

## Washoe County Development Application

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

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

## Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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

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

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

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

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

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

Refer to the attached report for additional details and analysis.

3. Please provide the following specific information:

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

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

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

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

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

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

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

Vacant

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

Refer to the attached report for additional details and analysis.

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

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

Yes  No

Explanation:

Refer to the attached report for additional details and analysis.

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

Yes  No

Explanation:

|  |
|--|
|  |
|--|

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

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

Explanation:

|  |
|--|
|  |
|--|

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

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

Explanation:

|  |
|--|
|  |
|--|

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

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

Explanation:

|  |
|--|
|  |
|--|

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

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

Explanation:

|  |
|--|
|  |
|--|

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

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

If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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

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

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

- a. System Type:

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

- b. Available:

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

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

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

- a. System Type:

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

- b. Available:

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

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

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

Pyramid Way and Calle de la Plata

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

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

13. Community Services (provided and nearest facility):

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

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

- a. Population Element:

Not applicable.

- b. Conservation Element:

See attached report for details.

- c. Housing Element:

Not applicable.

- d. Land Use and Transportation Element:

See attached report for details.

- e. Public Services and Facilities Element:

See attached report for details.

- f. Adopted area plan(s):

Analysis of the Spanish Springs Area Plan is included in the attached report.

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

Not applicable.

### Applicant Comments

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

## Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

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

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

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

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

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

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

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

The site is currently vacant.

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

Refer to the attached report for additional details and analysis.

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

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

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

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

Explanation:

|  |
|--|
| <b>Refer to the attached report for additional details and analysis.</b> |
|--|

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

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

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

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

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

|  |
|--|
|  |
|--|

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

|  |
|--|
|  |
|--|

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

- a. System Type:

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

- b. Available:

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

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

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



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

Not applicable.

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

- a. System Type:

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

- b. Available:

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

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

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

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

Not applicable.

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

Pyramid Way and Calle de la Plata

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

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

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

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

## Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Regulatory Zone Amendment Findings

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

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

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
- (3) Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
- (5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

# SPANISH SPRINGS COMMERCE CENTER

MASTER PLAN AMENDMENT • REGULATORY ZONE AMENDMENT



Prepared by:



JANUARY 9, 2023

# SPANISH SPRINGS COMMERCE CENTER

**MASTER PLAN AMENDMENT • REGULATORY ZONE AMENDMENT**

**Prepared for:**

Industrial Realty Group, LLC

1190 Selmi Drive

Reno, Nevada 89512

**Prepared by:**

Christy Corporation, Ltd.

1000 Kiley Parkway

Sparks, Nevada 89436

(775) 502-8552

**January 9, 2023**

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

# SPANISH SPRINGS COMMERCE CENTER

## Introduction

This application includes the following requests:

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

## Project Location

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

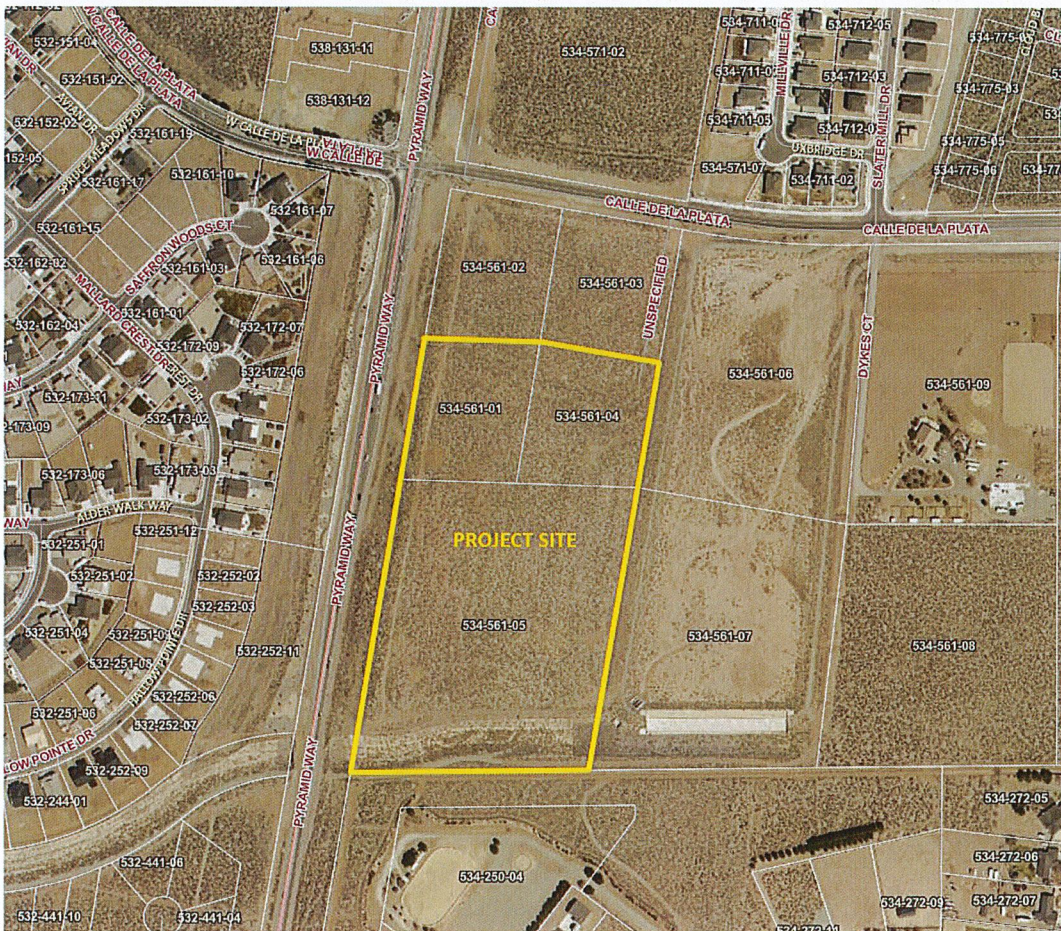


Figure 1 – Vicinity Map

## SPANISH SPRINGS COMMERCE CENTER

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### Existing Conditions/Site History

