



# Planning Commission Staff Report

Meeting Date: February 7, 2023

Agenda Item: 8A

MASTER PLAN AMENDMENT CASE NUMBER: WMPA22-0007 & WRZA22-0008 (395 North)

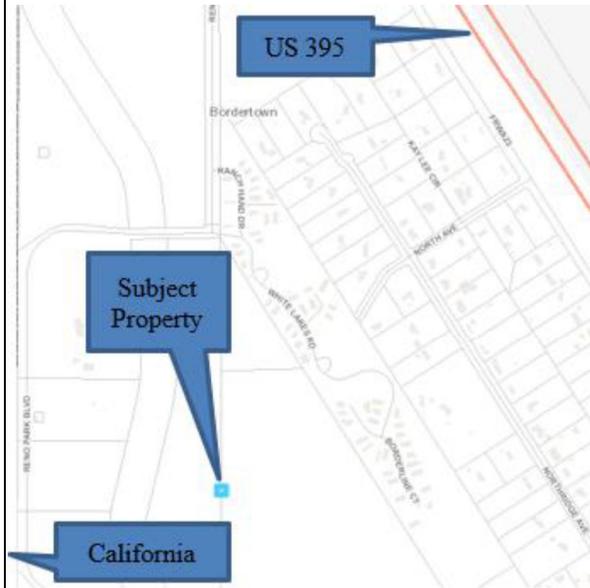
BRIEF SUMMARY OF REQUEST: Request to change the Master Plan land use designation and regulatory zone of one 2,500 sf parcel from Suburban Residential (SR) to Industrial (I) and Public/Semi-Public Facilities (PSP) to Industrial (I), respectively.

STAFF PLANNER: Kat Oakley, Planner  
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E-mail: koakley@washoecounty.gov

### CASE DESCRIPTION

- For hearing, discussion, and possible action to:
- (1) Approve an amendment to the Cold Springs Area Plan, a component of the Washoe County Master Plan, to redesignate one parcel totaling 2,500 square feet (±0.05 acres) from Suburban Residential (SR) to Industrial (I); and
  - (2) Initiate and recommend adoption of an amendment to the Cold Springs Regulatory Zone Map, to redesignate one parcel totaling 2,500 square feet (±.05 acres) from Public/Semi-Public Facilities (PSP) to Industrial (I). The regulatory zone amendment is subject to final approval by the Board of County Commissioners of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities.
  - (3) And, if approved, authorize the chair to sign resolutions to this effect.

Applicant: Panattoni Development  
 Property Owner: Great Basin Water Company  
 Location: 0 Reno Park Blvd  
 APN: 081-121-35  
 Parcel Size: 2,500 sf  
 Existing Master Plan: Suburban Residential (SR)  
 Proposed Master Plan: Industrial (I)  
 Existing Regulatory Zone: Public/Semi-Public Facilities (PSP)  
 Proposed Regulatory Zone: Industrial (I)  
 Area Plan: Cold Springs (CS)  
 Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone  
 Commission District: 5 – Commissioner Herman



Vicinity Map

**STAFF RECOMMENDATION—Master Plan Amendment**

**APPROVE**

**DENY**

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0007, having made at least three of the five findings included in Washoe County Code Section 110.820.15(d) and having found that the amendment is in conformance with Cold Springs Area Plan Policies CS.14.1 and 14.3. I further move to certify the resolution and the proposed Master Plan Amendment in WMPA22-0007 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

*(Motion with Findings on Pages 14)*

**STAFF RECOMMENDATION – Regulatory Zoning Amendment**

**APPROVE**

**DENY**

**POSSIBLE MOTION**

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 adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0008, having made all of the findings included in Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0008 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 Washoe County Planning Commission.

*(Motion with Findings on Page 16)*

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**Attachment Contents**

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Regulatory Zone Amendment Resolution ..... Exhibit B

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## **Explanation of a Master Plan Amendment**

The purpose of a Master Plan Amendment Application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan Amendments ensure that the master plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County Planning website at [https://www.washoecounty.gov/csd/planning\\_and\\_development](https://www.washoecounty.gov/csd/planning_and_development), and then select Master Plan & Maps - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

**Volume One** of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e., water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

**Volume Two** of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

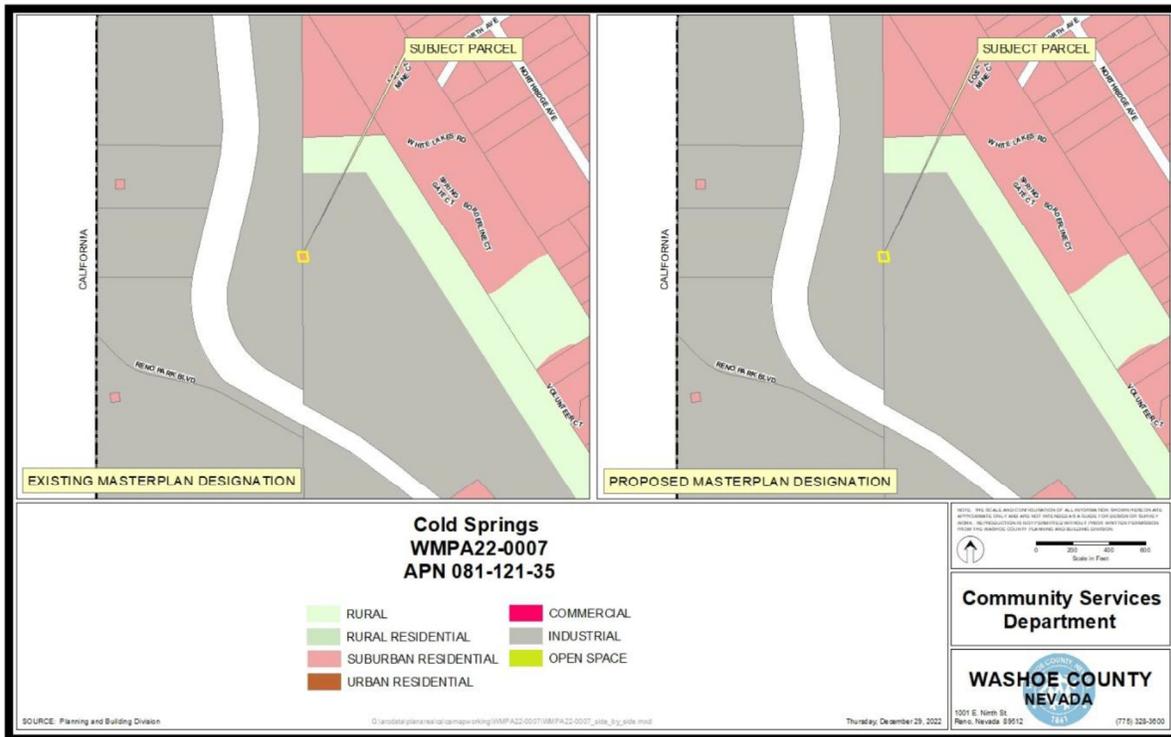
Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a Master Plan Amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is

required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to Master Plan Amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the Master Plan Amendment requires an affirmative vote of at least 2/3 of the Planning Commission’s total membership.

**Existing and Proposed Master Plan Designations**

The applicant is asking to amend the Cold Springs Area Plan in order to replace the existing Suburban Residential (SR) Master Plan land use designation on APN 081-121-35 with Industrial (I). The parcel of land totals approximately 2,500 square feet (herein referred to as “project area”). See Figure 1, Existing and Proposed Master Plan Designations.



**Figure 1  
Existing and Proposed Master Plan Designations**

**Explanation and Processing of a Regulatory Zone Amendment**

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request.

The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e., zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish 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 NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

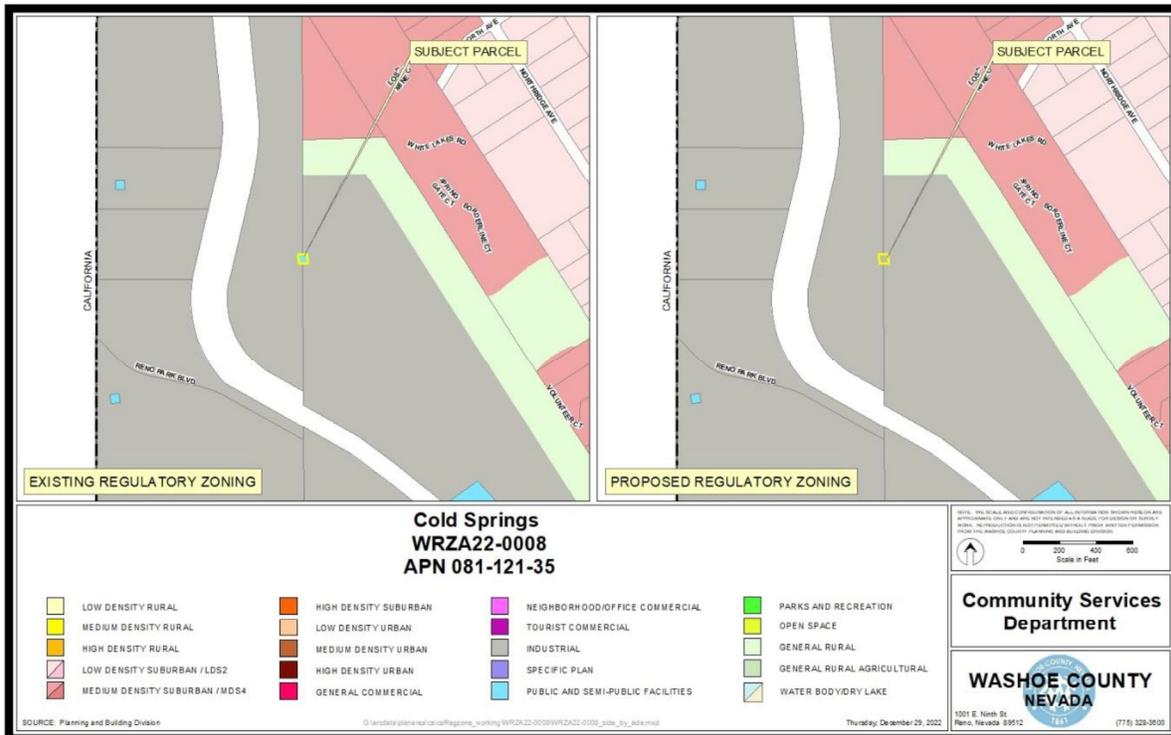
Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable Area Plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three of the Master Plan, then 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 or reclassification of 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 deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. 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.

**Existing and Proposed Regulatory Zoning Designations**

The second part of the applicant's request is to change the regulatory zone of the project area from Public/Semi-Public Facilities (PSP) to Industrial (I). See Figure 2 - Existing and Proposed Zoning Designations.



## Figure 2 Existing and Proposed Zoning Designations

### Background

The project area currently contains an abandoned Great Basin Water Company water well. It is located within the project site for an industrial development approved for major grading under WSUP22-0005. The 2,500 square foot parcel encompassed by this MPA/RZA request is located in the center of the WSUP22-0005 project area. Surrounding parcels are zoned Industrial (I). The proposed MPA/RZA is necessary for industrial development of the site as depicted in the WSUP22-0005 application. Approvals of the specific industrial uses will still be required as specified in Article 302 of the Washoe County Development Code.

The project site is located within the Cold Springs Suburban Character Management Area (CSSCMA) of the Cold Springs Area Plan. The CSSCMA is the designated growth area of the Cold Springs Valley per the Area Plan. It is intended as the site for all commercial and industrial development within the Area Plan boundaries.

