



Planning Commission Staff Report

Meeting Date: July 5, 2016

Subject: Regulatory Zone Amendment Case Number RZA16-001

Applicant: Spanish Springs Associates LP

Agenda Item Number: 9A

Summary: To amend the regulatory zone on a ±15.5-acre portion of a ±20.5-acre property within the Spanish Springs Regulatory Zone map from Parks and Recreation to Medium Density Suburban

Recommendation: Recommend adoption of the amendment to the Spanish Springs Regulatory Zone map and authorize Chair to sign the attached resolution

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Description

Regulatory Zone Amendment Case Number RZA16-001 (Spanish Springs Associates) – Hearing, discussion and possible action to adopt a resolution recommending adoption of an amendment to the Spanish Springs Regulatory Zone map. Further, authorize the Chair to sign the resolution on behalf of the Planning Commission and to send the resolution to the Washoe County Board of Commissioners for their action on the proposed amendment. The amendment would change the current regulatory zone on a ±15.5-acre portion of a ±20.5-acre property from Parks and Recreation (PR) to Medium Density Suburban (MDS).

- Applicant/Owner: Spanish Springs Associates LP
 - Location: West of Sand Dune Drive, Dromedary Road, and Gator Swamp Park in Spanish Springs (Pyramid Ranch Estates subdivision)
 - Assessor's Parcel Number: 532-091-09
 - Parcel Size: ±20.5 acres
 - Master Plan Category: Suburban Residential
 - Current Regulatory Zone: Parks and Recreation
 - Proposed Regulatory Zone: Medium Density Suburban
 - Area Plan: Spanish Springs
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- Citizen Advisory Board: Spanish Springs
- Development Code: Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 26, T21N, R20E, MDM, Washoe County, NV

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Exhibits Contents

Regulatory Zone Amendment Resolution 16-09..... Exhibit A

September 17, 2015 - Park Planner Letter to Applicant..... Exhibit B

June 1, 2016 - Park Commission Staff Report..... Exhibit C

June 2, 2016 - Neighborhood Meeting Notice & Summary Materials..... Exhibit D

Noticing Map..... Exhibit E

Agency Comments – Washoe County Parks and Open Space Exhibit F

Agency Comments – Truckee Meadows Fire Protection District Exhibit G

Agency Comments – Washoe County Health District..... Exhibit H

Explanation and Processing of a Regulatory Zone Amendment

The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps for properties within the unincorporated area of Washoe County. The regulatory zone establishes the uses and development standards applied to each property.

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

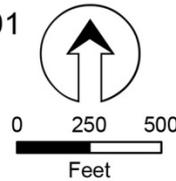
Evaluation of the proposed RZA involves review for compliance with countywide policies found in Volume One (Elements) of the Washoe County Master Plan and the applicable area plans found in Volume Two (Area Plans). If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found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

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

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



Regulatory Zone Amendment Case No. RZA16-001
Spanish Springs Associates LP (Pyramid Ranch Annex)
APN 532-091-09 (portion)

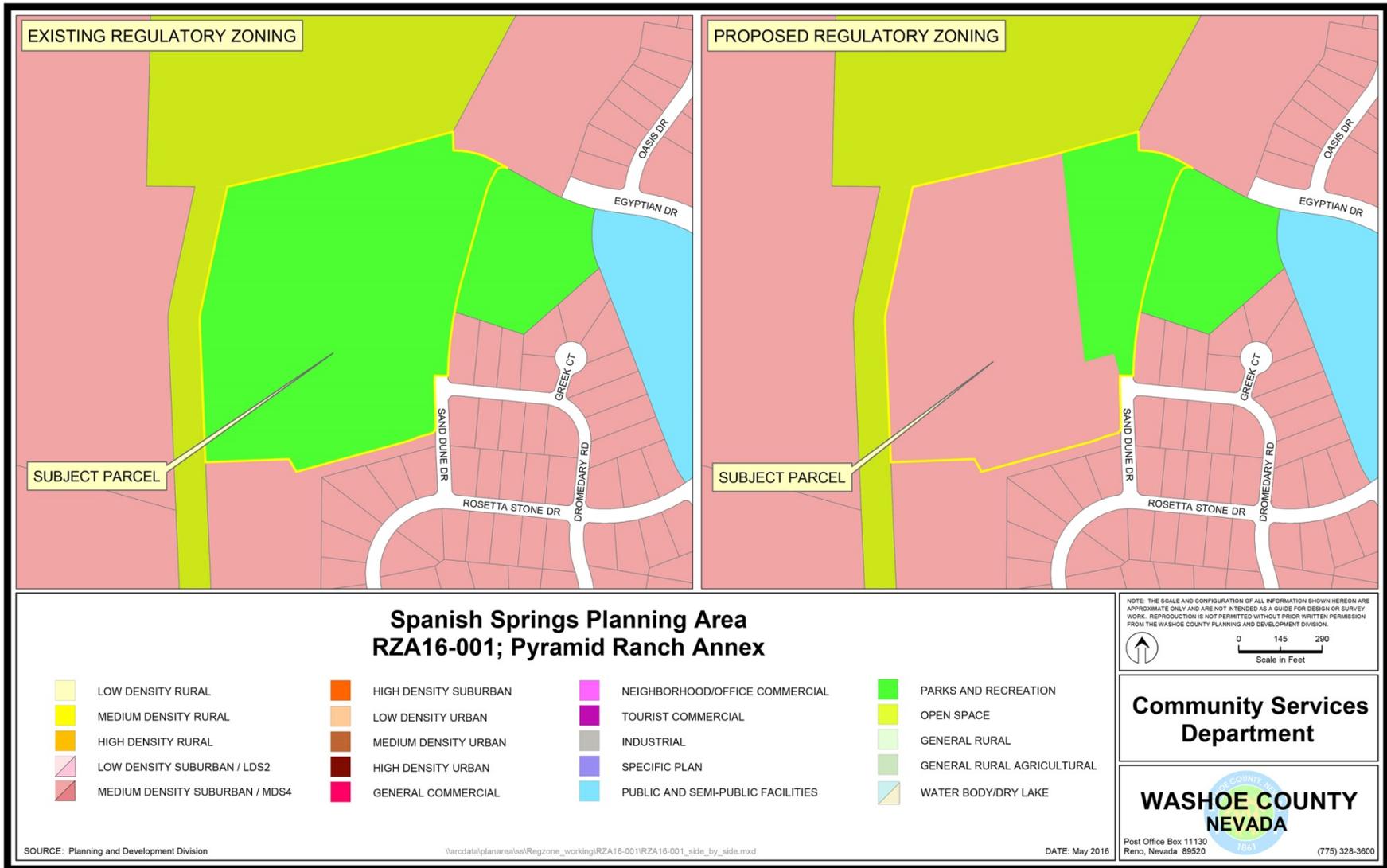


Community Services
Department, Planning
and Development

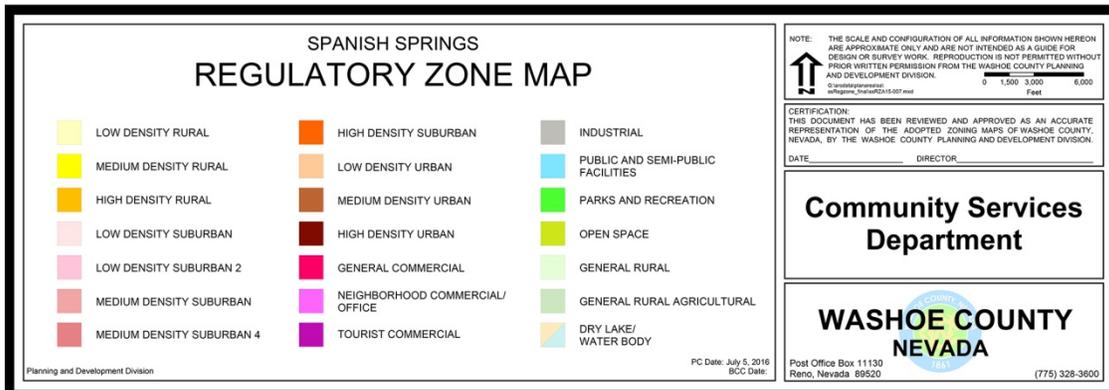
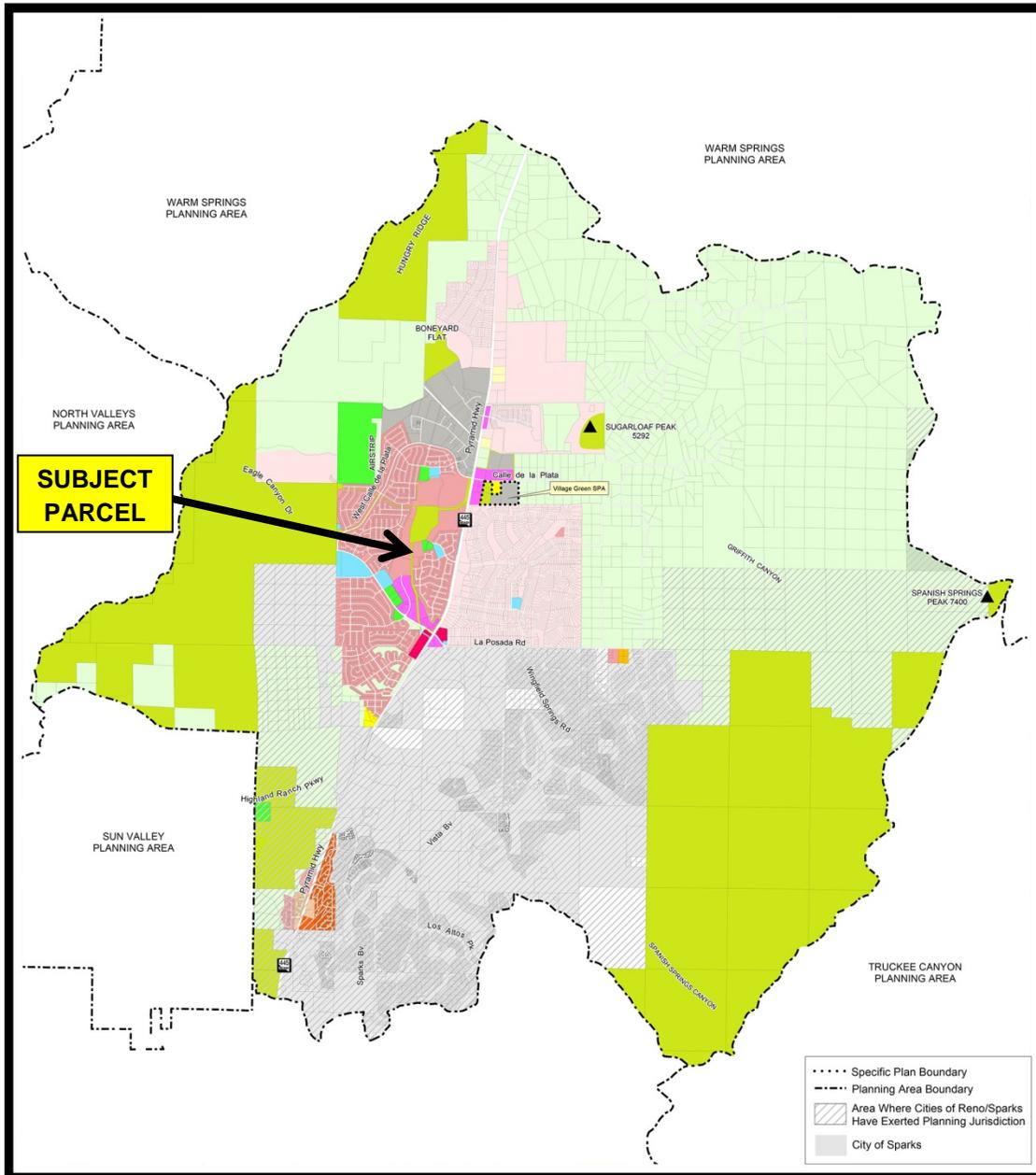


