



**MASTER PLAN AND REGULATORY ZONE AMENDMENT**

# **CHOCOLATE DRIVE**

**SUN VALLEY, NEVADA**

**APN: 502-250-09**

*Prepared for:*  
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Reno, Nevada  
February 2022  
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## 1. INTRODUCTION

This application includes the following requests:

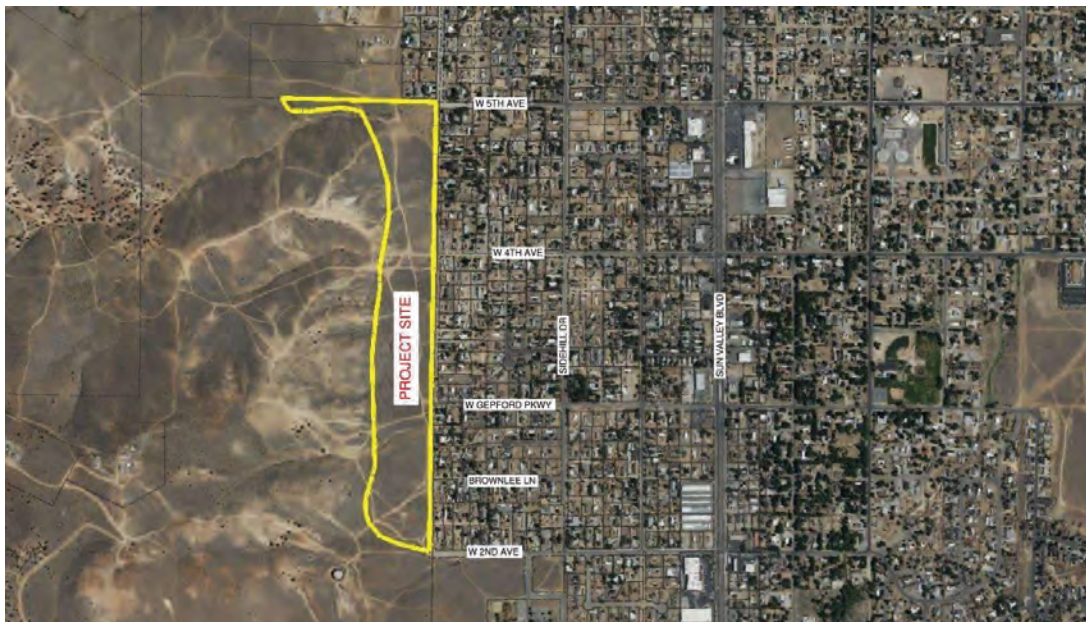
- A **Master Plan Amendment** (“MPA”) to split zone APN 502-250-09 from Suburban Residential (SR) to Open Space and Urban Residential (UR); and
- A **Regulatory Zone Amendment** (“RZA”) to split zone APN 502-250-09 from Medium Density Suburban (MDS) to Open Space (OS) and Medium Density Urban (MDU).

These amendments are required to allow for a future project consisting of a low-income affordable multi-family residential development. This development is anticipated to include approximately twenty two-story apartment buildings (approximately 240 units) with a clubhouse and swimming pool, covered parking spaces, mail kiosk, playground, and recreational amenities.

## 2. PROJECT LOCATION

The Chocolate Drive project site (the “Site”) is approximately 45.51± acres and is located in southwest Sun Valley at the western edge of a residential area generally comprised of single-family homes, approximately half a mile west of Sun Valley Blvd. The APN for the parcel is 502-250-09 (the “Parcel”). See Figure 1 – Vicinity Map for project location. The Parcel stretches north south along Chocolate Drive from W 2nd Ave to W 5th Ave and borders Red Hill (Washoe County Open Space) to the west. The Site will be accessed from the freeway system via the following streets:

- |                            |                            |
|----------------------------|----------------------------|
| ▪ Chocolate Drive          | ▪ Brownlee Lane            |
| ▪ West 4 <sup>th</sup> Ave | ▪ West 5 <sup>th</sup> Ave |
| ▪ Gepford Parkway          | ▪ Sun Valley Boulevard     |
| ▪ Clear Acre Lane          | ▪ West 2 <sup>nd</sup> Ave |



**Figure 1 – Vicinity Map**

## 3. EXISTING CONDITIONS

### 3.1. Site Information

The Parcel is currently vacant with some existing utilities (water, electric, and gas) and dirt roadways. See Figure 2 – below for site photos and Appendix H for an Existing Conditions Exhibit and American Land Title Association (ALTA) Survey performed by MAPCA Surveys, Inc. The Site lies entirely in Zone X per FEMA Flood Map 32031C3033G dated March 16, 2009. Adjacent Master Plan Land Use designations include the following:

- North: Suburban Residential
- South: Open Space
- East: Suburban Residential
- West: Open Space

Adjacent Regulatory Zone designations and uses include the following:

- North: Medium and Low Density Suburban
  - Vacant and Single Family Residential
- South: Open Space
  - Vacant
- East: Medium Density Suburban
  - Single Family Residential
- West: Open Space
  - Vacant

These Land Uses and Regulatory zones can be seen in Figure 3 and

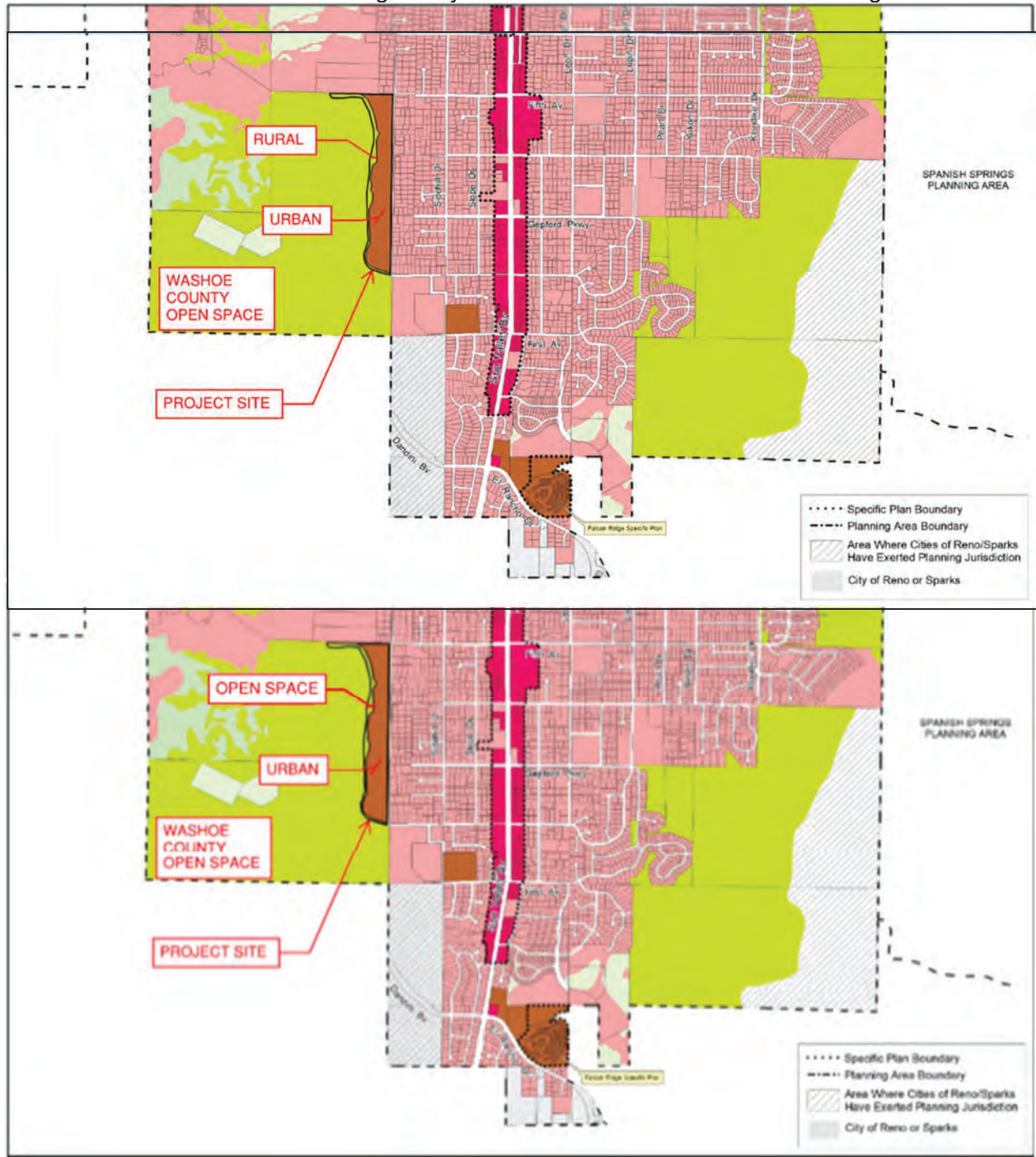
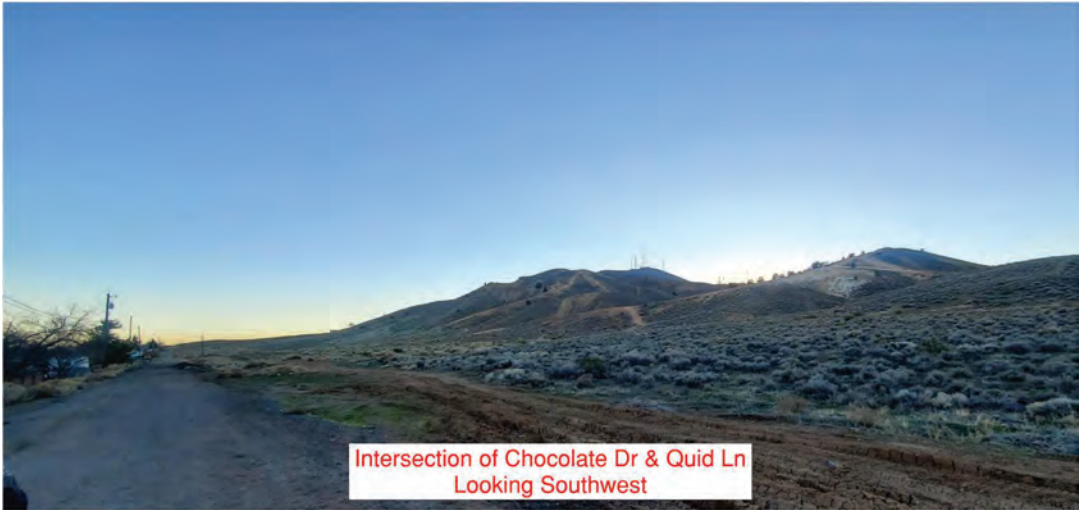


Figure 4 in Section 4 of this report.







Intersection of Chocolate Dr & E Gepford Pkwy  
Looking Northwest



Intersection of Chocolate Dr & Brownlee Ln  
Looking Southwest



Intersection of Chocolate Dr & Loster Way  
Looking Northwest



**Figure 2 – Site Photos**

### **3.2. Hillside Grading**

The majority of the Site is 0-15% slopes, while approximately 43%± is greater than 15% slope. Per Washoe County Development Standards Section 110.424.04, the site is applicable to Hillside and Ridgeline Development. A Slope Exhibit is included as Appendix F of this report. At this time, a formal site plan has not been established and precise location of buildings in relation to slopes has not been analyzed. As the site plan reaches a more formal design, the intent of the applicant is to follow the requirements for developable area analysis, site analysis, design standards, etc. as set forth by Article 424 of the Washoe County Development Code.

### **3.3. Summary of Phase I Environmental Site Assessment**

A Phase I Environmental Site Assessment (ESA) was performed by Arkose Environmental, Inc. for the Site and is included with this MPA and RZA submittal package. The results of the ESA as they pertain to the MPA and RZA are generally summarized as follows:

According to USGS Quadrangle 7.5-minute series topographic map, an intermittent stream is depicted in a general west-east direction on the north portion of the Parcel. No other water conveyances are depicted on the Parcel. Upon further research, the ESA explains that the U.S. Fish and Wildlife Service National Wetlands Inventory map revealed that this intermittent stream at the north end of the Parcel could potentially contain jurisdictional wetlands including Waters of the U.S. The future improvements on this Parcel will avoid any impacts to these potential wetlands.

The general surface topography of the Site is hillside (along the west boundary) and moderately sloping to the east. The soil throughout the Parcel is a mixture of Indian Creek sandy loam, Manogue cobbly clay, Surgem-Rock outcrop complex, Risley-Rock outcrop complex, Risley cobbly loam, and Zephan-Rock outcrop-Smallcone complex.

According to the ESA, an analysis of the National Register of Historic determined that there are no historical sites on or within a one-mile radius of the Parcel. The ESA also identified that there are no critical habitats, refuges, or fish hatcheries within the Parcel and there are no endangered species that would be affected by the development of the Site.

Lastly, there are mountainous areas to the west and there is an active fault on the west side of the Parcel per the USGS Quaternary fault map. Per Washoe County Development Code, a 10' setback from the fault line is required and will be shown on the final recorded map. Future structures will not be placed within this 10' setback. The fault location is shown in Appendix H.

## 4. REQUEST SUMMARY

This application includes two corresponding amendments in order to allow for consideration of multi-family use for the Parcel. The first is a Master Plan Amendment from the current Suburban Residential designation to Urban Residential. The second request is a Regulatory Zone Amendment from the current Medium Density Suburban zoning to Medium Density Urban. Sections 4.1 – 4.3 below summarize these requests.

The intent of these amendments is to position the Parcel for a potential future low-income multi-family residential development. However, it is important to note that this application is only the first step in establishing multi-family residential use for the Parcel. Approval of the MPA and RZA do not grant an approval of a specific project. This application, if approved, grants the land use designation and zoning that will allow for the Administrative Permit review of a subsequent project that must meet the provisions of the Washoe County Development Code along with the applicable legal findings required by the Administrative Permit review.

### 4.1. Master Plan Amendment

There are two proposed Master Plan designation amendments being proposed for the Site. The desired future condition of the Parcel is to have split zoning as follows:

- Amend the current Suburban Residential (SR) Master Plan designation to Urban Residential (UR) for the east side of the Parcel
- Amend the current Suburban Residential (SR) Master Plan designation to Open Space for the west side of the Parcel

The UR designation will allow for increased density for this Parcel. This would allow for future consideration of multi-family development for this Parcel which could serve to diversify the housing options within Sun Valley. While UR designation allows for higher density housing, it is important to note that the density will still be comparable to nearby SR designated land. For approximately 240 multi-family units on a 45.51± acre parcel, and excluding any slopes greater than 30 percent, density for the site would be approximately six (6) units per acre. The Open Space portion of the Parcel provides a buffer between the Parcel and the adjacent Open Space parcel to the west. This buffer varies in width, with a minimum width of 20' for the entire length of the western property line of the Parcel.

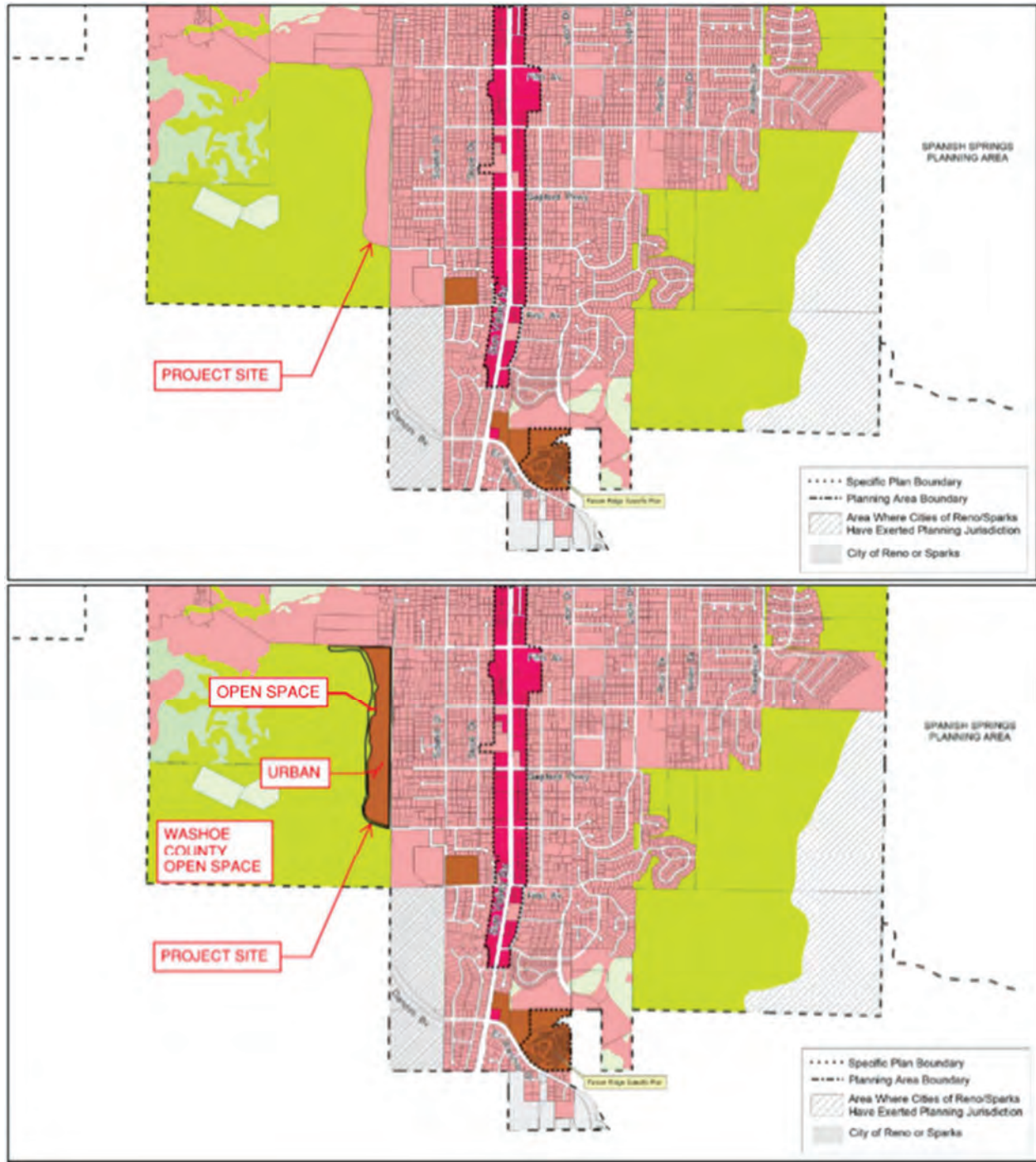


Figure 4 – Existing/Proposed Land Use below shows the proposed changes to the Master Plan land use designations. Refer to Appendices I and L for larger exhibits of more detail.

