

Staff Assigned Case No.:

R2A 11-003

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): Black Rock Station Specific Plan			
Project Description: A Specific Plan for the Burning Man work ranch located within the Hualapai Valley			
Project Address: 88 Jackson Lane			
Project Area (acres or square feet): 200 +/- acres			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): East of Highway 34, south side of Jackson Lane			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
066-030-23	200 acres		
Section(s)/Township/Range: S30, T35N, R22E			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: Black Rock City, LLC		Name: Rubicon Design Group, LLC	
Address: PO Box 884688		Address: 3983 S. McCarran Blvd., # 445	
San Francisco, CA	Zip: 94188	Reno, NV	Zip: 89502
Phone: 415-865-3800	Fax:	Phone: 775-425-4800	Fax: 425-4811
Email: willroger@burningman.com		Email: mrailey@rubicondesigngroup.com	
Cell: 775-750-6252	Other:	Cell: 775-250-3455	Other:
Contact Person: Will Roger Peterson		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

Regulatory Zone Amendment for Specific Plan Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone. Requests for a change to a Specific Plan Regulatory Zone designation must be accompanied by a Design Standards Manual. The required components of the Design Standards Manual are provided in Article 106 of the Development Code.

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

1. Please describe the Regulatory Zone amendment request:

The property covered by this request has been owned by Black Rock City, LLC for several years and serves as a support site for the annual Burning Man event held nearby. Black Rock City, LLC wishes to more fully utilize this property in their effort to transition from a single event (Burning Man) into a year-round presence in the Gerlach area.

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

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

The site is located at 88 Jackson Lane, east of the intersection with State Route 34. The APN is 066-030-23.

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
066-030-23	Rural	GR	200	Specific Plan	200

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	GR	Vacant
South	GR	Vacant
East	GR	Residential
West	GR	Vacant

3. Please provide a summary of the proposed Design Standards Manual associated with the Specific Plan request. Include a brief summation or bullet points of some of the important components of the Design Standards Manual such as the general concept, project infrastructure, phasing plan, architectural design, landscaping, buffering and screening of adjoining properties, open space preservation, recreational amenities, etc.

The Design Standards Manual submitted with this request covers all required components, including allowed uses, intensity, landscaping, and building intensity. Overall, this request will allow for more predictable and beneficial development of the site. Additionally, the uses included with this request allow for a reduction of vehicle trips to Gerlach during the peak times associated with the Burning Man event. This is achieved through the provision of temporary housing at the site and increased storage of event materials that would otherwise be transported to and from the event.

7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

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

Explanation:

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

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

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

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

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

Sufficient water rights were secured under previous permits.

f. Please identify how sufficient water rights will be available to serve the additional development.

Sufficient water rights were secured under previous permits.
--

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

a. System Type:

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

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

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

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

Any additional water that may be required will be purchased at the time of development.

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

a. System Type:

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

b. Available:

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

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

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

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

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

Highway 34 and State Route 447

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

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

13. Community Services (provided and nearest facility):

a. Fire Station	Gerlach VFD
b. Health Care Facility	Gerlach Health Clinic
c. Elementary School	Gerlach ES
d. Middle School	Gerlach MS
e. High School	Gerlach HS
f. Parks	Gerlach Town Park
g. Library	Gerlach
h. Citifare Bus Stop	n/a

Projects of Regional Significance Information – for Regulatory Zone Amendments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Regulatory Zone Amendment Findings

The Washoe County Development Code includes findings that must be made in order to approve a Regulatory Zone Amendment request. These findings are listed below and are addressed in **bold face type**.

Findings. When making its recommendation for approval, or modification of an amendment, or denial, the Planning Commission shall make the following findings:

(1) Consistency with Master Plan and Regulatory Zone map.

(i) Approval: The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone map.

The requested Specific Plan designation is permitted within the General Rural Master Plan designation, as identified in Table 110.106.05.1. Additionally, the amendment will allow for orderly, predictable usage of the site and provide for additional uses consistent with those permitted in the General Rural designation.

(ii) Denial: The proposed amendment is not in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone map.

(2) Compatible Land Uses.

(i) Approval: The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

The uses proposed in the Black Rock Station Specific Plan have either existed for several years, under Washoe County Special Use Permits, or are consistent with the current General Rural zoning and Master Plan designation. Black Rock Station operates without negative impacts and will continue to do so with adoption of the Specific Plan. In fact, the Plan serves to ensure the public's health, safety, and welfare through the adoption of specific development standards and regulations which address land use relationships, impacts, etc.

(ii) Denial: The proposed amendment would result in land uses which are incompatible with (existing or planned) adjacent land uses, and would adversely impact the public health, safety or welfare.

(3) Response to Change Conditions.

- (i) Approval: 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.

The Specific Plan approach was developed jointly with Washoe County staff as a method of addressing the unique needs of the Burning Man operation and the desire to have a year-round presence in the Gerlach area rather than remain focused on a single annual event. The Specific Plan is a logical solution as it maintains the existing operations/uses while providing the County and public with a vision and regulations for how the property may be developed in the future.

- (ii) Denial: The proposed amendment does not identify and respond to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment does not represent a more desirable utilization of land.

(4) Availability of Facilities

- (i) Approval: 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.

The densities and uses proposed are consistent with the rural character of the area. Adequate facilities and infrastructure exist to serve the existing uses. The Specific Plan includes detailed infrastructure, facilities, and service requirements for any future development, consistent with the Washoe County Development Code.

- (ii) Denial: There are not nor 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 Affects.

- (i) Approval: The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

The Black Rock Station Specific Plan will have positive affects by providing a clear and regulated vision of how the property may develop in the future. This serves to implement the goals and policies of the Master Plan by promoting orderly development, enhancing Gerlach area tourist activity, and reducing peak-time vehicle trips during the Burning Man event.

- (ii) Denial: The proposed amendment will adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

(6) Desired Pattern of Growth.

- (i) Approval: The proposed amendment will promote the desired pattern for the orderly physical

growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The uses proposed are consistent with the General Rural Master Plan designation and are in compliance with the goals and policies of the Master Plan, Area Plan, and Truckee Meadows Regional Plan.

(ii) Denial: The proposed amendment does not promote the desired pattern for the orderly physical growth of the County. The proposed amendment does not guide development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

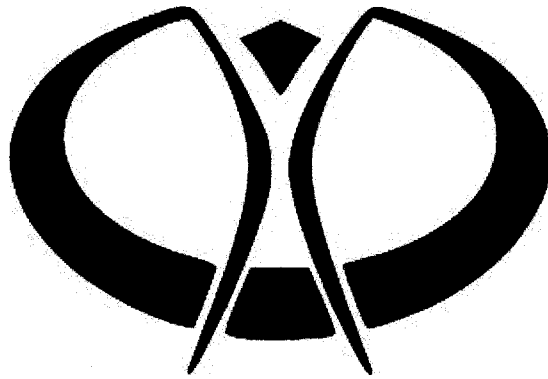
(7) Effect on a Military Installation When a Military Installation is Required to be Noticed:

(i) Approval: The proposed amendment will not affect the location, purpose and mission of the military installation.

Not applicable.

(ii) Denial: The proposed amendment will affect the location, purpose and mission of the military installation.

BLACK ROCK STATION SPECIFIC PLAN



Prepared by:



February 20, 2014

latest copy



BLACK ROCK STATION SPECIFIC PLAN

TABLE OF CONTENTS

1.0	Introduction.....	1-1
1.1	Project Location	1-1
1.2	Purpose of a Specific Plan	1-3
1.3	Project Purpose.....	1-3
1.4	New Uses	1-3
1.5	Owner/Developer	1-3
1.6	Goals and Policies	1-4
2.0	Design Standards Manual	2-1
2.1	Definition of Uses	2-1
2.1.1	General Definitions	2-1
2.1.2	Residential Use Definitions	2-1
2.1.3	Civic Use Definitions.....	2-2
2.1.4	Commercial Use Definitions.....	2-3
2.1.5	Industrial Use Definitions.....	2-3
2.1.6	Accessory Use Definitions	2-3
2.2	Standards Not Addressed	2-3
2.3	Existing Uses	2-4
2.4	Land Use	2-4
2.4.1	Overall View of Site	2-4
2.4.2	Area Developed Under Prior Special Use Permits.....	2-7
2.4.3	Residential Expansion	2-10
2.4.4	Barracks.....	2-12
2.4.5	Industrial Area.....	2-14
2.4.6	Large Commercial Campground.....	2-17
2.4.7	Destination Resort.....	2-19
2.4.8	Small Commercial Campground.....	2-21
2.4.9	Agricultural Expansion Area	2-23
2.5	Use Tables	2-24
2.5.1	Uses Not Defined	2-27
3.0	Site Design Standards	3-1
3.1	Setbacks	3-1
3.2	Building Heights.....	3-1
3.3	Parking	3-1
3.4	Building Site Coverage	3-2
3.5	Landscaping and Screening.....	3-2



BLACK ROCK STATION SPECIFIC PLAN

3.6	Specific Buffering Requirements	3-3
3.7	Fencing	3-5
3.8	Architecture	3-5
3.9	Lighting	3-6
3.10	Minimum Lot Area	3-6
3.11	Natural Hazards	3-6
3.12	Traffic	3-6
3.13	Paving Standards	3-7
3.14	Sewer	3-7
3.15	Water	3-7
3.16	Standards Not Addressed	3-7
3.17	Legal Description	3-7
3.18	Compatibility.....	3-8
3.19	Air Quality	3-8
3.20	Land Grading, Erosion, and Flood Control.....	3-8
3.21	Recreational Amenities.....	3-8
3.22	Trails and Open Space Provision and Maintenance	3-9
3.23	Wildlife Preservation	3-9
3.24	Historic, Cultural, and Archeological Resources	3-9
3.25	Improvements	3-9
3.26	Phasing	3-9
3.27	Subsequent Actions	3-10
3.28	State and Federal Restrictions.....	3-10
3.29	Amendments	3-10
3.30	Financing	3-11
3.31	Concurrency.....	3-11
3.31.1	Water and Sewer Capacity.....	3-11
3.31.2	Road Capacity.....	3-11
3.31.3	Police and Fire Protection	3-12
3.32	Emergency Plan	3-12
3.32.1	Emergency Services for the Annual Burning Man Festival.....	3-12

List of Figures:

Figure 1 – Vicinity Map.....	1-1
Figure 2 – Regional Context Map	1-2
Figure 3- Overall View of Site	2-5
Figure 4 – Existing Land Use	2-6
Figure 5 – Future Residential Expansion Area	2-9
Figure 6 – Barracks	2-11
Figure 7 – Future Industrial Type Uses	2-13
Figure 8 – Large Commercial Campground	2-16
Figure 9 – Destination Resort	2-18
Figure 10 – Small Commercial Campground	2-20



BLACK ROCK STATION SPECIFIC PLAN

Figure 11 – Agricultural Expansion Area.....	2-22
Figure 12 – Screening and Buffering.....	3-4

List of Tables:

Table 1 – Residential Use Types	2-24
Table 2 – Civic Use Types.....	2-25
Table 3 – Commercial Use Types.....	2-25
Table 4 – Industrial Use Types.....	2-26
Table 5 – Agricultural Use Types	2-26
Table 6 – Required Setbacks.....	3-1
Table 7 – Phasing.....	3-10

Appendices:

- Appendix 1 – Legal Description
- Appendix 2 – Emergency Services Agreement
- Appendix 3 – Summary of Previous Approvals



BLACK ROCK STATION SPECIFIC PLAN

1.0 Introduction

This Specific Plan, which includes a Development Standards Handbook, refers to one 200+acre parcel, known as Black Rock Station, owned and operated by Black Rock City, LLC. The subject parcel is intended to support Black Rock City LLC's current and future regional activities.

1.1 Project Location

Black Rock Station is located in the High Desert planning area on the south side of Jackson Lane, approximately 4,000 feet from the intersection of State Route 34 and Jackson Lane in the Gerlach planning area in Hualapai Valley. The subject parcel is addressed as 88 Jackson Lane and consists of 200+ acres. APN: 066-030-23. Figure 1 (below) depicts the property, while Figure 2 (following page) provides an overall context map depicting the Hualapai Valley.

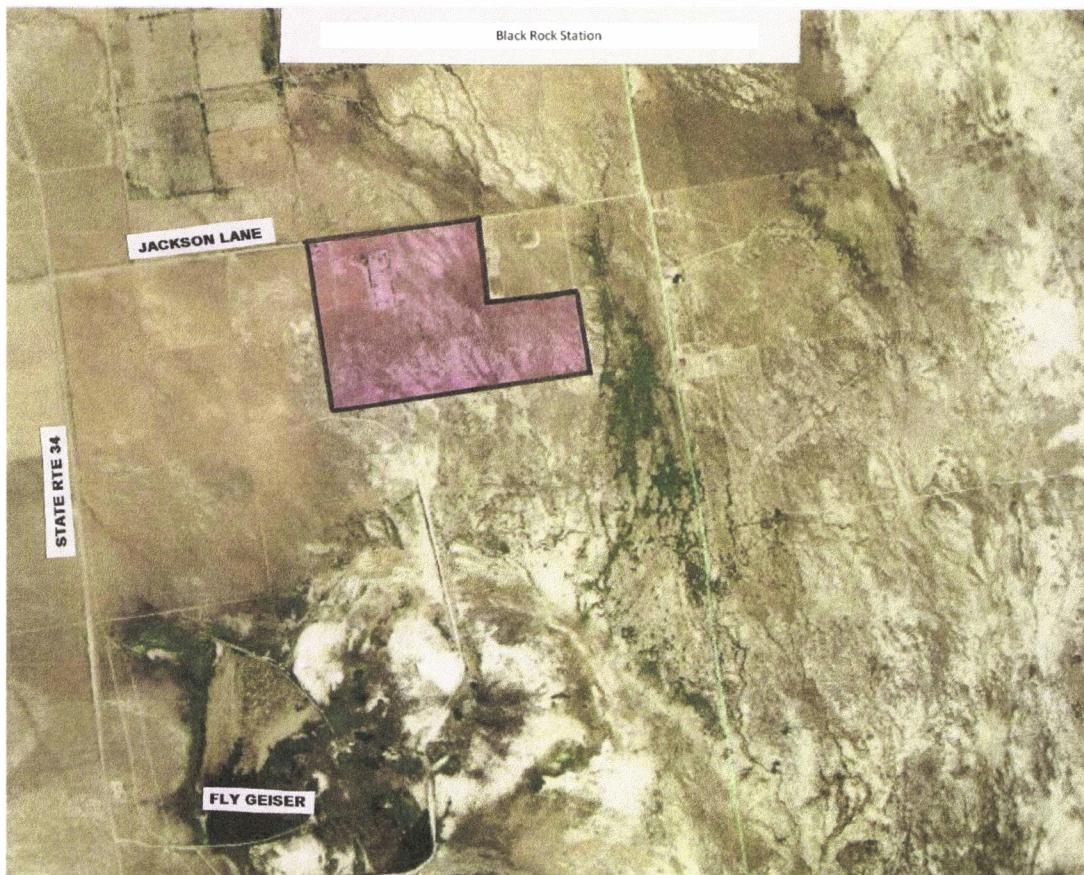


Figure 1 – Vicinity Map



BLACK ROCK STATION SPECIFIC PLAN



Figure 2 – Regional Context Map



BLACK ROCK STATION SPECIFIC PLAN

1.2 Purpose of a Specific Plan

A Specific Plan is a planning and regulatory mechanism that allows implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, have compatible uses, conserve energy, achieve coherent and diverse development and ensure that roads and other infrastructure are adequate to serve the development. Once approved, this Plan shall supersede all existing approvals and permit conditions.