While future industrial development of the site will have traffic impacts, those impacts were noted and conditioned at the time of the special use permit approval, based on a traffic impact study provided by the applicant with that application. Washoe County Engineering and Capital projects has confirmed that the proposed master plan change will not impact the established policy level of service, as required by CS.14.3 (d-f).

### Compatible Land Uses

In determining compatibility with surrounding land uses, 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.

**Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels**

Proposed Regulatory Zone	Existing Regulatory Zone	Existing Adjacent Regulatory Zone	Current Compatibility	Proposed Compatibility Rating
Industrial (I)	Public/Semi-Public Facilities (PSP)	Industrial (I)	High	Identical
Industrial (I)	Public/Semi-Public Facilities (PSP)	Industrial (I)	High	Identical

*High Compatibility: Little or no screening or buffering necessary.*

*Medium Compatibility: Some screening and buffering necessary.*

*Low Compatibility: Significant screening and buffering necessary.*

Per the Washoe County Master Plan Land Use and Transportation Element, the Industrial Land Use designation is intended "to provide for activities such as manufacturing, warehousing, mining and construction. The industrial designation is intended to create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses." Given the fact that the site is surrounded by Industrial Land Use, the proposed MPA would enable industrial development on APN 081-121-35 with minimal impact on surrounding land uses.

### Availability of Facilities

The application indicates that water will be provided by the Truckee Meadows Water Authority (TMWA) and that sewer service will be provided by Washoe County. Sewer will be conveyed to the Truckee Meadows Water Reclamation Facility (TMWRF) which is owned and operated by the City of Sparks. The Washoe County Water Rights Manager confirmed that sufficient infrastructure is available to the site, in accordance with CS.14.3 (a & c).

**Area Plan Evaluation**

The subject parcel is located within the Cold Springs Area Plan. The following are the pertinent policies from the Area Plan:

**Relevant Area Plan Policies Reviewed**

Policy	Brief Policy Description	Complies	Response
CS.1.1.2	Industrial and commercial regulatory zones must be within the CSSCMA.	Yes	Project area within the CSSCMA.
CS.5.1	The Nevada Department of Conservation and Natural Resources will be consulted about cultural resources for Master Plan Amendments	Yes	The Natural Resources Conservation Service and Nevada State Historic Preservation Office were contacted, indicated no concerns.
CS.6.1	All development projects shall be reviewed against Recreational Opportunities Plan Map.	Yes	Reviewed by Washoe County Parks and Open Space, indicated no concerns.
CS.6.6	Washoe County Parks and Open Space shall review development proposals for trail connections.	Yes	Reviewed by Washoe County Parks and Open Space, no trail connections indicated.
CS.9.1.2	The Nevada Department of Wildlife will be consulted on Master Plan Amendments.	Yes	The Nevada Department of Wildlife was contacted, indicated no concerns.
CS.14.1	Specific findings required for Master Plan Amendments.	Yes	Proposed MPA does not conflict with findings; details below.
CS.14.3	Specific findings required for change in land use.	Yes	Proposed MPA does not conflict with findings; details below.

**Plan Maintenance Policies**

**CS.14.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Cold Springs Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan.
- c. The amendment will not conflict with the public’s health, safety or welfare.

*Staff Comment:* Staff reviewed the Vision and Character Statement as well as the goals and policies of the Cold Springs Area Plan and determined that the proposed request is consistent with the Vision and Character Statement and does not conflict with any of the goals or policies of the Area Plan. Specifically, the project area is located where industrial development is referenced in the Area Plan. The amendment will not conflict with the public’s health, safety, or welfare, as it adds a small amount of industrial land to an already predominantly industrial area.

**CS. 14.3** In order for the Washoe County Planning Commission to recommend approval of an amendment involving a change of land use (i.e., a Master Plan Amendment), the following findings must be made:

- a. Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Cold Springs planning area, as determined by the Washoe County Department of Water Resources and Community Development staff.

*Staff Comment: The Washoe County Water Rights Manager reviewed this application and determined that there is sufficient infrastructure and capacity to accommodate the proposed land use change.*

- b. Amendment requests that will rely upon an imported water resource to serve the proposed use must demonstrate compliance with policy CS.11.6.

*Staff Comment: The application had not indicated that it will rely upon an imported water source; therefore, this finding is not applicable.*

- c. The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts.

*Staff Comment: The Washoe County Water Rights Manager reviewed this application and determined that this proposal will have minimal impacts; therefore, this finding is waived.*

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

*Staff Comment: The Washoe County Engineering and Capital Projects Division determined that this proposal would have minimal impacts; therefore, this finding is waived.*

- e. If the proposed change will result in a drop below the established policy level of service (as established by the Regional Transportation Commission and Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).

*Staff Comment: The Washoe County Engineering and Capital Projects Division determined that the proposed change will not impact the established policy level of service.*

- f. If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e., 5-year) Regional Transportation Improvement Program (TIP).

*Staff Comment: The Washoe County Engineering and Capital Projects Division determined that the proposed change will not impact the established policy level of service.*

- g. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.

*Staff Comment:* This amendment does not propose a new or intensified commercial land use; therefore, this finding is not applicable.

- h. For residential land use intensifications, the potential increase in residential units is consistent with Policy 11.1.2.

*Staff Comment:* This amendment does not propose a residential land use intensification; therefore, this finding is not applicable.

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

*Staff Comment:* This amendment does not propose a residential land use intensification; therefore, this finding is not applicable.

- j. The Planning Commission may waive findings (a) through (j) if the amendment is initiated by the local government to respond to emerging or unforeseen land use needs; or the amendment is part of the required 5- year update.

*Staff Comment:* This amendment is not initiated by a local government or part of the required 5- year update; therefore, this is not applicable.

**Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation. Some provided comments but none recommended denial.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Natural Resources Conservation Service	X			
NDOT (Transportation)	X	X		Michelle Hawwichorst, mhawwichorst@dot.nv.gov
NDOW (Wildlife)	X			
NV Water Resources	X			
Washoe County Building & Safety	X	X		Rosa Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X		Robert Wimer, rwimer@washoecounty.gov;
Washoe County GIS	X			
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Water Resource Planning	X			

Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov;
WCSO Law Enforcement	X			
WCHD Environmental Health	X			
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Truckee Meadows Regional Planning	X	X		Chohnny Sousa, csousa@tmrpa.org
Washoe County School District (All TMs)	X			
Washoe-Storey Conservation District	X	X		Jim Shaffer, shafferjam51@gmail.com
Regional Transportation Commission	X			
Nevada State Historic Preservation	X			
Truckee Meadows Water Authority	X			
Utilities, Inc.	X			

**Findings—Master Plan Amendment**

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the following five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission’s consideration:

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

*Staff Comment: The staff report provides a discussion on applicable goals and policies of the Cold Springs Area Plan. The proposed amendment does not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Area Plan analysis above.*

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: As identified on page 8 of this staff report, the proposed amendment will result in the project area having an identical master plan designation to the adjacent parcels. The proposed reconfiguration will provide for land uses compatible with the adjacent existing 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.

*Staff Comment: The applicants are seeking to develop surrounding industrial land and are pursuing this amendment to enable that development. The Great Basin water well on the site is abandoned. The applicant wishes to develop the site with a more desirable utilization of the 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 master plan designation.

*Staff Comment: All needed services are near the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and no comments in opposition were received.*

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

*Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County by allowing for industrial development in an area that is generally intended for such as indicated by surrounding regulatory zone and master plan designations and by the Cold Springs Area Plan. Due to the project area's location surrounded by industrial parcels, it will not increase natural resource impairment or create inefficient expenditure of funds for public services.*

### **Findings—Regulatory Zone Amendment**

WCC Section 110.821.15(d) of Article 821, *Amendment of Regulatory Zone*, 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. 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. 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 staff report provides a discussion on applicable goals and policies of the Cold Springs Area Plan. The proposed amendment does not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Area Plan analysis above.*

2. 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: As identified on page 8 of this staff report, the proposed amendment will result in the project area having an identical master plan designation to the adjacent parcels. The proposed reconfiguration will provide for land uses compatible with the adjacent existing land uses, and will not adversely impact the public health, safety or welfare.*

3. 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: The applicants are seeking to develop surrounding industrial land and are pursuing this amendment to enable that development. The Great Basin water well on site is abandoned. The applicant wishes to develop the site with a more desirable utilization of the land.*

4. 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: All needed services are near the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and*

*no comments in opposition were received. Washoe County Engineering and Capital Projects, the Washoe County Water Rights Manager, and Washoe County Parks and Open Space reviewed this application and indicated no concerns with available facilities.*

5. 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 will not adversely impact the implementation of the policies and action programs of the Washoe County Master Plan.*

6. 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 promote the desired pattern for the orderly physical growth of the County by allowing for industrial development in an area that is generally intended for such as indicated by surrounding regulatory zone and master plan designations and by the Cold Springs Area Plan. Due to the project area's location surrounded by industrial parcels, it will not increase natural resource impairment or create inefficient expenditure of funds for public services.*

### **Neighborhood Meeting**

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed Master Plan Amendment. The neighborhood meeting was held via Zoom on November 7, 2022 from 5:30 pm to 6:00 pm. One member of the public attended and inquired about the location of a water tank and water rates from the Great Basin Water Company. The applicant indicated that an abandoned well site would be relocated and that the proposed master plan and regulatory zone amendment is not related to water rates.

### **Public Notice**

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal.

Notice for Regulatory Zone Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended and WCC Section 110.821.20. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal.

### **Master Plan Amendment Recommendation**

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0007. It is further recommended that the Planning Commission forward the Master Plan Amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

### **Master Plan Amendment Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0007, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d) and

findings that the amendment is consistent with Cold Springs Area Plan Policies CS.14.1 and 14.3. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0007 as set forth in this staff report for submission to the Washoe County Board of County 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 provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

### **Cold Springs Area Plan Findings**

#### **CS.14.1**

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

#### **CS.14.3**

- a. Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Cold Springs planning area, as determined by the Washoe County Department of Water Resources and Community Development staff.
- b. Amendment requests that will rely upon an imported water resource to serve the proposed use must demonstrate compliance with policy CS.11.6.
- c. The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts.
- d. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Cold Springs planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

- e. If the proposed change will result in a drop below the established policy level of service (as established by the Regional Transportation Commission and Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).
- f. If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e., 5-year) Regional Transportation Improvement Program (TIP).
- g. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.
- h. For residential land use intensifications, the potential increase in residential units is consistent with Policy 11.1.2.
- i. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the district to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County Board of Trustees, may waive this finding.
- j. The Planning Commission may waive findings (a) through (j) if the amendment is initiated by the local government to respond to emerging or unforeseen land use needs; -or- the amendment is part of the required 5-year update.

### **Regulatory Zone Amendment Recommendation**

Those agencies which reviewed the application indicated no concerns with the proposed amendment. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

### **Regulatory Zone Amendment Motion**

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 adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0008, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0008 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 Washoe County Planning Commission.