Diversification of the housing stock within Sun Valley is beneficial in that there are very limited multi-family offerings within the Planning Area. As can be see in Figure 3 – Sun Valley Area Plan Land Use below, most of Sun Valley is Suburban Residential. The project is well suited to meet the needs of this growing community and will provide housing opportunities for low-income families.



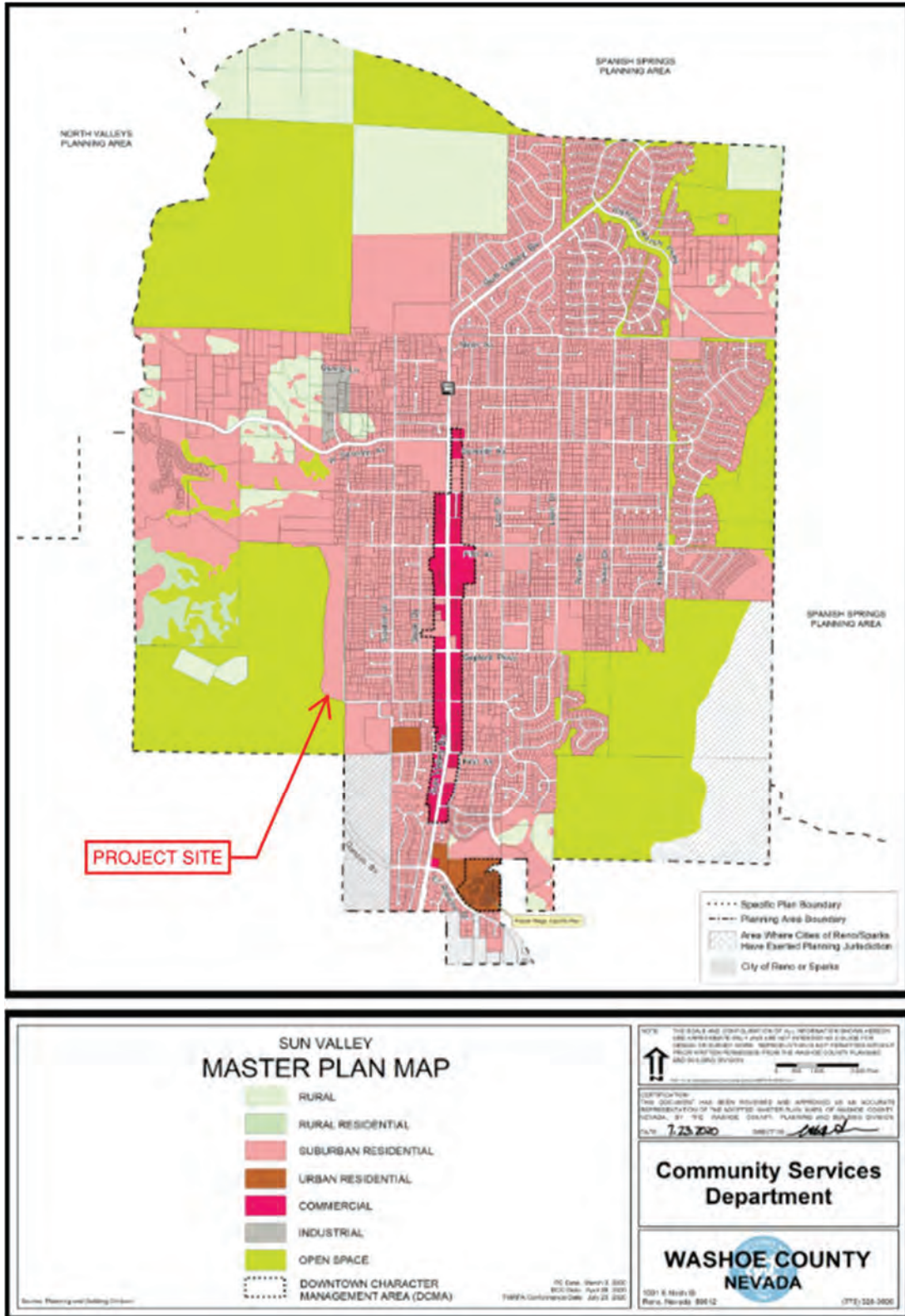


Figure 3 – Sun Valley Area Plan Land Use

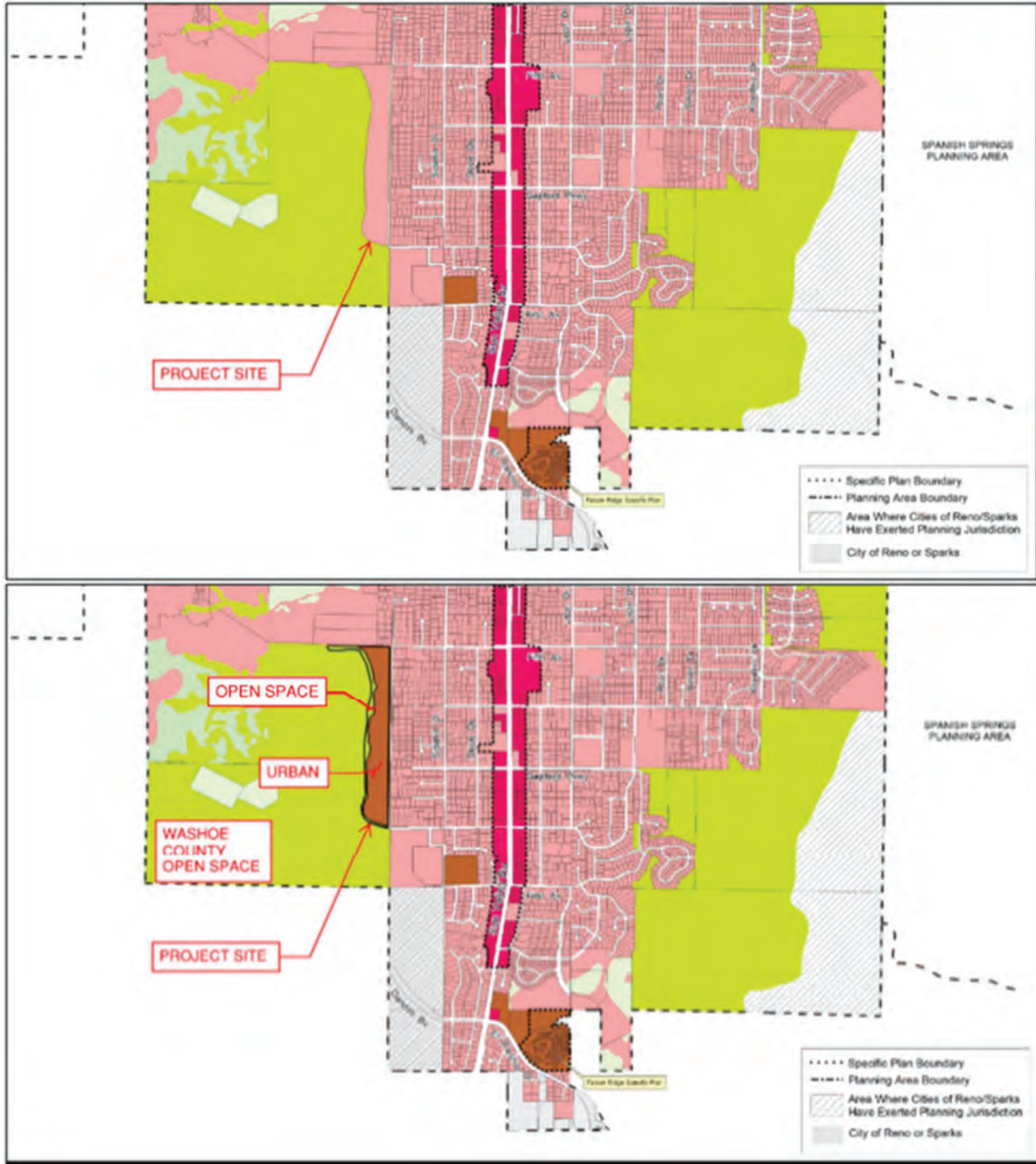


Figure 4 – Existing/Proposed Land Use



## 4.2. Regulatory Zone Amendment

There are two proposed Regulatory Zone amendments being proposed for the Site. The desired future condition of the Parcel is to have split zoning as follows:

- Amend the current Medium Density Suburban (MDS) zoning to Medium Density Urban (MDU) for the east side of the Parcel
- Amend the current Medium Density Suburban (MDS) zoning to Open Space (OS) for the west side of the Parcel

The MDU designation will allow for the development of multi-family residential units at a maximum density of 21 dwelling units per acre. While MDU zoning would allow up to 21 dwelling units per acre, if the 240 units projected for the Site are built, this would amount to approximately 6 units per acre (after excluding land with slopes of greater than 30%).

The proposed MDU zoning is compatible with the proposed UR Master Plan designation and will provide for affordable multi-family residential use that is complementary to adjoining residential development. It is important to note that the Parcel is within the Suburban Character Management Area and Medium Density Urban is currently an approved use under the Sun Valley Area Plan section SUN.1.3. Establishment of affordable multi-family use at the Site can serve to diversify the housing options within Sun Valley. It will also help provide housing opportunities to people of different economic backgrounds.

Similar to the Master Plan designation change mentioned in Section 4.1 above, the proposed rezoning of the west side of the parcel from MDS to OS will provide a buffer between the existing OS parcel to the west and the future multi-family residential development on the Parcel. As specified in Goal 6.1 of the Washoe County Regional Open Space and Natural Resource Management Plan, high-density development is discouraged near open space areas and downward transitioning of densities next to or near open space areas should be considered in order to minimize resource pressure, fire danger, and other negative impacts. By split zoning, a buffer of OS on the western side of the parcel next to the existing Washoe County Open Space (Red Hill) will adhere to this standard. Refer to section 6.5 of the Policy Plan Analysis within this report for more detail.

The Sun Valley Area has limited diversification in housing options. As Figure 5 – Sun Valley Area Plan Zoning Map on the following page illustrates, the majority of housing within Sun Valley is zoned Medium Density Suburban (MDS). There are several multi-family residential developments in southeast Sun Valley, but these offerings are limited to a few small apartment complexes. Additionally, a need for low-income affordable housing within the Sun Valley and Washoe County area has been identified in which this project could assist. Refer to Appendices J and L for larger exhibits of more detail.

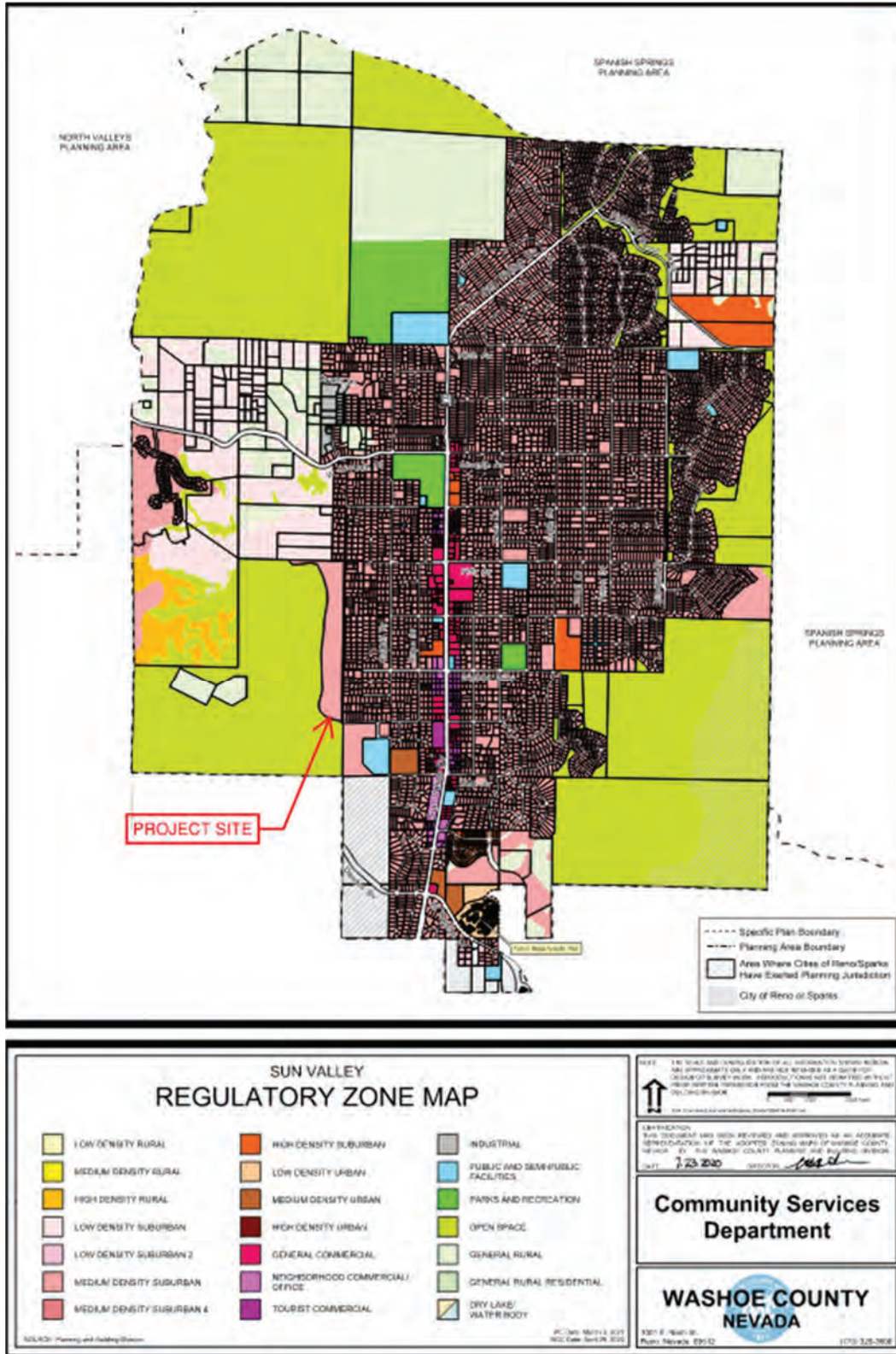


Figure 5 – Sun Valley Area Plan Zoning Map

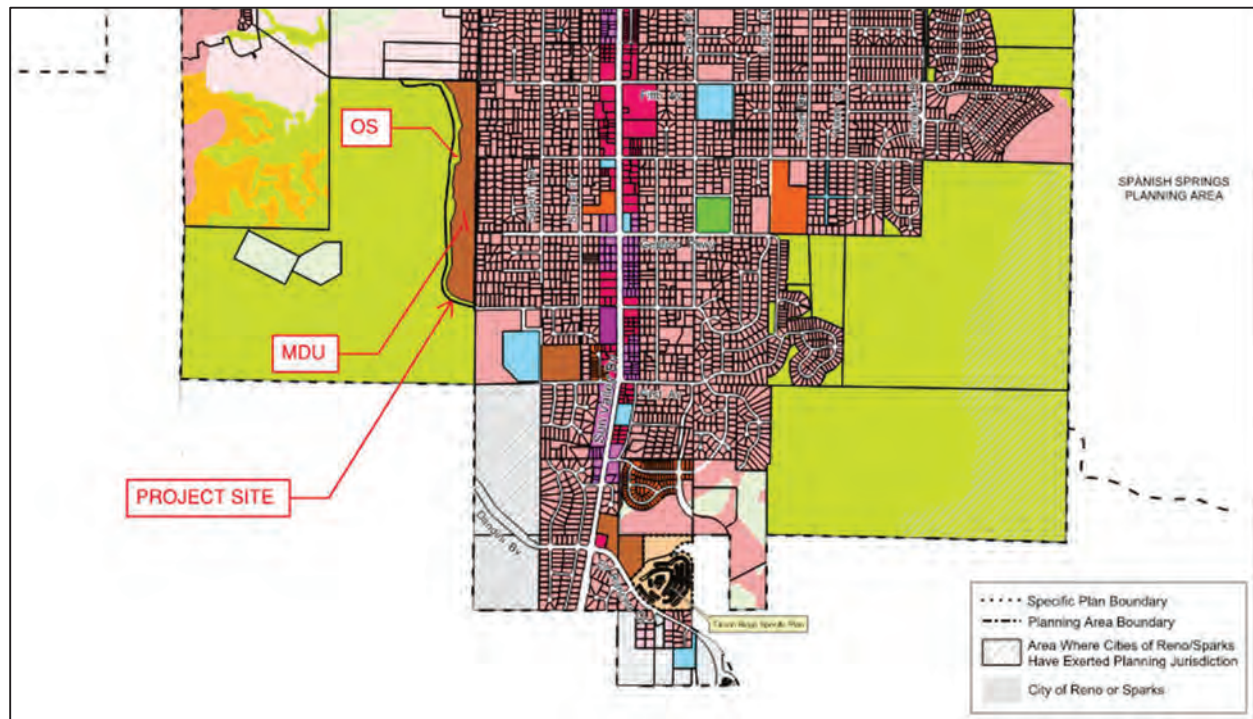
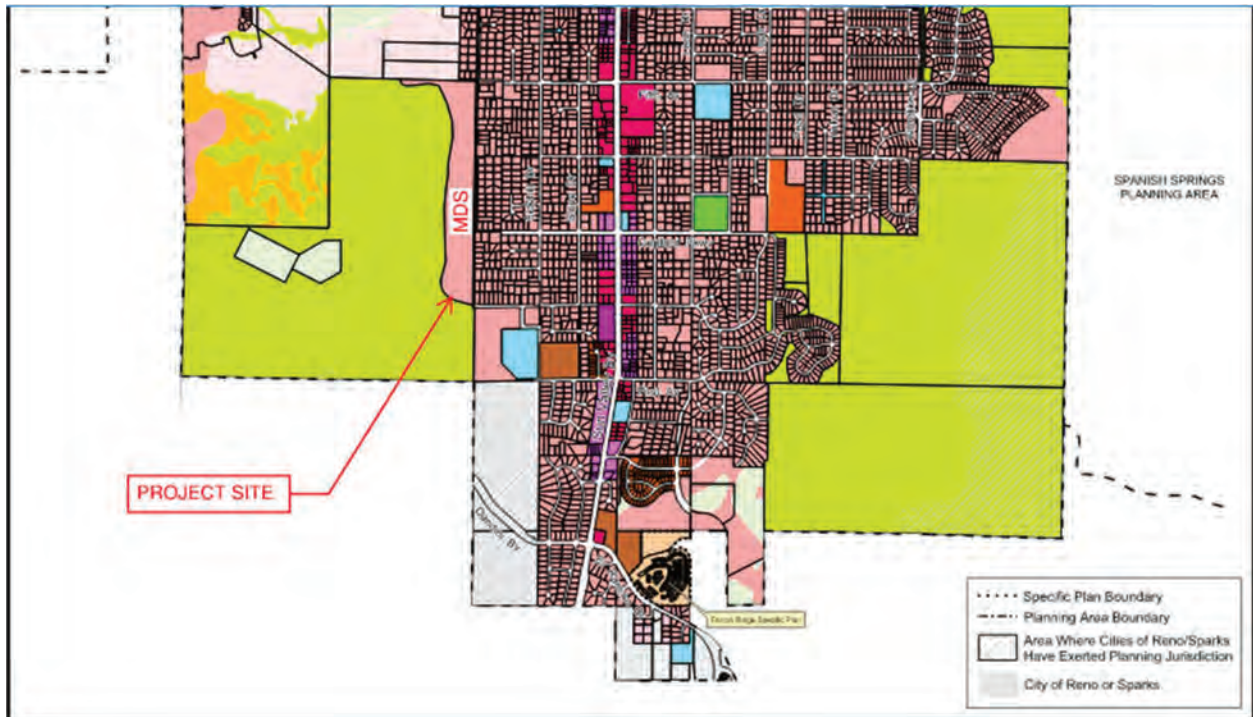


Figure 6 – Existing/Proposed Zoning

### 4.3. Truckee Meadows Regional Plan Amendment

The Regional Form section of the 2019 Truckee Meadows Regional Plan (TMRP) designates three Tiers for land within the Truckee Meadows Service Area. This application proposes to amend the TMRP Tier for the western portion of the Parcel from Tier 3 Land to Tier 1 Land. Tier 1 Land is defined by the Truckee Meadows Regional Plan as the following:

*“Area within the TMSA where moderate/varying range development is expected and number two in the priority hierarchy for development. A variety of residential and non-residential uses exist in this area. A majority of the area within this Tier is already developed, or within close proximity to existing development. Public facilities and services are generally in place. This area is mostly served by transit or has multi-modal connectivity.”*

The existing Tier 3 designation of this Parcel does not allow for multi-family residential. As shown above, Tier 1 Land will be most suitable for multi-family development. Changing the eastern portion of the Parcel to Tier 1 while leaving the western portion as Tier 3 will remain compatible with surrounding parcels.