Source: Planning & Development, June 1, 2016

Vicinity Map



Existing and Proposed Regulatory Zones



Proposed Spanish Springs Regulatory Zone Map

Regulatory Zone Amendment Case Number RZA16-001

Background

The subject property is a ±15.5-acre portion of a ±20.5-acre parcel located within the Spanish Springs Area Plan and Spanish Springs Suburban Character Management Area.

The applicant offered the ±20.5-acre lot to Washoe County for future park development more than 15 years ago. At that time, Washoe County assessed the location and targeted the property as a possible future location for a regional park. As a result, a 2005 Comprehensive Plan Amendment changed the land use designation on the parcel from Medium Density Suburban (MDS) to Parks and Recreation (PR)¹. As development in the area has taken place over the last 10 years, Eagle Canyon Park (located next to Shaw Middle School on Eagle Canyon Drive) became the regional park for the area. In 2015, Washoe County reevaluated its park development plans in Spanish Springs and determined that an additional 5 acres of the property is still desirable for a future expansion of Gator Swamp neighborhood park (see Exhibit B). The remainder of the ±20.5 acre parcel is not needed for future park uses or development.

The acquisition of the 5-acre portion of the parcel by Washoe County is in progress. Regional Parks and Open Space planning staff took the land donation item to the Open Space and Regional Park Commission at its June 7, 2016, meeting (Exhibit C). The Open Space and Regional Park Commission took action to unanimously recommend to the Washoe County Board of Commission (Board) that it accept the donation of the 5 acres for future expansion of Gator Swamp Park. The Board will consider the donation in July 2016. Should the Board take action to accept the 5-acre portion of the parcel for the future expansion of Gator Swamp Park, a Boundary Line Adjustment process will be completed to join the 5-acre area to the existing Gator Swamp Park parcel (APN 532-091-01).

Due to the subject site being identified for future Parks and Recreation use in the Spanish Springs Area Plan as a remnant of 2005 parks discussions, other maps in the area plan currently identify the subject site as both a “recreation site” and as “rural service area not planned for community water and sanitary sewer.” Following any action by the Board to accept this land donation, the maps contained in the Spanish Springs Area Plan will be updated to reflect the adopted changes.

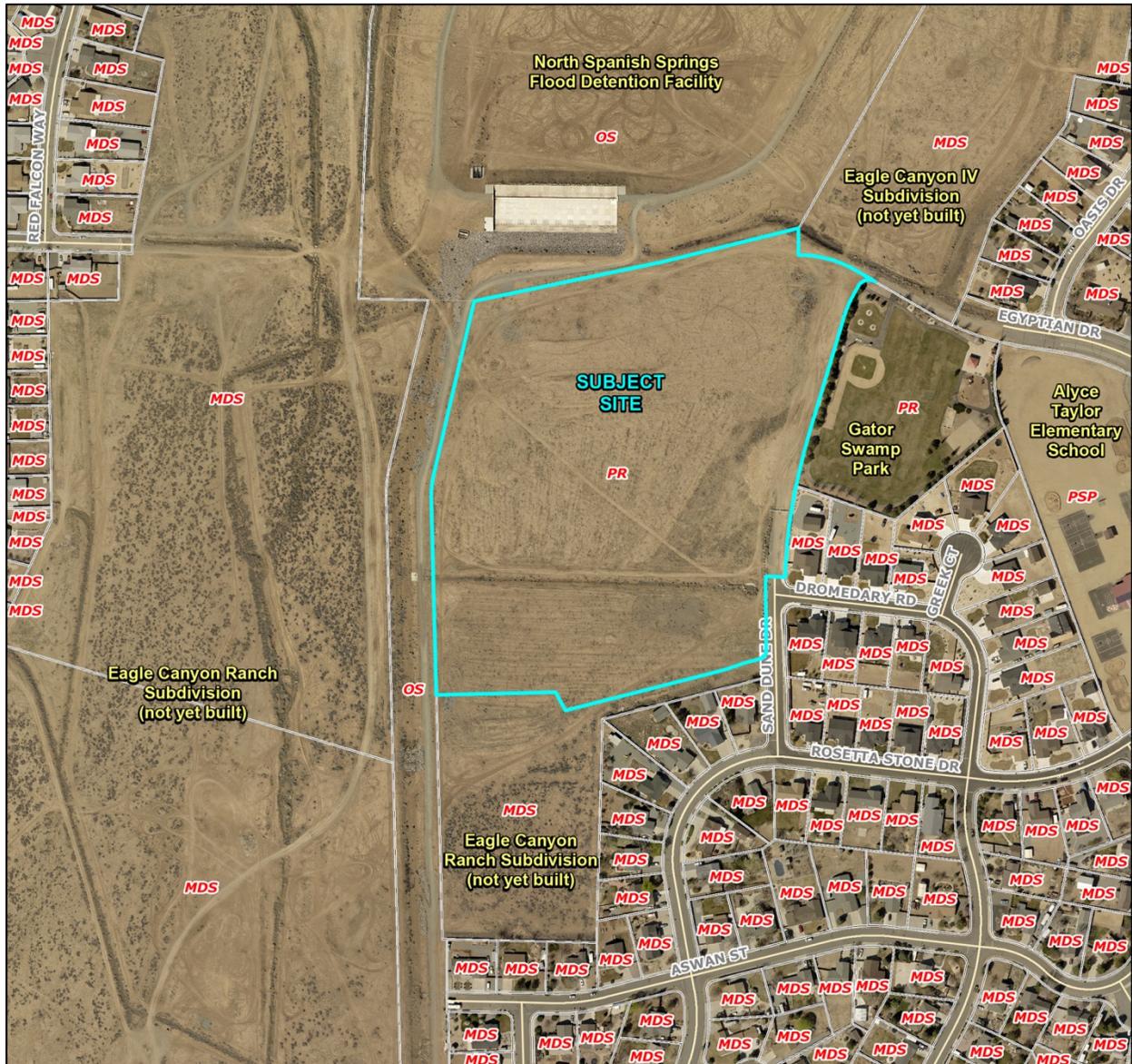
Current Conditions & Compatible Land Uses

The applicant seeks to change the regulatory zone on the 15.5-acre portion of the parcel not needed by Washoe County for future park development. The request is to change the regulatory zone from Parks and Recreation (PR) to Medium Density Suburban (MDS), leaving the 5 acres designed for park expansion as currently designated [Parks and Recreation (PR) regulatory zone].

The subject property is currently undeveloped (see aerial photo that follows). The applicant notes the 15.5-acre subject property is an infill development site consistent with adjacent and existing planned MDS subdivisions. Gator Swamp, a neighborhood park, and Alyce Taylor

¹ In 2005, the County was operating under a one map system. The land use designation sufficed for both the master plan category and for the regulatory zone.

Elementary School, are located to the east of the subject site. The built-out Pyramid Ranch Estates subdivision is located to the east and south of the subject property. Single-family residences in Pyramid Ranch Estates are in the MDS regulatory zone and are generally configured at third-acre lots. Eagle Canyon Ranch subdivision, which includes the unbuilt MDS parcel directly to the south of the subject property was approved at three units per acre. Eagle Canyon IV subdivision, located to the northeast of the subject property is in the MDS regulatory zone and was approved at 2.14 dwelling units per acre. Washoe County's North Spanish Springs Flood Detention Facility is located to the north of the subject site with its outflow channel running along the west side of the subject property, separating the subject site from the unbuilt Eagle Canyon Ranch MDS subdivision further to the west (which is also owned by the applicant).



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

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Medium Density Suburban (MDS)	Parks and Recreation (PR) (located to the east)	High
	Medium Density Suburban (MDS) (located to the east and south)	High
	Open Space (OS) (located to the west and north)	High

*High Compatibility: Little or no screening or buffering necessary.
 Medium Compatibility: Some screening and buffering necessary.
 Low Compatibility: Significant screening and buffering necessary.*

Change of Conditions and Desired Pattern of Growth

Approval of the regulatory zone change on the ±15.5-acre portion of the parcel would allow for residential development of up to three dwelling units per acre, for a potential total of up to 46 dwelling units. Standard setbacks for the MDS regulatory zone are 20 feet to the front and rear of the property, and 8 feet on the lot sides. The built and unbuilt-but-approved subdivisions surrounding the subject property were all approved for development of up to three dwelling units per acre, which is consistent with the MDS regulatory zone.

The applicant states the subject property is physically suitable for MDS zoning given it is relatively flat (1 to 2 percent slopes), does not contain any known wildlife habitat, has light to moderate grass and sage brush vegetation, and is not located within the 100-year floodplain.

The demand for single-family dwellings in our region has been increasing. The subject property is situated within the Spanish Springs Suburban Character Management Area, which is the designated growth area for the Spanish Springs Valley. The Spanish Springs Area Plan states, “a distinct suburban core is, and will continue to be, concentrated along Pyramid Highway,” with that suburban core including “a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre.”

