403		4.7%		-		6,463		-
North Urban <sup>1</sup>	24,055		14.6%		8,191		23.8%		34.1%		58,897		14.3%		7.2		39,850		4.9
North Valleys	20,385		12.4%		1,006		2.9%		4.9%		71,355		17.3%		70.9		7,929		7.9
New Northwest	15,700		9.5%		4,128		12.0%		26.3%		35,317		8.6%		8.6		4,973		1.2
Old Southeast	22,123		13.4%		8,750		25.4%		39.6%		49,899		12.1%		5.7		71,566		8.2
Old Southwest	21,460		13.0%		4,218		12.2%		19.7%		44,223		10.7%		10.5		17,917		4.2
<b>Spanish Springs</b>	<b>19,082</b>		<b>11.6%</b>		<b>975</b>		<b>2.8%</b>		<b>5.1%</b>		<b>48,815</b>		<b>11.9%</b>		<b>50.1</b>		<b>4,994</b>		<b>5.1</b>
Sparks (area) <sup>2</sup>	23,634		14.3%		5,679		16.5%		24.0%		57,921		14.1%		10.2		15,124		2.7
<b>Area Total<sup>3</sup></b>	<b>165,032</b>		<b>100%</b>		<b>34,439</b>		<b>100%</b>		<b>21%</b>		<b>411,450</b>		<b>100%</b>		<b>11.9</b>		<b>180,033</b>		<b>5.2</b>
City of Reno	94,982		54.1%		26,849		78.0%		28.3%		229,859		53.7%		8.6		134,714		5.0
City of Sparks	36,914		21.0%		7,308		21.2%		19.8%		90,214		21.1%		12.3		36,432		5.0
Unincorporated	43,758		24.9%		282		0.8%		0.6%		107,631		25.2%		381.7		16,961		60.1
<b>County Total</b>	<b>175,654</b>		<b>100%</b>		<b>34,439</b>		<b>100%</b>		<b>20%</b>		<b>427,704</b>		<b>100%</b>		<b>12.4</b>		<b>188,107</b>		<b>5.5</b>

1. The North Urban area boundaries include Truckee River, West McCarran, North McCarran, & Sparks city limits.
2. The Sparks area is defined as the City of Sparks south of Disc Dr.
3. MF totals represent parcels with a land use of 10 or more units only.

Sources: Washoe County Assessor Data (September 2013); Department of Employment, Training, & Rehabilitation; State Demographer; and ESRI.

The Spanish Springs persons per multi-family unit (MF) ratio is the second highest by area in Reno-Sparks, below the North Valleys ratio of 70.9 persons per unit.<sup>9</sup> In terms of employees per MF ratios, Spanish Springs is fourth with a ratio of 5.1 employees per multi-family unit, following New Southeast (8.2 employees per multi-family unit), Old Southeast (8.2), and the North Valleys (7.9). This is an important ratio as it shows the availability for multi-family options for the area's employees.

If the projected 8,100 employees are added to the existing employees in the Spanish Springs area and divided by the existing multi-family units in the area, the ratio increases significantly to 13.4 employees per MF, higher than any other area in the region.

***Journey to Work***

This lack of a diverse residential mix offering may be one of the reasons why only 27% of all employees working in the Spanish Springs area (defined for this analysis as zip codes 89441 and 89436) live in the area. Approximately 73% of those working in Spanish Springs live outside of the area and commute to Spanish Springs for work as shown in Table 4.

There many reasons why employees choose to locate away from their place of employment and commute. This includes lack of a supply of affordable homes or inappropriate development mixes, such as a shortage of multi-family home offerings, as shown in Table 3.

The majority of Spanish Springs employees live outside of the area, commuting to Spanish Springs for work, creating traffic and contributing their salaries to the benefit of other locations as they shop and find entertainment close to home. This problem will increase if approximately 8,100 new employees are added to the area. Even if they want to own a home in the area, many employees simply may not be able to afford to do so.

