

Community Services Department
Planning and Development
REGULATORY ZONE AMENDMENT
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: SILENT SPARROW SUBDIVISION			
Project Description: Zoning changes from Public and Semi-Public Facilities to Medium Density Suburban for a 8.04 acre portion of APN 532-020-12, from MDS and PSP to Parks and Recreation on the remaining portion of APN 532-020-12, and from PR and PSP to MDS on portion of 532-020-19.			
Project Address: Silent Sparrow Drive and Lanstar Drive, Sparks, Nevada			
Project Area (acres or square feet): 24.007 acres			
Project Location (with point of reference to major cross streets AND area locator): This property is located at the intersection of Silent Sparrow Drive and Lanstar Drive. Major street access is from Pyramid Lake Hwy via W. Calle de la Plata to Silent Sparrow Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
532-020-12	22.048		
532-020.19	70.34		
Section(s)/Township/Range: Sections 22, 23 and 27, T21N - R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM13-002			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: EAGLE CANYON INVESTORS, LLC		Name: Robert M. Sader	
Address: 550 W. Plumb Lane, # B-505		Address: 8600 Technology Way, Suite 101	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89521
Phone: 775-425-4422	Fax: 775-329-8591	Phone: 775-329-8310	Fax: 775-329-8591
Email: jesse@hawcoproperties.com		Email: rmsader@robertmsaderltd.com	
Cell: 775-560-6922	Other:	Cell: n/a	Other:
Contact Person: Jesse Haw		Contact Person: Robert M. Sader	
Applicant/Developer:		Other Persons to be Contacted: N/A	
Name: Spanish Springs Associates L.P.		Name:	
Address: 550 W. Plumb Lane, # B-505		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 775-425-4422	Fax: 775-329-8591	Phone:	Fax:
Email: jesse@hawcoproperties.com		Email:	
Cell: 775-560-6922	Other:	Cell:	Other:
Contact Person: Jesse Haw		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone.

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

1. Please describe the Regulatory Zone amendment request:

- This RZA application seeks to change zoning on two parcels: APN 532-020-12 and 19. APN 532-020-12 is 22.048 acres and currently is undeveloped. It has mixed zoning: 8.311 acres of PSP for a potential school site; 13.202 acres of PR for a potential neighborhood park; .519 acre of MDS; and .116 of open space for a public trail. If the RZA is approved, 532-020-12 will have 8.04 acres of MDS; 13.892 acres of PR; and .116 acre of OS.

- APN 532-020-19 is 70.34 acres and is a portion of the Eagle Canyon Ranch tentative map (Case No. TM13-002), an MDS subdivision. However, portions of the northern boundary have inconsistent zoning. There is 1.667 acres of PSP and .302 acre of PR. If the RZA is approved, 532-020-19 will be zoned MDS (69.056 acres) and OS (1.284 acres).

The current zoning map (Appendix 5) shows the zoning clean-up changes at a glance. The one substantive change requested by this application is the rezoning of 8.04 acres from PSP to MDS.

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 NE corner of APN 532-020-12 is located on the intersection of Silent Sparrow Drive and Lanstar Drive. An extension of Lanstar Drive will provide access to APN 532-020-19. Both Silen Sparrow Drive and Lanstar Drive intersect West Calle de la Plata near its intersection with Pyramid Highway (State Route 445).

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
532-020-12	Suburban	PR	13.202	MDS	8.04
	Residential	PSP	8.311	PR	13.892
		OS	.116	OS	.116
		MDS	.519		
532-020-19	Suburban	MDS	67.097	MDS	69.056
	Residential	PSP	1.657		
		PR	302		
		OS	1.284		1.284

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

APN 532-020-12

	Zoning	Use (residential, vacant, commercial, etc.)
North	MDS	subdivision lots
South	MDS	vacant, subdivision lots planned
East	MDS	subdivision lots
West	MDS	subdivision lots

(CONTINUED on attachment for APN 532-020-19 with Additional Comments)

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

The property is vacant land. Two existing streets, Silent Sparrow (an unloaded collector) and Lanstar (a local street) provide access on the north and east sides of APN 532-020-12. Lanstar also provides access to APN 532-020-19 on the east. A county sewer interceptor, an unbuilt public trail easement and two north/south drainage channels are located on the PR portion of APN 532-020-12. A gravel access road is located above the sewer interceptor.

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.

APN 532-020-12 and 19 are flat properties (1% to 2% slope). There is a light to moderate sage brush and grass vegetation criss-crossed by dirt roads and trails made by trespassers. There is no known wildlife habitat associated with the property other than the usual high-desert animals, due to lack of topography and vegetation. There are no water bodies. The east side of the property drains to the west into an existing county drainage channel. There are no known mineral deposits on the site and soils are consistent with other land on the valley floor. The property is not in the 100-year flood plain.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

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

<input checked="" type="checkbox"/> Yes see attached letter, Appendix 8	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

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

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

See attached letter.

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

Under MDS zoning, the portion of 532-020-12 would allow up to 24 homes to be developed using about 14 acre feet of surface water rights. The applicant owns over 129 acre feet of water rights (see attached letter, Appendix 8). Nevertheless, the existing PSP zoning had contemplated an elementary school, which may require a higher amount of water for irrigation of turf and shrubs, as well as domestic uses for restrooms and other uses. Moreover, TMWA stockpiles Truckee River water rights for purchase by developers in TMWA's service area.

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

a. System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

TMWA is the municipal water provider from its community water system. Water lines are built in streets adjacent to the property. Water lines will be extended at private developer cost throughout the MDS property.
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9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

Washoe County is the municipal provider of community service service. Sewer lines are built and in place in streets adjacent of the property. Sewer lines will be extended at private developer cost throughout the MDS property.

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

A traffic letter report is included in this application. The traffic will enter and exit either on Silent Sparrow Drive or Lanstar Drive. Traffic will travel on West Calle de la Plata to Pyramid Highway in route primarily to McCarran Blvd. and US 395/I-80 freeways.

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

Yes No

12. Community Services (provided and nearest facility):

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

Projects of Regional Significance Information – for Regulatory Zone Amendments

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

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

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

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

Partners in the applicant acquired all the land north of Eagle Canyon Drive and west of Pyramid Highway in Spanish Springs Valley, including the subject property since 1916. All this property remained vacant until Medium Density Subdivision development by the applicant started to take place in the 1980s and continues to the present time, including construction of the Pyramid Ranch Estates, the Eagle Canyon subdivisions, the Spanish Springs Village subdivisions and the Eagle Canyon Ranch Subdivision.

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

The original SSSP land use designation for this property was for a neighborhood park and an elementary school, but on a different footprint than the current zoning. As a result of a series of master plan amendments and the absorption of the SSSP into the Spanish Springs Area Plan, APN 532-020-12 was designated a possible future park site and school site subject to further consideration by the county and WCSD on whether these sites would be needed.

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

Recently the WCSD has determined that the land currently zoned PSP will not be needed for a future elementary school. The May 25, 2016 letter from the WCSD is attached to this application as Appendix 2. The other zoning changes proposed by this application consist of clean-up adjustments to move county zoning designations in order to be consistent with current parcel boundaries and the primary uses of the parcels. The applicant now requests the county approve MDS zoning on the 8.04-acre remainder as an in-fill site consistent with adjacent existing and planned MDS subdivisions.