Additionally, public facilities such as an elementary school and services such as Red Hill Washoe County open space trails are located nearby. Existing Washoe County Regional Transportation Commission bus services are within a half mile of the Parcel on Sun Valley Boulevard, as shown in Figure 7 – Site Proximity to RTC Bus Services on the following page.



Figure 8 – Existing/Proposed TMRP Tier Designation on page 18 of this report shows the proposed amendment to the TMRP Tier Designation. Refer to Appendix K for a larger exhibit of more detail.

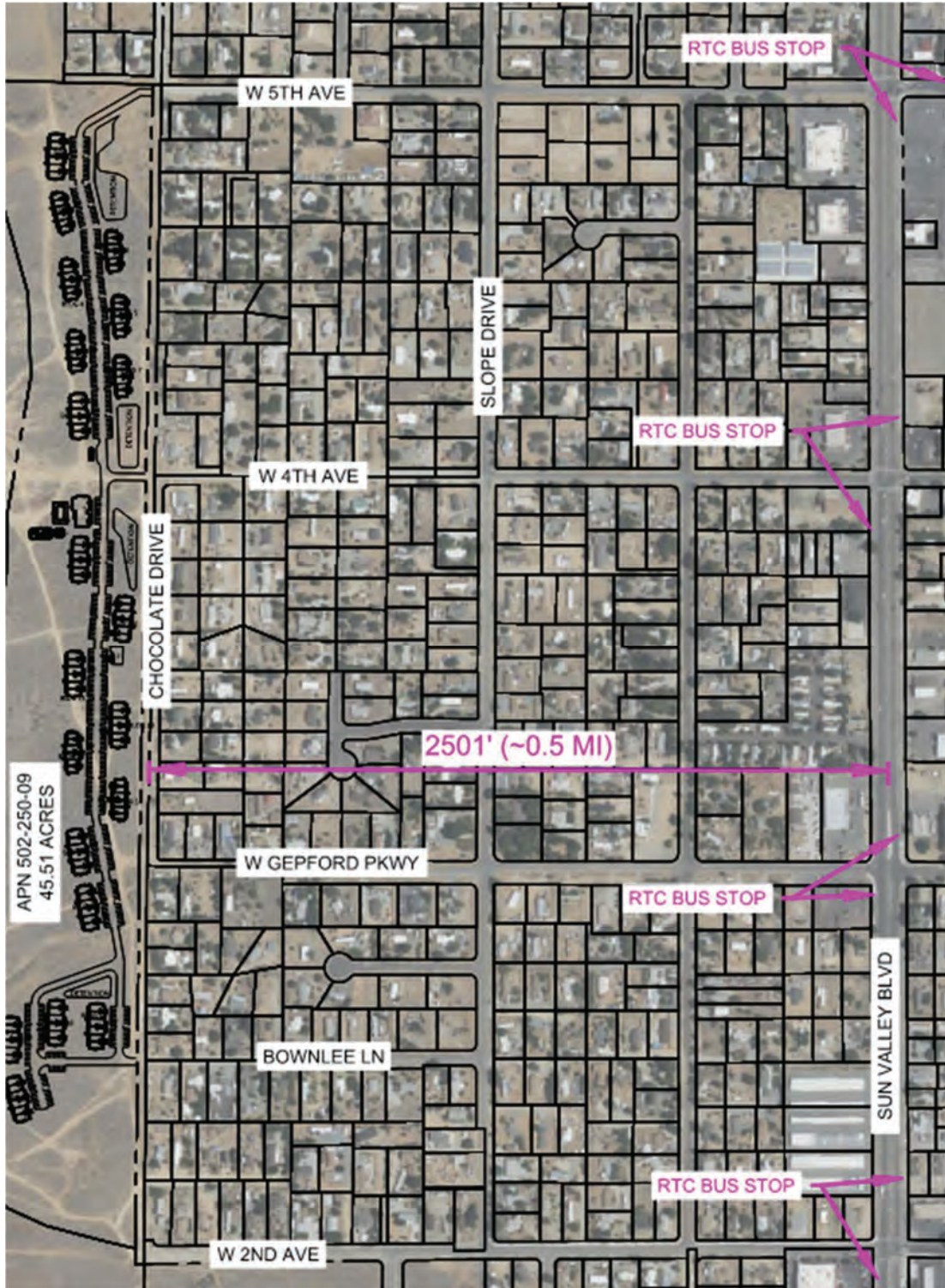


Figure 7 – Site Proximity to RTC Bus Services

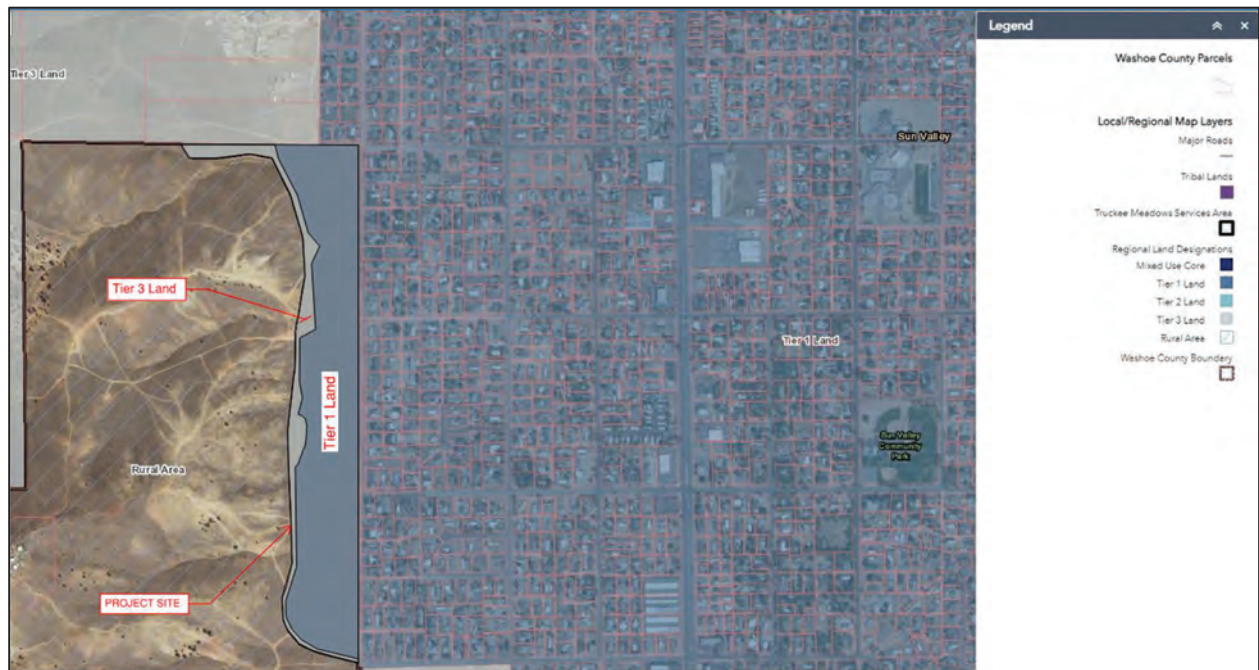
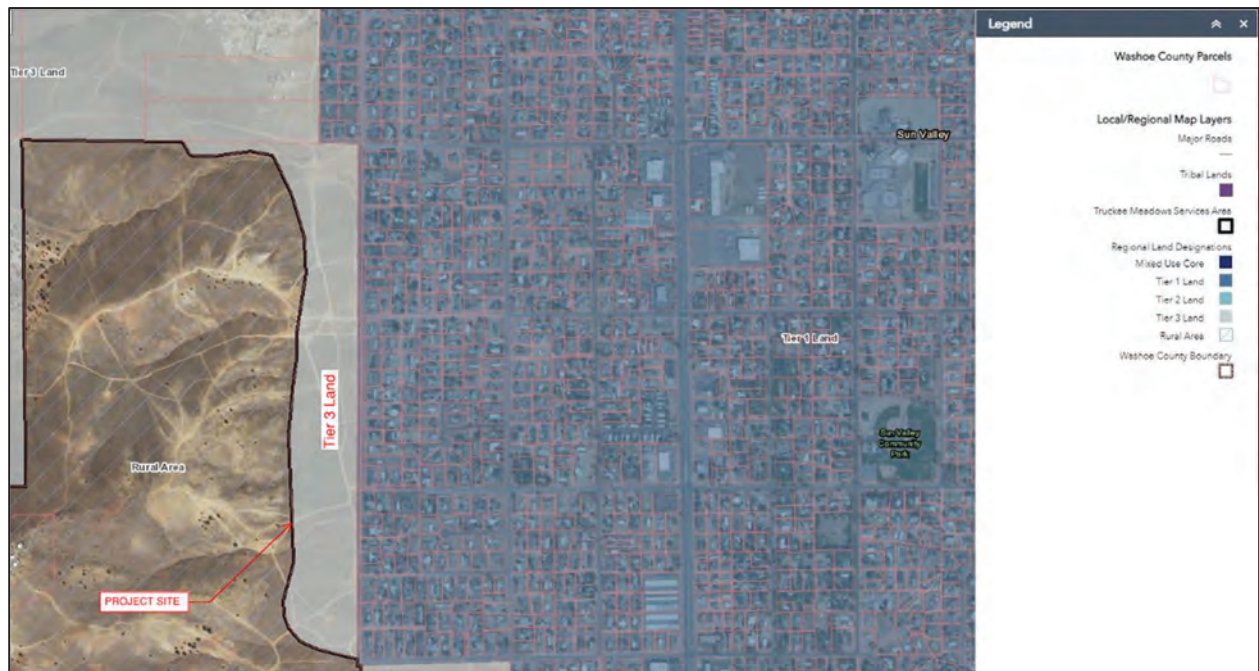


Figure 8 – Existing/Proposed TMRP Tier Designation

## 4.4. Affordable Housing Process

The amendments proposed in this report would allow for the future consideration of a low-income affordable housing development on the Parcel. The Applicant is an affordable developer with 20,000+ affordable units developed and managed within its current portfolio. As established under 26 U.S. Code § 42, the Applicant intends to, at a minimum, agree to restrict maximum chargeable rents to that as outlined by the I.R.S. for individuals at or below 60% of the Area Median Income and plan on 100% of the units being restricted as such. Under §42, each State is responsible for the administration of the process. Accordingly, the Nevada Housing Division enacts a Qualified Allocation Plan (“QAP”) in order to award the tax credits tied to affordable housing developments. The Application will be applying for 4% tax credits, which are generally not competitive. Additionally, the Applicant will be applying for tax exempt bonds used for the purpose of affordable housing as required under § 42. The Applicant cannot yet apply for tax credits until the site is appropriately zoned pursuant to the requirements of the current QAP. Upon obtaining proper zoning, the Applicant will apply for such tax credits as soon as all necessary application materials are prepared and at such time as is allowed under the QAP.

In addition to this, the Federal Government issues HOME Investment Partnerships Program (HOME) funds to every state. The State of Nevada has allocated a portion of its HOME funds to the Washoe County HOME Consortium, who is the authority responsible for issuing HOME funds for affordable developments in Washoe County. Providing affordable housing is a requirement for the issuance of HOME funds from this authority. For the 2022-2023 funding of the Washoe County HOME Consortium HOME funds, applications were due on December 9, 2021, for which the Applicant has filed an application.

The 4% tax credits issuance and the HOME funds issuance require a Land Use Restriction Agreement (LURA) recorded on the land that would ensure restricted rents for a combined minimum of 30 years for this development.

## **5. AGENCY COORDINATION**

As part of the due diligence process and future project feasibility, several public agencies were coordinated with to understand limitations, preferences, and current policy guidelines.

### **5.1. Sun Valley General Improvement District**

The Sun Valley General Improvement District (SVGID) has indicated that the Project is within their service territory and will supply water, sanitary sewer, parks & recreation, and garbage services.

There are currently water lines and fire hydrants along Chocolate Drive. However, there are no sewer lines along Chocolate Drive at the frontage of the Project. A formal capacity study was initiated on December 3, 2021 with the SVGID to determine water and sewer capacity for the future Project. The results of the capacity study will determine requirements for project feasibility, potential upgrading of lines, offsite improvements, cost implications, and sizing of systems. It determined that the Project has adequate capacity for water and sewer from the SVGID, the necessary main extensions and water rights will be designed and obtained for the future Project.

### **5.2. Washoe County Regional Transportation Commission**

The Washoe County Regional Transportation Commission (Washoe County RTC) has asked that potential traffic impacts to Sun Valley Boulevard be analyzed to ensure the acceptable level of service is met at the intersections. A traffic study prepared by Kimley-Horn addresses this requirement and is provided in this MPA submittal package.

The RTC has also indicated that the future Project will not require a bus stop based upon its future size of 240 multi-family units. In addition, the RTC does not recommend any deviation of current bus routes from Sun Valley Boulevard to the Project

### **5.3. Washoe County Engineering Department**

Coordination with the Washoe County Engineering Department was performed to determine potential paving requirements of Chocolate Drive and surrounding access roads. They have indicated that the new development would need to provide access to the development and will need to provide two points of ingress and egress. Potential access points to Chocolate Drive currently appear to be privately owned with possible easements over the existing roads. A portion of Chocolate Drive is under the same ownership as the Project. If the future Project moves into engineering design, coordination with the appropriate public agencies will continue to determine access points and streets to be paved.