Services and Facilities

Water and Sewer: The subject property is located within the Truckee Meadows Service Area (TMSA). Truckee Meadows Water Authority is the municipal water service provider for the area. The applicant states that existing water lines are located adjacent to the subject property and will be extended at developer cost as part of a specific development proposal for the property. The applicant provided information concerning water rights holdings that are sufficient to cover an MDS subdivision of three units per acre for the property. Washoe County Utility Services is the community sewer provider for the area. The applicant states that existing sewer lines are built and located in streets adjacent to the subject property and will be extended at developer

cost as part of a specific development proposal for the property. Under a 2005 agreement with the City of Sparks, conveyance and treatment of wastewater is performed at the Truckee Meadows Water Reclamation Facility. At present, there is adequate sewer capacity available for the maximum allowed density on the property if the amendment request is approved.

A number of goals and policies within the Spanish Springs Area Plan govern water supply (SS.12.1 and SS.12.2), water service (SS.15.1, SS.15.2 and SS.15.3), and wastewater (SS.16.1). Compliance with these policies will be required at the time a specific development proposal for the property is brought forward, if approval of this RZA is granted.

Community Services: Truckee Meadows Fire Protection District has a station near La Posada and Pyramid Highway. Northern Nevada Medical Center in Sparks and Renown Urgent Care on Los Altos Parkway are the nearest health care facilities.

The subject property is currently zoned for Alyce Taylor Elementary School, Shaw Middle School, and Spanish Springs High School. Washoe County School District has stated that future residential development in the area may require some students to be assigned to the nearest school with available capacity. The applicant notes in materials provided during their June 2, 2016, community meeting that they have offered the land for another elementary school to the School District; the proposed site is north of the subject property and located to the east of Pyramid Highway.

Nearby public parks include Gator Swamp Park and Eagle Canyon Park. The Spanish Springs Library is located on Pyramid Highway.

Traffic: The submitted traffic engineering review analyzed the impact of the RZA on Sand Dune Drive and Egyptian Drive. The analysis indicates the average daily trip total for the property developed at the maximum allowable density provided by the RZA request (46 homes). The analysis suggests 438 average daily trips will be generated from the subject property if it is amended to the MDS regulatory zone (compared with 35 average daily trips for a park site). The study notes the trip volume total is below Washoe County thresholds required for a full traffic study.

Access to a potential future development of 46 homes will be provided primarily from Egyptian Drive, which is a collector street. A small portion of traffic will impact Sand Dune Drive, which is a local street connected to Rosetta Stone Drive. The traffic study concludes that both Egyptian Drive and Sand Dune Drive will remain under the average daily trip thresholds once the potential residential project is completed, with the condition that the subdivision be designed so access from Sand Dune Drive serves a maximum of 8 of the residential lots and Egyptian Drive access serves the remaining 38 lots. Egyptian Drive will be extended from its current terminus at Alyce Taylor Elementary School to provide access to the new subdivision. However, the applicant noted during a public meeting on June 2, 2016, that Egyptian Drive will not extend past the subject property to connect to new housing on the west side of the subject property (see page 20 of Exhibit D). Washoe County's North Spanish Springs Flood Detention Facility's outfall provides a barrier to extending Egyptian Drive west of the subject property.

The Regional Transportation Commission reviewed the request for a regulatory zone change from Parks and Recreation (PR) to Medium Density Suburban (MDS) on the subject property and indicated they have no comments on the proposal. Washoe County's traffic engineer did not comment on the request.

Consistency with Washoe County Master Plan and Regulatory Zone Map

Regulatory Zone Amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following Master Plan policies and programs are applicable to the proposed amendment requests.

LAND USE AND TRANSPORTATION ELEMENT – Volume One of the Washoe County Master Plan

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

Policy 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).

Applicant Comment (Policy LUT.3.1): "Orderly MDS subdivisions have been developed in the SCMA for over 30 years, and are still occurring. A planned MDS subdivision adjoins the subject property to the south and existing subdivisions adjoin to the east. Nearby streets and utilities are in place, making the extension of access and infrastructure possible in a fiscally responsible manner."

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

Applicant Comment (Policy LUT.3.2): "The county is projected to require significant housing growth to meet needs in the next five to ten years. Job growth in Storey County and Washoe County is projected to outstrip the housing supply without the addition of thousands of new home lots. This application will increase land available to meet future housing supply demands."

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

Applicant Comment (Policy LUT.3.3): "MDS density on the subject property cannot exceed 3 homes per acre."

Policy LUT.3.5 Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic and industrial development needs for the next 20 years, taking into account land use

potential within the cities and existing unincorporated centers, existing vacant lots, and resource and infrastructure constraints.

Applicant Comment (Policy LUT.3.5): *“The suburban subdivisions on the west side of Pyramid Highway in the Spanish Springs SCMA constitute one of the largest existing centers in the unincorporated county. As stated below, the SSAP identifies the potential for 1,500 new homes by 2025. MDS zoning on the subject property would create a portion of the new residential density contemplated by the SSAP in the SCMA, and locate it in the existing center.”*

Staff Comment (Policies LUT.3.1; LUT.3.2, LUT.3.3 and LUT.3.5): *The subject property is located within the Spanish Springs Suburban Character Management Area, and within the Truckee Meadows Service Area which has available infrastructure and access. The proposed density of 3 dwelling units per acre meets policy requirements. The property is considered unconstrained and suitable for development. The property was zoned Medium Density Suburban (MDS) prior to being set aside for a potential future park.*

POPULATION ELEMENT – Volume One of the Washoe County Master Plan

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

Applicant Comment (Goal Three): *“The Spanish Springs SCMA and Area Plan have all these opportunities and create a balanced development pattern. Additional MDS zoning on the subject property will maintain that balance.”*

Goal Four: Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.

Applicant Comment (Goal Four): *“This application provides for growth where all this infrastructure is available.”*

Goal Five: Development occurs where infrastructure is available.

Staff Comment (Goals Three, Four and Five): *The proposed amendments will allow for increased residential opportunities with nearby employment opportunities in the Spanish Springs planning area. Public services, facilities, and infrastructure are available at or near the subject property. The Truckee Meadows Water Authority is the water purveyor and Washoe County is the sanitary sewer service provider for the area. The applicant has indicated they hold sufficient water rights for the maximum allowed density on the property if the regulatory zone amendment is approved. Washoe County Engineering has indicated that there is currently adequate sewer capacity available for the maximum allowed density on the property if the request is approved. Primary streets and highways used to access the subject site will be Egyptian Drive and Sand Dune Drive. At the time of development, the appropriate water rights would need to be dedicated and road impact fees and sewer connection fees paid. Depending on the specifics of proposed development of the property, street improvements will also be required.*

Spanish Springs Area Plan

Regulatory Zone Amendments are required to be reviewed for compliance with applicable goals and policies of the Spanish Springs Area Plan, which is a part of the Washoe County Master Plan. The following goals and policies of the Spanish Springs Area Plan are applicable to the proposed amendment request.

Vision and Character Management

Land Use

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.**

Applicant Comment (Goal One): “The subject property will be suburban residential zoning in the SCMA on the west side of Pyramid Highway where other MDS zoning is prevalent. It is in the designated growth area pursuant to the Character Statement.”

Policy SS.1.2 The Policy Growth Level for the Spanish Springs Suburban Character Management Area is 1,500 new residential units of land use capacity. Land use intensifications will not add more than 1,500 new units of Land Use Capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.

Applicant Comment (Policy SS.1.2): “Some new residential units have been approved by the county, but most of this policy growth level remains. The subject property with MDS zoning would allow up to 46 new units.”

Staff Comment (Policy SS.1.2): The proposed regulatory zone amendment request would increase the potential maximum residential density on the property to 46 dwellings. If this regulatory zone amendment is approved, there would still be more than 1,000 residential units remaining from the 1,500 residential unit growth cap in Spanish Springs. This remainder number includes three recent RZAs which have also amended regulatory zones in the Spanish Springs Area Plan (Sugarloaf Ranch Estates, Blackstone Estates, and Mystic Mountain). If all four RZAs result in maximum density developments, there would be 1040 dwelling units of density remaining under the policy growth cap. The applicant states, “The subject property is surrounded by residential subdivision uses, with nearby parks, schools, retail commercial and employment center industrial uses. The immediate community is a balanced land use pattern and this application will enhance that.”

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

- a. High Density Rural (HDR – One unit per 2.5 acres).

- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS limited to the areas designated HDS prior to August 17, 2004)
- e. Neighborhood Commercial/Office (NC).
- f. General Commercial (GC) – GC limited to the areas designated GC prior to August 17, 2004.
- g. Industrial (I).
- h. Public/Semi-Public Facilities (PSP).
- i. Parks and Recreation (PR).
- j. General Rural (GR).
- k. Open Space (OS).

Staff Comment: The requested regulatory zone of Medium Density Suburban complies with this policy.

Transportation

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.**

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

Policy SS.3.3 Washoe County will strongly advocate the prioritization of improvements to Pyramid Highway and qualified regional roads and arterials within the boundaries of this area plan in the Regional Transportation Improvement Program in order to achieve and maintain established levels of service.

Staff Comment: The Regional Transportation Commission and Washoe County traffic engineer are anticipated to provide conditions of approval requiring road improvements to mitigate potential traffic impacts posed at the time of a specific development proposal (tentative map) for the property. The traffic study included with the application concludes that both Egyptian Drive and Sand Dune Drive will remain under the average daily trip thresholds once the potential residential project of 46 homes is completed; the condition was included in the traffic study that the subdivision should be designed so access from Sand Dune Drive serves a maximum of 8 of the residential lots and Egyptian Drive access serves the remaining 38 lots.

Development Suitability within the Spanish Springs Area Plan

The Spanish Springs Development Suitability Map, which is part of the Spanish Springs Area Plan, identifies the subject parcel as being located within a 1% FEMA Flood Hazard area. However, Washoe County Engineering staff have indicated that FEMA flood zone maps have been updated to account for flood control developments such as the North Spanish Springs Flood Detention Basin and associated infrastructure (such as the sedimentation basin and drainage channel south of the property).

Neighborhood Meeting

Although not required for a Regulatory Zone Amendment, the applicant held a neighborhood meeting to discuss the proposal. The applicant mailed out neighborhood meeting notices to 80 property owners within 750 feet of the subject parcel and to all Spanish Springs Citizen Advisory Board (CAB) members. The meeting was held on June 2, 2016, at Alyce Taylor Elementary School at 6:30 p.m. and notices were mailed 10 days prior to the neighborhood meeting. Thirteen residents were in attendance (representing 10 households), plus Washoe County Planning and Park Planning staff and the applicants. The meeting lasted approximately one hour.