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

RZA APPLICATION CONTINUED

Project Name: Silent Sparrow Subdivision

2.c. (Continued for APN 532-020-19)

	Zoning	Use (residential, vacant, commercial, etc.)
North	PR and PSP	vacant land
South	OS and MDS	detention basin, MDS subdivision lots planned
East	MDS	vacant, MDS subdivision lots planned
West	MDS	MDS subdivision lots

ADDITIONAL COMMENTS

Regulatory Zone Amendment Findings

Section 110.821.15(d) of the Washoe County Development Code specifies seven (7) findings that the Planning Commission must consider in order to approve a Regulatory Zone Amendment request. These findings are listed below and are addressed in **bold face** type and apply to the one substantive zoning change in the application, PR to MDS.

1. Consistency with Master Plan and Regulatory Zone Map: The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone map. To illustrate substantial compliance with the Master Plan, which includes the Spanish Springs Area Plan ("SSAP"), the following plan policies and programs are applicable.

MASTER PLAN.

A. Housing Element.

Goal One – availability of affordable and workforce housing.

The MDS housing in the Spanish Springs SCMA has historically been entry level housing. It is more affordable than new subdivision housing in most other areas of the county and it is definitely workforce housing.

Goal Seven – promote home ownership opportunities

MDS zoning on the subject parcel will accommodate 24 new single family homes. Home purchasers in the Spanish Springs SCMA have historically been mostly owner-occupied buyers with a large percentage of first time homebuyers.

B. Land Use And Transportation Element

LUT 1.4 – residential growth in the SCMA should be close to retail and commercial.

The subject property is within walking and biking distance of the Eagle Landing Shopping Center and over 60 acres of planned, unbuilt commercially zoned land. The 600-acre Spanish Springs Business Center just north of the subject property provides employment opportunities a short distance away within the SCMA.

LUT 2.1 – ensure compatible uses.

The subject property with MDS zoning will be an infill project among MDS subdivisions, existing and planned. The immediately surrounding uses are PR and MDS, which are rated with high compatibility by the county land use matrix.

LUT 2.3 – integrated street network – promote biking and walking.

From the subject property, residents will be able to bike or walk to schools, parks, and retail shopping. Existing local and collector streets are easily extended or abut the property boundary for easy, integrated vehicular access.

LUT 3.1 – Growth in the SCMA should be timely, orderly and fiscally responsible.

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

LUT 3.2 – provide a sufficient supply of development land to meet needs.

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

LUT 3.3 – single family density should not exceed five houses per acre.

MDS density on the subject property cannot exceed 3 homes per acre.

LUT 3.4 – strengthen existing neighborhoods and promote infill development.

MDS zoning will increase the MDS housing inventory in the neighborhood. It also allows an infill development.

LUT 3.5 – Area Plans should identify adequate land for development within the next 20 years, including land use potential in existing unincorporated centers.

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

LUT 4.1 – balanced distribution of land use pattern.

The subject property is surrounded by like residential subdivision uses, with nearby parks, schools, retail commercial and employment center industrial uses. The immediate community is a balanced land use pattern and this application will enhance that.

Goal Five – Promote development where infrastructure is available.

Streets and utilities exist to the subject property boundaries, where extensions are available.

Goal Seven – development patterns in unincorporated SCMAs should provide alternatives to high density housing in cities.

MDS zoning at 3 homes per acre is a much lower density than typical city densities. This application enhances the predominant development pattern in the SCMA as an alternative to city densities.

C. Population Element

Goal Three – plan for a balanced development pattern that includes employment, housing, public services and open space.

The Spanish Springs SCMA and Area Plan have all these opportunities and create a balanced development pattern. Additional MDS zoning on the subject property will maintain that balance.

Goal Four – coordinate population growth with available water, sewer, streets and highways.

This application provides for growth where all this infrastructure is available.

SPANISH SPRINGS AREA PLAN

Character Statement – preserve and facilitate community character, including suburban residential in the suburban core along Pyramid Highway, mostly to the west, with maximum density of 3 homes per acre. The SCMA is the designated growth area.

The subject property will be suburban residential zoning in the SCMA on the west side of Pyramid Highway where other MDS zoning is

prevalent. It is in the designated growth area pursuant to the Character Statement.

SS 1.1 – designate a SCMA

The SSAP designates the SCMA and the subject property is in it.

SS 1.2 – allow up to 1,500 new homes as the policy growth level through 2025.

Some new residential units have been approved by the county, but most of this policy growth level remains. The subject property with MDS zoning would allow up to 24 new units.

SS 1.3 – specifies the allowed Regulatory Zones in the Spanish Springs Suburban Character Management Area.

MDS is one of the Regulatory Zones allowed.

SS 4.1 – requires underground utilities in the SCMA.

All MDS subdivisions in the SSAP are required to place permanent utility infrastructure underground. Any MDS development on the subject property will be required to comply.

Goal Five – The built environment will implement and preserve the community character as stated in the Character Statement.

As stated above, MDS zoning on this infill parcel adjacent to the built and unbuilt MDS subdivisions will preserve the vision in the Character Statement.

SS 11.1 – Use FEMA floodplain maps.

The subject property is not in the FEMA 100-year floodplain.

SS 12.1 – only certain water resources allowed for growth, but including decreed Truckee River water rights.

The applicant owns more Truckee River water rights than will be necessary to develop the 24 homes on the subject property. These water rights are banked with TMWA for applicant use when will-serve commitments are requested. Moreover, TMWA stockpiles Truckee River water rights for developers in its service area to purchase.

SS 12.5 – New MDS subdivisions must import water for service.

The Truckee River water rights owned either by the applicant or purchased from TMWA will be imported by TMWA transmission lines for use at the subject property.

SS 15.1 – connect to community water system.

TMWA provides community water service to all subdivisions in the SCMA and will provide service to this property.

SS 16.1 – connect to community sewer system.

Washoe County provides community sewer service to the subdivisions adjacent to subject property, and will provide service to this property.

Goal 17 – plan maintenance criteria with which all amendments must comply.

The application complies with all plan maintenance criteria, including conformance with the Character Statement, Master Plan policies, and the specific requirements of SS 17.2 such as an infrastructure feasibility study and traffic report.

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

The proposed new use is Medium Density Suburban residential zoning. The surrounding uses are Park and Recreation (to the east, a 14.01 acre park site), and MDS (to the north and east, existing built subdivisions, and to the south, unbuilt tentatively mapped portion of Eagle Canyon Ranch). The Land Use Compatibility Matrix (Table 3) in the Land Use and Transportation Element of the Master Plan shows high compatibility of MDS for both categories of surrounding uses. Since this proposal is essentially an infill application for MDS in an existing MDS subdivision area, the high compatibility of surrounding land uses is clearly applicable.

3. **Response to Change Conditions:** The proposed amendment responds to changed conditions of 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 subject property was originally reserved for a park site and a school site in the 1999 Spanish Springs Specific Plan (“SSSP”). Now the Washoe County School District, by letter dated May 25, 2016, has indicated that the portion zoned PSP will not be needed as a future school site. This leaves the subject property as vacant land with a zoning category that will not reflect its future use, within a MDS subdivision area with high compatibility for MDS development by all surrounding uses. Under these circumstances, MDS zoning and development is the most desirable utilization of the land.

