

# STAMPMILL COMMERCIAL

MASTER PLAN AMENDMENT

REGULATORY ZONE AMENDMENT



Prepared by:



JANUARY 15, 2020

# **STAMPMILL COMMERCIAL**

## **Master Plan and Regulatory Zone Amendments**

**Prepared for:**

Vector Account, LLC  
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**January 15, 2020**

**STAMPMILL COMMERCIAL – MASTER PLAN AMENDMENT AND ZONE CHANGE**

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# STAMPMILL COMMERCIAL – MASTER PLAN AMENDMENT AND ZONE CHANGE

## Introduction

This application includes the following requests:

- A **Master Plan Amendment** to re-designate 5.4± acres of property from Suburban Residential to Commercial.
- A **Regulatory Zone Amendment** to rezone 5.4± acres from Medium Density Suburban (MDS) to General Commercial (GC).

## Project Location

The project site (APN # 084-291-04) consists of 5.4± acres located on the south side of Stampmill Drive, west of its intersection with State Route 447, north of Interstate 80 in Wadsworth. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

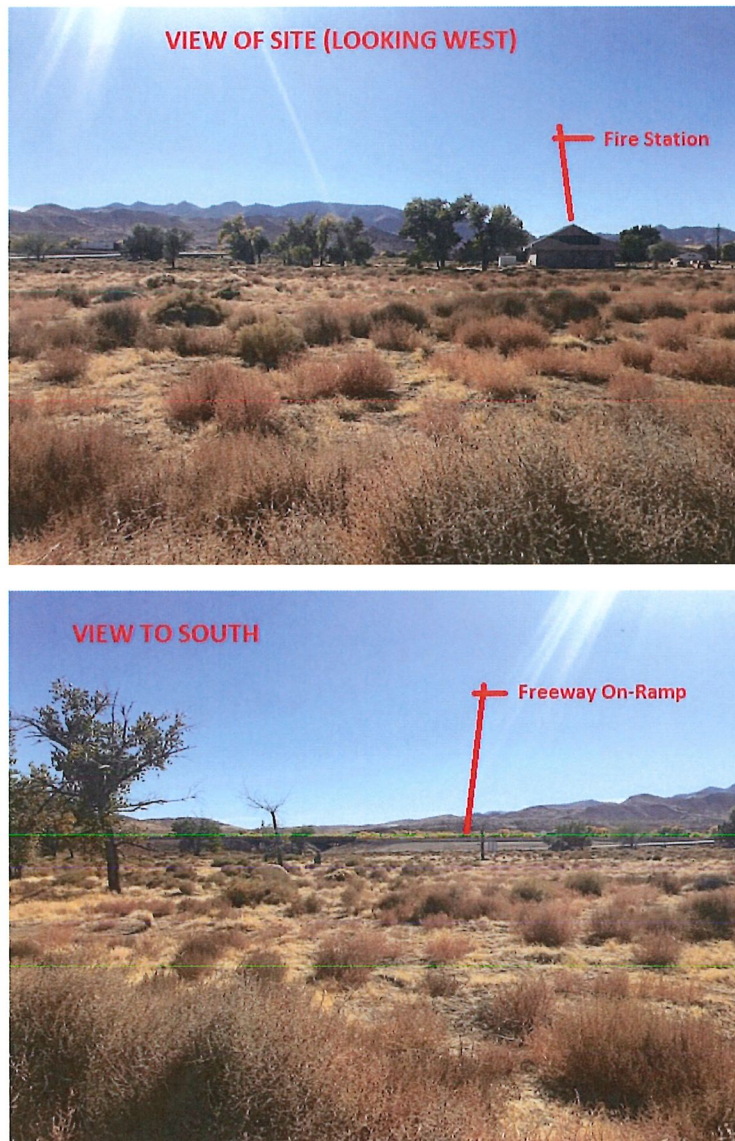


## **STAMPMILL COMMERCIAL – MASTER PLAN AMENDMENT AND ZONE CHANGE**

### **Existing Conditions**

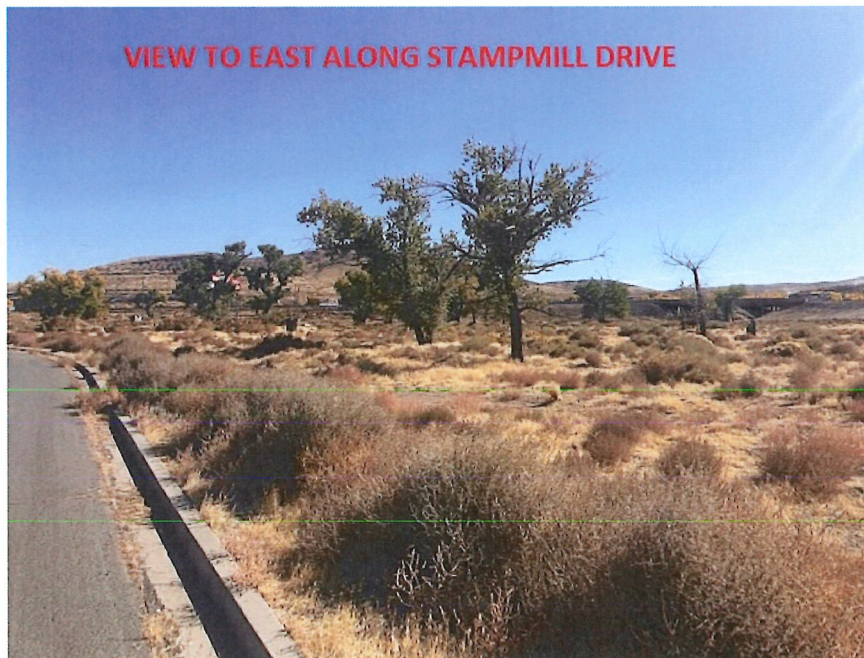
Currently, the project site is vacant. The property lies immediately east of the existing Truckee Meadows Fire Protection District’s Wadsworth Station (volunteer). Property to the north is vacant, with Interstate 80 and the westbound freeway onramp to the south. A small vacant “sliver” parcel exists to the east, separating the site from vacant Tribal land that lies along State Route 447 east of the subject property.

Figures 2 (below) and 3 (following page) depict the existing onsite conditions.