1.3 Project Purpose

Over the years, Black Rock City LLC's activities have increased from the single annual "Burning Man" festival around Labor Day weekend to a year-round presence in the Gerlach area. Various uses are needed on the subject parcel to support not only the annual Burning Man festival but other Burning Man-related activities as well. Some of the uses on the subject parcel will include employee housing, food service, and industrial yards. Many of the uses and activities on the subject parcel will be active year-round, such as industrial storage, agricultural projects and art fabrication. Some of the uses will occur only during a portion of the year. Current uses (February 2014) include short-term housing, an auto repair facility, shop building, vehicle storage, custom manufacturing and supply storage. Future uses for this parcel may include tourist facilities, alternative energy such as wind and solar, sustainable building products, and agriculture. With this in mind, the Specific Plan is intended to set guidelines and assurances that these uses can be accomplished with minimal impact to the surrounding area.

1.4 New Uses

For the purposes of this Plan, all activities and uses described here are to be considered ongoing and continuous unless otherwise identified. For example, industrial storage, agricultural projects, and art fabrication are to be permanent, ongoing activities at Black Rock Station.

For clarification, "the annual festival" refers to the existing Burning Man gathering. Emergency services and infrastructure needs for this gathering have been in place for many years and are managed by agreements between Black Rock City, LLC and various service providers. Uses and development described here are generally distinct from the annual festival, however there is unavoidably some overlap due to the support that Black Rock Station provides to the festival in the form of industrial space, vehicle maintenance, and housing space. Any activity not identified as "the annual festival" is not the existing festival but is something distinct from it.

1.5 Owner/Developer

Black Rock City, LLC is the owner of the property and the operator of the annual Burning Man event. This agreement shall apply to Black Rock City, LLC and any successors and assigns. The term "owner/developer" shall be used for the remainder of this document.



BLACK ROCK STATION SPECIFIC PLAN

1.6 Goals and Policies

As development of Black Rock Station is anticipated to occur in phases, the owner/developer can best satisfy the evolving needs of the site through the flexible interpretation and application of the goals, policies, phasing and implementation plan. The purpose of the goals, policies, phasing and implementation plan is to describe intended and necessary outcomes for the site. However, it is reasonably impossible to ensure their accuracy and applicability in the future. It is possible that any given goal, policy, phasing or implementation plan may not create the best solution for Black Rock Station, necessitating either a very loose interpretation or a finding by the decision-making authority that a strict interpretation and application will not achieve the broader overall intents of this Specific Plan. The intent of this section is therefore to outline broad goals and an overall vision for the area, while allowing sufficient flexibility to ensure success.

The following goals and policies have been set forth to implement Black Rock Station's development plan.

Goal 1: To support owner/developer activities through the provision of support uses, including, but not limited to: storage space, repair facilities, employee housing, etc.

Policy 1.1 – Provide continuation of existing Black Rock Station activities; plan and implement further use of the site for employee housing and support, educational opportunities, and possible new business ventures, such as organic farming (as regulated by the allowed uses table).

Goal 2: To enhance the surrounding area by providing cultural, recreational, and economic development opportunities.

Policy 2.1 – Year-round activities are intended for the subject parcel which may include a cultural center, recreational amenities, and activities.

Policy 2.2 – Establish relationships with the local art community to identify the best methods for enhancing and promoting artwork.

Goal 3: Promote environmental stewardship.

Policy 3.1 – Use green building concepts and renewable energy resources to the extent possible.

Goal 4: Provide flexibility in land use and ensure the continued success of owner/developer projects.

Policy 4.1 – Recognize the uniqueness of Black Rock City LLC activities and allow for land uses which may or may not be defined by the Washoe County Development Code.



BLACK ROCK STATION SPECIFIC PLAN

Policy 4.2 – Provide sufficient flexibility to establish new uses and ventures while ensuring compatibility through implementation of the Specific Plan standards and policies.



BLACK ROCK STATION SPECIFIC PLAN

2.0 Design Standards Manual

The Black Rock Station Specific Plan contemplates various design standards and policies which will ensure that the vision, goals, and policies of the Plan are implemented. These standards are set forth in this Manual with the goal of implementing a zoning code for Black Rock Station that meets the needs of the owner while observing the development standards of Washoe County.

2.1 Definitions of Uses

2.1.1 General Definitions

Existing Uses: those uses occurring at Black Rock Station (under approved Special Use Permits, refer to Appendix 3) as of February 2014.

Future Uses: land uses established after February 2014 per the guidelines and standards contained within this Handbook.

Guests: paying customers who may stay overnight or visit the Specific Plan area for the day for recreational purposes.

Permanent: any structure that is built and remains within the Specific Plan area for more than 90 days.

Staff: employees or representatives of owner/developer.

Short-term Use: a use in existence for not more than 90 days in a calendar year.

Temporary Housing: RVs, cargo container living units, modular units and mobile homes that shall not be inhabited for more than 90 days (Note that storage of these units while not inhabited is allowed and is covered under Commercial Uses).

Volunteers: workers and staff who may inhabit/utilize the site as part of official owner/developer functions but who are not formal employees.

2.1.2 Residential Use Definitions

Residential Uses at Black Rock Station are intended to provide short-term housing for owner/developer employees and volunteers, permanent housing for owner/developer employees involved in the management of activities, and for guests attending events and vacationing.

Barracks (Short-term Housing): permanent structures designed to provide short-term residency by volunteers and employees of owner/developer.



BLACK ROCK STATION SPECIFIC PLAN

Cargo Container Living Units: sleeping quarters made from converted cargo containers, designed to provide short-term housing for employees/volunteers of owner/developer.

Employee Campground: outdoor area designed to accommodate travel trailers and RVs, designed to provide short-term housing for employees/volunteers of owner/developer.

Modular Units: portable pre-fabricated housing units designed to provide short-term housing for employees/volunteers of owner/developer.

Recreational Vehicles: vehicles constructed specifically to serve as self-contained camp dwellings containing sleeping and cooking facilities. Units within this category shall possess a state-issued vehicle registration and may be driven/towed on public rights-of-way (i.e. motorhome or travel trailer).

Single Family Housing: any permanent single family dwelling. This Specific Plan area is limited to a maximum of 2 single family dwellings.

2.1.3 Civic Use Definitions

The primary purpose of Civic Uses is to allow the establishment of facilities that enhance the area through the provision of additional recreational, cultural, and infrastructure amenities.

Art Installations: individual installations of sculpture or other types of art suitable for outdoor display and intended to accompany an approved business or other land use.

Art Park: a park area exclusively designated for the outdoor display of artwork as well as basic park amenities such as walking paths, benches, etc.

Communication Facility: antennas and tower-mounted equipment used to provide communication services at Black Rock Station and the surrounding area.

Community Farm: an agricultural area at which invited participants may conduct activities related to vegetable production and animal rearing on a modest scale not requiring heavy equipment and not generating significant noise or waste products.

Convention and Meeting Facilities: multi-use rooms that may be part of a larger structure or may be free standing.



BLACK ROCK STATION SPECIFIC PLAN

2.1.4 Commercial Use Definitions

Commercial Storage (indoor): the storage of materials related to owner/developer activities in either mini-storage type buildings or cargo containers. Such materials may be owned by owner/developer or by customers of owner/developer.

Commercial Storage (outdoor): the storage of materials related to owner/developer activities, in outdoor areas. Such materials may be owned by owner/developer or by customers of owner/developer.

Composting: facility designed to collect and store natural organic waste matter for the purpose of creating soil and soil amendments for agricultural purposes.

Commercial Campground: a campground built to accommodate paying customers.

2.1.5 Industrial Use Definitions

Inoperable Vehicle Storage: the orderly storage of inoperable vehicles used in the production of owner/developer activities. Inoperable vehicles are vehicles that are not state registered.

Operable Vehicle Storage: the orderly storage of operable vehicles used in the production of owner/developer activities. Operable vehicles are vehicles that are state registered.

Recreational Vehicle Storage: the orderly storage of recreational vehicles used in the production of owner/developer activities. 'Recreational vehicle' means a vehicular-type unit primarily designed as temporary living quarters for travel, recreational or camping use, which may be self-propelled, mounted upon, or drawn by, a motor vehicle. The term includes a recreational park trailer (per NRS 482.101).

2.1.6 Accessory Use Definitions

Detached Accessory Structures: structures to support primary uses, primarily as defined in Washoe County Code Section 110.306.10. Detached accessory structures commonly include storage sheds, pump houses, etc.

2.2 Standards Not Addressed

Any development standards not specifically addressed in this Specific Plan shall be subject to the requirements set forth in the Washoe County Development Code and/or High Desert Area Plan. For the purposes of Black Rock Station, the General Rural zoning standards shall be applied.



BLACK ROCK STATION SPECIFIC PLAN

2.3 Existing Uses

Legally permitted land uses that were existing prior to, and at the time of, the adoption of this Specific Plan (February 2014) shall be considered “grandfathered” and thus valid and permitted within the plan. These uses shall be permitted to continue in operation in perpetuity in their existing condition. However, any expansion or relocation (as permitted within this Design Standards Manual) of existing uses shall be subject to the provision of this manual and the adopted Specific Plan.

2.4 Land Use

Land uses within Black Rock Station are defined in five broad land use classifications based on existing classifications within the Washoe County Development Code: residential, civic, commercial, industrial, and agricultural. Tables 1 through 5, on pages 2-24 through 2-27, provide detail on Allowed Uses, followed by descriptions of these uses and the specific areas within this Specific Plan in which they are allowed. Consult the 2.1 “Definitions” section for conditions and limitations placed on some of the uses listed in these tables.

Figures 3 through 11 show the property divided into sections based on current and expected uses. Each Figure is accompanied by a description of the area, and development standards to be applied to uses within each area.

2.4.1 Overall View of Site

Figure 3 shows the individual areas of this plan. Individual areas are labeled and bordered. Note that all areas of the property fall within one of these individual areas. More intense uses are grouped near the existing developed portion of the site while less intense uses are located at the property edges. In particular, attention has been placed on separating the adjacent residential use from any intense use.

FIGURE 3

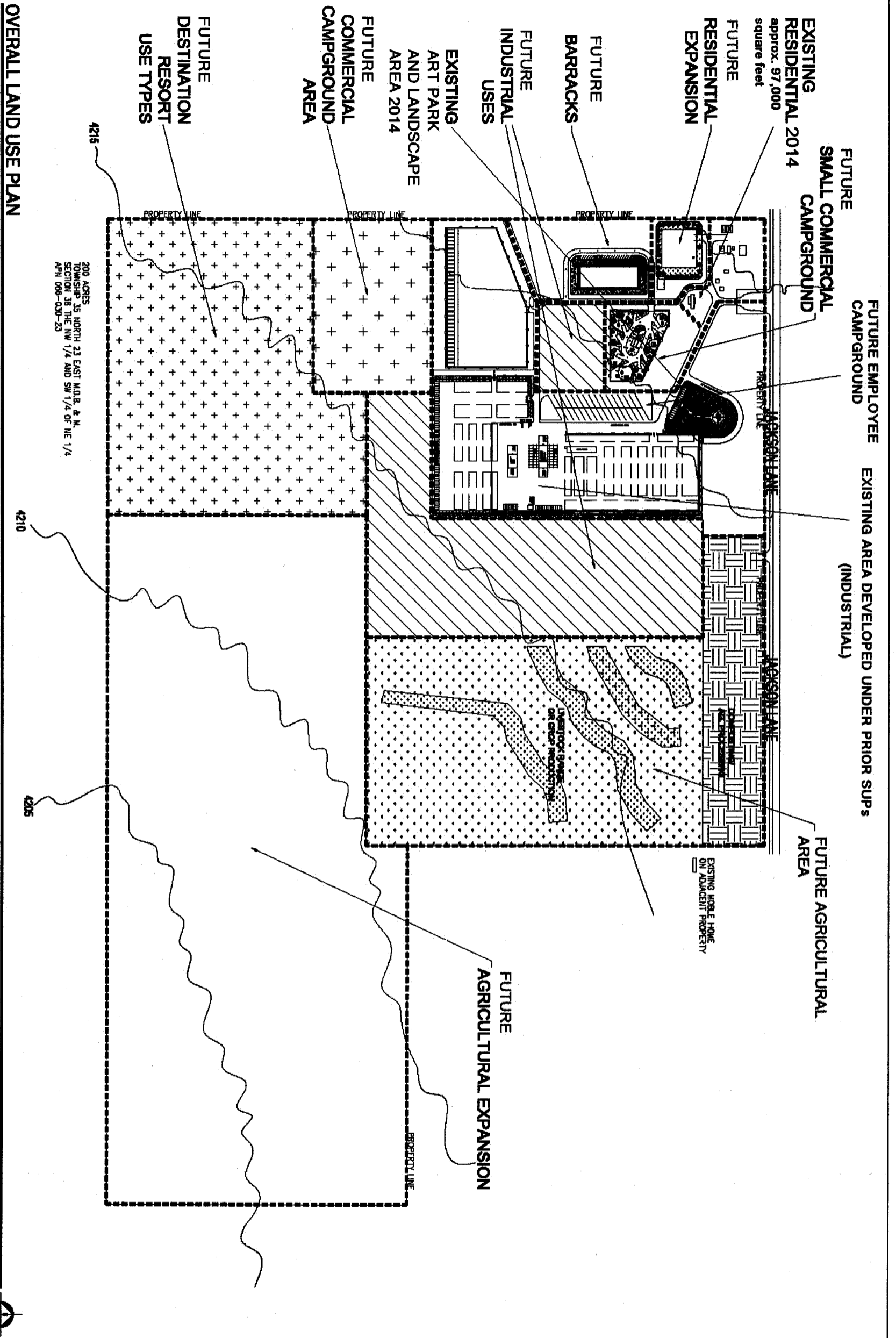


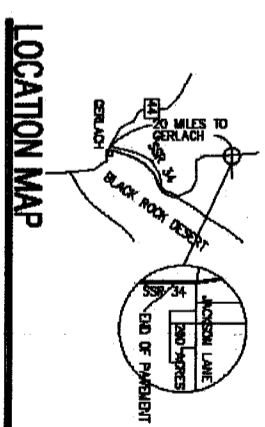
FIGURE 3

OVERALL LAND USE PLAN

SCALE 1"=200' (VERTICAL ON 3"=120' HORIZONTAL)

200 ACRES
TOWNSHIP 35 NORTH 23 EAST M.D.B. & M.
SECTION 36 THE NW 1/4 AND SW 1/4 OF NE 1/4
APN 066-030-23

OWNER:
BLACK ROCK CITY LLC
P.O. BOX 81848
SAN FRANCISCO, CA 94188-4888
APN 066-030-23
200 ACRES
TOWNSHIP 35 NORTH 23 EAST M.D.B. & M.
SECTION 36 THE NW 1/4 AND SW 1/4 OF NE 1/4





BLACK ROCK STATION SPECIFIC PLAN

2.4.2 Area Developed Under Prior Special Use Permits (Existing Prior to 2014)

As of February 2014, Black Rock Station is partially occupied with existing uses, including storage, vehicle repair, and temporary living quarters. These uses are defined in this document and detailed in Figure 4. The conditions included with the approved Special Use Permits shall remain in effect with the approval of this Specific Plan. In cases where a conflict exists, the standards included within this Specific Plan shall supersede all previous approvals. Appendix 3 includes all Action Orders with conditions for Special Use Permits in place as of February 2014.