**Table 4. Place of Residence of Spanish Springs Employees by Zip Code**

Zip Code	Total Jobs	% of Total
89441/89436	1,074	27.28%
89434	270	6.86%
89506	276	7.01%
89502	252	6.40%
89431	252	6.40%
89523	201	5.11%
89433	174	4.42%
89503	153	3.89%
89509	117	2.97%
89521	27	0.69%
All Other	1,141	28.98%
<b>Total</b>	<b>3,937</b>	<b>100.00%</b>

Source: OnTheMap. US Census Bureau, Center for Economic Studies. "Home Destination Analysis."

<sup>9</sup> It should be noted that the New Southwest area has no multi-family units and cannot be compared to the rest of the neighborhoods.

### *Housing Affordability*

According to data from Washoe County Assessor, the median home price in the Spanish Springs area in the 4<sup>th</sup> Quarter of 2013 was \$248,500. This includes new and existing home sales. This price is higher than the median price for the entire Reno-Sparks area during the same period of \$219,000.<sup>10</sup> Though not as significant as these prices were in 2006, high homes prices and the restrictions on qualifying for credit can preclude some people from purchasing homes.

As discussed above, approximately 8,100 commercial and industrial jobs may be added to the area at full buildout. Industrial-type jobs will likely fall within the Transportation and Warehousing industry. The majority of the commercial space is zoned as neighborhood commercial, which will likely fall into Food Service, Other Services, and Retail industries.<sup>11</sup>

According to data from the Nevada Department of Employment, Training, and Rehabilitation (DETR) for the 2nd Quarter of 2013 (latest data available), Retail Trade jobs have an average hourly wage of \$13.49, Food Services jobs have an average wage of \$7.35, Other Services jobs have an average wage of \$10.59, and Transportation and Warehouse jobs have an average wage of \$17.32.

Data from the US Department of Housing and Urban Development indicated that families with housing costs of over 30% of income<sup>12</sup> are considered burdened and unable to allocate enough funds to other expenditures such as food, transportation, and medical care. Using the 30% expenditure threshold ratio, Table 5 estimates the total housing burden per employee by industry type. The table shows that on average, a single Food Services employee can afford a monthly housing burden of \$353 per month, an Other Services employee can afford \$508 per month, a Retail employee can afford \$647 per month, and a Transportation and Warehouse employee can afford \$831 per month.

Using this information, Table 5 shows the home values employees in these industries can afford. For example, even assuming two employees per household working in the same industry, those in the Other Services and Food Service industries cannot afford a home in Spanish Springs with its median price of \$248,000. Two employees in the Retail industry can afford a median priced home in the area and those in the Transportation and Warehouse industry can afford a home valued well above the median price.

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<sup>10</sup> Washoe County Assessor data. Data for 4<sup>th</sup> Quarter 2013.

<sup>11</sup> It should be noted that prior to the recession, the Eagle Canyon project was discussed as a medical campus project, which will likely yield wages higher than shown in this analysis. However, there has not been any information as to the future of this project since the recession began.

<sup>12</sup> US Department of Housing and Urban Development. "Affordable Housing."  
[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/affordablehousing/](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/).

**Table 5. Housing Costs as a Percent of Income  
 Spanish Springs - Washoe County, Nevada**

	Food Services	Other Services	Retail	Transport. & Warehouse
Ave. Hourly Wage for Spanish Springs Employees <sup>1</sup>	\$7.35	\$10.59	\$13.49	\$17.32
Average Monthly Wage	\$1,176	\$1,694	\$2,158	\$2,771
Housing Costs as a % of Income <sup>2</sup>	30.0%	30.0%	30.0%	30.0%
Monthly Housing Affordability	\$352.92	\$508.16	\$647.52	\$831.40
<b>Assuming One Earner per Household:</b>				
Monthly Rent Affordability	\$352.92	\$508.16	\$647.52	\$831.40
Home Ownership Affordability <sup>3</sup>	\$70,000	\$100,000	\$128,000	\$164,000
Home Listings at Affordable Price-Point <sup>4</sup>	-	-	2	18
Homes Sold in 2013 at Affordable Price-Point <sup>5</sup>	1	9	54	117
<b>Assuming Two Earners per Household (both in same industry):</b>				
Monthly Rent Affordability	\$705.84	\$1,016.32	\$1,295.04	\$1,662.81
Home Ownership Affordability <sup>3</sup>	\$139,000	\$201,000	\$256,000	\$329,000
Home Listings at Affordable Price-Point <sup>4</sup>	6	51	116	213
Homes Sold in 2013 at Affordable Price-Point <sup>5</sup>	75	395	719	978

Sources:

1. Department of Employment, Training, & Rehabilitation - 2nd Quarter 2013.
2. US Department of Housing and Urban Development.
3. Based on a 30-year fixed interest rate and does not factor a 20% down payment.
4. Based on December 2013 listings for single-family homes in MLS zones 182-186 (Spanish Springs).
5. Northern Nevada Regional MLS, data for 2013.