**Figure 2 – Existing Conditions**

**STAMP MILL COMMERCIAL – MASTER PLAN AMENDMENT AND ZONE CHANGE**



**Figure 3 – Existing Conditions**



## **STAMPMILL COMMERCIAL – MASTER PLAN AMENDMENT AND ZONE CHANGE**

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### **Request Summary**

This application includes two land use requests in order to establish General Commercial (GC) zoning at the project site. The first is a Master Plan Amendment (MPA) from the current Suburban Residential (SR) to Commercial (C). The second request is a Regulatory Zone Amendment (RZA) from the current designation of Medium Density Suburban (MDS) to General Commercial (GC).

It is the intent of the project applicant to establish the necessary Master Plan and zoning designations to position the site for development of a future to-be-determined commercial use. Under the current designations, the property is essentially undevelopable. The current SR Master Plan designation and MDS zoning allow for single-family residential development at a density of 3 units per acre. Based on adopted Washoe County standards, lot sizes permitted under MDS are required to connect to municipal water and sewer, neither of which is available at the project site. Although water could be extended, a new sewer treatment plant would be required to develop the site under the current MDS designation. Washoe County has no plans for additional sewer capacity upgrades in Wadsworth and with a potential yield of only 15 units, construction of a wastewater treatment plant to serve the site is not viable.

The site location is another factor to consider in terms of land use. The parcel lies directly adjacent to the freeway and west bound onramp, making it much less desirable for residential use based on noise, traffic, lighting, etc. As outlined in this report, with support from the Truckee Canyon Area Plan, the proposed commercial designations are much more logical for the property and can serve to implement goals and policies established within the Master Plan.

- **Master Plan Amendment**

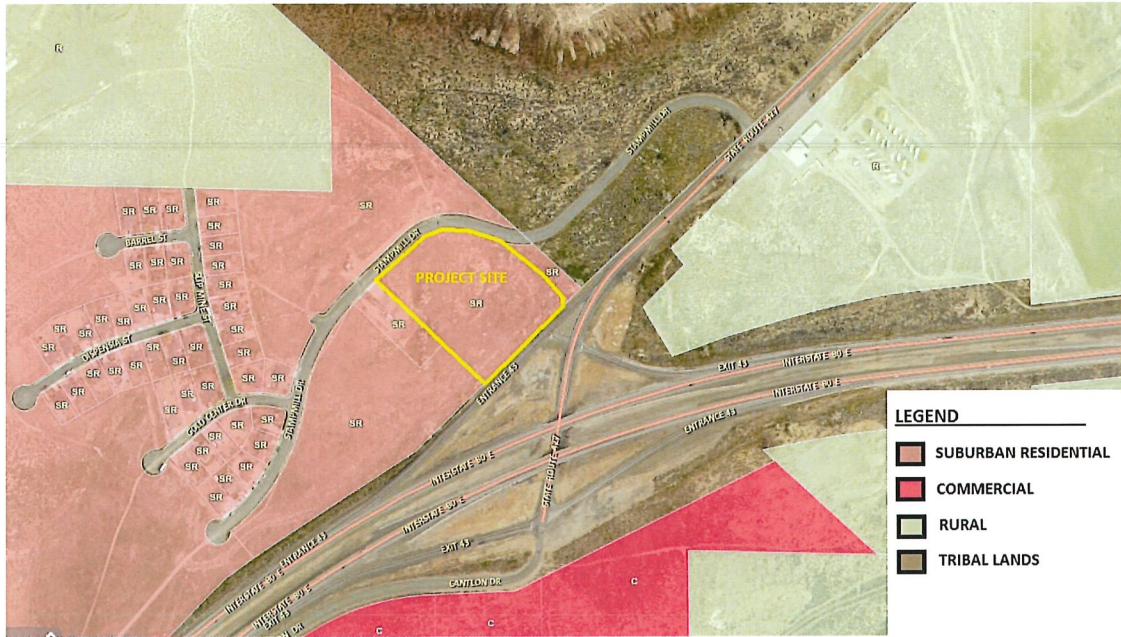
As noted previously, the project site is currently designated as Suburban Residential (SR). However, the zoning categories permitted under the SR designation simply do not work at the project site based on available infrastructure. In the absence of a new sewer treatment facility, the project site cannot be developed to permitted SR densities. The only option would be to develop two large-lot (2.5 acre minimum) residential lots. Given the site's location adjacent to the freeway onramp and higher densities to the west, large lot residential is not appropriate for the area.

Redesignating the site to a commercial land use will allow for the establishment of General Commercial (GC) zoning which can yield a variety of viable uses for the site. Additionally, commercial use can serve to implement policies of the Master Plan and Truckee Canyon Area Plan (as detailed in later sections of this report).

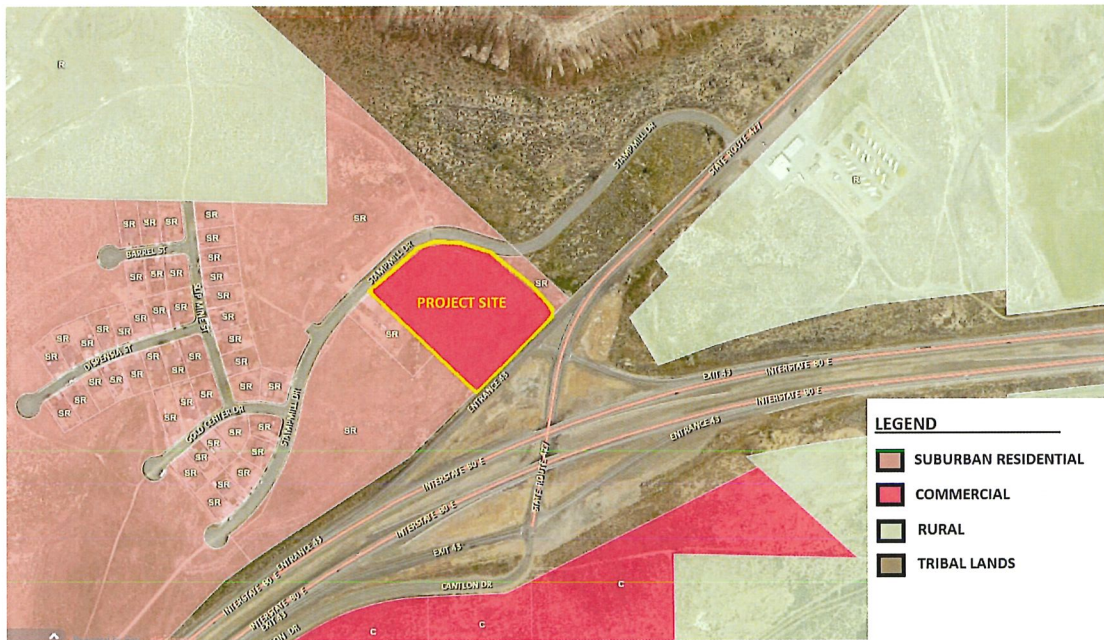
The Master Plan Amendment request included with this application would redesignate the 5.4± acre site from Suburban Residential to Commercial. Figure 4 (following page) provides a visual depiction of the proposed Master Plan land use change.