Permitted, existing uses on the site include the short-term housing of employees/volunteers in cargo container living units and in modular units, and an employee campground. Additional permitted, existing uses on the site include inoperable vehicle storage, operable vehicle storage, and RV storage (refer to SUP Action Orders contained in Appendix 3).

Approval of this Specific Plan will result in approval of all industrial uses established by the Plan within this area, as well as the following uses:

Cargo Container Living Units do not include a permanent foundation. Given this, they shall not be stacked on top of each other. Such units shall not include cooking or sanitary facilities. No advertising is allowed on cargo container living units. Units shall be rust free and include neutral earth tone colors. The total number of Cargo Container Living Units shall not exceed 50 units.

The Employee Campground is located adjacent to the fenced storage area and is shown on Figure 4 as a striped parking area. This is an active, permitted use (as of February 2014) serving volunteers/employees of the owner/developer. Any bathroom facilities associated with this use shall be connected to a septic system approved by Washoe County. This area may include improvements such as picnic tables and bathrooms or may be left undeveloped except for any required paving and landscaping. The Employee Campground shall be limited to a maximum of 50 spaces.

Commercial Storage (indoor and outdoor) is allowed in this area. Indoor commercial storage includes the storage of materials used in the production of owner/developer events, in either mini-storage type buildings or cargo containers. Use of the storage space is to be limited to participants in owner/developer events. The intent of providing storage is to reduce the need to transport materials to and from the site each year. The facility is to be managed by owner/developer staff that will control access and provide security and maintenance. Commercial Storage must remain within the Industrial area. If Commercial Storage is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. This use shall institute the "maximum screening" standard, pursuant to Section 3 of this Specific Plan. The same standards shall apply to outdoor commercial storage.

Modular Living Units do not require permanent formal foundations. Such units shall not include cooking or sanitary facilities. No advertising is allowed on modular units. Units shall be rust free and include neutral earth tone colors. The total number of Modular Living Units shall not exceed 50 units.



BLACK ROCK STATION SPECIFIC PLAN

Inoperable Vehicle Storage shall remain within the screened Industrial area. If storage of Inoperable Vehicles is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type.

Operable Vehicle Storage must remain within the screened Industrial area. If storage of Operable Vehicles is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type.

Recreational Vehicle Storage must remain within the screened Industrial area. If storage of Recreational Vehicles is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type.

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

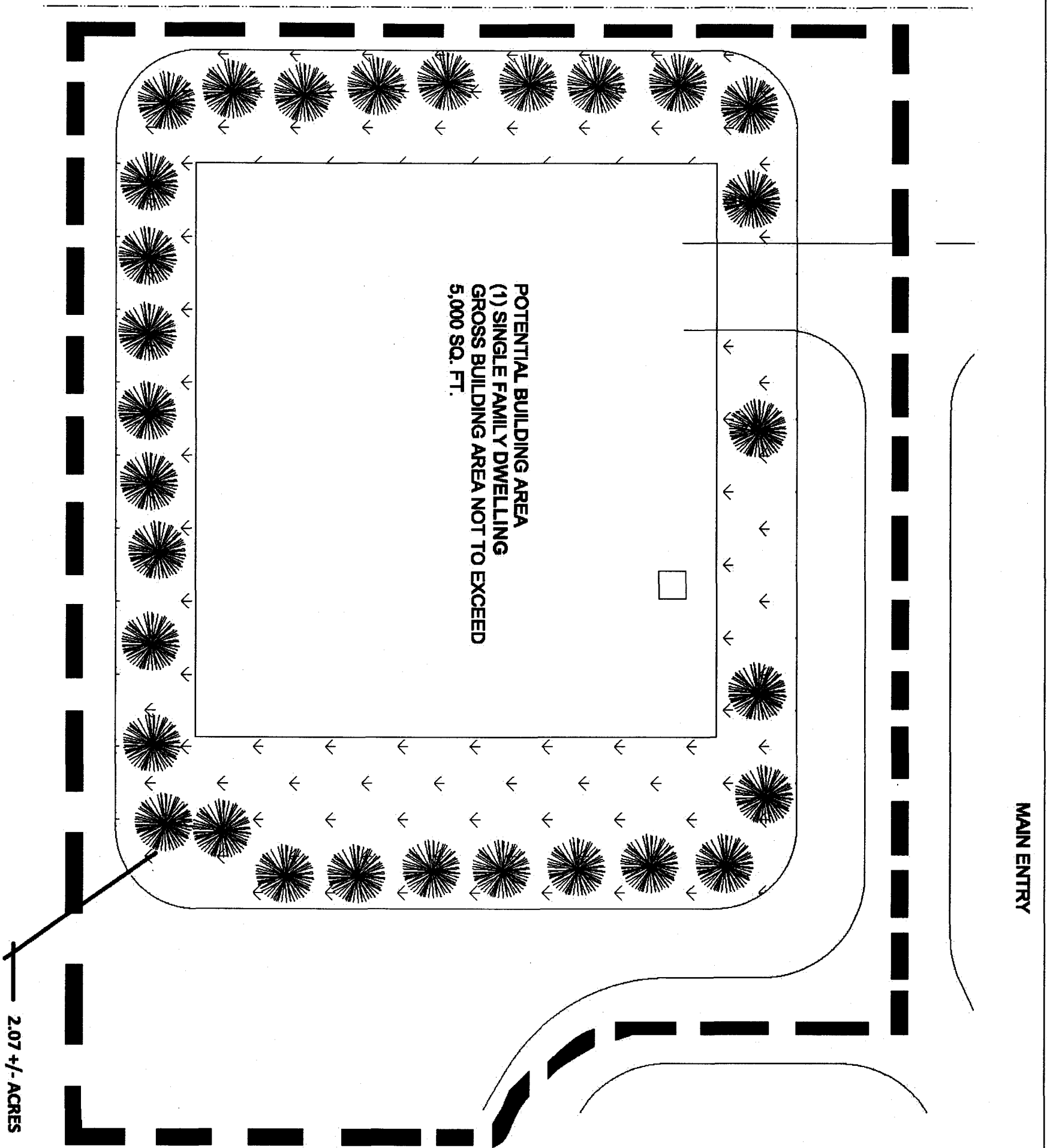
Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Community Farm is allowed in this area.

FUTURE
RESIDENTIAL EXPANSION

FIGURE 5



OVERALL KEY PLAN

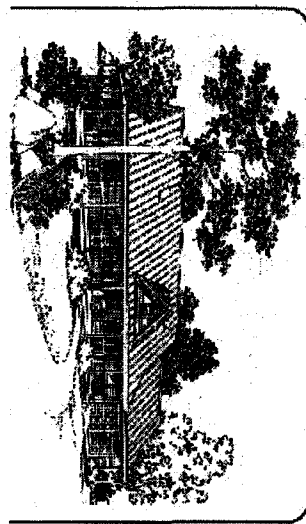
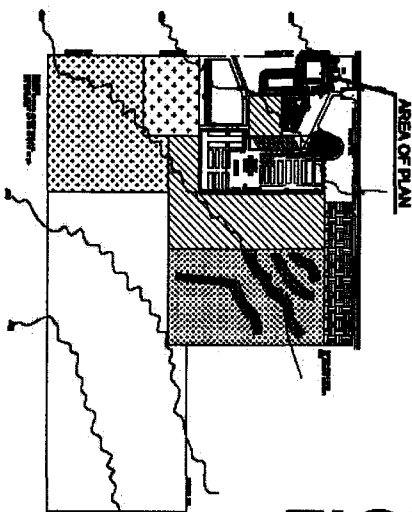


FIGURE 5



BLACK ROCK STATION SPECIFIC PLAN

2.4.3 Residential Expansion

Figure 5 shows the area designated for the addition of a single family dwelling. The Specific Plan area is limited to a maximum of 2 single family dwellings. Since the property already contains one single family dwelling, Figure 5 shows the only remaining area to locate an additional single family dwelling.

The gross area of the dwelling building shall not exceed 5,000 square feet. Figure 5 contains thematic architecture. Other styles of architecture shall be allowed but must retain a single family character and visual mass. A manufactured home shall be allowed provided it maintains a single family appearance. Landscaping, as generally depicted in Figure 5, is required to be shown on any building permit application and installed prior to a certificate of occupancy.

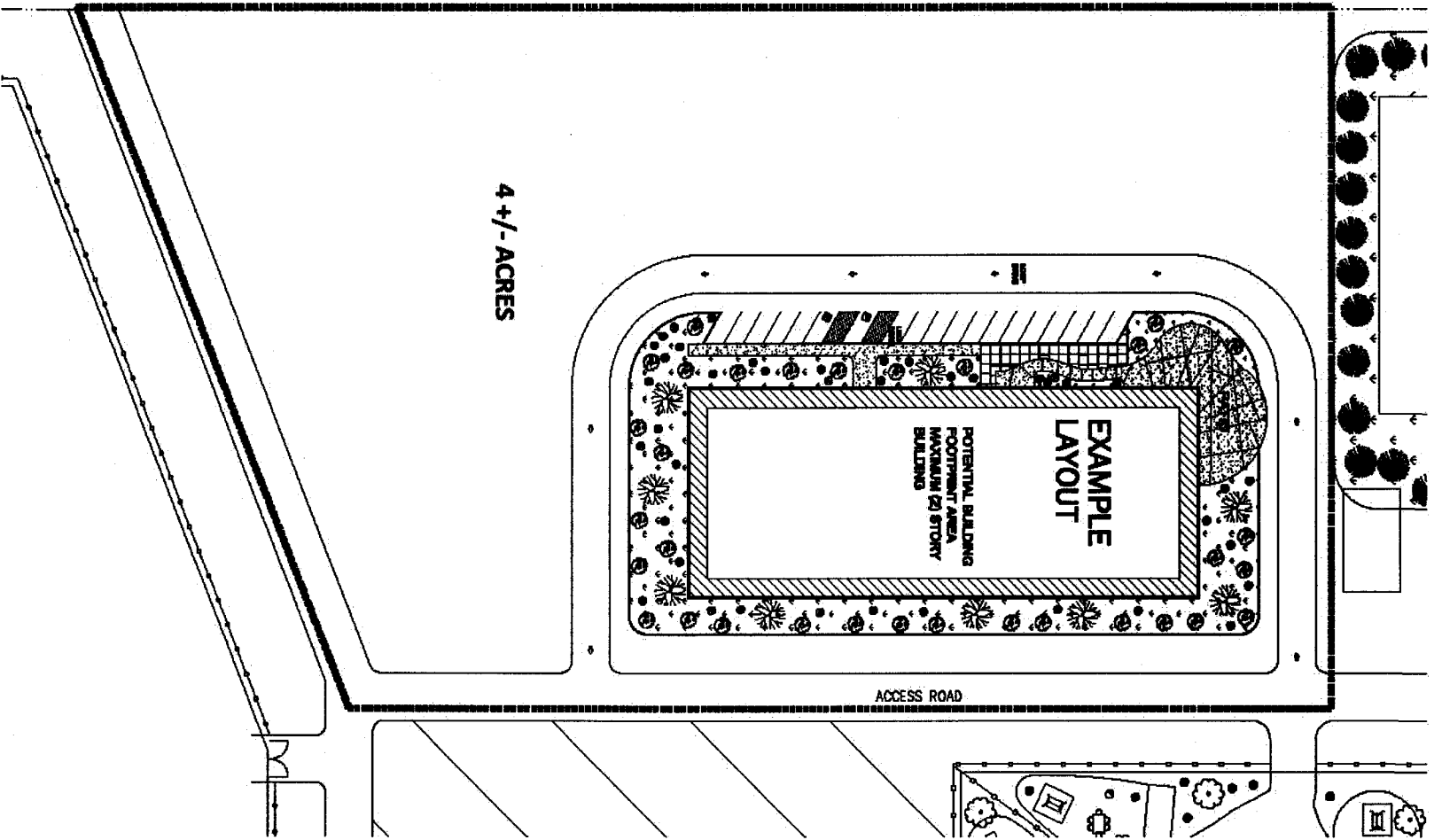
Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

FIGURE 6

BARRACKS
SCALE: 1/8" = 1'-0" (AS SHOWN)

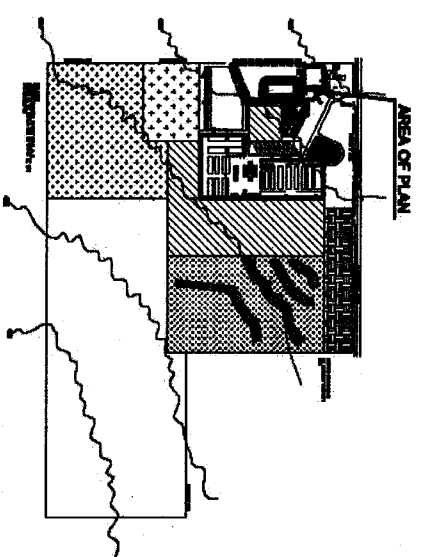


POTENTIAL BUILDING STYLES

BARRACKS EXAMPLES
SCALE: 1/8" = 1'-0" (AS SHOWN)

FIGURE 6

OVERALL KEY PLAN
SCALE: 1/8" = 1'-0" (AS SHOWN)





BLACK ROCK STATION SPECIFIC PLAN

2.4.4 Barracks

Figure 6 shows the barracks area. Barracks are the allowed use for this area.