As of December 2013 (the latest data available from MLS), there were no homes on the market within the price range of the Food Services and Other Services employees (assuming a single employee per household). There were two homes available given the Retail employee's income and 18 homes for employees in the Transportation and Warehouse industry. There are more options for these employees assuming two employees per household, though options are still limited for those in the Food Service and Other Services industries.

For those in the Food Service and Other Services industries, especially those living alone (29% of total households, as discussed at the beginning of this report) and those with a single earner in the household, housing options in close proximity to their employment are limited. These are likely to be employees interested in renting apartments in or outside of the Spanish Springs area and will make up some portion of the 2,000 projected employees upon the development of commercially-zoned land.

### *Job to Housing Balance*

According to a recent webinar by the National Association of Home Builders (NAHB), the location of multi-family housing remains the most important feature for renters when choosing their home. Millennials (those born in the early 1980s to early 2000s), the largest segment of the renting population, according to NAHB, want to spend less time commuting and more time creating a balance between career and lifestyle.

“It’s all about the lifestyle for today’s renters. They want the urban experience of less commute time and immediate access to various activities,” said Jeff Kayce, vice president at Bozzuto Development Company and one of the webinar’s presenters.<sup>13</sup>

The proximity of work and housing, also known as the job/housing balance, has been an important planning consideration for many years. Many communities have been designed with the job/housing balance in mind, allowing people to live and work in the same area.

Washoe County planning entities have considered this factor over a number of proposed projects and there is little disagreement that the job/housing balance should be an important part of future development. A presentation at the 2013 TMRPA Planning for Economic and Fiscal Health Workshop included a source from the National Association of Realtors, stating “the 2011 Community Preference Survey reveals that, ideally, most Americans would like to live in walkable communities where shops, restaurants, and local businesses are within an easy stroll from their homes and their jobs are a short commute away.”<sup>14</sup>

The Spanish Springs area is currently comprised of a number of single-family homes, with few multi-family units and much acreage is dedicated to commercial and industrial space. As this space becomes built out, new employees will demand housing options in proximity to their work places.

As discussed above, not all employees will be willing or able to afford to purchase single-family homes. As a result, these employees will be forced to live outside of the area and commute. Creating cross-commuting patterns across the region due to inappropriate housing mix offerings is the exact opposite of a job/housing balance. This balance cannot be achieved without some level of mixed housing, which can offer employees a chance to live closer to work and reduce commuting distances.

### *Transportation Analysis*

While it is true that any residential construction generates vehicle trips, multi-family units actually generate fewer trips per unit than single-family dwellings, as shown in the table below.

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<sup>13</sup> “Industry Experts Reveal Current Trends in Apartment Living.” National Association of Home Builders. May 2012.

<sup>14</sup> “Planning for Economic and Fiscal Health.” Christopher Zimmerman, Smart Growth America. Presentation at the Planning for Economic and Fiscal Health Workshop, October 29, 2013.

In this case, the analysis site proposes approximately 360 multi-family units, which using a low-rise apartment rate of 0.58 trips per unit would result in an estimated 209 evening peak hour trips.

If the parcel is developed according to Low or Medium Suburban Residential zoning, allowing 3 dwelling units per acre, the parcel could support 120 single-family units, generating 120 evening peak hour trips.

**Table 6. Common Trip Generation Rates-Residential-Evening Peak Hours**

Land Use	Trips Per Unit*
Single-Family	1.00
Apartment	0.62
Low-Rise Apartment	0.58

\*Per dwelling unit.

Source: Institute of Transportation Engineers (ITE). Trip Generation Manual, 9th Edition. 2012.