# STAMPMILL COMMERCIAL – MASTER PLAN AMENDMENT AND ZONE CHANGE



**Existing Master Plan Designations**



**Proposed Master Plan Designations**

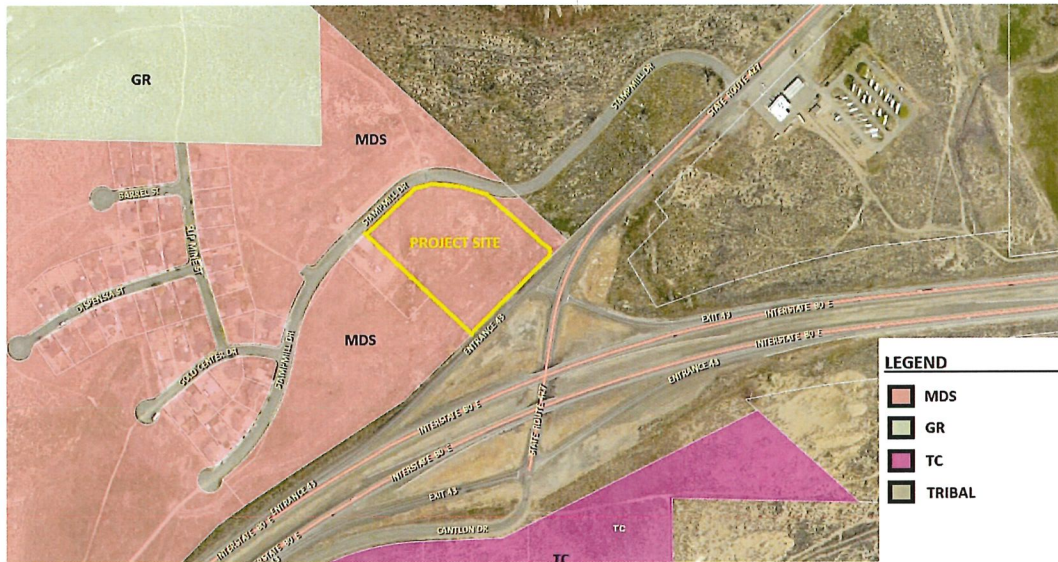
**Figure 4 – Existing/Proposed Master Plan Designations**



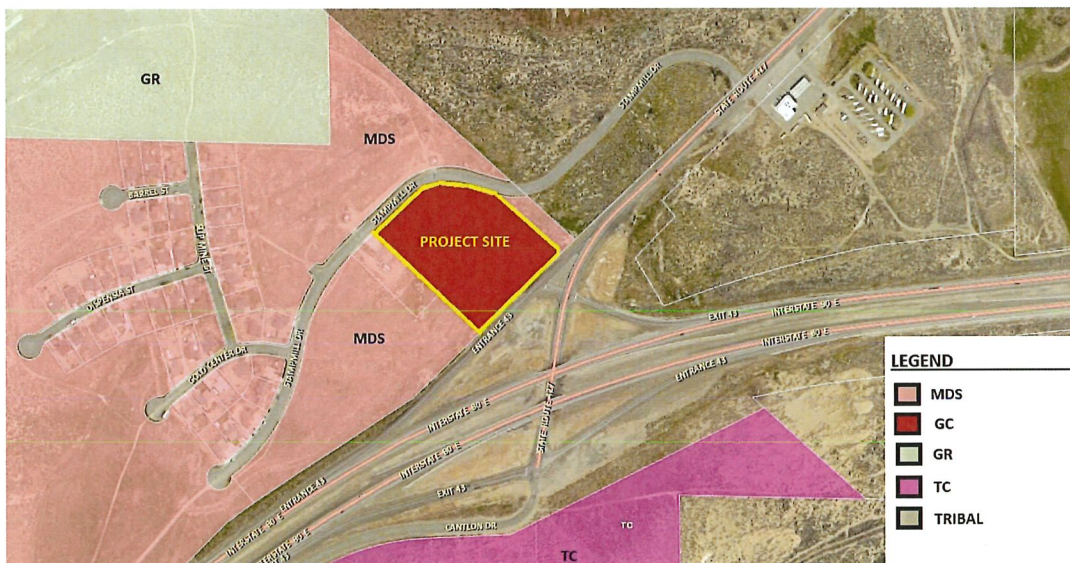
# STAMP MILL COMMERCIAL – MASTER PLAN AMENDMENT AND ZONE CHANGE

- Regulatory Zone Amendment

With establishment of a Commercial Master Plan designation, it is proposed to rezone the property from Medium Density Suburban (MDS) to General Commercial (GC). Figure 5 (below) depicts the existing and proposed site zoning.



Existing Zoning



Proposed Zoning

Figure 5 – Existing/Proposed Zoning

## **STAMPMILL COMMERCIAL – MASTER PLAN AMENDMENT AND ZONE CHANGE**

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### **Planning Documents and Policies**

The requested land use amendments are supported by several planning documents including those published by Washoe County and the Truckee Meadows Regional Planning Agency. Relevant documents and applicable sections/policies are discussed below.

- **Truckee Canyon Area Plan**

The Truckee Canyon Area Plan is the element of the Washoe County Master Plan that covers Wadsworth and the surrounding areas. The Truckee Canyon is unique in that it lies outside of the Truckee Meadows Service Area and is geographically diverse, ranging from steep canyons along the river, to fertile agricultural lands, to large scale industrial parks. The plan encompasses the Town of Wadsworth although the majority of development within Wadsworth is on Tribal lands which is self-governed and not subject to Washoe County regulations, including those related to land use.