This Specific Plan allows for barracks for the housing of employees and volunteers affiliated with the owner/developer. Residency in these facilities shall be on a short-term basis. These facilities shall not exceed two stories in height and shall be limited to a maximum of five (5) buildings. Additional buildings may be considered with subsequent review and amendment to this Plan. Individual rooms within these buildings shall not include cooking facilities. Instead, each building may include one common kitchen. Allowable placement of barracks is within the area described by Figure 6. Total room count for all barracks shall not exceed 175 rooms. Each room shall be limited to occupancy by 4 people. Landscaping, as generally depicted in Figure 6, is required to be shown on any building permit application and installed prior to a certificate of occupancy.

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

FUTURE INDUSTRIAL TYPE USES

SCALE 1"=50' (SEE SHEET 066-030-23)

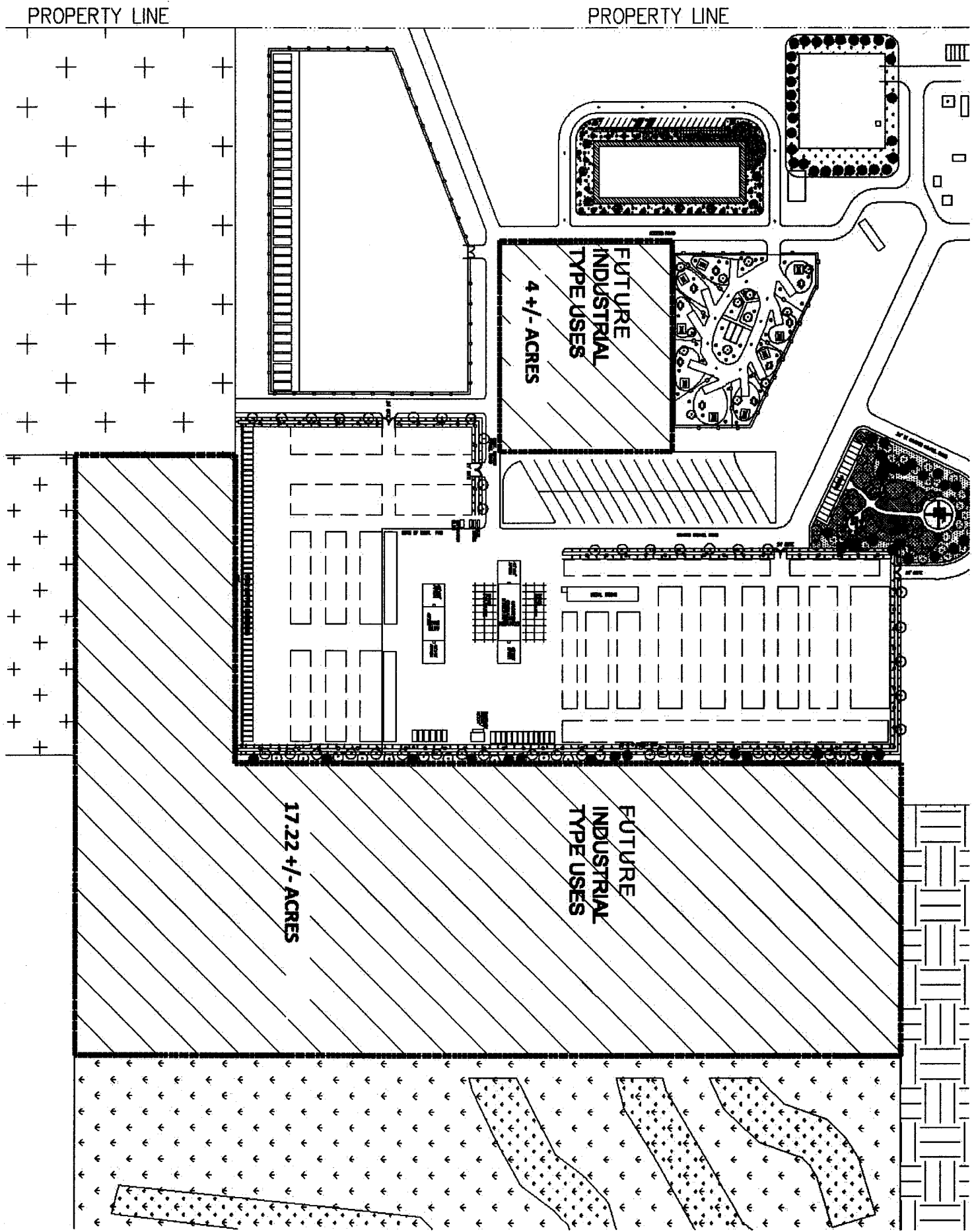


FIGURE 7

OVERALL KEY PLAN

SCALE 1"=1/2"

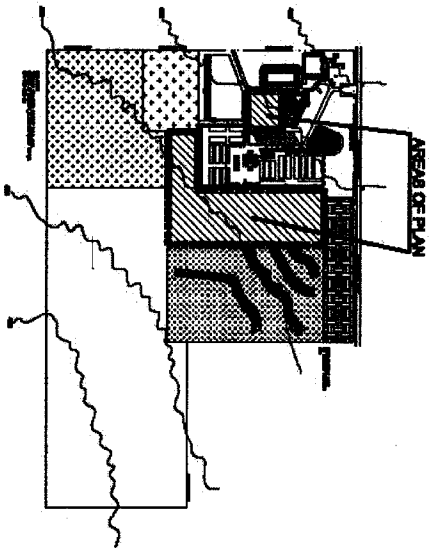


FIGURE 7



BLACK ROCK STATION SPECIFIC PLAN

2.4.5 Industrial Area

Figure 7 contains the area designated for expansion of industrial uses. This area, in effect, represents an expansion of the uses already allowed and practiced in Figure 4 Existing Area Developed Under Prior SUPs (Case #'s SB03-024; SW03-025; AC04-003; AC04-002; SW04-004; SW04-007; SW04-008; SB04-009; AC05-001; AC06-013; SW02-027; SW02-028; SW02-029; SW02-030; AC07-009), and the same standards shall apply.

Allowed uses for this area include all Industrial Uses, Temporary Housing, as well as the uses outlined below.

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

Commercial Storage (indoor and outdoor) is allowed in this area. Indoor commercial storage includes the storage of materials used in the production of owner/developer events, in either mini-storage type buildings or cargo containers. Use of the storage space is to be limited to participants of owner/developer events. The intent of providing storage is to reduce the need to transport materials to and from the site each year. The facility is to be managed by owner/developer staff that will control access and provide security and maintenance. Commercial Storage must remain within the Industrial area. If Commercial Storage is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type. The same standards shall apply to outdoor commercial storage.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Community Farm is allowed in this area.

Composting is an allowed use.



BLACK ROCK STATION SPECIFIC PLAN

Inoperable Vehicle Storage is allowed. This use shall remain within the screened Industrial area. If storage of Inoperable Vehicles is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type.

Operable Vehicle Storage must remain within the screened Industrial area. If storage of Operable Vehicles is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type.

Recreational Vehicle Storage is allowed. This use must remain within the screened Industrial area. If storage of Recreational Vehicles is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type.

**LARGE
COMMERCIAL CAMPGROUND**

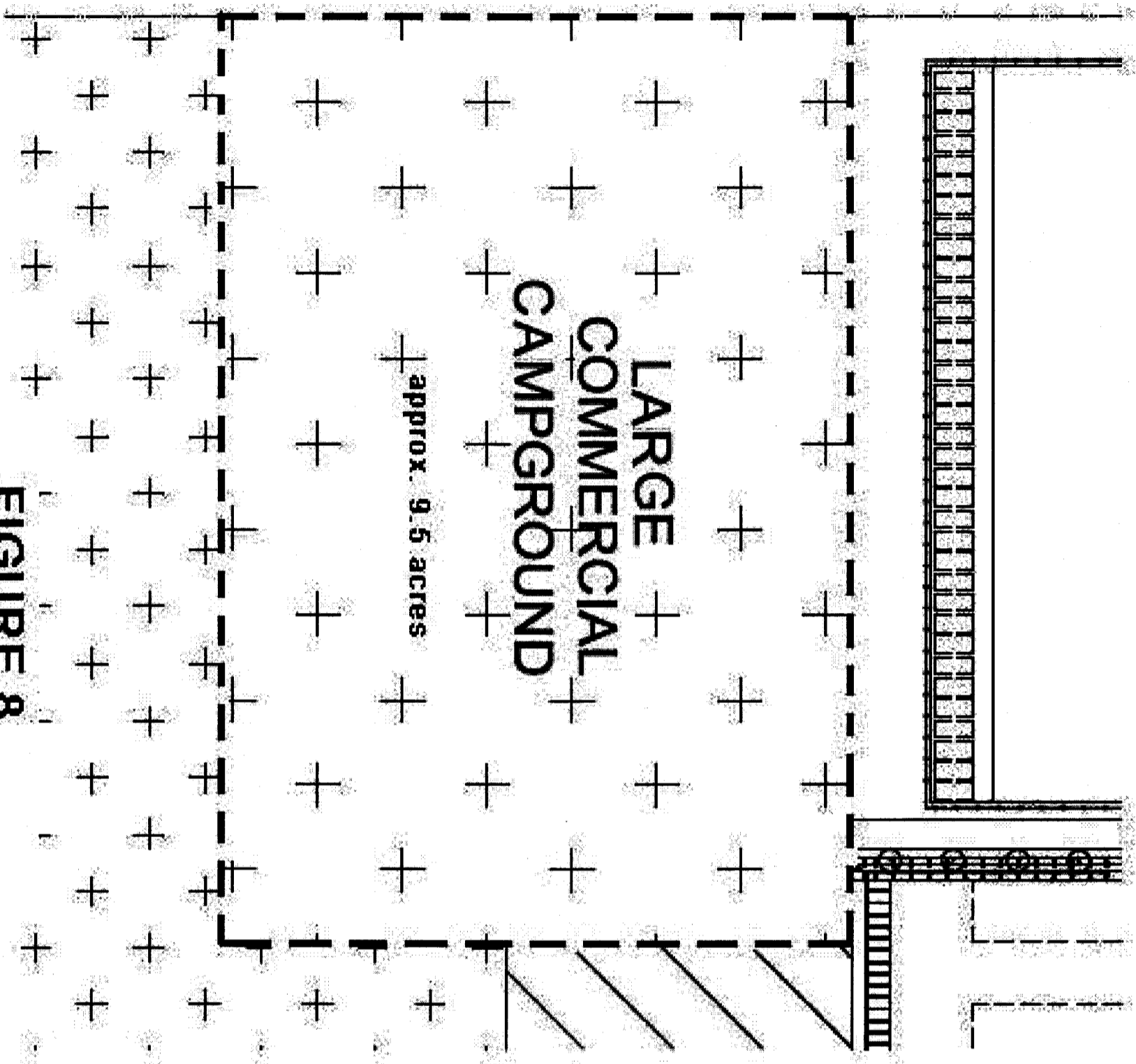
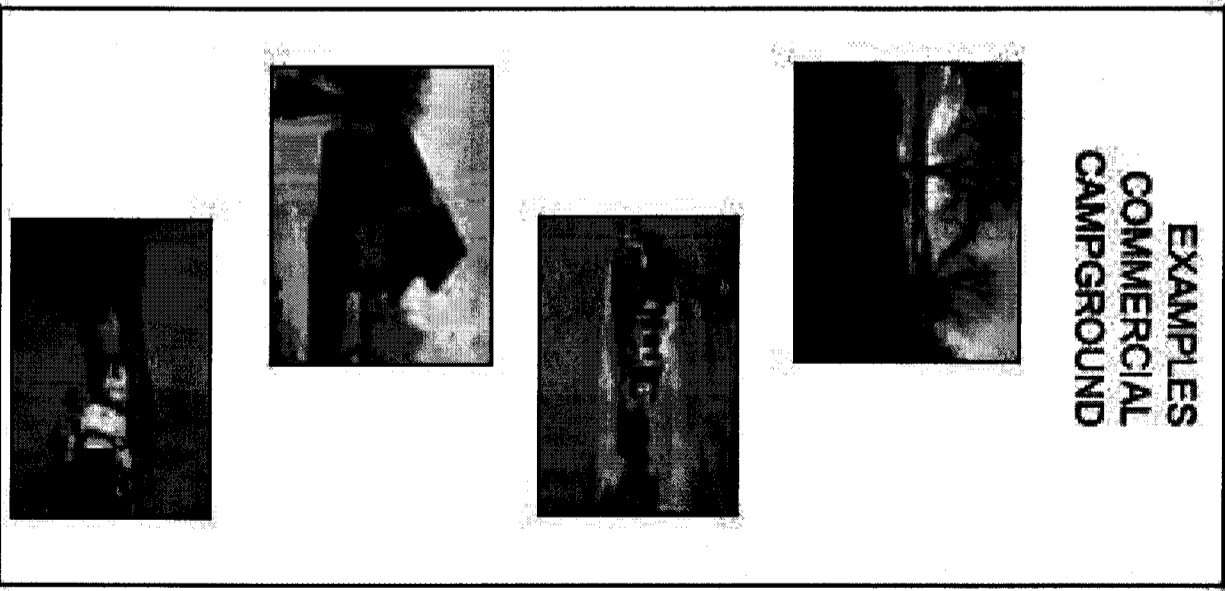
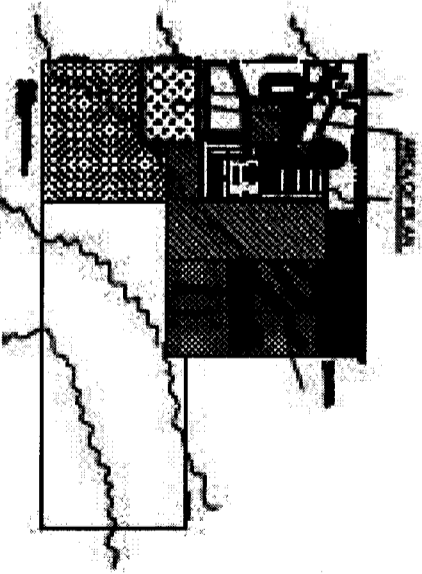


FIGURE 8

**EXAMPLES
COMMERCIAL
CAMPGROUND**



OVERALL KEY PLAN





BLACK ROCK STATION SPECIFIC PLAN

2.4.6 Large Commercial Campground

Figure 8 shows the Large Commercial Campground. Commercial Campground is defined in the Definitions section of this document. Figure 8 provides graphic examples of amenities, affiliated structures, and usage style.

