



Planning Commission Staff Report

Meeting Date: December 7, 2021

Agenda Item: 8B

MASTER PLAN AMENDMENT CASE NUMBER: WMPA21-0002 (Village Green Commerce Center Specific Plan)

BRIEF SUMMARY OF REQUEST: Report to Planning Commission on Master Plan Amendment Case Number WMPA21-0002

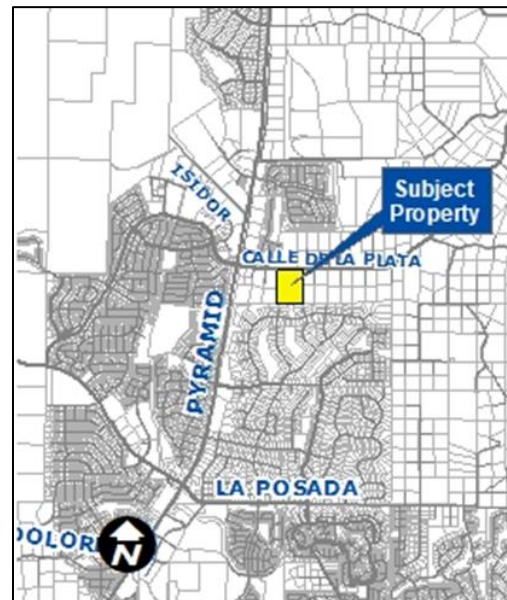
STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

Report on Master Plan Amendment Case Number WMPA21-0002 (Village Green) – For hearing, discussion and possible action to send a report to the Washoe County Board of County Commissioners (BCC) in accordance with NRS 278.220(4) indicating the Planning Commission's agreement or disagreement with proposed modifications made by the BCC to WMPA21-0002 (amendments to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D – Village Green Commerce Center Specific Plan); and to direct staff regarding the contents of such a report. If ultimately approved by the BCC, WMPA21-0002 would include the following additional modifications:

1. Update building setback requirements along Calle de la Plata from 20 feet to 30 feet;
2. Update building setback requirements along the western property line of the Plan boundary from 5 feet to 50 feet when adjacent to residential zoned parcels;
3. Add requirement addressing trash enclosures adjacent to any residential zoned parcels; and
4. Add a public trail easement located along the eastern property line of APN 534-561-06 & 07

Applicant: Blackstone Development Group
Property Owner: STN 375 Calle Group, LLC
Location: 375 Calle De La Plata
APN: 534-561-10
Parcel Size: 39.12 acres
Master Plan: Industrial (I)
Regulatory Zone: Industrial (I)
Area Plan: Spanish Springs
Development Code: Authorized in Article 820, Amendment of Master Plan
Commission District: 4– Commissioner Hartung



Vicinity Map

STAFF RECOMMENDATION

SEND REPORT

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the action item, the Washoe County Planning Commission provide a report to the Washoe County Board of Commissioners regarding Master Plan Amendment Case Number WMPA21-0002 which reflects the following [indicate whether movant agrees or disagrees with each of the four proposed modifications/ relevant comments or information].

(Proposed Motion on Page 5)

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Attachment Contents

Marked-Up Village Green Commerce Center Specific Plan including the four proposed modifications Exhibit A

Board of County Commissioners Staff Report, Dated October 26, 2021 Exhibit B

Summary

The Village Green Commerce Center Specific Plan (SP) was developed to allow industrial uses with specific goals and design standards to support and promote commerce and employment in the Spanish Springs area. The plan addresses land uses, transportation infrastructure, site planning, architecture, signs, lighting, landscaping, and sustainability.

Background

On October 26, 2021 the Board of County Commissioners, after conducting a public hearing and discussing the proposed master plan amendment, proposed four modifications to the item. Commissioner Hartung requested the following modifications:

1. Amend the building setback requirements along Calle de le Plate from 20 feet to 30 feet;
2. Amend the building setback requirements for the western property line of the Plan boundary from 5 feet to 50 feet when adjacent to residential properties. No setback amendments were proposed from other non-residential parcels and those setbacks remain 5 feet;
3. Add requirement ensuring that trash enclosures are not adjacent to or facing any residential zoned parcels; and
4. Add a public trail easement on the west side of the Washoe County owned parcels (APN: 534-561-06 & 07).

NRS 278.220(4) states that: "No change in or addition to the master plan or any part thereof, as adopted by the planning commission, may be made by the governing body in adopting the same until the proposed change or addition has been referred to the planning commission for a report thereon and an attested copy of the report has been filed with the governing body."

Accordingly, the Board voted to refer the matter back to the Planning Commission for its report on the proposed modifications.

Washoe County Development Code 110.820.30(e) also states that if the Board of County Commissioners desires to modify a Master Plan amendment from what was adopted by the Planning Commission, the Board must first send the modifications back to the Planning Commission for a report as required by NRS 278.220(4) and Section 110.820.35. Thus, this item is being returned to the Planning Commission to meet this requirement.

If the Board ultimately desires to adopt the Master Plan amendment as modified, it shall do so by resolution approved by a majority of the total membership of the Board. The resolution shall be referred for conformance review as provided in Section 110.820.40 and is not considered as a final action until a favorable conformance review is received, the resolution is executed by the Chair and County Clerk, and a copy is date stamped and filed with the County Clerk.

Draft minutes of the Board's October 26, 2021 meeting are not yet available. However, a video of the meeting can be viewed at [Board of County Commissioners - Oct 26th, 2021 \(granicus.com\)](#). The hearing for this item (agenda item #11) begins at approximately 01:53:00 into the recording.

On September 7, 2021, the Washoe County Planning Commission considered this request for a master plan amendment and recommended adoption of the amendment, with five Commissioners voting to approve the amendment, one Commissioner opposing and one Commissioner absent. The Planning Commission had continued the item from the meetings on August 3, 2021, and July 6, 2021.

On June 16, 2021, a neighborhood meeting was held via Zoom. This meeting fulfilled the neighborhood meeting requirement per NRS 278.210(2) and WCC 110.820.20.

Planning Commission Request for Action

The Planning Commission is requested to discuss the Board's proposed modifications and send a report back to the Board pursuant to NRS 278.220(4) and WCC 110.820.30(e) and 110.820.35.

Requirements of Planning Commission's Report

There is no statutorily required format or contents for the report that goes to the Board. The Planning Commission may choose to simply make observations, recommendations, and comments on the findings, and/or to give collective feedback about the proposed modifications.

The report is tentatively scheduled to be considered by the Board at its December 14, 2021 meeting, at which time the Board has the ability to take final action on the Master Plan amendment application. Any action taken on the amendment by the Board will not become effective until reviewed by the Regional Planning Commission for conformance with the Truckee Meadows Regional Plan.

Recommendation

Staff recommends that the Planning Commission direct staff to prepare a report to the Board regarding the four proposed modifications listed above which indicates whether the Planning Commission agrees or disagrees with each of the proposed modifications. It is recommended that this report be framed by collectively commenting on each of the proposed modifications made by the Board.

Motion

The following motion is provided for your consideration:

"I move that, after giving reasoned consideration to the information contained in the staff report and information received during the action item, the Washoe County Planning Commission provide a report to the Washoe County Board of Commissioners regarding Master Plan Amendment Case Number WMPA21-0002 reflecting the following: [*Indicate whether movant agrees or disagrees with each of the four proposed modifications and include appropriate comments/information*]

Applicant: Marc Siegel, marc@sjsurealty.net and
Kerry Rohrmeier, kerry@kdrohrmeier.com

Property Owner: Attn: Randal Kuckenmeister
STN 375 Calle Group, LLC
3860 GS Richards Blvd.
Carson City, NV 89703

Appendix D - Village Green Commerce Center Specific Plan

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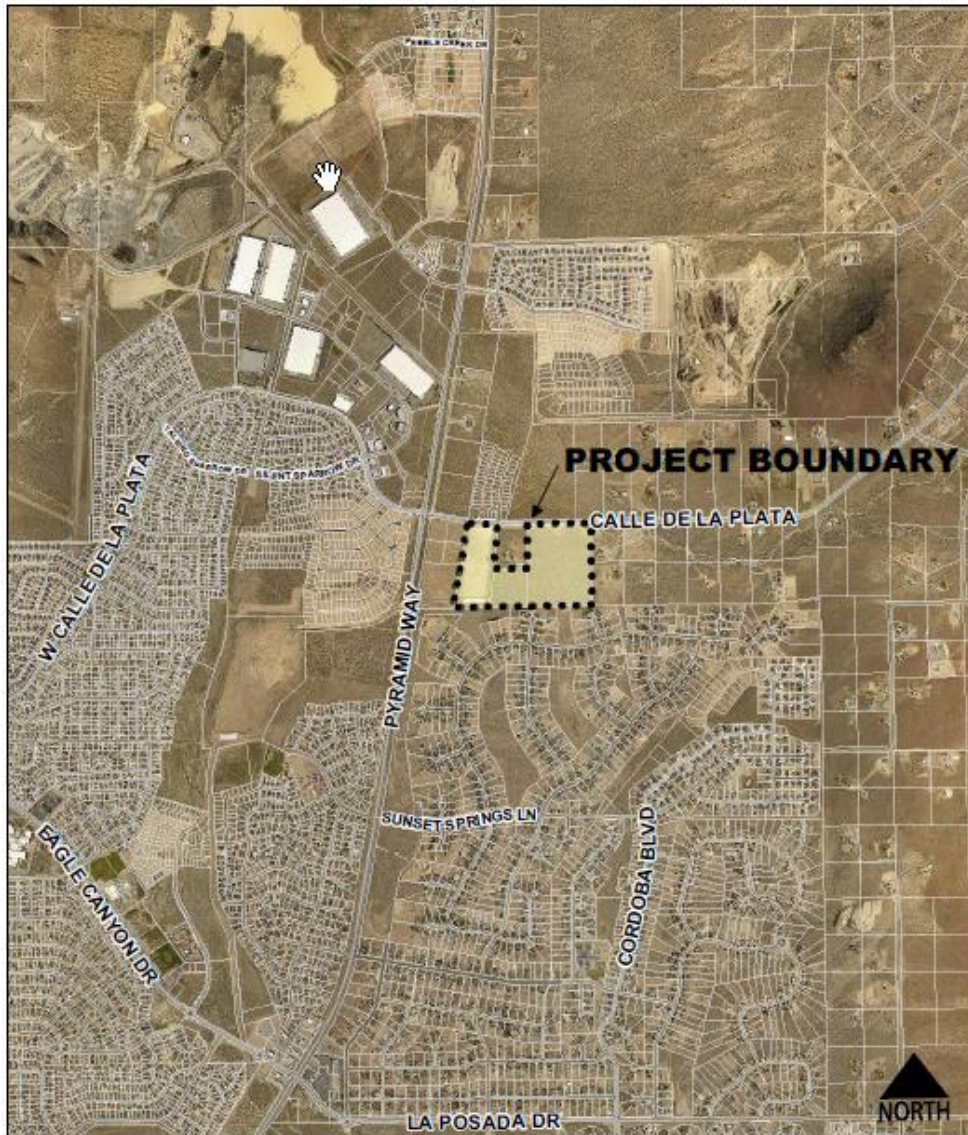
Village Green Commerce Center Specific Plan

Introduction

Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (APNs 534-561-06, 07, 08, and 10) consists of 70± acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 59.76± acres located further east along Calle de la Plata.

Figure D-1: Location Map



Project Concept/Description

Village Green Commerce Center is envisioned to be an environmentally sensitive Business & Industrial Park that creates a stronger employment base within the Spanish Springs valley.

Purpose of a Specific Plan

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

Specific Plan Goals

The following specific goals for the Village Green Commerce Center are implemented with the standards in this handbook.

Protect the Natural Environment

Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources, where feasible.

Create Commerce

Goal Two: To promote community sustainability by providing a mix of employment that serves the growing population of Spanish Springs and reduces commutes out of the valley.

Goal Three: To promote economic diversity in the Spanish Springs Valley by providing higher than average wage employment.

Energy Conservation

Goal Four: To promote a high-quality project with western or contemporary industrial themed architecture using energy efficient building concepts and environmentally friendly site design.

Development Standards

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and similar standards. The Development Standards ensure compatibility with adjacent uses, relate to the surrounding environment, provide proportional sizes/arrangements of buildings, ensure adequate parking and provide project amenities. For APN 534-561-10 the Spanish Springs Area Plan, Appendix A requirements are not required.

Standards Not Addressed

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

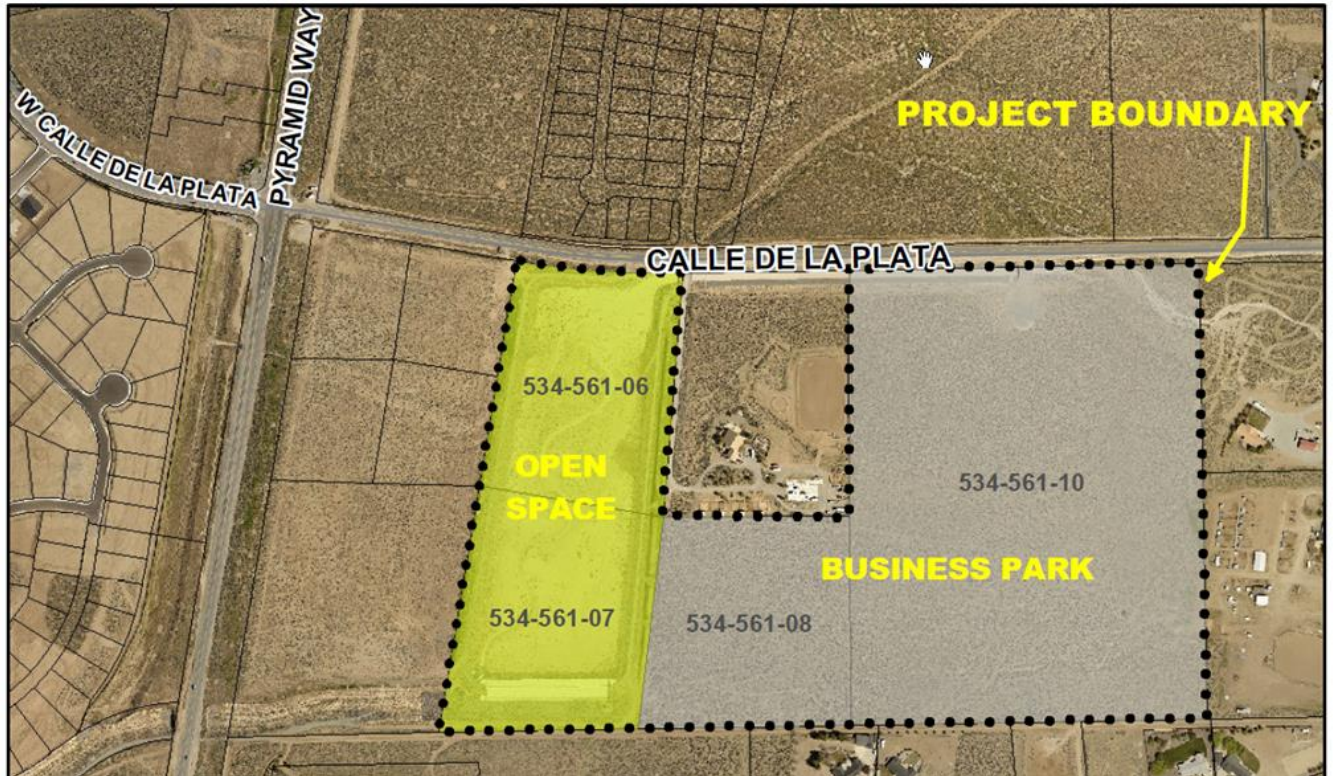
Land Use Classifications

Village Green Commerce Center includes a mix of a renewable energy producing Business Park & Industrial land uses to promote commerce and new employment within the Spanish Springs Valley. The uses in the Industrial (I) regulatory zone are subject to the Industrial uses within the Spanish Springs Area Plan Table of Allowed Uses (Appendix C) with the following exception: Renewable Energy Production (excluding geothermal and petroleum) for on-site use is allowed within the Specific Plan.

Specific Plan Land Use

Land uses in Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility, and Open Space. There is no further definition of land use designations or sub-categories thereof. The permitted uses are subject to the standards and conditions outlined within this Handbook. The sedimentation basin parcels (APN 534-561-06 and 07) are limited to public facility uses only. These parcels shall meet Public Facility Industrial regulations in the Spanish Springs Area Plan and Washoe County Development Code. Figure D-2 (below) shows the Specific Plan Land Uses.

Figure D-2: Specific Plan Land Uses



Transportation Infrastructure

Calle de le Plata is a planned arterial street in the Streets & Highway System Plan as shown in Spanish Springs Area Plan E-13. That map identifies future transportation needs based on the relationship of land use and transportation facilities in the Regional Transportation Commission (RTC) model. Village Green Commerce Center includes land uses that complement the planned infrastructure and capacity created in this arterial street and signalized intersection at Pyramid Highway. This intersection is identified with the most significant investment in public infrastructure for the entire area north of Eagle Canyon Drive for the long-range regional plans.

Site Planning

Building Site Coverage

Parcel APN 534-561-10 shall not be required to comply with the building site coverage per Appendix A.

Setbacks

The setback standards are intended to complement adjacent properties, and promote a uniform streetscape along Calle de la Plata. Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1: Building Setbacks

| Location | Setback Requirement |
|-------------------------------|---------------------|
| Adjacent to Calle de la Plata | 30 feet |

| | |
|-------|---|
| South | 50 feet (includes a buffer) ¹ |
| West | 5 feet |
| West | 50 feet (adjacent to residential zoned parcels) |
| East | 50 feet (includes a buffer) ¹ |

¹ See Figures D-5 and D-6, pages 11 and 12. Refer to Buffer Yard section of this handbook on page 10 -11 for required landscape within setback areas.

Additional Setback Requirements

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

Maximum building height shall be 35' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.

For parcel 534-561-10 only, the maximum building height shall be 40' (feet). All buildings exceeding 30' feet in height must be located 125' feet from any residential dwelling (not including any ancillary free-standing garages and shed structures) existing as of the date of this Master Plan Amendment. Buildings in excess of 30' feet in height shall include an additional setback beyond the 125' setback of one foot for each foot of building height greater than 30', up to a maximum building height of 40' feet (i.e. a 40' high building will require a 135' building setback).

Building height is measured per the definitions in the Washoe County Development Code.

Parking

Parking shall be provided per the requirements in Article 410 of the Washoe County Development Code.

Any use not defined by Article 410 of the Washoe County Development Code shall be subject to the reasonable interpretation by the Administrator.

Joint non-concurrent use of parking facilities shall be permitted with approval by the Administrator, which cannot be unreasonably withheld.

A reciprocal parking agreement(s) may be recorded over the property encompassing all uses within the project boundaries.

When future building permits and/or administrative permits are proposed, the applicant shall provide documentation to the Department of Community Development that parking will meet Washoe County Code requirements.

Trash Enclosures

All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.

Trash enclosures colors shall match the primary colors of the building in which they serve.

A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.

Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).

Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

There shall be no trash enclosures on the building side directly adjacent to and facing any residential parcels.

Circulation & Sidewalks

Pedestrian access and circulation standards are to create a pedestrian friendly environment that is safe and efficient with obvious connections to major building entrances and destinations.

Sidewalks shall be provided adjacent to primary building entrances and are required to meet applicable ADA standards.

Ownership and maintenance of internal paths/walks shall be the responsibility of the Master Developer or the subsequent tenant or owner's association.

Fences and Walls

Maximum fence height for any perimeter fencing shall be 6' (feet). Perimeter fencing may consist of wood, vinyl, split-rail, or masonry. Chain link fencing is prohibited along the perimeter of the project. Solid fencing is prohibited for use in the buffer areas. Perimeter refers to the exterior boundaries of the site, not internal lots.

Fencing within the front yard of any lot, or along the Calle de la Plata frontage is prohibited.

Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.

A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e., vines, columnar trees).

Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls, fencing and/or landscaping.

Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.

Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited at all other hours.