At the neighborhood meeting, the applicants made a brief presentation outlining the requested RZA. Dennis Troy, Park Planner, made a brief presentation to attendees regarding the County's interest in securing a 5-acre portion of the subject parcel for the future expansion of Gator Swamp neighborhood park. The applicant provided staff with a written summary of the comments and questions raised by the residents in attendance. Topics of concern included: traffic on local streets including school traffic, school overcrowding, past flooding issues, reasons for the County seeking to dedicate a 5-acre portion of the subject parcel (as opposed to the entire 20.5 acres), possible improvements to the existing Gator Swamp Park including parking, off-road vehicle nuisances on the subject property, and the park master plan process for resident involvement. Exhibit D contains the memorandum and related materials which summarize the meeting.

Public Comment

Staff received one phone call from a Spanish Springs resident requesting the maximum allowable density associated with the proposed RZA. No other calls and no written comments have been received about the request.

Public Hearing Notice

Notice for a regulatory zone amendment has been provided in accordance with the provisions of Nevada Revised Statutes 278.260, as amended. The time and place of the public hearing must be provided in at least one publication or a newspaper of general circulation in the city or county, at least 10 days before the day of the public hearing. Nevada Revised Statutes requires a minimum of 30 separate property owners be noticed within a 750 foot radius of the subject parcel to which the proposed amendment pertains.

Per Washoe County Code Sections 110.820.20(b) and 110.821.20, owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and

records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Article 821, Amendment of Regulatory Zone.

Eighty-two property owners within 750 feet of the subject parcel were noticed of the proposed RZA by U.S. Mail not less than 10 days before the scheduled Planning Commission meeting of July 5, 2016. See Exhibit E for a copy of the noticing map. A legal ad was also scheduled to be published in the Reno Gazette-Journal June 24, 2016 edition.

Agency Comments

The proposed amendment was submitted to the following agencies for review and comment.

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Utility Services
 - Parks and Open Space
 - Planning and Development
- Washoe County Health District
 - Environmental Health Services
 - Vector-Borne Diseases
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- City of Sparks – Community Services Department
- Truckee Meadows Water Authority
- NV Energy
- Washoe-Storey Conservation District

Washoe County Utility Services and Regional Transportation Commission both stated they had no comments on the proposed RZA. Staff received no response from City of Sparks, Truckee Meadows Water Authority, NV Energy, and Washoe-Storey Conservation District. Comments were received from:

- Washoe County Engineering and Capital Projects commented that the applicant will need to submit a Boundary Line Adjustment to transfer the 5 acres being dedicated to Washoe County parks to the existing Gator Swamp Park parcel.

Contact: Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us

- Washoe County Parks and Open Space commented that the letter supplied with the applicant's submittal (Exhibit B) provided relevant comments concerning the dedication of 5 acres of the subject property to Washoe County for the future expansion of Gator Swamp Park (Exhibit F).

Contact: Dennis Troy, 775.328.2059, dtroy@washoecounty.us

- Truckee Meadows Fire Protection District offered a number of fire safety conditions that will be applied to future development proposals for the property (Exhibit G).

Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

- Washoe County Health District – Environmental Health Services Division and Vector-borne Diseases Program provided conditions related to channel design and mosquito abatement avigation easement that will be applied to a future development proposal for the property (Exhibit H).

Contact: Jim English, 775.328.2610, jenglish@washoecounty.us

Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

Staff Comments on Required Findings for Regulatory Zone Amendment

Washoe County Code Section 110.821.15(d) requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. No military installations were required to be noticed as part of this application; therefore the finding related to a military installation is not required. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan as detailed in this staff 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.

Staff Comment: The proposed amendment creates a regulatory zone that is compatible with adjacent zones and uses. The proposed amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan as described earlier in this report. The proposed amendment will not result in a conflict with the public's 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.

Staff Comment: As noted earlier in the staff report, the entire property is not required for a future regional park and only 5 acres is required for expansion of the existing park. Therefore, the regulatory zone amendment responds to a changed condition addressing the remainder of the property not required for a park. This proposal supports growth within the TMSA and the Spanish Springs Suburban Character Management Area, the planned growth area for the Spanish Springs Valley. Built and unbuilt development surrounding the property are within the Medium Density Suburban (MDS) regulatory zone, or within regulatory zones that support MDS residential development (Parks and Recreation, Public Services and Facilities, Open Space).

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

Staff Comment: TMWA and Washoe County are the service providers for community water and sewer in this area. The applicant holds sufficient water rights for the maximum allowed density on the property if the regulatory zone amendment request is approved. There is currently adequate sewer capacity available for the maximum allowed density on the property if the regulatory zone amendment request is approved. Truckee Meadows Fire Protection District is the fire protection service provider. Appropriate transportation improvements would need to be implemented by the applicant at the time of future development proposals for the property if such future proposals are approved.

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

Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan as detailed in this staff report.

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

Staff Comment: The proposed amendment will further implement the desired pattern of growth, particularly as stated in the Spanish Springs Area Plan Character Statement which reads in part, "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." The current request is to establish additional suburban zoning within the identified suburban core.

Recommendation

Based upon the information presented in the staff report, it is recommended that the required findings can be made, and the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. Staff recommends that the Planning Commission:

- (1) Recommend adoption to the Washoe County Board of Commissioners of an amendment to the Spanish Springs Regulatory Zone Map, changing the regulatory zone from Parks and Recreation (PR) to Medium Density Suburban (MDS) on a 15.5-acre portion of the subject parcel (APN: 532-091-09);
- (2) Approve a resolution adopting an amendment to the Spanish Springs Regulatory Zone Map; and
- (3) Direct staff to forward the amendment to the Board of County Commissioners. These approvals include administrative changes with a revised map series including an updated parcel base and updated applicable text.
- (4) Authorize the Chair to sign Resolution Number 16-09 on behalf of the Planning Commission.

Possible Motion for Regulatory Zone Amendment

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommend adoption of the Regulatory Zone Amendment Case Number RZA16-001 to the Washoe County Board of Commissioners having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in RZA16-001 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission

1. Consistency with Master Plan. *The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.*
2. Compatible Land Uses. *The proposed amendment will not result in land uses which are incompatible 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 identifies and 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.*

Appeal Process

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

xc: Applicant/Owner: Jesse Haw c/o Spanish Springs Associates, LP, 550 W. Plumb Lane, Suite B-505, Reno, NV 89509 jesse@hawcoproperties.com

Consultant: Robert M. Sader, 8600 Technology Way, Suite 101, Reno, NV 89521 rmsader@robertmsaderltd.com



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER RZA16-001 AND THE AMENDED SPANISH SPRINGS REGULATORY ZONE MAP

Resolution Number 16-09

WHEREAS

- A. Regulatory Zone Amendment Case Number RZA16-001 came before the Washoe County Planning Commission for a duly noticed public hearing on July 5, 2016; and
- B. The Washoe County Planning Commission heard input from both staff and the public regarding the proposed Regulatory Zone Amendment; and
- C. The Washoe County Planning Commission gave reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and
- D. Pursuant to Washoe County Code Section 110.821.15(d), the Washoe County Planning Commission made the following findings necessary to support its recommendation for adoption of the proposed Regulatory Zone Amendment, Case Number RZA16-001:
1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone map;
 2. Compatible Land Uses. The proposed amendment will provide for land use compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
 3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
 4. Availability of Facilities. There are adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed Regulatory Zone Amendment;
 5. Master Plan Policies and Action Programs. 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, and

NOW, THEREFORE, BE IT RESOLVED that pursuant to Washoe County Code Section 110.821.15(c) and (d):

1. The Washoe County Planning Commission does hereby recommend APPROVAL of Regulatory Zone Amendment Case Number RZA16-001 and the amended Spanish Springs Regulatory Zone map as contained in Exhibit A to this resolution, changing the current regulatory zone on a 15.5-acre portion of a 20.5-acre subject property located west of Sand Dune Drive, Dromedary Road, and Gator Swamp Park (APN 532-091-09) from Parks and Recreation (PR) to Medium Density Suburban (MDS); and,
2. A report describing this amendment and the discussion of it at this public hearing, this recommendation, and the vote on the recommendation be forwarded to the Washoe County Board of County Commissioners.

ADOPTED on July 5, 2016

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Carl R. Webb, Jr., AICP, Secretary

James Barnes, Chair



Community Services Department

Planning & Development Division

September 17, 2015

Jesse Haw, President
Hawco Development Company, General Partner
Spanish Springs Associates Limited Partnership
550 W. Plumb Lane Suite B 505
Reno, NV 89507

Subject: Gator Swamp Park

Dear Mr. Haw:

Thank you for meeting with our Parks and Open Space division on July 7, 2015 to discuss the proposed conversion of two park sites within the Spanish Springs Master Plan into medium density residential uses.

I would like to specifically address the site to the south located adjacent to Alyce Taylor Elementary School and Gator Swamp Park (APN 532-091-01). Hawco generously donated the 4.35 acre parcel for the construction of the Gator Swamp Park. This park serves the surrounding neighborhood with a multi-purpose soccer/little league field, volleyball court, horseshoe pits, walking path, picnic areas and children's play area. Hawco has also designated the adjacent 21 acre parcel to the west as future park lands. This parcel has remained un-improved for the past 15+ years after being identified as park lands within the Spanish Springs Master Plan.

The Gator Swamp Park has been identified by the County as a neighborhood park. Neighborhood parks are defined by NRS 278.4983 as "a site not exceeding 25 acres, designed to serve the recreational and outdoor needs of natural persons, families and small groups". Further the NRS has identified that the facilities included in these parks are "turf, trees, irrigation, playground apparatus, playing fields, areas to be used for organized amateur sports, play areas, picnic areas, horseshoe pits and other recreational equipment or appurtenances designed to serve the natural persons, families and small groups from the neighborhood" (NRS 278.4983(8)a). As this park is a neighborhood park, the County has identified a need for an additional 5 acres for future expansion of the existing Gator Swamp park. This brings the neighborhood park to 9.35+ acres. While this number is less than the maximum size as defined by the NRS, the size is more comparable to existing neighborhood facilities within Washoe County. Eagle Canyon Park, 20 acres, is located approximately ¾ of a mile away from this facility and provides services of a regional capacity.

Washoe County has thoroughly reviewed the future needs for this area and identified the maximum buildout for this park. As such, County staff has identified that the additional 15 acres will not be needed for additional park lands. Any amendments to the zoning within this area will need to be reviewed by the Washoe County Planning Division.

Letter to:
Subject:
Date: September 22, 2015
Page: 2

Please feel free to contact me if you have any further questions regarding this property.