Commercial Campground is an allowed use for this area. This facility shall be limited to a maximum of 60 campsites (RV spaces). No lighting shall be installed at this facility that creates spillover onto adjoining parcels. Animated signs shall not be allowed. Screening for this use shall be Level II Moderate. All campsites must connect to septic and provide water and electricity at each campsite.

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.



BLACK ROCK STATION SPECIFIC PLAN

2.4.7 Destination Resort

The **Destination Resort** is envisioned as a hotel and conference center development serving paying customers and guests of the owner/developer. The primary purpose is to expand the ability of guests to enjoy the High Desert area in a way that is currently unavailable. The owner/developer intends both for-profit (hotel, entertainment uses) and non-profit (conference, educational uses) activities at the site. The resort would be open to the public unless specific private events were scheduled by the owner/developer.

The Resort shall be limited to a maximum of 50 bedrooms, either within a hotel structure or as free-standing cabins. Conference space shall be limited to a maximum of 7,000 square feet. Dining facilities, outdoor recreation (hiking, swimming, bicycle paths, horseback riding), and art display space shall be allowed. Screening for this use shall be Level III Low.

Destination Resort is an allowed use for this area subject to the approval of a Special Use Permit by Washoe County, as are Civic Uses shown in Table 2, and other uses detailed below.

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Community Farm is allowed in this area.

Convention and Meeting Facilities are allowed. Such rooms would be used for owner/developer business or cultural activities. Square footage shall not exceed 7,000 square feet.

Figure 9 shows the designated area for the Destination Resort as well as architectural and thematic examples.

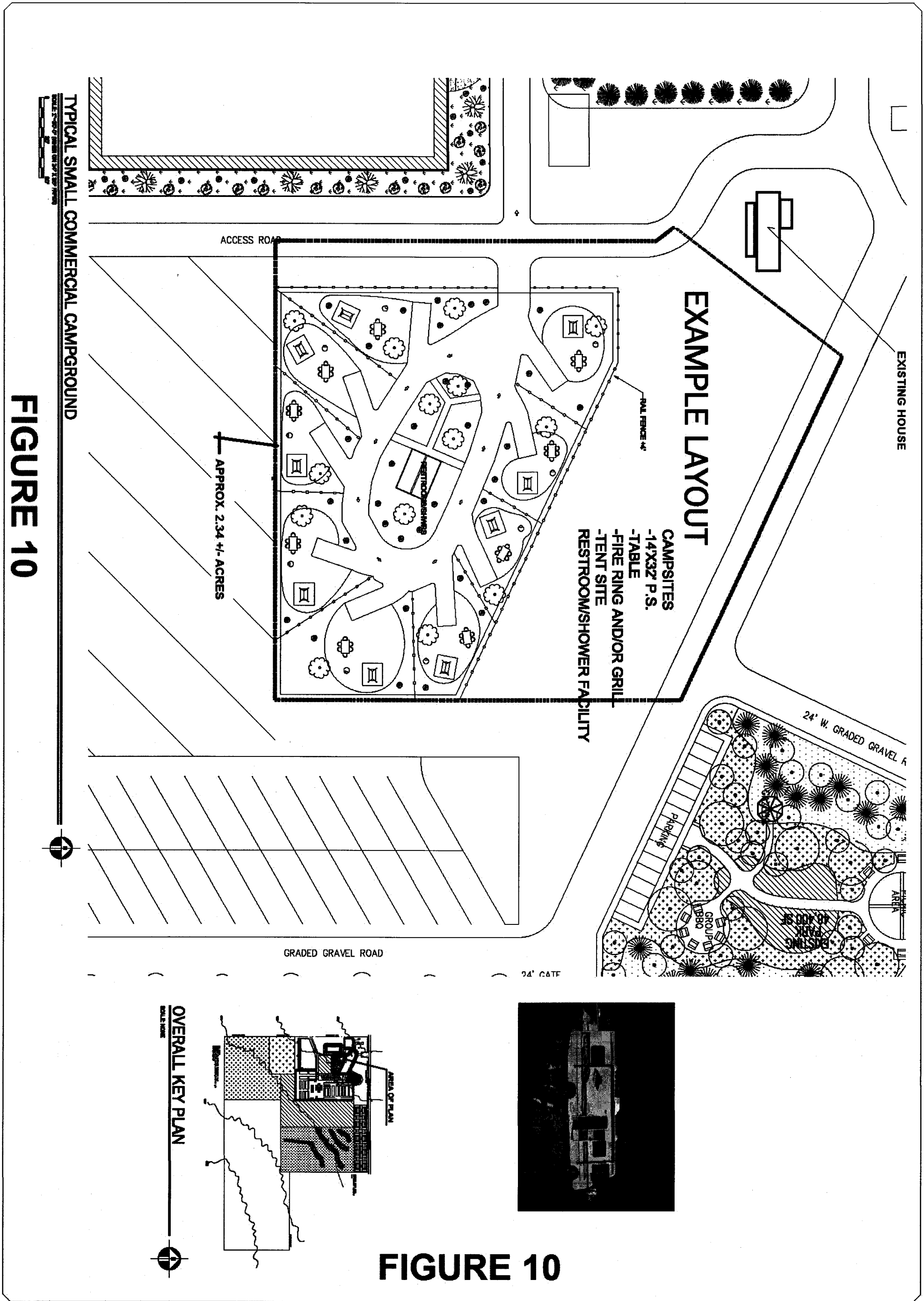


FIGURE 10



BLACK ROCK STATION SPECIFIC PLAN

2.4.8 Small Commercial Campground

Figure 10 shows the Small Commercial Campground. Commercial Campground is defined in the 2.1 Definitions section of this document. The Figure provides an example layout and a graphic example of the intended usage style.

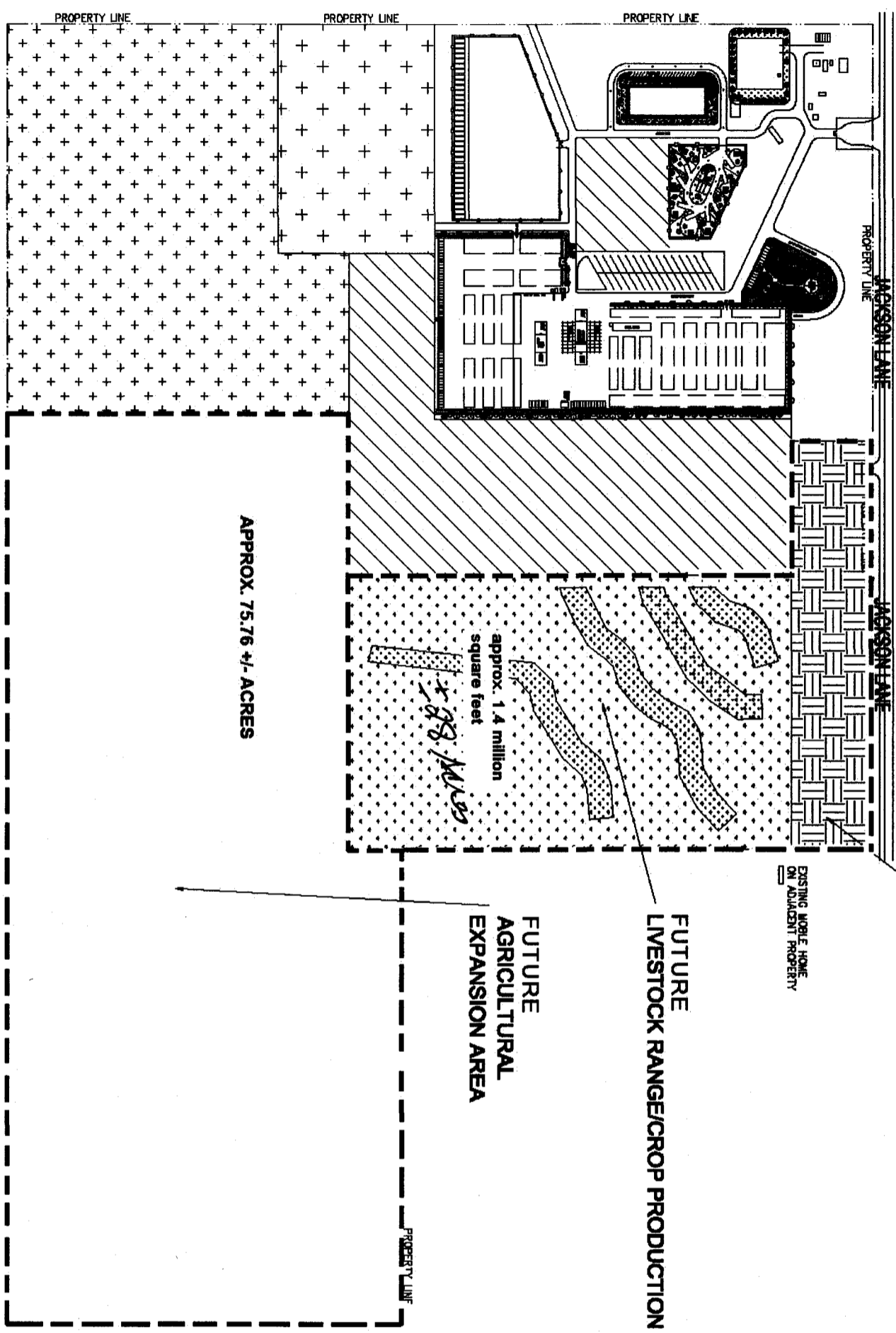
Commercial Campground is an allowed use. This facility shall be limited to a maximum of 10 campsites (RV spaces). No lighting shall be installed at this facility that creates spillover onto adjoining parcels. Animated signs shall not be allowed. Screening for this use shall be Level II Moderate. All campsites must connect to septic and provide water and electricity at each campsite.

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

DRAINWAY
ACCESS



200 ACRES
 TOWNSHIP 35 NORTH 23 EAST U.D.B. & M.
 SECTION 36 THE NW 1/4 AND SW 1/4 OF NE 1/4
 APN 086-030-23

AGRICULTURE AND
 AGRICULTURE EXPANSION AREA

FIGURE 11

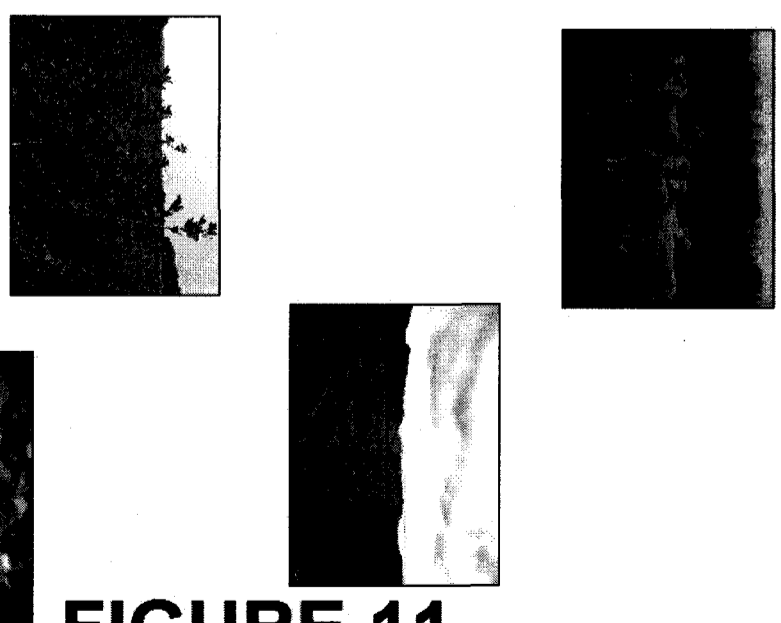
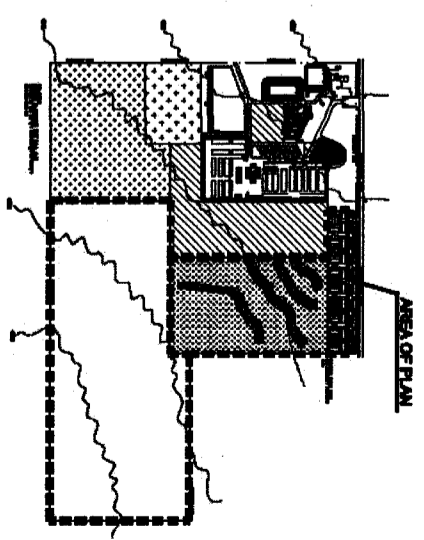


FIGURE 11



OVERALL KEY PLAN



BLACK ROCK STATION SPECIFIC PLAN

2.4.9 Agricultural Expansion Area

Figure 11 outlines the Agricultural Expansion Area. The expected purpose of this area is to allow for the development of agricultural uses that support owner/developer activities. This may include the raising of crops and/or animals for consumption by employees and guests, composting, etc. This may also include the raising of crops and animals to supply restaurants at the Destination Resort or at other owner/developer activities.

This area is not likely to be developed for some years. It is not possible to precisely define future requirements for agriculture, storage needs, and recreational uses. Given this, the allowed uses included here for this area are limited. The owner/developer may realize a need for expanded uses on this area in the future and may then pursue an amendment to this Plan. In no case shall noisy or intense uses be located close to a neighboring residential site.

All Agricultural Type Uses are allowed, as are the uses outlined below.

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Community Farm is allowed in this area.

Composting is an allowed use in this area.



BLACK ROCK STATION SPECIFIC PLAN

2.5 Use Tables

All uses included in the following use tables shall be subject to the definitions included within the Washoe County Development Code with the exception of those listed in *italic* font. These uses are defined in the 2.1 Definitions section of this Specific Plan.