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

Local streets and utilities about the subject property and are available for extension into the subject property, including water and sewer lines. Alice Taylor Elementary School is a short distance away, and Shaw Middle School and Spanish Springs High School are also nearby. The subject property is within the SCMA, where future growth is planned to occur and facilities are available.

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 projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The Spanish Springs Area Plan Character Statement envisions MDS growth on the west side of Pyramid Highway within the SCMA, where the subject property is located. This pattern of growth is well established, with hundreds of MDS homes existing and planned on all sides of the subject property. Allowing MDS zoning will create the least amount of natural resource impairment. The existence of utilities and local streets adjacent to, or in the vicinity of, the subject property results in no expenditure of public funds for public services for infrastructure extension to the subject property.

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

A review of the policies and action programs of the Washoe County Master Plan indicates this amendment will not adversely affect their implementation.

7. **Effect on a Military Installation:** The proposed amendment will not affect the location, purpose or mission of the military installation.

This finding is inapplicable. The amendment does not propose use by a military installation, nor is there a military installation located in Spanish Springs Valley.

APPENDIX

1	Proof of Property Tax Payments
2	Washoe County School District Letter
3	Traffic Impact Report
4	Vicinity Map and APN Map
5	RZA Application Map and Current Zoning Map
6	Legal Descriptions
7	Feasibility Study
8	Water Rights Letter

Washoe County Treasurer
Tammi Davis

Account Detail

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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

Washoe County Parcel Information

Parcel ID	Status	Last Update
53202019	Active	5/27/2016 2:10:36 AM
Current Owner: EAGLE CANYON INVESTORS LLC 550 W PLUMB LN STE 505 RENO, NV 89509		SITUS: 0 PYRAMID WAY WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 21 Section 22 23 Lot 2B Block Range 20 SubdivisionName EAGLE CANYON RANCH UNIT 1		

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

Important Payment Information

- **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.

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[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

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Pay Online
 No payment due for this account.

\$0.00

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

Washoe County Parcel Information		
Parcel ID	Status	Last Update
53202012	Active	5/27/2016 2:10:36 AM
Current Owner: SPANISH SPRINGS ASSOCIATES 550 W PLUMB LN STE B RENO, NV 89509-3686		SITUS: 0 PYRAMID WAY WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Lot 1 SubdivisionName _UNSPECIFIED Township 21 Range 20		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$266.92	\$266.92	\$0.00	\$0.00	\$0.00
2014	\$258.64	\$258.64	\$0.00	\$0.00	\$0.00
2013	\$251.10	\$251.10	\$0.00	\$0.00	\$0.00
2012	\$240.98	\$240.98	\$0.00	\$0.00	\$0.00
2011	\$226.48	\$226.48	\$0.00	\$0.00	\$0.00
Total					\$0.00

- Payment Information
- Special Assessment District
- Installment Date Information
- Assessment Information

Important Payment Information

- 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.
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The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

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Washoe County School District

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425
Phone (775) 348-0200 * (775) 348-0304 * www.washoeschools.net

Board of Trustees: Angela Taylor, President * John Mayer, Vice President * Veronica Frenkel, Clerk * Ryan Gonda
Diane Nicolet * Howard Rosenberg * Lisa Ruggerio * Traci Davis, Superintendent

25 May 2016

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

RE: Hawco/Harris Ranch School Site

Dear Mr. Haw,

On August 3, 2015 the Washoe County School District provided a letter to Spanish Springs Associates relinquishing the District's interest in a 10-acre property located approximately one mile north of the existing Alyce Taylor Elementary School in Spanish Springs. The reason for this relinquishment was the close proximity to Taylor Elementary School, which would not work well for efficient zoning of students to either school site and would have the effect of clustering two elementary schools in a small geographic area.

Fortunately, an alternative school site location has been identified in the proposed Harris Ranch Subdivision, which is also being developed by Spanish Springs Associates. In a similarly generous offer, the property will be donated to the School District by Hawco/Spanish Springs Associates, which is greatly appreciated by the District. Being situated on the east side of Pyramid Lake Highway, the District will have the availability of a school site better situated to the District's needs in the northern Spanish Springs area.

Please feel free to contact me or any of my staff to discuss this property or any other matter that may benefit the 64,000 students of Washoe County. We look forward to many years of mutually beneficial cooperation between Spanish Springs Associates and the Washoe County School District.

Sincerely,

Pete Etchart
Chief Operating Officer
Washoe County School District
7495 South Virginia Street
Reno, Nevada 89511

cc: ✓ Robert M. Sader, Esquire
Joe Gabica, Interim Chief Facilities Management and Capital Projects Officer
Randy Baxley, School Planner
Tami Zimmerman, WCSD Director of Planning and Design



Certificate No. 41423

SOLAEGUI

ENGINEERS

June 3, 2016

Clara Lawson
Washoe County Engineering
1001 East Ninth Street
Reno, Nevada 89520

Re: Hawco School Site

Dear Clara:

This letter contains the findings of our traffic engineering review of the proposed single family residential development located at a former school site off Silent Sparrow Drive in Washoe County. The developer plans 24 single family homes on the former 10 acre school site.

Trip generation calculations are based on the Ninth Edition of *ITE Trip Generation* (2012). The calculation sheet is attached for ITE land uses #210: Single Family Detached Housing. Table 1 shows the trip generation summary for the 24 homes.

TABLE 1
TRIP GENERATION

LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Residential 24 Dwelling Units	228	5	13	18	15	9	24

As indicated in Table 1, the average daily trip total for the residential land use is 228 trips with 18 AM peak hour trips and 24 PM peak hour trips. These volumes are below the Washoe County and Nevada Department of Transportation traffic study thresholds which trigger the need for a full traffic study. During the study scoping it was uncertain if lots from the development would front Silent Sparrow Drive. If lots did front the street confirmation regarding the driveway loaded collector street capacity threshold needed evaluation. The attached site plans shows no project lots fronting Silent Sparrow Drive. Since the lots do not front Silent Sparrow that requirement does not apply.