However, the analysis site is currently zoned 45% Neighborhood Commercial and 50% Industrial (5% Open Space). Using the evening peak hour trip generation from the same report, we can compare the estimated number of trips generated by the parcel given existing and proposed new zoning.

The parcel consists of approximately 39.73 acres. Assuming a 20% commercial building coverage and 40% industrial building coverage,<sup>15</sup> the parcel can include up to 501,855 square feet of improvements. Both land uses will have employees and attract visitors, and based on trip factors provided by the Institute of Traffic Engineers (Table 7), the current zoning (at buildout) is estimated to generate 2,506 trips at evening peak hours using the average trips for all retail uses (14.65) and industrial uses (0.65) in Table 7. Therefore, the current zoning would generate 10-times more trips at evening peak hours than a multi-family project.

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<sup>15</sup> KLS Design Group.





**Table 7. Common Trip Generation Rates-Industrial, Office, and Retail Evening Peak Hours**

Land Use	Trips Per Unit*
<b>Industrial</b>	
General Light Industrial	0.97
Industrial Park	0.85
Manufacturing	0.73
Warehousing	0.32
Mini-Warehouse	0.26
Utilities	0.76
<b>Office</b>	
General Office Building	1.49
Single Tenant	1.74
Medical-Dental	3.57
Office Park	1.48
Business Park	1.29
<b>Retail</b>	
Building Materials and Lumber	4.49
Free-Standing Discount Superstore	4.35
Variety Store	6.82
Free Standing Discount Store	4.98
Hardware/Paint Store	4.84
Nursery (Garden Center)	6.94
Shopping Center	3.71
Supermarket	9.48
Convenience Market (Open 24 Hours)	52.41
Convenience Market w/ Gas	50.92
Discount Supermarket	8.34
Discount Club	4.18
Department Store	1.87
Pharmacy w/out Drive-Through	8.4
Fast Food Restaurant w/ Drive Through	33.84
Drinking Place	11.34
Quality Restaurant	7.49
High-Turnover (Sit-Down) Restaurant	11.15
Coffee/Donut Shop w/ Drive Through	42.8

\*Per 1,000 square feet of space

Source: Institute of Transportation Engineers (ITE). Trip Generation Manual, 9th Edition. 2012.

As also discussed above, based on commuting data from OnTheMap (US Census Bureau), in 2011 only 27% of all employees working in the Spanish Springs area (defined for this analysis as zip codes 89441 and 89436) lived in the area. Approximately 73% of Spanish Springs employees lived outside of the area and commuted to Spanish Springs for work. If this trend continues, as many as 5,900 new employees (the projected 8,100 new employees times 73%)

working in the Spanish Springs area may live outside of the area, commuting to the area for work.

While some of these employees may be able to afford to purchase single-family homes, some will choose or not be able to purchase homes and will rent a multi-family unit. As discussed in the “Housing Demand” section of this report, the Spanish Springs area has a very low rate of multi-family units, requiring new employees to live outside of the area and commute to Spanish Springs for work. A multi-family project would add lower-price and flexible housing alternatives for employees of Spanish Springs businesses, reducing the commuting of these employees into and out of the Spanish Springs area.

Overall, though the higher number of units created by a multi-family development generates more trips than a single-family development, these trips are significantly lower than those that would be generated by the property’s current zoning of commercial and industrial land uses. Additionally, as the surrounding parcels are developed, attracting visitors and employees, an appropriate mix of housing will reduce the number of vehicle trips. Reducing the number of trips is important in the Spanish Springs area given its already overloaded transportation system.

### ***Other Issues***

As with many other development-related uses, multi-family developments have certain stigmas associated with them. Few people want to live next to a school, a casino, or a large retail development, though most don’t mind the education, entertainment, or shopping opportunities offered by these uses. The perceived negative impacts of multi-family developments are many and have been addressed in detail in a number of reports and publications. A report by the Urban Land Institute focused on myths regarding multi-family and high density developments:<sup>16</sup>

*Myth:* Multi-family developments overburden public schools and other public services and require more infrastructure support systems.