Uses included within the use tables are either permitted, or allowed with subsequent review within the Black Rock Station Specific Plan. Uses not shown are prohibited. This is spelled-out within the use tables for each category, utilizing the following abbreviations:

A = Allowed by Right (subject to applicable building permits, etc.)

--- = Prohibited

AP = Administrative Permit

SUP = Special Use Permit (heard by Washoe County Board of Adjustment)

For uses not specifically defined, the provisions of the General Rural (GR) zoning district shall apply (as defined in the Washoe County Development Code) in terms of allowed densities, etc.

All uses are subject to standard Washoe County and State of Nevada licensing requirements.

Table 1 – Residential Use Types

RESIDENTIAL USE TYPES	REQUIREMENT
Attached Accessory Dwelling	A
Detached Accessory Dwelling	A
Detached Accessory Structure	A
Single Family, Detached	A
<i>Short-Term Housing</i>	
<i>Barracks</i>	A
<i>Temporary Housing</i>	
<i>Employee Campground</i>	A
<i>Cargo Container Living Units</i>	A
<i>Modular Units</i>	A
<i>Recreational Vehicles (RV's)</i>	A



BLACK ROCK STATION SPECIFIC PLAN

Table 2 – Civic Use Types

CIVIC USE TYPES	REQUIREMENT
Administrative Services	A
<i>Art Installations</i>	A
Community Center	A
<i>Community Farm</i>	A
<i>Convention and Meeting Facility</i>	A
Cultural and Library Services	A
Education	SUP
Major Services and Utilities	
Utility Services	SUP
Major Public Facilities	SUP
Nature Center	SUP
Parks and Recreation	
Active Recreation	AP
<i>Art Park</i>	A
Passive Recreation	A
Public Service Yards	SUP
Safety Services	SUP

Table 3 – Commercial Use Types

COMMERCIAL USE TYPES	REQUIREMENT
Administrative Offices	A
Animal Sales and Services	
Commercial Kennels	SUP
Commercial Stables	SUP
Dog Training Services (per Article 330)	A
Veterinary Services, Agricultural	SUP
Automotive and Equipment	
Automotive Repair	A
Equipment Repair	A
Storage of Operable Vehicles	A
Commercial Recreation	
Commercial Campground Facilities/RV Park	AP
Destination Resort	SUP
<i>Small Commercial Campground</i>	A
Communication Facilities	
Commercial Antennas	AP
Satellite Dish Antennas	AP
Wireless Communication Facilities	SUP



BLACK ROCK STATION SPECIFIC PLAN

Convention and Meeting Facilities	A
Helicopter Services	
Heliport	SUP
Helistop	SUP
Lodging Services	
Bed and Breakfast Inns	SUP
Medical Services	A
Nursery Sales	
Wholesale	SUP
Recycle Center	
<i>Composting</i>	AP
<i>Storage Services</i>	
<i>Commercial Storage (Indoor)</i>	A
<i>Commercial Storage (Outdoor)</i>	A
Transportation Services	A

Table 4 –Industrial Use Types

INDUSTRIAL USE TYPES	REQUIREMENT
Custom Manufacturing	A
Energy Production	
Renewable	SUP
General Industrial	
Limited	A
Intermediate	SUP
High Technology Industry	SUP
Salvage Yards	SUP
Wholesale Storage and Distribution	
Light	A
Heavy	A
<i>Inoperable Vehicle Storage</i>	A
<i>Operable Vehicle Storage</i>	A
<i>Recreational Vehicle Storage</i>	A
Public Service Yards	SUP
Safety Services	SUP



BLACK ROCK STATION SPECIFIC PLAN

Table 5 – Agricultural Use Types

AGRICULTURAL USE TYPES	REQUIREMENT
Agricultural Processing	SUP
Agricultural Sales	AP
Animal Production	A
Animal Slaughtering, Agricultural	A
Animal Slaughtering, Mobile	SUP
Crop Production	A
Game Farms	SUP
Produce Sales	SUP

2.5.1 Uses Not Defined

For any proposed uses that are not defined, refer to the Washoe County Development Code Use Table for the General Rural (GR) Zone.



BLACK ROCK STATION SPECIFIC PLAN

3.0 Site Design Standards

3.1 Setbacks

Setback standards are included to ensure proper relationships with adjoining properties and overall safe pedestrian and vehicle circulation.

It is important to note that the setback standards contained within this Plan apply to new construction. Buildings in existence prior to the adoption of this Specific Plan shall be exempt. However, any new additions shall require review under these applicable standards.

Setbacks within Black Rock Station are designed to protect the rural character of the area and screen onsite operations from adjoining parcels and roadways. Therefore, perimeter setbacks are increased in order to allow area for appropriate buffering, fencing, and landscaping as the property is developed in the future.

Table 6 (below) provides the overall setback requirements for Black Rock Station.

Table 6 – Required Setbacks

Yard	Black Rock Station
	30' setback
	30' setback
	30' setback
	30' setback

3.2 Building Heights

A thirty-five (35) foot building height is allowed within the Specific Plan to accommodate shop-type buildings which typically require a higher indoor ceiling height in order to meet OSHA and other applicable safety regulations.

Building height restrictions do not apply to communication or utility structures. These facilities are regulated by the Washoe County Development Code and/or the Federal Communications Commission.

3.3 Parking

It is likely that parking for some uses on the subject parcel may not demand traditional pavement, lighting, and landscaping due to the rural character of the area. If there is a concern about satisfying the parking standard for anew/proposed use as required in Washoe County Development Code, Article 410, parking and Loading, a request to reduce specific parking standards shall be made at the time of the building or permit request by means of a Director's Modification of Standards.



BLACK ROCK STATION SPECIFIC PLAN

3.4 Building Site Coverage

The Specific Plan does not restrict overall building coverage. However, all other standards such as setbacks, parking, landscaping, etc. must be met.

3.5 Landscaping and Screening

The High Desert Area Plan recognizes that the environment of Hualapai Valley is one in which water is a precious commodity. Therefore, the landscaping standards adopted by this Specific Plan implement drought tolerant landscaping and xeriscape concepts in order to promote water conservation. Based on repeated input from Gerlach residents, it is also recognized that non-native plant species appear out of place when used in a large landscape and that suburban-style landscape designs do not reflect local aesthetic preferences. The standards include provisions for the use of native plants which blend with the area.

In circumstances where only a portion of the property is being developed (i.e. communication tower on an overall larger parcel), the landscape requirement area shall be defined based on the area disturbed by development, not the parcel as a whole. In effect, areas not designated for development will be left in a natural condition.

The following standards shall apply to Black Rock Station:

1. Non-native landscaping with the exception of limited evergreen trees shall be prohibited.
2. In areas where any industrial operations may be visible from adjoining properties or roadways, the Level I screening standard described in Section 3.6 shall apply. Trees shall be a minimum 1.5" caliper for deciduous. For evergreen trees, 50% shall be at least 6' in height and 50% shall be at least 8' in height. The use of berms or other earthen structures may also be incorporated.
3. Climatic adaptive plants, as identified by the Washoe County Cooperative extension or Washoe Storey Conservation District, shall be required for all plantings within newly developed landscape areas.
4. No turf shall be allowed unless directly associated with the Caretaker residence or a developed housing area. Commercial campgrounds may include turf areas, not to exceed 5% of the total campground area.
5. Landscaping within the industrial and storage areas of Black Rock Station is not required. A minimum of 20% of the developed area shall be landscaped for the single family home area, campground areas, barracks areas, and destination resort areas. Perimeter landscaping is designed to buffer all external impacts.



BLACK ROCK STATION SPECIFIC PLAN

6. Areas disturbed by development shall be reseeded with native seed or treated with a Health Department approved dust palliative to prevent blowing dust. Reseeding shall use a seed mix approved by the Washoe Storey Conservation District or University of Nevada Cooperative Extension and shall include temporary irrigation for a minimum of 2 years or until native plants have been established (compliance to be determined by the Department of Planning and Development).
7. Standards not addressed shall be subject to the provisions of Article 412 of the Washoe County Development Code.

3.6 Specific Buffering Requirements

The Specific Plan includes a variety of uses. Based on their unique visual impacts, uses have different screening requirements. These different levels of screening are defined below. Figure 12 (following page) identifies screening requirements by area. For areas where approved screening already exists no further screening is required.

1. Level I - Maximum Screening: shall include an eight-foot tall chain link fence with slats that provide at least 95% visual screening, located on top of an earthen berm, not less than three feet in height and bordered by one tree for every twenty feet of screening, placed on the exterior of the fence. Trees may be clustered to provide a more natural appearance.
2. Level II - Moderate Screening: shall consist of a six-foot tall chain link fence with slats that provide at least 50% visual screening and bordered by one tree for every twenty feet of screening, placed on the exterior of the fence. Trees may be clustered to provide a more natural appearance.
3. Level III - Low Screening: shall consist of open fencing such as chain link or split rail and bordered by one tree for every thirty feet of screening, placed on the exterior of the fence. Trees may be clustered to provide a more natural appearance.
4. Level IV - Minimal Screening: shall consist of one tree every 40 feet along the boundary of the use area. Trees may be clustered to provide a more natural appearance.



BLACK ROCK STATION SPECIFIC PLAN

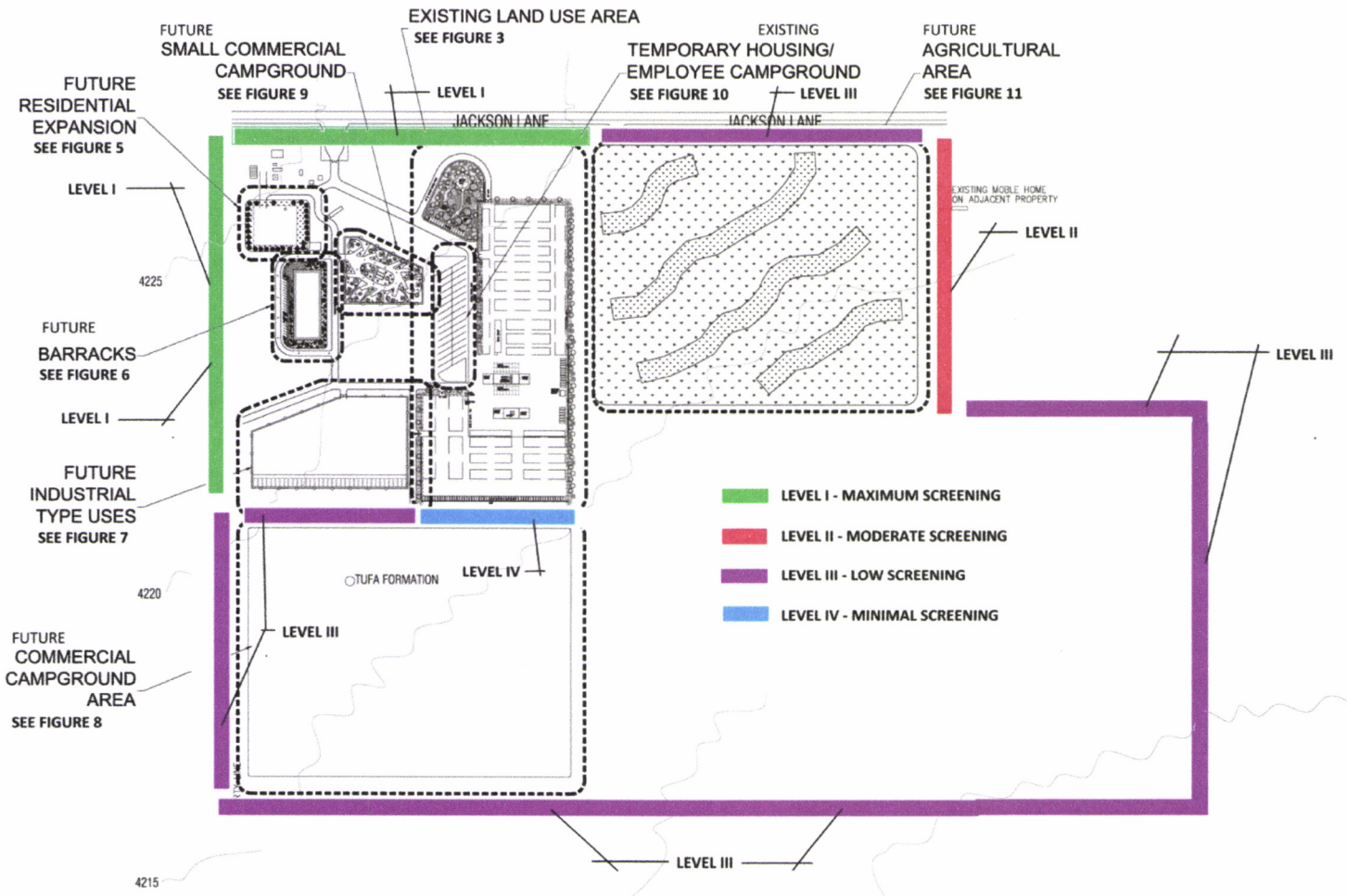


Figure 12 – Screening and Buffering



BLACK ROCK STATION SPECIFIC PLAN

3.7 Fencing

Fencing shall be used, as necessary, to screen uses within Black Rock Station from surrounding properties or to provide separation between uses where desired. The following standards shall apply to Black Rock Station:

1. Fencing shall not exceed eight (8) feet in height without subsequent approval by the Planning and Development Division of Community Services Department.
2. Acceptable fencing material for external Specific Plan Area boundaries include wood and slatted chain link. In areas where screening is achieved by structures (i.e. buildings or storage containers), fencing requirements may be waived as long as exterior boundary landscape screening standards are implemented.
3. Split rail fencing may be used at the entry area and along Jackson Lane for aesthetic appeal.

In areas that include a large number of storage containers at the perimeter of the developed area, fencing may be omitted as these containers provide effective screening of internal uses. However, landscaping, in accordance with the standards described herein must be provided. No stacking of cargo containers shall be allowed. Containers shall include earthtone colors and shall match if used as a screening mechanism. Additionally, all container doors shall be oriented inward to the site.

3.8 Architecture

There are no set architectural standards for Black Rock Station. However, the individual full-size plan sheets for the property sub-areas, included with this document, contain example architecture. Given the mix of allowed and existing uses, all architectural styles shall be allowed. Therefore, provisions of the Washoe County Development Code related to architecture shall be adopted by this Specific Plan. More specifically, the regulations applied to the General Rural zoning category shall apply unless otherwise altered by the standards included in this plan (i.e. building height, etc.).