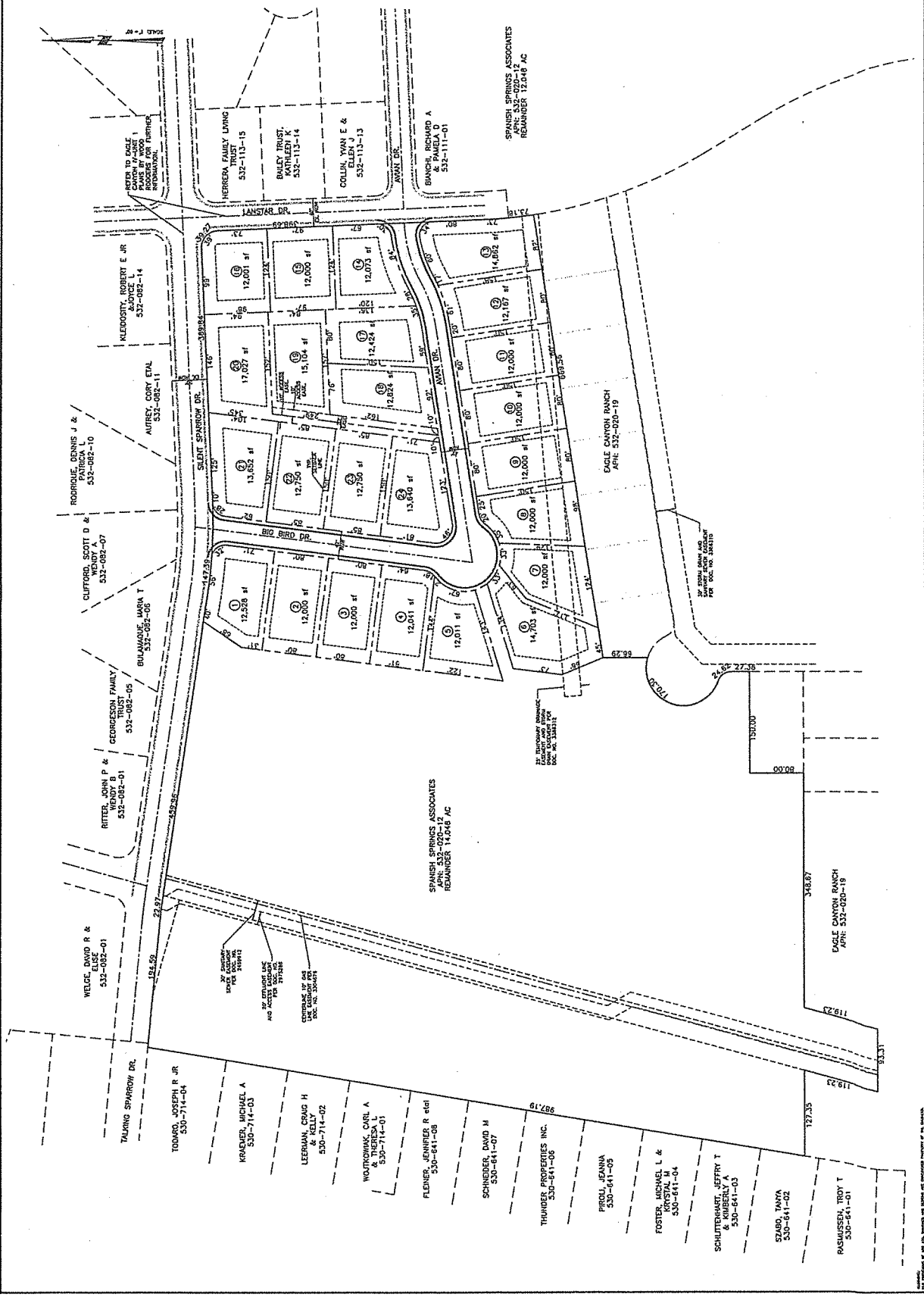
We trust that this information will be adequate for your review. Please contact us if you have any questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS, LTD
PAUL W. SOLAEGUI
REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 7163
6-3-16
EXP 6-30-16

Enclosures
Letters/Hawco School Site

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098

Civil & Traffic Engineers
e-mail: psolaegui@aol.com



OWNER	ADDRESS
WELGE, DAVID R & ELISE	532-082-01
WELGE, DAVID R & ELISE	532-082-02
WELGE, DAVID R & ELISE	532-082-03
WELGE, DAVID R & ELISE	532-082-04
WELGE, DAVID R & ELISE	532-082-05
WELGE, DAVID R & ELISE	532-082-06
WELGE, DAVID R & ELISE	532-082-07
WELGE, DAVID R & ELISE	532-082-08
WELGE, DAVID R & ELISE	532-082-09
WELGE, DAVID R & ELISE	532-082-10
WELGE, DAVID R & ELISE	532-082-11
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WELGE, DAVID R & ELISE	532-082-14
WELGE, DAVID R & ELISE	532-082-15
WELGE, DAVID R & ELISE	532-082-16
WELGE, DAVID R & ELISE	532-082-17
WELGE, DAVID R & ELISE	532-082-18
WELGE, DAVID R & ELISE	532-082-19
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WELGE, DAVID R & ELISE	532-082-94
WELGE, DAVID R & ELISE	532-082-95
WELGE, DAVID R & ELISE	532-082-96
WELGE, DAVID R & ELISE	532-082-97
WELGE, DAVID R & ELISE	532-082-98
WELGE, DAVID R & ELISE	532-082-99
WELGE, DAVID R & ELISE	532-082-100

Average Rate Trip Calculations
 For 24 Dwelling Units of Single Family Detached Housing(210) - [R]

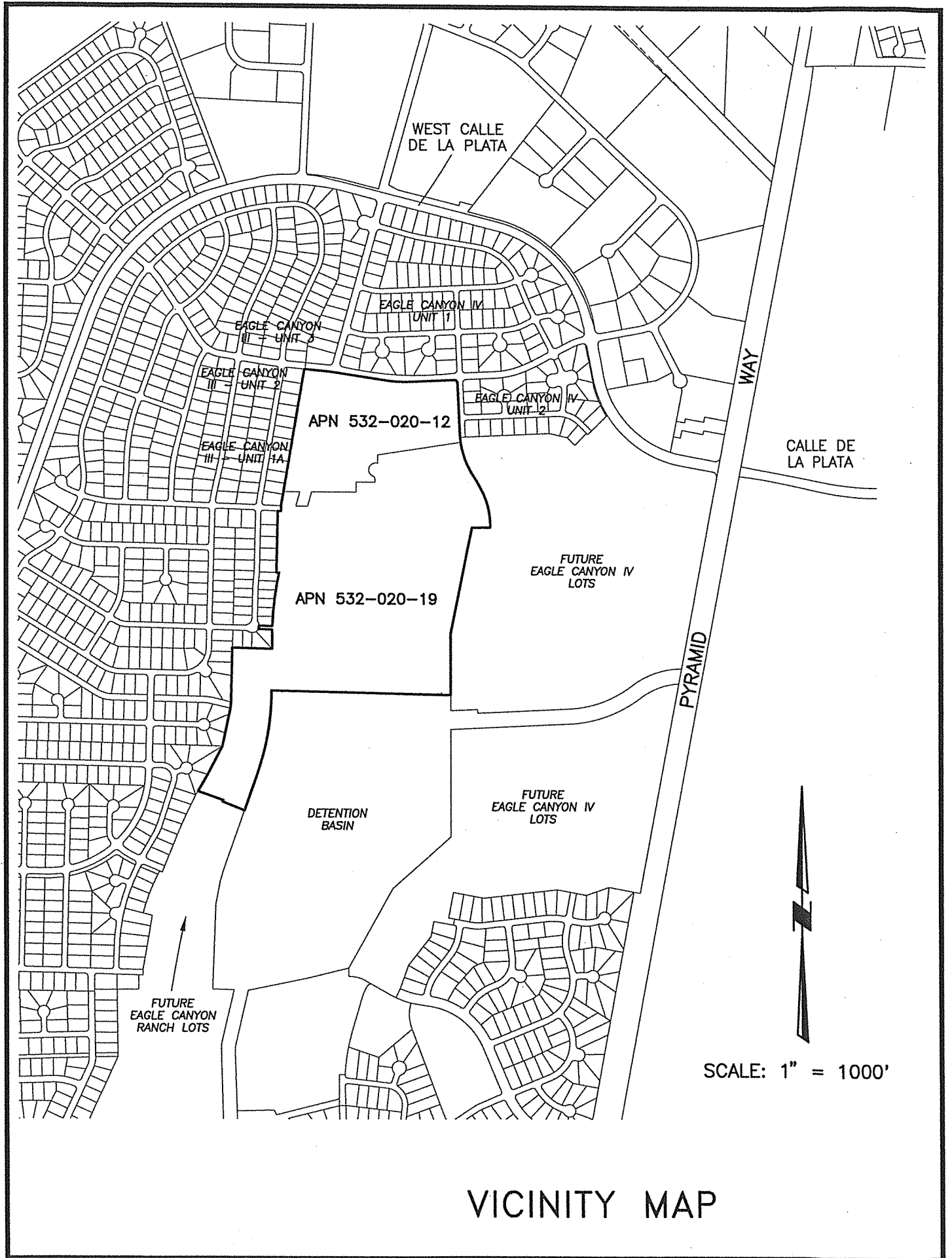
Project:
 Phase:

Open Date:
 Analysis Date:

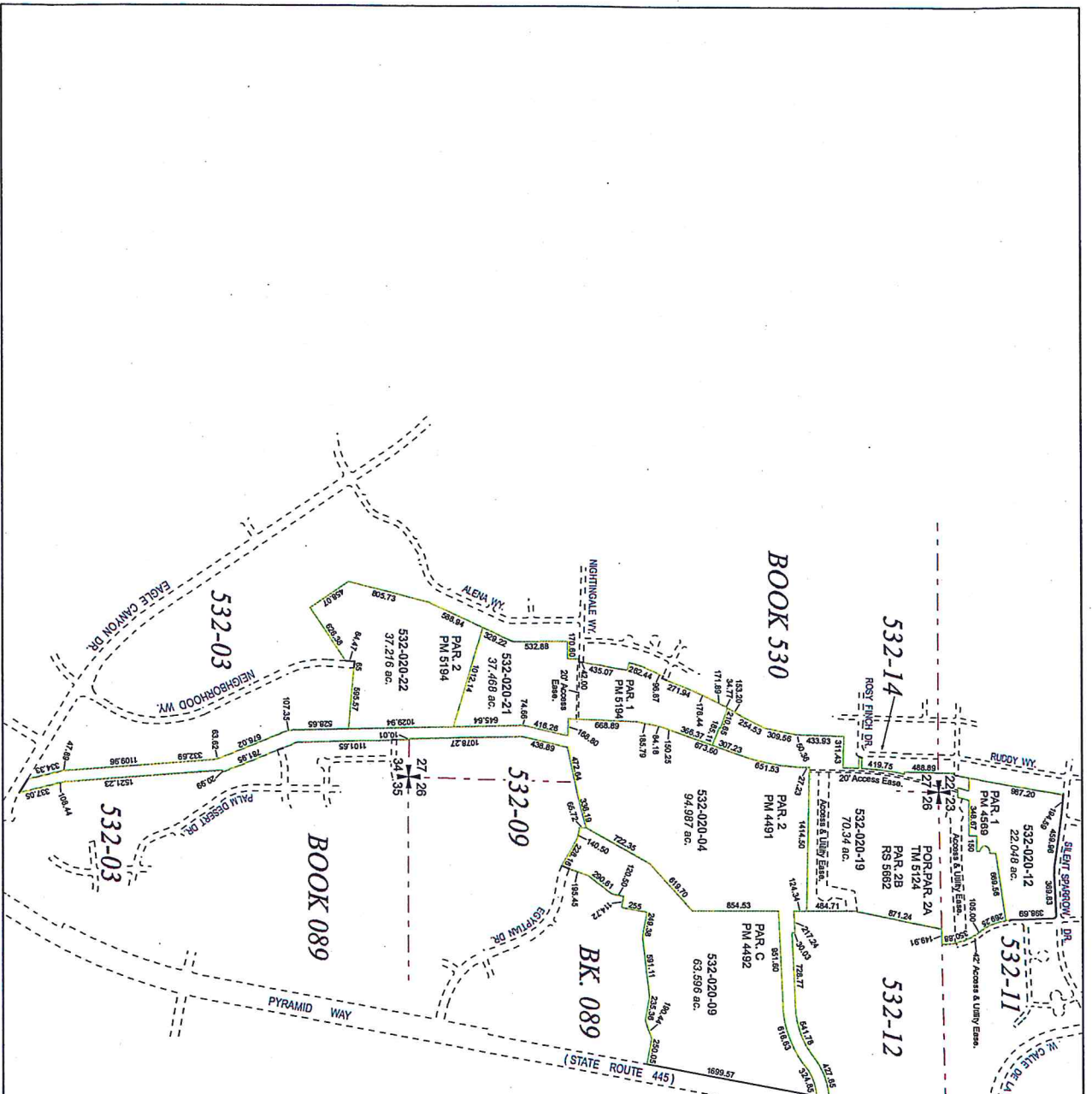
Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.52	3.70	1.00	228
7-9 AM Peak Hour Enter	0.19	0.00	1.00	5
7-9 AM Peak Hour Exit	0.56	0.00	1.00	13
7-9 AM Peak Hour Total	0.75	0.90	1.00	18
4-6 PM Peak Hour Enter	0.63	0.00	1.00	15
4-6 PM Peak Hour Exit	0.37	0.00	1.00	9
4-6 PM Peak Hour Total	1.00	1.05	1.00	24
Saturday 2-Way Volume	9.91	3.72	1.00	238
Saturday Peak Hour Enter	0.50	0.00	1.00	12
Saturday Peak Hour Exit	0.43	0.00	1.00	10
Saturday Peak Hour Total	0.93	0.99	1.00	22

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation Manual, 9th Edition, 2012



VICINITY MAP

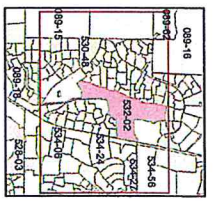
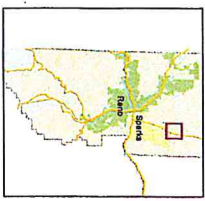