## 6. PLANNING POLICY ANALYSIS

The proposed Master Plan and Regulatory Zone Amendments must be reviewed for consistency with the goals and policies of the Washoe County Master Plan, Sun Valley Area Plan, and Truckee Meadows Regional Plan. Each of these planning documents is addressed below:

### 6.1. Sun Valley Area Plan

The Sun Valley Area Plan contains policies that must be conformed to with all development in Sun Valley. The following is a list of policies that are applicable to this MPA and RZA, followed by an explanation of how each is being conformed to:

*SUN 1.6 Staff will review any proposed Master Plan Amendment against the findings, criteria and thresholds identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must make each of the findings in order to recommend approval of the amendment to the Board of County Commissioners.*

**See Section 7.3 – Sun Valley Area Plan Findings below.**

*SUN 2.9 The owners of private roads or driveways are required to adequately sign them to allow for better emergency response.*

**If ownership of Chocolate Drive is not transferred to Washoe County and continues to be privately owned, adequate signage will be installed to promote efficient and effective emergency response.**

*SUN 3.1 Retain all public lands within and adjacent to the Sun Valley Area Plan boundaries. In the event that public land does become private property, that land would automatically be included in the Sun Valley SCMA.*

**The public land to the west of the Parcel will remain unaffected throughout the future development of the Site.**

*SUN 3.2 The planning of all future roadways, subdivisions or other development will maintain adequate access (vehicular and/or pedestrian) to surrounding public land. Existing and/or needed public access easements will be depicted on all development applications and on the initial right-of-way design for new roadways.*

**Access to the public land to the west of the Parcel will not be restricted throughout future development of this Parcel. Access to public land will be provided and coordinated throughout site planning with Washoe County. Existing trails will be utilized and could potentially be upgraded to include trailheads to provide a more inviting environment for the public to utilize these trails and open space.**

*SUN 3.2 The Washoe County Department of Regional Parks and Open Space will continue to work with all interested organizations and individuals to reduce illegal dumping and other resource damage to Red Hill and take appropriate steps to eliminate off-highway vehicle use on Red Hill.*

**Red Hill is located directly west of the Parcel. Illegal dumping has been cited multiple times on the Parcel. The buildout of this Site can more clearly identify and control access to Red Hill, which might help to reduce illegal dumping as well as off-highway vehicle use on Red Hill. Existing trail access will be limited to the north**

**end of the Parcel and coordination with Washoe County Open Space to create this trail access will take place through the future projects design.**

*SUN 4.2 Hillside development shall disturb the minimum area required for construction and conserve steep slopes in their natural state.*

**Appendix F – Slope Exhibit shows the slopes throughout the Parcel. The future site will make all efforts to restrict the development to within the 0-25% slope zones of the Parcel. Provisions of Washoe County Development Code Article 424 – Hillside Grading will be adhered to as required.**

*SUN 4.4 Structures shall be located to eliminate or minimize silhouettes against the skyline.*

**Structures for the future site will be limited to two-story. The skyline in the surrounding area will not be impacted.**

*SUN 4.4 Disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope; hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.*

**All slope restraints outlined in this code and outlined in the future Geotechnical Report will be adhered to for the design of the future site.**

*SUN 5.2 The Washoe County Department of Regional Parks and Open Space shall support and schedule the construction of a multi-purpose trail system within the valley (see Recreational Opportunities Plan map). The ultimate goal is the connection of existing and new trails required to complete a Sun Valley Rim Trail.*

**A more recent plan has been created for the prospective trail system in western Sun Valley, specifically for Red Hill. Appendix G – Red Hill Conceptual Plan is from the Red Hill Master Plan prepared by Washoe County. The Red Hill Conceptual Plan shows what Washoe County has planned for the trail system in Red Hill. The plan differs from the Recreational Opportunities Plan Map from the Sun Valley Area Plan. Instead of showing a connection from public streets to the trail system on the south side of the Parcel, Appendix G instead shows the connection via a trailhead on the north side of the Parcel. Through conversations with Washoe County, they have even considered subdividing the Parcel to a smaller northern section to allow for these trail improvements and maintain uninterrupted access through the future trail system. This is a potential option for the future site that will be discussed with Washoe County through future site planning.**

*SUN.5.3 New trails will be designed to accommodate equestrian, pedestrian and mountain bike traffic, unless technical or severe economic hardships warrant consideration of a more limited use.*

**If it is determined that an upgraded trailhead is to be constructed on the Parcel, accommodations will be made for all modes of transportation mentioned in Policy SUN 5.3.**

*SUN.5.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities.*

**To the extent possible provided grades and other site conditions allow for it, parking will be provided for the trailhead if constructed on the Site.**

*SUN 7.1 Development proposals within the Sun Valley planning area will include detailed soils and geo-technical studies sufficient to:*

- a. Ensure structural integrity of roads and buildings.*
- b. Provide adequate setbacks from potentially active faults.*
- c. Minimize erosion potential*

**If the amendments requested in this application are approved, the Site will be able to move forward with a more formalized design. As this occurs, additional studies will take place for the Site including a geotechnical study to confirm and locate the above items. Active faults and their setback will be properly identified. Adequate erosion control measures will be utilized to minimize erosion potential during construction as well as the project is complete.**

*SUN.7.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy SUN 7.1.*

**All slope restraints outlined in this code and outlined in the future Geotechnical Report will be adhered to for the design of the future site. In addition, the USGS quaternary faults identified in Appendix H will be avoided as much as possible.**

*SUN.10.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.*

**Chocolate Drive currently contains a water main that can be utilized for the future project. The Parcel is within Sun Valley General Improvement District (SVGID) service territory and SVGID has provided written intent to serve the Parcel.**

*SUN 12.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.*

**The subject Parcel is within SVGID service territory and SVGID has provided written intent to serve the Parcel. Future sewer service to the property will be determined by the SVGID capacity study that is currently being completed.**

*SUN.13.2 Amendments will be reviewed by the Department of Community Development against the following set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement:*

- a. A feasibility study has been conducted and paid for by the applicant, relative to municipal water, sewer and storm water, that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Sun Valley by the Sun Valley General Improvement District in conjunction with the Department of Water Resources. This may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.*

**A formal capacity study was initiated on December 3, 2021 with the SVGID to determine water and sewer capacity for the future Project. The results of the capacity study will determine requirements for project feasibility, potential**

upgrading of lines, offsite improvements, cost implications, and sizing of systems. If determined that the Project has adequate capacity for water and sewer from the SVGID, the necessary main extensions and water rights will be designed and obtained for the future Project.

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

**In addition to the above requirement of Policy SUN 13.2.b, the Washoe County Regional Transportation Commission (Washoe County RTC) has asked that potential traffic impacts to Sun Valley Boulevard be analyzed to ensure the acceptable level of service is met at the intersections. A traffic study prepared by Kimley-Horn addresses this requirement and is provided in this MPA submittal package.**

- c. *If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Sun Valley planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Commission Capital Improvements Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.*

**Based on the Traffic Study included with this submittal package, the proposed intensification will not result in a drop below the established policy level of service for transportation at the study intersections.**

- d. *If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional Transportation Commission transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Commission Capital Improvements Program within three years of approval of the intensification.*

**Based on the Traffic Study included with this submittal package, the proposed intensification will not result in a drop below the established policy level of service for transportation at the study intersections.**

- e. *Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the goals and policies of the Sun Valley Area Plan.*

**The Site is in compliance with the Sun Valley Area Plan. Coordination between the applicant and various public agencies has taken place to ensure that the future project will not adversely affect facilities provided to the Site. Please refer to Agency Coordination in Section 5 of this report.**

- f. *If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood*

*school philosophy for elementary facilities, then there must be a current capital improvements plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School District Board of Trustees, may waive this finding.*

**A specific site design has not been completed at this time. However, with approximately 240 units projected for the future Project, it is not anticipated that the capacity of the Washoe County School District will be over enrolled by the potential new residents of this Project.**

## **6.2. Washoe County Master Plan**

The Washoe County Master Plan consists of a variety of goals and policies that pertain to certain elements of the Master Plan. The proposed MPA and RZA aim to foster, promote, or comply with the many of the goals and policies of each element. The following five sections elaborate on each of these elements.

### **6.2.1. Housing Element**

Throughout the Housing Element of the Washoe County Master Plan, there is an obvious focus on affordable housing. There are many goals, policies, and programs to incentivize and help foster the development of affordable housing throughout Washoe County.

*Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.*

**The approval of the Master Plan and Regulatory Zone Amendments requested in this application would allow for the future consideration of low-income multi-family residential housing for this Parcel. Goal One of the Housing Element specifically pertains to this type of request.**

*Policy 1.1: Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.*

**The approval of the Master Plan and Regulatory Zone Amendments requested in this application may allow for discussion of future rezoning and enable of low-income multi-family residential housing to be built throughout the community.**

*Policy 1.3: Streamline and expedite processing for residential developments.*

**If the proposed MPA and RZA are approved and the Site is allowed to move forward into design, Washoe County may consider this policy when reviewing for future permitting.**

*Policy 3.5: Promote development of affordable housing near services, transportation routes, schools, jobs, and child care by establishing mixed-use districts and higher density areas.*

**There are currently some utility services along Chocolate Drive that could be utilized for the Site. There nearest school is Lois Allen Elementary School and it is less than half a mile from the southern end of the Parcel. Also, nearby Washoe County RTC routes are within a half mile of the Parcel along Sun Valley Boulevard. There are several local businesses for jobs also along Sun Valley Boulevard.**

*Policy 3.6: Promote mixed-use development that includes housing units affordable to lower income households.*

**The low-income affordable multi-family housing that would be provided with this project (if granted approval) would be a direct implementation of this policy.**

## **6.2.2. Conservation Element**

The following Policies were found to be applicable to the proposed MPA and RZA:

*Policy C.5.2: Slope management strategies for slopes between 15 and 30 percent will ensure that:*

- a. *Development on such slopes incorporates on-site and off-site mitigation measures for impacts to habitat and water quality, and for fiscal effects associated with higher-than-normal costs of infrastructure, public safety facilities, and public safety services;*

**The Phase 1 ESA has indicated that no habitat or water quality impacts on or off-site are anticipated for future development. Public infrastructure to serve Site is not anticipated to be higher-than-normal, however private infrastructure and some public infrastructure will be funded by the owner.**

- b. *Recharge areas are protected; and*

**Per the Phase I ESA included with this submittal, there are no recharge areas on the Parcel.**

- c. *Activities comply with the terms of National Pollutant Discharge Elimination System (NPDES) permits.*

**All applicable/necessary permits will be obtained as required for the future buildout of the Site.**

*Policy C.10.2: Prior to the approval of a development proposal, the Washoe County Department of Community Development will require geologic reports that identify potential hazards. In areas where geologic hazards are identified, extensive soil, hydrology, and engineering studies must clearly demonstrate that the proposed development will not result in avoidable public costs and will not pose significant risk of earthquake, landslide, erosion, sedimentation and drainage problems.*

**Appropriate geological and hydrology studies will be performed at the time of future site planning. The future site will do as much as feasible to avoid public costs to geologic and drainage problems. Current hazards include an active fault which will be mitigated by ensuring appropriate building setbacks.**

*Policy C.13.2: Promote the conservation and enhancement of fishery and wildlife resources; areas of high wildlife value; areas necessary for the protection and perpetuation of rare, endangered and threatened species; and areas important for scientific study.*

**The Phase I ESA included in this submittal identified that there are no critical habitats, refuges, or fish hatcheries within the Parcel and there are no endangered species that would be affected by the development of the Site.**

*Policy C.13.3: Ensure that all existing natural streams, playas and other water bodies are recognized for their wildlife habitat, floodway, water quality enhancement and scenic value.*

There is an intermittent stream in a general west-east direction on the north portion of the Parcel which could potentially contain jurisdictional wetlands including Waters of the U.S. No other water conveyances, playas, or other water bodies exist on the Parcel. All future development of the Site will not interfere with the intermittent stream.

*Policy C.20.1: Restrict development in floodplains that would constrict or otherwise result in higher floodwater levels or peak flows, or impact to floodplain functions.*

The Parcel lies entirely in Zone X per FEMA Flood Map 32031C3033G dated March 16, 2009. There will be no affect from this development on existing floodplains.

### 6.2.3. Population Element

Goal 1 and Goal 2 of the Population Element are not applicable to this proposed MPA and RZA. Goal 2 and Goal 3 were found to be applicable as follows:

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

**Low-income apartment complexes allow for more housing and employment growth. The buildout of this site will not adversely affect open space allocation in Sun Valley.**

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

**The Sun Valley General Improvement District has determined the availability for water and sanitary sewer to the Site. Nearby services to streets and highways such as the elementary school, local businesses, and public transportation along Sun Valley Blvd will promote population growth.**

### 6.2.4. Land Use and Transportation Element

The following Policies were found to be applicable to the proposed MPA and RZA:

*LUT.3.1: Require timely, orderly, and fiscally responsible growth that is targeted based on the Regional Land Designations outlined in Table 3.1 and Map 2 of the Truckee Meadows Regional Plan.*

**The proposed amendment for the Truckee Meadows Regional Plan Tier would change this Parcel from Tier 3 to Tier 1. This would allow for multi-family residential development to be considered on the Parcel and would thereby comply with this Policy. The subject Parcel is adjacent to existing Tier 1 land.**

*Goal Four: Land use patterns allow for a range of housing choices and interconnected streets.*

**A multi-family residential development on this parcel will add to the existing housing choices in Sun Valley. Nearby housing consists of suburban residential. The streets in the adjacent neighborhood provide multiple points of access to Sun Valley Blvd.**

*LUT.4.1 Maintain a balanced distribution of land use patterns to:*

- a. *Provide opportunities for a variety of land uses, facilities and services that serve present and future population;*

**Amending the eastern portion of the Parcel to be Urban Residential designation and MDU zoning would help diversify the land uses throughout Sun Valley by providing an opportunity for multi-family residential development which Sun Valley does not currently provide at a proportionate scale to other land uses.**

- b. *Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and*

**Multi-family residential development on this Parcel would provide residents with a housing opportunity within half of mile of schools, open space trails, businesses, and public transportation.**

- c. *Allow housing opportunities for a broad socio-economic population.*

**The Sun Valley area currently has limited housing opportunities for low-income residents. If the MPA and RZA requested in this application are approved, it allows for the potential of low-income affordable apartments on this Parcel which would help satisfy this Policy for Sun Valley.**

*LUT.4.3: Encourage suburban developments to provide a mix of residential densities and housing types in close proximity to retail/commercial.*

**There currently is not a mix of densities/housing types in this suburban area of Sun Valley. Amending the designation and zoning of this Parcel would help begin the process of developing multi-family residential on the Parcel, which would help to diversify residential densities and housing types within half a mile of the Sun Valley Blvd corridor which contains a variety of retail/commercial development.**

*Goal Ten: The public has access to open space resources.*

**The public will be able to maintain access to Red Hill and existing trails to the west of the Parcel even after the future multi-family development is built.**

*LUT.10.3 Ensure that development proposals provide adequate public access to adjacent public lands. The access should be designed so it does not restrict development on adjacent private lands.*

**The existing trail at the north end of the Parcel will allow for continued access to the open space to the west of the Parcel. A portion of the Parcel could be dedicated to Washoe County to enable them to upgrade this existing trail if desired.**

*LUT.14.6 Where appropriate, new trails should be incorporated into and provided by new development and linked to established trails.*

**Appendix G shows Washoe County's conceptual plan for the trails in Red Hill just west of the Parcel. The Red Hill Conceptual Plan shows the interconnection of trails through the Parcel via the trailhead at the north end of the Parcel. Connectivity to the established trail system can be maintained as required.**



*LUT.17.3 A variety of dwelling units such as houses, townhouses, and apartments are all encouraged.*

**Allowing for the potential of a multi-family residential development for this Parcel will help enforce this Policy.**

*LUT.19.1: Certain development practices provide broad benefits to the local community and to the public at large. In order to realize these benefits, residential units in addition to the base density may be earned by committing to one or more of the following development practices:*

*f. Affordable housing: Housing affordable to homebuyers or renters earning between 80% and 120% of Area Median Income.*

**If approved, this project would provide affordable housing to homebuyers or renters that are within the income range of this Policy. The Applicant's plan for the proposed development is for all units to be housing for renters earning 60% of the Area Median Income or lower. More information on the Affordable Housing aspect of the proposed amendments can be found in Section 4.4 – Affordable Housing Process.**

*LUT.25.1 Ensure that development proposals are in conformance with appropriate Master Plan policies and the relevant Area Plan policies.*

**As described in this report, the proposed amendment is in conformance with all appropriate & relevant Washoe County Master Plan and Sun Valley Area Plan policies.**

## **6.2.5. Public Services and Facilities Element**

The following Policies were found to be applicable to the proposed MPA and RZA:

*PSF.0.1 Comply with all applicable 2019 Truckee Meadows Regional Plan policies.*

**See Section 6.4.2 below for conformance with applicable 2019 TMRP policies.**

*PSF.1.9.1 Water meters will be required on all new residential, commercial and industrial construction, to the extent allowed by law.*

**Water meters will be installed as required for the potential future multi-family residential development.**

*PSF.1.13.4 Areas planned for urban or suburban development (residential densities of one or more units per acre or comparable non-residential development) will be served by a community water supply system consistent with adopted regional policies and the Planning Area Minimum Service Standards in the Land Use and Transportation Element of the Washoe County Master Plan. In accordance with adopted regional policies and existing County ordinances, all new systems and facilities shall be dedicated to Washoe County.*

**The Site will be served by the SVGID. System and facility dedications will be made as required.**

*PSF.1.13.8 The cost of water service to serve new development should be paid by the new development and the cost of service shall include the cost of extending service lines or facilities to the site.*

**An existing water line and fire hydrants are located along Chocolate Drive on the Parcel. A study is being performed by SVGID to determine water system capacity. Once any offsite infrastructure requirements and capacity is determined for the site, the owner will fund costs of upgrades if required.**

*PSF.2.2.1 All planned urban and suburban development (with residential densities of one or more units per acre) shall be included in the service area of a centralized/community sewage treatment facility. Sewage treatment facility service areas shall not overlap. Centralized/community sewage treatment facilities shall not be provided to areas planned for rural or rural reserve development (density less than one unit per acre).*

**Wastewater from SVGID is treated by the Truckee Meadows Water Reclamation Facility (TMWRF). The Site lies within the SVGID service area, therefore wastewater from any future development will be treated by TMWRF.**

*PSF.2.2.6 The Washoe County Department of Community Development, in conjunction with the Washoe County Utility Services Division, will review all projects to ensure that sewer costs directly attributable to new development are paid for by the new development. Costs of service shall include the cost of extending service lines or facilities to the site.*

**A study is being performed by SVGID to determine sewer system capacity. Once any offsite infrastructure requirements and capacity is determined for the site, the owner will fund costs of upgrades if required.**

*PSF.3.8 Control stormwater runoff from new developments to:*

- A. Prevent siltation and pollution of lakes, rivers and streams.*
- B. Prevent erosion, flooding and other surface water damage.*
- C. Prevent increases in downstream peak flows.*
- D. Preserve and enhance the region's water resources.*

**All stormwater mitigation measures will be followed for the future Site as required by Washoe County and any other reviewing agency. If the proposed MPA and RZA amendments are approved, the Site will undergo a future formal review of design prior to issuance of any required permits. At this time, stormwater mitigation facility design can be reviewed for compliance with applicable codes and regulations.**

*PSF.4.6 Promote the installation of necessary water systems and pre-suppression fire (automatic detection and suppression) equipment.*

**Any improvements related to fire-suppression infrastructure required by the fire department or Washoe County will be incorporated into the future design of the Site.**

*PSF.8.8 Require the dedication or reservation of park sites and trail easements during development review when these are considered appropriate by the Washoe County Department of Parks and Recreation, and when consistent with adopted plans for the area.*

**The applicant is prepared to dedicate portions of the Parcel as required to maintain the existing trail network and to conform with the vision of the Red Hill Conceptual Plan and corresponding Red Hill Master Plan prepared by Washoe County.**

## **6.3. Washoe County Development Code Article 218 – Sun Valley Area**

Article 218 of the Washoe County Development Code outlines regulations and requirements specific to the Sun Valley Area. There are no requirements nor area plan modifiers that would prevent the execution of the proposed Master Plan Amendment and Regulatory Zone Amendment. The project meets all requirements of this Article such as height restrictions, lot standards, architecture, etc.