*Fact:* The nature of who lives in higher-density housing—fewer families with children—puts less demand on schools and other public services than low-density housing. Moreover, the compact nature of higher-density development requires less extensive infrastructure to support it.

*Myth:* Higher-density developments lower property values in surrounding areas.

*Fact:* No discernible difference exists in the appreciation rate of properties located near higher-density development and those that are not. Some research even shows that higher-density development can increase property values.

*Myth:* Higher-density development creates more regional traffic congestion and parking problems than low-density development.

*Fact:* Higher-density development generates less traffic than low-density development per unit; it makes walking and public transit more feasible and creates opportunities for shared parking.

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<sup>16</sup> “High Density Development: Myth & Fact.” Washington, D.C.: ULI—the Urban Land Institute, 2005.

*Myth:* Higher-density development leads to higher crime rates.

*Fact:* The crime rates at higher-density developments are not significantly different from those at lower-density developments.

*Myth:* Higher-density development is unattractive and does not fit in a low-density community.

*Fact:* Attractive, well-designed, and well-maintained higher-density development attracts good residents and tenants and fits into existing communities.

*Myth:* No one in suburban areas wants higher-density development.

*Fact:* Our population is changing and becoming increasingly diverse. Many of these households now prefer higher-density housing, even in suburban locations.

*Myth:* Higher-density housing is only for lower-income households.

*Fact:* People of all income groups choose higher-density housing.

The idea that multi-family projects are associated with low income areas is one that opponents of these projects often use. According to Table 8, however, some low persons per MF ratios (indicating a large number of MF units compared to area population) exist in areas with high household income.

**Table 8. Multi-Family Units and Median Household Income Comparison**

Area	MF Units	2012 Population	Persons per MF Unit	2012 Employees	Employees per MF Unit	Median Household Income
New Southeast	1,373	25,620	18.7	11,217	8.2	\$ 62,691
New Southwest	-	19,403	-	6,463	-	\$ 102,946
North Urban	8,191	58,897	7.2	39,850	4.9	\$ 32,163
North Valleys	1,006	71,355	70.9	7,929	7.9	\$ 50,101
New Northwest	4,128	35,317	8.6	4,973	1.2	\$ 61,064
Old Southeast	8,750	49,899	5.7	71,566	8.2	\$ 36,156
Old Southwest	4,218	44,223	10.5	17,917	4.2	\$ 59,123
Spanish Springs	975	48,815	50.1	4,994	5.1	\$ 76,289
Sparks (area)	5,679	57,921	10.2	15,124	2.7	\$ 44,088
<b>Area Total</b>	<b>34,439</b>	<b>411,450</b>	<b>11.9</b>	<b>180,033</b>	<b>5.2</b>	<b>\$ 53,289</b>

Sources: Washoe County Assessor Data (September 2013); Department of Employment, Training, & Rehabilitation; State Demographer; and ESRI.

For example, the New Northwest area has a persons per MF ratio of 8.6, lower than the Truckee Meadows average of 11.9. The median household income in the area of \$61,064 is higher than the Truckee Meadows average median household income of \$53,289.

Similarly, though the Sparks area has a higher persons per MF ratio than the New Northwest area (10.2 vs 8.6), indicating fewer multi-family units per capita, its median household income is lower than the average for the New Northwest and the entire Truckee Meadows area. This indicates that it is the type of the multi-family development and a myriad of other components, not the number of multi-family units that speak to the economic health of an area.

Figure 4 above provides more information regarding the analysis site, which is useful to explain other concerns raised regarding this site. First, concern was raised that the proposed multi-family development will be located in close proximity to single-family residences and this is unwanted by local residents.

In fact, multi-family development has often been used as a buffer between single-family and commercial zones. The analysis site will provide an excellent buffer between existing single-family residences and areas zoned as industrial or commercial land. If the proposed parcel is developed as industrial/commercial, as it is currently zoned, single-family residences will be located directly next to commercial and industrial properties with no buffer.

Additionally, Figure 4 shows that no significant number of existing single-family residences is located adjacent to the proposed site; the proposed multi-family development would impact few homeowners.

Finally, Figure 4 provides a visual representation of the lack of multi-family unit inventory within the 2-mile radius of the proposed site and other commercially and industrially zoned properties. Employees of these properties unable to purchase single-family homes will be forced to live outside of this area and commute daily for work.