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 uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was

adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

- 4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
- 5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
- 6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

**Appeal Process**

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

Applicant: Panattoni Development, [PKinne@panattoni.com](mailto:PKinne@panattoni.com)

Property Owner: Great Basin Water Company, [jteason@uiwater.com](mailto:jteason@uiwater.com)

Representatives: KLS Planning, [johnk@klsdesigngroup.com](mailto:johnk@klsdesigngroup.com)



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, COLD SPRINGS AREA PLAN, MASTER PLAN MAP (WMPA22-0007) TO REDESIGNATE ONE PARCEL TOTALING 2,500 SQUARE FEET FROM SUBURBAN RESIDENTIAL (SR) TO INDUSTRIAL (I) (APN 081-121-35), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution 23-02

Whereas, Master Plan Amendment Case Number WMPA22-0007 came before the Washoe County Planning Commission for a duly noticed public hearing on February 7, 2023; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA22-0007, as set forth in NRS Chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

## Cold Springs Area Plan Required Findings

### Policy CS.14.1:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

### Policy CS.14.3:

- a. Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Cold Springs planning area, as determined by the Washoe County Department of Water Resources and Community Development staff.
- b. Amendment requests that will rely upon an imported water resource to serve the proposed use must demonstrate compliance with policy CS.11.6.
- c. The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts.
- d. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Cold Springs planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- e. If the proposed change will result in a drop below the established policy level of service (as established by the Regional Transportation Commission and Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).
- f. If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).
- g. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.
- h. For residential land use intensifications, the potential increase in residential units is consistent with Policy 11.1.2.
- i. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current

capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County Board of Trustees, may waive this finding.

- j. The Planning Commission may waive findings (a) through (j) if the amendment is initiated by the local government to respond to emerging or unforeseen land use needs; or the amendment is part of the required 5- year update.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA22-0007, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on February 7, 2023

WASHOE COUNTY PLANNING COMMISSION

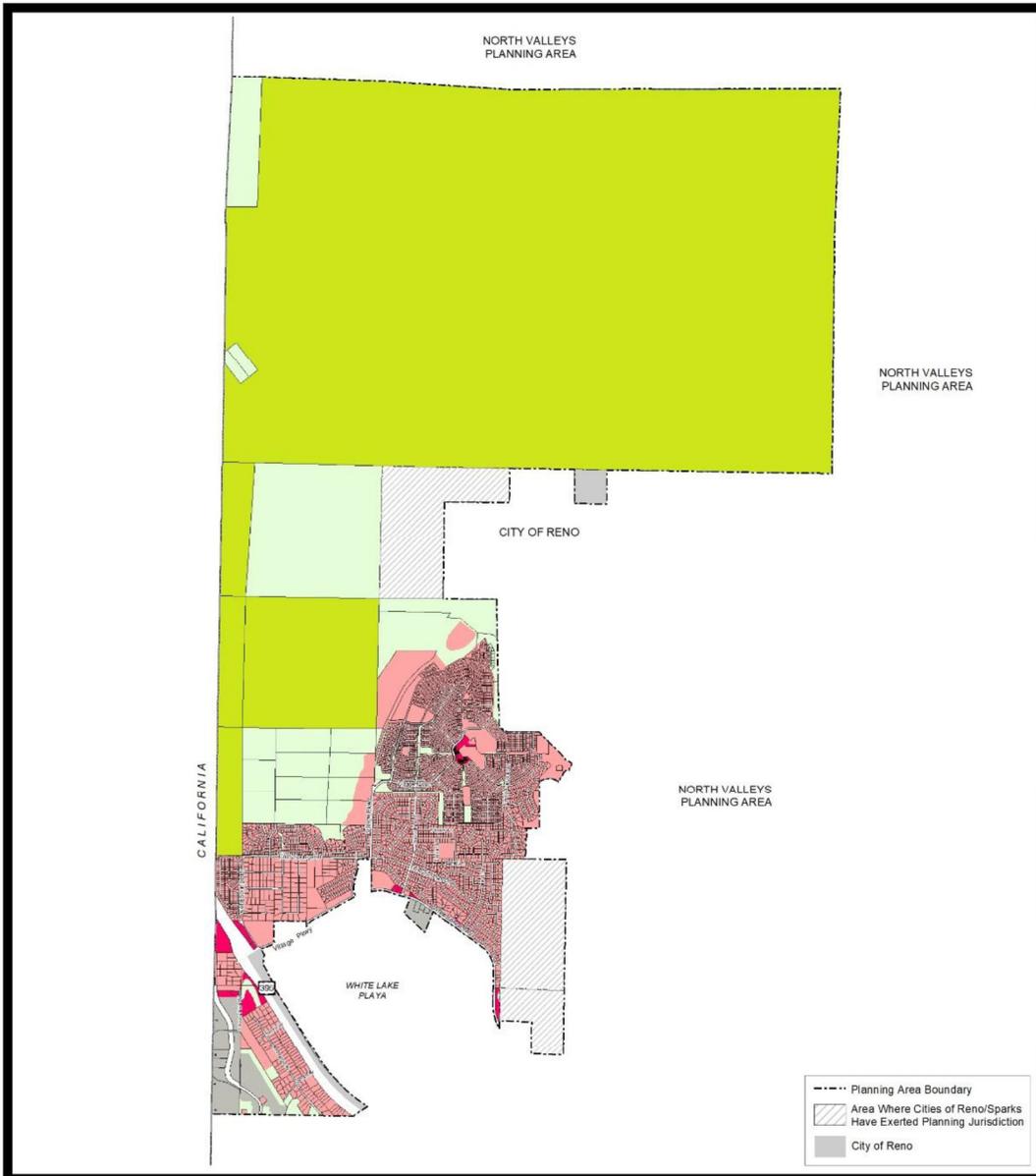
ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Francine Donshick, Chair

Attachment: Exhibit A – Cold Springs Master Plan Map

# Exhibit A, WMPA22-0007



### COLD SPRINGS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

SOURCE: Planning and Building Division

NOTE: THE SCALE AND UTILIZATION OF ALL INFORMATION SHOWN HEREIN AND APPROXIMATE CITY AREAS ARE NOT INTENDED AS A BASIS FOR DESIGN OR SURVEY WORK. REPRESENTATIONS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

0 200 400 Feet

CERTIFICATION  
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600

PC Date: February 7, 2023  
BCC Date:  
IMNPA Adoption Date:



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA22-0008 WHICH AMENDS THE COLD SPRINGS AREA PLAN REGULATORY ZONE MAP TO REDESIGNATE ONE PARCEL TOTALING 2,500 SQUARE FEET FROM PUBLIC/SEMI-PUBLIC FACILITIES (PSP) TO INDUSTRIAL (I) (APN 081-121-35)

Resolution 23-03

Whereas Regulatory Zone Amendment Case Number WRZA22-0008, came before the Washoe County Planning Commission for a duly noticed public hearing on February 7, 2023; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas, the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA22-0007) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment meets the following requirements:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA22-0008 and the amended Cold Springs Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on February 7, 2023.

WASHOE COUNTY PLANNING COMMISSION

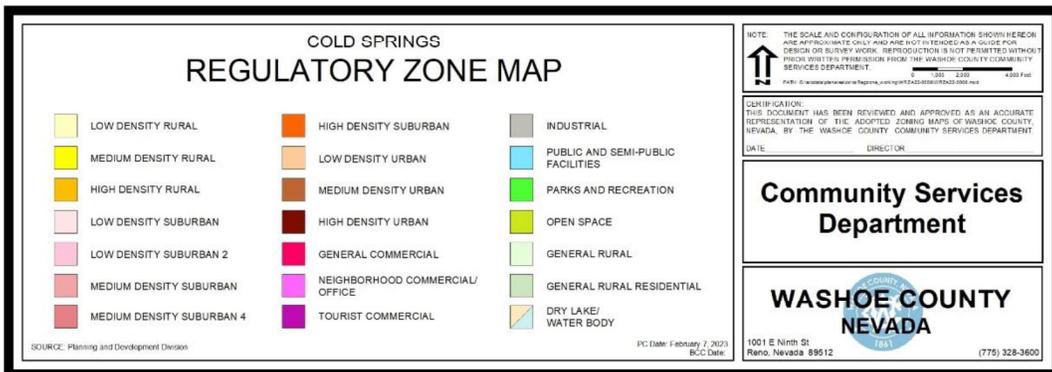
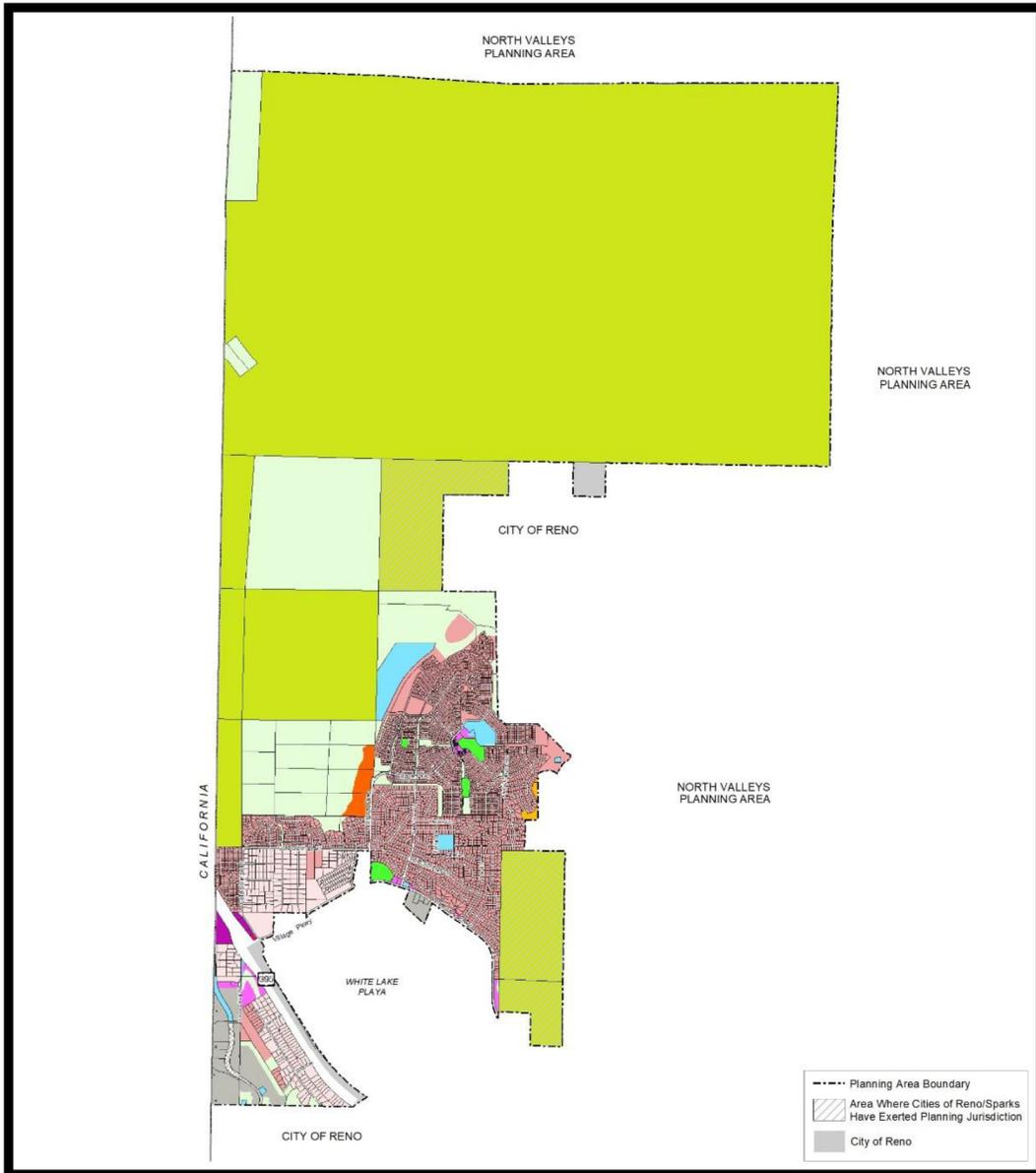
ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Francine Donshick, Chair

Attachment: Exhibit A – Cold Springs Area Plan Regulatory Zone Map

# Exhibit A – WRZA22-0008





## Oakley, Katherine

---

**From:** Fink, Mitchell  
**Sent:** Tuesday, January 10, 2023 9:19 AM  
**To:** Oakley, Katherine; Wimer, Robert  
**Subject:** RE: WMPA22-0007/WRZA22-0008 Public Works Findings

Hi Katherine,

The proposed WMPA22-0007/WRZA22-0008 (395 North) will not have an affect on the Cold Springs Area Plan traffic considerations because this parcel is only 0.057 ac of the whole proposed project WSUP22-0005. The traffic conditions for the WSUP22-0005 will still apply though.