Architecture

Village Green Commerce Center architecture promotes a western theme adopted in the Spanish Springs Area Plan and accentuated with the "Virginia City" theme shown in the photos in Figure D-4. The architectural standards below apply to all uses and buildings within the Business Park area, except for parcel 534-561-10, which shall promote a contemporary industrial architecture and design.

General Guidelines, for contemporary industrial architecture and design

Exterior building colors shall use earth tones and non-reflective material. Vibrant colors may be used to accent architectural features and project entries. Vibrant colors may be used with business logos.

Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.

There shall be no walls more than 50 feet in length horizontally where there is no change in height, material, color, patterns, textures and/or evergreen trees (at least seven-feet in height).

Exterior detailing with columns or other projections will be used to demarcate entrances to buildings.

Any equipment on the roofs will be screened and not visible from roadways or ground level adjoining parcels.

General Guidelines –APN 534-561-10 is not subject to these requirements

Primary building entries shall be identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.

Stylized façade treatments that complement the intended architectural character shall be permitted.

Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.

Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building’s overall appearance.

Figures D-3 and D-4 show renewable energy building elements and the western theme styles proposed for the Village Green Commerce Center. These are provided for illustrative purposes; however, the general features of these illustrations shall be permitted in the project. Final elevations and architecture will vary but must comply with the Design Standards included with this handbook.

Energy Efficient Tenant Criteria -APN 534-561-10 is not subject to these requirements

Following are Energy Efficient Building Design Standards. All buildings within the project shall include at a minimum:

R20 Insulated Walls

R50 Insulated Ceilings

Electric Hydronic Heat

Electric Cooling

Cement Floors to be insulated and include hydronic coils

Rent incentives will be provided to tenants that consume a minimum amount of electricity per month.

Figure D-3: Renewable Energy Building Features



Figure D-4: Virginia City Western Theme Building Architecture



Building Massing and Form -APN 534-561-10 is not subject to these requirements

All buildings must consider pedestrian scale. Buildings should provide articulation and dimension to add visual interest, windows (real or false) to break-up large building masses.

Building exterior walls shall include some of the following elements:

Design that gives the appearance of multiple structures when functionally possible.

Offsetting building planes through wall step backs.

Treatment with materials to ensure visual interest.

Clustering small-scale elements such as planter walls, pilasters, and columns around the major form.

Rear and side elevations on small stand-alone structures shall include articulation and wall treatments related to the primary façade when visible from Calle de la Plata.

Rear or side facades on larger buildings or multi-tenant buildings should include the same design elements as the front façade and facades abutting public rights-of-way.

Measures to address side and rear articulation will include the use of varied colors, architectural articulation such as pillars, posts, awnings, and trellises.

Theme structures and signage along with building and roof forms will promote the western theme envisioned in the Spanish Springs Area Plan and Virginia City photos.

Mechanical Equipment -APN 534-561-10 is not subject to these requirements

Exterior mechanical equipment shall be designed and maintained in an orderly, compact manner. Equipment colors shall blend with the building architecture or blend with the natural background, as appropriate.

All roof-mounted equipment shall be screened with use of parapet walls, or screens including color(s) of the primary structure including the rear of stationary solar panels. Non stationary roof-mounted photo voltaic solar panels shall be exempt from this standard.

Exterior mounted electrical equipment shall be located where it is screened from public view. It shall not be located on the public street side of any building unless screened with a wall or non-deciduous plantings.

Solar panels used to generate renewable energy sources are not subject to these standards.

Building Materials -APN 534-561-10 is not subject to these General Guidelines

On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.

Larger buildings may use concrete tilt-up design with articulation techniques such as bump-outs, faux pillars, or trellises. Building entrances shall include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged.

Materials shall blend existing buildings within the project to provide some level of overall consistency.

Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.

Long, unbroken expanses of concrete or glass are discouraged. These are not consistent with the theme identified in the "Virginia City" buildings.

Signs

All signs located within the Village Green Commerce Center shall conform to Article 504 of the Washoe County Development Code in terms of size and quantity.

Lighting

General Standards

Lighting design will conform to Washoe County Development Code requirements.

On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.

Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.

All exterior lighting shall utilize energy efficient lighting such as LED, low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Exterior Sign Lighting

Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.

All lighted signs are required to use individual letter lighting rather than total illumination.

Illuminated signs are prohibited for the buildings facades directly adjacent to and directly facing residential property lines. These refer to those buildings located directly adjacent to and facing residential property lines adjacent to the Village Green Commerce Center (adjacent to existing residential).

Illuminated signs are allowed for all other building elevations other than those described above.

Parking Lot Lighting

Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.

Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.

All exterior lighting shall use energy efficient lighting standards such as LED, low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

Landscaping

General Requirements

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

A minimum of 20% of the gross site area excluding the sedimentation basin shall be landscaped.

For parcel 534-561-10 only, a minimum of 15% of the gross site area of parcel shall be landscaped.

All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film.

Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.

A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.

Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.

Effluent water used for landscape irrigation and recharge is highly encouraged, when available in the area.

Calle de la Plata Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.

Use of lawn, xeriscape no-turf ground surfaces including rock, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

Planting Palette

An amended list of plant material in addition to those noted in the Spanish Springs Area Plan may be used in the project at the sole and absolute discretion of the landscape architect. The selections must consider the intended desert landscape theme as related to the sustainability features of the project with a preference to using plant material native to northern Nevada.

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site. Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

Building Orientation - All buildings oriented along these property lines shall have the "quiet" side of a building facing the property line. There shall be no dock doors on the building side directly adjacent to and facing any residential parcel. Parking, driveways, office doors and fire doors shall be allowed on any building side.

Building Setback - All buildings adjacent to residential property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.

Access and Parking - There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation or fire doors for the buildings.

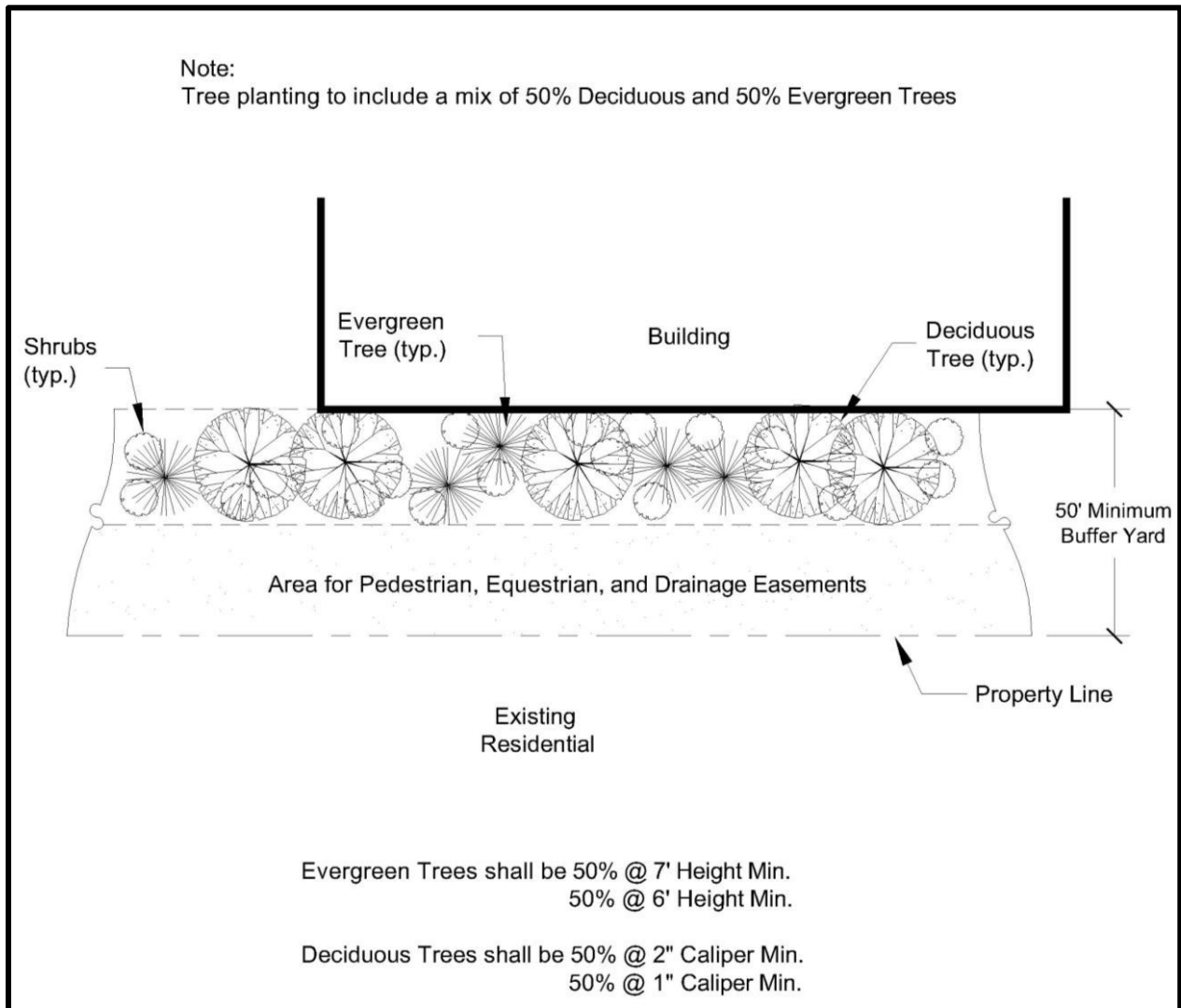
Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-5 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.

Building Material & Colors - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.

Stormwater retention and/or detention can occur in the buffer yards.

Lighting – Lighting on the exterior of buildings is restricted to security lighting.

Figure D-5: Buffering Yard Planting Plan



Parking Lot Landscaping

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a “smaller” feel.

A minimum of one tree per every 10 parking spaces shall be provided within parking lot “islands.”

Deciduous trees shall be a minimum 1.5” (inch) caliper, with evergreen trees at a 6’ (foot) minimum height.

These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.

Landscaping shall not be less than 15% of the site area of the parking lot.

Site Grading –APN 534-561-10 is not subject to these requirements

The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

Mass grading shall be consistent with a specific building phase. This prohibits mass grading of any future development phase without an associated building permit. One exception is any grading needed for infrastructure that includes roads, utility lines, and flood control improvements may be allowed without a building permit.

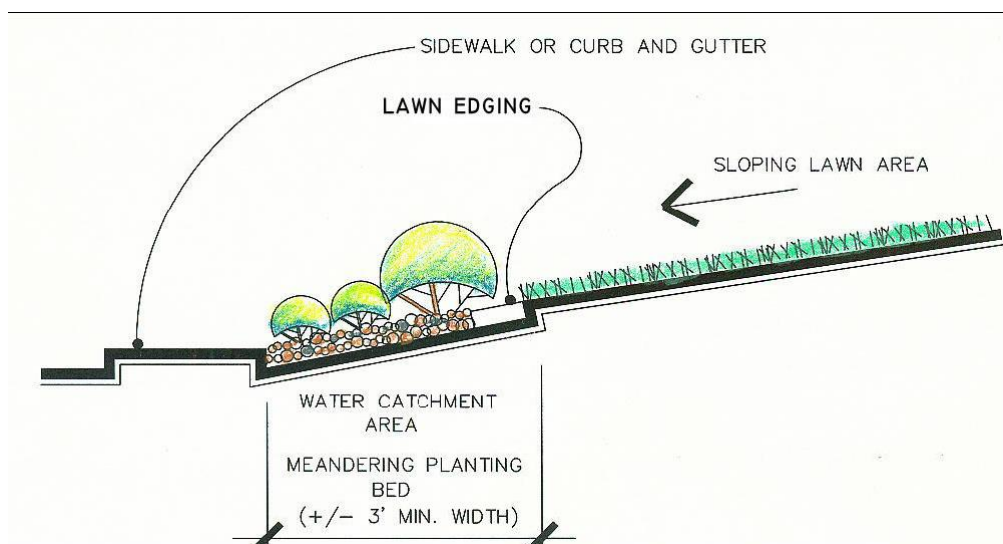
Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.

Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5’ (feet) in height.

Retaining walls shall use native stone or modular blocks materials where grading dictates.

Turf Areas: A “water catchment area” or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff (see Figure D-6 below).

Figure D-6: Turf Areas



Sustainability

Low Impact Development (LID) Standards–APN 534-561-10 is not subject to these requirements.

LID standards and techniques shall be used in the development of the site. These techniques are intended to reduce storm water runoff and mitigate development impacts to the land, and hydrologic functions of the site. LID aims to mimic natural hydrology by using processes that infiltrate, and evaporate storm water.

LID standards shall include a mix of some of the following design solutions and criteria:

Design infiltration basins where possible. These are shallow depressions in the landscape with specific soils and vegetation to assist in infiltrating. The water catchment areas noted in Figure D-7 for turf are a positive LID feature to infiltrate irrigation and stormwater runoff.

Use grass drainage swales where possible as an alternative to curbs, gutters, and pipes. Water moving in swales is slowed and percolates into the ground.

Reduce the extent and size of storm detention ponds with use of infiltration ponds and drainage swales in landscape areas.

Use efficient irrigation technology for landscape areas to avoid generating offsite runoff.

Minimize the use of impervious surfaces by meeting precise parking demands that may reduce the amount of parking spaces provided and reduce the amount of impervious surface. This is further accomplished by providing alternative modes of transportation to the site.

Disconnect hydrologic elements (roofs, downspouts, parking areas) in design.

Environmental Sustainability Standards –APN 534-561-10 is not subject to these requirements

Village Green Commerce Center contributes to a sustainable business park environment, except for parcel 534-561-10, which will meet the Washoe County Building Code requirements, by including the following standards:

1. All buildings will include solar panels on the rooftops to supplement energy demands or other renewable sources should be required.
2. All buildings will be programmed to include electrical docking stations for recharge of electrical vehicles. Size & quantities of docking stations will be based on building size and shall be determined by the architect or designer of individual buildings.
3. All structures shall include elements of the Sierra Green building program. That program is accessed via the internet at www.thebuilders.com/sierragreen.php.
4. LID standards shall be applied within the site design per the standards noted in the LID section above. Additional information to help address LID criteria is accessed via the internet at <http://www.unce.unr.edu/programs/sites/nemo>.
5. Businesses shall have recycling programs including recycling bins for domestic recycling (i.e. cans, bottles, paper).
6. Employers shall prepare a ridesharing program and make employees aware of the program in an effort to reduce vehicle trips.
7. All buildings shall provide a bicycle or motorcycle rack to encourage alternative forms of transportation. The number of racks may increase based on total parking demand.
8. Effluent water shall be required for landscape irrigation when made available by Washoe County to the Spanish Springs Valley and this site. Timing of the connection or transition to effluent irrigation shall be linked to a future development phase that is pending approval once the effluent lines are made available to the site. Effluent irrigation is not required retroactively to site improvements completed prior to the effluent lines being available to the site.
9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.
10. Bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project for employers, employees, and the community.

11. The flood control sedimentation basin on the site is a sustainable feature that captures storm water and recharges the Spanish Springs ground water through infiltration.

Administration

Transportation Improvements

The Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

Public Trail Easement

A public trail easement shall be located along the eastern property line of APN 534-561-06 and 534-561-07. This easement shall be 15 feet in width and meet the basic criteria for a public trail as defined by the Washoe County Parks Department.

Subsequent Review Requirements

Per the Allowed Uses section, all uses within the Village Green Commerce Center require subsequent review by Washoe County in the form of either a building permit or administrative permit.

Administrative permits for uses within the Village Green Commerce Center shall use the Washoe County Department of Community Development application forms and include the applicable filing fee, complying with all submittal requirements as outlined on the County application form(s). Processing of these requests shall follow the guidelines/timeframes established by Washoe County.

Project Financing

1. Project financing shall be the responsibility of the Master Developer. All necessary infrastructure to serve the site shall be constructed at the expense of the Master Developer and dedicated to Washoe County as appropriate.
2. Any agreement made between the Master Developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be permitted if agreeable to all parties, which agreement should not be unreasonably withheld.
3. Village Green Commerce Center is required to pay all applicable development impact fees as mandated by Washoe County, the Regional Transportation Commission, and Nevada Revised Statutes.

Maintenance

At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

Administrative Approval for Minor Revisions

The Administrator shall have the authority at his/her reasonable discretion to administratively approve minor deviations in the plans, standards, and guidelines as requested by the Master Developer prior to the submission of a final development plan for each phase or pad area.

The boundaries/property lines included within the Village Green Commerce Center are subject to modification. The Master Developer may submit a commercial subdivision map, parcel map, or boundary line adjustment creating new parcel(s) or altering the shape of existing parcels that make up the Village Green Commerce Center without an amendment to this handbook. However, the overall acreage of the Specific Plan cannot increase without amendment to this handbook and the subsequent Master Plan Amendment process.

Design Flexibility

The final development plan, standards, and regulations contained in this handbook are intended to depict the nature and intensity of the development proposed within the Village Green Commerce Center. Sufficient flexibility provided by Washoe County shall be allowed for the Master Developer to permit detailed planning and design at time of actual development. The configuration and acreage of development parcels and phases may be altered at Master developer's discretion to accommodate detailed site conditions.

Omissions

In cases where the handbook does not specifically address a standard/subject, the provisions of the Washoe County Development Code, Washoe County Master Plan, Spanish Springs Area Plan, and/or Nevada Revised Statutes in effect at that time shall prevail.

Definitions

There are a variety of words and phrases that are used commonly throughout this Design Standards Handbook. The following is a brief list defining the terms that are carried on throughout this document:

1. **Administrator.** "Administrator" shall mean the Washoe County Community Development Director or his/her lawfully designated representatives.
2. **Architect.** "Architect" shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Master Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County.** "County" shall mean Washoe County, Nevada.
4. **Code.** "Code" shall refer to the Washoe County Development Code and its adopted Articles.
5. **Design Standards.** "Design Standards" shall refer to the contents of this handbook and any subsequent revisions approved by Washoe County.
6. **Master Developer.** "Master Developer" shall mean Sierra Triple Net, LLC its successors or a future tenant/user.
7. **Project.** The provisions for development of a Business and Industrial Park referred to as the Village Green Commerce Center.

STAFF REPORT
BOARD MEETING DATE: October 26, 2021

DATE: September 24, 2021

TO: Board of County Commissioners

FROM: Julee Olander, Planning and Building Division, Community Services Department, 775.328.3627, jolander@washoecounty.gov

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Division, Community Services Department, 328-3619, mhauenstein@washoecounty.gov

SUBJECT: Public Hearing: Master Plan Amendment Case Number WMPA21-0002 (Village Green Commerce Center Specific Plan) to adopt an amendment to the Village Green Commerce Center Specific Plan, which is located in Appendix D of the Spanish Springs Area Plan, a component of the Washoe County Master Plan and consists of APNs 534-561-06, 534-561-07, 534-561-08 and 534-561-10. If approved, the amendment will add clarifying language and include the following:

1. Remove Goal Five, Infrastructure;
2. APN: 534-561-10 is exempted from the Spanish Springs Area Plan, Appendix A including the building site coverage requirements;
3. Clarify language concerning setbacks from residential dwellings for building height;
4. Remove sidewalk required along Calle de la Plata frontage;
5. Add color and evergreen trees as options for 50 feet in length of building walls;
6. APN: 534-561-10 is exempted from the following Architecture provisions: General Guidelines, Energy Efficient Tenant Criteria, Building Massing and Form, Mechanical Equipment, and Building Materials; the following Landscaping provision: Site Grading; and the following Sustainability provisions: Low Impact Development (LID) Standards, and Environmental Sustainability Standards of the Village Green Commerce Center Specific Plan;
7. Clarify that illuminated signs will only be allowed when not adjacent to residential property;
8. Remove security lighting section and parking lighting requirements;
9. Clarify that effluent water is only required when available in the area;
10. Clarify that no loading docks are allowed to be adjacent to residential property;
11. Remove Figure D-5: Business Park Buffering;
12. APN: 534-561-10 is exempted from Low Impact Development (LID) Standards and Environmental Sustainability Standards;

13. Clarify roadway improvements as required by Washoe County Engineering and Capital Projects; and

14. Remove equestrian easement.

The Board may adopt the proposed amendment, may modify the proposed amendment and refer the modified amendment back to the Planning Commission for its report in accordance with NRS 278.220(4), or may deny the proposed amendment after the public hearing. If adopted, the master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Agency.