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

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

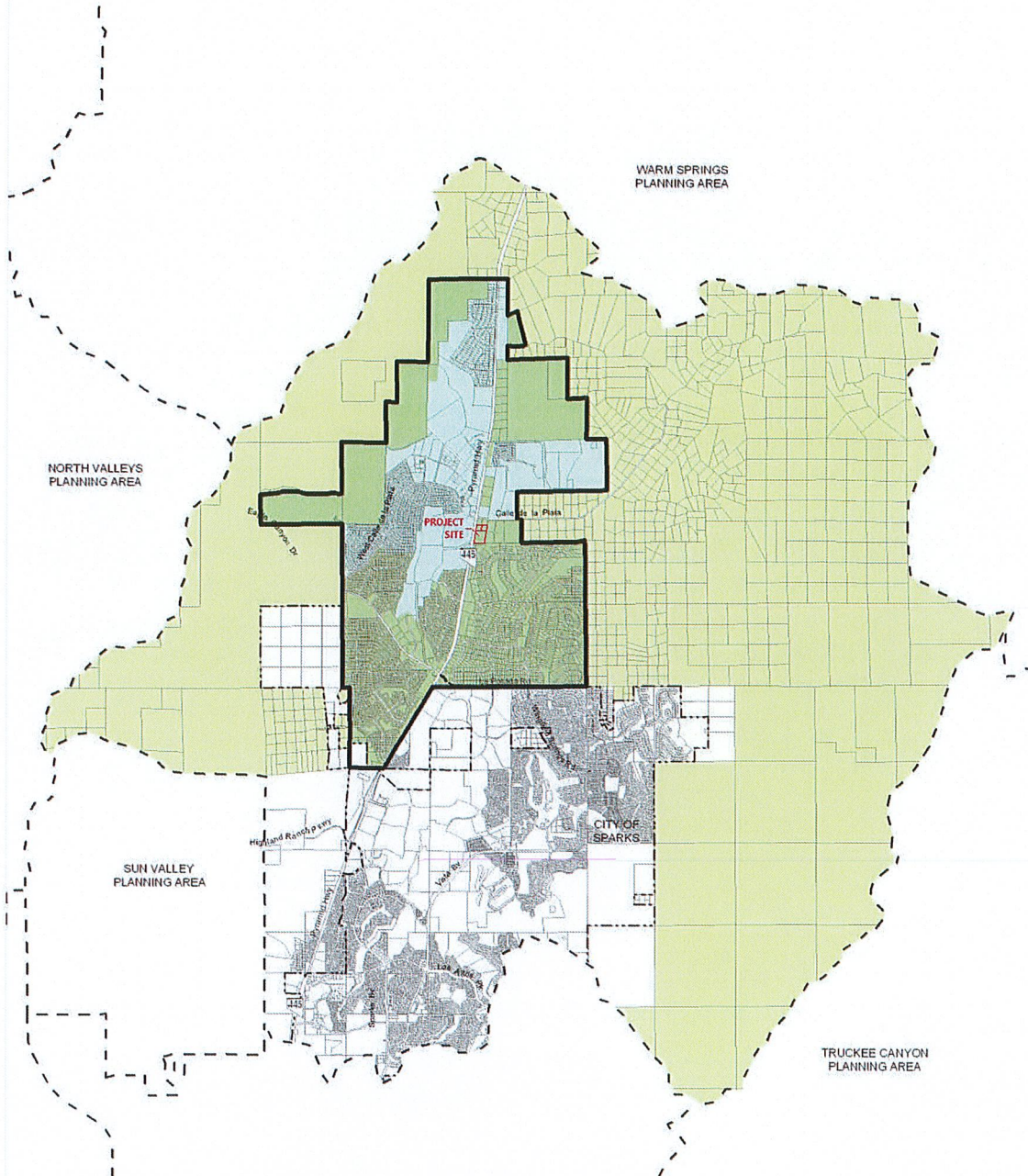


Figure 2 – Existing Conditions



## SPANISH SPRINGS COMMERCE CENTER

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



NOTE: SCMA boundary is outlined in bold.

Figure 3 – Suburban Character Management Area

## SPANISH SPRINGS COMMERCE CENTER

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### Request Summary

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

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

Each request is summarized below:

- **Master Plan Amendment**

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

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

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

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

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

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

## SPANISH SPRINGS COMMERCE CENTER

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

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

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

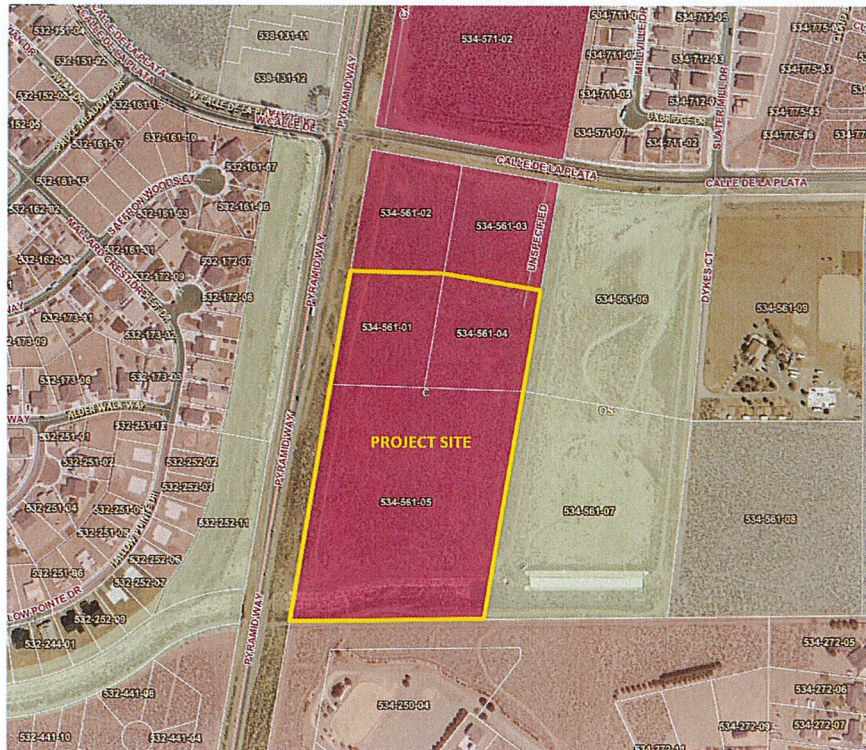


Figure 4 – Existing Master Plan Land Use