A primary focus of the Truckee Canyon Area Plan is the preservation of natural features, wildlife habitats, and archeologically sensitive sites. The Stampmill Commercial parcel does not include any significant natural features, sensitive features, or archeological sites. The property is flat and well suited for development. The parcel has direct access to Stampmill Drive and is bound on the south by freeway right-of-way.

When the Area Plan was adopted in 2012, population projections were used to help determine land use designation within the Plan area. These projections were based on the year 2020 and concluded that a total of 5,007 people would be living within the area. As a result, the Area Plan states on page 16 that ***“future population projections indicate the need for five acres of general commercial in the planning area.”*** The context of this quote relates to the Wadsworth area.

It is now 2020, and indeed the Planning Area has seen significant changes since 2012. For example, the Tahoe Reno Industrial Center (TRIC) located just west of the project site at USA Parkway has exploded into the largest industrial center in the United States bringing thousands of new jobs to the region. This has fueled tremendous housing demand within Reno/Sparks as well as nearby Fernley. Traffic passing by and through Wadsworth has increased up to 10-fold based on traffic counts conducted by the Nevada Department of Transportation. In the meantime, Wadsworth has seen relatively few changes in the 8-year time frame since the plan was adopted. This is largely due to the lack of sanitary sewer infrastructure and the need to upgrade existing water systems.

Although Wadsworth has not seen the explosive growth that has occurred within areas such as Fernley, the demand for the additional 5 acres of general commercial still exists and has yet to be met. Properties south of the interchange are zoned Tourist Commercial (TC). TC zoning is the most intense commercial zone in Washoe County and is intended for uses such as hotels, casinos, truck stops, etc. There has been much interest in recent months to develop this area with freeway oriented commercial use, in support of TRIC, commuters, and travelers along Interstate 80. However, the need for neighborhood serving lower intensity commercial use has been left unresolved.



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It is important to note that the requested land use changes do not conflict with any policies contained in the Truckee Canyon Area Plan, including those contained in the Land Use and Transportation element. The plan does state that future residential development should continue at 3 dwelling units per acre. Assuming that this occurs with future infrastructure improvements (i.e. sewer upgrades) the need for the 5 acres of commercial identified in the Area Plan will be even further exacerbated. Furthermore, the Area Plan is outdated in terms of the projected populations and commercial demands. The Plan included projected estimates from 2020 and is thus in need of an update. Based on the growth that has occurred within the surrounding areas, population and demand projections are now significantly higher than what was previously envisioned.

The current residential designations assigned to the parcel actually conflict with policy TC.3.4 of the area plan which states ***“prevent future residential subdivisions from locating residences next to either Interstate 80 or the Southern Pacific Railroad. Effective shielding and buffering will be planned to provide noise abatement.”*** Policy TC.3.4.1 is even more specific stating that ***“tentative maps shall not locate residences closer than 500 feet line-of-site exposure or 100 feet shielded exposure to the right-of-way of major highways and railroads. Outside noise levels at the residence shall not exceed a maximum of 65 db when trains are passing or 6d Ldn next to Interstate 80.”***

If the property was to develop under the current land use designations, it would be in direct conflict with this area plan policy. The project site lies directly adjacent to the Interstate 80 right-of-way, rendering the entire parcel undevelopable should this policy be enforced. Additionally, the property is located less than 350 feet from the centerline of the westbound travel lanes. Even if a sound wall were to be erected along the southern boundary of the site, it would not connect to any continuation of a sound abatement structure, effectively rendering it useless. This, coupled with the fact that infrastructure to serve MDS uses does not exist, is a highly compelling argument to redesignate the site to commercial.

AS noted previously, this land use amendment proposal does not conflict with a single policy contained within the area plan. In fact, the current SR and MDS designations are in direct conflict with land use policies TC.3.4 and TC.3.4.1. Should commercial zoning be implemented, this conflict would be eliminated, and the 5 acres of general commercial use called out in the Area Plan would be provided.

- **Washoe County Master Plan**

While the Truckee Canyon Area Plan includes policies specific to the Wadsworth area, the Master Plan provides more broad land use policies and goals that establish the overall vision for land use within Washoe County. Most importantly, the Land Use and Transportation Element of the Master Plan establishes the intent of land use categories included within the Plan, including the existing Suburban Residential designation and the proposed Commercial designation.

As defined on page 48 of the Land Use and Transportation Element, the SR designation (existing) is to ***“provide for a predominantly residential lifestyle with supporting mixed use nonresidential and residential uses, including commercial.”*** Although the Plan recognizes that commercial is compatible, the SR designation does not include any complying commercial zoning designations.

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The SR definition also states that *“a further goal of this group is to protect the stability of existing unincorporated neighborhoods and to encourage compatible smart growth development.”* Designating a property that is directly adjacent to the freeway with a clear lack of infrastructure to serve allowed densities, does not represent smart growth, and in fact conflicts with policies included within the Master Plan.

The Master Plan states that *“developments proposed within the Suburban Residential category must promote the development of walkable, mixed-use communities that meet the daily needs of residents, balance jobs and housing, offer a high quality of life, reduces the need for automobile trips, encourage the utilization of public transit and result in the creation of distinctive and attractive communities that create a strong sense of place.”* It can be reasonably argued that the current MDS designation conflicts with this goal given its location. The property is not well suited for residential use but can provide an ideal location for commercial services that result in a better balanced land use pattern promotes walkability and mixed use and creates a better jobs-housing balance. Unfortunately, the Master Plan neglects to include General Commercial as a conforming regulatory zone, which greatly inhibits the ability to implement the intent of the SR category.

In comparison, the Commercial designation, as defined on page 52 of the Land Use and Transportation Element, states that the intent of the category is *“to create and preserve areas for businesses that provide a variety of wholesale and retail goods and services, which serve a neighborhood or community market and are created in conjunction with residential uses to create mixed-use , new-urbanist community.”* Once again, given the location adjacent to Interstate 80 and a fire station, Commercial land use is a logical designation of the site and is consistent with the intent of the category.