AND

If approved, authorize the Chair to sign the resolution to that effect. (Commission District 5.)

SUMMARY

This is a request to amend the Village Green Commerce Center Specific Plan (“Plan”), which is located in Appendix D of the Spanish Springs Area Plan, a component of the Washoe County Master Plan.

Washoe County strategic objective supported by this item: Proactive Economic Development and Diversification

PREVIOUS ACTION

On September 7, 2021, the Washoe County Planning Commission considered this request for a master plan amendment and recommended adoption of the amendment, with five Commissioners voting to approve the amendment, one Commissioner opposing and one Commissioner absent. The Planning Commission had continued the item from the meetings on August 3, 2021, and July 6, 2021

On June 16, 2021, a neighborhood meeting was held via Zoom. This meeting fulfilled the neighborhood meeting requirement per NRS 278.210(2) and WCC 110.820.20.

On January 23, 2020, the Village Green Commerce Center Specific Plan was found to be in conformance with the regional plan by the Truckee Meadows Regional Planning Commission.

BACKGROUND

The Village Green Commerce Center Specific Plan was developed to allow industrial uses adjacent to residential uses. The Plan has specific goals and design standards to support and promote commerce and employment in the Spanish Springs area. The Plan is made up of four parcels. One is owned by the applicant (APN 534-561-10), another parcel (APN 534-561-08) is owned by another property owner who has not participated in these proceedings, and two parcels are owned by Washoe County (APN 534-561-06 & 07) for the Spanish Springs Flood Detention Facility. See Parcel Information Table, below:

| Parcel Number | Owner | Master Plan | Regulatory Zoning | Acreage |
|----------------------|----------------------|--------------------|--------------------------|----------------|
| 534-561-06 | Washoe County | Open Space (OS) | Open Space (OS) | 9.9 acres |
| 534-561-07 | Washoe County | Open Space (OS) | Open Space (OS) | 10.7 acres |
| 534-561-08 | Narayan Living Trust | Industrial (I) | Industrial (I) | 10.1 acres |
| 534-561-10 | Applicant | Industrial (I) | Industrial (I) | 39.1 acres |

According to the applicant, Blackstone Development Group, the proposed changes will meet current industrial standards and design. The Plan was originally adopted for a unique industrial project that was never developed. The changes will modify the Plan to be consistent with current industrial development standards, primarily for parcel APN 534-561-10. Staff has also included changes with this amendment to meet current development standards and comport with changes to the area.

The applicant is requesting the following changes for parcel 534-561-10 only:

- Remove the parcel from any requirements in Spanish Springs Area Plan, Appendix A, including building coverage requirements;
- Clarify language concerning height and setbacks;
- Under “Architecture” change “industrial theme” to “architecture and design” and added color and evergreen trees as planting options for 50 feet in length of building walls;
- Exempt the parcel from the Architecture requirements for General Guidelines, Energy Efficient Tenant Criteria, Building Massing and Form, Mechanical Equipment, and Building Materials; the Landscaping requirement for Site Grading; and the Sustainability requirements for Low Impact Development (LID) Standards, and Environmental Sustainability Standards;
- Clarify that illuminated signs are not allowed adjacent to residential property;
- Clarify that no loading docks are allowed to be adjacent to residential property; and
- APN: 534-561-10 is exempted from Low Impact Development (LID) Standards and Environmental Sustainability Standards

Planning Division staff have also included several changes in this amendment to add, update and/or clarify language, including:

- Change the heading for Goal Two to “Create Commerce”;
- Removal of Goal Five because the “flood control basin, and completing a planned signalized intersection” has been completed. The “construction of an arterial roadway (Calle de la Plata)” language has been added to the Transportation Improvement section by the Engineering Division;

- Clarify exterior lighting provisions and remove security lighting section and some portions of the parking lighting section. The Washoe County Development Code has been updated since this Plan was developed and now has significant requirements for lighting on industrial parcels adjacent to residential parcels;
- Removal of required sidewalk along Calle de la Plata frontage, which will be reviewed by the Engineering Division at the building permit stage, as required by the Transportation Improvements section of the Plan;
- Under the effluent water section, add “when available in the area” since there is currently no effluent water connection in the area;
- Under Calle de la Plata Streetscape section, add “xeriscape no-turf ground surfaces including rock”;
- Removal of the equestrian easement, which was originally provided as an amenity; however, with the numerous changes to the Plan and reduction of original parcels the path is no longer viewed as a needed amenity;
- Removal of Figure D-5: Business Park Buffering since the equestrian easement has been removed; and
- Update language concerning the Transportation Improvements section in accordance with Washoe County Engineering and Capital Projects’ input. The new wording is the following: The Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt and authorize the Chair to sign the resolution included as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0002, subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Agency.

POSSIBLE MOTION

Should the Board agree with staff’s recommendation, a possible motion would be:
“Move to:

- 1) Adopt Master Plan Amendment Case Number WMPA21-0002 (Village Green Commerce Center Specific Plan) to adopt an amendment to the Village Green Commerce Center Specific Plan, which is located in Appendix D of the Spanish Springs Area Plan, a component of the Washoe County Master Plan.

AND

- 2) Authorize the Chair to sign the resolution contained as Attachment A to this staff report adopting the amendment; and direct staff to submit Master Plan Amendment Case Number WMPA21-0002 (Village Green) to the Truckee Meadows Regional Planning Agency for a determination of conformance with the Truckee Meadows Regional Plan.”

In making this motion, the Board is able to make the findings for the master plan amendment as required by Washoe County Code Section 110.820.15(d):

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

And

In making this motion, the Board also affirms the Planning Commission’s finding of conformance with the following Spanish Springs Area Plan policy (SS.17.1):

- a. The amendment will implement the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with or diminish the public's health, safety, or welfare, including possible effects upon water quality and quantity.

Attachments:

- A. MPA Resolution
- B. Planning Commission MPA Resolution
- C. Planning Commission Staff Report- 9/7/21
- D. Planning Commission Minutes - 7/6/21, 8/3/21 & 9/7/21

cc: Marc Siegel, marc@sjsrealty.net
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WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

RESOLUTION

ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN, APPENDIX D (VILLAGE GREEN COMMERCE CENTER SPECIFIC PLAN- APNS 534-561-06, 07, 08, 10) (WMPA21-0002)

WHEREAS, Blackstone Development Group applied to the Washoe County Planning Commission on behalf of STN 375 Calle De La Plata to amend the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D – Village Green Commerce Center Specific Plan which is composed of four parcels (APNs 534-561-06, 07, 08 and 10);

WHEREAS, on September 7, 2021, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Master Plan Amendment Case No. WMPA21-0002, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendment;

WHEREAS, upon holding a subsequent public hearing on October 26, 2021, this Board voted to adopt the proposed amendment, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15:

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 Changed Conditions. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource;

And

Spanish Springs Area Plan Policy SS.17.1:

- a. The amendment will implement the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.

- c. The amendment will not conflict with or diminish the public's health, safety, or welfare, including possible effects upon water quality and quantity.

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the proposed amendments to the Spanish Springs Area Plan, Appendix D (Case No. WMPA21-0002), as set forth in Exhibit A-1 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 26th day of October 2021, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Bob Lucey, Chair

ATTEST:

Janis Galassini, County Clerk

Exhibit A-1, WMPA21-0002

Appendix D - Village Green Commerce Center Specific Plan

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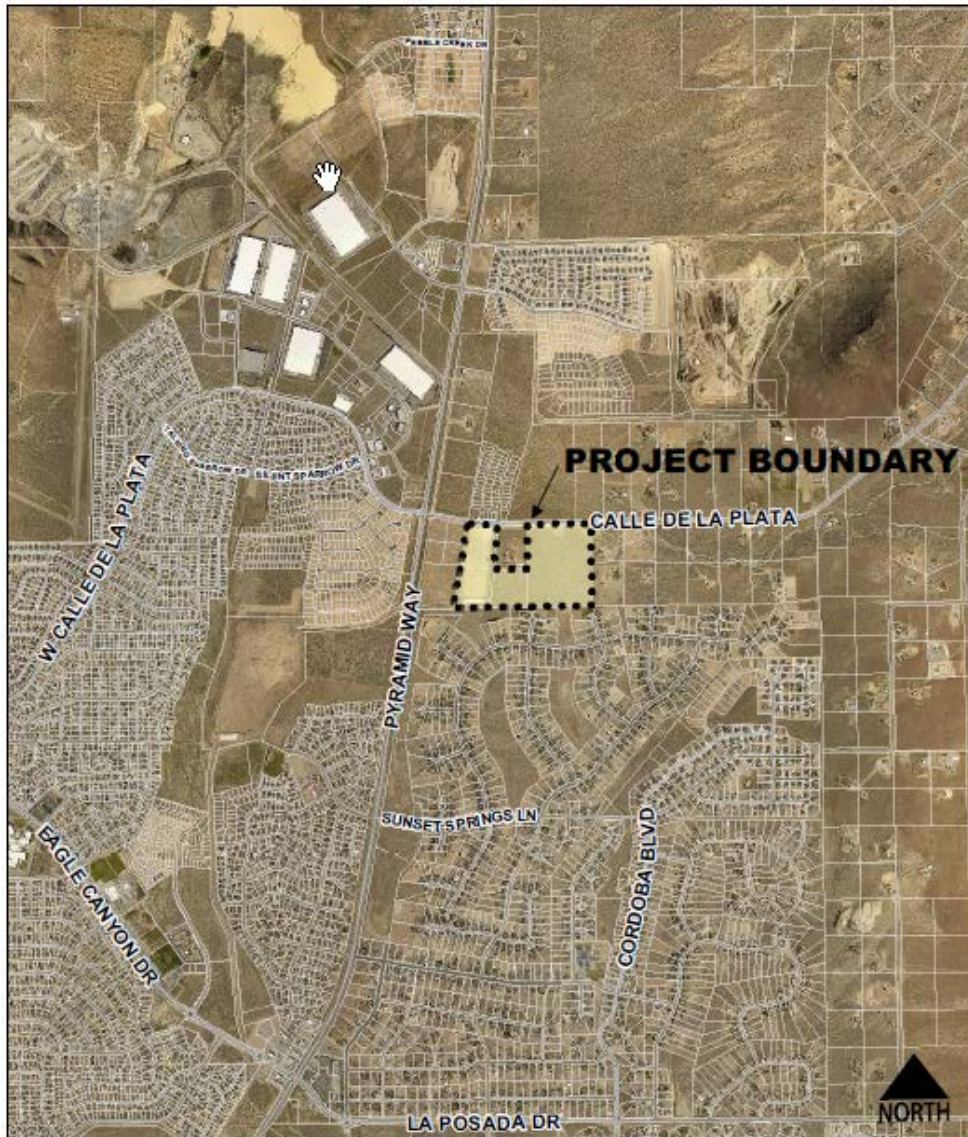
Village Green Commerce Center Specific Plan

Introduction

Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (APNs 534-561-06, 07, 08, and 10) consists of 70± acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 59.76± acres located further east along Calle de la Plata.

Figure D-1: Location Map



Project Concept/Description

Village Green Commerce Center is envisioned to be an environmentally sensitive Business & Industrial Park that creates a stronger employment base within the Spanish Springs valley.

Purpose of a Specific Plan

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

Specific Plan Goals

The following specific goals for the Village Green Commerce Center are implemented with the standards in this handbook.

Protect the Natural Environment

Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources, where feasible.

Create Commerce

Goal Two: To promote community sustainability by providing a mix of employment that serves the growing population of Spanish Springs and reduces commutes out of the valley.

Goal Three: To promote economic diversity in the Spanish Springs Valley by providing higher than average wage employment.

Energy Conservation

Goal Four: To promote a high-quality project with western or contemporary industrial themed architecture using energy efficient building concepts and environmentally friendly site design.

Development Standards

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and similar standards. The Development Standards ensure compatibility with adjacent uses, relate to the surrounding environment, provide proportional sizes/arrangements of buildings, ensure adequate parking and provide project amenities. For APN 534-561-10 the Spanish Springs Area Plan, Appendix A requirements are not required.

Standards Not Addressed

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

Land Use Classifications

Village Green Commerce Center includes a mix of a renewable energy producing Business Park & Industrial land uses to promote commerce and new employment within the Spanish Springs Valley. The uses in the Industrial (I) regulatory zone are subject to the Industrial uses within the Spanish Springs Area Plan Table of Allowed Uses (Appendix C) with the following exception: Renewable Energy Production (excluding geothermal and petroleum) for on-site use is allowed within the Specific Plan.

Specific Plan Land Use

Land uses in Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility, and Open Space. There is no further definition of land use designations or sub-categories thereof. The permitted uses are subject to the standards and conditions outlined within this Handbook. The sedimentation basin parcels (APN 534-561-06 and 07) are limited to public facility uses only. These parcels shall meet

Public Facility Industrial regulations in the Spanish Springs Area Plan and Washoe County Development Code. Figure D-2 (below) shows the Specific Plan Land Uses.

Figure D-2: Specific Plan Land Uses



Transportation Infrastructure

Calle de le Plata is a planned arterial street in the Streets & Highway System Plan as shown in Spanish Springs Area Plan E-13. That map identifies future transportation needs based on the relationship of land use and transportation facilities in the Regional Transportation Commission (RTC) model. Village Green Commerce Center includes land uses that complement the planned infrastructure and capacity created in this arterial street and signalized intersection at Pyramid Highway. This intersection is identified with the most significant investment in public infrastructure for the entire area north of Eagle Canyon Drive for the long-range regional plans.

Site Planning

Building Site Coverage

Parcel APN 534-561-10 shall not be required to comply with the building site coverage per Appendix A.

Setbacks

The setback standards are intended to complement adjacent properties, and promote a uniform streetscape along Calle de la Plata. Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1: Building Setbacks

| Location | Setback Requirement |
|-------------------------------|--|
| Adjacent to Calle de la Plata | 20 feet |
| South | 50 Feet (includes a buffer) ¹ |
| West | 5 feet |
| East | 50 feet (includes a buffer) ¹ |

¹See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

Additional Setback Requirements

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

Maximum building height shall be 35' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.

For parcel 534-561-10 only, the maximum building height shall be 40' (feet). All buildings exceeding 30' feet in height must be located 125' feet from any residential dwelling (not including any ancillary free-standing garages and shed structures) existing as of the date of this Master Plan Amendment. Buildings in excess of 30' feet in height shall include an additional setback beyond the 125' setback of one foot for each foot of building height greater than 30', up to a maximum building height of 40' feet (i.e. a 40' high building will require a 135' building setback).

Building height is measured per the definitions in the Washoe County Development Code.

Parking

Parking shall be provided per the requirements in Article 410 of the Washoe County Development Code.

Any use not defined by Article 410 of the Washoe County Development Code shall be subject to the reasonable interpretation by the Administrator.

Joint non-concurrent use of parking facilities shall be permitted with approval by the Administrator, which cannot be unreasonably withheld.

A reciprocal parking agreement(s) may be recorded over the property encompassing all uses within the project boundaries.

When future building permits and/or administrative permits are proposed, the applicant shall provide documentation to the Department of Community Development that parking will meet Washoe County Code requirements.

Trash Enclosures

All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.

Trash enclosures colors shall match the primary colors of the building in which they serve.

A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.

Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).

Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

Circulation & Sidewalks

Pedestrian access and circulation standards are to create a pedestrian friendly environment that is safe and efficient with obvious connections to major building entrances and destinations.

Sidewalks shall be provided adjacent to primary building entrances and are required to meet applicable ADA standards.

Ownership and maintenance of internal paths/walks shall be the responsibility of the Master Developer or the subsequent tenant or owner's association.

Fences and Walls

Maximum fence height for any perimeter fencing shall be 6' (feet). Perimeter fencing may consist of wood, vinyl, split-rail, or masonry. Chain link fencing is prohibited along the perimeter of the project. Solid fencing is prohibited for use in the buffer areas. Perimeter refers to the exterior boundaries of the site, not internal lots.

Fencing within the front yard of any lot, or along the Calle de la Plata frontage is prohibited.

Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.

A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e., vines, columnar trees).

Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls, fencing and/or landscaping.

Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.

Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited at all other hours.

Architecture

Village Green Commerce Center architecture promotes a western theme adopted in the Spanish Springs Area Plan and accentuated with the "Virginia City" theme shown in the photos in Figure D-4. The architectural standards below apply to all uses and buildings within the Business Park area, except for parcel 534-561-10, which shall promote a contemporary industrial architecture and design.

General Guidelines, for contemporary industrial architecture and design

Exterior building colors shall use earth tones and non-reflective material. Vibrant colors may be used to accent architectural features and project entries. Vibrant colors may be used with business logos.

Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.

There shall be no walls more than 50 feet in length horizontally where there is no change in height, material, color, patterns, textures and/or evergreen trees (at least seven-feet in height).

Exterior detailing with columns or other projections will be used to demarcate entrances to buildings.

Any equipment on the roofs will be screened and not visible from roadways or ground level adjoining parcels.

General Guidelines –APN 534-561-10 is not subject to these requirements

Primary building entries shall be identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.

Stylized façade treatments that complement the intended architectural character shall be permitted.

Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.

Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building's overall appearance.

Figures D-3 and D-4 show renewable energy building elements and the western theme styles proposed for the Village Green Commerce Center. These are provided for illustrative purposes; however, the general features of these illustrations shall be permitted in the project. Final elevations and architecture will vary but must comply with the Design Standards included with this handbook.

Energy Efficient Tenant Criteria -APN 534-561-10 is not subject to these requirements

Following are Energy Efficient Building Design Standards. All buildings within the project shall include at a minimum:

R20 Insulated Walls

R50 Insulated Ceilings

Electric Hydronic Heat

Electric Cooling

Cement Floors to be insulated and include hydronic coils

Rent incentives will be provided to tenants that consume a minimum amount of electricity per month.

Figure D-3: Renewable Energy Building Features



Figure D-4: Virginia City Western Theme Building Architecture



Building Massing and Form -APN 534-561-10 is not subject to these requirements

All buildings must consider pedestrian scale. Buildings should provide articulation and dimension to add visual interest, windows (real or false) to break-up large building masses.

Building exterior walls shall include some of the following elements:

Design that gives the appearance of multiple structures when functionally possible.

Offsetting building planes through wall step backs.

Treatment with materials to ensure visual interest.

Clustering small-scale elements such as planter walls, pilasters, and columns around the major form.

Rear and side elevations on small stand-alone structures shall include articulation and wall treatments related to the primary façade when visible from Calle de la Plata.

Rear or side facades on larger buildings or multi-tenant buildings should include the same design elements as the front façade and facades abutting public rights-of-way.

Measures to address side and rear articulation will include the use of varied colors, architectural articulation such as pillars, posts, awnings, and trellises.

Theme structures and signage along with building and roof forms will promote the western theme envisioned in the Spanish Springs Area Plan and Virginia City photos.

Mechanical Equipment -APN 534-561-10 is not subject to these requirements

Exterior mechanical equipment shall be designed and maintained in an orderly, compact manner. Equipment colors shall blend with the building architecture or blend with the natural background, as appropriate.

All roof-mounted equipment shall be screened with use of parapet walls, or screens including color(s) of the primary structure including the rear of stationary solar panels. Non stationary roof-mounted photo voltaic solar panels shall be exempt from this standard.

Exterior mounted electrical equipment shall be located where it is screened from public view. It shall not be located on the public street side of any building unless screened with a wall or non-deciduous plantings.

Solar panels used to generate renewable energy sources are not subject to these standards.

Building Materials -APN 534-561-10 is not subject to these General Guidelines

On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.

Larger buildings may use concrete tilt-up design with articulation techniques such as bump-outs, faux pillars, or trellises. Building entrances shall include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged.

Materials shall blend existing buildings within the project to provide some level of overall consistency.

Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.

Long, unbroken expanses of concrete or glass are discouraged. These are not consistent with the theme identified in the "Virginia City" buildings.

Signs

All signs located within the Village Green Commerce Center shall conform to Article 504 of the Washoe County Development Code in terms of size and quantity.