Thanks.



### Mitchell Fink, P.E. | Licensed Engineer

Community Services Department | Engineering & Capital Projects Division

mfink@washoecounty.gov | Office: 775.328.2050

1001 E. 9<sup>th</sup> Street, Reno, NV 89512

For additional information, email [engineering@washoecounty.gov](mailto:engineering@washoecounty.gov) or call 775.328.2040



*\*Have some kudos to share about a Community Services Department employee or experience? Email [allstars@washoecounty.gov](mailto:allstars@washoecounty.gov)*

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**From:** Oakley, Katherine <KOakley@washoecounty.gov>  
**Sent:** Monday, January 9, 2023 9:06 AM  
**To:** Wimer, Robert <RWimer@washoecounty.gov>  
**Cc:** Fink, Mitchell <MFink@washoecounty.gov>  
**Subject:** WMPA22-0007/WRZA22-0008 Public Works Findings

Hello,

I am finishing up my review of WMPA22-0007/WRZA22-0008 395 North, which you already provided comments on, and I have one thing I wanted to ask you about it. Three of the findings that we are required to make for Master Plan Amendments in the Cold Springs Area Plan specifically reference the Washoe County Department of Public Works and/or traffic considerations:

- A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Cold Springs planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- If the proposed change will result in a drop below the established policy level of service (as established by the Regional Transportation Commission and Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any

project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).

- If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).

For context, this MPA/RZA is tied to an already-approved industrial project (WSUP22-0005). I attached the action order for your reference. Are you able to waive the first finding and find that the MPA/RZA doesn't conflict with the second and third (either that the proposed change won't result in a drop below the established policy level of service/isn't already below that level, or that the necessary improvements are appropriately scheduled)? Let me know if I can provide any further information, and thank you for your help! Feel free to call if you need clarification on anything.

Best,



**Kat Oakley**

**Planner, Planning & Building Division | Community Services Department**

[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



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## Oakley, Katherine

---

**From:** Behmaram, Vahid  
**Sent:** Monday, January 9, 2023 10:07 AM  
**To:** Oakley, Katherine; Weiss, Timber A.  
**Subject:** RE: WMPA22-0007/WRZA22-0008 Water Resources Findings

Hello: I looked at this filing. At first I thought it was 2500 *acres*. As I looked closer, I noticed the small lot size. I think it is fair to say that a parcel of that size will not pose a large water demand capacity nor a large annual water resource demand. Also I think the parcel is an old well site for the local water company, therefore, there is infrastructure available (pipelines) to the site.

As we amend the area plans and Comp Plan, we will eliminate all these references to W. Co. DWR. However, I am not sure who will make those findings in the future, TMWA, Western Regional Water Commission, ??????

I hope this helps.



**Vahid Behmaram**  
**Water Rights & Water Resources Consultant (Temporary Contractor)**  
**vbehmaram@washoecounty.gov Office: (775)954-4647; Fax (775) 328-6133**  
**Washoe County Community Services Dept.**  
**1001 E. 9th, St., Reno, NV 89512**

---

**From:** Oakley, Katherine <KOakley@washoecounty.gov>  
**Sent:** Monday, January 9, 2023 8:54 AM  
**To:** Weiss, Timber A. <TWeiss@washoecounty.gov>  
**Cc:** Behmaram, Vahid <VBehmaram@washoecounty.gov>  
**Subject:** WMPA22-0007/WRZA22-0008 Water Resources Findings

Good morning,

I am finishing up my review of WMPA22-0007/WRZA22-0008 395 North, which you already provided comments on, and I have one thing I wanted to ask you about it. Two of the findings that we are required to make for Master Plan Amendments in the Cold Springs Area Plan specifically reference the Washoe County Department of Water Resources:

- Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Cold Springs planning area, as determined by the Washoe County Department of Water Resources and Community Development staff.
- The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts.

This is a 2,500 square foot lot, so I expect the second finding can probably be waived (let me know if you agree), but are you able to confirm conformance with the first one? For your reference, this MPA/RZA is tied to an already-approved industrial project under WSUP22-0005. I attached the action order, in case it's helpful. Let me know if I can provide additional information, and thank you for your help! Also feel free to call if you're confused what I mean by all of this.

Best,



**Kat Oakley**

**Planner, Planning & Building Division | Community Services Department**

[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



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**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

1001 East 9th Street  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

December 27, 2022

TO: Kat Oakley, Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Master Plan Amendment and Regulatory Zone Amendment Case Number  
WMPA22-0007 and WRZA22-0008 (395 N Great Basin Water)

**Project description:**

The applicant is proposing to:

- (1) approve a master plan amendment to redesignate one parcel totaling 2,500 square feet from Suburban Residential (SR) to Industrial (I) and, if approved, authorize the chair to sign a resolution to this effect
- (2) approve a regulatory zone amendment to redesignate one parcel totally 2,500 square feet from Public/Semi-Public Facilities (PSP) to Industrial (I) and, if approved, authorize the chair to sign a resolution to this effect.

The property is located at 0 Reno Park Blvd, Cold Springs  
Assessor's Parcel Number(s): 081-121-35

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

The drilling or abandonment of any water well requires the submittal of appropriate waiver or application to the Nevada State Engineer. The Nevada State Engineer must approve the filings prior to any construction or abandonment of water wells.

Any change in point of diversion of any water right in Cold Springs Hydrographic Basin must file the appropriate application to the Nevada State Engineer. The Nevada State Engineer must approve the water right change prior to construction of any new water well.

**WMPA22-0007 & WRZA22-0008**  
**EXHIBIT D**

## Oakley, Katherine

---

**From:** Landis, Rosa  
**Sent:** Thursday, December 29, 2022 3:23 PM  
**To:** Oakley, Katherine  
**Cc:** Holly, Dan  
**Subject:** December Agency Review - Memorandum II, Items 1,3, & 4

Good afternoon Kat,

I apologize for the late response on some of these items. Please find Building's comments on items 1,3, and 4 from memorandum II.

### Item 1 – WDADAR22-0012 (Munoz Detached accessory dwelling)

- The detached accessory dwelling must meet the requirements for a dwelling in the 2018 IRC, 2018 IWUIC, and 2018 Northern Nevada Amendments. This project is in a moderate fire risk area with what appears to be a conforming water source. Please have the applicant contact Truckee Meadows Fire Protection District to confirm the water source and determine the amount of defensible space that can be provided. The applicant can use the information provided to determine the appropriate WUI IR classification. (Moderate w/ conforming water – IR2 with non-conforming defensible space, IR3 with 30' of defensible space, WUI construction not required with 45' of defensible space.)

TABLE 503.1 IGNITION-RESISTANT CONSTRUCTION						
DEFENSIBLE SPACE (Chapter 6)	Fire Hazard Severity (Chapter 4)					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply		Water Supply		Water Supply	
	Conforming	Nonconforming	Conforming	Nonconforming	Conforming	Nonconforming
Nonconforming	IR 2	IR 1	IR 1	IR 1 NC	IR 1 NC	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 NC
1.5 Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

*Note: IR 1 NC shall have exterior walls of 1 hour fire resistive construction and exterior siding material shall be noncombustible.*

### Item 3 -WMPA22-0007 & WRZA22-0008 (395 N Great Basin Water)

No comments or conditions. Future construction will likely need to be built using the IBC code since the zoning is being changed from SR to I, which suggest commercial use down the road.

### Item 4 – WSUP22-0037 (Praana Solar)

The solar array and all associated structures will need to be built to 2018 IBC, 2018 IWUIC, 2018 Northern Nevada Amendments, and the 2017 NEC codes. Please have the applicant clearly identified the proposed occupancy and use on their construction plans to avoid confusion in the review process.

Thank you and please let me know if you have any questions,



**Rosa Landis**

**ICC Certified Plans Examiner | Community Services Department**

[RLandis@washoecounty.gov](mailto:RLandis@washoecounty.gov) | Direct Line: 775.328.2034

In-Office Hours: Mon & Tues, 7:30 am – 4:30pm

Visit us online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Building call: 775.328.2020

Building Email: [building@washoecounty.gov](mailto:building@washoecounty.gov)

1001 E. 9<sup>th</sup> Street, Reno, NV 89512



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Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

December 19, 2022

Washoe County Community Services Department

C/O Kat Oakley, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

Re: WMPA22-0007 & WRZA22-0008 395 N Great Basin Water

Dear Kat,

In reviewing the master plan and regulatory zone amendments, the Conservation District has the following comment.

When the applicant submits a use permit to replace an existing wall, the District will provide comments during this planning phase.

Thank you for the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer

Date: December 28, 2022

To: Kat Oakley, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: 395 N Great Basin Water

Master Plan Amendment WMPA22-0007; Regulatory Zone Amendment WRZA22-0008

APN: 081-121-35

#### GENERAL COMMENTS

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no general engineering comments.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no drainage related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, P.E. (775) 328-2050

There are no Traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

There are no Utility related comments.

## Oakley, Katherine

---

**From:** Lemon, Brittany  
**Sent:** Wednesday, December 28, 2022 2:18 PM  
**To:** Oakley, Katherine  
**Cc:** Way, Dale  
**Subject:** WMPA22-0007 and WRZA22-0008 (395 Great Basin Water) Conditions of Approval

Hi Kat,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you,

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*

## Oakley, Katherine

---

**From:** Pekar, Faye-Marie L.  
**Sent:** Tuesday, January 3, 2023 4:29 PM  
**To:** Oakley, Katherine  
**Subject:** December Reviews for Item 1 & 3

Good Afternoon Kat,

Parks has no comments or conditions for items 1 (WDADAR22-0012) and item 3(WMPA22-0007 and WRZA-0008 for the December Agency Review.

Thank you,



**Faye-Marie L. Pekar, MPA**

**Park Planner, Planning & Building Division | Community Services Department**

[fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov) |

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



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## INITIAL REVIEW MEMORANDUM

TO: Kat Oakley, Washoe County

FROM: Chohnny Sousa, Nate Kusha | TMRPA

DATE: December 28, 2022

SUBJECT: **TMRPA initial review of Washoe County case WMPA22-0007 (395 N Great Basin Water)**

---

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA22-0007), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by Washoe County, is the following:

**Master Plan Amendment** and Regulatory Zone Amendment Case Number **WMPA22-0007** and WRZA22-0008 (395 N Great Basin Water) - **For hearing, discussion, and possible action to (1) approve a master plan amendment to redesignate one parcel totaling 2,500 square feet from Suburban Residential (SR) to Industrial (I) and, if approved, authorize the chair to sign a resolution to this effect, and (2) approve a regulatory zone amendment to redesignate one parcel totally 2,500 square feet from Public/Semi-Public Facilities (PSP) to Industrial (I) and, if approved, authorize the chair to sign a resolution to this effect.**

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

### **Potential conformance issues**

TMRPA has not identified any potential conformance issues at this time, however TMRPA staff does recommend County staff coordinate further with TMRPA to discuss the potential paths forward in processing this case.