Regards,



Dennis Troy
Parks Planner
Washoe County Planning and Development
1001 E. 9th Street
Reno, Nevada 89520
dtroy@washoecounty.us

cc: Bill Whitney, Washoe County Planning Director
Dave Solaro, Washoe County Community Services Director
Jennifer Budge, Washoe County Parks Operations Superintendent
Eric Crump, Washoe County Parks Operations Supervisor



WASHOE COUNTY

"Dedicated To Excellence in Public Service"

www.washoecounty.us

STAFF REPORT

PARK COMMISSION MEETING DATE: June 7th 2017

DATE: June 1, 2016
TO: Open Space and Regional Park Commission
FROM: Dennis Troy, Park Planner
THROUGH: Bill Whitney, Director of Planning and Development
SUBJECT: Review and possible recommendation to the Board of County Commissioners regarding a donation to Washoe County from HAWCO Development Group of a 5 acre portion of a larger 21 acre parcel adjacent to Gator Swamp Park.

SUMMARY

This item is to consider and provide possible recommendation to the Board of County Commissioners for a donation to Washoe County from HAWCO, a local private development organization, of 5 acres of future parklands directly adjacent to Gator Swamp Park within district 2C.

BACKGROUND

Gator Swamp Park is located in an urban portion of the Spanish Springs community, just west of the Pyramid Highway and adjacent to Alyce Taylor Elementary School. Park amenities include: multi-purpose soccer/little league field, volleyball court, horseshoe pits, walking path, picnic areas, children's play area, and open space. (See vicinity map)

HAWCO is the original developer of the Spanish Springs Master Plan. They have been a driving force behind development in the Spanish Spring Community, while donating lands for parks, schools and open space (see attached Spanish Springs Master Plan). HAWCO donated the 4.35 acre Gator Swamp site which was developed as a neighborhood park by Washoe County.

The current Spanish Springs Regulatory Zone Map identifies the 21 acre parcel directly west of Gator Swamp Park as "Parks". This parcel has remained un-improved for the past 15+ years after being identified as parklands within the Spanish Springs Master Plan. Funding and staffing levels have limited the opportunities for development of this site. The property is currently held in ownership by HAWCO.

In July of 2015 Washoe County Regional Parks and Open Space staff met with HAWCO regarding converting a portion of this site from a regulatory zone designation of "Parks" to "medium density suburban" residential zoning. Staff and Division Directors thoroughly reviewed the future needs for this area and identified the maximum buildout size for this park. Through this exhaustive review an additional 5 acres of parklands were identified for future improvements (parking, flat fields etc.). The donation of the additional 5 acres would bring the Gator Swamp Park to a total of approximately 10 acres

AGENDA ITEM # _____

**RZA16-001
EXHIBIT C**

which is comparable in size to existing neighborhood parks throughout the County. Eagle Canyon Park at 20 acres, is located approximately $\frac{3}{4}$ of a mile away from this facility and provides services of a regional capacity. Future trail connections between these two facilities have been identified. The remaining 16 acres of the 21 acre parcel would be rezoned to residential zoning.

If approved, HAWCO would make a donation of land to be accepted by the Washoe County Board of County Commissioners. The property would allow for an expansion of the existing Gator Swamp Park at an appropriate size such that County Operations Staff could still provide a high level of service to the facility. Future development proposals for the site would come before the Open Space and Regional Parks Commission and the ultimately the Board of County Commissioners.

RECOMMENDATION

Staff recommends that the Open Space and Regional Park Commission recommend to The Board of County Commissioners acceptance of a donation of 5 acres of a larger 21 acre parcel of parklands adjacent to Gator Swamp Park to Washoe County from HAWCO.

POSSIBLE MOTION

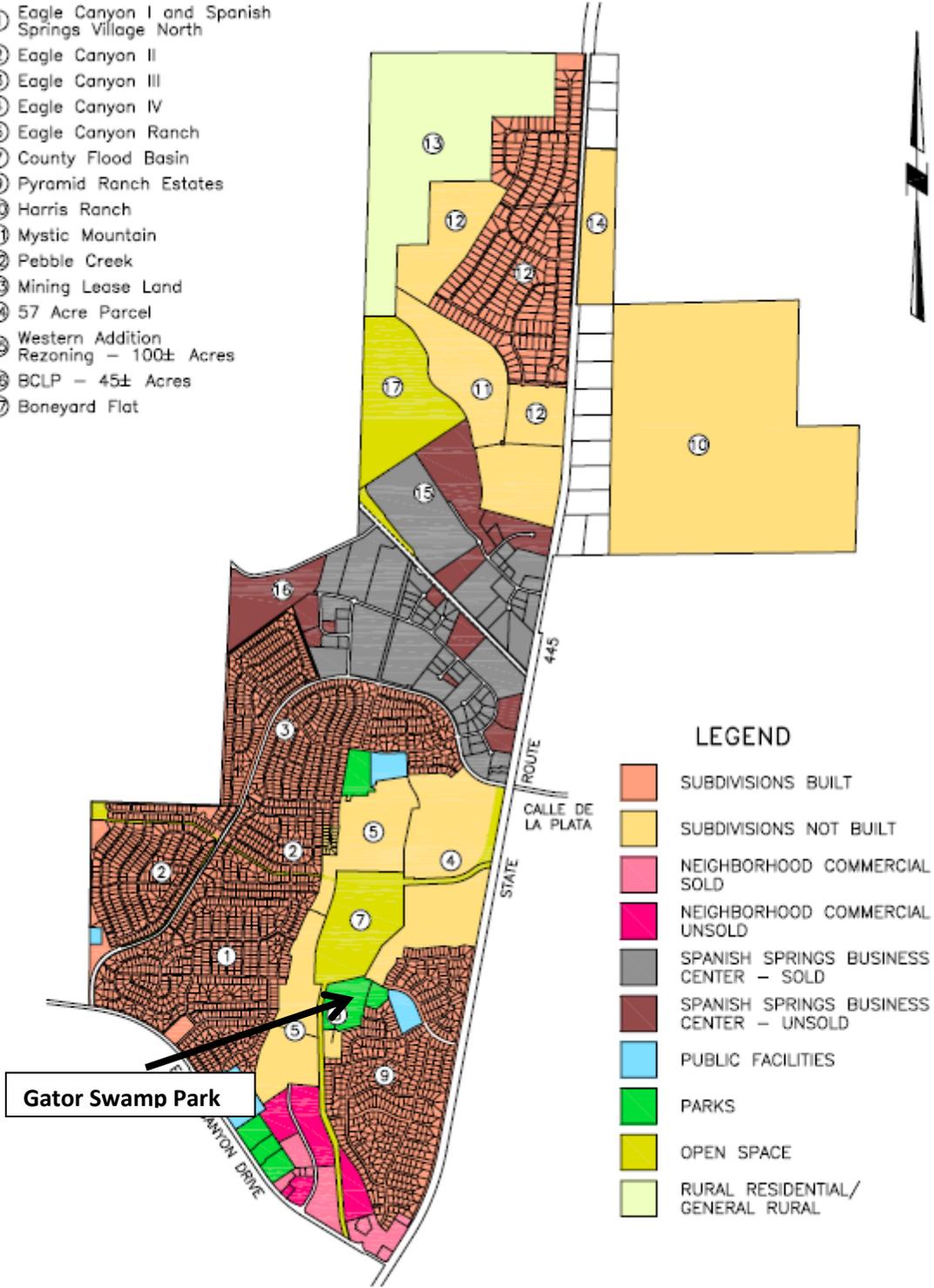
Should the Board agree with the staff recommendation, a possible motion would be:

“Move to recommend to the Board of County Commissioners acceptance of a donation of 5 acres of a larger 21 acre parcel of parklands adjacent to Gator Swamp Park to Washoe County from HAWCO.”

Vicinity Map



- ① Eagle Canyon I and Spanish Springs Village North
- ② Eagle Canyon II
- ③ Eagle Canyon III
- ④ Eagle Canyon IV
- ⑤ Eagle Canyon Ranch
- ⑦ County Flood Basin
- ⑨ Pyramid Ranch Estates
- ⑩ Harris Ranch
- ⑪ Mystic Mountain
- ⑫ Pebble Creek
- ⑬ Mining Lease Land
- ⑭ 57 Acre Parcel
- ⑮ Western Addition Rezoning - 100± Acres
- ⑯ BCLP - 45± Acres
- ⑰ Boneyard Flat



SCALE: 1" = 3000'

1/22/18

EXHIBIT "A" SPANISH SPRINGS

HAWCO DEVELOPMENT COMPANY
C/O ROBERT M. SADER
8600 TECHNOLOGY WAY, SUITE 101
RENO, NEVADA 89521
(775) 329-8310
FAX (775) 329-8591

June 6, 2016

To: Lora Robb

Transmitted by: Email

From: Bob Sader

RE: Neighborhood Meeting – RZA16-001

Date of Meeting: June 2, 2016

Attached are materials regarding the neighborhood meeting on the Pyramid Ranch Annex RZA.

The meeting took place on June 2, 2016 at the Alyce Taylor Elementary School. In addition to the mailing list provided by your office, the applicant mailed to all CAB members. All residents attending signed in. There were 19 people in attendance, including three representatives of the applicant, yourself and Dennis Troy from Planning. The thirteen residents attending represented ten households. The applicant made a presentation summarizing the requested amendment, then Dennis Troy made a presentation on parks issues. The residents asked questions and made comments. The meeting lasted approximately 60 minutes. Questions and comments were written down and paraphrased by an employee of mine.

Attached are:

1. Notice and all mailed materials with Affidavit of Mailing;
2. Sign-in Sheet; and
3. Comments and Questions.

Sincerely,



ROBERT M. SADER

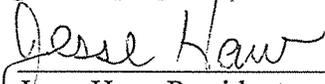
Enclosures

NOTICE OF A NEIGHBORHOOD MEETING

You are invited to attend a neighborhood meeting to discuss an application for a regulatory zone amendment with Washoe County by Hawco Development Company (Hawco), the General Partner of Spanish Springs Associates Limited Partnership. Hawco is the master developer of most of Spanish Springs Valley located north of Eagle Canyon Drive. The application requests a change of the regulatory zone on a 15.574-acre property west of Gator Swamp Park from the Parks and Recreation (PR) regulatory zone to the residential designation of Medium Density Suburban (MDS - 3 dwelling units per acre). The property is located immediately west of Gator Swamp Park (APN: 532-091-09) within the Spanish Springs Area Plan. Concurrently with the amendment to the regulatory zone of this property, an adjacent 5-acre area will be donated by Hawco to Washoe County for an expansion of Gator Swamp Park. Enclosed are materials and maps further explaining this application.