Lighting

General Standards

Lighting design will conform to Washoe County Development Code requirements.

On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.

Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.

All exterior lighting shall utilize energy efficient lighting such as LED, low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Exterior Sign Lighting

Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.

All lighted signs are required to use individual letter lighting rather than total illumination.

Illuminated signs are prohibited for the buildings facades directly adjacent to and directly facing residential property lines. These refer to those buildings located directly adjacent to and facing residential property lines adjacent to the Village Green Commerce Center (adjacent to existing residential).

Illuminated signs are allowed for all other building elevations other than those described above.

Parking Lot Lighting

Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.

Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.

All exterior lighting shall use energy efficient lighting standards such as LED, low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

Landscaping

General Requirements

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

A minimum of 20% of the gross site area excluding the sedimentation basin shall be landscaped.

For parcel 534-561-10 only, a minimum of 15% of the gross site area of parcel shall be landscaped.

All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film.

Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.

A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.

Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.

Effluent water used for landscape irrigation and recharge is highly encouraged, when available in the area.

Calle de la Plata Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.

Use of lawn, xeriscape no-turf ground surfaces including rock, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

Planting Palette

An amended list of plant material in addition to those noted in the Spanish Springs Area Plan may be used in the project at the sole and absolute discretion of the landscape architect. The selections must consider the intended desert landscape theme as related to the sustainability features of the project with a preference to using plant material native to northern Nevada.

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site. Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

Building Orientation - All buildings oriented along these property lines shall have the "quiet" side of a building facing the property line. There shall be no dock doors on the building side directly adjacent to and facing any residential parcel. Parking, driveways, office doors and fire doors shall be allowed on any building side.

Building Setback - All buildings adjacent to residential property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.

Access and Parking - There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation or fire doors for the buildings.

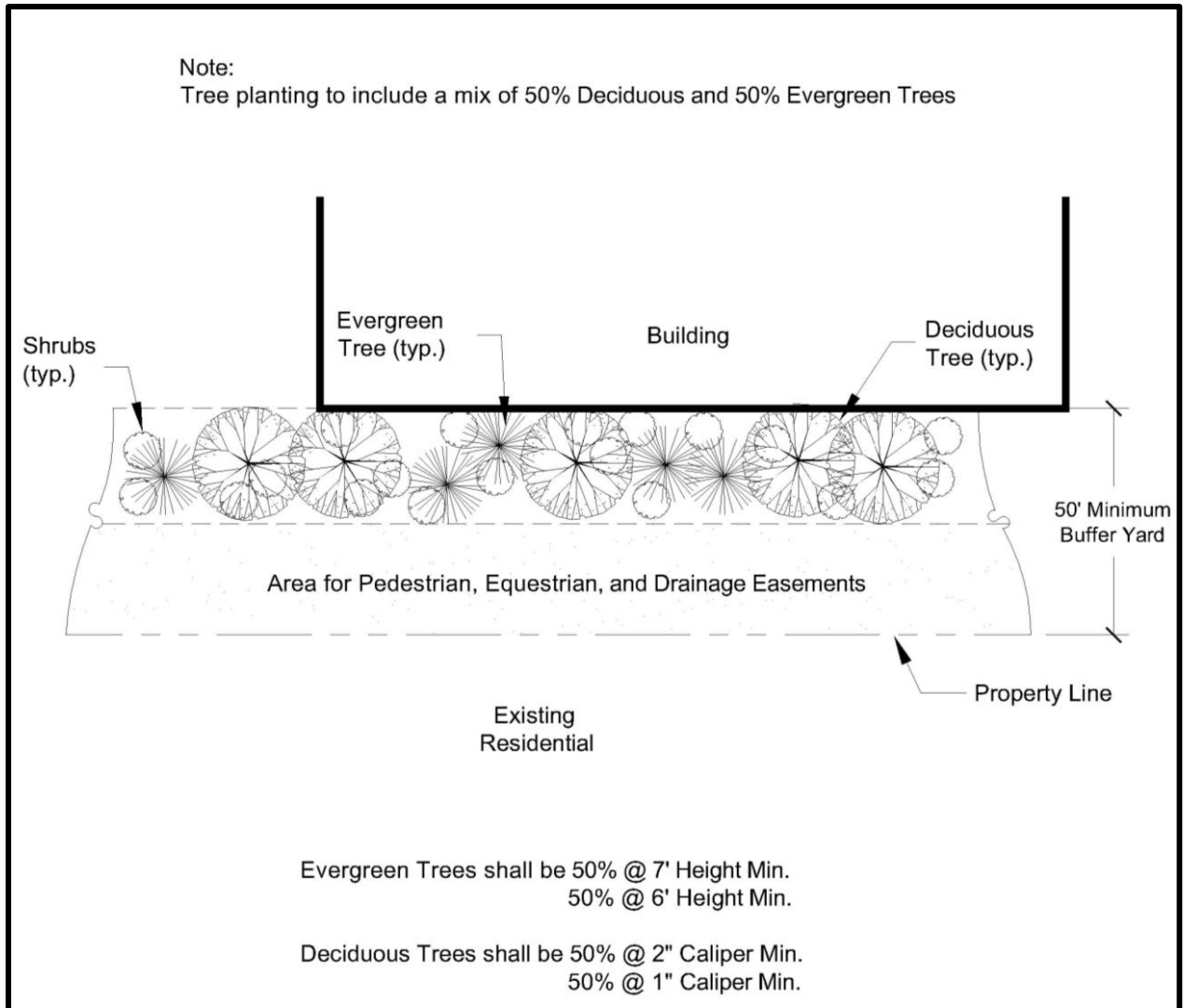
Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-5 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.

Building Material & Colors - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.

Stormwater retention and/or detention can occur in the buffer yards.

Lighting – Lighting on the exterior of buildings is restricted to security lighting.

Figure D-5: Buffering Yard Planting Plan



Parking Lot Landscaping

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a “smaller” feel.

A minimum of one tree per every 10 parking spaces shall be provided within parking lot “islands.”

Deciduous trees shall be a minimum 1.5” (inch) caliper, with evergreen trees at a 6’ (foot) minimum height.

These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.

Landscaping shall not be less than 15% of the site area of the parking lot.

Site Grading –APN 534-561-10 is not subject to these requirements

The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

Mass grading shall be consistent with a specific building phase. This prohibits mass grading of any future development phase without an associated building permit. One exception is any grading needed for infrastructure that includes roads, utility lines, and flood control improvements may be allowed without a building permit.

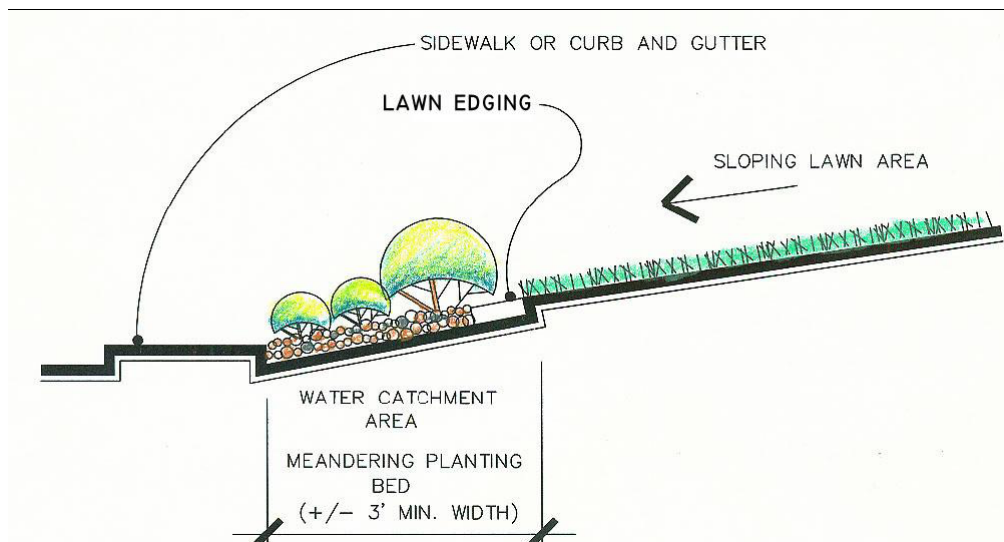
Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.

Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5' (feet) in height.

Retaining walls shall use native stone or modular blocks materials where grading dictates.

Turf Areas: A “water catchment area” or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff (see Figure D-6 below).

Figure D-6: Turf Areas



Sustainability

Low Impact Development (LID) Standards–APN 534-561-10 is not subject to these requirements.

LID standards and techniques shall be used in the development of the site. These techniques are intended to reduce storm water runoff and mitigate development impacts to the land, and hydrologic functions of the site. LID aims to mimic natural hydrology by using processes that infiltrate, and evaporate storm water.

LID standards shall include a mix of some of the following design solutions and criteria:

Design infiltration basins where possible. These are shallow depressions in the landscape with specific soils and vegetation to assist in infiltrating. The water catchment areas noted in Figure D-7 for turf are a positive LID feature to infiltrate irrigation and stormwater runoff.

Use grass drainage swales where possible as an alternative to curbs, gutters, and pipes. Water moving in swales is slowed and percolates into the ground.

Reduce the extent and size of storm detention ponds with use of infiltration ponds and drainage swales in landscape areas.

Use efficient irrigation technology for landscape areas to avoid generating offsite runoff.

Minimize the use of impervious surfaces by meeting precise parking demands that may reduce the amount of parking spaces provided and reduce the amount of impervious surface. This is further accomplished by providing alternative modes of transportation to the site.

Disconnect hydrologic elements (roofs, downspouts, parking areas) in design.

Environmental Sustainability Standards –APN 534-561-10 is not subject to these requirements

Village Green Commerce Center contributes to a sustainable business park environment, except for parcel 534-561-10, which will meet the Washoe County Building Code requirements, by including the following standards:

1. All buildings will include solar panels on the rooftops to supplement energy demands or other renewable sources should be required.
2. All buildings will be programmed to include electrical docking stations for recharge of electrical vehicles. Size & quantities of docking stations will be based on building size and shall be determined by the architect or designer of individual buildings.
3. All structures shall include elements of the Sierra Green building program. That program is accessed via the internet at www.thebuilders.com/sierragreen.php.
4. LID standards shall be applied within the site design per the standards noted in the LID section above. Additional information to help address LID criteria is accessed via the internet at <http://www.unce.unr.edu/programs/sites/nemo>.
5. Businesses shall have recycling programs including recycling bins for domestic recycling (i.e. cans, bottles, paper).
6. Employers shall prepare a ridesharing program and make employees aware of the program in an effort to reduce vehicle trips.
7. All buildings shall provide a bicycle or motorcycle rack to encourage alternative forms of transportation. The number of racks may increase based on total parking demand.
8. Effluent water shall be required for landscape irrigation when made available by Washoe County to the Spanish Springs Valley and this site. Timing of the connection or transition to effluent irrigation shall be linked to a future development phase that is pending approval once the effluent lines are made available to the site. Effluent irrigation is not required retroactively to site improvements completed prior to the effluent lines being available to the site.
9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.
10. Bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project for employers, employees, and the community.
11. The flood control sedimentation basin on the site is a sustainable feature that captures storm water and recharges the Spanish Springs ground water through infiltration.

Administration

Transportation Improvements

The Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way

(ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

Subsequent Review Requirements

Per the Allowed Uses section, all uses within the Village Green Commerce Center require subsequent review by Washoe County in the form of either a building permit or administrative permit.

Administrative permits for uses within the Village Green Commerce Center shall use the Washoe County Department of Community Development application forms and include the applicable filing fee, complying with all submittal requirements as outlined on the County application form(s). Processing of these requests shall follow the guidelines/timeframes established by Washoe County.

Project Financing

1. Project financing shall be the responsibility of the Master Developer. All necessary infrastructure to serve the site shall be constructed at the expense of the Master Developer and dedicated to Washoe County as appropriate.
2. Any agreement made between the Master Developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be permitted if agreeable to all parties, which agreement should not be unreasonably withheld.
3. Village Green Commerce Center is required to pay all applicable development impact fees as mandated by Washoe County, the Regional Transportation Commission, and Nevada Revised Statutes.

Maintenance

At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

Administrative Approval for Minor Revisions

The Administrator shall have the authority at his/her reasonable discretion to administratively approve minor deviations in the plans, standards, and guidelines as requested by the Master Developer prior to the submission of a final development plan for each phase or pad area.

The boundaries/property lines included within the Village Green Commerce Center are subject to modification. The Master Developer may submit a commercial subdivision map, parcel map, or boundary line adjustment creating new parcel(s) or altering the shape of existing parcels that make up the Village Green Commerce Center without an amendment to this handbook. However, the overall acreage of the Specific Plan cannot increase without amendment to this handbook and the subsequent Master Plan Amendment process.

Design Flexibility

The final development plan, standards, and regulations contained in this handbook are intended to depict the nature and intensity of the development proposed within the Village Green Commerce Center. Sufficient flexibility provided by Washoe County shall be allowed for the Master Developer to permit detailed planning and design at time of actual development. The configuration and acreage of development parcels and phases may be altered at Master developer's discretion to accommodate detailed site conditions.

Omissions

In cases where the handbook does not specifically address a standard/subject, the provisions of the Washoe County Development Code, Washoe County Master Plan, Spanish Springs Area Plan, and/or Nevada Revised Statutes in effect at that time shall prevail.

Definitions

There are a variety of words and phrases that are used commonly throughout this Design Standards Handbook. The following is a brief list defining the terms that are carried on throughout this document:

1. **Administrator.** “Administrator” shall mean the Washoe County Community Development Director or his/her lawfully designated representatives.
2. **Architect.** “Architect” shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Master Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County.** “County” shall mean Washoe County, Nevada.
4. **Code.** “Code” shall refer to the Washoe County Development Code and its adopted Articles.
5. **Design Standards.** “Design Standards” shall refer to the contents of this handbook and any subsequent revisions approved by Washoe County.
6. **Master Developer.** “Master Developer” shall mean Sierra Triple Net, LLC its successors or a future tenant/user.
7. **Project.** The provisions for development of a Business and Industrial Park referred to as the Village Green Commerce Center.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN, MASTER PLAN MAP (WMPA21-0002), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 21-05

Whereas, Master Plan Amendment Case Number WMPA21-0002 came before the Washoe County Planning Commission for a duly noticed public hearing on September 7, 2021; and

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

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

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA21-0002, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

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

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

Spanish Springs Area Plan Policy SS.17.1 Required Findings

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

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

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA21-0002, comprised of the Village Green Commerce Specific Plan as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.


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

ADOPTED on September 7, 2021

WASHOE COUNTY PLANNING COMMISSION

ATTEST:


Trevor Lloyd, Secretary


Francine Donshick, Chair

Attachment: Exhibit A – Village Green Commerce Specific Plan

Appendix D - Village Green Commerce Center Specific Plan

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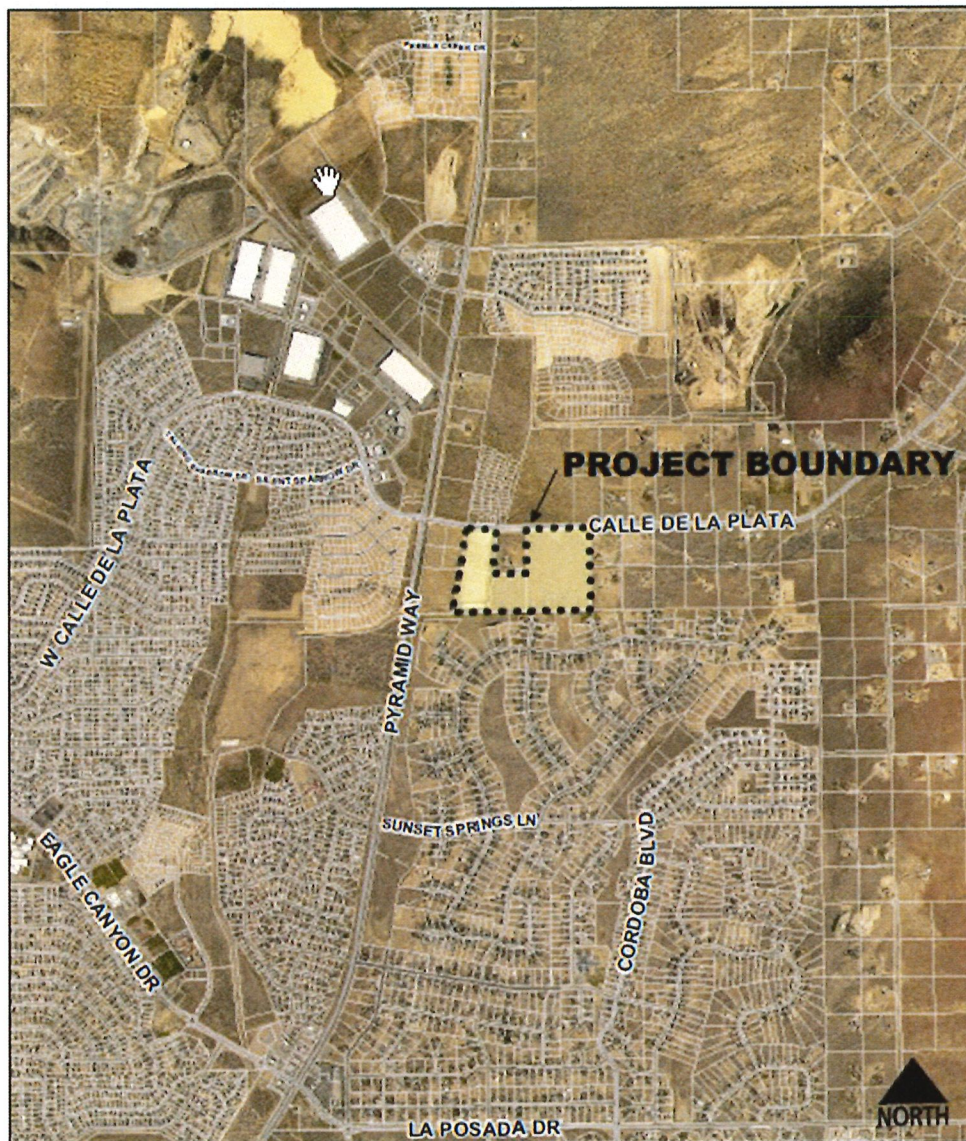
Village Green Commerce Center Specific Plan

Introduction

Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (APNs 534-561-06, 07, 08, and 10) consists of 70± acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 59.76± acres located further east along Calle de la Plata.

Figure D-1: Location Map



Project Concept/Description

Village Green Commerce Center is envisioned to be an environmentally sensitive Business & Industrial Park that creates a stronger employment base within the Spanish Springs valley.

Purpose of a Specific Plan

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

Specific Plan Goals

The following specific goals for the Village Green Commerce Center are implemented with the standards in this handbook.

Protect the Natural Environment

Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources, where feasible.

Create Commerce

Goal Two: To promote community sustainability by providing a mix of employment that serves the growing population of Spanish Springs and reduces commutes out of the valley.

Goal Three: To promote economic diversity in the Spanish Springs Valley by providing higher than average wage employment.

Energy Conservation

Goal Four: To promote a high-quality project with western or contemporary industrial themed architecture using energy efficient building concepts and environmentally friendly site design.

Development Standards

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and similar standards. The Development Standards ensure compatibility with adjacent uses, relate to the surrounding environment, provide proportional sizes/arrangements of buildings, ensure adequate parking and provide project amenities. For APN 534-561-10 the Spanish Springs Area Plan, Appendix A requirements are not required.