**PORTIONS OF SECTIONS 22,
23, 26, 27, 34 & 35
T21N - R20E**

Assessor's Map Number
532-02

STATE OF NEVADA
WASHOE COUNTY
ASSESSORS OFFICE
Michael E. Clark, Assessor

1001 East Main Street
Building D
Reno, Nevada 89512
(775) 328-2251

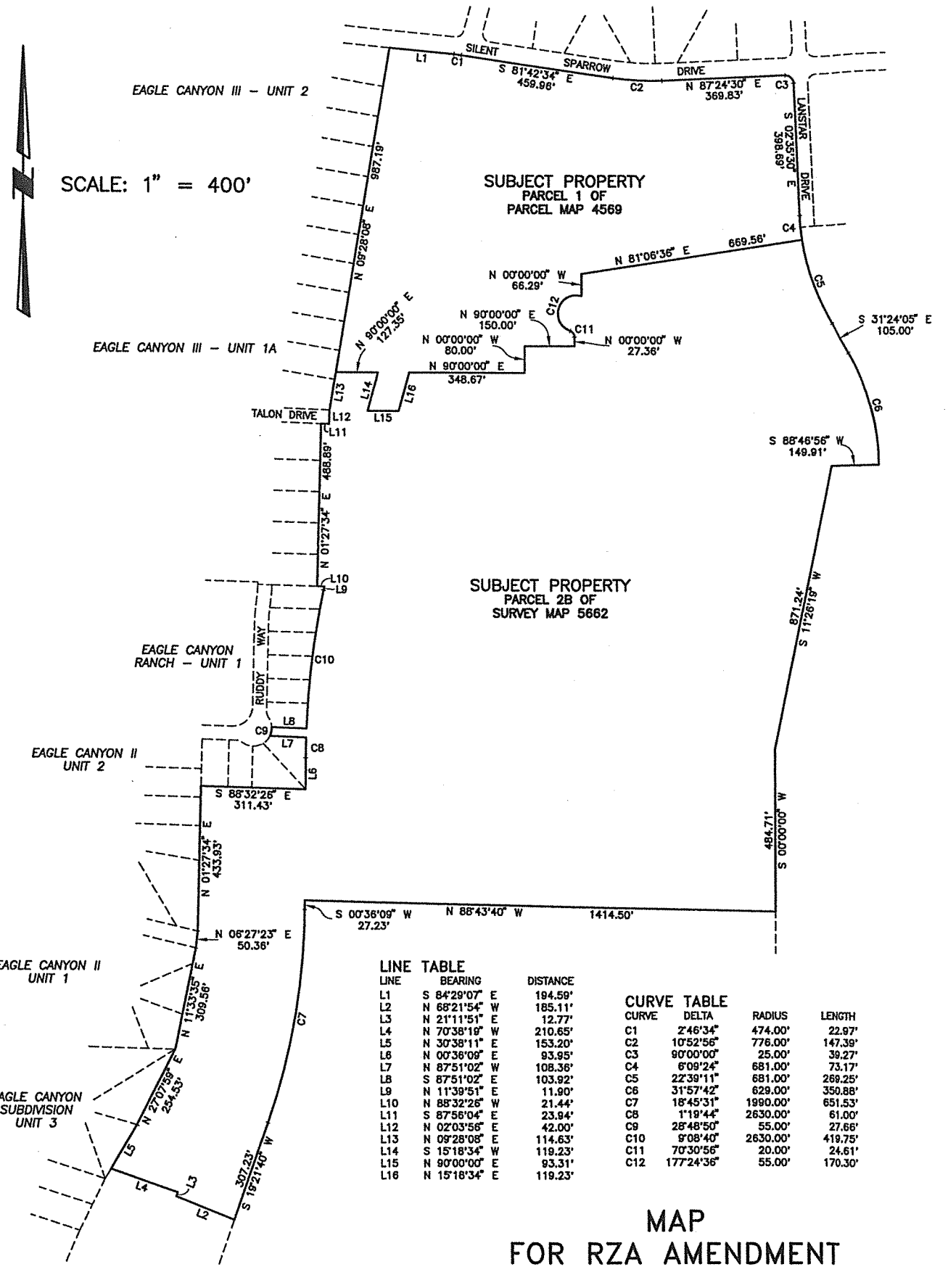


created by: **KSB 10/30/2013**
last updated: **KSB 10/20/15 KSB 11/17/16**
area previously shown on map(s):
530-28, 089-16

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is for informational purposes only. It does not represent a warranty of accuracy or a guarantee of value as to the sufficiency or accuracy of the data delineated hereon.



SCALE: 1" = 400'



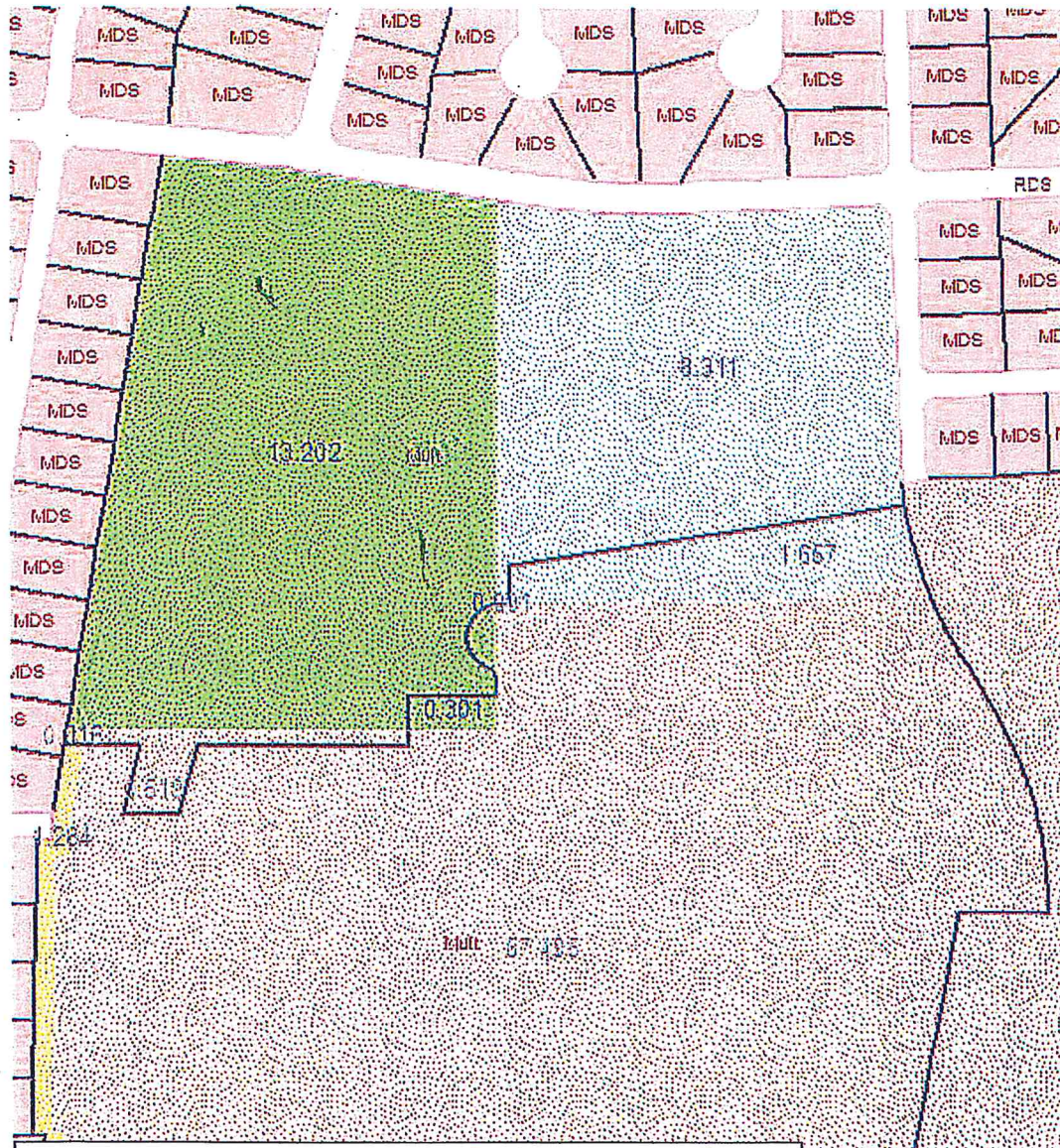
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 84°29'07" E	194.59'
L2	N 68°21'54" W	185.11'
L3	N 21°11'51" E	12.77'
L4	N 70°38'19" W	210.65'
L5	N 30°38'11" E	153.20'
L6	N 00°36'09" E	93.95'
L7	N 87°51'02" W	108.36'
L8	S 87°51'02" E	103.92'
L9	N 11°39'51" E	11.90'
L10	N 88°32'26" W	21.44'
L11	S 87°56'04" E	23.94'
L12	N 02°03'56" E	42.00'
L13	N 09°28'08" E	114.63'
L14	S 15°18'34" W	119.23'
L15	N 90°00'00" E	93.31'
L16	N 15°18'34" E	119.23'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	2°46'34"	474.00'	22.97'
C2	10°52'56"	776.00'	147.39'
C3	90°00'00"	25.00'	39.27'
C4	6°09'24"	681.00'	73.17'
C5	22°39'11"	681.00'	269.25'
C6	31°57'42"	629.00'	350.88'
C7	18°45'31"	1990.00'	651.53'
C8	1°19'44"	2630.00'	61.00'
C9	28°48'50"	55.00'	27.66'
C10	9°08'40"	2630.00'	419.75'
C11	70°30'56"	20.00'	24.61'
C12	177°24'36"	55.00'	170.30'