**Regional Plan policies for consideration in the analysis performed by Washoe County**

RF 3 – Density Requirements and Nonresidential Standards

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

RC 9 – Conformance Review Findings

**Data and information related to Regional Plan implementation**

Regional Land Designation: Tier 3

Regional Utility Corridor: None identified on site

Development Constraint Areas (DCA): None identified on site. Some DCA (slopes 30% and up) located nearby.

**Request for comment from other local government and/or affected entities**

Please reach out to the Western Regional Water Commission, (WRWC), Kim Rigdon, to receive comments regarding the relocation of the well to address any source water protection areas and possible water quality concerns.

**Other information for review**

None at this time

**TMRPA Staff Notes**

This master plan land use change is based on the desire to relocate a water well. The potential relocation of the site is located near a detention basin. The site is part of the Cold Springs Area Plan within its Suburban Character Management Area, and is located just south of the intersection of Reno Park Boulevard and White Lakes Road in Cold Springs. It is currently accessed via an unpaved road that connects to Reno Park Boulevard. The site includes one parcel, APN 081-121-35, and consists of 0.057 acres or 2,500 square feet.

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at [www.tmrpa.org](http://www.tmrpa.org).

## Oakley, Katherine

---

**From:** Hawvichorst, Michelle <mhawvichorst@dot.nv.gov>  
**Sent:** Thursday, January 19, 2023 9:35 AM  
**To:** Oakley, Katherine  
**Subject:** FW: December Agency Review Memo II  
**Attachments:** December Agency Review Memo II.pdf

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good morning Katherine,

Apologies for the delay, but wanted to let you know that NDOT District II Traffic does not have any concerns regarding Items #3.

Thank you,



**Michelle Hawvichorst, PE**  
**Professional Engineer**  
**D2 Traffic & Operations**  
Nevada Department of Transportation  
m 775.430.6294 | o 775.834.8320  
e [mhawvichorst@dot.nv.gov](mailto:mhawvichorst@dot.nv.gov) | w [dot.nv.gov](http://dot.nv.gov)



---

**From:** Roman, Brandon <BRoman@washoecounty.gov>  
**Sent:** Tuesday, January 10, 2023 8:15 AM  
**To:** D2 Traffic DL <D2Traffic@dot.nv.gov>; Angel, John <JAngel@dot.nv.gov>; Hawvichorst, Michelle <mhawvichorst@dot.nv.gov>; Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; ddoenges <DDoenges@rtcwashoe.com>; Xuan Wang <XWang@rtcwashoe.com>; Brett.Rodela@WashoeSchools.net; Kyle.Chisholm@washoeschools.net; rlpalmer@shpo.nv.gov  
**Cc:** Oakley, Katherine <KOakley@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>  
**Subject:** December Agency Review Memo II

Interested Parties,

Attached is the memo with cases taken in during December. You are being asked to review Item #3 regarding WMPA22-0007/WRZA22-0008. Please click on the link to view the staff report. This is for information only. Please reply with any comments by Tuesday 01/17/2023 at 2:00pm.

Sincerely,



**Brandon Roman**

**Office Support Specialist, Planning & Building Division | Community Services Department**

[broman@washoecounty.gov](mailto:broman@washoecounty.gov) | Direct Line: 775.328.3606

**My working hours: Monday-Friday 7:00am to 3:30pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

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# WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

December 27, 2022

Washoe County Community Services  
Planning and Development Division

RE: 395 N Great Basin Water; 081-121-35  
Master Plan Amendment and Regulatory Zone Amendment Case; WMPA22-0007 &  
WRZA22-0008

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

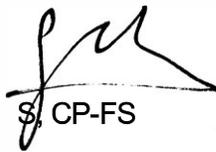
**Contact Name - James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: The WCHD has reviewed the above referenced applications and supports the requested amendments as proposed.
- b) Condition #2: If the amendments are approved, all associated plans and permitting of the proposed future well must be submitted to the WCHD for review, inspection and approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,

4 --- eEH  
; P t



S. CP-FS

Environmental Health Services  
Washoe County Health District

**WMPA22-0007 & WRZA22-0008  
EXHIBIT D**



Project Name: 395 North MPA & RZA  
Meeting Location: Zoom only  
Meeting Date: 11/7/22 at 5:30 pm

Neighborhood Meeting  
**SUMMARY**

Virtual Meeting Option Provided:  YES  NO  
Hosted By (Name): johnkmpoic (Company): KLS Planning  
contact (Email): johnk@klsdesigngorup.com (Phone): 775-857-7710

**Public Concerns:**

1. Ms. Yocums main inquiry was if the water tank was going to be relocated.
2. Ms. Yocum also inquired about if the relocation of the well would impact her monthly water rate.
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Changes Made to Proposal (if applicable):**

1. response: The applicant team explained that we were simply moving the abandoned well site in the middle of the project
2. response: It was explained to Ms. Yocum that any change to her monthly water rate would be determined by Great Basin Water Company.
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Any Additional Comments:**

The applicant team further explained the well is owned and will be operated as part of Great Basin Water Company's infrastructure in the area.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

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**Application Materials**

- WC Development Application
- Master Plan Amendment – Supplemental Information
- Regulatory Zone Amendment – Supplemental Information
- Property Owner Affidavit
- WC Fee Sheet
- WC Treasurer – Tax Payment Records

## Project Request

This application contains three requests:

1. A **Master Plan Amendment** to change the Master Plan land use designation to the parcel from Suburban Residential (SR) to Industrial (I);
2. A **Regulatory Zone Amendment** to change the parcel zoning from Public/Semi-Public (PSP) to Industrial (I).

The site is part of the Cold Springs Area Plan within its Suburban Character Management Area. The requests are initiated by the recent approval in the immediate area where adjacent parcels are now industrially and transforming to an intense industrial area. The proposed well parcel relocation is intended to be near the existing location but not within the building footprint of the approved industrial development.

## Project Location

The site is located just south of the intersection of Reno Park Boulevard and White Lakes Road in Cold Springs. It is currently accessed via an unpaved road that connects to Reno Park Boulevard. The site includes one parcel, APN 081-121-35, and consists of 0.057 acres (2,500 s.f.) as shown in Figure 1 below.

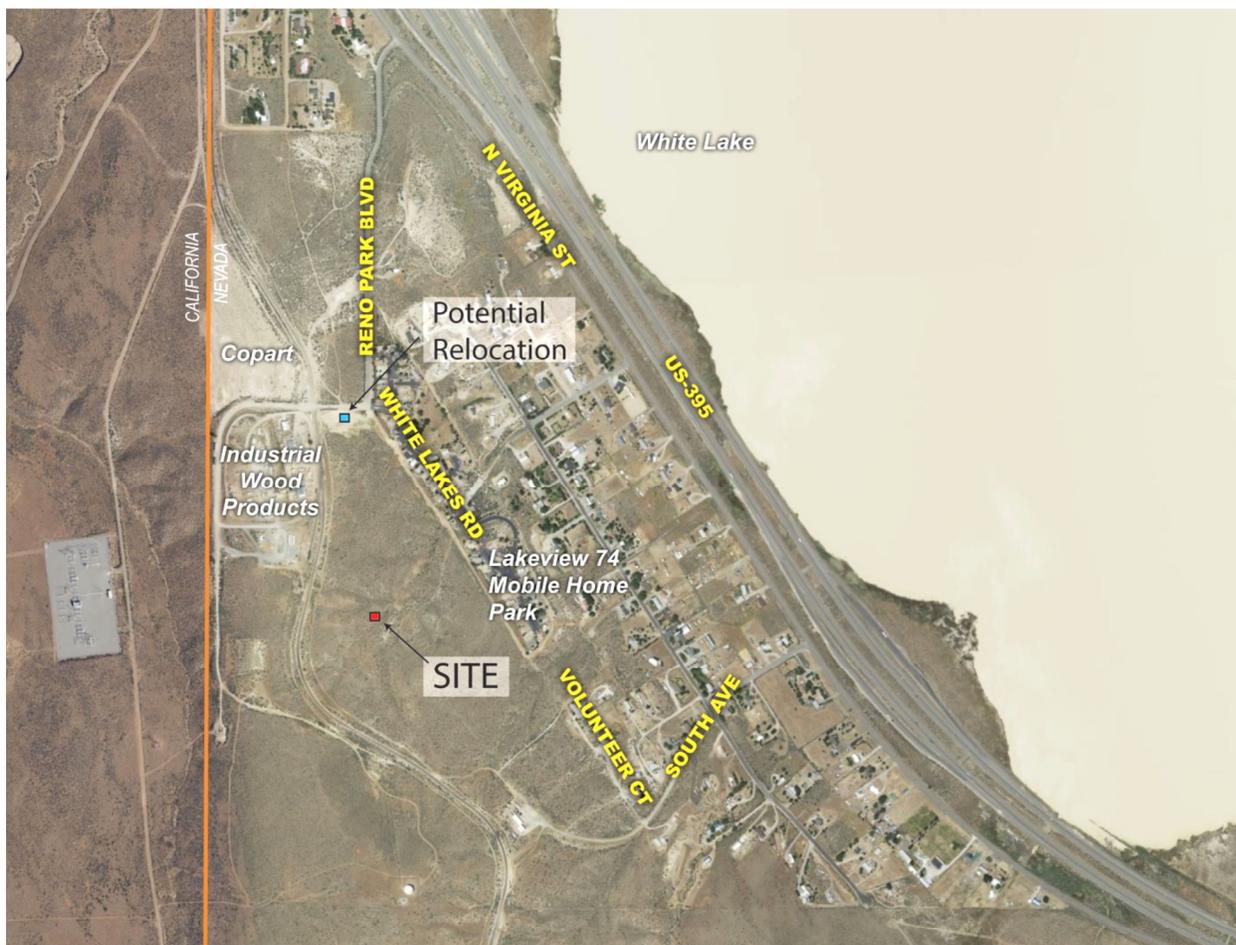


Figure 1 – Vicinity Map

### Land Use Compatibility

The site is surrounded by land that is designated Industrial for both land use and zoning. This request is to change the site use to align with the surrounding land use that supports the recently approved industrially development on the site. Existing and proposed designations are show in Figures 2-5 below.