Hawco wants neighborhood residents to be aware of this proposed land use change, and Hawco would like to meet with interested residents for a discussion of the application. Hawco representatives will make a presentation, answer questions and take comments at the meeting. The meeting has been scheduled for Thursday, June 2, 2016 at 6:30 p.m. at the Alice Taylor Elementary School, 252 Egyptian Drive, in Spanish Springs.

Prior to the meeting, if you have any questions or other inquiries, I would be happy to address them. Please call me at 425-4422 or email to jesse@hawcoproperties.com.



Jesse Haw, President
Hawco Development Company

ZONE CHANGE APPLICATION

Table of Contents

Summary of Application

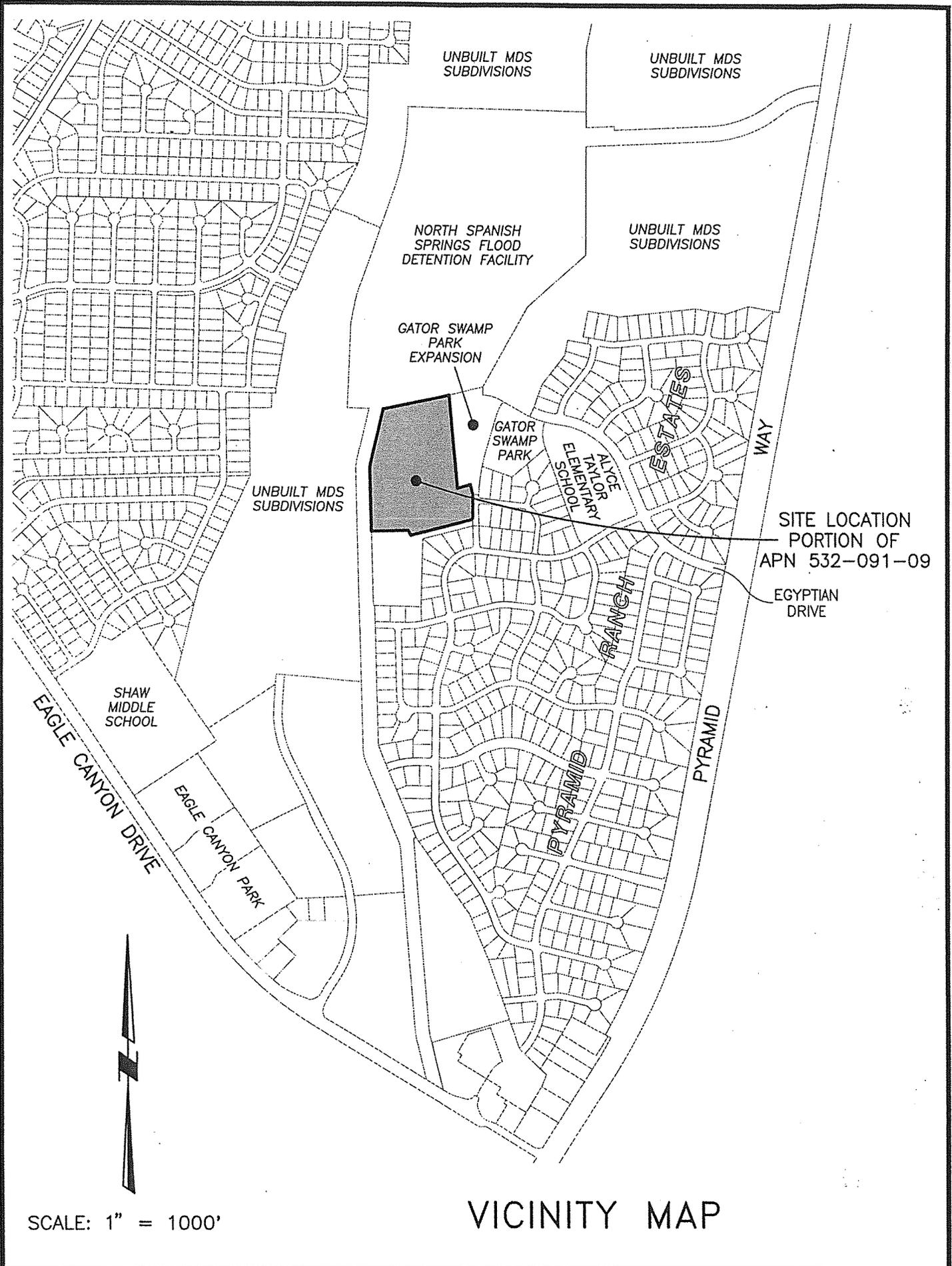
Excerpt of portion of Application

Common Questions and Answers

SUMMARY

The subject property is a portion of APN 532-091-09, a 20.574-acre parcel. Recently the Washoe County Community Services Department has determined that 5 acres of APN 532-091-09 adjacent to Gator Swamp Park will be needed for an expansion of the park, but the remaining 15.574 acres will not be needed for future park development. The September 17, 2015 letter from the Washoe County Community Services Department is enclosed. Hawco has offered to donate in the near future the 5-acre site to the county, and now requests the county approve Medium Density Suburban (“MDS”) residential zoning on the 15.574-acre remainder as an in-fill site consistent with adjacent existing and planned MDS subdivisions.

The primary access to the subject property is intended to be from the extension of Egyptian Drive, with a few homes using access from the intersection of Sand Dune Drive and Dromedary Road. All homes will be connected to the community water and sewer system. Hawco owns sufficient water rights, which are already dedicated to the water system for Hawco’s use, to accommodate full buildout of a subdivision on the property. A tentative subdivision map will be filed at a later time to set a lot pattern, subdivision streets and utilities, drainage, etc.



VICINITY MAP

SCALE: 1" = 1000'



Community Services Department

Planning & Development Division

September 17, 2015

Jesse Haw, President
Hawco Development Company, General Partner
Spanish Springs Associates Limited Partnership
550 W. Plumb Lane Suite B 505
Reno, NV 89507

Subject: Gator Swamp Park

Dear Mr. Haw:

Thank you for meeting with our Parks and Open Space division on July 7, 2015 to discuss the proposed conversion of two park sites within the Spanish Springs Master Plan into medium density residential uses.

I would like to specifically address the site to the south located adjacent to Alyce Taylor Elementary School and Gator Swamp Park (APN 532-091-01). Hawco generously donated the 4.35 acre parcel for the construction of the Gator Swamp Park. This park serves the surrounding neighborhood with a multi-purpose soccer/little league field, volleyball court, horseshoe pits, walking path, picnic areas and children's play area. Hawco has also designated the adjacent 21 acre parcel to the west as future park lands. This parcel has remained un-improved for the past 15+ years after being identified as park lands within the Spanish Springs Master Plan.

The Gator Swamp Park has been identified by the County as a neighborhood park. Neighborhood parks are defined by NRS 278.4983 as "a site not exceeding 25 acres, designed to serve the recreational and outdoor needs of natural persons, families and small groups". Further the NRS has identified that the facilities included in these parks are "turf, trees, irrigation, playground apparatus, playing fields, areas to be used for organized amateur sports, play areas, picnic areas, horseshoe pits and other recreational equipment or appurtenances designed to serve the natural persons, families and small groups from the neighborhood" (NRS 278.4983(8)a). As this park is a neighborhood park, the County has identified a need for an additional 5 acres for future expansion of the existing Gator Swamp park. This brings the neighborhood park to 9.35+ acres. While this number is less than the maximum size as defined by the NRS, the size is more comparable to existing neighborhood facilities within Washoe County. Eagle Canyon Park, 20 acres, is located approximately $\frac{3}{4}$ of a mile away from this facility and provides services of a regional capacity.

Washoe County has thoroughly reviewed the future needs for this area and identified the maximum buildout for this park. As such, County staff has identified that the additional 15 acres will not be needed for additional park lands. Any amendments to the zoning within this area will need to be reviewed by the Washoe County Planning Division.

Letter to:
Subject:
Date: September 22, 2015
Page: 2

Please feel free to contact me if you have any further questions regarding this property.

Regards,



Dennis Troy
Parks Planner
Washoe County Planning and Development
1001 E. 9th Street
Reno, Nevada 89520
dtroy@washoecounty.us

cc: Bill Whitney, Washoe County Planning Director
Dave Solaro, Washoe County Community Services Director
Jennifer Budge, Washoe County Parks Operations Superintendent
Eric Crump, Washoe County Parks Operations Supervisor

QUESTIONS AND ANSWERS*

1. Who is Hawco?

Answer: Hawco Development Company is the General Partner of Spanish Springs Associates Limited Partnership. Hawco is the master developer for over 3,000 acres of residential, commercial and business park land in Northern Spanish Springs Valley, including the Spanish Springs Business Center and Pyramid Ranch Estates. Hawco's partners have owned this land since the early 1900s. Hawco was the initial master plan developer for all of the Medium Density Suburban ("MDS") subdivisions surrounding this property.

2. Why was this property zoned for a 20-acre park?

Answer: In the spring of 1999 at the request of Hawco, the Spanish Springs Specific Plan ("SSSP") was approved, establishing land use designations for MDS and LDS subdivisions as well as commercial and industrial park areas. The Washoe County Parks Department and the Washoe County School District requested at that time that the park and school sites be designated in the SSSP, to which Hawco agreed.

The original SSSP land use designation for the subject property was Medium Density Suburban. As a result of a series of master plan amendments and the absorption of the SSSP into the Spanish Springs Area Plan, APN 532-091-09 was designated a possible future 20-acre park site adjacent to the existing Gator Swamp Park, subject to further consideration by the county on how much of this parcel would be needed for future park improvements. By that time the land for Gator Swamp Park had been donated by Hawco to Washoe County.

During all this time Hawco has waited for the property to be further planned by the county, in whole or in part, as a park site. As with all the other parks and school sites on its land, Hawco has been prepared to donate all or part of the site for a park if the county would construct improvements.

3. Since this property has been zoned for a 20-acre park site for over a decade, what has changed now?

Answer: Recently the Washoe County Community Services Department has determined that 5 acres of APN 532-091-09 adjacent to Gator Swamp Park will be needed for an expansion of the park, but the remaining 15.574 acres will not be needed for future park development. The September 17, 2015 letter from the Washoe County Community Services Department is enclosed. Hawco has offered to donate in the near future the 5-acre site to the county, and now requests the county approve MDS residential zoning on the 15.574-acre remainder as an in-fill site consistent with adjacent existing and planned MDS subdivisions.