## **6.4. Truckee Meadows Regional Plan**

Master Plan Amendment applications in Washoe County are required to complete a review by the Truckee Meadows Regional Planning Agency. This project advances many of the goals and policies of the 2019 Truckee Meadows Regional Plan (TMRP). Below are some of the ways in which this amendment will comply with and promote the TMRP:

### **6.4.1. Goals**

#### Goal 1 – Quality of Regional Living

*“Provide guidance for development patterns that provide households and businesses a quality environment for a diversity of types of urban life, and with efficient infrastructure to support that quality.”*

**Where Sun Valley currently lacks in urban life diversity, a low-income multi-family residential development could serve to improve on this. Diversifying housing opportunities will provide new options for existing and prospective residents to consider when looking for somewhere to live.**

#### Goal 3 – Economy

*“Provide land and infrastructure efficiently to support the growth of business activity and jobs, and the income and revenue they generate.”*

**A large factor of the growing housing crisis is the increase in housing costs without a proportionate increase in residents’ income levels. This project will assist this goal by setting forth the initiative to provide land and infrastructure that supports the income generated by the businesses throughout the TMSA. Providing housing that people can afford to live in while working jobs that help support the economy is just one way to accomplish this.**

## Goal 6 – Engagement and Decision Making

*“Provide information that is understandable to the public in processes that are open, transparent, and inclusive; explore new models for communication and cooperation among public agencies and private and non-profit partners.”*

**The process of approval for this MPA and RZA includes public outreach requirements. Notices will be sent for a public hearing which will allow for the residents surrounding the Parcel to have their input regarding the MPA and RPA process and the potential future development. Their requests will be required to be taken into consideration for this amendment to proceed. This project also aims to coordinate with the appropriate public agencies to generate support and determine any public needs for the project.**

### **6.4.2. Policies**

#### RF 5 – Regional Land Designation Amendments:

*“Local government master plans must conform to the densities established by the Regional Land Designation table applicable to the site as described in RF3, unless the land already contains a land use that allows for different densities which were established prior to the adoption of this Regional Plan (see policy RF4). When considering a Regional Land Designation Amendment, TMRPA will review the request as a whole, including any associated master plan amendments, projects of regional significance, and any other requests. If a different density than what is allowed is desired, a Regional Plan Amendment to include the site in the appropriate Regional Land Designation is required. If a Regional Land Designation is requested that is not directly next in the priority hierarchy, all criteria of any higher prioritized Regional Land Designations will be used in analysis. If a less prioritized Regional Land Designation is requested, TMRPA will review the request on a case-by-case basis in which any negative consequences will be assessed. When considering amendments that move land to a more prioritized Regional Land Designation, the following criteria will be utilized:*

*2. For request seeking inclusion into Tier 1 Land:*

*a. Proximity to Tier 1 Land*

**The Parcel is directly adjacent to Tier 1 Land.**

*b. Land use diversity that supports neighborhood amenities, walkability, and a greater range of housing options (e.g., mixed use development, neighborhood-scale commercial services, higher density housing)*

**Multi-Family housing within a surrounding suburban residential neighborhood will help increase land use diversity.**

*c. Potential for connectivity to existing or planned multimodal transportation opportunities (e.g., sidewalks, transit, complete streets, bike lanes, multi-use paths)*

**Appendix G shows Washoe County’s plan for trail connectivity near the Parcel. Part of this plan includes a trail connection across the Parcel to Red Hill at the north end of the Parcel. The potential future development on this Parcel will not interfere with this plan. Also, nearby existing public transportation services along Sun Valley Blvd can be accessed from the Site.**

*d. An evaluation of the availability and adequacy of public facilities and services”*

**Public utilities exist along Chocolate Drive and can potentially be used for the site. All public services for the Site are listed under question 13 in Appendix C – Master Plan Amendment Application.**

#### PF 1 – List of Facilities and Service Standards

*“The standards in Table 3.2 will be reviewed for master plan amendments and for projects of regional significance requests.”*

**All service standards shown in Table 3.2 of the 2019 TMRP are either currently being met or will be met prior to approval of the potential future multi-family project.**

#### NR 3 – Development Constraints Area

*“The Regional Plan defines the Development Constraints Area (DCA) as an overlay upon the Truckee Meadows Service Areas and the Rural Area (see Map 4). An amendment to the DCA and Map 4 constitutes a Regional Plan amendment...”*

**There are small portions of the Parcel along the western property line that are within the Development Constraints Area. The western edge of the Parcel contains some of the steeper slopes that exist on the Parcel, and therefore will be avoided in terms of developing the Site. If the areas within the Development Constraints Area are utilized for any future development on the Site, the provisions from this Policy NR 3 of the 2019 TMRP will be followed accordingly.**

#### RC 10 – Regional Plan Amendment Findings

**See Section 7.4 – Truckee Meadows Regional Plan Findings below for responses to findings required by Policy RC 10.**

#### **6.4.3. Housing Crisis**

Throughout the TMRP, the current housing crisis is mentioned frequently with relation to the tightening of the region’s housing market combined with low vacancy rates and rising costs. The result of this combination of factors is that housing is becoming more difficult to access. Modifying this Parcel to be within Tier 1 would allow for the UR and MDU designations and would subsequently allow for the development of a low-income affordable multi-family residential project (pending acquisition of additional permits). Providing low-income affordable housing can help with the cost component of the housing crisis, while increasing housing density can help significantly with the overall availability of housing throughout Washoe County.

### **6.5. Washoe County Regional Open Space and Natural Resource Management Plan**

The Washoe County Regional Open Space and Natural Resource Management Plan outlines goals and policies for management of natural resources and open spaces in southern Washoe County which includes the Parcel. Below is goal 6 from this plan which is applicable to the MPA and RZA proposed in this report due to the Parcel’s proximity to existing Open Space:

*“Goal 6.1: Strongly discourage high-density development near open space areas and consider the downward transitioning of densities next to or near open space areas in order to minimize resource pressure, fire danger, and other negative impacts.”*

The MPA and RZA proposed in this report will provide split zoning for the Parcel of an open space (OS) zoning buffer on the western side and MDU on the eastern side. If the MPA and RZA are approved, this would allow for an OS buffer zone between the existing Washoe County Open Space (Red Hill) parcel to the west and the increased density on the eastern side that would result from MDU zoning and potential future multi-family residential development. In this way, a downward transition of density is provided within the Parcel that is adjacent to existing Open Space. Refer to Appendix L for an exhibit depicting this in more detail.

## 7. REQUEST FINDINGS

Article 820 of 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 and addressed below for both amendment requests.

### 7.1. Master Plan Amendment

#### Finding 1 – Consistency with Master Plan

*“The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.”*

**The requested Urban Residential designation will allow for the establishment of Medium Density Urban (MDU) zoning, therefore increasing density allowed for the Parcel. As described in the previous Planning Policy Analysis section, the increase in density can serve to diversify the housing options within Sun Valley which current designations do not fully allow for. This can serve to implement the policies and action programs of the Master Plan.**

#### Finding 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.”*

**Adjacent land uses include residential uses and open space. The future multi-family use will complement these existing uses and the required improvements for public trail access, low-income housing, and proposed infrastructure will benefit the surrounding community.**

#### Finding 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.”*

**The Sun Valley Area currently has limited diversity in residential zoning types. The proposed MPA and RZA will allow for added diversity, giving existing and prospective residents of Sun Valley additional housing opportunities to choose from.**

#### Finding 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.”*

**The Parcel is within the service territory of the SVGID. A capacity study is currently being performed by SVGID. The results of the study will indicate the availability of water and sewer utility service for the Site. Utility infrastructure upgrades will be implemented as needed to satisfy the demands of the future Project. The surrounding transportation network was analyzed in a traffic study prepared by Kimley-Horn and the required improvements will be implemented prior to issuance of permits. The adjacent Washoe County open space parcels will give the public and residents of the future Project access to public trails.**

#### Finding 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 Parcel is identified as “Most Suitable” in the Sun Valley Area Plan Development Suitability map. The housing needs within Sun Valley are growing with the increase in population, and higher density housing opportunities are one way to help match this increase in demand. Natural resources are not anticipated to be impaired by the future Project.**

#### Finding 6 – Effect on a Military Installation

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

**This finding is not applicable for the proposed amendments.**

## **7.2. Regulatory Zone Amendment**

#### Finding 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 4.2 Regulatory Zone Amendment section of this report, the requested Regulatory Zone Amendment serves to implement the goals and policies of the Washoe County Master Plan and the Sun Valley Area Plan.**

#### Finding 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.”*

**If approved, amending the zoning of the eastern portion of the Parcel to MDU would allow for future consideration of a multi-family residential project through an Administrative Review process with Washoe County. At that time, project specifics can be evaluated which may prompt additional conditions to be met or design changes to be made prior to approval. From a land use perspective, a low-density multi-family residential use is appropriate with the surrounding residential and open space land uses.**

## Finding 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.”*

**This Regulatory Zone Amendment will allow for consideration of multi-family residential development on this Parcel which will help to diversify the housing opportunities in Sun Valley. This amendment will also promote smart growth planning principles as well as aim to implement a variety of policies within the Washoe County Master Plan.**

## Finding 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.”*

**The Parcel is within the service territory of the SVGID. A capacity study is currently being performed by SVGID. The results of the study will indicate the availability of water and sewer utility service for the Site. Utility infrastructure upgrades will be implemented as needed to satisfy the demands of the future Project. The surrounding transportation network was analyzed in a traffic study prepared by Kimley-Horn and the required improvements will be implemented prior to issuance of permits. The adjacent Washoe County open space parcels will give the public and residents of the future Project access to public trails.**

## Finding 5 – No Adverse Effects

*“The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan.”*

**The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan. As explained in the Error! Reference source not found. section of this report, the amendment will help foster many of the ideas set forth in the Washoe County Master Plan as well as the Sun Valley Area Plan.**

## Finding 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 Parcel is identified as “Most Suitable” in the Sun Valley Area Plan Development Suitability map. The housing needs within Sun Valley are growing with the increase in population, and higher density housing opportunities are one way to help match this increase in demand. Natural resources are not anticipated to be impaired by the future Project.**



## Finding 7 – Effect on a Military Installation

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

**This finding is not applicable for the proposed amendments.**

### **7.3. Sun Valley Area Plan Findings**

The Plan Maintenance section of the Sun Valley Area Plan identifies findings that the Washoe County Planning Commission must make in order to recommend the approval of a Master Plan Amendment. Policy SUN 13.1 of the Sun Valley Area Plan lists these findings. Responses to each required finding are below:

*“The amendment will further implement and preserve the Vision and Character Statement.”*

**The Vision Statement emphasizes preserving public lands and upgrading the quality of the built environment. The adjacent Washoe County open space will not be affected by the development of this parcel. The surrounding infrastructure including streets and utilities will be upgraded as needed to facilitate the development of this parcel.**

**The Character Statement states that one of the important factors of a sustainable Sun Valley is affordable housing. If the amendments in this report are approved, the Parcel would be allowed for future consideration of low-income affordable housing. The community will benefit from this with the expansion of affordable housing opportunities in Sun Valley. Another focus of the Character Statement is providing for a mixed range of residential opportunities. At this time, Sun Valley consists predominantly of single-family residential dwellings with few apartment complexes.**

*“The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.”*

**There are no applicable policies of the Sun Valley Area Plan that this amendment does not conform to. If the zoning is changed to MDU, this project will be in conformance with both the Sun Valley Area Plan and the Washoe County Master Plan.**

*“The amendment will not conflict with the public’s health, safety or welfare.”*

**The public’s health, safety and welfare will not be adversely affected by the implementation of this amendment to the Master Plan or by the potential future development of multi-family residential dwellings on this parcel. The welfare of Sun Valley will benefit from low-income affordable housing.**

### **7.4. Truckee Meadows Regional Plan Findings**

Per Policy RC 10 of the 2019 TMRP, the following criteria shall be considered for any proposed amendment to the Regional Plan:

#### *1. Regional capacities and growth projections*

**The Parcel lies within the SVGID service territory. The existing transportation network was analyzed via a traffic study prepared by Kimley-Horn, which has been included with this MPA submittal package. Coordination with the Washoe County**

Regional Transportation Commission is being performed to determine the necessary upgrades to the transportation network to satisfy the needs of the future Site. The requirements for changing the existing TMRPA tier to Tier 1 land are shown to be satisfied in Section 6.4.2 of this report. Amending the eastern portion of this Parcel from Tier 3 to Tier 1 will not adversely impact the capacities and the growth projections for the region and it does not constitute denial of the proposed amendment.

2. *Existing and planned development*

The Parcel is currently vacant but is identified as “Most Suitable” in the Sun Valley Area Plan Development Suitability map. The future Project development consists of approximately 240 low-income affordable multi-family housing. There is proposed development that is planned for nearby parcels by Washoe County Open Space consisting of a trail system shown in Appendix G – Red Hill Conceptual Plan. The Site will not interfere with the vision of Red Hill Conceptual Plan and corresponding Red Hill Master Plan prepared by Washoe County.

3. *Existing and planned public facility and service availability, timing, adequacy, and fiscal impacts.*

Utility service is available for the Site per conversations with SVGID. A capacity study is being performed by SVGID to determine water and sewer system capacity and any offsite improvements and costs that would be necessary to satisfy the demands of the future Site. The fiscal impacts of potential required improvements will be the responsibility of the applicant.

4. *Natural resources*

The future Site will not impact natural resources on the Parcel. As shown in Section 6.4.2 of this report, all policies and goals from the 2019 TMRP relating to natural resources that are applicable to the Site will be satisfied with the proposed amendment.

5. *Intergovernmental impacts*

The Site is not anticipated to generate any intergovernmental impacts. The applicant is prepared to respond to any intergovernmental impacts related to the Site and to the amendment proposed in this report.

6. *Vision, goals, and policies of the Regional Plan*

As described in Section 6.4 – Truckee Meadows Regional Plan, all applicable components of the Regional Plan are met with the amendment proposed in this report.

7. *Health and welfare of the community*

The health and welfare of the community has the potential to be improved through the future development of the Site. There will potentially be public infrastructure

**improvements including utility upgrades, creation of public trail access, and more diversity in housing. Benefits of these improvements will be shared by members of the local community.**

**APPENDIX A**  
**WASHOE COUNTY DEVELOPMENT APPLICATION**

## 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>6400 Chocolate Drive</b>			
Project Description: The project is a proposed multi-family construction consisting of twenty 2-story apartment buildings (about 240 units) with a clubhouse and swimming pool, 240 covered parking spaces, mail kiosk, playground, and recreational amenities. The project plans to connect to W 5th Ave, W 4th Ave, and Brownlee Ln.			
Project Address: 0 Gepford Pkwy, Washoe County, NV			
Project Area (acres or square feet): 45.51			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):  The parcel is located in southwest Sun Valley, west of Sun Valley Blvd, and on the western edge of Chocolate Drive between West 2nd Ave and West 5th Ave.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
502-250-09	45.51		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Chocolate Group, LLC		Name: Kimley-Horn and Associates, Inc	
Address: 3860 GS Richards Blvd		Address: 7900 Rancharrah Parkway, Suite 100	
Carson City, NV                      Zip: 89703		Reno, NV                                      Zip: 89511	
Phone: 775-885-8847      Fax:		Phone: 775-200-1978      Fax:	
Email: randy@kbcallc.com		Email: chris.waechter@kimley-horn.com	
Cell: 775-560-2683      Other:		Cell: 805-850-9102      Other:	
Contact Person: Randal Kuckenmeister		Contact Person: Chris Waechter	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Pedcor Investments, LLC		Name:	
Address: 770 3rd Ave SW		Address:	
Carmel, IN                                      Zip: 46032			
Phone: 317-705-7970      Fax:		Phone:                                      Fax:	
Email: rrodgers@pedcor.net		Email:	
Cell: 317-460-4426      Other:		Cell:                                      Other:	
Contact Person: Ryan Rodgers		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):	

**APPENDIX B**  
**OWNER AFFIDAVITS**

# Property Owner Affidavit

**Applicant Name:** Chocolate Group, 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, Mandal S. Kuckenmeister  
(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): 502-250-09

Printed Name Mandal S. Kuckenmeister

Signed [Signature]

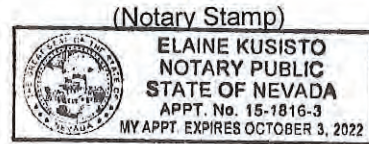
Address 3860 Gs Richards Blvd

CARSON City, NV 89703

Subscribed and sworn to before me this  
2nd day of December, 2021.

Elaine Kusisto  
Notary Public in and for said county and state

My commission expires: 10-3-2022



\*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

# Property Owner Affidavit

**Applicant Name:** Chocolate Group, 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, Mandal S. Kuckenmeister  
(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): 502-250-09

Printed Name Mandal S. Kuckenmeister

Signed [Signature]

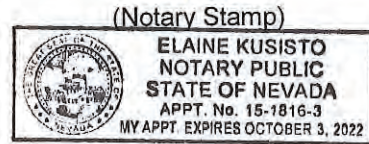
Address 3860 Gs Richards Blvd

CARSON City, NV 89703

Subscribed and sworn to before me this  
2nd day of December, 2021.

Elaine Kusisto  
Notary Public in and for said county and state

My commission expires: 10-3-2022



\*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



**APPENDIX C**  
**MASTER PLAN AMENDMENT APPLICATION**

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 re-designate parcel from Suburban Residential to Urban Residential and Open Space. Refer to attached report.
---

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 project will provide low-income affordable multi-family housing consistent with the Vision and Character Statement in the Sun Valley 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?

The parcel is located at 0 W Gepford Pkwy in southwest Sun Valley, west of Sun Valley Blvd, and on the western edge of Chocolate Drive between West 2nd Ave and West 5th Ave.
---

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
502-250-09	Suburban Residential	45.51	Urban Residential	41.14
			Open Space	4.37

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

North	Suburban Residential
South	Open Space
East	Suburban Residential
West	Open Space

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

The site is currently vacant with some existing utilities and dirt roadways. Refer to report for detailed description.

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.

A Phase I ESA was prepared for the project and a summary is included in the 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.)

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

Explanation:

Zone X per FEMA Flood Map 32031C3033G dated March 16, 2009

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.)

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

Explanation:

There are jurisdictional wetlands at the north end of the parcel as shown in the Phase 1 ESA. Refer to report for detailed description.

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

Explanation:

Approximately 43% of the site is over 15% in slope.

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

Explanation:

There are mountainous areas to the west and there is an active fault on the west side of the parcel per the USGS Quaternary fault map.

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

Explanation:

The site lies within the "Moderate" fire risk rating zone per Washoe County Regional Mapping System.

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

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

Explanation:

- 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.

Sun Valley General Improvement District has verbally indicated the site can be served for the intended use. A capacity study is currently being performed by SVGID.

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

- a. System Type:

<input type="checkbox"/> Individual wells			
<input checked="" type="checkbox"/> Private water	Provider:	Sun Valley General Improvement District	
<input checked="" type="checkbox"/> Public water	Provider:	Sun Valley General Improvement District	

- 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.