Figure 2 – Existing Zoning

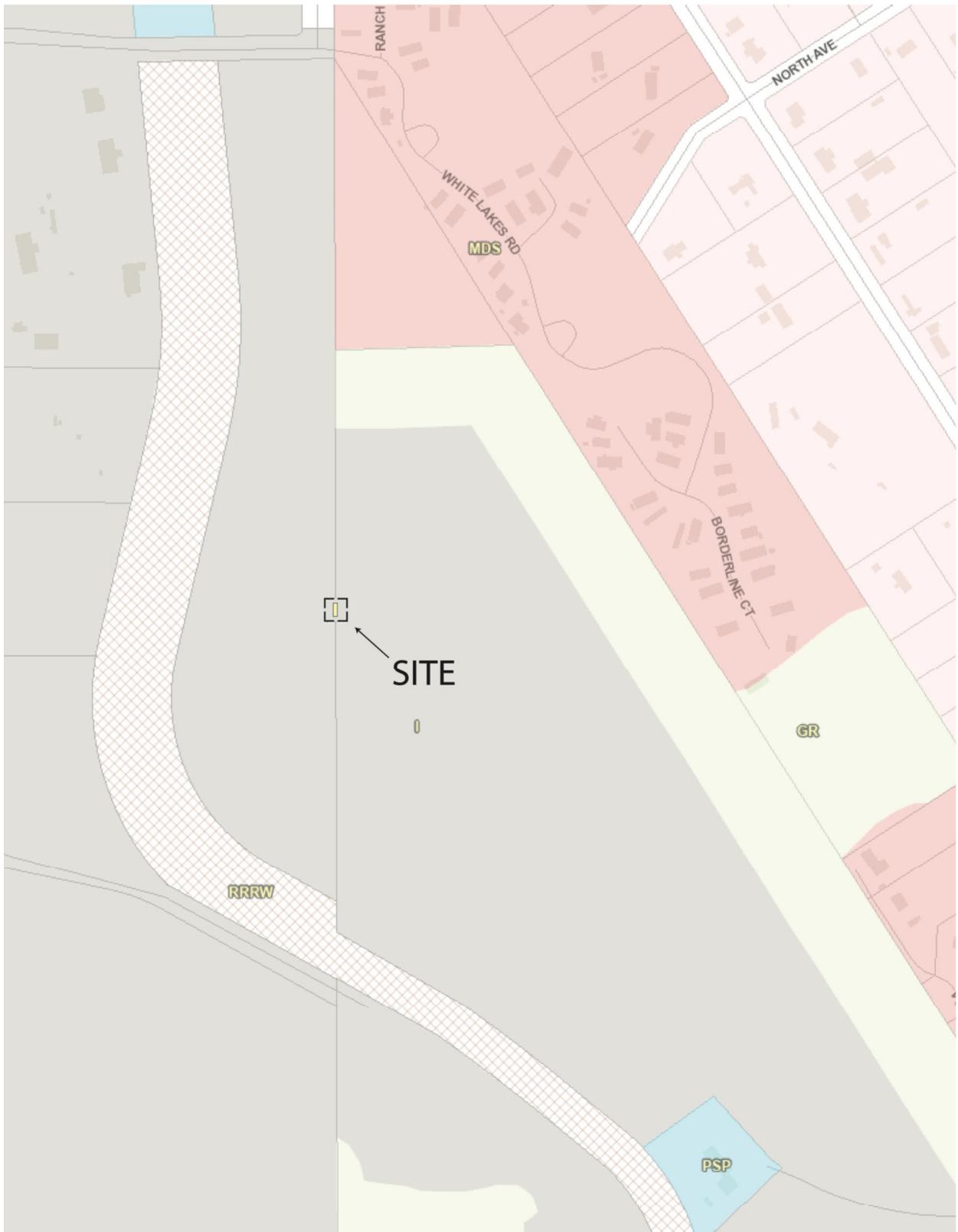


Figure 3 – Proposed Zoning

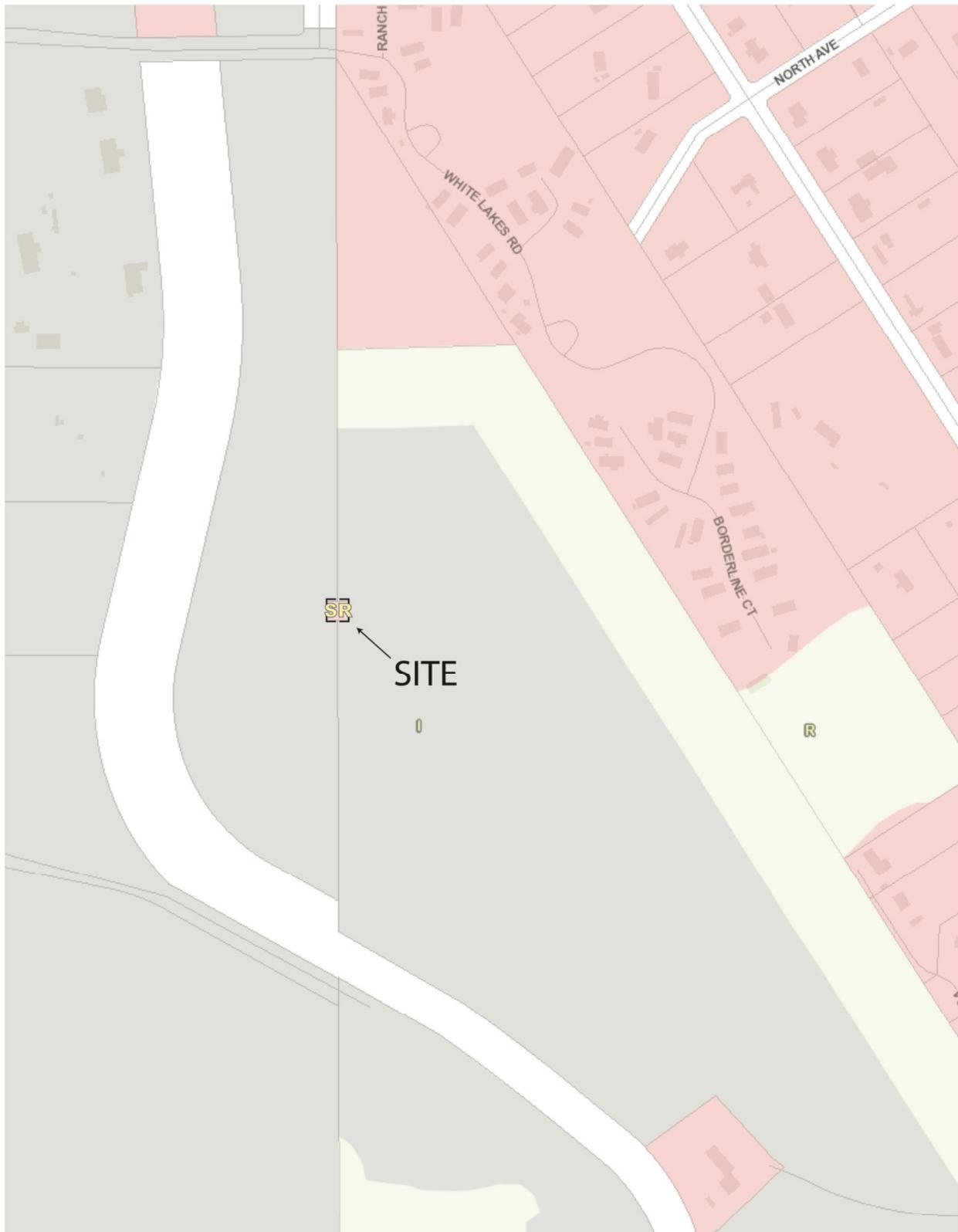


Figure 4 – Existing Master Plan Land Use

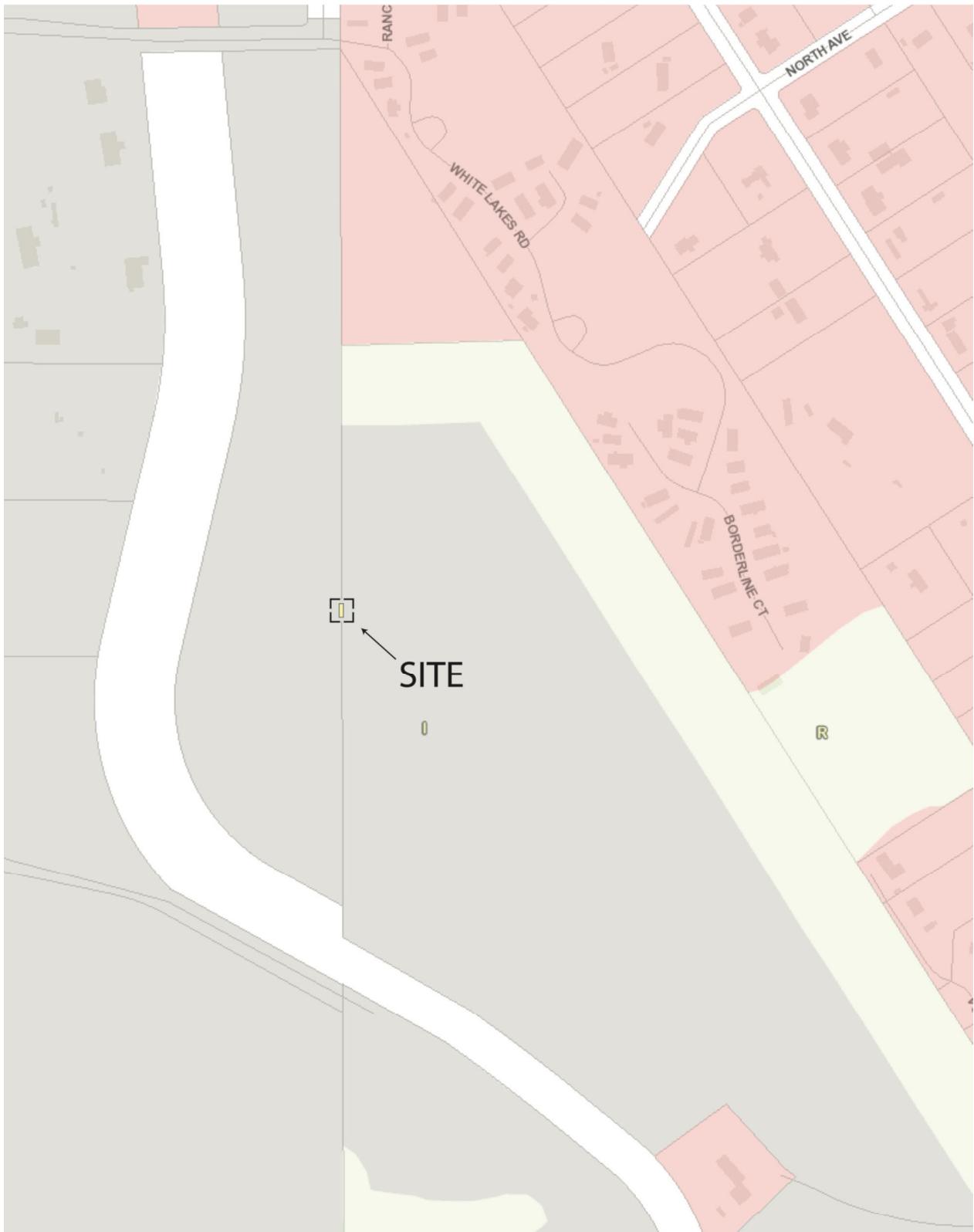


Figure 5 – Proposed Master Plan Land Use

### Rationale for Requested Land Use Change

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

- Change in Conditions – Recent changes in the immediate area include the approval of a grading SUP to allow for the Logistics project in an industrial park that encompasses the identified parcel.
- Land Use Compatibility – There is solid basis to say the change is appropriate given that industrial zoning and uses are surrounding the site on all sides. The existing SR land use is not appropriate for the surrounding. While PSP was a fit for the existing water well, the relocation of the well allows for the zoning to be realigned with the surrounding uses that will be eventually developed on the site.
- Policy Changes – This proposed change to the Suburban Character Management Area of the North Valleys Area Plan will not affect any other parcels within that subarea. The vision and character statements of the Cold Springs Area Plan are more aligned with this proposed change as Industrial is the primary use for that area.
- Public Facilities – This parcel will be served the facilities that are planned and approved for the development that will occur within it. The existing facilities within the subject parcel are to be relocated to a more accessible and appropriate location in consideration of the built out industrial facilities and general intensification of industrial use surrounding the site.