*This document is drafted by Hawco to address commonly asked questions.

4. Is the proposed subdivision zoning compatible with surrounding properties?

Answer: Yes, unbuilt MDS subdivisions surround this property on the north, west and south sides. On the east is a portion of Pyramid Ranch Estates, an existing MDS subdivision. This property is a logical in-fill parcel for a similar subdivision.

5. What is the process for county consideration of this proposal?

Answer: For a zoning amendment, after the neighborhood meeting with residents, the Washoe County Planning Commission will hold a hearing, followed by a final hearing before the Washoe County Board of County Commissioners. Ultimately the Board of County Commissioners decides whether a zoning application will be approved or denied.

6. Understanding the strain on our water resources created by growth in our desert community, is there sufficient water to sustain growth proposed by this application?

Answer: Yes, the Truckee Meadows Water Authority operates the community water system in Spanish Springs Valley, which utilizes imported Truckee River water for all new subdivision homes and businesses. The system has capacity for the uses represented by this proposal, and Hawco already owns sufficient water rights for full buildout of the property.

7. Traffic is already congested on Pyramid Highway during commuter hours. Won't this application make traffic worse?

Answer: Yes, the traffic from the 46 allowed homes will increase traffic congestion, but based on the traffic report in the application packet, the impact is minor.

8. Local schools are overcrowded. How will new students from this subdivision be accommodated?

Answer: The Washoe County School District ("WCSD") projects that 24 K-12 students will be generated by the maximum 46 homes allowed under MDS zoning. This is a modest overall impact. It is the responsibility of the WCSD to reallocate students among area schools when some schools become overcrowded.

9. Is there adequate public infrastructure for a subdivision on this property?

Answer: Yes, except for a short extension of Egyptian Drive, streets are already constructed, as are water and sewer lines and other utilities. Further extension from this existing public infrastructure will be funded by private developers.

10. Are there wetlands, geohazards, or other environmental constraints to development?

Answer: No, there are no wetlands, floodplain or known fault hazards on the property. The property is sparsely vegetated with sagebrush and grasses, and there are no known populations of endangered or threatened species.

11. What sort of homes will be constructed on this property?

Answer: Based on current market trends, large lot homes appealing to families and first-time buyers are likely to be constructed. Low income housing is not anticipated.

12. When will homes be built?

Answer: The earliest would be mid-2017, but many planned subdivisions are not built for years after tentative maps are approved. The demands for housing in the marketplace will dictate the timing of development.

Regulatory Zone 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 Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone.

Please complete this questionnaire 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. Please describe the Regulatory Zone amendment request:

This RZA request seeks to change the zoning on a 15.574 portion of APN 532-091-09 from Parks and Recreation to Medium Density Suburban. The remaining five-acre portion of APN 532-091-09 has been offered by the applicant to Washoe County as an expansion of Gator Swamp Park and is currently correctly zoned Parks and Recreation for that purpose.

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.

- a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

Access to the property, APN 532-091-09, will be from the extension of Egyptian Drive and also from the intersection of Sand Dune Drive and Dromedary Road, west of Alice Taylor Elementary School in Spanish Springs. The property is east of Pyramid Highway in the vicinity of the current terminus of Egyptian Drive.

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
532-091-09	Suburban	Parks and Recreation	20.574	Med Density Suburban	15.574
	Residential				
				Parks and Recreation	5

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	open space	North Spanish Springs Water Detention Facility
South	MDS	portion is vacant and portion is subdivision lots
East	PR and MDS	NE is Gator Swamp Park ext.; SE is MDS subdiv. lots
West	open space	outflow channel for NSSWDF

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

This property is vacant land. On the north boundary is the North Spanish Springs Water Detention Facility and to the west is the outflow channel for the NSSWDF. Across the channel to the west is unbuilt MDS. To the south is vacant land owned by the applicant, which is a portion of Eagle Canyon Ranch Subdivision, APN 532-091-10, an MDS zoned parcel. To the east and southeast are MDS single family residences in Pyramid Ranch Estates. Also to the east is Gator Swamp Park, which is adjacent to Alice Taylor Elementary School on Egyptian Drive.

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.

This is a flat piece of property (1% to 2% slope). There is light to moderate sage brush and grass vegetation criss-crossed by dirt roads and trails made by trespassers. There is no know wildlife habitat associated with the property other than the usual high-desert animals, due to lack of topography and vegetation. There are no water bodies. The property drains to the west into the outflow channel of the NSSWDF. There are no known mineral deposits on the site and soils are consistent with land in the vicinity on the valley floor. The property is not in the 100-year flood plain.

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

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

Explanation:

--

6. 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
------------------------------	--

Explanation:

--

7. 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 See attached letter, Appendix 8	<input type="checkbox"/> No
---	-----------------------------

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

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

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

See attached letter.

- 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.

Under MDS zoning, this property would allow up to 46 homes to be developed, using just over 26 acre feet of surface water rights. The applicant owns over 129 acre feet of water rights (see attached letter, Appendix 8). Nevertheless, the existing Parks and Recreation zoning had contemplated a park, which would require a much higher amount of water for irrigation of turf and shrubs, as well as domestic uses for visitor restrooms. Moreover, TMWA stockpiles Truckee River water rights for purchase by developers in TMWA's service area.

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:	

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 and not available, please describe the funding mechanism for ensuring availability of water service:

TMWA is the municipal water provider from its community water system. Water lines are built in streets adjacent to the property. Water lines will be extended at private developer cost throughout the property.
--

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:	

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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 is the municipal provider of community sewer service. Sewer lines are built and in place in streets adjacent of the property. Sewer lines will be extended at private developer cost throughout the property.

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

A traffic letter report is included in this application. The majority of traffic will enter and exit the subject property on Egyptian Drive, which will be extended from its current terminus adjacent to Alice Taylor Elementary School. From the intersection of Sand Dune Drive and Dromedary Road, a small number of vehicles will exit the subject property travelling on those streets to Rosetta Stone Drive, which intersects Egyptian Drive. Traffic will travel on Egyptian Drive to Pyramid Highway in route primarily to McCarran Blvd. and US. 395 and I-80 freeways.

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

<input checked="" type="checkbox"/> Yes Report attached, Appendix 3	<input type="checkbox"/> No
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12. Community Services (provided and nearest facility):

a. Fire Station	TMFD station near La Posada and Pyramid Highway
b. Health Care Facility	Northern Nevada Medical Center/Renown Urgent Care
c. Elementary School	Alice Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	Gator Swamp Park, Eagle Canyon Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	None. RTC does not offer transit service to this area at this time.

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
------------------------------	-----------------------------

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 12th 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 821 of the Washoe County Development Code for the list of Findings.)

Partners of the applicant acquired all the land north of Eagle Canyon Drive and west of Pyramid Highway in Spanish Springs Valley, including the subject property, prior to 1910. All this property remained vacant until Medium Density Subdivision development by the applicant started to take place in the 1980s and 1990s, including construction of the Pyramid Ranch Estates adjacent to the subject property on the east.

In the spring of 1999 at the request of the applicant, the Spanish Springs Specific Plan ("SSSP") was approved, establishing land use designations for MDS and LDS subdivisions as well as commercial and industrial park areas. The Washoe County Parks Department and the Washoe School District requested at that time that the park and school sites be designated in the SSSP, to which the applicant agreed.

The original SSSP land use designation for the subject property was Medium Density Suburban. As a result of a series of master plan amendments and the absorption of the SSSP into the Spanish Springs Area Plan, APN 532-091-09 was designated a possible future 20-acre park site adjacent to the existing Gator Swamp Park, subject to further consideration by the county on how much of this parcel would be needed for future park improvements. The land for Gator Swamp Park had been donated by the applicant to Washoe County.

During all this time the applicant has waited for the property to be further planned by the county, in whole or in part, as a park site. As with all the other parks and school sites on its land, the applicant has been prepared to donate all or part of the site for a park if the county would construct improvements.

Recently the Washoe County Community Services Department has determined that 5 acres of APN 532-091-09 adjacent to Gator Swamp Park will be needed for an expansion of the park, but the remaining 15.574 acres will not be needed for future park development. The September 17, 2015 letter from the Washoe County Community Services Department is attached to this application, as Appendix 2. The applicant has offered to donate in the near future the 5-acre site to the county, and now requests the county approve MDS zoning on the 15.574-acre remainder as an in-fill site consistent with adjacent existing and planned MDS subdivisions.

Additional comments regarding findings for this RZA are on the following pages.

SIGN IN SHEET
Neighborhood Resident's Meeting
June 2, 2016

Name (Please Print)	Address (Please Print)
1. BOB SADER	HAWCO
2. JESSE HAW	HAWCO
3. DENNIS TROY	WASHOE COUNTY PLANNING
4. KRISTIN WANTED	HAWCO
5. Frankie MORSE	HAWCO 10485 PALM SPRINGS
6. Jeanine Collins	HAWCO 125 Date Palm DR
7. KENT STAVE	10910 DROMEDARY RD.
8. Rachel Cresci	204 OASIS DR
9. Jenifer Anderson	208 OASIS DR.
10. Sandra Passi	11605 Eagle Peak DR
11. John Passi	11605 Eagle Peak DR
12. Marks Beth Clemons	10830 Dromedary Rd.
13. Lauren Costa	2354 Garnet Star way
14. Harry Anderson	208 OASIS DR.
15. Kris Anderson	208 OASIS DR.
16. Richard Morse	10905 Dromedary Rd.
17. Betty Morse	10905 Dromedary Rd.
18. Lora Robb	Washoe Co. Planning
19.	
20.	

Comments and Questions From
Neighborhood Meeting on June 2, 2016
At Alyce Taylor Elementary School
RZA16-001

- Notice mailed to all households supplied by county, plus all Spanish Springs CAB members.
- 13 residents attended (see attached sign in sheet), representing 10 households.
- Bob Sader and Jesse Haw made a brief presentation on behalf of the applicant outlining the requested amendment. Dennis Troy, a Washoe County parks planner, made a presentation on county need for a 5-acre expansion of Gator Swamp Park. The residents asked questions and made comments. The meeting started at 6:35 p.m. and ended at 7:35 p.m.
- Summary of Topics
 - high traffic volume on local streets, particularly Egyptian around Alyce Taylor Elementary School at school drop off and pick up times.
 - school overcrowding.
 - past flooding issues.
 - reasons only 5 acres for a park expansion is needed and the remaining 15.574 acres is not needed.
 - possible improvements and facilities for existing Gator Swamp Park and expansion acreage.
 - parking for park users
 - current off-road vehicle nuisance on property
 - park master plan process for resident involvement
- Specific Questions or Comments from Residents:

1. Why would Hawco want to build in the 100-year flood plain?

Hawco Response: The property is not the 100-year flood plain anymore. Washoe County has built a flood detention basin which catches water and releases it after a flood event. The property is now developable.