Standards Not Addressed

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

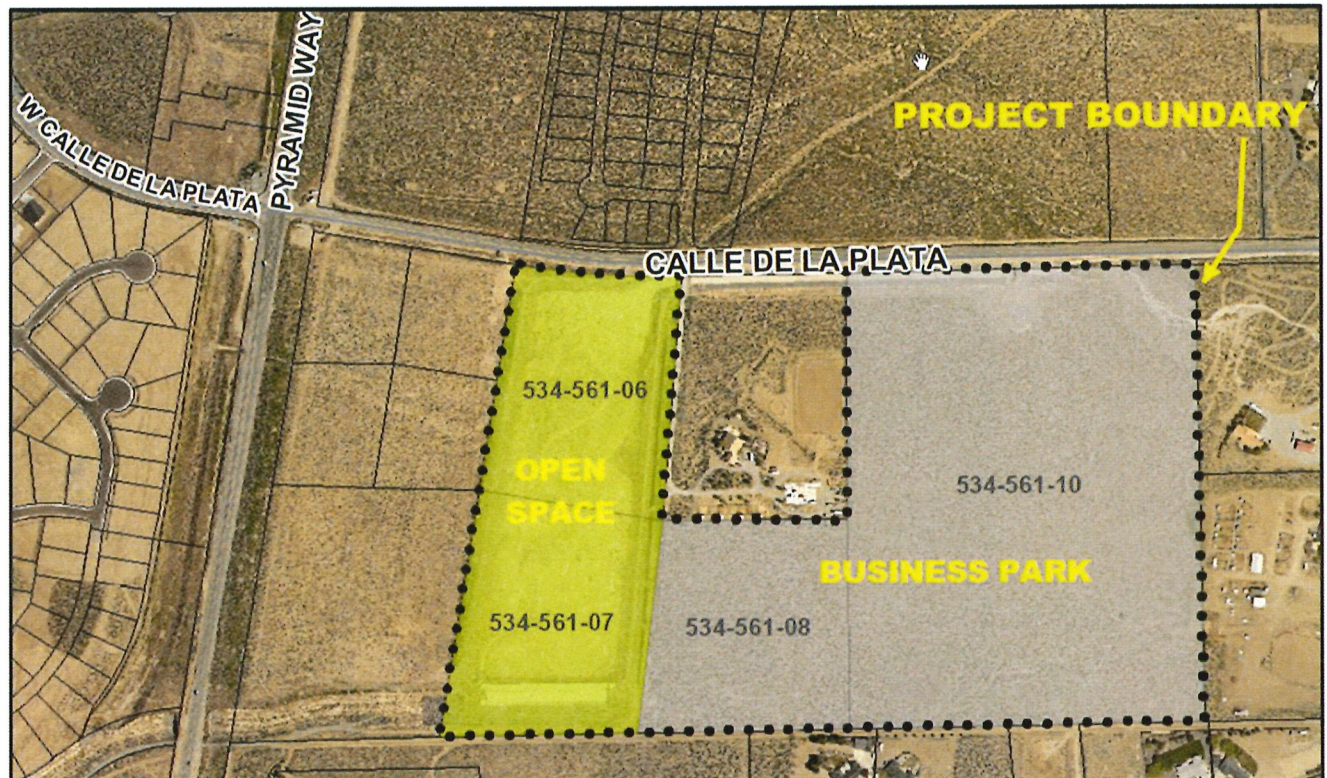
Land Use Classifications

Village Green Commerce Center includes a mix of a renewable energy producing Business Park & Industrial land uses to promote commerce and new employment within the Spanish Springs Valley. The uses in the Industrial (I) regulatory zone are subject to the Industrial uses within the Spanish Springs Area Plan Table of Allowed Uses (Appendix C) with the following exception: Renewable Energy Production (excluding geothermal and petroleum) for on-site use is allowed within the Specific Plan.

Specific Plan Land Use

Land uses in Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility, and Open Space. There is no further definition of land use designations or sub-categories thereof. The permitted uses are subject to the standards and conditions outlined within this Handbook. The sedimentation basin parcels (APN 534-561-06 and 07) are limited to public facility uses only. These parcels shall meet Public Facility Industrial regulations in the Spanish Springs Area Plan and Washoe County Development Code. Figure D-2 (below) shows the Specific Plan Land Uses.

Figure D-2: Specific Plan Land Uses



Transportation Infrastructure

Calle de la Plata is a planned arterial street in the Streets & Highway System Plan as shown in Spanish Springs Area Plan E-13. That map identifies future transportation needs based on the relationship of land use and transportation facilities in the Regional Transportation Commission (RTC) model. Village Green Commerce Center includes land uses that complement the planned infrastructure and capacity created in this arterial street and signalized intersection at Pyramid Highway. This intersection is identified with the most significant investment in public infrastructure for the entire area north of Eagle Canyon Drive for the long-range regional plans.

Site Planning

Building Site Coverage

Parcel APN 534-561-10 shall not be required to comply with the building site coverage per Appendix A.

Setbacks

The setback standards are intended to complement adjacent properties, and promote a uniform streetscape along Calle de la Plata. Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1: Building Setbacks

| Location | Setback Requirement |
|-------------------------------|--|
| Adjacent to Calle de la Plata | 20 feet |
| South | 50 Feet (includes a buffer) ¹ |
| West | 5 feet |
| East | 50 feet (includes a buffer) ¹ |

¹See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

Additional Setback Requirements

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

Maximum building height shall be 35' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.

For parcel 534-561-10 only, the maximum building height shall be 40' (feet). All buildings exceeding 30' feet in height must be located 125' feet from any residential dwelling (not including any ancillary free-standing garages and shed structures) existing as of the date of this Master Plan Amendment. Buildings in excess of 30' feet in height shall include an additional setback beyond the 125' setback of one foot for each foot of building height greater than 30', up to a maximum building height of 40' feet (i.e. a 40' high building will require a 135' building setback).

Building height is measured per the definitions in the Washoe County Development Code.

Parking

Parking shall be provided per the requirements in Article 410 of the Washoe County Development Code.

Any use not defined by Article 410 of the Washoe County Development Code shall be subject to the reasonable interpretation by the Administrator.

Joint non-concurrent use of parking facilities shall be permitted with approval by the Administrator, which cannot be unreasonably withheld.

A reciprocal parking agreement(s) may be recorded over the property encompassing all uses within the project boundaries.

When future building permits and/or administrative permits are proposed, the applicant shall provide documentation to the Department of Community Development that parking will meet Washoe County Code requirements.

Trash Enclosures

All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.

Trash enclosures colors shall match the primary colors of the building in which they serve.

A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.

Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).

Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

Circulation & Sidewalks

Pedestrian access and circulation standards are to create a pedestrian friendly environment that is safe and efficient with obvious connections to major building entrances and destinations.

Sidewalks shall be provided adjacent to primary building entrances and are required to meet applicable ADA standards.

Ownership and maintenance of internal paths/walks shall be the responsibility of the Master Developer or the subsequent tenant or owner's association.

Fences and Walls

Maximum fence height for any perimeter fencing shall be 6' (feet). Perimeter fencing may consist of wood, vinyl, split-rail, or masonry. Chain link fencing is prohibited along the perimeter of the project. Solid fencing is prohibited for use in the buffer areas. Perimeter refers to the exterior boundaries of the site, not internal lots.

Fencing within the front yard of any lot, or along the Calle de la Plata frontage is prohibited.

Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.

A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e., vines, columnar trees).

Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls, fencing and/or landscaping.

Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.

Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited at all other hours.

Architecture

Village Green Commerce Center architecture promotes a western theme adopted in the Spanish Springs Area Plan and accentuated with the "Virginia City" theme shown in the photos in Figure D-4. The architectural standards below apply to all uses and buildings within the Business Park area, except for parcel 534-561-10, which shall promote a contemporary industrial architecture and design.

General Guidelines, for contemporary industrial architecture and design

Exterior building colors shall use earth tones and non-reflective material. Vibrant colors may be used to accent architectural features and project entries. Vibrant colors may be used with business logos.

Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.

There shall be no walls more than 50 feet in length horizontally where there is no change in height, material, color, patterns, textures and/or evergreen trees (at least seven-feet in height).

Exterior detailing with columns or other projections will be used to demarcate entrances to buildings.

Any equipment on the roofs will be screened and not visible from roadways or ground level adjoining parcels.

General Guidelines –APN 534-561-10 is not subject to these requirements

Primary building entries shall be identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.

Stylized façade treatments that complement the intended architectural character shall be permitted.

Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.

Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building's overall appearance.

Figures D-3 and D-4 show renewable energy building elements and the western theme styles proposed for the Village Green Commerce Center. These are provided for illustrative purposes; however, the general features of these illustrations shall be permitted in the project. Final elevations and architecture will vary but must comply with the Design Standards included with this handbook.

Energy Efficient Tenant Criteria -APN 534-561-10 is not subject to these requirements

Following are Energy Efficient Building Design Standards. All buildings within the project shall include at a minimum:

R20 Insulated Walls

R50 Insulated Ceilings

Electric Hydronic Heat

Electric Cooling

Cement Floors to be insulated and include hydronic coils

Rent incentives will be provided to tenants that consume a minimum amount of electricity per month.

Figure D-3: Renewable Energy Building Features



Figure D-4: Virginia City Western Theme Building Architecture



Building Massing and Form -APN 534-561-10 is not subject to these requirements

All buildings must consider pedestrian scale. Buildings should provide articulation and dimension to add visual interest, windows (real or false) to break-up large building masses.

Building exterior walls shall include some of the following elements:

Design that gives the appearance of multiple structures when functionally possible.

Offsetting building planes through wall step backs.

Treatment with materials to ensure visual interest.

Clustering small-scale elements such as planter walls, pilasters, and columns around the major form.

Rear and side elevations on small stand-alone structures shall include articulation and wall treatments related to the primary façade when visible from Calle de la Plata.

Rear or side facades on larger buildings or multi-tenant buildings should include the same design elements as the front façade and facades abutting public rights-of-way.

Measures to address side and rear articulation will include the use of varied colors, architectural articulation such as pillars, posts, awnings, and trellises.

Theme structures and signage along with building and roof forms will promote the western theme envisioned in the Spanish Springs Area Plan and Virginia City photos.

Mechanical Equipment -APN 534-561-10 is not subject to these requirements

Exterior mechanical equipment shall be designed and maintained in an orderly, compact manner. Equipment colors shall blend with the building architecture or blend with the natural background, as appropriate.

All roof-mounted equipment shall be screened with use of parapet walls, or screens including color(s) of the primary structure including the rear of stationary solar panels. Non stationary roof-mounted photo voltaic solar panels shall be exempt from this standard.

Exterior mounted electrical equipment shall be located where it is screened from public view. It shall not be located on the public street side of any building unless screened with a wall or non-deciduous plantings.

Solar panels used to generate renewable energy sources are not subject to these standards.

Building Materials -APN 534-561-10 is not subject to these General Guidelines

On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.

Larger buildings may use concrete tilt-up design with articulation techniques such as bump-outs, faux pillars, or trellises. Building entrances shall include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged.

Materials shall blend existing buildings within the project to provide some level of overall consistency.

Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.

Long, unbroken expanses of concrete or glass are discouraged. These are not consistent with the theme identified in the "Virginia City" buildings.

Signs

All signs located within the Village Green Commerce Center shall conform to Article 504 of the Washoe County Development Code in terms of size and quantity.

Lighting

General Standards

Lighting design will conform to Washoe County Development Code requirements.

On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.

Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.

All exterior lighting shall utilize energy efficient lighting such as LED, low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Exterior Sign Lighting

Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.

All lighted signs are required to use individual letter lighting rather than total illumination.

Illuminated signs are prohibited for the buildings facades directly adjacent to and directly facing residential property lines. These refer to those buildings located directly adjacent to and facing residential property lines adjacent to the Village Green Commerce Center (adjacent to existing residential).

Illuminated signs are allowed for all other building elevations other than those described above.

Parking Lot Lighting

Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.

Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.

All exterior lighting shall use energy efficient lighting standards such as LED, low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

Landscaping

General Requirements

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

A minimum of 20% of the gross site area excluding the sedimentation basin shall be landscaped.

For parcel 534-561-10 only, a minimum of 15% of the gross site area of parcel shall be landscaped.

All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film.

Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.

A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.

Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.

Effluent water used for landscape irrigation and recharge is highly encouraged, when available in the area.

Calle de la Plata Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.

Use of lawn, xeriscape no-turf ground surfaces including rock, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

Planting Palette

An amended list of plant material in addition to those noted in the Spanish Springs Area Plan may be used in the project at the sole and absolute discretion of the landscape architect. The selections must consider the intended desert landscape theme as related to the sustainability features of the project with a preference to using plant material native to northern Nevada.

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site. Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

Building Orientation - All buildings oriented along these property lines shall have the "quiet" side of a building facing the property line. There shall be no dock doors on the building side directly adjacent to and facing any residential parcel. Parking, driveways, office doors and fire doors shall be allowed on any building side.

Building Setback - All buildings adjacent to residential property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.

Access and Parking - There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation or fire doors for the buildings.

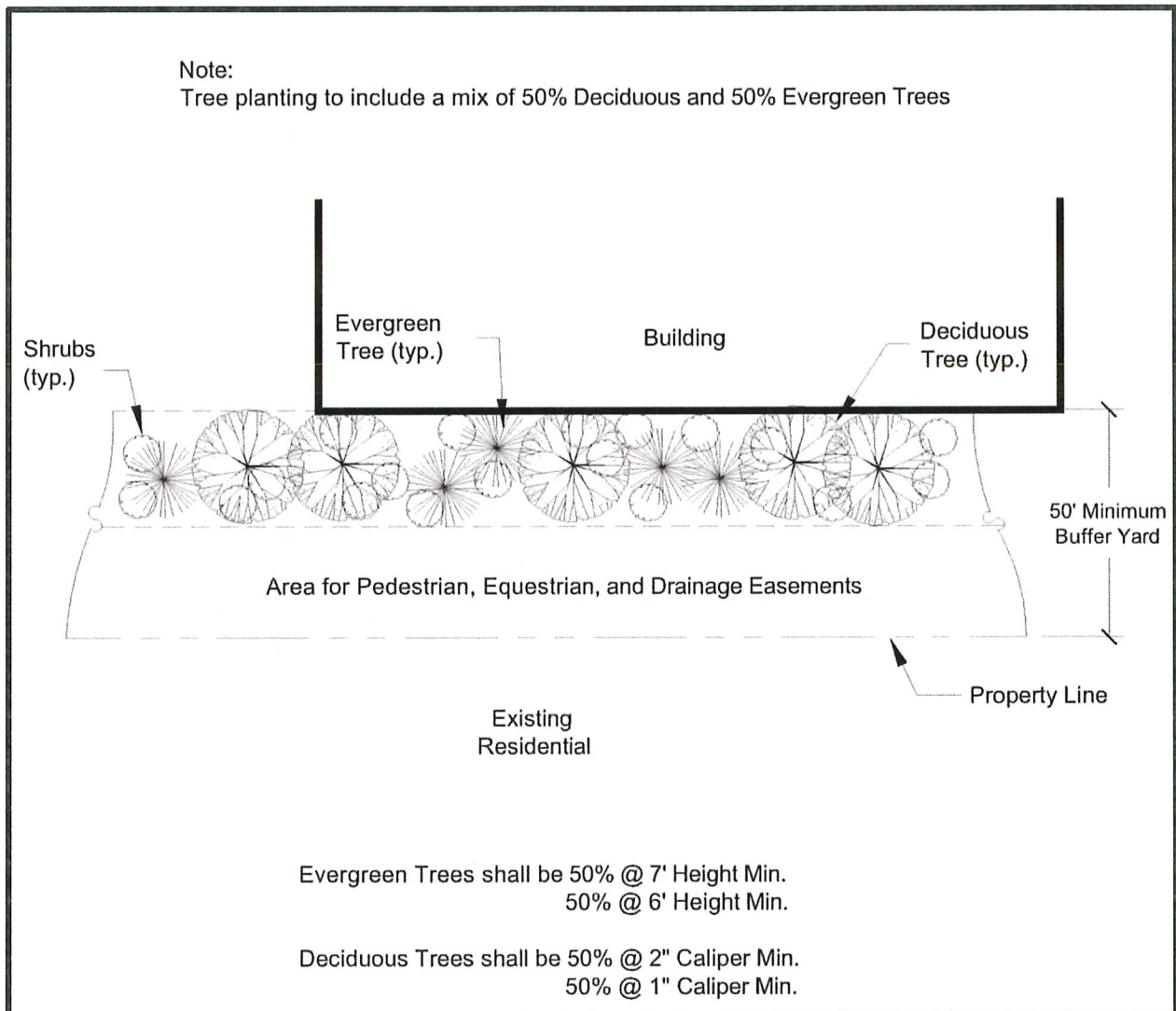
Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-5 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.

Building Material & Colors - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.

Stormwater retention and/or detention can occur in the buffer yards.

Lighting – Lighting on the exterior of buildings is restricted to security lighting.

Figure D-5: Buffering Yard Planting Plan



Parking Lot Landscaping

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a “smaller” feel.

A minimum of one tree per every 10 parking spaces shall be provided within parking lot “islands.”

Deciduous trees shall be a minimum 1.5” (inch) caliper, with evergreen trees at a 6’ (foot) minimum height.

These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.

Landscaping shall not be less than 15% of the site area of the parking lot.

Site Grading –APN 534-561-10 is not subject to these requirements

The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

Mass grading shall be consistent with a specific building phase. This prohibits mass grading of any future development phase without an associated building permit. One exception is any grading needed for infrastructure that includes roads, utility lines, and flood control improvements may be allowed without a building permit.

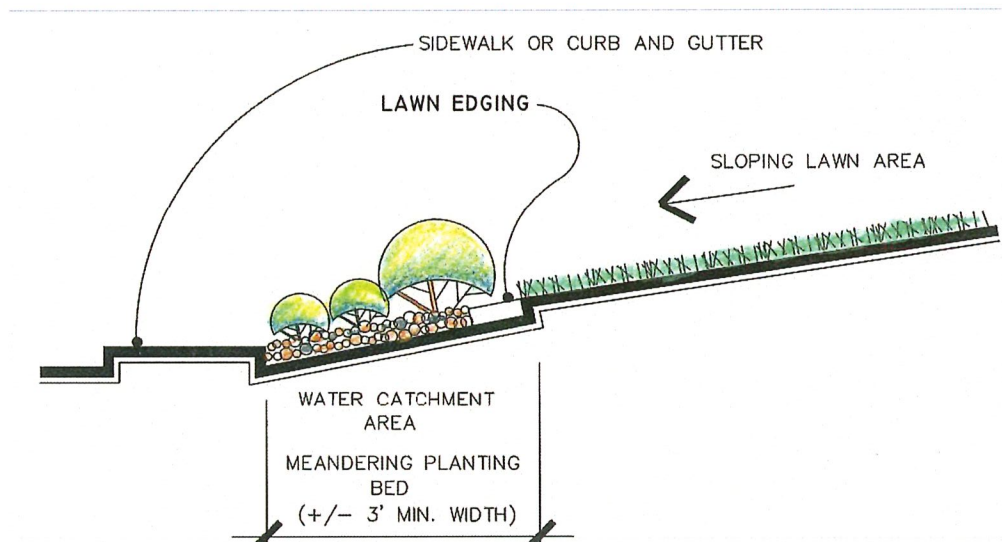
Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.

Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5’ (feet) in height.

Retaining walls shall use native stone or modular blocks materials where grading dictates.

Turf Areas: A “water catchment area” or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff (see Figure D-6 below).

Figure D-6: Turf Areas



Sustainability

Low Impact Development (LID) Standards—APN 534-561-10 is not subject to these requirements.

LID standards and techniques shall be used in the development of the site. These techniques are intended to reduce storm water runoff and mitigate development impacts to the land, and hydrologic functions of the site. LID aims to mimic natural hydrology by using processes that infiltrate, and evaporate storm water.

LID standards shall include a mix of some of the following design solutions and criteria:

Design infiltration basins where possible. These are shallow depressions in the landscape with specific soils and vegetation to assist in infiltrating. The water catchment areas noted in Figure D-7 for turf are a positive LID feature to infiltrate irrigation and stormwater runoff.

Use grass drainage swales where possible as an alternative to curbs, gutters, and pipes. Water moving in swales is slowed and percolates into the ground.

Reduce the extent and size of storm detention ponds with use of infiltration ponds and drainage swales in landscape areas.

Use efficient irrigation technology for landscape areas to avoid generating offsite runoff.

Minimize the use of impervious surfaces by meeting precise parking demands that may reduce the amount of parking spaces provided and reduce the amount of impervious surface. This is further accomplished by providing alternative modes of transportation to the site.

Disconnect hydrologic elements (roofs, downspouts, parking areas) in design.