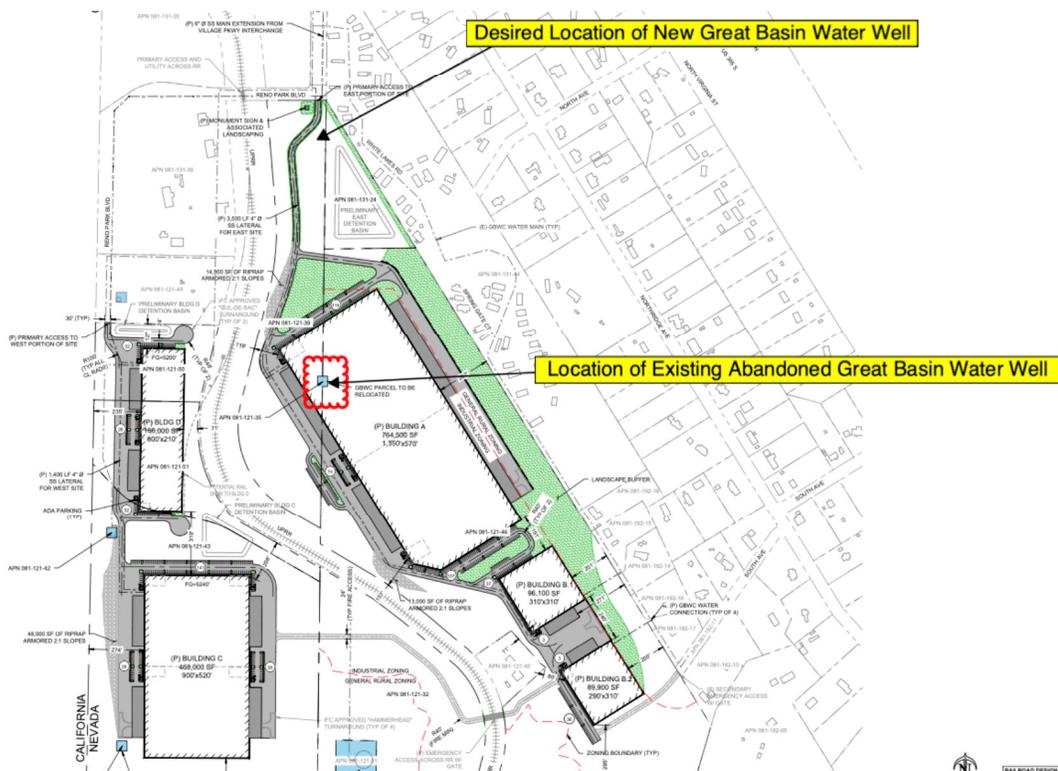


Figure 6 – Conceptual Well Relocation

## Master Plan Amendment Findings

### Plan Maintenance

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

### Policies

CS.14.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Cold Springs Area Plan, the following findings must be made:

1. The amendment will further implement and preserve the Vision and Character Statement.

*The amendment furthers the Vision and Character Statement as it aligns the use designation with the intended industrial development of the area.*

2. The amendment conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan.

*The amendment conforms to all applicable policies listed in the plans listed above.*

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

*The amendment does not have any foreseeable impact on, let alone conflict with, the public's health, safety or welfare.*

CS.14.2 For amendments that propose to revise either the Vision and Character Statement or Goal One and its associated policies, a series (e.g. at least three meetings) of community visioning workshops with the Cold Springs Citizen Advisory Board (CAB) must be conducted. The public input resulting from these workshops shall be included and discussed in the staff analysis of the proposed amendment.

*Not applicable as the amendment does not propose to revise the Vision and Character Statement nor Goal One of the Cold Springs Area Plan.*

CS.14.3 In order for the Washoe County Planning Commission to recommend approval of an amendment involving a change of land use (i.e. a master plan amendment), the following findings must be made:

1. Sufficient infrastructure and resource capacity exists to accommodate the proposed change *and* all other planned and existing land use within the Cold Springs planning area, as determined by the Washoe County Department of Water Resources and Community Development staff.

*This Master Plan Amendment request is being made specifically to ensure the resource capacity at the existing well site remains accessible once development build out is in place.*

2. Amendment requests that will rely upon an imported water resource to serve the proposed use must demonstrate compliance with policy CS.11.6.

*The subject parcel contains a water resource that will be relocated in compliance with policy CS.11.6.*

3. The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts.

*The proposed change of use will align with the previously approved development and utilities plan to serve it, which has been evaluated with the Washoe County Department of Water Resources.*

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

*Not applicable as there is no traffic associated with this request.*

5. If the proposed change will result in a drop below the established policy level of service (as established by the Regional Transportation Commission and Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).

*Not applicable as there is not a change in level of service for transportation associated with this request.*

6. If roadways impacted by the proposed change are *currently* operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).

*Not applicable as roadways are not impacted by this request.*

7. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.

*Not applicable as this request does not propose commercial land use.*

8. For residential land use intensifications, the potential increase in residential units is consistent with Policy 11.1.2.

*Not applicable as this request does not propose residential land use.*

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

*Not applicable as this request does not impact public school facility capacity.*

## Regulatory Zone Amendment Findings

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

### (1) Consistency with Master Plan.

*Finding: The proposed amendment is fundamentally compliant with all policies and action programs of the Master Plan as discussed in the attached supplemental information document.*

### (2) Compatible Land Uses

*Finding: The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare. The highest level measure of compatibility for this request is the transformative nature of the area from what was vacant land to a major industrial park development, which was the intended use of the area in the Area Plan.*

### (3) Response to Change Conditions; more desirable use

*Finding: The proposed amendment responds to changed conditions, and the requested amendment represents a more consistent designation of land use with its surroundings to the intended and desired use.*

### (4) Availability of Facilities.

*Finding: There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the planned development on this site. In review of the North Valley Area Plan and the Public Facilities Map, there is existing fire, parks, and library services in the area. The site will connect to services as described, reviewed, and approved in the site's development plan.*

**(5) No Adverse Effects.**

*Finding: This change is a response to recent changes on this and surrounding parcels to maintain consistency in use. This should be viewed as positive and not an adverse effect.*

**(6) Desired Pattern of Growth.**

*Finding: The pattern of growth for the subject site has already been determined. The proposed change is intended to keep consistent with that planned development. Washoe County has supported that development plan as a responsible and desired pattern of growth.*

**(7) Effect on a Military Installation When a Military Installation is Required to be Noticed.**

*Finding: The proposed amendment will not affect the location, purpose and mission of the military installation.*

## **Appendix**

### **Application Materials**

WC Development Application

Master Plan Amendment – Supplemental Information

Regulatory Zone Amendment – Supplemental Information

Property Owner Affidavit

WC Fee Sheet

WC Treasurer – Tax Payment Records

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>395 North</b>			
Project Description: A change in master plan land use designation and zoning for a water well parcel			
Project Address: 0 Reno Park Blvd, Washoe County, NV 89508			
Project Area (acres or square feet): 0.057 acres (2,500 s.f.)			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Just south of the intersection of Reno Park Blvd &amp; White Lakes Road</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
081-121-35	0.057		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Great Basin Water Company		Name: KLS Planning	
Address: 1005 Terminal Way, Suite 294		Address: 1 East 1st St, Suite 1400	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89501
Phone: 775-432-3184	Fax: n/a	Phone: 775-857-7710	Fax: n/a
Email: jteason@uiwater.com		Email: johnk@klsdesigngroup.com	
Cell: 775-432-3184	Other: n/a	Cell: 775-857-7710	Other: n/a
Contact Person: James Eason		Contact Person: John Krmpotic	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Panattoni Development		Name:	
Address: 980 Sandhill Road, Suite 100		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-327-6264	Fax: n/a	Phone:	Fax:
Email: PKinne@panattoni.com		Email:	
Cell: 775-742-0175	Other: n/a	Cell:	Other:
Contact Person: Paul Kinne		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** Project Max Land, LLC

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

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE   )

I, JAMES T. EASON  
(please print name)

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

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

Assessor Parcel Number(s): 081-121-35

Printed Name James Eason - Director of Nevada Operations

Signed JAMES EASON

Address Great Basin Water Co. - Cold Springs Division

1005 Terminal Way, Ste. 294, Reno, NV 89502

Subscribed and sworn to before me this 6th day of September, 2022

(Notary Stamp)

Jillie Morrison  
Notary Public in and for said county and state

My commission expires: 12/2/2024



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

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

**UNANIMOUS WRITTEN CONSENT  
OF  
THE BOARD OF DIRECTORS  
OF  
GREAT BASIN WATER CO.**

The undersigned, being all directors of Great Basin Water Co., an Nevada corporation (the “*Company*”), acting by written consent without a meeting pursuant consent to adoption of the following resolutions:

NOW BE IT:

**RESIGNATION OF OFFICERS**

RESOLVED, that the resignation of Amy Robinson as an officer of the Company, effective as of November 9, 2021, is hereby ratified, confirmed, acknowledged and accepted.

**ELECTION OF OFFICERS**

RESOLVED, that the appointment of Sophia Sacco as Assistant Secretary is ratified and confirmed effective as of November 10, 2021.

RESOLVED, that the following people are elected to the offices set forth next to their name, to hold office until the earlier election and qualification of their successor or until their earlier resignation or removal:

<b>Name</b>	<b>Office</b>
Seán Twomey	President
James T. Eason	Vice President
Allen Wilt	Secretary
Sophia Sacco	Assistant Secretary
Jim Andrejko	Treasurer

FURTHER RESOLVED, that the appointment and election of all officers of the Company is hereby authorized, approved, ratified and confirmed, and that all actions taken prior to the date hereof in the name of and on behalf of the Company by any officer, director or other authorized representative of the Company are hereby authorized, approved, ratified and confirmed in all respects.

## **GENERAL AUTHORITY**

RESOLVED, that each of the Company's officers, directors and authorized representatives is authorized to take any and all actions which they or any of them deem necessary or appropriate in order to effectuate the intent and purposes of the foregoing resolutions, including the execution and delivery of such other documents, instruments or certificates and payment of such expenses as they or any of them deem necessary or appropriate.

This consent may be executed in one or more counterparts, each of which shall be deemed an original and all of which, when taken together shall constitute one instrument. The execution of this consent shall constitute a written waiver of any notice required by state law or the Company's governing documents.

RESOLVED, that an executed copy of this Unanimous Written Consent shall be filed with the minutes of the proceedings of the board of directors.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned have executed this Unanimous Written Consent as of December 31, 2021.

By: Catherine Heigel  
Catherine Heigel

By: Mario Alonso  
Mario Alonso

# Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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

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

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

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

A land use designation change from Suburban Residential (SR) to Industrial (I)
--

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

An industrial development has been approved on this parcel to replace the existing well and the land use no longer conforms to the approved use.
--

3. Please provide the following specific information:

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

The existing well is located just south of the intersection of Reno Park Blvd & White Lakes Road. It is shown on the KP Investors North approved site plan. See Figure 6 in attached narrative.
---

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

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
081-121-35	Suburban Residential (SR)	0.057	Industrial (I)	0.057

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

North	Industrial (I)
South	Industrial (I)
East	Industrial (I)
West	Industrial (I)

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

The site currently holds a water well that is proposed to be relocated, leaving the remaining site to match the surrounding land use.