MAP FOR RZA AMENDMENT



ACREGIS	PLU	CPA	JURIS
13.202	60	97-SS-1 1/99 CP04-005 11/16/04 CP05-008 10/20/05	3
0.519	14	97-SS-1 1/99 CP04-005 11/16/04 CP05-008 10/20/05	3
8.311	50	97-SS-1 1/99 CP04-005 11/16/04 CP05-008 10/20/05	3
0.001	14	97-SS-1 1/99 CP04-005 11/16/04 CP05-008 10/20/05	3
0.016	65	97-SS-1 1/99 CP04-005 11/16/04 CP05-008 10/20/05	3

DESCRIPTION

APN 532-020-12:

All that certain real property situate in the County of Washoe, State of Nevada, being portions of Sections 22 and 23, T.21N., R.20E., M.D.M.; more particularly described as follows:

Parcel 1 of 10th Parcel Map for Spanish Springs Associates Limited Partnership, as shown on the plat thereof, recorded on June 8, 2006 as Parcel Map 4569, File No. 3398260, Official Records of Washoe County, Nevada.

Containing 22.05 acres, more or less.

DESCRIPTION

APN 532-020-19:

All that certain real property situate in the County of Washoe, State of Nevada, being portions of Sections 22, 23, 26 and 27, T.21N., R.20E., M.D.M.; more particularly described as follows:

Beginning at the most northerly corner of Parcel 2A of Eagle Canyon Ranch – Unit 1, as shown on the plat thereof, recorded on June 30, 2015 as Subdivision Tract Map 5124, File No. 4485157, Official Records of Washoe County, Nevada;

thence along the boundary of said Parcel 2A the following ten (10) courses and distances:

on the arc of a 681.00 foot radius curve to the left from a tangent bearing S 08°44'53" E through a central angle of 22°39'11" a distance of 269.25 feet;

S 31°24'05" E, 105.00 feet;

on the arc of a 629.00 foot radius curve to the right through a central angle of 31°57'42" a distance of 350.88 feet;

S 88°46'56" W, 149.91 feet;

S 11°26'19" W, 871.24 feet;

S 00°00'00" W, 484.71 feet;

N 88°43'40" W, 1414.50 feet;

S 00°36'09" W, 27.23 feet;

on the arc of a 1990.00 foot radius curve to the right through a central angle of 18°45'31" a distance of 651.53 feet;

S 19°21'40" W, 307.23 feet;

thence N 68°21'54" W, 185.11 feet;

thence N 21°11'51" E, 12.77 feet;

thence N 70°38'19" W, 210.65 feet to a point on the boundary of said Parcel 2A;

thence along the boundary of said Parcel 2A the following thirty (30) courses and distances:

N 30°38'11" E, 153.20 feet;

N 27°07'59" E, 254.53 feet;

N 11°33'35" E, 309.56 feet;

N 06°27'23" E, 50.36 feet;

N 01°27'34" E, 433.93 feet;

S 88°32'26" E, 311.43 feet;

N 00°36'09" E, 93.95 feet;

on the arc of a 2630.00 foot radius curve to the right through a central angle of 01°19'44" a distance of 61.00 feet;

N 87°51'02" W, 108.36 feet;

on the arc of a 55.00 foot radius curve to the left from a tangent bearing N 25°58'26" E through a central angle of 28°48'50" a distance of 27.66 feet;

S 87°51'02" E, 103.92 feet;

on the arc of a 2630.00 foot radius curve to the right from a tangent bearing N 02°31'11" E through a central angle of 09°08'40" a distance of 419.75 feet;

N 11°39'51" E, 11.90 feet;

N 88°32'26" W, 21.44 feet;

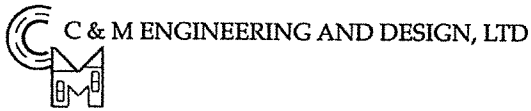
N 01°27'34" E, 488.89 feet;

S 87°56'04" E, 23.94 feet;

N 02°03'56" E, 42.00 feet;
N 09°28'08" E, 114.63 feet;
N 90°00'00" E, 127.35 feet;
S 15°18'34" W, 119.23 feet;
N 90°00'00" E, 93.31 feet;
N 15°18'34" E, 119.23 feet;
N 90°00'00" E, 348.67 feet;
N 00°00'00" W, 80.00 feet;
N 90°00'00" E, 150.00 feet;
N 00°00'00" W, 27.36 feet;
on the arc of a 20.00 foot radius curve to the left through a central angle of 70°30'56" a distance of 24.61 feet to a point of reverse curvature;
on the arc of a 55.00 foot radius curve to the right through a central angle of 177°24'36" a distance of 170.30 feet;
N 00°00'00" W, 66.29 feet;
N 81°06'36" E, 669.56 feet to the point of beginning.
Containing 70.34 acres, more or less.

Basis of Bearings is the Nevada State Plane Coordinate System, West Zone Grid, NAD83/94.

The above parcel of land is Parcel 2B as described in that Boundary Line Adjustment Grant Deed recorded on September 11, 2015 as Document No. 4512201, and as depicted on that 8th Record of Survey Map Supporting a Boundary Line Adjustment for Spanish Springs Associates Limited Partnership recorded on September 11, 2015 as File No. 4512202, Official Records of Washoe County, Nevada.