The Land Use and Transportation Element does state that Commercial land use should be located in areas where sewage disposal systems are available. However, it also states this for the SR category. Based on Washoe County Health Department standards, individual septic systems are unacceptable for MDS densities. However, at just over 5 acres, the site would be eligible for an engineered commercial septic system. Thus, the site is undevelopable under the current designation but becomes feasible under a Commercial designation. Additionally, Commercial land use exists on the south side of the interchange where no sewer is available either. Thus, establishment of the Commercial designation at the site is not inconsistent with other Commercial land use in Wadsworth and does not serve to set any type of new land use precedent, etc.

The Master Plan Amendment and Regulatory Zone Amendment included with this application are also consistent with policies included in the Land Use and Transportation Element, including the following:

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

As noted previously, the Truckee Canyon Area Plan specifically calls for 5 additional acres of commercial use in Wadsworth based on 2020 population projections. To date, this has not occurred, and in reality, demand



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for additional commercial exists based on current population forecasts and development trends in the area. Additionally, policy LUT.3.2 encourages land use that is based on the “carrying capacity” of infrastructure. Under the current residential designations, this is not achieved but can be with the proposed commercial land use.

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

Once again, per policies and goals of the Area Plan, this policy has not been achieved. The Area Plan identifies the need for 5 additional acres of commercial by 2020 which has yet to occur. Although development within the area was slow to occur, it is now occurring at a rapid pace within the surrounding area, creating additional demands. Furthermore, commercial use is consistent with available infrastructure and can provide for a better balance in overall land use within the area.

- **Truckee Meadows Regional Plan**

The Truckee Meadows Regional Plan completed a comprehensive update process in 2019. Prior to this update, the Regional Plan was very limiting in terms of any intensification or land use changes located outside of the Truckee Meadows Service Area (TMSA). Unfortunately, this limited the potential to reassess land uses in outlying areas such as Wadsworth.

The new Regional Plan recognizes the unique characteristics of established towns outside of the TMSA and specifically identifies “freestanding communities,” including Wadsworth (along with Gerlach and Empire). The project site is located within the Wadsworth Freestanding Community boundary, as identified on Map 1 of the Regional Plan, and establishes the following applicable policies:

1. *Within the designated area, may develop at densities greater than what is allowed in the RA in order to support the community.*
2. *Densities must be comparable to what is already established in the community.*
3. *Must be self-sufficient and cannot significantly impact the provision of public facilities and services in the TMSA.*

The proposed requests are clearly in compliance with Regional Plan policies. The “intensification” to General Commercial is now permitted under the 2019 Regional Plan. Additionally, the densities permitted within GC are complementary to residential densities that adjoin the site, consistent with the public facility site that adjoins the property to the west, will allow uses that will not be impacted by noise, traffic, etc. from Interstate 80, and is less intense than Tourist Commercial designations to the south. Lastly, consistent with policy 3, a future 5-acre commercial use can be self-sufficient from an infrastructure perspective while this cannot be achieved under the current SR and MDS designations.



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### **Request Findings**

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

- **Master Plan Amendment**

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

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

**As presented in this report, the proposed designations will bring the site into compliance with Area Plan policies and is supported by Master Plan land use policy. The current SR and MDS designations actually conflict with policies included in the Truckee Canyon Area Plan. Additionally, the Area Plan specifically identifies the need for additional general commercial land use which is being proposed with this application.**

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

**There is a lack of commercial services in the Wadsworth area now. The requested designation will allow for uses that are appropriate given the property's location adjacent to the freeway and public facilities. Uses permitted under the commercial designation that are more intense will require subsequent entitlement review that will include a public review process.**

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

**As previously noted, there has been rapid expansion of industrial uses within the area, as well as residential growth within nearby Fernley. Wadsworth has remained somewhat isolated but as changes continue within the area, commercial needs identified in the Area Plan will become more pressing. This request can serve to directly address the identified need and is more consistent with Area Plan policies than the existing designations.**

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

**There is a lack of facilities to support the current designation based on adopted Washoe County regulations related to sanitary sewer infrastructure. Thus, under the current designations, the property is essentially undevelopable. However, a commercial use is feasible with the implementation of an engineered septic system and can serve to meet additional goals of the Area Plan.**

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

**The current designation does not meet the desired pattern of growth per the Area Plan. In fact, residential designations are in direct conflict with policy TC.3.4. The requested change will eliminate this conflict and serve to meet the commercial need identified within the Area Plan.**

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

**Not applicable.**

- **Regulatory Zone Amendment**

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

**As detailed in the Planning Policy Analysis section of this report the request RZA serves to implement numerous goals and policies of the Truckee Canyon Area Plan.**

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

**This request does not grant the absolute right to develop the parcel. Instead, it establishes the land use framework that will allow for future consideration of a commercial use. At that time, project specific impacts can be evaluated during a public review process and appropriate conditions can be added or changes made. From a pure land use perspective, commercial use is appropriate given the site's location adjacent to the freeway and fire station. There are no existing residential uses that adjoin the property. The Area Plan itself states that residential use is undesirable adjacent to the Interstate 80 right-of-way.**



## **STAMPMILL COMMERCIAL – MASTER PLAN AMENDMENT AND ZONE CHANGE**

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

**The current MDS designation is not consistent with available infrastructure. This, coupled with the identified need for commercial use and policies related to uses adjoining the freeway, make a strong case for the proposed GC zoning. GC can provide for uses that serve the existing residents of Wadsworth without creating negative impacts to existing development.**

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

**Once again, in adequate infrastructure exists to serve uses allowed under the current MDS designation. A 5-acre commercial use can be served with an individual septic system, allowing for a viable use of the property.**

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

**As detailed in the Planning Policy Analysis section of this report, the project actually serves to implement goals and policies of the Area Plan. In fact, it is almost certain that additional goals and policies will be implemented with future site-specific development. Washoe County policy does not allow for the concurrent consideration of a project with a land use change.**

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

**The Area Plan identifies the need for an additional 5 acres of general commercial use based on 2020 population projections, which has not occurred. Population and growth projections for the 2030 time horizon far exceed those contemplated in the Area Plan, further exacerbating the need for additional commercial use.**