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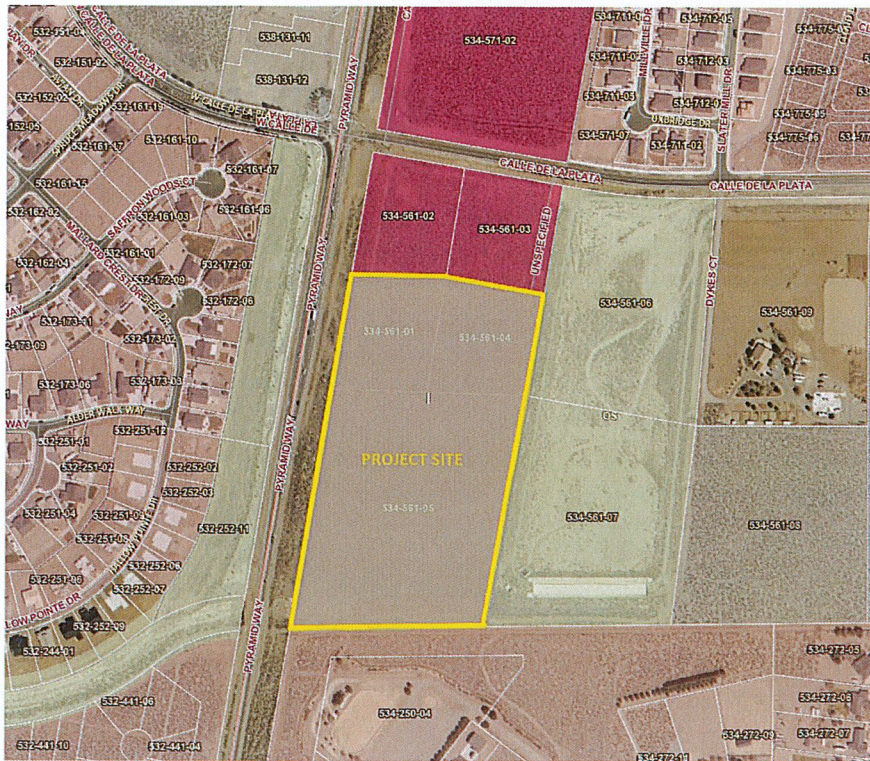


Figure 5 – Proposed Master Plan Land Use

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

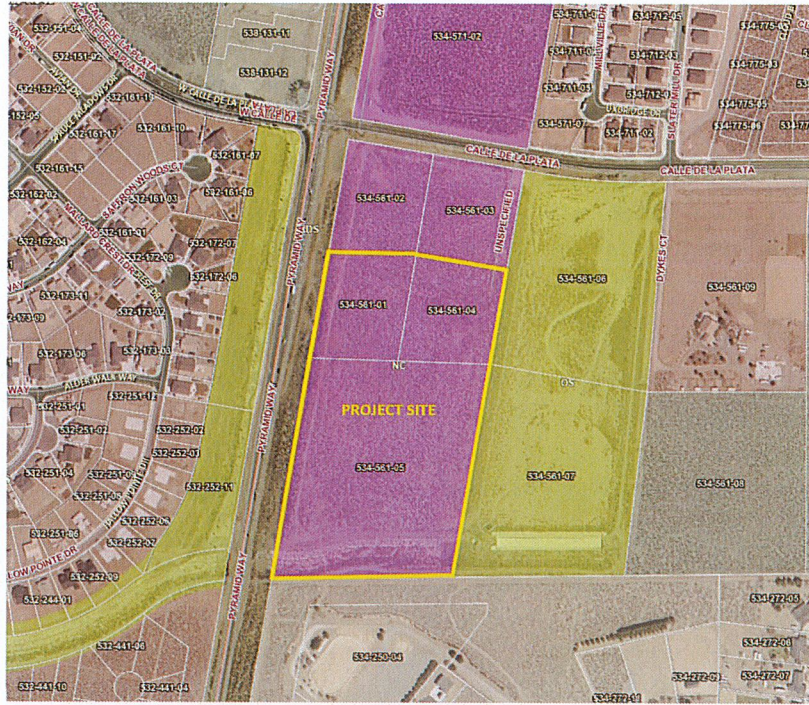
- **Regulatory Zone Amendment**

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

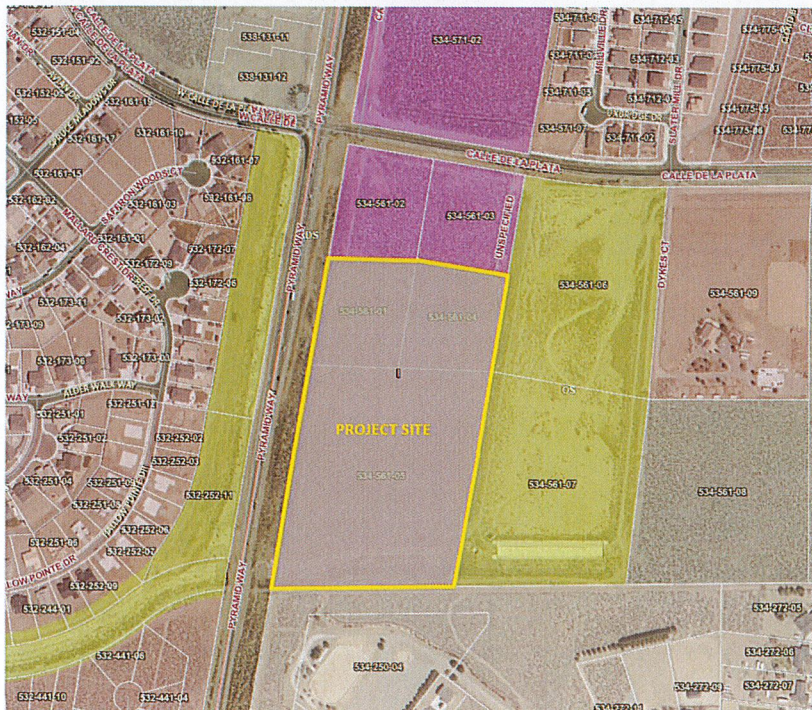
Industrial zoning on the project site will allow for industrial uses that complement the nearby properties. Given the availability of infrastructure and services that are already occurring in the area as well as recent development patterns, Industrial is a logical zoning designation for the property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