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

There are no significant resources on the 2,500 sf site located in the middle of an industrial park.

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

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

Yes  No

Explanation:

N/A - It is not located in a 100 year floodplain.

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

Yes  No

Explanation:

N/A

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

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

Explanation:

N/A

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

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

Explanation:

N/A

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

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

Explanation:

N/A

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

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

Explanation:

N/A

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

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

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

a. Permit #	N/A to this request	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

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

It is not intensification. it is about land use and zoning compliance with a larger land holding.

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

- a. System Type:

<input type="checkbox"/> Individual wells		
<input checked="" type="checkbox"/> Private water	Provider:	Great Basin Water
<input 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
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- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

it is not a public facility

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

- a. System Type:

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

- b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

There is no public facility being proposed for this change.

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

Reno Park Blvd which routes to N. Virginia Street

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

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

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District: Station 42 - Cold Springs
b. Health Care Facility	Saint Mary's Urgent Care North Valleys
c. Elementary School	Nancy Gomes Elementary School
d. Middle School	Cold Springs Middle School
e. High School	North Valleys High School
f. Parks	Cold Springs Park
g. Library	North Valleys
h. Citifare Bus Stop	Lear Blvd and Moya Blvd

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

a. Population Element:

No measurable impact
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b. Conservation Element:

No measurable impact
----------------------

c. Housing Element:

No measurable impact
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d. Land Use and Transportation Element:

no measurable impact
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e. Public Services and Facilities Element:

no measurable impact
----------------------

f. Adopted area plan(s):

No significant impacts based on the attached policy review of the Cold Springs Area Plan.
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15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

See attached narrative.
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### Applicant Comments

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

See attached narrative.

## Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

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

Just south of the intersection of Reno Park Blvd & White Lakes Road

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
081-121-35	SR	PSP	0.057	I	0.057

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	Industrial (I)	Vacant - industrial development approved
South	Industrial (I)	Vacant - industrial development approved
East	Industrial (I)	Vacant - industrial development approved
West	Industrial (I)	Vacant - industrial development approved

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

A approved logistics building spans over the well site.

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.

The primary natural resources are rolling and gently sloping terrain with a broad vegetative mix of shrub cover

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

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

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

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

Explanation:

There are no such known resources on this site.

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

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

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

a. Permit #	not applicable to this request	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

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

N/A

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

This is not an intensification of land. It is entirely about compliance with land use and zoning of a larger 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 checked="" type="checkbox"/> Private water	Provider:	Great Basin Water Company
<input type="checkbox"/> Public water	Provider:	

- b. Available:

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

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

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

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

There is no public facility being proposed.

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

- a. System Type:

<input type="checkbox"/> Individual septic	none
<input type="checkbox"/> Public system	Provider: none

- b. Available:

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

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

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

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

There is no public facility being proposed.

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

Reno Park Blvd that connects to North Virginia Street and then to US 395

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

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

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

a. Fire Station	Truckee Meadows Fire Protection District: Station 42 - Cold Springs
b. Health Care Facility	Saint Mary's Urgent Care North Valleys
c. Elementary School	Nancy Gomes Elementary School
d. Middle School	Cold Springs Middle School
e. High School	North Valleys High School
f. Parks	Cold Springs Park
g. Library	North Valleys
h. Citifare Bus Stop	Lear Blvd and Moya Blvd

## Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

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

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

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

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

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

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

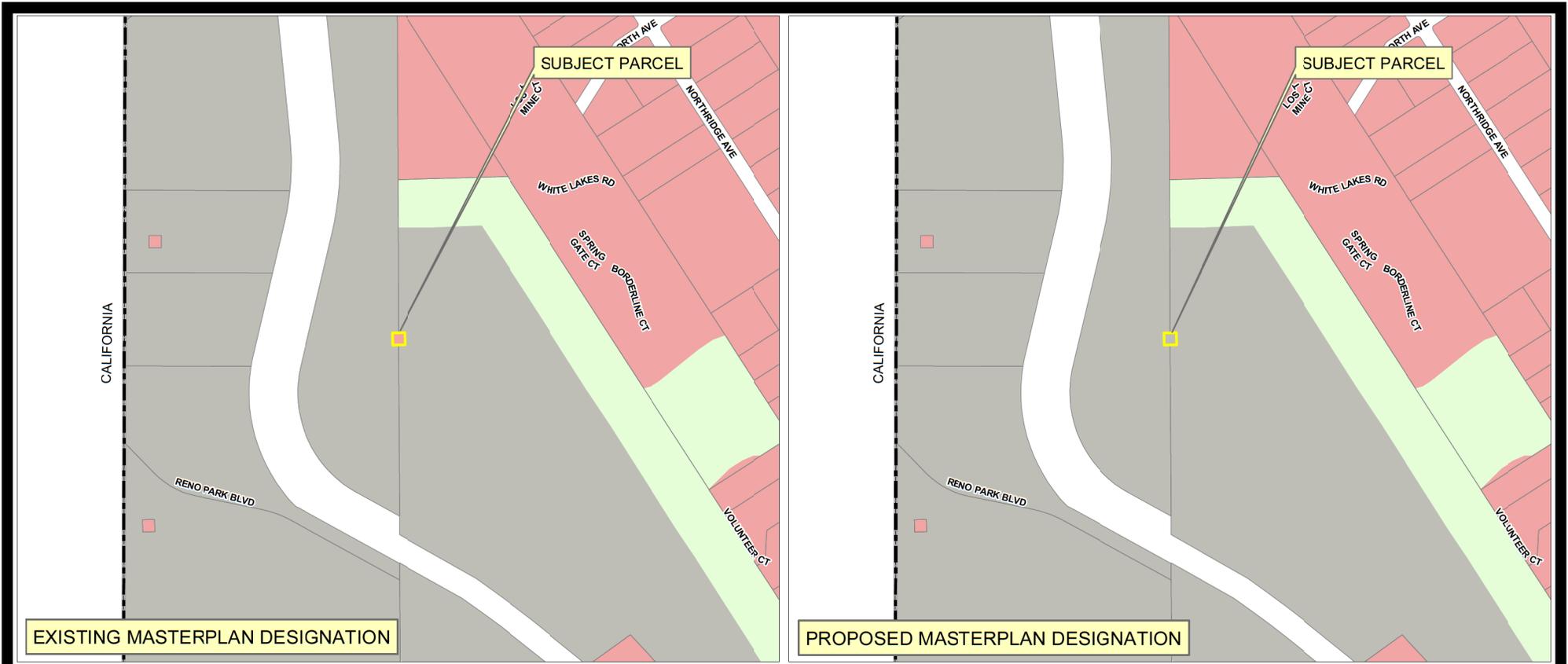
<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

## Regulatory Zone Amendment Findings

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

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

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



**Cold Springs  
WMPA22-0007  
APN 081-121-35**

- |  |  |
|--|--|
|  RURAL                |  COMMERCIAL |
|  RURAL RESIDENTIAL    |  INDUSTRIAL |
|  SUBURBAN RESIDENTIAL |  OPEN SPACE |
|  URBAN RESIDENTIAL    |  |

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**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

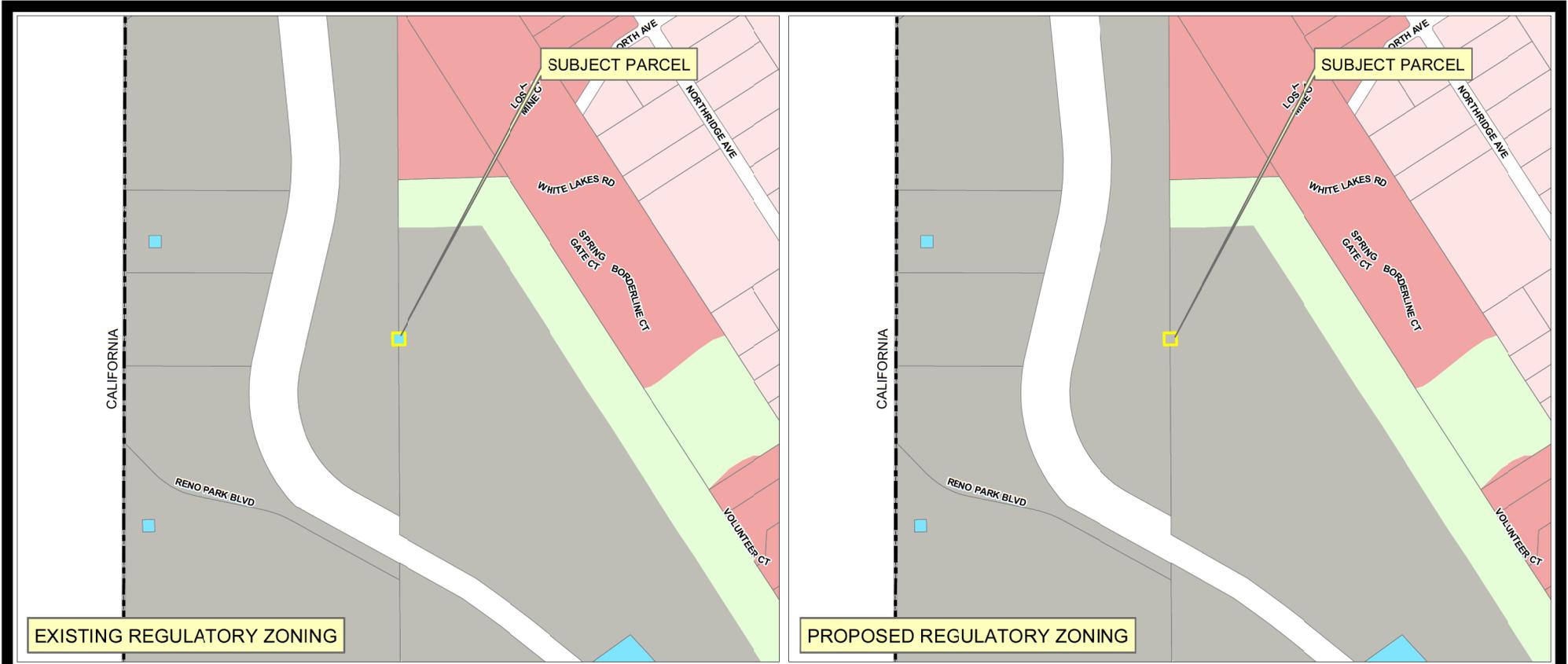


1001 E. Ninth St.  
Reno, Nevada 89512 (775) 328-3600

SOURCE: Planning and Building Division

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Thursday, December 29, 2022



**Cold Springs  
WRZA22-0008  
APN 081-121-35**

- |                                |                       |                                   |                            |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL              | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL    | PARKS AND RECREATION       |
| MEDIUM DENSITY RURAL           | LOW DENSITY URBAN     | TOURIST COMMERCIAL                | OPEN SPACE                 |
| HIGH DENSITY RURAL             | MEDIUM DENSITY URBAN  | INDUSTRIAL                        | GENERAL RURAL              |
| LOW DENSITY SUBURBAN / LDS2    | HIGH DENSITY URBAN    | SPECIFIC PLAN                     | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL    | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE        |

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Scale in Feet

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**
  
 1001 E. Ninth St.  
 Reno, Nevada 89512 (775) 328-3600

SOURCE: Planning and Building Division

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Thursday, December 29, 2022