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

**Not applicable.**

# APPENDICES



WRZ A20 - 0001

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Stampmill Commercial</b>			
Project Description: An MPA and RZA to resignate 5.4 acres from Suburban Residential and Medium Density Suburban to Commercial and General Commercial			
Project Address: South side of Stampmill Dr., north of I-80, west of State Route 447 in Wadsworth			
Project Area (acres or square feet): 5.4 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The site is located on the south side of Stampmill Drive, north of I-80, west of the Stampmill/State Route 447 intersection.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-291-04	5.4 acres		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Vector Account, LLC		Name: Christy Corporation, Ltd.	
Address: 240 Grapevine Ravine Ln.		Address: 1000 Kiley Pkwy.	
Newcastle, CA	Zip: 95658	Sparks, NV	Zip: 89436
Phone: (775) 336-7555	Fax:	Phone: (775) 502-8552	Fax:
Email: tom@sierrageneral.com		Email: mike@christynv.com	
Cell: (775) 336-7555	Other:	Cell: (775) 250-3455	Other:
Contact Person: Tom Ortiz		Contact Person: Mike Railey	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Above		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** The Vector Account LLC

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

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, John Brasher  
(please print name)

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

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

Assessor Parcel Number(s): 054-291-04

Printed Name John Brasher

Signed [Signature]

Address 240 Grapevine Ravine Lane  
Newcastle, CA 95658

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

*Notarized*  
Notary Public in and for said county and state *Document Attached*

My commission expires: \_\_\_\_\_

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

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



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

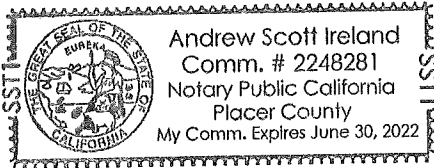
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Placer )  
On OCT 23 2019 before me, Andrew Scott Ireland, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared John Brasher  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Property Owner Affidavit  
Document Date: 10/23/19 Number of Pages: 4  
Signer(s) Other Than Named Above: none

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



State of Utah  
 Department of Commerce  
 Division of Corporations & Commercial Code  
 Articles of Organization

Date: 12/23/2013  
 Receipt Number: 5454717  
 Amount Paid: \$490.00

RECEIVED  
 DEC 23 2013  
 Utah Div. of Corp. & Comm. Code

CLS

Important: Read instructions before completing form

Non-Refundable Processing Fee: \$70.00

1. <b>Name of Limited Liability Company:</b>	The Vector Account, L.L.C.		
2. <b>Purpose:</b>	Investments		
3. <b>Who/What is the name of the Registered Agent (Individual or Business Entity or Commercial Registered Agent)?:</b> Stanley G. Russell			
The address must be listed if you have a non-commercial registered agent. What is a commercial registered agent? Address of the Registered Agent: 780 South 5600 West Utah Street Address Required, PO Boxes can be listed after the Street Address			
City: Salt Lake City		State UT	Zip: 84104
4. <b>Organizer(s)</b>	The company <input checked="" type="radio"/> does <input type="radio"/> does not have organizers who are not members or managers of the company.		
5. <b>Name and Address of each Organizer who is not a member or manager</b> (attach additional page if needed)	1. Clinton J. Bullock Name 353 East 300 South Salt Lake City UT 84111 Address City State Zip Signature: <i>[Signature]</i>		
6. <b>Management:</b>	The company will be <input checked="" type="radio"/> manager <input type="radio"/> member managed.		
7. <b>Name and Address of Members/Managers:</b> (attach an additional page if there are more than 2 members and/or managers)	1. John Brasher Name 240 Grapevine Ravine Ln Newcastle CA 95658 Address City State Zip Signature: _____		Manager Position CA 95658 State Zip
	2. _____ Name Address City State Zip Signature: _____		Select Position Type Position
8. <b>Duration</b> (may not exceed 99 years)	<input checked="" type="checkbox"/>	The duration of the company shall be 99 years.	
	<input type="checkbox"/>	The duration date of the company shall be _____	
9. <b>Principal Address:</b>	240 Grapevine Ravine Ln Newcastle CA 95658 Address City State Zip		
Under GRAMA {63-2-201}, all registration information maintained by the Division is classified as public record. For confidentiality purposes, you may use the business entity physical address rather than the residential or private address of any individual affiliated with the entity.			
Optional Inclusion of Ownership Information: This information is not required.			
Is this a female owned business? <input type="radio"/> Yes <input checked="" type="radio"/> No			
Is this a minority owned business? <input type="radio"/> Yes <input checked="" type="radio"/> No If yes, please specify: Select/Type the race of the owner here			

12-23-13 P01:30 RCVD

Mailing/Faxing Information: www.corporations.utah.gov/contactus.html Division's Website: www.corporations.utah.gov



Date of this notice: 01-06-2014

Employer Identification Number:  
46-4431387

Form: SS-4

Number of this notice: CP 575 B

VECTOR ACCOUNT LLC  
JOHN E BRASHER MBR  
240 GRAPEVINE RAVINE LN  
NEWCASTLE, CA 95658

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 46-4431387. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

04/15/2014

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.







**Secretary of State**  
**Statement of No Change**  
 (Limited Liability Company)

**LLC-12NC**

18-A42282

**FILED**

In the office of the Secretary of State  
 of the State of California

FEB 01, 2018

*This Space For Office Use Only*

**IMPORTANT** — **Read instructions** before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.

**Filing Fee – \$20.00**

**Copy Fee – \$1.00;**  
 Certification Fee - \$5.00 plus copy fee

**1. Limited Liability Company Name** (Enter the exact name of the LLC as it is recorded with the California Secretary of State. Note: If you registered in California using an alternate name, [see instructions.](#))

VECTOR ACCOUNT, L.L.C., THE

**2. 12-Digit Secretary of State File Number**

201409910103

**3. State, Foreign Country or Place of Organization** (only if formed outside of California)

UTAH

**4. No Change Statement** (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)

*There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.*

**5.** The information contained herein is true and correct.

02/01/2018

John Brasher

Managing Member

Date

Type or Print Name of Person Completing the Form

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. **(SEE INSTRUCTIONS BEFORE COMPLETING.)**)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]

To register in California an LLC from another state, country or other place, fill out this form, and submit for filing along with:

- A \$70 filing fee, and
- A certificate of good standing, issued within the last six (6) months by the agency where the LLC was formed.
- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form.