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

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Existing Zoning



Proposed Zoning

Figure 6 – Existing/Proposed Zoning

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

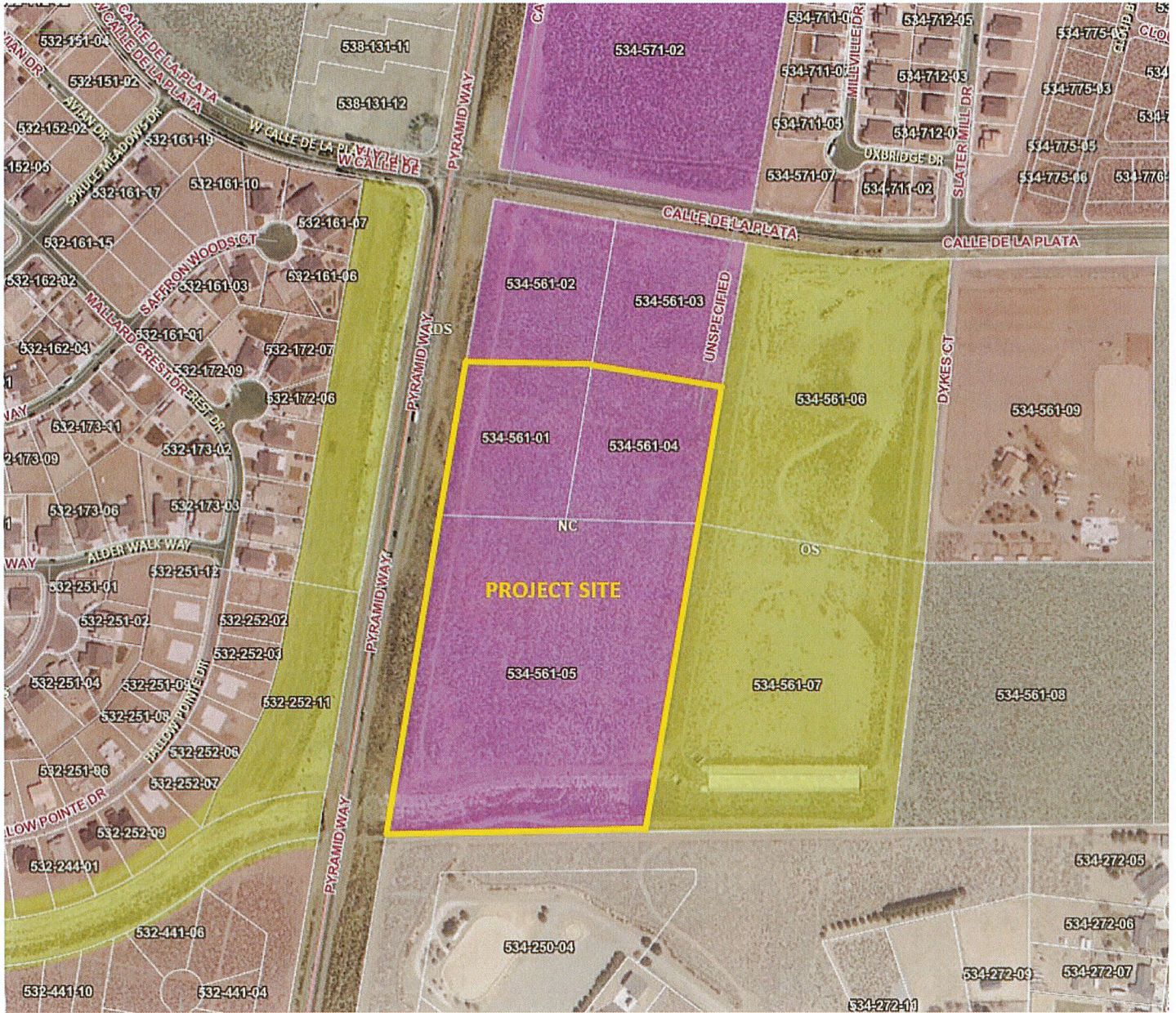


Figure 1 - Existing Zoning

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

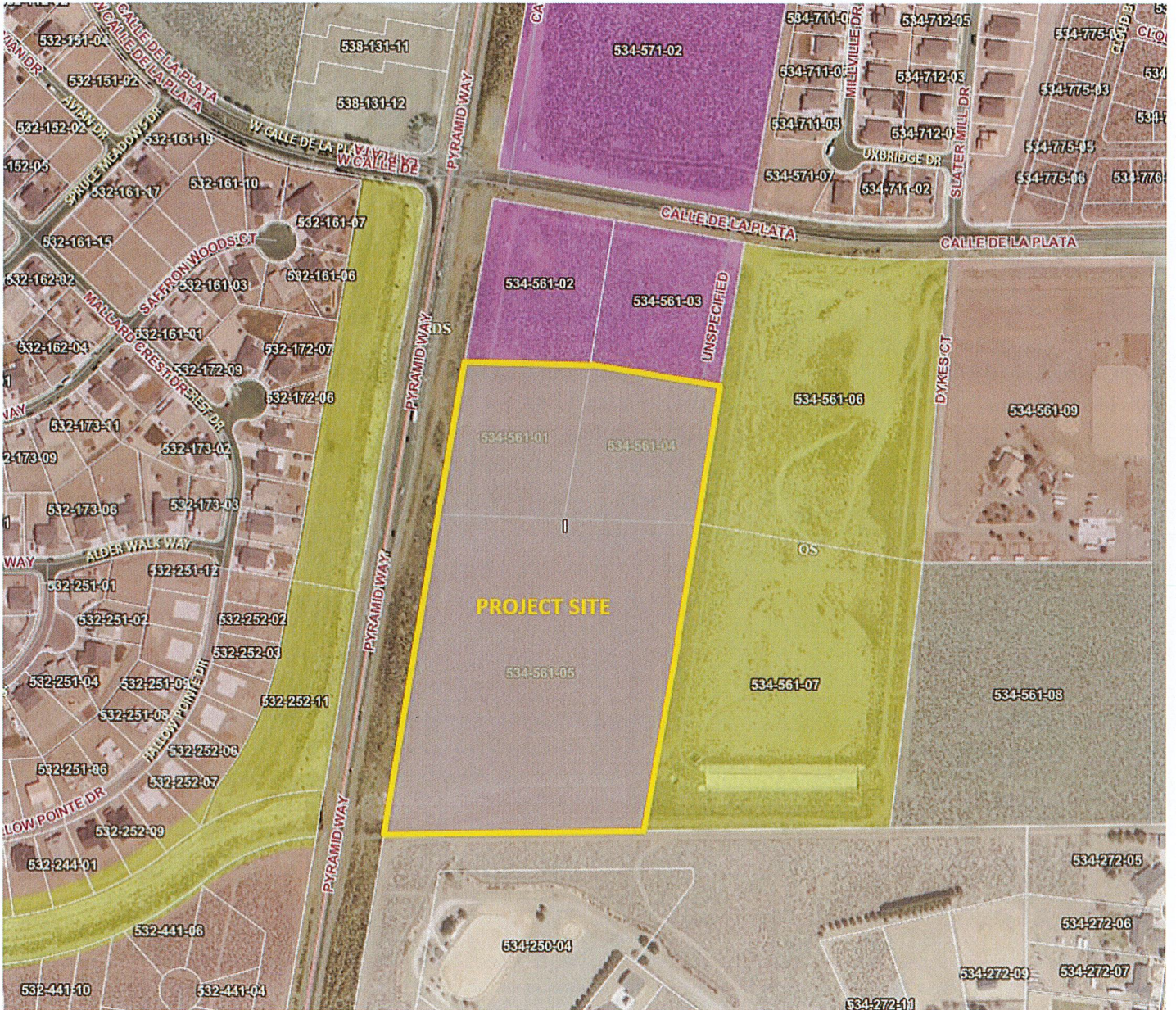


Figure 2 – Proposed Zoning

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

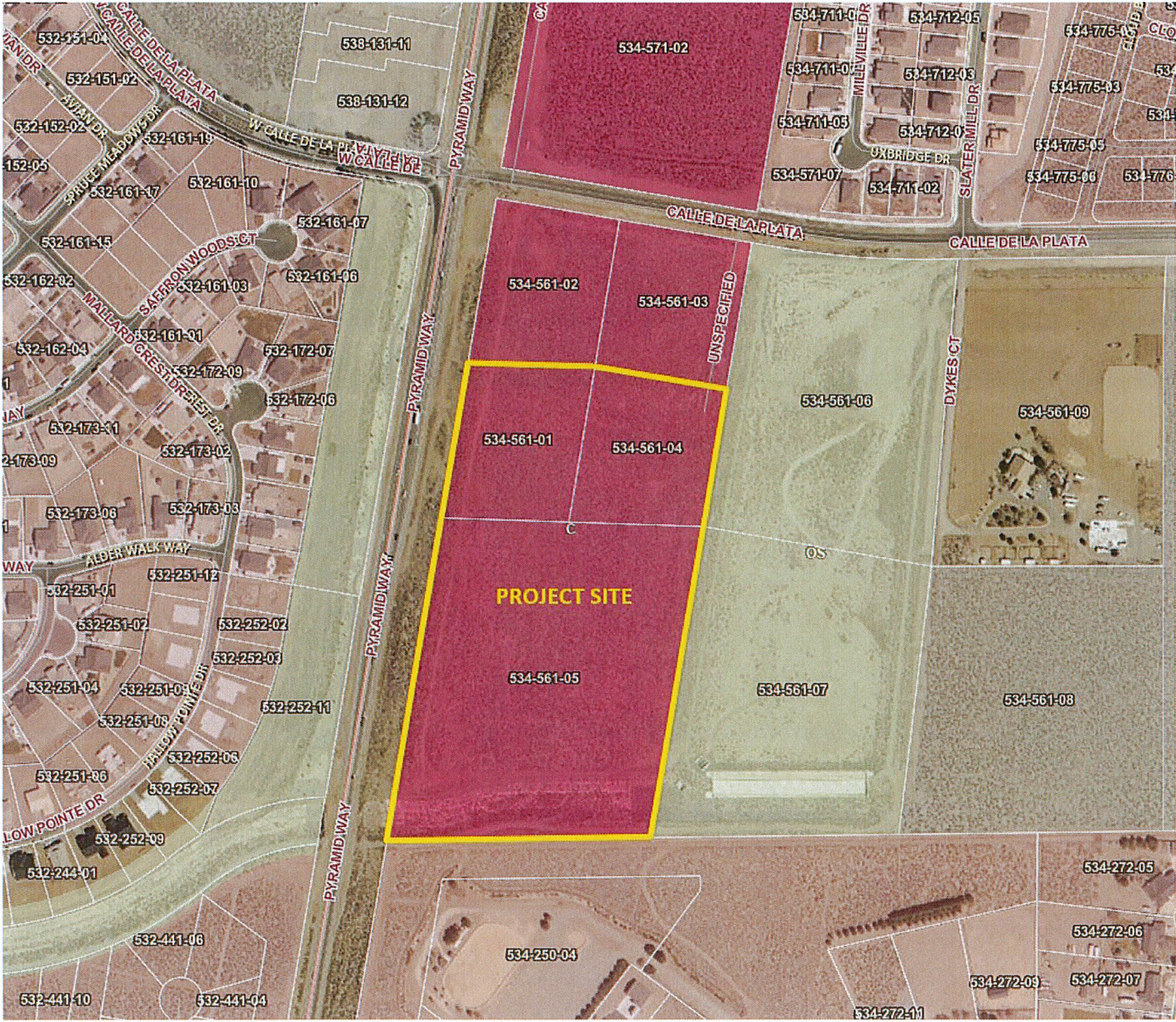


Figure 3 – Existing Master Plan



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

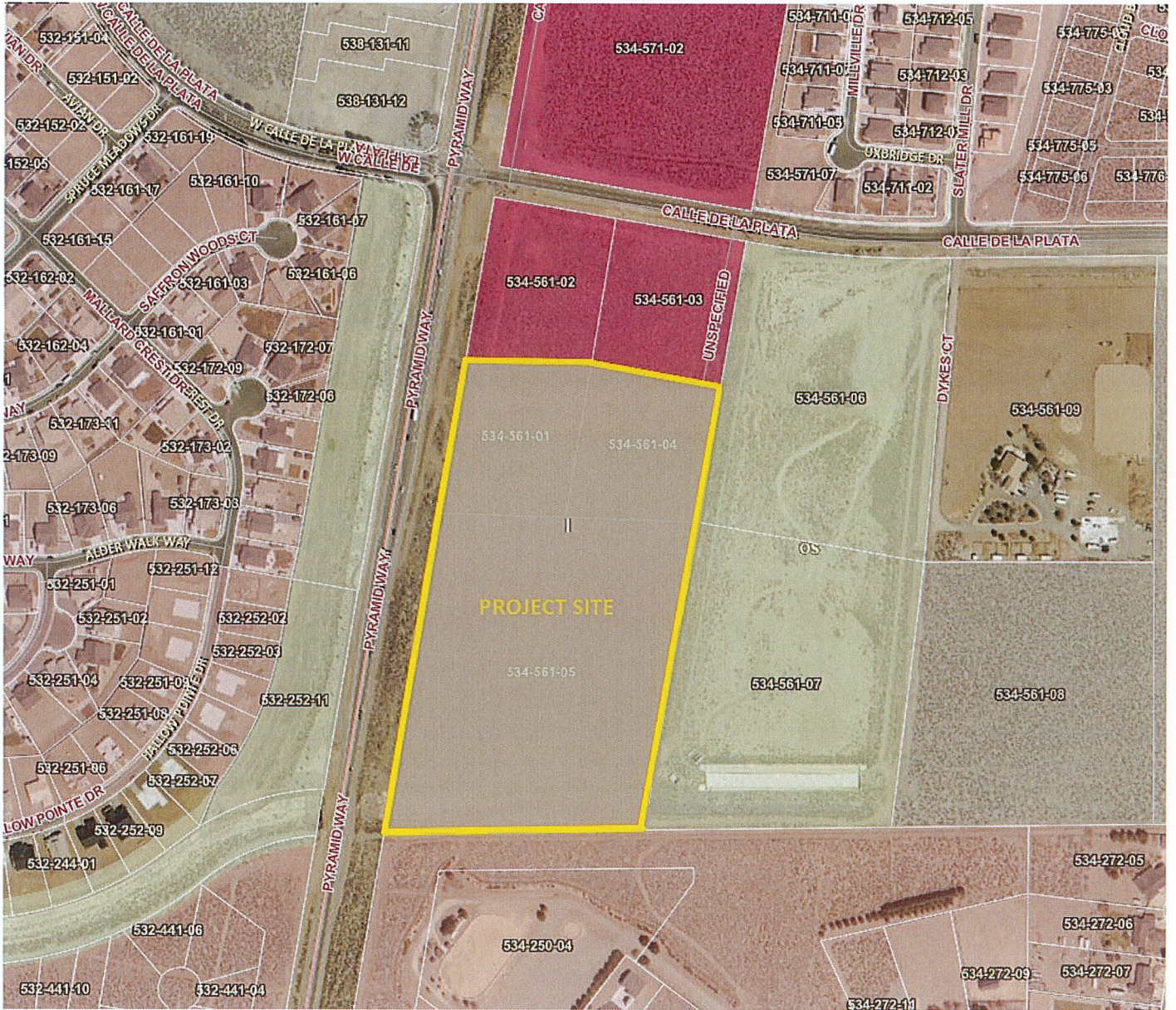


Figure 4 – Proposed Master Plan

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

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

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

### Potential Impacts

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

- **Traffic**

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

- **Schools**

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

- **Public Facilities/Infrastructure**

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

- **Site Suitability**

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

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- **Public Services**

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

### Planning Policy Analysis

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

- **Spanish Springs Area Plan**

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

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

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

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

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

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## SPANISH SPRINGS COMMERCE CENTER

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

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

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

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

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

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

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

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

*g. Industrial (I).*

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

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

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

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

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

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

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

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

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

**Any development projects on the site will include underground utilities.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

**Not applicable.**

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

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

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

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

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

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

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

Not applicable.

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

Not applicable.

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- **Washoe County Master Plan**

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

**Conservation Element:**

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

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

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

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

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

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

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

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

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

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

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

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

### **Land Use and Transportation Element:**

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

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

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

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

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

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

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

**This will be addressed in future entitlement requests.**

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

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

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

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

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

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

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

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### Population Element:

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

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

- **Truckee Meadows Regional Plan**

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

### Request Findings

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

- **Master Plan Amendment**

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

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

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

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

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

## **SPANISH SPRINGS COMMERCE CENTER**

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

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

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

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

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

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

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

**Not applicable.**

- **Regulatory Zone Amendment**

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

**As detailed in the Planning Policy Analysis section of this report the requested RZA serves to implement numerous goals and policies of the Washoe County Master Plan and the Spanish Springs Area Plan.**

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

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

## SPANISH SPRINGS COMMERCE CENTER

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

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

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

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

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

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

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

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

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

**Not applicable.**