

Washoe County Parcel Map Review Committee



**COMMUNITY
SERVICES DEPARTMENT**

**Tentative Parcel Map
WTPM22-0020 (Spanish Springs Mixed Use)**

December 8, 2022

Background



Tentative Parcel Map Evaluation



Requirement	Evaluation
Area Plan	Spanish Springs
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Industrial (I)
Maximum Lot Potential	21
Number of Lots on Parcel Map	4
Minimum Lot Size Required	10,000sf
Minimum Lot Size on Parcel Map	31,017sf
Minimum Lot Width Required	100'
Minimum Lot Width on Parcel Map	137'
Development Suitability Map	Most suitable for development.
Hydrographic Basin	Spanish Springs Valley Hydrographic Basin.

Spanish Springs Area Plan Modifiers

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

Section 110.216.45 Water Rights Requirements. Residential and commercial development in the Spanish Springs planning area shall provide proof of sufficient water rights based upon the following:

- (a) Decreed Truckee River water rights when used in an appropriate drought yield discount as determined by the State Engineer;
- (b) Imported groundwater from a source that is replenished in sufficient quantity to meet demands placed upon a source without groundwater mining; and
- (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, equal to one-half (1/2) of the groundwater rights.

Possible Motion



I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM22-0020 for DG Deantronics, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e).

Thank you

Courtney Weiche, Senior Planner
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