### *Conclusions*

- Our demographics are changing, with more households without children and more householders living alone.
- As the current demographics trends continue, the demand for multi-family homes will increase.
- There is significant amount of commercial and industrially-zoned land within two miles of analysis site, with 1.5 million square feet of industrial space under construction within one mile of the site.
- An additional 7,700 jobs can be potentially created within two miles of the analysis site upon the buildout of the commercial and industrially-zoned land, and 8,100 jobs within northern Spanish Springs.
- Current vacancy rates for multi-family housing in Reno Sparks signal a demand for additional multi-family units.
- Only 2.8% of all multi-family units in Reno-Sparks are located in Spanish Springs, although 12% of the Reno-Sparks population resides in Spanish Springs.

- Only 27% of Spanish Springs residents work in Spanish Springs; the remaining persons employed in Spanish Springs commute from outside the area.
- Industries expected to locate in the commercial and industrially-zoned land include Food Service, Other Services, Retail Trade and Transportation & Warehousing.
- Average wages for Food Service and Other Services employees living alone currently cannot afford a single-family home in Spanish Springs.
- Continued home appreciation rates in Spanish Springs, combined with stagnate wage growth, will affect home affordability for the Retail Trade and Transportation & Warehousing occupations that live alone.
- The commercial and industrially-zoned land within two miles of analysis site currently lacks a nearby mixed housing component.
- The analysis site provides a multi-family housing buffer between the commercial and industrially-zoned land and single-family homes.
- The current zoning of the analysis site (commercial and industrial) would generate 10-times more evening peak trips (2,506) than 360 units of multi-family (209).

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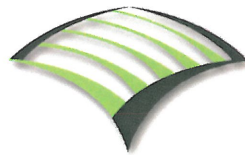
EKAY | ECONOMIC CONSULTANTS

# Village at the Peak

Prepared for:

Sugarloaf Peak, LLC

Prepared by:



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**August 2014**

jn: 2572

INFRASTRUCTURE FEASIBILITY STUDY

## PURPOSE

The purpose of this feasibility study is to fulfill the requirements of the Washoe County Spanish Springs Area Plan (Area Plan) with respect to a Master Plan Amendment to land use. Specifically, this report will address issues as outlined in the Spanish Springs Area Plan for intensification and as shown below:

*A feasibility study (has) been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies (1) the improvements likely to be required to support the intensification, and (2) 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.*

## PROJECT LOCATION

The project area is located northeast of the intersection of Calle de la Plata and Pyramid Lake Highway in Unincorporated Washoe County. The project encompasses one parcel (APN 534-562-07, consisting of 39.83±) owned by Sugarloaf Peak LLC. Please reference to location maps included in the main application packet.

## PROJECT DESCRIPTION

The parcel to be intensified is currently a combination of 20 acres of Industrial (I), 17.84 acres of Commercial (C) and 1.99 acres of Open Space (OS) according to the Master Plan. The proposed intensification will call for all 39.83± acres to be Suburban Residential to allow for multi-family development. The Donovan Ranch subdivision (MDS) is north of the site, GR is east of the site, Commercial (C) and Industrial (I) are west of the site, and the Village Green Business Park (BP), NC and OS are south of the site. Subheadings of this report will cover various issues regarding the intensification including sanitary sewer, domestic water and effluent water, existing and required infrastructure, onsite and offsite storm drainage issues, FEMA flood zone information, and dry utilities including gas, electric, etc. Please reference to applicable maps within the body of the main application packet for zoning, intensity, etc.