May 31, 2016

Washoe County Community Services
1001 E. Ninth Street, Bldg. A
Reno, NV 89520

RE: FEASIBILITY REPORT FOR SILENT SPARROW SUBDIVISION WATER, SEWER, AND STORM DRAIN – 8 ACRES (portion of APN 532-020-12)

Dear Community Services Department,

C & M Engineering and Design has analyzed the water system, sewer system, and storm drain for Silent Sparrow Subdivision in relationship to the potential rezoning of 8 acres of the total 22.048 from Public / Semi-Public Facilities to Medium Density Suburban. This land is located off Silent Sparrow Drive on the west side of Pyramid Highway within Spanish Springs Valley. This 22.048 acre property was originally set aside by the owner at the request of Washoe County in the Spanish Springs Area Plan for a school and a park. The owner, Spanish Springs Associates Limited Partnership, is now initiating a Regulatory Zone Amendment from PSP to MDS and a tentative map application for an 8 acre portion in order to develop a residential subdivision of 24 lots.

DOMESTIC WATER

TMWA, the Truckee Meadows Water Authority, in 2015 became the water purveyor for this proposed re-zoned area. Prior to the merger, Washoe County Department of Water Resources (WCDWR) was the water purveyor. The owner has applied for an annexation of the land into the TMWA service territory. Based upon a preliminary planning meeting with TMWA, it will agree to serve the proposed project and sufficient existing water system capacity should currently be in place. The owner will need to complete a Discovery to determine specific on-site and potential off-site needs to meet TMWA's requirements. Due to Health Department regulations, looping of the system will be necessary. The owner will need to have secured water rights in place to serve this re-zoned land at the time a will-serve commitment is requested, usually when a final map is approved. Approved final improvement plans and a service agreement will be necessary for TMWA to serve the project.

IRRIGATION WATER

All the landscaping will be part of the individual residential units.

SANITARY SEWER

The potentially re-zoned area will be served by a gravity sewer system that eventually drains into the existing county 18" diameter sewer interceptor in two locations. Three lots that front Lanstar Drive will tie directly into the existing 8" sewer within Lanstar Drive, which was constructed with Eagle Canyon Ranch IV, Unit 2 subdivision. The remainder of the lots will tie into this same existing system farther downstream south of the property. Based upon a preliminary planning meeting with Washoe County, the county will agree to serve the proposed project and sufficient existing line capacity should be in place. Washoe County is presently preparing a Discovery for the owner to determine if off-site facilities are necessary to serve the potentially re-zoned parcel. Washoe County is presently reviewing the Spanish Springs Area Plan regarding present connections and its fee structure. The owner will also be responsible for City of Sparks sewer connection fees since the sewage enters into its system.

STORM WATER

All the storm water runoff from the potentially re-zoned area will mimic existing drainage patterns. Runoff from the lots adjacent to Silent Sparrow and Lanstar will continue to flow towards these streets' existing curb and drainage, which is attached to an existing storm drain system. The existing ditch at the potentially re-zoned area's southern boundary is the outfall of this storm drain system. The amount of storm water flow in this existing ditch per the improvement plans prepared by Wood Rodgers titled Eagle Canyon IV-Unit 2 is 28 cfs in the 100-year event. Its present discharge location is just beyond the present terminus of Lanstar Drive and flows along the proposed site's

5488 RENO CORPORATE DR, SUITE 200B RENO, NV 89511 PHONE: (775) 856-3312

C:\Users\Schacon\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\3GVXOAZ8\FeasibilityReports\silentsparrow (2).doc

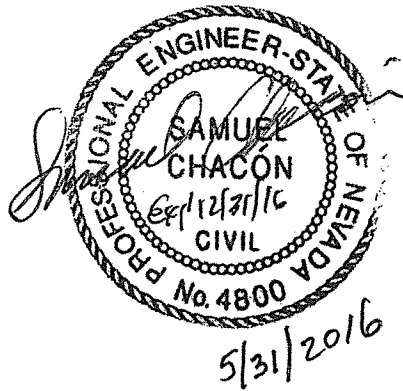
southern boundary. Wood Rodgers is presently preparing improvement plans to re-route these storm flows into a storm drain system that will convey these flows southerly through future Eagle Canyon IV and then westerly through Eagle Canyon Ranch to the inlet channel of NSSFDF. Improvements to fill this existing ditch will be part of proposed final improvements for the proposed site once the storm drain system extension is complete. The overall offsite drainage is depicted in the Hydrology Master Plan for Eagle Canyon Ranch Subdivision dated March 3, 2016 prepared by DEW Hydrology and the Hydrology Report for the North Spanish Springs Detention Facility, Washoe County, Nevada, dated May 2006, by Quad Knopf. The referenced reports describe the flows within the detention facility inlet channel, which is west of property boundary. The runoff within the inlet channel should not impact the potentially re-zoned project. The remainder and majority of the site's runoff will be discharged on the surface and drain from east to west across the site. Along the western boundary, outside of the proposed project's limits, an existing channel 6' deep and 34' wide conveys storm flows from Eagle Canyon IV, Unit 1. Pursuant to the Hydrology Master Plan for Eagle Canyon Ranch Subdivision dated March 3, 2016 prepared by DEW Hydrology this ditch conveys approximately 109 cfs in the 100-year event while its capacity is 278 cfs. Therefore the ditch has a 2' freeboard and should not impact the potentially re-zoned project.

Due to the development of this property, there will be increases in storm water discharge, however, the increase will be minimal and was included in the calculations of North Spanish Springs Flood Detention facilities and Eagle Canyon Master Plan. The analysis of detention and discharge from the detention facility was performed by Nimbus Engineers and AMEC Infrastructure, Inc. The on-site 5 year flows on the proposed site will be intercepted in underground storm drain system, which will discharge into either Eagle Canyon IV and/or Eagle Canyon Ranch. These flows are then conveyed to the inlet channel of NSSFDF previously mentioned.

In summary, the existing domestic water and sanitary sewer systems have the potential to serve the proposed re-zoned land. The 5-year storm drain system will tie into the proposed storm drain system, where flows will be conveyed to the inlet channel of the NSSFDF, which conveys flows to the City of Sparks regional detention facilities.

Sincerely,

Samuel Chacon, P.E.
Principal



SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP
550 W. Plumb Lane, Suite B #505
Reno, NV 89509
(775) 425-4425

May 27, 2016

PROJECT NAME: RZA Amendment and tentative map application or MDS and Tentative Map Subdivision Map Application, an 8.04 acre portion of APN 532-020-12

To Whom It May Concern:

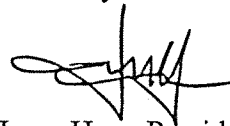
This letter verifies that Spanish Springs Associates Limited Partnership and its General Partner, Hawco Development Company, have adequate water rights for the proposed above-referenced RZA Amendment and tentative map application, which will allow up to 46 homes on 15.574 acres of land with MDS zoning.

The applicant has the following water rights banked with TMWA (previously held with Washoe County):

Permit Number	Acre feet
70702	36.4
70426	40.25
70086	36.2
72270	1.81
70087	0.85
68185	1.24
64639	8.21
62614	5.12
Total	129.22

Thank you for your attention to this matter. Feel free to call me with any questions or concerns.

Sincerely



Jesse Haw, President
Hawco Development Company,
General Partner of Spanish Springs
Associates Limited Partnership