2. Egyptian cannot handle the kind of future traffic that an expanded park and all the new subdivisions in the valley would create.

Hawco Response: Egyptian is not planned to connect to new housing on the west side of the valley. Those subdivisions access off of West Calle de la Plata or Neighborhood Way.

3. Schools are overcrowded and this new residential area will make matters worse. Hawco has donated the park and school sites in the past, but now you are talking about a lot more people moving to the area, so where is the next donation of land for a school?

Hawco Response: Hawco has offered another elementary school site farther north in the valley on the east side of Pyramid Highway.

4. Are these houses going to be one story or two story?

Hawco Response: Homes will most likely be one story, since the lots will be large. The market dictates that people usually want one story houses in MDS subdivisions in Spanish Springs Valley.

5. Are the lot sizes similar to existing subdivision lots in the neighborhood?

Hawco Response: Yes, lots will be Medium Density Suburban sizes like surrounding lots.

6. Is there going to be a HOA, and will current owners be exempt from that?

Hawco Response: If there is a new HOA, it will only be for the new subdivision on this property.

7. Besides the houses that you have on this map, are you planning on doing any more development?

Hawco Response: All of Hawco land is planned for development, and almost all of the residential areas already have approved tentative maps, so the answer is yes.

8. What kind of fund does the county put the Residential Construction Tax money in?

County Response: It's a one-time fee payable when construction of a home commences. Funds are segregated in benefit districts to be solely used for parks in the area.

9. Do you have any plans for the 5-acre expansion of Gator Swamp Park?

County Response: We don't have any immediate plans, but we will reach out to the community through public meetings to find out what people want. The county is budgeting the replacement of playground equipment in Gator Swamp in 2017 for \$300,000.

10. Will you put in a parking lot to solve the current situation at Gator Swamp Park of having only street parking?

County Response: We recognize a parking lot for the park is a high priority.

11. What is the process you go through to plan this park?

County Response: The county within the next six months will be updating the master plan for all the parks in the region. It will look at merging different tax districts to allow more flexibility and will prioritize parks that need attention.

12. Who's the county commissioner for this area?

County Response: It is Vaughn Hartung. Jeanne Herman oversees all of the parks operations.

13. Will the new houses being built affect whether my house, which is on a septic tank, will be required to connect to the sewer system?

Hawco Response: It will not affect whether you must connect to the county's sewer system or not.

14. When do you plan on starting to build homes?

Hawco Response: The earliest would be in 2017, but it could be later.

15. Are you going to do speed bumps at the schools? Why do we not have that here?

Hawco Response: The county decides where speed bumps will be installed on county roads.

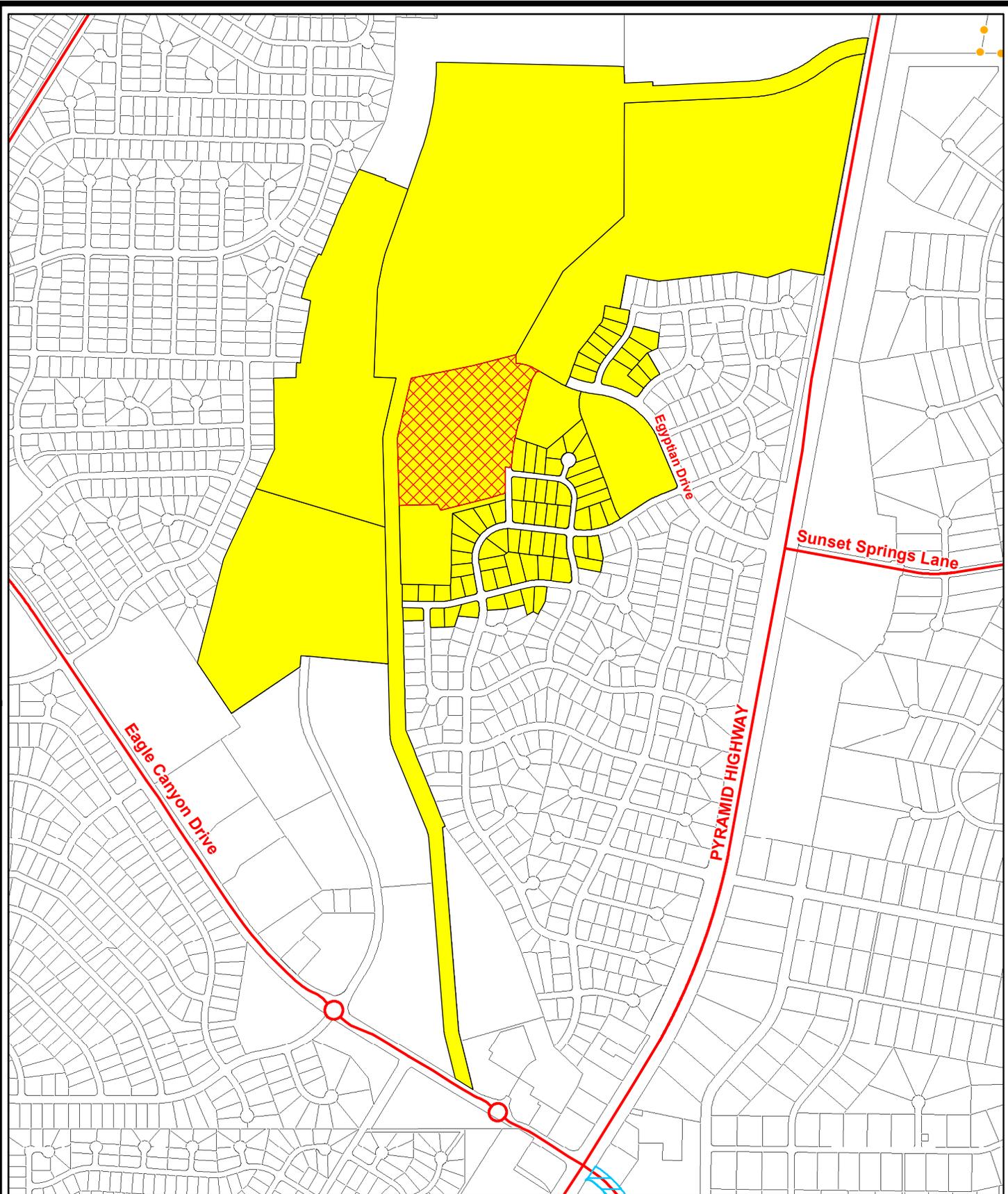
16. Do you foresee the housing being similar to homes on Dromedary Road?

Hawco Response: Yes, that housing is the most recently built in the area. The houses should be very similar to those.

17. Will Lennar build homes behind Oasis Drive?

Hawco Response: Yes, Lennar owns that vacant land and it has an approved tentative map for subdivision development.

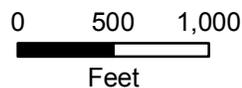
- Specific comments and questions were taken down by an employee of the applicant and are paraphrased above.



Regulatory Zone Amendment Case No. RZA16-001
 Spanish Springs Associates LP (Spanish Springs Annex)
 APN 532-091-09

82 property owners noticed

Source: Planning & Development, May 18, 2016



Community Services
 Department, Planning
 and Development



Post Office Box 11130
 Reno, Nevada 89520 (775) 328-3600

From: [Troy, Dennis V](#)
To: [Robb, Lora R](#)
Subject: RZA-16-001 Pyramid Ranch Annex
Date: Wednesday, June 01, 2016 9:27:56 AM

Hi Lora,

Thank you for the opportunity to provide comments regarding the application RZA-16-001.

The comment letter provided within the applicants submittal package still stands and the Parks and Open Space Division have no further comments. I will be taking this item before the Parks Commission on June 7th for their review. I will forward on any comments/action taken at this meeting to you.

Thanks!

Dennis Troy | Park Planner
p 775.328-2059 | f 775.829.8014
Washoe County | Community Services Department-Parks
P.O. Box 11130 | Reno, NV 89520
www.washoecountyparks.com

 Please consider the environment before printing this e-mail



Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

June 7, 2016

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Master Plan Amendment Case No. RZA 16-001 (Pyramid Ranch Annex)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above MPA with the following conditions:

- Any developments on the property shall meet the requirements of WCC 60.
- Plans shall be submitted for review and approval to TMFPD.
- A Vegetation Management Plan is required for the project in accordance with the requirements of the *International Wildland Urban Interface Code, 2012 Ed.* shall be submitted for approval by TMFPD.
- HOA and CC& R requirements and conditions shall be submitted for review, comment and approval by TMFPD prior to recording, adoption and use.
- Minimum cul-de-sac radius shall be 50 feet for fire department use.
- Rolled curbing is required on roundabouts for fire department use.
- Emergency/secondary emergency access shall be provided for the project, not contingent on future adjacent project development, but at time of the submission of the subdivision map. This easement shall be maintained by the subdivision and shall meet the requirements for access in accordance with WC Code 60.
- Open spaces and drainages shall be maintained in accordance with WC Code 60 and conditions placed in the HOA and CC&R documents ensuring vegetation management and maintenance.
- Fire suppression water shall be provided at a minimum of 1000-1500 gpm at 20 psi for 1-2 hours, dependent upon residential home sizes.
- There may be additional requirements upon review of the submitted map and HOA/CCRs.

Please contact me with any questions at (775) 326-6005.

Thank you,
Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520

Office 775.326.6000 Fax 775.326.6003

**RZA16-001
EXHIBIT G**

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

June 8, 2016

Lora Robb, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Pyramid Ranch Annex; APN: 532-091-09
Regulatory Zone Amendment; RZA16-001

Dear Mrs. Robb:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector borne Diseases Program have reviewed the above referenced project. Approval by this Division is subject to the following conditions:

1. The WCHD Environmental Health has no objections to the proposed zone amendments.
2. As we receive plans for this proposed subdivision, any new channels will require the Programs design criteria including the Low Impact Development (LID) design of a 24 inch catchment area for the typical front lot and common areas containing turf.
3. The Vector-Borne Diseases Program will also require from the applicant an avigation easement to perform mosquito abatement for the North Spanish Springs Detention facility.

If you have any questions regarding the foregoing, please call Jim English at 328-2610 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialists Supervisor
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

CA/JS:wr

Cc: File - Washoe County Health District
Robert Sader – rmsader@robertmsaderltd.com