All bare or galvanized metal buildings shall be coated to prevent a shiny appearance. Acceptable treatments include Natina™, factory powder coating, etc. Colors shall blend with the surrounding undisturbed terrain.



BLACK ROCK STATION SPECIFIC PLAN

3.9 Lighting

Lighting can be used to accentuate building architecture, art displays, etc. as well as for security purposes. Buildings will incorporate traditional lighting in terms of security, etc. Lighting which results in spill-over or glare on to any non- owner/developer property or roadway shall be prohibited. All lighting shall be down shielded such that lighting is emitted downward only and shall be the minimum amount of lighting required in order to meet basic safety and functionality standards. A photometric plan shall be submitted and approved by the Planning and Development Division for all new lighting.

Art parks may incorporate the use of neon lighting as it relates to the art work being displayed. Flashing or animated illumination is prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

The Specific Plan requires lighting for safety and security purposes. Security lighting shall be allowed at the primary access to the Black Rock Station facility. Additionally, security lighting shall be allowed on buildings, as well as on posts within the various yard areas. This lighting shall be at the discretion of owner/developer. Light posts shall not exceed twelve (12) feet in height.

3.10 Minimum Lot Area

Lot areas within Black Rock Station shall be a minimum of 40 acres per the Rural Master Plan designation. Any future subdivision of the property, through Division of Land into Large Parcels (DLP), for example, shall conform to the standards outlined for the General Rural zoning category within the Washoe County Development Code. The intent of this is to ensure that no parcel less than 40 acres is created within the Black Rock Station Specific Plan.

3.11 Natural Hazards

The Washoe County Fire Hazard Map identifies this parcel as having a high risk for wildfires. The owner/developer is prepared to take this risk seriously. As such, an Emergency Services Plan has been developed and is included in Appendix 2.

The generally level topography of the area aids in the control and avoidance of wildfire danger. In order to maintain a low level of wildfire risk, owner/developer will avoid landscaping practices that raise wildfire exposure and will maintain proper fire vehicle access to the site at all times.

3.12 Traffic

Eighty (80) or more peak hour vehicle trips or 750 ADT require the submittal of a traffic impact report. When a project or cumulative projects reach these limits, a traffic impact report prepared by a licensed Nevada traffic engineer is required. Once a traffic impact report has been submitted and approved, other subsequent projects may require an update of the traffic impact report to be determined by the Director of the Washoe County Public Works Department.



BLACK ROCK STATION SPECIFIC PLAN

3.13 Paving Standards

All parking and interior roadways shall be constructed of not less than 6 inches of road base material, acceptable to the County engineer, and compacted to 95% Maximum Dry Density (MDD). An approved dust palliative such as magnesium chloride shall be applied to all parking, loading, and maneuvering areas not less than two times every calendar year.

Where a hard, all-weather surface is needed/required, alternatives to blacktop/petroleum based asphalt, including Health Department approved dust palliatives (i.e. magnesium chloride), interlocking paving stones, stamped concrete, cellular block, or other proven systems (trade names include Eco-Grid, Grasscrete, etc.) may be used. All required handicap parking spaces shall be constructed to the requirement of Washoe County Development Code, Article 410, *Parking and Loading*.

3.14 Sewer

No sewer system is available within the Hualapai Valley. Therefore, the use of an engineered septic system(s) shall be allowed. All septic systems shall be designed to the standards of and approved by the Washoe County District Health Department and the Nevada Division of Environmental Protection.

3.15 Water

Projects may use individual or group wells, subject to the approval of the Washoe County Department of Water Resources and the Nevada State Engineer.

Any project requiring additional water rights shall have the rights dedicated before a building permit is issued.

3.16 Standards Not Addressed

Any development standards not specifically addressed in this Specific Plan shall be subject to the requirements set forth in the Washoe County Development Code and/or High Desert Area Plan. For the purposes of Black Rock Station, the General Rural zoning standards shall be applied.

3.17 Legal Description

A legal description for the property subject to this Specific Plan, APN 066-030-23, is included as Appendix 1. Any changes/additions shall require an updated comprehensive legal description prepared by a Nevada licensed land surveyor or professional title corporation to the satisfaction of the Planning and Development Division of Washoe County Community Services Department.



BLACK ROCK STATION SPECIFIC PLAN

3.18 Compatibility

The Specific Plan is compatible with the Washoe County Master Plan, and with surrounding land uses, in that all uses proposed as part of the Plan are currently allowed uses under the existing Master Plan designation. Proposed densities and development patterns are consistent with the Master Plan. The Development Standards included with this document protect surrounding property from undue impacts and unpredictable development.

Additionally, the Truckee Meadows Regional Plan (TMRP) establishes maximum densities for rural character areas within Washoe County. The Hualapai Valley is located within the rural character area. As such, all densities proposed within this Specific Plan are in compliance with the TMRP.

It is important to note that temporary uses such as dormitories, bunkhouses, commercial campgrounds, etc. are exempt from the TMRP provisions. The TMRP specifically allows for these uses outside of the TMSA boundary when consistent with existing underlying zoning (policies 1.1.5 and 1.3.1). The policies related to density, etc. in the TMRP apply to permanent structures, subdivisions, etc. and therefore are not applicable to this request. The policies are oriented towards permanent populations and facilities. Any actual recorded subdivision of property shall be subject to review and approval of applicable entitlement requests by Washoe County. Underlying densities may not exceed that of the underlying base zoning district and shall be shown to comply with the TMRP policies.

3.19 Air Quality

The owner/developer is committed to environmental protection. The allowed uses proposed with this application include the potential to pursue alternative energy production, primarily wind and solar power facilities. These uses provide for the maintenance of air quality.

3.20 Land Grading, Erosion, and Flood Control

The Black Rock Station site is essentially flat and is not located within a designated flood hazard zone. All grading disturbance shall be either revegetated or treated with a Washoe County District Health Department approved dust palliative within 30 days of being disturbed to ensure that erosion and/or blowing dust from disturbed areas does not occur. All grading activities within Black Rock Station shall be in accordance with Washoe County Development Code standards.

3.21 Recreational Amenities

There are no public recreational amenities within Black Rock Station. Any connections to the overall regional trail network shall include public access.



BLACK ROCK STATION SPECIFIC PLAN

3.22 Trails and Open Space Provision and Maintenance

All open space, common areas (including trails), and landscaping within the Black Rock Station Specific Plan shall be maintained by the owner/developer. All areas shall be maintained in a neat and orderly fashion and in compliance with any applicable conditions and/or standards as outlined in this handbook.

3.23 Wildlife Preservation

In general, Black Rock Station will not be developed to an intensity that would prohibit the movement of wildlife across most portions of the site. Any project that has the potential to inhibit wildlife movement will be reviewed by the proper wildlife agency prior to the issuance of a building permit. The owner/developer agrees to comply with State and Federal law regarding wildlife protection.

3.24 Historic, Cultural, and Archeological Resources

Investigations to this point have not identified any historic, cultural and archaeological resources on the site. The owner/developer agrees to protect any such resources.

3.25 Improvements

Infrastructure improvements necessitated by development of owner/developer project(s) shall be at the expense of the developer. As needed, over sizing of facilities will occur to accommodate future growth, as determined reasonable by the reviewing authority.

3.26 Phasing

Black Rock Station will be developed in multiple phases, as shown in Table 2.25.1.

Table 7 (following page) outlines a tentative phasing plan for Black Rock Station based on current estimates of as February 2014. The owner/developer and Washoe County recognize that some flexibility in the phasing plan is to be expected.



BLACK ROCK STATION SPECIFIC PLAN

Table 7 – Phasing

Phasing Timeline (begins June 2014±)	Projected Uses
0 to 5 Years - Short-Term	<ul style="list-style-type: none"> Single-Family Dwellings
5 to 10 Years - Mid-Term	<ul style="list-style-type: none"> Large Commercial Campground Barracks (up to 3 buildings) Communication Facilities Renewable Energy Services Crop Production Agricultural Production/Sales
5+ Years - Long-Term	<ul style="list-style-type: none"> Destination Resort Cultural Center Administrative Offices

3.27 Subsequent Actions

This Specific Plan shall not prevent Washoe County, in subsequent actions applicable to the property, from adopting new ordinances, resolutions, or regulations that conflict with those in effect at the time of adoption of this Specific Plan, except that any subsequent action by Washoe County shall not prevent the development of the property and uses as set forth in this Specific Plan.

3.28 State and Federal Restrictions

In the event that State or Federal laws or regulations enacted after the adoption of the Specific Plan prevent or preclude compliance with one or more of the provisions of the Plan, such provisions shall be modified or suspended as necessary to comply with State and Federal law. Any such action shall be taken by the Washoe County Board of Commissioners at a legally noticed public hearing.

3.29 Amendments

It may be necessary to amend this Specific Plan from time to time. This includes the addition of new properties adjacent to Black Rock Station, clarification of specific standards or uses, and the incorporation of new environmentally sound technologies.

Amendment of this Plan shall be by means of an application for an "Amendment of Conditions" which must be heard and approved by the Board of County Commissioners.



BLACK ROCK STATION SPECIFIC PLAN

3.30 Financing

Project financing shall be the responsibility of owner/developer. All necessary infrastructure to serve the site shall be constructed at the expense of owner/developer and dedicated to Washoe County as appropriate.

Any agreement between owner/developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be allowed if agreeable to all parties, which agreement shall not be unreasonably withheld.

The owner/developer is required to pay all applicable development impact fees as mandated by Washoe County and Nevada Revised Statutes.

3.31 Concurrency

Infrastructure upgrades are intended to occur in conjunction with land development. The owner/developer is therefore prepared to address Washoe County's requirements for infrastructure upgrades as part of the application and building process. Due to the inherently complicated timelines, and frequently unpredictable nature of land planning and construction, it should be recognized that flexibility in establishing completion dates for infrastructure upgrades is warranted and should be addressed on a case-by-case basis as property is developed.

Black Rock Station is the only property in the Hualapai Valley currently owned by owner/developer and included in this Plan. It is possible they may seek to add additional adjacent parcels to this Specific Plan at a later date by following the amendment of conditions process outlined in the Washoe County Development Code.

3.31.1 Water and Sewer Capacity

Property in the Hualapai Valley is not served by water and sewer connections. These infrastructure items will therefore be addressed by the developer, under applicable development and building code requirements.

3.31.2 Road Capacity

The existing road network serving Black Rock Station is likely to prove sufficient, given the limited development goals for this site. In fact, traffic numbers at the site may not increase under this Specific Plan and may decrease if temporary workers can be housed onsite rather than in the town of Gerlach.



BLACK ROCK STATION SPECIFIC PLAN

3.31.3 Police and Fire Protection

Similar to the road network, police and fire calls to the site may not increase with this Plan. Activity at the site is not likely to be significantly greater than what already occurs at the site during the Burning Man festival.

To account for police and fire impacts from new development, the developer agrees to consult with police and fire service providers prior to obtaining a building permit or instituting a new land use, in order to assess the adequacy of existing services.

3.32 Emergency Plan

An emergency services agreement has been reviewed and accepted by Truckee Meadows Fire Protection District. A copy of this agreement is included here as Appendix 2. This agreement covers the ongoing, roughly continuous activities described within this Specific Plan. Emergency services relating to the annual Burning Man festival are covered under separate agreements with area service providers and are addressed in the next paragraph.

3.32.1 Emergency Services for the Annual Burning Man Festival

As a condition of BLM and special events permits related to the Burning Man festival, owner/developer is required to provide supplemental emergency services prior to, during, and following the festival. Each year, owner/developer directors and representatives meet with local emergency management officials including the Bureau of Land Management, Washoe County Sherriff's Office, Truckee Meadows Fire Protection District, REMSA, Nevada Highway Patrol, etc. The purpose of this meeting is to review data and recommendations by emergency service providers on necessary staffing and equipment levels. In turn, the owner/developer provides the necessary funding to ensure adequate levels of services are in place.

APPENDIX 1

**Legal
Description**

Legal Description

(APN 066-030-23)

All that certain piece or parcel of land situate in the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 23 East, M.D.M., of Washoe County, Nevada, as described in the Official Records of the Washoe County Assessor's Office.

APPENDIX 2

**Emergency Services
Agreement**



Hualapai Valley Specific Plan Emergency Services Component



Introduction and Purpose

This document is intended to support and complement the Hualapai Valley Specific Plan, approved by Washoe County on XXX, XXXX. The Specific Plan outlines allowed development and uses at the property(s) and provides protections from undue impacts to neighboring areas.

This emergency services document specifically addresses the provision of emergency services at the Hualapai Valley site, given the unique set of uses and the somewhat remote location of the site. This document is based on collaboration between the property owners and Washoe County personnel and is based on extensive emergency services provision experience. This document reflects past and ongoing consultation between the property owners and emergency services personnel and the provisions described here regulate the provision of emergency services at the site.

Overview

As Black Rock City LLC activities and interests have expanded over the years, substantial managerial skill and infrastructure is now required to maintain operations. This includes multiple buildings and properties that contain the various support operations such as: provide office space, living quarters, vehicle storage, materials storage, and art studio space. A corporation, Black Rock City, LLC, was established to oversee and coordinate these operations.

In addition to the expanding annual event, traditionally scheduled during Labor Day week, Black Rock City, LLC envisions adding additional events that take place throughout the year, both at locations in the Hualapai Valley and within the town of Gerlach. The provisions outlined in this document will apply primarily to these events that exist outside of the current annual Burning Man event. The reason for this is that emergency services provision has been, and remains, an important element of preparing for and maintaining the annual event. Medical, fire, law enforcement, and other municipal-type services are routinely provided during the event and are covered under ongoing agreements between Black Rock City, LLC and the relevant providers/authorities.

Project Area

The project site is located within the High Desert Area Plan, as designated by Washoe County. A main purpose of the Area Plan is to retain the rural character of the area. It is important to note that Black Rock City, LLC is in overall agreement with the Area Plan. They appreciate and enjoy this rural character and seek to maintain it. Black Rock City, LLC has proven that their required uses are not incompatible with the Area Plan and can blend with the built environment and actually provide benefit to the region by creating opportunities for visitors to appreciate the Hualapai Valley.



Hualapai Valley Specific Plan Emergency Services Component



As detailed more completely in the Specific Plan, the project area encompasses all of the property held by Black Rock City, LLC within the Hualapai Valley. Specifically, this is inclusive of AP # 066-030-23 which consists of 200± acres located along the south side of Jackson Lane. The parcel is located in a portion of Section 36, Township 35 North, Range 23 East, MDM. Figure 1.1 (below) depicts the work ranch property.