Environmental Sustainability Standards –APN 534-561-10 is not subject to these requirements

Village Green Commerce Center contributes to a sustainable business park environment, except for parcel 534-561-10, which will meet the Washoe County Building Code requirements, by including the following standards:

1. All buildings will include solar panels on the rooftops to supplement energy demands or other renewable sources should be required.
2. All buildings will be programmed to include electrical docking stations for recharge of electrical vehicles. Size & quantities of docking stations will be based on building size and shall be determined by the architect or designer of individual buildings.
3. All structures shall include elements of the Sierra Green building program. That program is accessed via the internet at www.thebuilders.com/sierragreen.php.
4. LID standards shall be applied within the site design per the standards noted in the LID section above. Additional information to help address LID criteria is accessed via the internet at <http://www.unce.unr.edu/programs/sites/nemo>.
5. Businesses shall have recycling programs including recycling bins for domestic recycling (i.e. cans, bottles, paper).
6. Employers shall prepare a ridesharing program and make employees aware of the program in an effort to reduce vehicle trips.
7. All buildings shall provide a bicycle or motorcycle rack to encourage alternative forms of transportation. The number of racks may increase based on total parking demand.
8. Effluent water shall be required for landscape irrigation when made available by Washoe County to the Spanish Springs Valley and this site. Timing of the connection or transition to effluent irrigation shall be linked to a future development phase that is pending approval once the effluent lines are made available to the site. Effluent irrigation is not required retroactively to site improvements completed prior to the effluent lines being available to the site.

9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.
10. Bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project for employers, employees, and the community.
11. The flood control sedimentation basin on the site is a sustainable feature that captures storm water and recharges the Spanish Springs ground water through infiltration.

Administration

Transportation Improvements

The Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

Subsequent Review Requirements

Per the Allowed Uses section, all uses within the Village Green Commerce Center require subsequent review by Washoe County in the form of either a building permit or administrative permit.

Administrative permits for uses within the Village Green Commerce Center shall use the Washoe County Department of Community Development application forms and include the applicable filing fee, complying with all submittal requirements as outlined on the County application form(s). Processing of these requests shall follow the guidelines/timeframes established by Washoe County.

Project Financing

1. Project financing shall be the responsibility of the Master Developer. All necessary infrastructure to serve the site shall be constructed at the expense of the Master Developer and dedicated to Washoe County as appropriate.
2. Any agreement made between the Master Developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be permitted if agreeable to all parties, which agreement should not be unreasonably withheld.
3. Village Green Commerce Center is required to pay all applicable development impact fees as mandated by Washoe County, the Regional Transportation Commission, and Nevada Revised Statutes.

Maintenance

At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

Administrative Approval for Minor Revisions

The Administrator shall have the authority at his/her reasonable discretion to administratively approve minor deviations in the plans, standards, and guidelines as requested by the Master Developer prior to the submission of a final development plan for each phase or pad area.

The boundaries/property lines included within the Village Green Commerce Center are subject to modification. The Master Developer may submit a commercial subdivision map, parcel map, or boundary line adjustment creating new parcel(s) or altering the shape of existing parcels that make up the Village Green Commerce Center without an amendment to this handbook. However, the overall acreage of the Specific Plan cannot increase without amendment to this handbook and the subsequent Master Plan Amendment process.

Design Flexibility

The final development plan, standards, and regulations contained in this handbook are intended to depict the nature and intensity of the development proposed within the Village Green Commerce Center. Sufficient flexibility provided by Washoe County shall be allowed for the Master Developer to permit detailed planning and design at time of actual development. The configuration and acreage of development parcels and phases may be altered at Master developer's discretion to accommodate detailed site conditions.

Omissions

In cases where the handbook does not specifically address a standard/subject, the provisions of the Washoe County Development Code, Washoe County Master Plan, Spanish Springs Area Plan, and/or Nevada Revised Statutes in effect at that time shall prevail.

Definitions

There are a variety of words and phrases that are used commonly throughout this Design Standards Handbook. The following is a brief list defining the terms that are carried on throughout this document:

1. **Administrator.** "Administrator" shall mean the Washoe County Community Development Director or his/her lawfully designated representatives.
2. **Architect.** "Architect" shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Master Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County.** "County" shall mean Washoe County, Nevada.
4. **Code.** "Code" shall refer to the Washoe County Development Code and its adopted Articles.
5. **Design Standards.** "Design Standards" shall refer to the contents of this handbook and any subsequent revisions approved by Washoe County.
6. **Master Developer.** "Master Developer" shall mean Sierra Triple Net, LLC its successors or a future tenant/user.
7. **Project.** The provisions for development of a Business and Industrial Park referred to as the Village Green Commerce Center.



MASTER PLAN AMENDMENT CASE NUMBER: WMPA21-0002 (Village Green Commerce Center Specific Plan)


BRIEF SUMMARY OF REQUEST: To amend selected development standards for the existing Village Green Commerce Center Specific Plan

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

Master Plan Amendment Case Number WMPA21-0002 (Village Green) – For hearing discussion and possible action to amend the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D – Village Green Commerce Center Specific Plan (Plan), and if approved, to authorize the Chair to sign a resolution to this effect. Any approval would be subject to further approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities. If approved, the amendment would add clarifying language and include the following:

1. Remove Goal Five, Infrastructure;
2. APN: 534-561-10 is exempted from the Spanish Springs Area Plan, Appendix A including the building site coverage requirements;
3. Clarify language concerning setbacks from residential dwellings for building height;
4. Remove sidewalk required along Calle de la Plata frontage;
5. Added color and evergreen trees as options for 50 feet in length of building walls;
6. APN: 534-561-10 is exempted from the following Architecture provisions: General Guidelines, Energy Efficient Tenant Criteria, Building Massing and Form, Mechanical Equipment, and Building Materials; the following Landscaping provision: Site Grading; and the following Sustainability provisions: Low Impact Development (LID) Standards, and Environmental Sustainability Standards of the Village Green Commerce Center Specific Plan;
7. Clarify that illuminated signs will only be allowed when not adjacent to residential property;
8. Remove security lighting section and parking lighting requirements;
9. Clarify that effluent water is required when available in the area;
10. Clarify that no loading docks are allowed to be adjacent to residential property;
11. Remove Figure D-5: Business Park Buffering;
12. APN: 534-561-10 is exempted from Low Impact Development (LID) Standards and Environmental Sustainability Standards
13. Clarify roadway improvements as required by Washoe County Engineering and Capital Projects; and
14. Remove equestrian easement.

| | | |
|----------------------|---|--|
| Applicant: | Blackstone Development Group |  |
| Property Owner: | STN 375 Calle Group, LLC | |
| Location: | 375 Calle De La Plata | |
| APN: | 534-561-10 | |
| Parcel Size: | 39.12 acres | |
| Master Plan: | Industrial (I) | |
| Regulatory Zone: | Industrial (I) | |
| Area Plan: | Spanish Springs | |
| Development Code: | Authorized in Article 820, Amendment of Master Plan | |
| Commission District: | 4- Commissioner Hartung | |

Vicinity Map

STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0002 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and having made the required Spanish Springs Area Plan finding. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the Chair to sign the resolution on behalf of the Planning Commission.

(Motion with Findings on Page 9)

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Explanation of a Master Plan Amendment

The purpose of a master plan amendment application is to provide a method of review for requests to amend the master plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, by selecting Departments, Planning and Building, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the master plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan amendment.

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

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

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

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

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

Parcel Information Table

| Parcel Number | Owner | Master Plan | Regulatory Zoning | Acreage |
|----------------------|----------------------|--------------------|--------------------------|----------------|
| 534-561-06 | Washoe County | Open Space (OS) | Open Space (OS) | 9.9 acres |
| 534-561-07 | Washoe County | Open Space (OS) | Open Space (OS) | 10.7 acres |
| 534-561-08 | Narayan Living Trust | Industrial (I) | Industrial (I) | 10.1 acres |
| 534-561-10 | Applicant | Industrial (I) | Industrial (I) | 39.1 acres |

The applicant is requesting changes to the Plan's text for parcel 534-561-10 only for the following:

- Removing the parcel from any requirements in Spanish Springs Area Plan, Appendix A, including building coverage;
- Clarifying language concerning height and setbacks;
- Under Architecture changed "industrial theme" to "architecture and design" and added color and evergreen trees as options for 50 feet in length of building walls;
- Exempting the parcel from the Architecture requirements for General Guidelines, Energy Efficient Tenant Criteria, Building Massing and Form, Mechanical Equipment, and Building Materials; the Landscaping requirement for Site Grading; and the Sustainability requirements for Low Impact Development (LID) Standards, and Environmental Sustainability Standards;
- Clarifying that illuminated signs are not allowed adjacent to residential property;
- Clarifying that no loading docks are allowed to be adjacent to residential property; and
- APN: 534-561-10 is exempted from Low Impact Development (LID) Standards and Environmental Sustainability Standards

These changes will enable the property owner of parcel 534-561-10 more flexibility in developing the property. The specific plan was originally adopted for a unique industrial project that was never developed. Now the applicant is requesting to make the Plan work for another developer with specific needs. The proposed changes will modify the Plan to be consistent with current industrial development standards for parcel 534-561-10.

The applicant is requesting for parcel 534-561-10 to no longer be required to meet the Spanish Springs Area Plan, Appendix A, requirements, including building site coverage. Appendix A addresses site development, landscaping design, architecture standards, lighting, signage, and personal storage guidelines. The applicant believes these requirements are too restrictive for the site and are already addressed in the Plan or are provided for in the Washoe County Development Code. The applicant sees these requirements as outdated and no longer current for industrial development.

Planning Division staff is also requesting changes to the Plan's text to add, update and/or clarify language including:

- The heading for Goal Two has been simplified to Create Commerce;
- Removal of Goal Five because the "flood control basin, and completing a planned signalized intersection", have been completed. The "construction of an arterial roadway (Calle de la Plata)" language has been added to the Transportation Improvement section by the Engineering Division;

- Clarify exterior lighting and removal of security lighting section and some portions of the parking lighting section. The Washoe County development code has been updated since this plan was developed and now has significant requirements for lighting regarding industrial parcels adjacent to residential parcels;
- Removal of required sidewalk along Calle de la Plata frontage, which will be reviewed by the Engineering Division at the building permit stage, as required by the Transportation Improvements section of the Plan;
- Under effluent water section, “when available in the area” has been added since there is no effluent water connection in the area;
- Under Calle de la Plata Streetscape section “xeriscape no-turf ground surfaces including rock”, has been added;
- Removal of the equestrian easement, which was originally provided as an amenity, however with the numerous changes to the Plan and reduction of original parcels the path is no longer viewed as a needed amenity;
- Removal of Figure D-5: Business Park Buffering since the equestrian easement has been removed; and
- Updated language concerning the Transportation Improvements section in accordance with Washoe County Engineering and Capital Projects. The new wording is the following: The Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

Reviewing Agencies

The application was sent to various agencies for review and evaluation. Staff has included comments from the following agencies with a synopsis of their comments:

1. Washoe County Engineering and Capital Projects provided new language to add to the Plan concerning transportation improvements to the site from the right-of-way of Pyramid Highway. These improvements will be reviewed prior to the submittal of any building permit and possibly include items such as pavement widening and overlay to meet minimum pavement structural section for truck traffic, and curb, gutter, and sidewalk along portions Calle de la Plata. The constructed improvements will be to the satisfaction of the County Engineer.
2. Nevada Department of Transportation (NDOT) provided comments that indicated that the traffic signal installed at the intersection at Pyramid Highway and Calle de la Plata was designed to allow large trucks to make the turns to and from Calle de la Plata. NDOT also stated that the Regional Transportation Commission’s (RTC) long term plans “call for that side of Calle de la Plata to be upgraded to an arterial which would add some capacity”. Further NDOT stated that “the development will need to provide a traffic study, but most likely long term capacity improvements would need to be pro-rata and probably constructed by RTC or NDOT”. NDOT concluded, “the intersection is currently adequate geometrically for large trucks, but that some capacity improvements will likely be needed in the long term”.

Area Plan Evaluation

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

Relevant Area Plan Policies Reviewed

| Policy | Brief Policy Description | Complies | Condition of Approval |
|---------------|--|-----------------|------------------------------|
| SS.1.6 | Review findings identified in the Plan Maintenance section | Yes | |
| SS.17.1 | Amendment conforms to all applicable policies | Yes | |

Findings

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

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

Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan, as detailed in this staff report.

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

Staff Comment: There is no change proposed to the land use of the site and the proposal will not adversely impact the public health, safety, or welfare. The applicant is only proposing changes to the text of the Village Green Commerce Center Specific Plan.

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

Staff Comment: The proposed amendment is responding to business changes and to encourage development of the Village Green Commerce Center Specific Plan, as detailed in this staff report. The proposed textual changes are designed to encourage development on parcel 534-561-10 and updates the Specific Plan overall.

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

Staff Comment: There are adequate transportation, recreation, utility, and other facilities to accommodate the planned uses and densities. As development occurs on the site the infrastructure will need to be updated to current requirements.

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

Staff Comment: The proposed amendment will maintain and promote the desired pattern for the orderly physical growth of the County.

Spanish Springs Area Plan Findings

Policy SS.17.1. In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. The amendment will implement the Vision and Character Statement.

Staff Comment: The proposed amendment to the Village Green Commerce Center Specific Plan will continue to implement the Vision and Character Statement. The proposed changes “will provide a range of employment opportunities” and “increase employment opportunities”.

- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.

Staff Comment: The amendment is proposing to amend and update the Village Green Commerce Center Specific Plan, which is part of the Spanish Springs Area Plan. The amendment complies with the Spanish Springs Area Plan and the Washoe County Master Plan as explained in the staff report.

- c. The amendment will not conflict with or diminish the public's health, safety, or welfare, including possible effects upon water quality and quantity.

Staff Comment: The proposed amendment will not conflict with the public's health, safety, or welfare, including possible effects upon water quality and quantity

Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was held via Zoom on June 16, 2021 from 6 pm to 7 pm. The comments made at the meeting included:

- Good with the changes and industrial is better than residential
- Questions about lighting, flooding, building placement
- Questions about the equestrian easement/path location and connection to paths to the north and south

Public Notice

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1) and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for August 20, 2021.

Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0002. It is further recommended that the Planning Commission forward the master plan amendment to the Washoe County Board of County Commissioners for their consideration. The following motion is provided for your consideration:

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0002 having made at least three of

the following five findings in accordance with Washoe County Code Section 110.820.15(d), and having made the required Spanish Springs Area Plan finding. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

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

AND

Spanish Springs Area Plan Findings:

- a. The amendment will implement the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with or diminish the public's health, safety, or welfare, including possible effects upon water quality and quantity.

Appeal Process

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

Applicant: Marc Siegel, marc@sjsrealty.net and
Kerry Rohrmeier, kerry@kdrohrmeier.com

Property Owner: Attn: Randal Kuckenmeister
STN 375 Calle Group, LLC
3860 GS Richards Blvd.
Carson City, NV 89703



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SPANSIH SPRINGS AREA PLAN, MASTER PLAN MAP (WMPA21-0002), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 21-XX

Whereas, Master Plan Amendment Case Number WMPA20-0002 came before the Washoe County Planning Commission for a duly noticed public hearing on September 7, 2021; and

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

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

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA21-0002, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

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

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

Spanish Springs Area Plan Policy SS.17.1 Required Findings

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

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

(1) subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA21-0002, comprised of the Village Green Commerce Specific Plan as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at t h e public hearing noted above; and,

(2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

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

ADOPTED on September 7, 2021

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A – Village Green Commerce Specific Plan

Appendix D - Village Green Commerce Center Specific Plan

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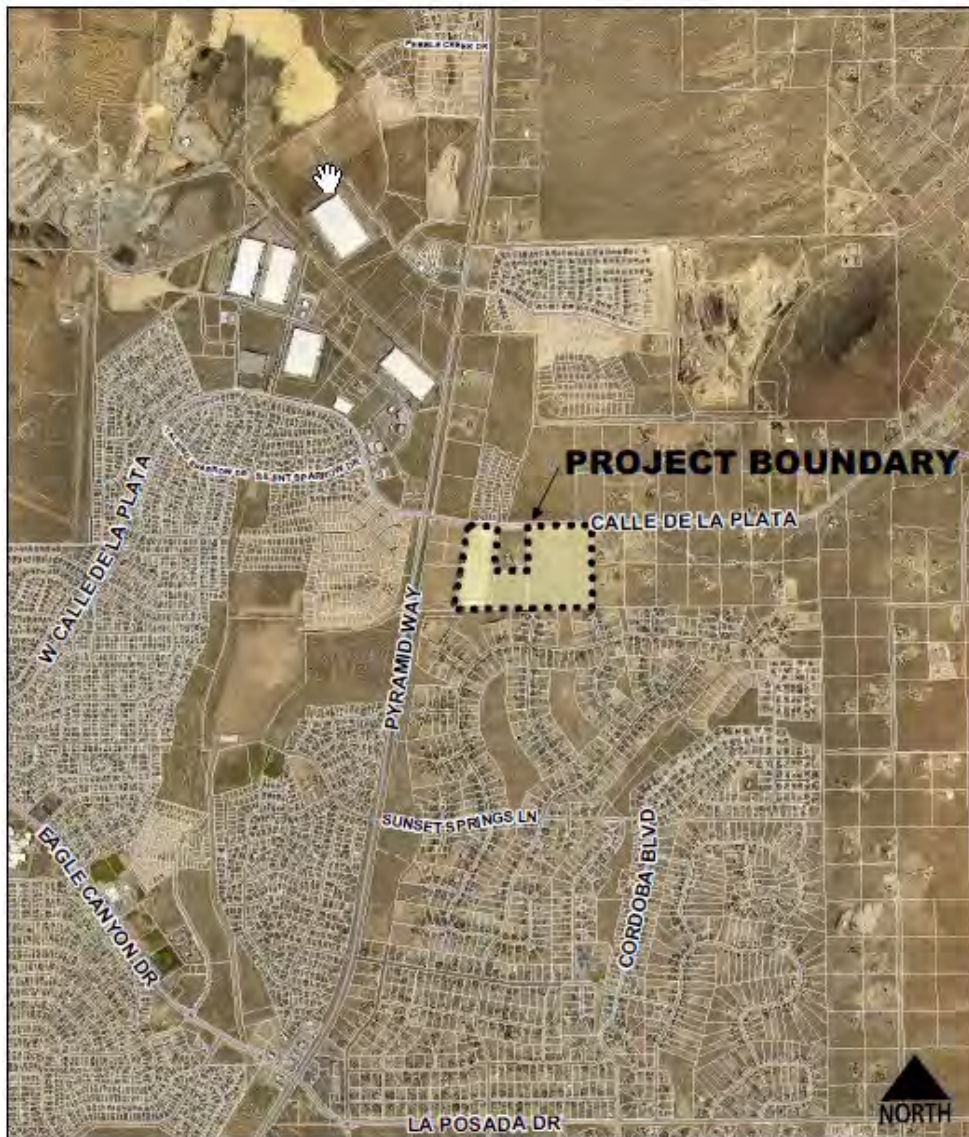
Village Green Commerce Center Specific Plan

Introduction

Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (APNs 534-561-06, 07, 08, and 10) consists of 70± acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 59.76± acres located further east along Calle de la Plata.

Figure D-1: Location Map



Project Concept/Description

Village Green Commerce Center is envisioned to be an environmentally sensitive Business & Industrial Park that creates a stronger employment base within the Spanish Springs valley.

Purpose of a Specific Plan

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

Specific Plan Goals

The following specific goals for the Village Green Commerce Center are implemented with the standards in this handbook.

Protect the Natural Environment

Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources, where feasible.

Create Commerce

Goal Two: To promote community sustainability by providing a mix of employment that serves the growing population of Spanish Springs and reduces commutes out of the valley.

Goal Three: To promote economic diversity in the Spanish Springs Valley by providing higher than average wage employment.

Energy Conservation

Goal Four: To promote a high-quality project with western or contemporary industrial themed architecture using energy efficient building concepts and environmentally friendly site design.