## DOMESTIC WATER

The domestic water system within the area is under the jurisdiction of the Washoe County Department of Water Resources (WCDWR). Domestic wells in the area and wholesale water purchase from the Truckee Meadows Water Authority (TMWA) provide water to the WCDWR system. The following outlines possibilities with respect to domestic water service for the property in the ultimate build out condition. Although the following represent possibilities for service and storage in the area, a “Discovery” will be necessary through WCDWR to determine the full extent of necessary improvements/upgrades to the existing system, if any, and possible necessity of two-way service to the site so that lines brought to the site are not radial (dead-end):

### Service

- A 12” water line exists parallel to the west side of Pyramid Highway approximately 1,715 feet west of the northwest corner of the subject property. Issues with this line include the need for a private easement from the owners of APN 534-571-01 and 04, encroachment permit and jack and bore with respect to Pyramid Highway NDOT right of way, and capacity in the existing 12” line to service the site.
- A 16” water line exists at the intersection of El Caballo Trail and Calle de la Plata east of the site. This line is a second line to the Spring Creek Northeast water storage tank. Construction of this connection could be completed within the Right-of-Way of Calle de la Plata outside of the existing pavement limits, but requires approximately 2,500 lineal feet of water line to be constructed.

### Storage

- The 2 million gallon (MG) Spring Creek Northeast water storage tank is located approximately 1 mile from the subject property in the eastern portion of the Donovan Ranch project.

Please reference to **Figure 1** for locations of potential connection points for domestic water.



## **SANITARY SEWER**

Sanitary Sewer exists to the north and west of the subject property. The sanitary sewer system within the area is under the jurisdiction of Washoe County Department of Water Resources (WCDWR). The following outlines possibilities with respect to sewerage of the property in the ultimate buildout condition:

- Option 1 is to utilize the existing sanitary sewer line in the southwest cul-de-sac of the Donovan Ranch development. This line services approximately 390 residential units of Donovan Ranch and ultimately is a 10" line which runs north parallel to Pyramid Highway to the existing Pebble Creek lift station. The 10" line and the lift station and subsequent force main would need to be analyzed for the additional sewage flow that would be placed in to it due to development of the subject property. This option would require approximately 2,300 lineal feet of offsite sanitary sewer to the site, and a private easement from the owners of 534-571-01. Additionally, the cul-de-sac right of way and the northern property boundary of the subject property is separated by private property owned by Washoe County which would require an easement from Washoe County.
- Option 2 is to construct approximately 2,500 lineal feet of sanitary sewer west on Calle de la Plata (jack and bore would be required under Pyramid Highway as it is a Nevada Department of Transportation (NDOT) right of way) to an existing 8" line approximately 900 feet west of Pyramid Highway in West Calle de la Plata. Again this line would need to be analyzed for the additional sewage flow that would be placed in to it due to development of the subject property. As the alignment would utilize existing Washoe County and NDOT rights of way, encroachment permits would be required, but no private easements.
- Option 3 would be to utilize both Option 1 and Option 2 should greater capacity be needed.

Total Sanitary Sewer outflow from the proposed intensification is as follows (residential unit count for project is 360 multi-family units):

Land Use	Acreage (acres)	Residential Unit Count	Average Daily Flow	Average Daily Flow (gpd)	Peaking Factor	Peak Daily Flow (gpd)
Residential (HDS)	39.83	360	270 gpd/unit	97,200	3	291,600
<b>Total</b>	<b>39.83</b>			<b>97,200</b>		<b>291,600</b>

\* Flow rates per WCDWR Draft Sewer Design Standards. Please reference to the **Appendix**.

Please reference to **Figure 1** for locations of potential connection points for sanitary sewer.

For purposes of comparison, an 8" sanitary sewer line at the minimum slope of 0.5% at 75% capacity (minimum slope and maximum capacity per WCDWR standards) can accommodate approximately 545,500 gallons per day (gpd). A 10" sanitary sewer line at the minimum slope of 0.33% at 75% capacity can accommodate approximately 803,000 gpd. It should also be noted that the sanitary sewer within the area is under jurisdiction of WCDWR. However, sanitary sewer from this area feed south into the City of Sparks system and ultimately feeds to the Truckee Meadows Water Reclamation Facility (TMWRF). Through an interlocal agreement with the City of Sparks, WCDWR applies a reduction factor to the sewer connection fee of 75%, bringing the fee from \$5,400 per residential unit to \$4,050. A connection fee in the amount of \$5,618 per residential unit is then required to be paid to the benefit of the City of Sparks for use of their system. As it appears that the proposed intensification will not increase the total unit amount within the Area Plan, the total unit count with this intensification should fall within the agreement parameters.