**Important!** LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

Registered LLCs cannot provide in California "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

FILED RB  
Secretary of State  
State of California JCM  
APR 02 2014

IPC

This Space For Office Use Only

For questions about this form, go to [www.sos.ca.gov/business/be/filing-tips.htm](http://www.sos.ca.gov/business/be/filing-tips.htm)

LLC Name to be used for this LLC in California

① a. The Vector Account, L.L.C.

LLC Name

List the LLC name you use now (exactly as listed on your certificate of good standing)

b.

Alternate Name

If the LLC name in Item 1a does not comply with California Corporations Code section 17701.08; list an alternate name to be used in California exactly as it is to appear on the records of the California Secretary of State. The alternate name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to [www.sos.ca.gov/business/be/name-availability.htm](http://www.sos.ca.gov/business/be/name-availability.htm).

LLC History

② a. Date your LLC was formed (MM, DD, YYYY): December 23, 2013

b. State, country or other place where your LLC was formed: Utah

c. Your LLC currently has powers and privileges to conduct business in the state, country or other place listed above.

**Service of Process** (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the agent's address for service of process is already on file.)

③ a. John E. Brasher

Agent's Name

b. 240 Grapevine Ravine Lane, Newcastle

Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box

City (no abbreviations)

CA 95658

State Zip

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

LLC Addresses

④ a. 240 Grapevine Ravine Lane, Newcastle CA 95658

Street Address of Principal Executive Office - Do not list a P.O. Box

City (no abbreviations)

State Zip

b. 6233 Blacktop Road, Rio Linda

Street Address of Principal Office in California, if any - Do not list a P.O. Box

City (no abbreviations)

CA 95673

State Zip

c.

Mailing Address of Principal Executive Office, if different from 4a or 4b

City (no abbreviations)

State Zip

Read and sign below:

I am authorized to sign this document under the laws of the state, country or other place where this LLC was formed.

▶ John E. Brasher  
Sign here

John E. Brasher

Print your name here

Manager

Your business title

Make check/money order payable to: **Secretary of State**

Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

**By Mail**

Secretary of State  
Business Entities, P.O. Box 944228  
Sacramento, CA 94244-2280

**Drop-Off**

Secretary of State  
1500 11th Street, 3rd Floor  
Sacramento, CA 95814





**Utah Department of Commerce**  
**Division of Corporations & Commercial Code**  
160 East 300 South, 2nd Floor, PO Box 146705  
Salt Lake City, UT 84114-6705  
Service Center: (801) 530-4849  
Toll Free: (877) 526-3994 Utah Residents  
Fax: (801) 530-6438  
Web Site: <http://www.commerce.utah.gov>

02/26/2014  
8894072-016002262014-1984250

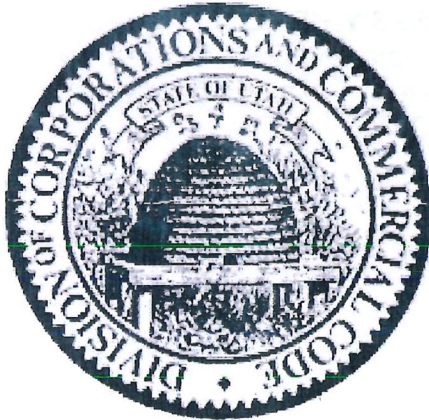
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## CERTIFICATE OF EXISTENCE

**Registration Number:** 8894072-0160  
**Business Name:** VECTOR ACCOUNT, L.L.C., THE  
**Registered Date:** December 23, 2013  
**Entity Type:** LLC - Domestic  
**Current Status:** Good Standing

The Division of Corporations and Commercial Code of the State of Utah, custodian of the records of business registrations, certifies that the business entity on this certificate is authorized to transact business and was duly registered under the laws of the State of Utah. The Division also certifies that this entity has paid all fees and penalties owed to this state; its most recent annual report has been filed by the Division (unless Delinquent); and, that Articles of Dissolution have not been filed.



*Kathy Berg*

Kathy Berg  
Director  
Division of Corporations and Commercial Code

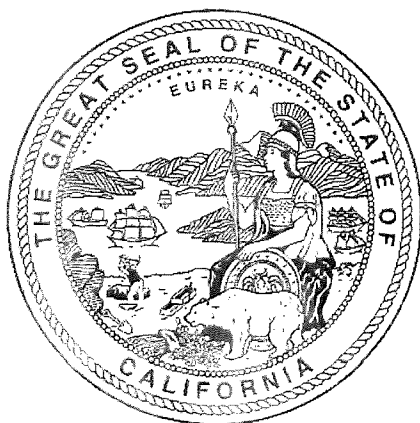
**State of California**  
**Secretary of State**

**CERTIFICATE OF REGISTRATION**

I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That on the 2nd day of April, 2014, **THE VECTOR ACCOUNT, L.L.C.**, complied with the requirements of California law in effect on that date for the purpose of registering to transact intrastate business in the State of California; and further purports to be a limited liability company organized and existing under the laws of **Utah** as **THE VECTOR ACCOUNT, L.L.C.** and that as of said date said limited liability company became and now is duly registered and authorized to transact intrastate business in the State of California, subject, however, to any licensing requirements otherwise imposed by the laws of this State.

**IN WITNESS WHEREOF**, I execute this certificate and affix the Great Seal of the State of California this day of April 9, 2014.



*Debra Bowen*

**DEBRA BOWEN**  
Secretary of State

RB



Community Services Department  
Planning and Building  
MASTER PLAN AMENDMENT  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

# Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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

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

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

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

It is requested to redesignate 5.4 ac. from Suburban Residential to Commercial

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

The current designation is undevelopable per Washoe County standards and conflicts with policies of the Area Plan.

3. Please provide the following specific information:

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

South side of Stampmill Drive, west of Stampmill/State Route 447 intersection, north of I-80. Refer to attached maps.

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

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
084-291-04	Suburban Residential	5.4	Commercial	5.4

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

North	Suburban Residential
South	Commercial
East	Tribal Lands
West	Suburban Residential

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

The property is vacant. Refer to attached report for specifics.

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

The site is flat with no significant natural features. Refer to attached report.

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

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

Yes  No

Explanation:

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

Yes  No



Explanation:

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

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

Explanation:

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

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

Explanation:

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

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

Explanation:

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

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

Explanation:

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

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

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

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

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

Water rights will be dedicated with a site-specific project.