Current offsite water lines may need to be upgraded by SVGID. Owner will be responsible for funding of offsite improvements required for serving site.

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

- a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Sun Valley General Improvement District

- b. Available:

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

Capacity will be determined by SVGID in capacity study that is currently being performed. Owner will be responsible for funding of offsite improvements required for serving site.

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

Chocolate Dr, Brownlee Lane, W 4th Ave, W 5th Ave, Gepford Pkwy, Sun Valley Blvd, Clear Acre Ln, Dandini Blvd

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

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

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire & Rescue Station 45
b. Health Care Facility	Renown Health Urgent Care - N Hills
c. Elementary School	Lois Allen Elementary School, Sun Valley Elementary School
d. Middle School	Trainer Middle School
e. High School	Hug High School
f. Parks	Red Hill Park, Sun Valley Regional Park
g. Library	North Valleys Library, Spanish Springs Library
h. Citifare Bus Stop	Multiple bus stops on Sun Valley Blvd between 2nd and 5th Ave

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:

See attached report for explanation of elements.
--

b. Conservation Element:

See attached report for explanation of elements.
--

c. Housing Element:

See attached report for explanation of elements.
--

d. Land Use and Transportation Element:

See attached report for explanation of elements.
--

e. Public Services and Facilities Element:

See attached report for explanation of elements.
--

f. Adopted area plan(s):

See attached report for explanation of area plan requirements.
--

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

See attached report for explanation of plan maintenance policies. Studies and analyses provided in submittal.
---

### 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.)

Refer to the attached report for highly detailed project description, exhibits, analysis of applicable goals and policies, analysis of required findings, and review of the Truckee Meadows Regional Plan.



**APPENDIX D**  
**REGULATORY ZONE AMENDMENT APPLICATION**

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)?

The parcel is located in southwest Sun Valley, about half a mile west of Sun Valley Blvd, and on the western edge of Chocolate Drive between West 2nd Ave and West 5th Ave.

- 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
502-250-09	Medium Density Suburban	Medium Density Suburban	45.51	Medium Density Urban	41.14
				Open Space	4.37

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	Medium and Low Density Suburban	Vacant and Single Family Residential
South	Open Space	Vacant
East	Medium Density Suburban	Single Family Residential
West	Open Space	Vacant

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

The site is currently vacant with some existing utilities and dirt roadways. Refer to report for detailed description.

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.

There are dirt road pathways throughout the parcel. The majority of the site is 0-15% slopes, while 43% of the site is greater than 15% slope. Refer to detailed report and Phase 1 ESA.

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 checked="" type="checkbox"/> Yes, provide map identifying locations	<input 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):

--

- 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.

Sun Valley General Improvement District has verbally indicated the site can be served for the intended use. A capacity study is currently being performed by SVGID.
---

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

- a. System Type:

<input type="checkbox"/> Individual wells		
<input checked="" type="checkbox"/> Private water	Provider:	Sun Valley General Improvement District
<input checked="" type="checkbox"/> Public water	Provider:	Sun Valley General Improvement District

- 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.

Current offsite water lines may need to be upgraded by SVGID. Owner will be responsible for funding of offsite improvements required for serving site.

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:	Sun Valley General Improvement District

- b. Available:

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

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

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

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

Sewer capacity will be determined by SVGID in capacity study that is currently being performed. Owner will be responsible for funding of offsite improvements required for serving site

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

Chocolate Dr, Brownlee Lane, W 4th Ave, W 5th Ave, Gepford Pkwy, Sun Valley Blvd, Clear Acre Ln, Dandini Blvd

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

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

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

a. Fire Station	Truckee Meadows Fire & Rescue Station 45
b. Health Care Facility	Renown Health Urgent Care - N Hills
c. Elementary School	Lois Allen Elementary School, Sun Valley Elementary School
d. Middle School	Desert Skies Middle School
e. High School	North Valleys High School
f. Parks	Red Hill Park, Sun Valley Regional Park
g. Library	North Valleys Library, Spanish Springs Library
h. Citifare Bus Stop	Multiple bus stops on Sun Valley Blvd between 2nd and 5th Ave

## 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 checked="" type="checkbox"/> No
------------------------------	--

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

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

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

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

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

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

## Regulatory Zone Amendment Findings

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

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

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

**APPENDIX E**  
**PROOF OF PROPERTY TAX PAYMENT**





# NOTICE OF TAXES WASHOE COUNTY, NEVADA

TAMMI DAVIS TREASURER  
tax@washoecounty.gov  
Annual - Real

2021316610  
www.washoecounty.gov/treas  
PHONE 775-328-2510  
FAX 775-328-2500  
12/01/2021 3:28 pm

**OFFICE LOCATION:**  
**1001 E NINTH ST-BLDG D RM140**  
**RENO, NV**

TAX YEAR	PIN	NAME	PROPERTY LOCATION AND DESCRIPTION
2021	50225009	CHOCOLATE GROUP LLC	WEST GEPFORD PKWY RANGE 19 TOWNSHIP 20 SUBDIVISIONNAME _UNSPECIFIED SECTION BLOCK LOT 4
AREA	TAX RATE		
4020	3.4514000000		
ASSESSED VALUATION			EXEMPTION VALUES
LAND		79,961	EXEMPTION
IMPROVEMENT		0	0.00
TOTAL ASSESSED VALUE			79,961

### 2021 ACCOUNT SUMMARY

GROSS AD VALOREM TAX	2,759.78
ABATEMENT AMOUNT	-80.42
<small>*ABATEMENT APPLIED LIMITS INCREASE TO 6.3%*</small>	
RECAPTURE TAX	0.00
NET AD VALOREM TAX	2,679.36
EXEMPTION AMOUNT	0.00
SPECIAL ASSESSMENTS	2.00
PENALTIES	0.00
FEES	0.00
INTEREST	0.00
<b>TOTAL AMOUNT BILLED</b>	<b>2,681.36</b>
<b>LESS PAYMENTS APPLIED</b>	<b>2,681.36</b>
<b>BALANCE REMAINING</b>	<b>0.00</b>
<b>PRIOR YEAR DELINQUENCIES</b>	<b>0.00</b>
<b>TOTAL BALANCE OWING</b>	<b>\$0.00</b>
<b>Amount good through 12/01/2021</b>	

### 2021 BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT	SPEC. ASSESSMENTS	RATE	AMOUNT
STATE OF NEVADA	0.170000000	132.68	TRUCKEE/SUN VLY WATER BASIN		2.00
SUN VALLEY GID	0.211200000	150.48			
TRUCKEE MEADOWS FIRE	0.540000000	421.45			
SCHOOL DEBT	0.388500000	303.21			
SCHOOL GENERAL	0.750000000	585.36			
COUNTY GENERAL	1.344700000	1,049.50			
COUNTY DEBT	0.017000000	13.26			
ANIMAL SHELTER	0.030000000	23.42			

IF PROPERTY IS PROTECTED BY BANKRUPTCY, THIS IS FOR YOUR INFORMATION. DO NOT CONSIDER THIS AS AN ATTEMPT TO COLLECT.

PAYMENTS RECEIVED WILL BE APPLIED TO THE OLDEST CHARGES FIRST.  
TO AVOID LATE CHARGES, PAYMENTS MUST BE POSTMARKED BY THE DUE DATE.  
ALL DELINQUENT AMOUNTS ARE DUE IMMEDIATELY.

PLEASE INCLUDE APPROPRIATE STUBS  
WITH PAYMENT TO ASSURE PROPER  
CREDIT.

50225009  
CHOCOLATE GROUP LLC  
3860 GS RICHARDS BLVD  
CARSON CITY NV 89703

**MAKE REMITTANCES PAYABLE TO:**  
**WASHOE COUNTY TREASURER**  
**P O BOX 30039**  
**RENO NV 89520-3039**

SEE REVERSE FOR INFORMATION.

4

MAIL TO: WASHOE COUNTY TREASURER P O BOX 30039 RENO NV 89520-3039

TAX YEAR	AMOUNT TO PAY CURRENT	INSTALLMENT DUE DATE	PARCEL #
2021			50225009

If your address has changed, please provide the following information:

Address: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_

DUPLICATE  
DO NOT USE THIS COUPON

3

MAIL TO: WASHOE COUNTY TREASURER P O BOX 30039 RENO NV 89520-3039

TAX YEAR	AMOUNT TO PAY CURRENT	INSTALLMENT DUE DATE	PARCEL #
2021			50225009

If your address has changed, please provide the following information:

Address: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_

DUPLICATE  
DO NOT USE THIS COUPON

2

MAIL TO: WASHOE COUNTY TREASURER P O BOX 30039 RENO NV 89520-3039

TAX YEAR	AMOUNT TO PAY CURRENT	INSTALLMENT DUE DATE	PARCEL #
2021			50225009

If your address has changed, please provide the following information:

Address: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_

DUPLICATE  
DO NOT USE THIS COUPON

1

MAIL TO: WASHOE COUNTY TREASURER P O BOX 30039 RENO NV 89520-3039

TAX YEAR	AMOUNT TO PAY CURRENT	INSTALLMENT DUE DATE	TOTAL AMOUNT DUE	PARCEL #
2021				50225009

If your address has changed, please provide the following information:

Address: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_

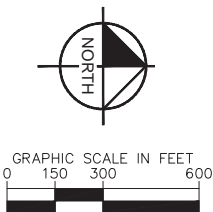
DUPLICATE  
DO NOT USE THIS COUPON

**APPENDIX F**  
**SLOPE ANALYSIS**

I:\RENPO\MT\_RENREN\_CIVIL\08151204 - CLEAR CREEK TAHOE\NEW WORKMASTER REFERENCES\11X17 LANDSCAPE EXHIBIT TB.DWG  
 11/03/2020 7:20 AM



**6400 CHOCOLATE DRIVE**  
**SLOPE ANALYSIS**  
 WASHOE COUNTY, NEVADA



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.04%	15.00%	Green
2	15.00%	20.00%	Blue
3	20.00%	25.00%	Yellow
4	25.00%	30.00%	Red
5	30.00%	57879.93%	Red

-APPROXIMATELY 43%± OF SITE IS  
 OVER 15% IN SLOPE AND 8± ACRES  
 OVER 30% IN SLOPE

**Kimley»Horn**  
 7900 Rancharrah Parkway  
 Suite 100  
 Reno, Nevada 89511  
 775-200-1978

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS  
 BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY.  
 TREE LOCATION SURVEY, UTILITIES, ETC. ADDITIONAL  
 SURVEY IS REQUIRED TO PHYSICALLY LOCATE EXISTING  
 TREES AND VERIFY TOPOGRAPHY SHOWN.

DWG NAME  
 LAST SAVED

**APPENDIX G**  
**RED HILL CONCEPTUAL PLAN**

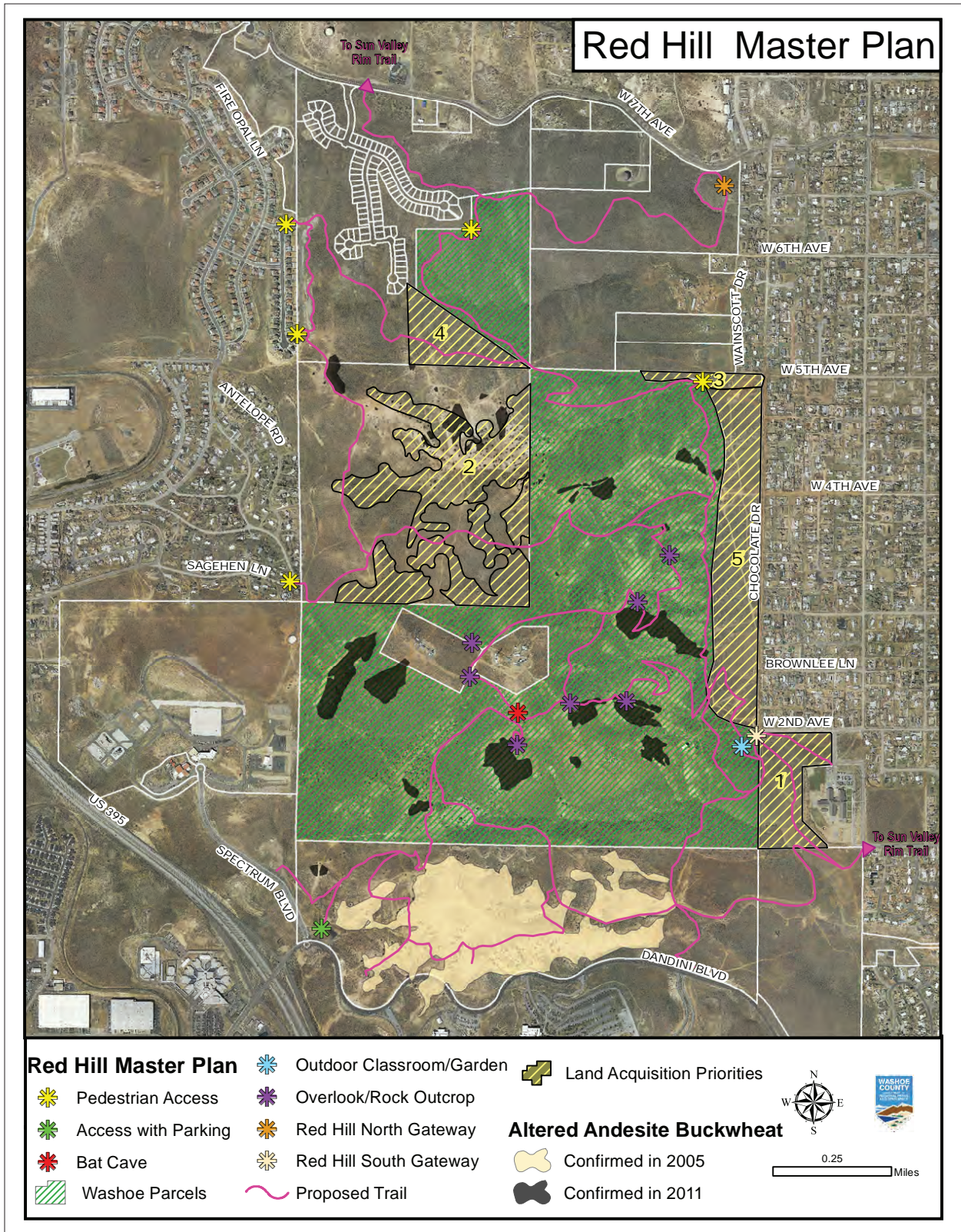
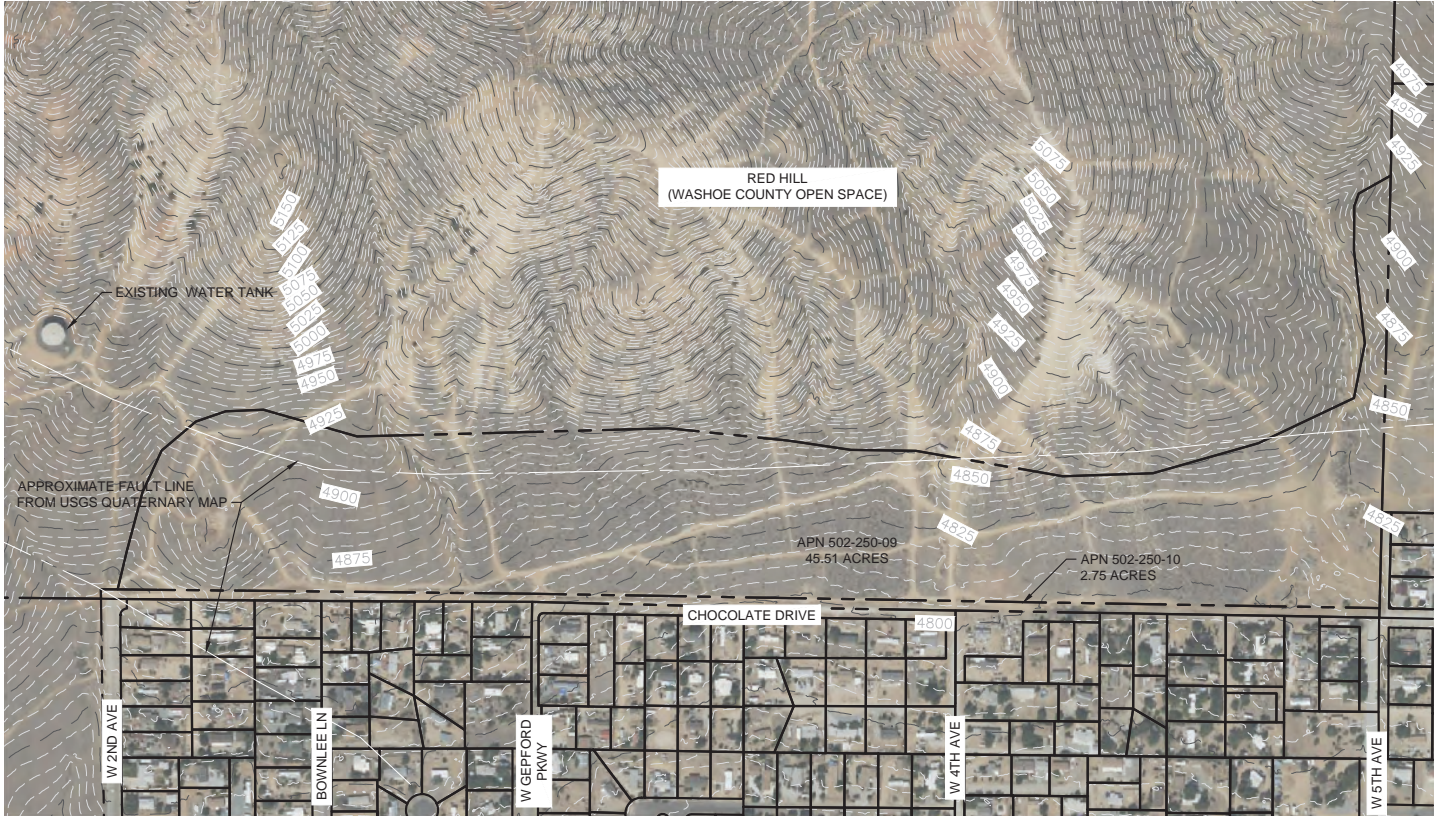


Figure J: Final Conceptual Plan (Digitized Version)

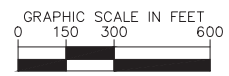
**APPENDIX H**  
**EXISTING CONDITIONS EXHIBIT AND ALTA**

\\RENPOINT\MT\_REN\REN\_CIVIL\08151204 - CLEAR CREEK TAHOE\NEW WORK\MASTER REFERENCES\11X17 LANDSCAPE EXHIBIT TB.DWG  
11/13/2020 7:20 AM

DWG NAME  
LAST SAVED



**6400 CHOCOLATE DRIVE  
EXISTING CONDITION  
WASHOE COUNTY, NEVADA**



**Kimley»Horn**

7900 Rancharrah Parkway  
Suite 100  
Reno, Nevada 89511  
775-200-1978

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TREE LOCATION SURVEY, UTILITIES, ETC. ADDITIONAL SURVEY IS REQUIRED TO PHYSICALLY LOCATE EXISTING TREES AND VERIFY TOPOGRAPHY SHOWN.