## DRY UTILITIES

NV Energy currently has electrical and gas mains running parallel to the west side of Pyramid Highway servicing properties to the north. In order to gage whether or not additional infrastructure would be necessary to service the subject property, a discovery would need to be performed by NV Energy, but is not anticipated.

Please reference to **Figure 1** for locations of potential connection points for dry utilities.

## RECLAIMED WATER

Should Reclaimed Water be used for irrigation within the future development of the site, infrastructure under the jurisdiction of the City of Sparks exists within Calle de la Plata west of Pyramid Highway.

Please reference to **Figure 1** for locations of potential connection points for Reclaimed Water.

## FEMA FLOOD ZONE MITIGATION/STORM DRAINAGE

### FEMA Flood Zone Mitigation

The North Spanish Springs Detention Facility (NSSDF) and associated appurtenances, including a sedimentation basin, were constructed in the late 2000's to alleviate flooding concerns west of Pyramid Lake Highway. The sedimentation basin and channel are just south of the site, and channelize water from the Griffith Canyon drainage (Spanish Springs wash) east of the site. FEMA flood zone maps have been updated to account for the detention facility. However, a FEMA designated Flood Zone AO with a Depth of 1 foot still inundates portions of the southern portion of the site (reference to **Figure 2** for potential necessary drainage facilities, detention and reference the **Appendix** for FEMA information). It is anticipated that a trapezoidal channel will need to be constructed along the eastern perimeter of the site to channelize the flood flows west along the north side of Calle de la Plata, and a culvert will be constructed under Calle de la Plata to convey flows to existing channel along the south side of Calle de la Plata and ultimately the sedimentation basin. At the time of final design for the site, a Conditional Letter of Map Revision (CLOMR) should be prepared and submitted to FEMA for approval. After construction of the facilities a Letter of Map Revision (LOMR) should be prepared and submitted to FEMA for approval, and the area of Zone AO can then be removed from the site.

### Storm Drainage

The portion of the site described previously naturally drains to the southwest for eventual outflow south and west. The remaining portion of the site naturally drains to the northwest for eventual outflow to the Boneyard Flat area. Final design of the site should include a trapezoidal channel that will cut off existing flows from the east and carry them to the northwest corner of the site. As the site is designed and developed, it is anticipated that storm drainage facilities onsite will drain to the channel and to the northwest. As increases in peak flows and volumes from storm drainage will need to be mitigated to the existing condition, a detention/retention basin is anticipated at the northwest corner of the site. Flows will then be released as per the existing condition to the adjacent parcel to the west (APN 534-571-01) either via sheet flow or in conjunction with the property owner in a channel to the north and west across said parcel.

**TMWA WATER RIGHTS - METHODOLOGY FOR CALCULATING DEMAND AND WATER RESOURCES  
REQUIREMENTS – WATER RIGHTS SUBJECT TO TMWA RULE 7**

**Project Site: 39.83± Acres**

**Suburban Residential – Total Unit Count – 360 Multi-Family Units**

- 360 multi-family units – 0.12 AFY/per unit =  $360 \times 0.12 = 43.2$  AFY
- Landscape (estimated) = 9.0 AFY
- **TOTAL WATER RIGHTS RESIDENTIAL AREA**  
=  $43.2 + 9.0 = 52.2$  AFY

**TOTAL WATER RIGHTS WITH 1.11 TRUCKEE RIVER RIGHTS MULTIPLIER**

- $52.2 \times 1.11 = 57.9$  AFY

\* See Appendix for TMWA Rule 7 excerpts.

\*\* Should reclaimed water be used for irrigation purposes, applicable landscaping water rights would not be required. However, City of Sparks' reclaimed rights may need to be secured.

**CONCLUSION**

In conclusion, the findings included in this Infrastructure Feasibility Report support the requirements of the Area with respect to a Master Plan Amendments, specifically, *(1) the improvements likely to be required to support the intensification, and (2) 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.*

# APPENDIX



(FEMA/STORM DRAINAGE EXHIBIT)

# FIGURE 2

VILLAGE AT THE PEAK MASTER PLAN AMENDMENT  
INFRASTRUCTURE FEASIBILITY STUDY

WASHOE COUNTY

NEVADA

AUGUST 2014