Development Standards

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and similar standards. The Development Standards ensure compatibility with adjacent uses, relate to the surrounding environment, provide proportional sizes/arrangements of buildings, ensure adequate parking and provide project amenities. For APN 534-561-10 the Spanish Springs Area Plan, Appendix A requirements are not required.

Standards Not Addressed

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

Land Use Classifications

Village Green Commerce Center includes a mix of a renewable energy producing Business Park & Industrial land uses to promote commerce and new employment within the Spanish Springs Valley. The uses in the Industrial (I) regulatory zone are subject to the Industrial uses within the Spanish Springs Area Plan Table of Allowed Uses (Appendix C) with the following exception: Renewable Energy Production (excluding geothermal and petroleum) for on-site use is allowed within the Specific Plan.

Specific Plan Land Use

Land uses in Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility, and Open Space. There is no further definition of land use designations or sub-categories thereof. The permitted uses are subject to the standards and conditions outlined within this Handbook. The sedimentation basin parcels (APN 534-561-06 and 07) are limited to public facility uses only. These parcels shall meet Public Facility Industrial regulations in the Spanish Springs Area Plan and Washoe County Development Code. Figure D-2 (below) shows the Specific Plan Land Uses.

Figure D-2: Specific Plan Land Uses



Transportation Infrastructure

Calle de la Plata is a planned arterial street in the Streets & Highway System Plan as shown in Spanish Springs Area Plan E-13. That map identifies future transportation needs based on the relationship of land use and transportation facilities in the Regional Transportation Commission (RTC) model. Village Green Commerce Center includes land uses that complement the planned infrastructure and capacity created in this arterial street and signalized intersection at Pyramid Highway. This intersection is identified with the most significant investment in public infrastructure for the entire area north of Eagle Canyon Drive for the long-range regional plans.

Site Planning

Building Site Coverage

Parcel APN 534-561-10 shall not be required to comply with the building site coverage per Appendix A.

Setbacks

The setback standards are intended to complement adjacent properties, and promote a uniform streetscape along Calle de la Plata. Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1: Building Setbacks

| Location | Setback Requirement |
|-------------------------------|--|
| Adjacent to Calle de la Plata | 20 feet |
| South | 50 Feet (includes a buffer) ¹ |
| West | 5 feet |
| East | 50 feet (includes a buffer) ¹ |

¹See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

Additional Setback Requirements

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

Maximum building height shall be 35' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.

For parcel 534-561-10 only, the maximum building height shall be 40' (feet). All buildings exceeding 30' feet in height must be located 125' feet from any residential dwelling (not including any ancillary free-standing garages and shed structures) existing as of the date of this Master Plan Amendment. Buildings in excess of 30' feet in height shall include an additional setback beyond the 125' setback of one foot for each foot of building height greater than 30', up to a maximum building height of 40' feet (i.e. a 40' high building will require a 135' building setback).

Building height is measured per the definitions in the Washoe County Development Code.

Parking

Parking shall be provided per the requirements in Article 410 of the Washoe County Development Code.

Any use not defined by Article 410 of the Washoe County Development Code shall be subject to the reasonable interpretation by the Administrator.

Joint non-concurrent use of parking facilities shall be permitted with approval by the Administrator, which cannot be unreasonably withheld.

A reciprocal parking agreement(s) may be recorded over the property encompassing all uses within the project boundaries.

When future building permits and/or administrative permits are proposed, the applicant shall provide documentation to the Department of Community Development that parking will meet Washoe County Code requirements.

Trash Enclosures

All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.

Trash enclosures colors shall match the primary colors of the building in which they serve.

A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.

Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).

Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

Circulation & Sidewalks

Pedestrian access and circulation standards are to create a pedestrian friendly environment that is safe and efficient with obvious connections to major building entrances and destinations.

A minimum 5' (foot) wide sidewalk is required along the project's Calle de la Plata frontage, providing a connection with neighborhood commercial properties to the west. The sidewalk may either meander within the 20' (foot) required landscape setback or parallel the right-of-way.

Sidewalks shall be provided adjacent to primary building entrances and are required to meet applicable ADA standards.

Ownership and maintenance of internal paths/walks shall be the responsibility of the Master Developer or the subsequent tenant or owner's association.

Fences and Walls

Maximum fence height for any perimeter fencing shall be 6' (feet). Perimeter fencing may consist of wood, vinyl, split-rail, or masonry. Chain link fencing is prohibited along the perimeter of the project. Solid fencing is prohibited for use in the buffer areas. Perimeter refers to the exterior boundaries of the site, not internal lots.

Fencing within the front yard of any lot, or along the Calle de la Plata frontage is prohibited.

Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.

A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e., vines, columnar trees).

Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls, fencing and/or landscaping.

Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.

Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited for all other hours.

Architecture

Village Green Commerce Center architecture promotes a western theme adopted in the Spanish Springs Area Plan and accentuated with the "Virginia City" theme shown in the photos in Figure D-4. The architectural standards below apply to all uses and buildings within the Business Park area, except for parcel 534-561-10, which shall promote a contemporary industrial architecture and design.

General Guidelines, for contemporary industrial architecture and design

Exterior building colors shall use earth tones and non-reflective material. Vibrant colors may be used to accent architectural features and project entries. Vibrant colors may be used with business logos.

Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.

There shall be no walls more than 50 feet in length horizontally where there is no change in height, material, color, patterns, textures and/or evergreen trees (at least seven-feet in height).

Exterior detailing with columns or other projections will be used to demarcate entrances to buildings.

Any equipment on the roofs will be screened and not visible from roadways or ground level adjoining parcels.

General Guidelines –APN 534-561-10 is not subject to these requirements

Primary building entries shall be identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.

Stylized façade treatments that complement the intended architectural character shall be permitted.

Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.

Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building's overall appearance.

Figures D-3 and D-4 show renewable energy building elements and the western theme styles proposed for the Village Green Commerce Center. These are provided for illustrative purposes; however, the general features of these illustrations shall be permitted in the project. Final elevations and architecture will vary but must comply with the Design Standards included with this handbook.

Energy Efficient Tenant Criteria -APN 534-561-10 is not subject to these requirements

Following are Energy Efficient Building Design Standards. All buildings within the project shall include at a minimum:

R20 Insulated Walls

R50 Insulated Ceilings

Electric Hydronic Heat

Electric Cooling

Cement Floors to be insulated and include hydronic coils

Rent incentives will be provided to tenants that consume a minimum amount of electricity per month.

Figure D-3: Renewable Energy Building Features



Figure D-4: Virginia City Western Theme Building Architecture



Building Massing and Form -APN 534-561-10 is not subject to these requirements

All buildings must consider pedestrian scale. Buildings should provide articulation and dimension to add visual interest, windows (real or false) to break-up large building masses.

Building exterior walls shall include some of the following elements:

Design that gives the appearance of multiple structures when functionally possible.

Offsetting building planes through wall step backs.

Treatment with materials to ensure visual interest.

Clustering small-scale elements such as planter walls, pilasters, and columns around the major form.

Rear and side elevations on small stand-alone structures shall include articulation and wall treatments related to the primary façade when visible from Calle de la Plata.

Rear or side facades on larger buildings or multi-tenant buildings should include the same design elements as the front façade and facades abutting public rights-of-way.

Measures to address side and rear articulation will include the use of varied colors, architectural articulation such as pillars, posts, awnings, and trellises.

Theme structures and signage along with building and roof forms will promote the western theme envisioned in the Spanish Springs Area Plan and Virginia City photos.

Mechanical Equipment -APN 534-561-10 is not subject to these requirements

Exterior mechanical equipment shall be designed and maintained in an orderly, compact manner. Equipment colors shall blend with the building architecture or blend with the natural background, as appropriate.

All roof-mounted equipment shall be screened with use of parapet walls, or screens including color(s) of the primary structure including the rear of stationary solar panels. Non stationary roof-mounted photo voltaic solar panels shall be exempt from this standard.

Exterior mounted electrical equipment shall be located where it is screened from public view. It shall not be located on the public street side of any building unless screened with a wall or non-deciduous plantings.

Solar panels used to generate renewable energy sources are not subject to these standards.

Building Materials -APN 534-561-10 is not subject to these General Guidelines

On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.

Larger buildings may use concrete tilt-up design with articulation techniques such as bump-outs, faux pillars, or trellises. Building entrances shall include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged.

Materials shall blend existing buildings within the project to provide some level of overall consistency.

Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.

Long, unbroken expanses of concrete or glass are discouraged. These are not consistent with the theme identified in the "Virginia City" buildings.

Signs

All signs located within the Village Green Commerce Center shall conform to Article 504 of the Washoe County Development Code in terms of size and quantity.

Lighting

General Standards

Lighting design will conform to Washoe County Development Code requirements.

On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.

Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.

All exterior lighting shall utilize energy efficient lighting such as LED, low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Exterior Sign Lighting

Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.

All lighted signs are required to use individual letter lighting rather than total illumination.

Illuminated signs are prohibited for the buildings facades directly adjacent to and directly facing residential property lines. These refer to those buildings located directly adjacent and facing residential property lines adjacent to the Village Green Commerce Center (adjacent to existing residential).

Illuminated signs are allowed for all other building elevations other than those described above.

Parking Lot Lighting

Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.

Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.

All exterior lighting shall use energy efficient lighting standards such as LED, low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

Landscaping

General Requirements

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

A minimum of 20% of the gross site area excluding the sedimentation basin shall be landscaped.

For parcel 534-561-10 only, a minimum of 15% of the gross site area of parcel shall be landscaped.

All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film.

Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.

A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.

Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.

Effluent water used for landscape irrigation and recharge is highly encouraged, when available in the area.

Calle de la Plata Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.

A 5' (foot) wide concrete sidewalk shall be constructed within the 20' (foot) landscape area. The sidewalk may either parallel the right-of-way at the curb line, or meander through the landscape area in private property. If located in private property, it shall require granting of a public access easement to Washoe County.

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.

Use of lawn, xeriscape no-turf ground surfaces including rock, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

Planting Palette

An amended list of plant material in addition to those noted in the Spanish Springs Area Plan may be used in the project at the sole and absolute discretion of the landscape architect. The selections must consider the intended desert landscape theme as related to the sustainability features of the project with a preference to using plant material native to northern Nevada.

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site. Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

Building Orientation - All buildings oriented along these property lines shall have the "quiet" side of a building facing the property line. There shall be no dock doors on the building side directly adjacent to and facing any residential parcel. Parking, driveways, office doors and fire doors shall be allowed on any building side.

Building Setback - All buildings adjacent to property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.

Access and Parking - There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation or fire doors for the buildings.

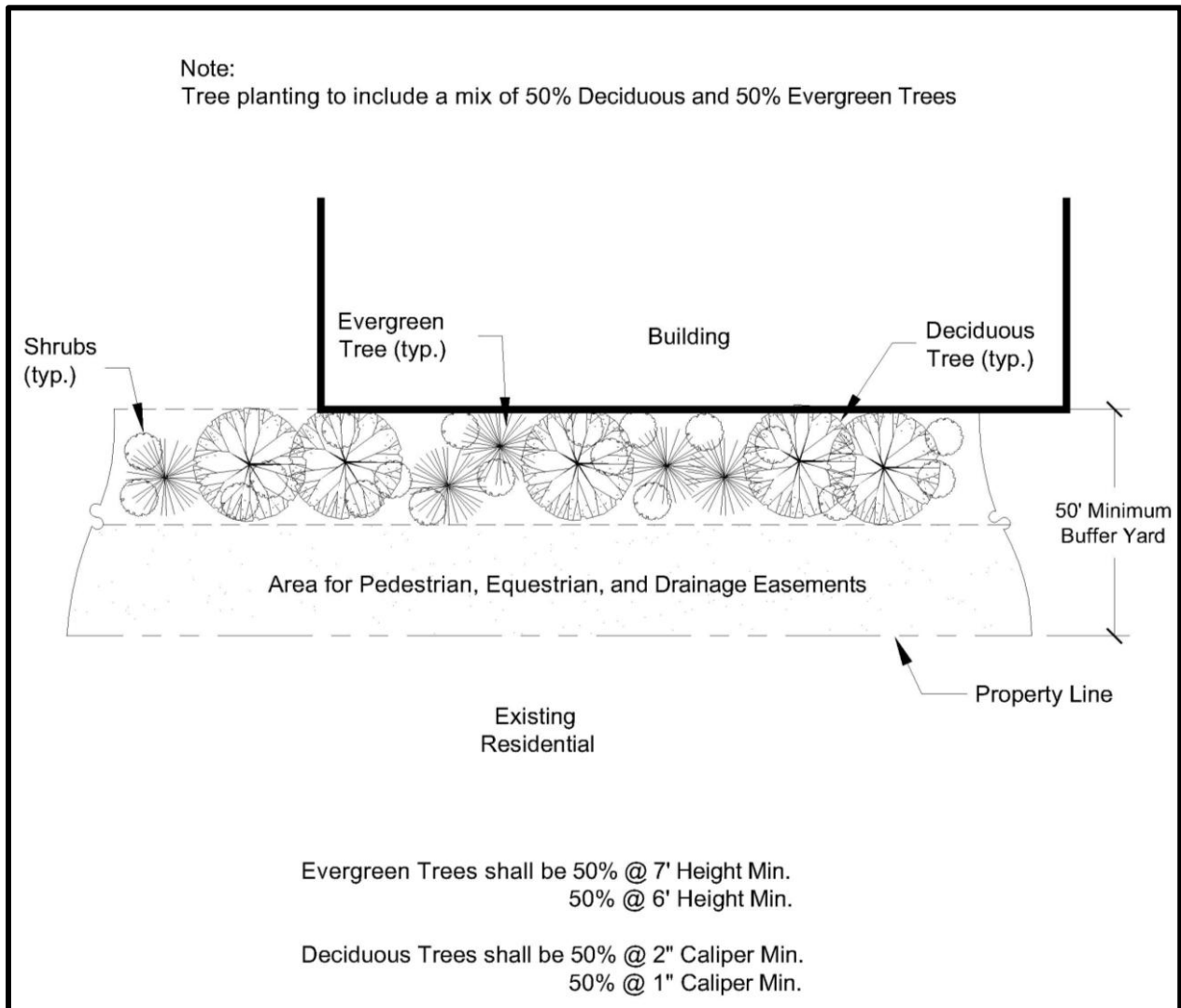
Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-5 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.

Building Material & Colors - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.

Stormwater retention and/or detention can occur in the buffer yards.

Lighting – Lighting on the exterior of buildings is restricted to security lighting.

Figure D-5: Buffering Yard Planting Plan



Parking Lot Landscaping

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a “smaller” feel.

A minimum of one tree per every 10 parking spaces shall be provided within parking lot “islands.”

Deciduous trees shall be a minimum 1.5” (inch) caliper, with evergreen trees at a 6’ (foot) minimum height.

These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.

Landscaping shall not be less than 15% of the site area of the parking lot.

Site Grading –APN 534-561-10 is not subject to these requirements

The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

Mass grading shall be consistent with a specific building phase. This prohibits mass grading of any future development phase without an associated building permit. One exception is any grading needed for infrastructure that includes roads, utility lines, and flood control improvements may be allowed without a building permit.

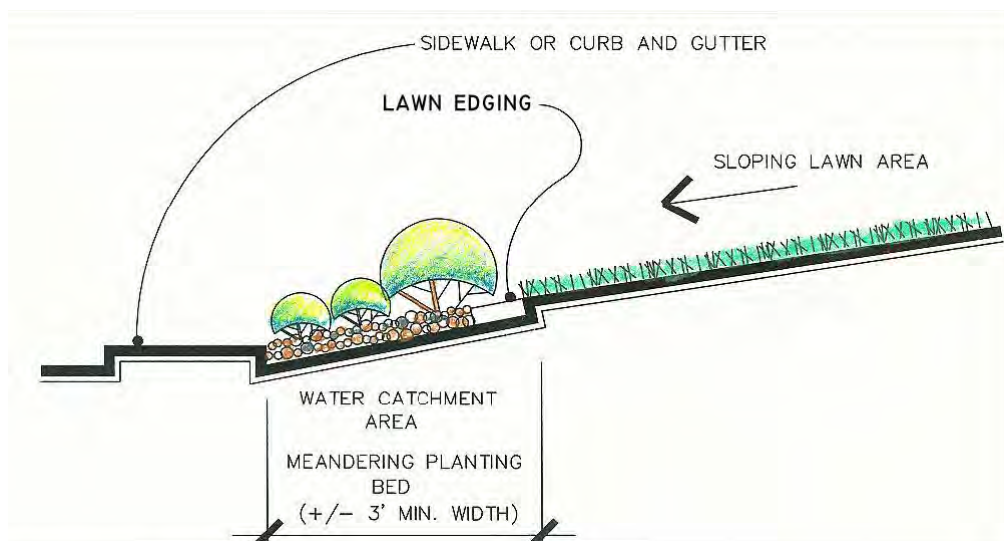
Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.

Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5' (feet) in height.

Retaining walls shall use native stone or modular blocks materials where grading dictates.

Turf Areas: A "water catchment area" or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff (see Figure D-6 below).

Figure D-6: Turf Areas



Sustainability

Low Impact Development (LID) Standards—APN 534-561-10 is not subject to these requirements

LID standards and techniques shall be used in the development of the site. These techniques are intended to reduce storm water runoff and mitigate development impacts to the land, and hydrologic functions of the site. LID aims to mimic natural hydrology by using processes that infiltrate, and evaporate storm water.

LID standards shall include a mix of some of the following design solutions and criteria:

Design infiltration basins where possible. These are shallow depressions in the landscape with specific soils and vegetation to assist in infiltrating. The water catchment areas noted in Figure D-7 for turf are a positive LID feature to infiltrate irrigation and stormwater runoff.

Use grass drainage swales where possible as an alternative to curbs, gutters, and pipes. Water moving in swales is slowed and percolates into the ground.

Reduce the extent and size of storm detention ponds with use of infiltration ponds and drainage swales in landscape areas.

Use efficient irrigation technology for landscape areas to avoid generating offsite runoff.

Minimize the use of impervious surfaces by meeting precise parking demands that may reduce the amount of parking spaces provided and reduce the amount of impervious surface. This is further accomplished by providing alternative modes of transportation to the site.

Disconnect hydrologic elements (roofs, downspouts, parking areas) in design.

Environmental Sustainability Standards –APN 534-561-10 is not subject to these requirements

Village Green Commerce Center contributes to a sustainable business park environment, except for parcel 534-561-10, which will meet the Washoe County Building Code requirements, by including the following standards:

1. All buildings will include solar panels on the rooftops to supplement energy demands or other renewable sources should be required.
2. All buildings will be programmed to include electrical docking stations for recharge of electrical vehicles. Size & quantities of docking stations will be based on building size and shall be determined by the architect or designer of individual buildings.
3. All structures shall include elements of the Sierra Green building program. That program is accessed via the internet at www.thebuilders.com/sierragreen.php.
4. LID standards shall be applied within the site design per the standards noted in the LID section above. Additional information to help address LID criteria is accessed via the internet at <http://www.unce.unr.edu/programs/sites/nemo>.
5. Businesses shall have recycling programs including recycling bins for domestic recycling (i.e. cans, bottles, paper).
6. Employers shall prepare a ridesharing program and make employees aware of the program in an effort to reduce vehicle trips.
7. All buildings shall provide a bicycle or motorcycle rack to encourage alternative forms of transportation. The number of racks may increase based on total parking demand.
8. Effluent water shall be required for landscape irrigation when made available by Washoe County to the Spanish Springs Valley and this site. Timing of the connection or transition to effluent irrigation shall be linked to a future development phase that is pending approval once the effluent lines are made available to the site. Effluent irrigation is not required retroactively to site improvements completed prior to the effluent lines being available to the site.
9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.
10. Bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project for employers, employees, and the community.
11. The flood control sedimentation basin on the site is a sustainable feature that captures storm water and recharges the Spanish Springs ground water through infiltration.

Administration

Transportation Improvements

The Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of-way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

Subsequent Review Requirements

Per the Allowed Uses section, all uses within the Village Green Commerce Center require subsequent review by Washoe County in the form of either a building permit or administrative permit.

Administrative permits for uses within the Village Green Commerce Center shall use the Washoe County Department of Community Development application forms and include the applicable filing fee, complying with all submittal requirements as outlined on the County application form(s). Processing of these requests shall follow the guidelines/timeframes established by Washoe County.