**SCHEDULE B, PART II EXCEPTIONS**

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIED TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS, PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
  2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
  3. EASEMENTS, LIENS OR ENCUMBRANCES OF CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
  4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
  5. UNPAID/STAYING CLAIMS, (A) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, (B) WATER RIGHTS OR CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
  6. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL, OR EQUIPMENT UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.  
EXCEPTIONS 1-6 WILL BE OMITTED ON EXTENDED COVERAGE POLICIES.
  7. ANY CORRECT LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART II-REQUIREMENTS ARE MET. (NOT PLOTTABLE)
  8. WATER RIGHTS CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
  9. ANY TAXES THAT MAY BE DUE, BUT NOT ASSESSED, FOR NEW CONSTRUCTION WHICH CAN BE ASSESSED ON THE UNSECURED PROPERTY ROLLS IN THE OFFICE OF THE COUNTY ASSESSOR, FOR NEVADA REVISED STATUTE 361.240. (NOT PLOTTABLE)
  10. ANY TAXES THAT MAY BE DUE AS PROVIDED UNDER NRS 361.4725. (NOT PLOTTABLE)
  11. ANY UNPAID CHARGES DUE THE SUN VALLEY GENERAL IMPROVEMENT DISTRICT SPECIFIC AMOUNTS MAY BE OBTAINED BY CALLING 775-673-2228. (NOT PLOTTABLE)
  12. ANY UNPAID CHARGES DUE THE WASHOE COUNTY SEWER & WATER DISTRICT SPECIFIC AMOUNTS MAY BE OBTAINED BY CALLING THE WASHOE COUNTY WATER RESOURCES, UTILITY SERVICES DIVISION AT P.O. BOX 11140, RENO, NV 89520, (775) 304-4401. (NOT PLOTTABLE)
  13. THOSE TAXES FOR THE FISCAL YEAR JULY 1, 2021 THROUGH JUNE 30, 2022, INCLUDING ANY SECURED PERSONAL PROPERTY TAXES COLLECTED BY THE COUNTY TREASURER.  
APN 502-250-09  
1ST INSTALLMENT \$ 871.84 PAID  
2ND INSTALLMENT \$ 889.84  
3RD INSTALLMENT \$ 889.84  
4TH INSTALLMENT \$ 889.84  
  
TOTAL \$ 2,881.36
- NOTE:  
SAG TAXES BECOME A LIEN ON JULY 1, 2021, EACH INSTALLMENT WILL BECOME DUE AND PAYABLE ON THE FOLLOWING DATES:  
1ST INSTALLMENT IS DUE ON THE 3RD MONDAY OF AUGUST, 2021.  
2ND INSTALLMENT IS DUE ON THE 1ST MONDAY OF OCTOBER, 2021.  
3RD INSTALLMENT IS DUE ON THE 1ST MONDAY OF JANUARY, 2022.  
4TH INSTALLMENT IS DUE ON THE 1ST MONDAY OF MARCH, 2022.  
  
EACH INSTALLMENT WILL BECOME DELINQUENT TEN (10) DAYS AFTER DUE.  
(AFFECTS PARCEL 1) (NOT PLOTTABLE)
14. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR JULY 1, 2021 THROUGH JUNE 30, 2022 ARE EXEMPT IF THE COUNTY STATUS IS TERMINATED AN ADDITIONAL TAX MAY BE LEVIED. A.P. NO.: 302-320-010.  
(AFFECTS PARCEL 2) (NOT PLOTTABLE)
- THE FOLLOWING MATTERS AFFECT ALL PARCELS:
15. RIGHTS OF WAY FOR ANY EXISTING ROADS, TRAILS, CANALS, DITCHES, FLUMES, CONDUITS, PIPE, POLE OR TRANSMISSION LINES OR, UNDER, OVER, THROUGH OR ACROSS SAID RIGHTS OF WAY TO THE SUN VALLEY GENERAL IMPROVEMENT DISTRICT GRANTED BY THE BUREAU OF LAND MANAGEMENT, BLM - 002084.  
(AFFECTS PARCEL 2)
  16. A DOCUMENT ENTITLED "NOTICE RE SENIOR CAPACITY" RECORDED NOVEMBER 18, 1997 IN BOOK 3046, PAGE 115 AS INSTRUMENT NO. 2154484 OF OFFICIAL RECORDS. (NOT PLOTTABLE)

17. RESERVATIONS AND PROVISIONS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED APRIL 10, 2001, IN BOOK 1434 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 234174 - AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT FOR DITCHES AND CANALS AND INCIDENTAL PURPOSES (DITCHES & CANALS NOT PLOTTABLE) (OTHER GRANTS OF EASEMENTS AS SHOWN ON SURVEY)
18. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECTALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON PARCEL MAP MAP NO. 3767 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. (AS SHOWN ON SURVEY SEE NOTES 4, 5, 6 AND 7)
19. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO GRANT RIGHT-OF-WAY AND ACCESS AND UTILITY EASEMENT" RECORDED AUGUST 22, 2001 AS INSTRUMENT NO. 288709 OF OFFICIAL RECORDS. (AFFECTS PARCEL 2) (AS SHOWN ON SURVEY)
20. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
21. RIGHTS OF PARTIES IN POSSESSION.



**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHOE, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

- PARCEL 1)  
PARCEL 1 OF PARCEL MAP NO. 3767, FILED IN THE OFFICE OF THE COUNTY RECORDER, WASHOE COUNTY, STATE OF NEVADA, ON APRIL 20, 2001, AS DOCUMENT NO. 2544369, OF OFFICIAL RECORDS.  
EXCEPTING THEREFROM ALL THAT PORTION OF CHOCOLATE DRIVE, DEDICATED TO THE COUNTY OF WASHOE BY THE ABOVE REFERENCED MAP.
- PARCEL 2)  
THAT PORTION OF CHOCOLATE DRIVE DEDICATED TO THE COUNTY OF WASHOE ON PARCEL MAP NO. 3767 FILED IN THE OFFICE OF THE COUNTY RECORDER, WASHOE COUNTY, STATE OF NEVADA, ON APRIL 25, 2001, AS DOCUMENT NO. 2546368, OFFICIAL RECORDS.

**SURVEYOR'S CERTIFICATE**

TO: PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS (LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7, 8, 11, 12, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE 2, THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 20, 2021.

DATE OF PLAT OR MAP: NOVEMBER 17, 2021



11/17/2021  
GUILLERMO E. CAREY  
NEVADA LICENSED LAND SURVEYOR NO. 11779A  
MAPCA SURVEYS, INC.

**ALTA/NSPS LAND TITLE SURVEY**  
**PEDCOR INVESTMENTS, LLC**  
**6400 CHOCOLATE DRIVE**  
**SUN VALLEY, NEVADA 89433**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

ORDER NO. NCS-1087613-8NDY  
DATED: AUGUST 6, 2021  
APN 502-250-09 (45.511 ACRES)  
**PARCEL 4, PARCEL MAP No.3767**  
**A PORTION OF SECTION 24**  
**T.20 N. - R19 E., M.D.B.5M.**  
**WASHOE COUNTY, NEVADA**  
**NOVEMBER 17, 2021**



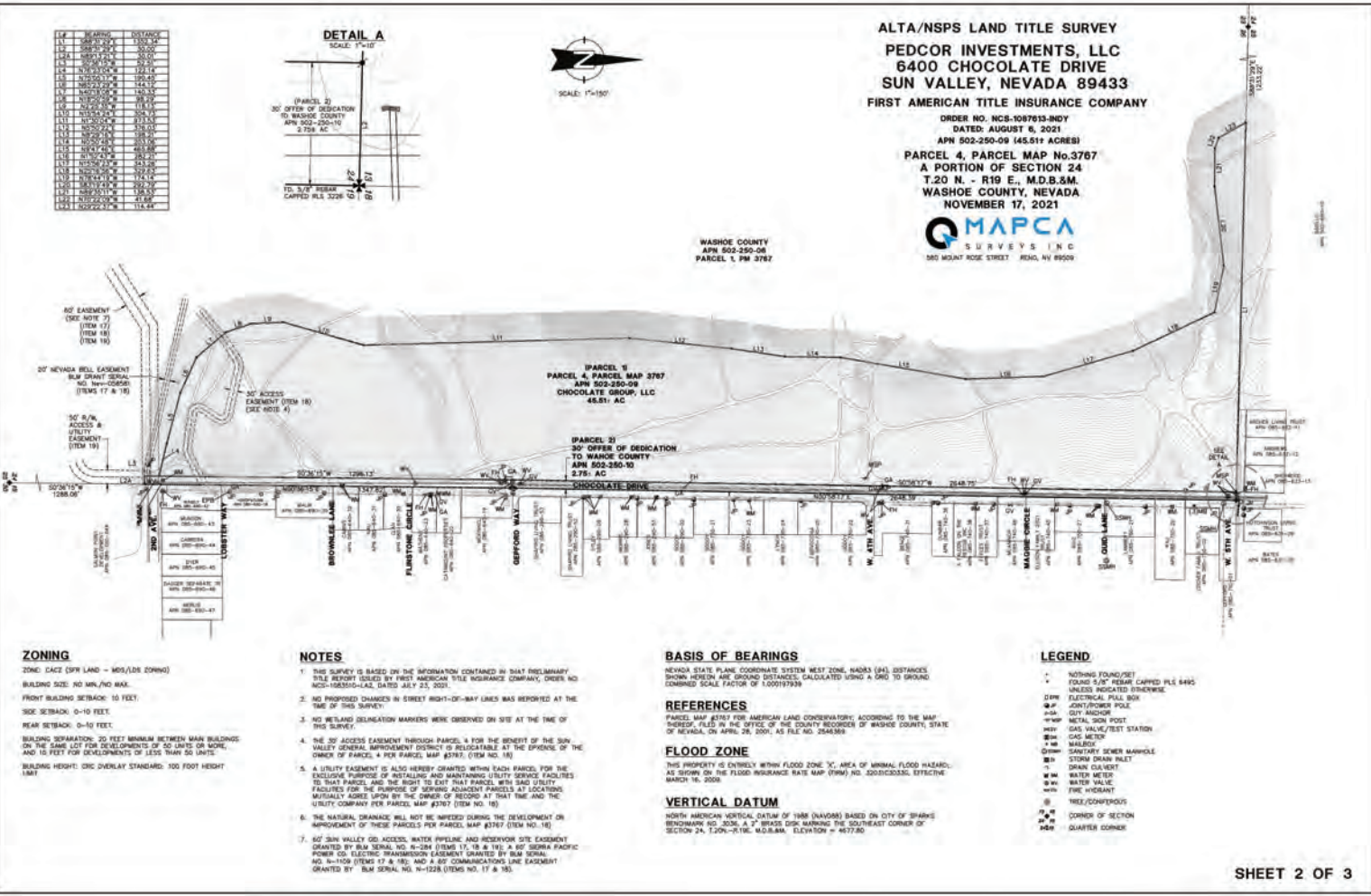
ITEM	DESCRIPTION	DATE
1	1/4" BENCH MAP	07/20/20
2	1/4" BENCH MAP	07/20/20
3	1/4" BENCH MAP	07/20/20
4	1/4" BENCH MAP	07/20/20
5	1/4" BENCH MAP	07/20/20
6	1/4" BENCH MAP	07/20/20
7	1/4" BENCH MAP	07/20/20
8	1/4" BENCH MAP	07/20/20
9	1/4" BENCH MAP	07/20/20
10	1/4" BENCH MAP	07/20/20
11	1/4" BENCH MAP	07/20/20
12	1/4" BENCH MAP	07/20/20
13	1/4" BENCH MAP	07/20/20
14	1/4" BENCH MAP	07/20/20
15	1/4" BENCH MAP	07/20/20
16	1/4" BENCH MAP	07/20/20
17	1/4" BENCH MAP	07/20/20
18	1/4" BENCH MAP	07/20/20
19	1/4" BENCH MAP	07/20/20
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23	1/4" BENCH MAP	07/20/20
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97	1/4" BENCH MAP	07/20/20
98	1/4" BENCH MAP	07/20/20
99	1/4" BENCH MAP	07/20/20
100	1/4" BENCH MAP	07/20/20



**ALTA/NSPS LAND TITLE SURVEY**  
**PEDCOR INVESTMENTS, LLC**  
**6400 CHOCOLATE DRIVE**  
**SUN VALLEY, NEVADA 89433**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**  
 ORDER NO. NCS-1077033-BODY  
 DATED: AUGUST 6, 2021  
 APN 502-250-09 (45.51+ ACRES)  
**PARCEL 4, PARCEL MAP No.3767**  
**A PORTION OF SECTION 24**  
**T.20 N. - R.19 E., M.D.B.3M.**  
**WASHOE COUNTY, NEVADA**  
**NOVEMBER 17, 2021**



WASHOE COUNTY  
 APN 502-250-08  
 PARCEL 1, 2M 3767



**ZONING**  
 ZONE: CA2C (SPR LAND - MOD/LDR ZONING)  
 BUILDING SIZE: NO MAX./NO MAX.  
 FRONT BUILDING SETBACK: 10 FEET  
 SIDE SETBACK: 0-10 FEET  
 REAR SETBACK: 0-10 FEET  
 SIGNING SIGNATION: 20 FEET MINIMUM BETWEEN MARK BELONGING ON THE SAME LOT FOR DEVELOPMENTS OF 50 UNITS OR MORE, AND 10 FEET FOR DEVELOPMENTS OF LESS THAN 50 UNITS  
 BUILDING HEIGHT: 200 OVERLAY STANDARD; 100 FOOT HEIGHT LIMIT

- NOTES**
1. THIS SURVEY IS BASED ON THE INFORMATION CONTAINED IN THAT PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1028310-LAL, DATED JULY 23, 2021.
  2. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WAS REPORTED AT THE TIME OF THIS SURVEY.
  3. NO METAL DELINEATION MARKERS WERE OBSERVED ON SITE AT THE TIME OF THIS SURVEY.
  4. THE 30' ACCESS EASEMENT THROUGH PARCEL 4 FOR THE BENEFIT OF THE SUN VALLEY GENERAL IMPROVEMENT DISTRICT IS RELIABLE AT THE EXPENSE OF THE OWNER OF PARCEL 4 FOR PARCEL MAP #3767, (ITEM NO. 18).
  5. A UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND BE NOTED TO EXIST THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME AND THE UTILITY COMPANY PER PARCEL MAP #3767 (ITEM NO. 18).
  6. THE NATURAL DRAINAGE WILL NOT BE IMPERED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS PER PARCEL MAP #3767 (ITEM NO. 18).
  7. 60' SUN VALLEY 220 ACCESS, WATER PIPELINE AND RESERVOIR SITE EASEMENT GRANTED BY BLM SERIAL NO. N-284 (ITEMS 17, 18 & 19); A 60' SIERRA PACIFIC POWER CO. ELECTRIC TRANSMISSION EASEMENT GRANTED BY BLM SERIAL NO. N-1109 (ITEMS 17 & 18); AND A 60' COMMUNICATIONS LINE EASEMENT GRANTED BY BLM SERIAL NO. N-1228 (ITEMS NO. 17 & 18).