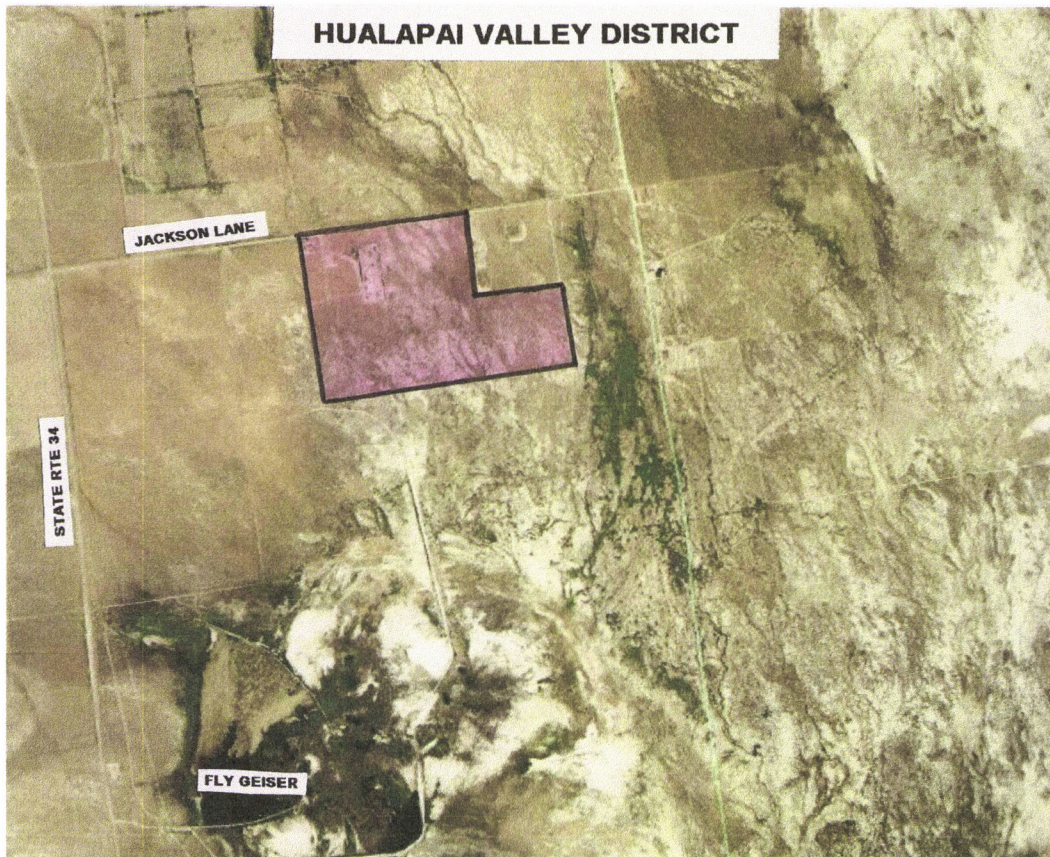


Figure 1.1 – Vicinity Map



Hualapai Valley Specific Plan Emergency Services Component



Existing Conditions

Black Rock Station serves a vital role for the overall operations of Burning Man and Black Rock City, LLC special events. As Burning Man and Black Rock City events have grown, Black Rock Station has evolved from an unorganized storage yard to a highly organized year-round work ranch that incorporates an automobile repair facility, shop building, vehicle storage, custom manufacturing, and supply storage. Black Rock City, LLC has worked diligently to organize the facility and incorporate screening measures that make the overall operations virtually invisible from nearby properties and roadways.

Black Rock City, LLC's Director of Nevada Properties resides at Black Rock Station year-round and serves as an overall manager of the facility.

Figures 1.2 and 1.3 depict the existing conditions at Black Rock Station/Hualapai Valley District.



Figure 1.2– Aerial View



Hualapai Valley Specific Plan Emergency Services Component



Figure 1.3 – Site Photos



Hualapai Valley Specific Plan Emergency Services Component



Ongoing Review Process

It will be beneficial to both Burning Man and to the County to periodically revisit the provisions of this agreement in order to ensure that the standards and processes included here are relevant, effective, and comprehensive. This review process is intended to ensure that public safety is being maintained in an efficient and logical manner. Standards and actions that are no longer relevant may be retired over the course of the Hualapai Valley Specific Plan, and likewise, new standards that better serve public safety may be implemented.

The overall Hualapai Valley Specific Plan contains provisions for periodic review. The provisions contained in this document shall be reviewed on this same periodic review schedule. The review process shall include Black Rock City, LLC staff or their designated representative, Washoe County Community Development staff, and the Washoe County Fire Coordinator.

Emergency Communications Capability

Black Rock City, LLC has worked over the past several years to improve communications at their properties. In some cases, this has been difficult due to resistance on the part of Washoe County to approve Burning Man projects; however, they will continue to improve communications capability with the goal of achieving continuous, reliable cell phone coverage to the Hualapai Valley site, suitable for initiating and coordinating emergency services operations at the site.

With the establishment of a new use at the site, such as a resort, commercial campground, or worker housing, Black Rock City, LLC will demonstrate suitable emergency communications function. If necessary, Black Rock City LLC will install additional cell phone or radio transmission capability, using either their existing transmission tower in town or by adding an additional structure at the Hualapai Valley site. A communications plan must be presented for review and approval by the fire department, prior to the issuance of a certificate of occupancy for any such use.

At current time, cellular phone service is available at the ranch. At a minimum, Black Rock City shall provide management staff with a working cell phone(s) that is to be kept onsite at all times and made available for emergency use.

Existing Emergency Services Infrastructure

The town of Gerlach currently contains a volunteer fire station, part of the Washoe County Fire Suppression Program (Washoe County Fire and Fire Based Emergency Medical Services Master Plan, page 25). For a variety of reasons, including a desire on the part of Burning Man to strengthen the Gerlach community, and to further the goal of improving staffing at this station, it makes sense to provide funding and support directly to this station rather than solely install facilities on Burning Man property. A focus of this plan will therefore be to look for ways to enhance the capabilities of this existing station. The following section provides specifics on this goal.



Hualapai Valley Specific Plan Emergency Services Component



Specific Emergency Services Triggers

The core of this emergency services addendum is the provision of specific land use triggers that determine emergency services needs and subsequent actions. In general, these triggers identify selected points of land use intensity that relate to increased demand for emergency services. When these trigger points are reached on the Hualapai Valley Specific Plan property, the described emergency services are to be provided. The Hualapai Valley Specific Plan identifies proposed land uses on the subject property. Emergency services triggers are therefore linked to types and intensities of land uses and are individually described as follows:

Exclusionary Period

It is important to note that these triggers apply only to activities on the Hualapai Valley property that are outside of the time period of the annual Burning Man event. For this Emergency Services document, this time period shall be defined as the dates outlined in the existing service plan for the annual event. This is currently one week prior to the start of the event and 2 days following the close of the event and is generally scheduled around the Labor Day holiday. This period of time is subject to amendment and this agreement will amend accordingly to conform with the dates of the annual event. During this period, the terms of this agreement shall be superseded by the emergency services provisions that are annually agreed to and implemented as part of the annual event.

Triggers

Permanent population: A primary measurement of land use intensity is the permanent population. The permanent population of the Specific Plan property is currently very low (1 Burning Man employee and spouse). Should the permanent population of the property reach twenty nine (29), it shall be required that a licensed EMT is on site. Should the permanent population reach fifty nine (59), an additional licensed EMT shall be on site. These EMTs do not necessarily need to be employees of Washoe County or any other public agency, but may be Burning Man employees or private individuals holding the proper licensing and training to function in the State of Nevada. Should the permanent population reach 100, additional medical staff requirements shall be evaluated and implemented, based on historical service call rates and current needs as demonstrated by activities at the site.

Temporary Population: Hualapai Valley activities may occasionally require temporary populations residing at the property. This is generally volunteer work crews performed various tasks such as environmental remediation and cleanup on the Black Rock Desert, and equipment maintenance in the industrial yard. Housing for these crews will be provided in two distinct ways: a permanent barracks structure as described in the Hualapai Valley Specific Plan; and in travel trailers to be contained in a designated area identified on the Specific Plan. Note that "temporary" and designed to comply to all codes related to establishment and operation of an RV Park in this case does not refer to building structures, but only to the work crews. Any buildings constructed in relation to this use, such as a barracks structure, will be built to Washoe County building standards for permanent installations.



Hualapai Valley Specific Plan Emergency Services Component



At times when the temporary population reaches or exceeds 49 people, it shall be required that a licensed EMT is on site. This temporary population shall be defined as people staying on-site for 24 hours or longer. Similar to the provisions for the permanent population, this EMT does not need to be an employee of Washoe County or any other public agency, but may be a Burning Man employee or private individual holding the proper license and training to function in the State of Nevada.

Residential Square Feet: The Hualapai Valley Specific Plan contains provisions for the possible construction of one single family home and a barracks for temporary work crews. At the time of construction these structures shall have installed an automatic fire sprinkler system that meets the requirements of NFPA for the type of construction and occupancy. The barracks shall require a water reservoir sized according to local fire department standards shall be included, unless such a system is already installed due to industrial construction. Due to the proximity of industrial and residential building sites on the property, one system may be sufficient to serve both uses. The determination of the ability for one system to comply with all required needs shall be the sole decision of the designated County Fire Official.

Commercial Square Feet: The Hualapai Valley Specific Plan allows for the construction of a limited amount of commercial space, primarily in the form of conference center or vacation retreat type operation. Any such building(s) will be built to current fire standards. Additionally, if the total area of commercial building space exceeds 6,000 gross square feet, the property owner shall provide on-site an emergency fire fighting system, including a water reservoir sized according to local fire department standards. The property owner shall ensure that the staff includes a designated emergency manager and that the staff overall has sufficient training and expertise to operate the fire fighting system.

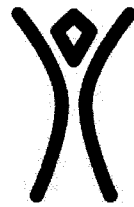
Industrial Square Feet: The Hualapai Valley Specific Plan property already contains a small amount of industrial development which has operated for many years without incident. There is some possibility of additional industrial square footage being installed. At the time of construction these structures shall have installed an automatic fire sprinkler system that meets the requirements of NFPA for the type of construction and occupancy. , If new industrial space exceeds 2,000 square feet, a water reservoir sized according to local fire department standards may be required , unless such a system is already installed due to residential construction. Due to the proximity of industrial and residential building sites on the property, one system is sufficient to serve both uses. The determination of the ability for one system to comply with all required needs shall be the sole decision of the designated County Fire Official

Gerlach Fire Station

As noted, there is an existing emergency services operation in the area, the Washoe County Gerlach Volunteer Fire Station. Black Rock City, LLC recognizes that increased activity at their site has the potential to lead to increased demand on this station. It is therefore proposed that during periods where the population at the Hualapai Valley site exceeds 99 people (24-hour or longer stay), Black Rock City, LLC will provide funds sufficient for the staffing of 24hours (1 work shifts) of daily coverage of a trained emergency services responder at the Gerlach Station for the duration of time that the population of the Hualapai Valley site exceeds 99 people.



Hualapai Valley Specific Plan Emergency Services Component



In order to address any ongoing staffing issues at the Washoe County Gerlach Volunteer Fire Station Black Rock City, LLC will provide an annual payment of \$5000, to be used for professional development, training of Gerlach Station staff and or specialized equipment . These funds shall be transmitted to the county each July 1 and be designated solely for use in supporting the Washoe County Gerlach Volunteer Fire Department program.

Construction Standards

All construction shall comply with the adopted County Codes as well as the requirements listed above related to automatic fire sprinkler systems.

Firefighting Infrastructure

Fire suppression features within buildings or by firefighting personnel and equipment requires adequate water flow. Without sufficient quantity and delivery pressure, firefighting efforts will not be optimal. Therefore, Black Rock City, LLC agrees to enhance emergency services water storage and delivery, as needed, in order to maintain sufficient flow during emergency situations. If necessary, Black Rock City, LLC will install new water storage and delivery systems sufficient for the required tasks.

Project Direction and Timeline

The Hualapai Valley Specific Plan covers both current and long-range activities at the site. Some of the development described in the agreement is intended to be conceptual. In other words, it establishes general limits and boundaries of development, along with intended uses. The Burning Man organization is a dynamic and creative operation with varied interests. The Specific Plan reflects this, primarily through language designed to reflect the cooperative, ongoing, and mutually supportive working relationship between Washoe County and the property owners. Actual activities at the site will therefore be heavily dependent on as-yet unmade decisions regarding the direction of Burning Man activities, as well as general economic conditions. An exact timeline for buildout of the Hualapai Valley site therefore does not exist. Within the development limits established in the Specific Plan, alterations to some of the developments described in the plan may be altered to more effectively meet the needs of both the property owners and the County.

Termination of Agreement

Should operations cease at Black Rock City, LLC's Hualapai Valley property, this agreement shall no longer be in force.

APPENDIX 3

**Summary of Previous
Approvals**

Previous Washoe County Approvals for Subject Property

Case #	Date	Subject
Special Use Permit SB03-024	February 3, 2004	Auto repair
Special Use Permit SW03-025	February 3, 2004	General industrial
Amendment AC04-003	April 6, 2004	Amendment to SB03-025 building color condition
Amendment AC04-002	April 6, 2004	Amendment to SB03-024 building color condition
Special Use Permit SW04-004	May 4, 2004	Wholesale storage and distribution
Special Use Permit SW04-007	June 2, 2004	Inoperable vehicle storage
Special Use Permit SW04-008	June 2, 2004	Commercial antenna
Special Use Permit SB04-009	August 5, 2004	Operable vehicle storage
Amendment AC05-001	March 3, 2005	Amendment to SB04-009 fence posts
Amendment AC06-013	January 2, 2007	Amendment to SW03-025, SW03-024, SW04-004, SW04-007, SW04-008, SB04-009 concurrent review
Special Use Permit SW02-027	April 1, 2007	Custom manufacturing
Special Use Permit SW02-028	April 1, 2007	Operable and inoperable vehicle storage
Special Use Permit SW02-029	April 1, 2007	Industrial storage
Special Use Permit SW02-030	April 1, 2007	Commercial campground and RV park
Amendment AC07-009	August 1, 2007	Amendment to SW03-025, SW04-004, SW04-007, SB04-009, SB03-025 reconfigure layout