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

- a. System Type:

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

- b. Available:

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

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

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

- a. System Type:

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

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

Stampmill Drive via a connection with State Route 447.

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

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

13. Community Services (provided and nearest facility):

a. Fire Station	TMFPD - immediatly adjacent
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Natchez
d. Middle School	Mendive
e. High School	Reed
f. Parks	Natchez Elementary Joint Use
g. Library	Washoe County - Sparks
h. Citifare Bus Stop	N/A

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

- a. Population Element:

No impact. Refer to attached report

- b. Conservation Element:

No impact. Refer to attached report

- c. Housing Element:

No Impact. Refer to attached report.

- d. Land Use and Transportation Element:

The plan will help to meet Area Plan policies and projections, as outlined in the attached report.

- e. Public Services and Facilities Element:

No impact - Refer to attached report

- f. Adopted area plan(s):

The proposed land use will bring the property into compliance with applicable Area Plan policies. Refer to attached report.

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

N/A

### Applicant Comments

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



Community Services Department  
Planning and Building  
REGULATORY ZONE AMENDMENT  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

# Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

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

No address has been assigned. The site lies on the south side of Stampmill Drive. See attached map

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
084-291-04	Suburban Res.	MDS	5.4	GC	5.4

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	MDS	Vacant
South	TC	Vacant
East	MDS/Tribal	Vacant
West	MDS	Public Facility (Fire Station)

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

The site is currently vacant. Refer to attached report for details.

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

The site contains no significant natural features and includes sagebrush and natural grasses. The site is essentially flat.

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

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

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

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

Explanation:

--

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

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

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

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

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

Water will be provided through connection with TMWA. Water rights will be dedicated with a site specific project.
---

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

The project site is served by TMWA. A future site-specific project will be required to dedicate water rights in order to obtain service.
--

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

- a. System Type:

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

- b. Available:

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

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

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



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

--

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

An engineered commercial septic will be provided with a future site-specific project.
---

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

**Stampmill Drive via a connection to State Route 447.**

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

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

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

a. Fire Station	TMFPD - immediately adjacent
b. Health Care Facility	Renown Health (Fernley and/or Reno)
c. Elementary School	Natchez - Wadsworth
d. Middle School	Mendive - Sparks
e. High School	Reed - Sparks
f. Parks	Natchez Elementary School Joint Use
g. Library	Washoe County - Sparks
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 (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Washoe County Treasurer  
 Tammi Davis

Account Detail

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**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
	0	\$0.00		

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08429104	Active	1/12/2020 2:09:15 AM
<b>Current Owner:</b> VECTOR ACCOUNT LLC  240 GRAPEVINE RAVINE LN NEWCASTLE, CA 95658		<b>SITUS:</b> 0 STAMPMILL DR WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description Township 20 Section 8 SubdivisionName _UNSPECIFIED Range 24		

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$280.94	\$280.94	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$268.37	\$268.37	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$257.85	\$257.85	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$247.88	\$250.36	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$244.96	\$244.96	\$0.00	\$0.00	\$0.00
<b>Total</b>					\$0.00

**Disclaimer**

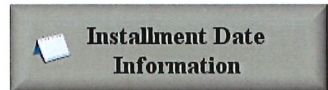
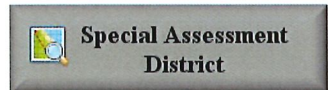
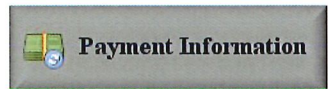
- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845





January 15, 2020

Trevor Lloyd  
 Planning Manager  
 Washoe County Community Services Department  
 1001 East Ninth Street  
 Reno, Nevada 89512

**Re: Stampmill Commercial – Traffic Analysis**

Dear Trevor,

The attached Master Plan Amendment and Regulatory Zone Amendment applications propose to redesignate a 5.4 acre site in Wadsworth from Medium Density Suburban to General Commercial. At this time, there is no site specific project proposed. Thus, traffic impacts have been analyzed at a theoretical level given the allowed uses within the GC zone.

The following tables provide an overall summary of the existing vs. proposed traffic potential and were calculated utilizing the Institute of Transportation Engineers (ITE) Trip Generation Handbook.

Table 1 –Traffic Potential

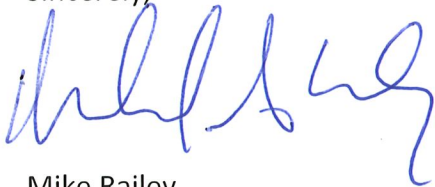
Use <sup>1</sup>	Size/# of Units	Total ADT	AM Peak Trips	PM Peak Trips
Single Family Based on MDS zoning	16 units	152 trips	12 trips	16 trips
Athletic Club/Gym	20,000 sq.ft.	659 trips	28 trips	71 trips
Animal Hospital/Vet	10,000 sq.ft.	No data	0 trips	47 trips
Freestanding Discount Store	10,000 sq.ft.	572 trips	11 trips	50 trips
Hardware Store	10,000 sq.ft.	513 trips	11 trips	48 trips
Self Storage	70% coverage	41 trips	3 trips	3 trips

The uses included in Table 1 represent logical commercial use types based on the location and market size. For example, a free-standing discount store would be similar to a Dollar General, Family Dollar, or similar. Such retail uses include prototypes ranging from 7,000 to 10,000 square feet. Although overall ADT increases, peak hour trips are well below the triggers for a traffic impact analysis per Washoe County Development Code standards. If a less intense use such as mini-storage were to develop, traffic could actually be reduced.

A detailed traffic analysis will be provided in the future with a site-specific development proposal. At that time, any required mitigation measures can be implemented. It is also important to note that based on traffic count data published by the Nevada Department of Transportation, the existing section of State Route 447 between Main Street in Wadsworth and the Interstate 80 interchange operate at level of service A, including at peak hours.

We look forward to working with you and your staff as the MPA and RZA requests move forward. Please do not hesitate to contact me at (775) 502-8552 ext. 107 or [mike@christynv.com](mailto:mike@christynv.com) with any questions, concerns, or if additional analysis is desired. Thank you.

Sincerely,



Mike Railey  
Planning Manager