**BASIS OF BEARINGS**  
 NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83 (84). DISTANCES SHOWN HEREON ARE GROUND DISTANCES, CALCULATED USING A 0.60 TO GROUND COMBINED SCALE FACTOR OF 1.000197939

**REFERENCES**  
 PARCEL MAP #3767 FOR AMERICAN LAND CONSERVATORY; ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON APRIL 29, 2002, AS FILE NO. 2643889

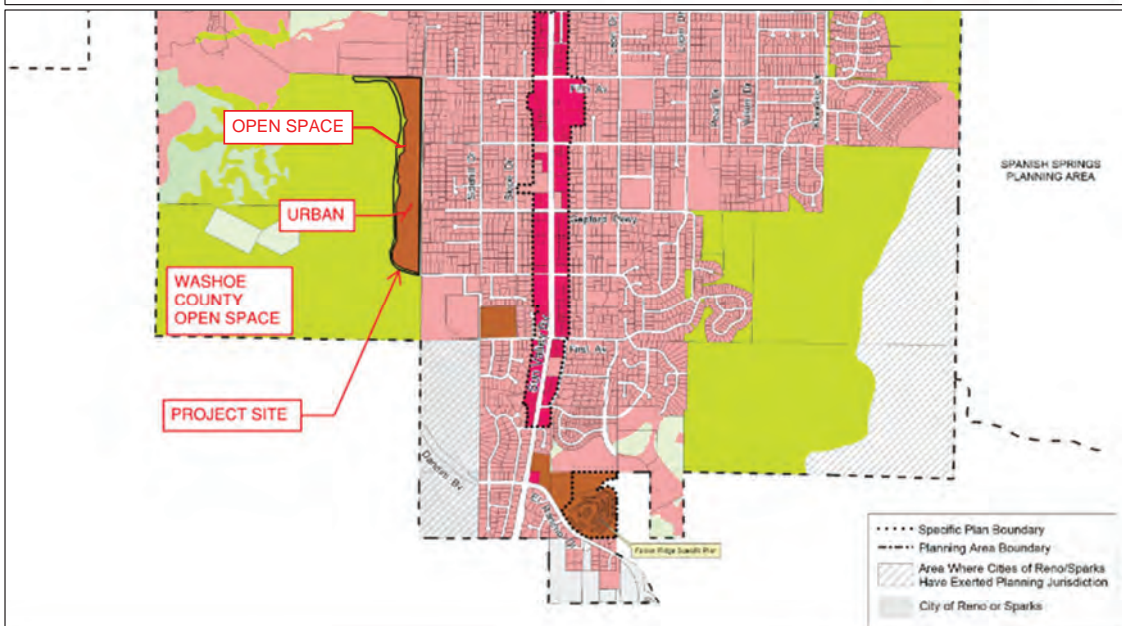
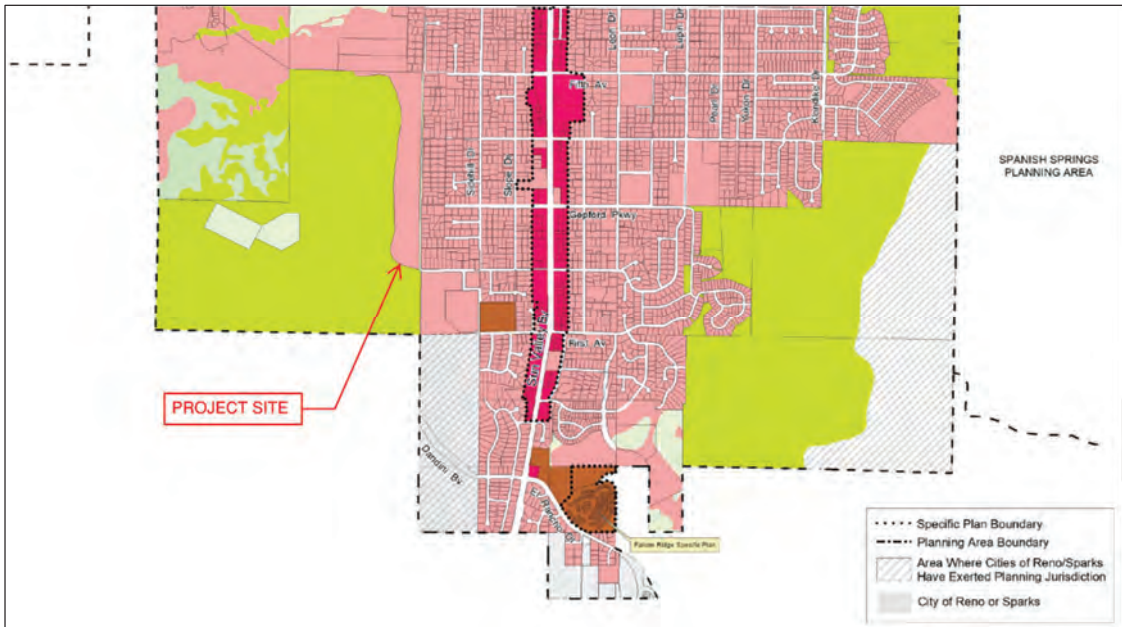
**FLOOD ZONE**  
 THIS PROPERTY IS ENTIRELY WITHIN FLOOD ZONE 1C, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOODED INSURANCE RATE MAP (FIRM) NO. 32031C0303L, EFFECTIVE MARCH 16, 2009.

**VERTICAL DATUM**  
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON CITY OF SPARKS BENCHMARK NO. 3036, A 1" BRASS DISK MARKING THE SOUTHEAST CORNER OF SECTION 24, T.20N.-R.19E., M.D.B.3M. ELEVATION = 4577.80

- LEGEND**
- NOTHING FOUND/SET
  - FOUND 5/8" REBAR CAPPED PILE 6445 UNLESS INDICATED OTHERWISE
  - EPW ELECTRICAL PULL BOX
  - CPWP CONTROLLER POLE
  - GMW CITY MICHOR
  - MSM METAL SIGN POST
  - MSV GAS VALVE/TEST STATION
  - MMW GAS METER
  - MMW MALE/CO
  - MSM SANITARY SEWER MANHOLE
  - SDR STORM DRAIN INLET
  - DMW DRAIN CLEANOUT
  - WMW WATER METER
  - WVW WATER VALVE
  - FWH FIRE HYDRANT
  - TRC TREE/CONIFEROUS
  - CCS CORNER OF SECTION
  - QCW QUARTER CORNER



**APPENDIX I**  
**EXISTING/PROPOSED LAND USE**



### SUN VALLEY MASTER PLAN MAP

	RURAL
	RURAL RESIDENTIAL
	SUBURBAN RESIDENTIAL
	URBAN RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	OPEN SPACE
	DOWNTOWN CHARACTER MANAGEMENT AREA (DCMA)

Source: Planning and Building Division

FC Date: March 3, 2000  
 B/C Date: April 28, 2000  
 TSP/PA Certification Date: May 21, 2000

NOTE: THE SCALE AND COMPLETION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR CONSTRUCTION. REPRESENTATION IS NOT INTENDED TO BE A GUARANTEE OF RESULTS FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

0 100 200 Feet

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

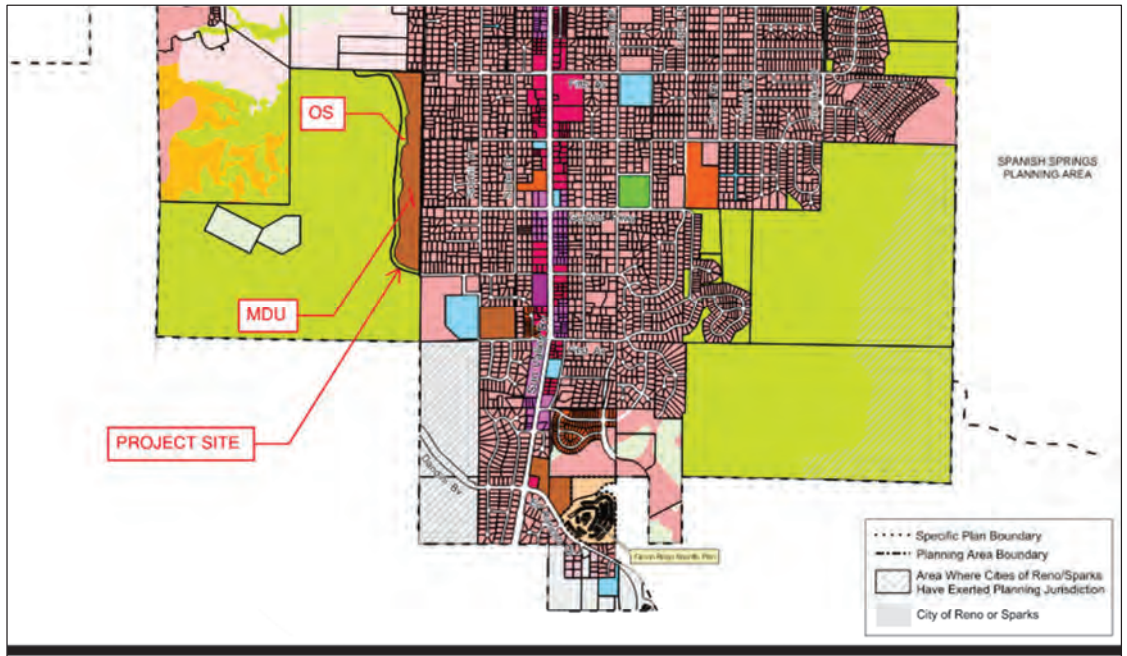
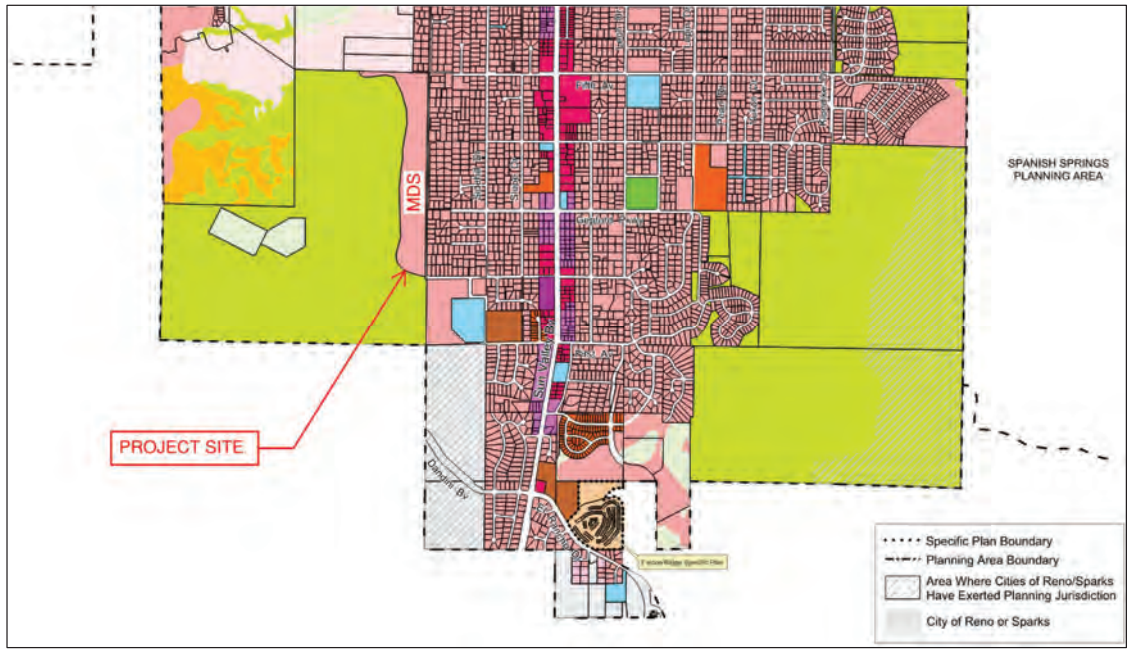
DATE: 7.23.2000 DIRECTOR: [Signature]

**Community Services Department**

**WASHOE COUNTY NEVADA**

1301 E. Ninth St.  
Reno, Nevada 89512 (775) 328-3666

**APPENDIX J**  
**EXISTING/PROPOSED ZONING**



### SUN VALLEY REGULATORY ZONE MAP

LOW DENSITY RURAL	HIGH DENSITY SUBURBAN	INDUSTRIAL
MEDIUM DENSITY RURAL	LOW DENSITY URBAN	PUBLIC AND SEMI-PUBLIC FACILITIES
HIGH DENSITY RURAL	MEDIUM DENSITY URBAN	PARKS AND RECREATION
LOW DENSITY SUBURBAN	HIGH DENSITY URBAN	OPEN SPACE
LOW DENSITY SUBURBAN 2	GENERAL COMMERCIAL	GENERAL RURAL
MEDIUM DENSITY SUBURBAN	NEIGHBORHOOD COMMERCIAL/OFFICE	GENERAL RURAL RESIDENTIAL
MEDIUM DENSITY SUBURBAN 4	TOURIST COMMERCIAL	DRY LAKE/WATER BODY

SOURCE: Planning and Building Division

PC Date: March 3, 2020  
BCC Date: April 28, 2020

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: 7.23.2020 DIRECTOR: [Signature]

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

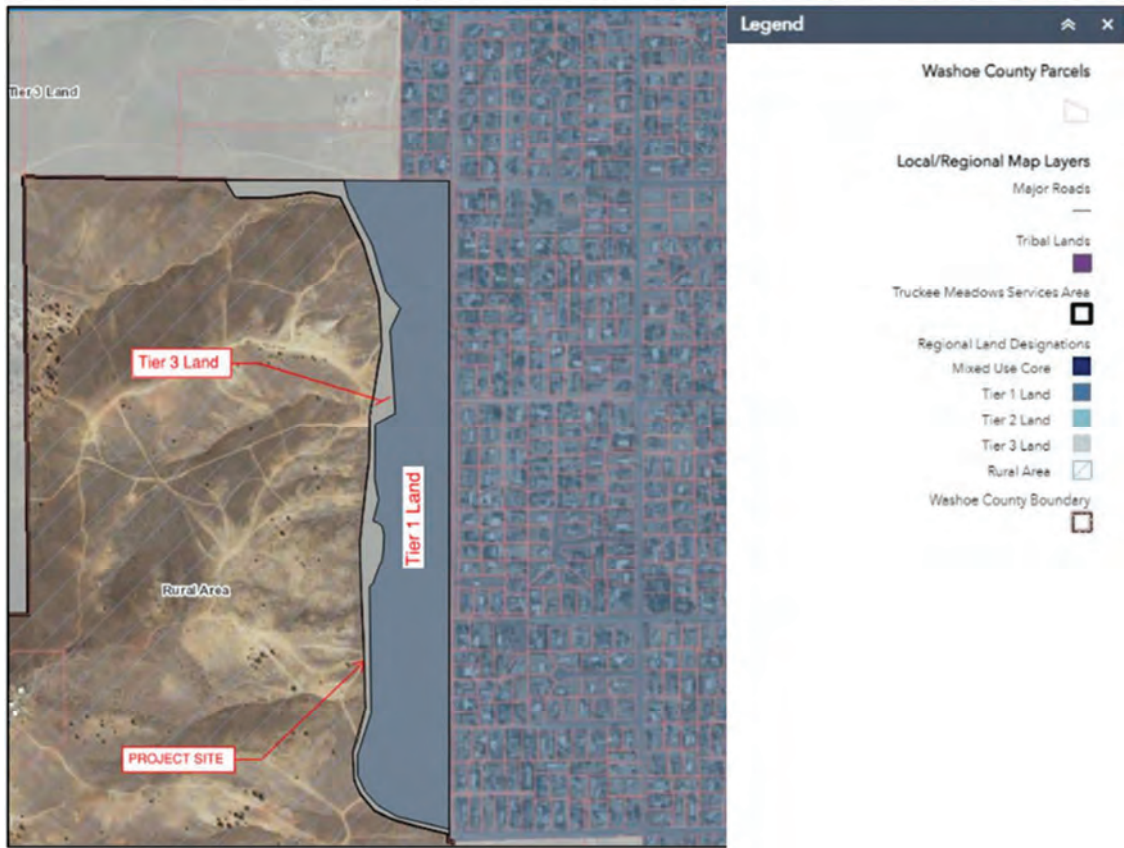
**Community Services Department**

**WASHOE COUNTY NEVADA**

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

**APPENDIX K**  
**EXISTING/PROPOSED TMRP TIER DESIGNATION**

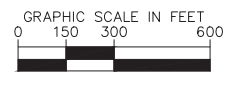
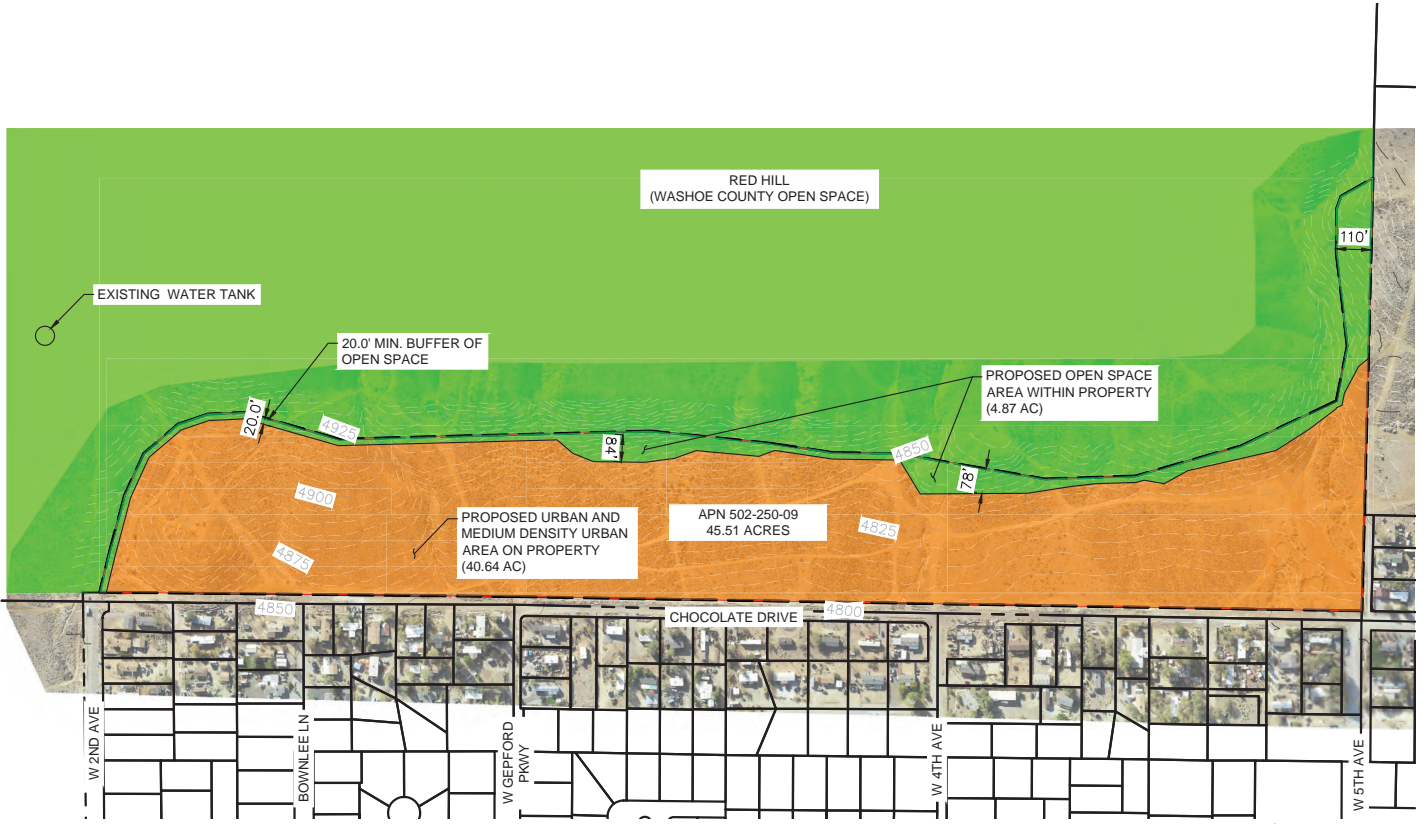




**APPENDIX L**  
**MPA/RZA DIAGRAM**

K:\REN\_Civil\19223000 - Pedcor Chocolate Drive\07 CAD\Exhibits\2022\_127 Building area exhibit  
28/2/2022 9:46 AM

DWG NAME  
LAST SAVED



**6400 CHOCOLATE DRIVE**  
**MPA/RZA DIAGRAM**  
**WASHOE COUNTY, NEVADA**

**Kimley»Horn**  
 7900 Rancharrah Parkway  
 Suite 100  
 Reno, Nevada 89511  
 775-200-1978

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TREE LOCATION SURVEY, UTILITIES, ETC. ADDITIONAL SURVEY IS REQUIRED TO PHYSICALLY LOCATE EXISTING TREES AND VERIFY TOPOGRAPHY SHOWN.