Project Financing

1. Project financing shall be the responsibility of the Master Developer. All necessary infrastructure to serve the site shall be constructed at the expense of the Master Developer and dedicated to Washoe County as appropriate.
2. Any agreement made between the Master Developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be permitted if agreeable to all parties, which agreement should not be unreasonably withheld.
3. Village Green Commerce Center is required to pay all applicable development impact fees as mandated by Washoe County, the Regional Transportation Commission, and Nevada Revised Statutes.

Maintenance

At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

Administrative Approval for Minor Revisions

The Administrator shall have the authority at his/her reasonable discretion to administratively approve minor deviations in the plans, standards, and guidelines as requested by the Master Developer prior to the submission of a final development plan for each phase or pad area.

The boundaries/property lines included within the Village Green Commerce Center are subject to modification. The Master Developer may submit a commercial subdivision map, parcel map, or boundary line adjustment creating new parcel(s) or altering the shape of existing parcels that make up the Village Green Commerce Center without an amendment to this handbook. However, the overall acreage of the Specific Plan cannot increase without amendment to this handbook and the subsequent Master Plan Amendment process.

Design Flexibility

The final development plan, standards, and regulations contained in this handbook are intended to depict the nature and intensity of the development proposed within the Village Green Commerce Center. Sufficient flexibility provided by Washoe County shall be allowed for the Master Developer to permit detailed planning and design at time of actual development. The configuration and acreage of development parcels and phases may be altered at Master developer's discretion to accommodate detailed site conditions.

Omissions

In cases where the handbook does not specifically address a standard/subject, the provisions of the Washoe County Development Code, Washoe County Master Plan, Spanish Springs Area Plan, and/or Nevada Revised Statutes in effect at that time shall prevail.

Definitions

There are a variety of words and phrases that are used commonly throughout this Design Standards Handbook. The following is a brief list defining the terms that are carried on throughout this document:

1. **Administrator.** “Administrator” shall mean the Washoe County Community Development Director or his/her lawfully designated representatives.
2. **Architect.** “Architect” shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Master Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County.** “County” shall mean Washoe County, Nevada.
4. **Code.** “Code” shall refer to the Washoe County Development Code and its adopted Articles.
5. **Design Standards.** “Design Standards” shall refer to the contents of this handbook and any subsequent revisions approved by Washoe County.
6. **Master Developer.** “Master Developer” shall mean Sierra Triple Net, LLC its successors or a future tenant/user.
7. **Project.** The provisions for development of a Business and Industrial Park referred to as the Village Green Commerce Center.

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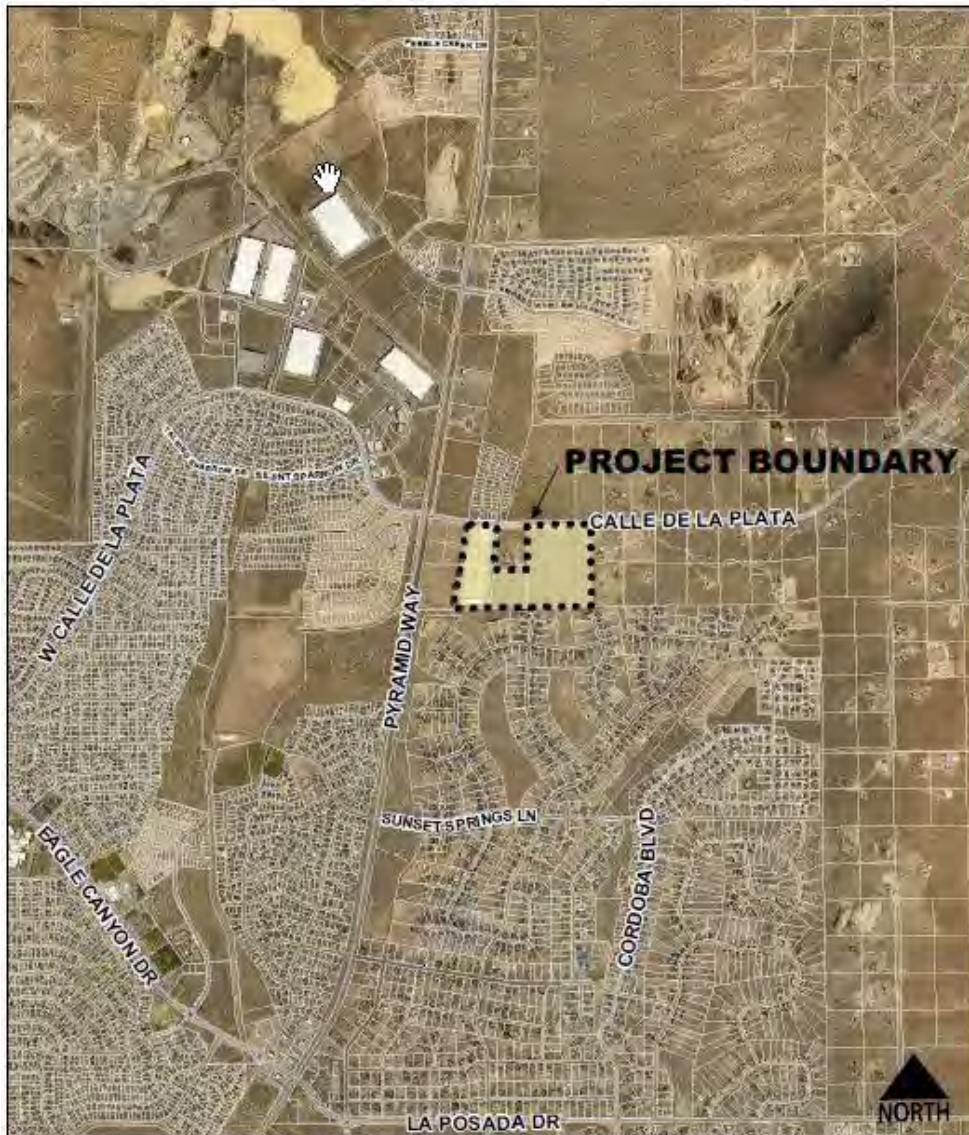
Village Green Commerce Center Specific Plan

Introduction

Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (APNs 534-561-06, 07, 08, and 10) consists of 70± acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 59.76± acres located further east along Calle de la Plata.

Figure D-1: Location Map



Project Concept/Description

Village Green Commerce Center is envisioned to be an environmentally sensitive Business & Industrial Park that creates a stronger employment base within the Spanish Springs valley.

Purpose of a Specific Plan

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

Specific Plan Goals

The following specific goals for the Village Green Commerce Center are implemented with the standards in this handbook.

Protect the Natural Environment

Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources, where feasible.

Create Commerce and Diverse Development Patterns within a mix of western and contemporary industrial development

Goal Two: To promote community sustainability by providing a mix of employment that serves the growing population of Spanish Springs and reduces commutes out of the valley.

Goal Three: To promote economic diversity in the Spanish Springs Valley by providing higher than average wage employment.

Energy Conservation

Goal Four: To promote a high-quality project with western or contemporary industrial themed-architecture using energy efficient building concepts and environmentally friendly site design.

Infrastructure

Goal Five: Village Green Commerce Center will bring major elements of public facility plans to fruition which include the construction of an arterial roadway (Calle de la Plata), providing a flood control basin, and completing a planned signalized intersection.

Development Standards

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and similar standards. The Development Standards ensure compatibility with adjacent uses, relate to the surrounding environment, provide proportional sizes/arrangements of buildings, ensure adequate parking, and provide project amenities. **For APN 534-561-10 the Spanish Springs Area Plan Appendix A, requirements are not required.**

Standards Not Addressed

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

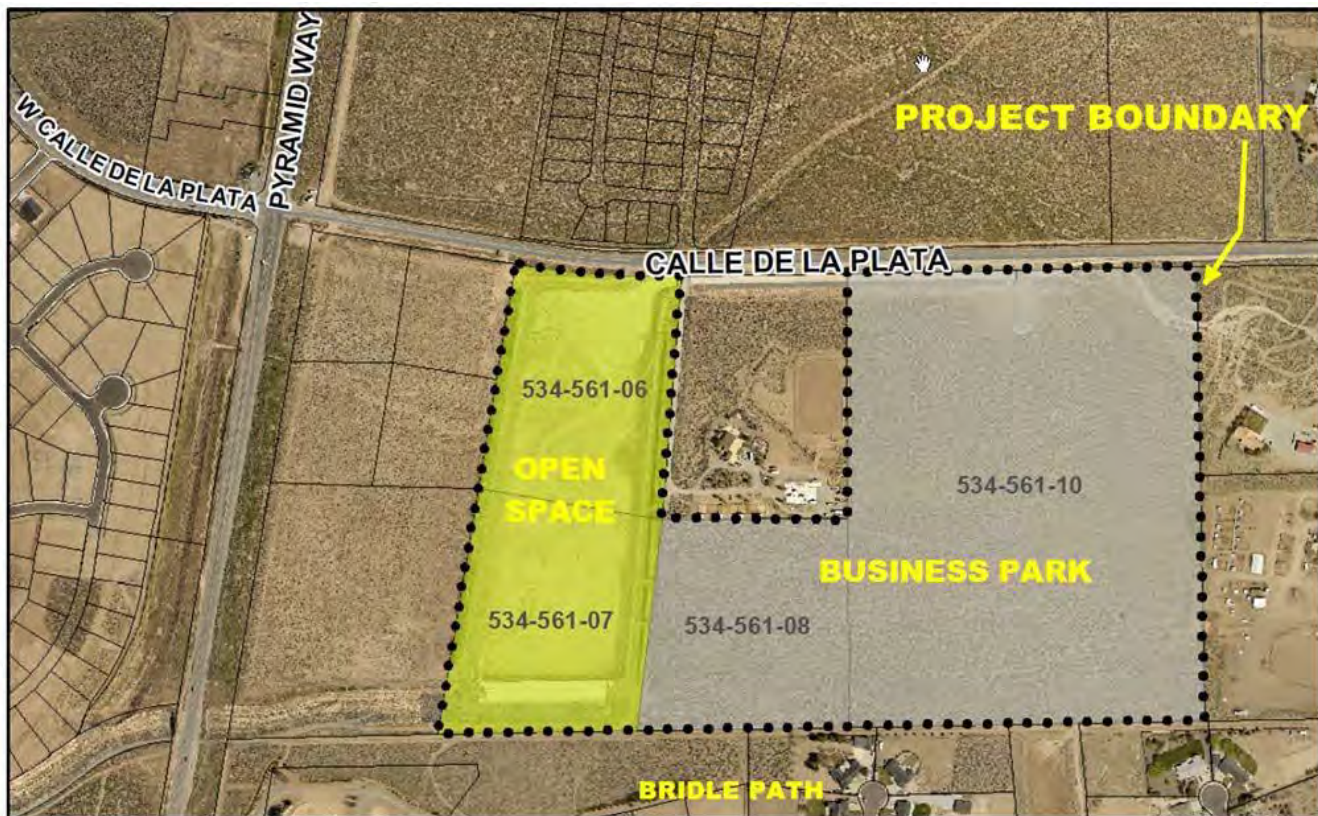
Land Use Classifications

Village Green Commerce Center includes a mix of a renewable energy producing Business Park & Industrial land uses to promote commerce and new employment within the Spanish Springs Valley. The uses in the Industrial (I) regulatory zone are subject to the Industrial uses within the Spanish Springs Area Plan Table of Allowed Uses (**Appendix C**) with the following exception: Renewable Energy Production (excluding geothermal and petroleum) for on-site use is allowed within the Specific Plan.

Specific Plan Land Use

Land uses in Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility, and Open Space. There is no further definition of land use designations or sub-categories thereof. **All of the uses outlined in Table D-1 are The permitted uses are** subject to the standards and conditions outlined within this Handbook. The sedimentation basin parcels (APN 534-561-06 and 07) are limited to public facility uses only. These parcels shall meet Public Facility Industrial regulations in the Spanish Springs Area Plan and Washoe County Development Code. Figure D-2 (below) shows the Specific Plan Land Uses.

Figure D-2: Specific Plan Land Uses



Transportation Infrastructure

Calle de le Plata is a planned arterial street in the Streets & Highway System Plan as shown in Spanish Springs Area Plan E-13. That map identifies future transportation needs based on the relationship of land use and transportation facilities in the Regional Transportation Commission (RTC) modeling. Village Green Commerce Center includes land uses that complement the planned infrastructure and capacity create in this arterial street and signalized intersection at

Pyramid Highway. This intersection is identified with the most significant investment in public infrastructure for the entire area north of Eagle Canyon Drive for the long-range regional plans.

Site Planning

Building Site Coverage

Parcel APN 534-561-10 shall not be required to comply with the building site coverage per Appendix A.

Setbacks

The setback standards are intended to complement adjacent properties, and promote a uniform streetscape along Calle de la Plata. Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1: Building Setbacks

| Location | Setback Requirement |
|-------------------------------|--|
| Adjacent to Calle de la Plata | 20 feet |
| South | 50 Feet (includes a buffer) ¹ |
| West | 5 feet |
| East | 50 feet (includes a buffer) ¹ |

¹See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

Additional Setback Requirements

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

Maximum building height shall be 35' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.

For parcel 534-561-10 only, the maximum building height shall be 40' (feet). All buildings exceeding 30' feet in height must be located 125' feet from any **existing residential structure dwelling (not including any ancillary free-standing garages and shed structures) existing as of the date of this Master Plan Amendment.** Buildings in excess of 30' feet in height shall include an additional setback **beyond the 125' setback** of one foot for each foot of building height **greater than 30'**, up to **a maximum building height of 40'** feet high **(i.e. a 40 foot high building will require a 135' building setback.** Building height is measured per the definitions in the Washoe County Development Code.

Building height is measured per the definitions in the Washoe County Development Code.

Parking

Parking shall be provided per the requirements in Article 410 of the Washoe County Development Code.

Any use not defined by Article 410 of the Washoe County Development Code shall be subject to the reasonable interpretation by the Administrator.

Joint non-concurrent use of parking facilities shall be permitted with approval by the Administrator, which cannot be unreasonably withheld.

A reciprocal parking agreement(s) may be recorded over the property encompassing all uses within the project boundaries.

When future building permits and/or administrative permits are proposed, the applicant shall provide documentation to the Department of Community Development that parking will meet Washoe County Code requirements.

Trash Enclosures

All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.

Trash enclosure colors shall match the primary colors of the building in which they serve.

A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.

Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).

Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

Circulation & Sidewalks

Pedestrian access and circulation standards are to create a pedestrian friendly environment that is safe and efficient with obvious connections to major building entrances and destinations.

A minimum 5' (foot) wide sidewalk is required along the project's Calle de la Plata frontage providing a connection with neighborhood commercial properties to the west. The sidewalk may either meander within the 20' (foot) required landscape setback or parallel the right-of-way.

Sidewalks shall be provided adjacent to primary building entrances and are required to meet applicable ADA standards.

Ownership and maintenance of internal paths/walks shall be the responsibility of the Master Developer or the subsequent tenant or owners' association.

Fences and Walls

Maximum fence height for any perimeter fencing shall be 6' (feet). Perimeter fencing may consist of wood, vinyl, split-rail, or masonry. Chain link fencing is prohibited along the perimeter of the project. Solid fencing is prohibited for use in the buffer areas. Perimeter refers to the exterior boundaries of the site, not internal lots.

Fencing within the front yard of any lot, or along the Calle de la Plata frontage is prohibited.

Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.

A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of more than 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e. vines, columnar trees).

Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls and overhangs **fencing and/or landscaping.**

Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.

Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited for at all other hours.

Architecture

Village Green Commerce Center architecture promotes a western theme adopted in the Spanish Springs Area Plan and accentuated with the “Virginia City” theme shown in the photos in Figure D-4. The architectural standards below apply to all uses and buildings within the Business Park area, except for parcel 534-561-10, which shall promote a contemporary industrial **theme architecture and design**.

General Guidelines, for contemporary industrial **theme architecture and design**

Exterior building colors shall use earth tones and non-reflective material. Vibrant colors may be used to accent architectural features and project entries. Vibrant colors may be used with business logos.

Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.

There shall be no walls more than 50 feet in length horizontally where there is no change in height, material, **color**, patterns, textures and/or **evergreen trees (at least seven-foot in height)**.

Exterior detailing with columns or other projections will be used to demarcate entrances to buildings.

Any equipment on the roofs will be screened **ed** and not visible from roadways or **ground level of** adjoining parcels.

General Guidelines – **APN 534-561-10 is not subject to these requirements**

Primary building entries shall be identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.

Stylized façade treatments that complement the intended architectural character shall be permitted.

Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.

Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building’s overall appearance.

Figures D-3 and D-4 show renewable energy building elements and the western theme styles proposed for the Village Green Commerce Center. These are provided for illustrative purposes; however, the general features of these illustrations shall be permitted in the project. Final elevations and architecture will vary but must comply with the Design Standards included with this handbook.

Energy Efficient Tenant Criteria – **APN 534-561-10 is not subject to these requirements**

Following are Energy Efficient Building Design Standards. All buildings within the project shall include at a minimum:

- R20 Insulated Walls
- R50 Insulated Ceilings
- Electric Hydronic Heat

Electric Cooling

Cement Floors to be insulated and include hydronic coils

Rent incentives will be provided to tenants that consume a minimum amount of electricity per month.

Figure D-3: Renewable Energy Building Features



Figure D-4: Virginia City Western Theme Building Architecture





Building Massing and Form –APN 534-561-10 is not subject to these requirements.

All buildings must consider pedestrian scale. Buildings should provide articulation and dimension to add visual interest, windows (real or false) to break-up large building masses.

Building exterior walls shall include some of the following elements:

Design that gives the appearance of multiple structures when functionally possible.

Offsetting building planes through wall step backs.

Treatment with materials to ensure visual interest.

Clustering small-scale elements such as planter walls, pilasters, and columns around the major form.

Rear and side elevations on small stand-alone structures shall include articulation and wall treatments related to the primary façade when visible from Calle de la Plata.

Rear or side facades on larger buildings or multi-tenant buildings should include the same design elements as the front façade and facades abutting public rights-of-way.

Measures to address side and rear articulation will include the use of varied colors, architectural articulation such as pillars, posts, awnings, and trellises.

Theme structures and signage along with building and roof forms will promote the western theme envisioned in the Spanish Springs Area Plan and Virginia City photos.

Mechanical Equipment –APN 534-561-10 is not subject to these requirements

Exterior mechanical equipment shall be designed and maintained in an orderly, compact manner. Equipment colors shall blend with the building architecture or blend with the natural background, as appropriate.

All roof-mounted equipment shall be screened with use of parapet walls, or screens including color(s) of the primary structure including the rear of stationary solar panels. Non stationary roof-mounted photo voltaic solar panels shall be exempt from this standard.

Exterior mounted electrical equipment shall be located where it is screened from public view. It shall not be located on the public street side of any building unless screened with a wall or non-deciduous plantings.

Solar panels used to generate renewable energy sources are not subject to these standards.

Building Materials –APN 534-561-10 is not subject to these requirements.

On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.

Larger buildings may use concrete tilt-up design with articulation techniques such as bump-outs, faux pillars, or trellises. Building entrances shall include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged.

Materials shall blend existing buildings within the project to provide some level of overall consistency.

Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.

Long, unbroken expanses of concrete or glass are discouraged. These are not consistent with the theme identified in the "Virginia City" buildings.

Signs

All signs located within the Village Green Commerce Center shall conform to Article 504 of the Washoe County Development Code in terms of size and quantity.

Lighting

General Standards

Lighting design will conform to Washoe County Development Code requirements.

On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.

Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.

All exterior lighting shall utilize energy efficient lighting such as **LED**, low-pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Security Lighting

Light standards shall not exceed 12' (feet) in height. Light standards located within 100' (feet) of any residential zone shall be limited to no more than 12' (feet) in height.

In the event a security light standard higher than 12' (feet) is proposed, a photometric plan is required and shall be approved by the Administrator.

Exterior Sign Lighting

Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.

All lighted signs are required to use individual letter lighting rather than total illumination.

Illuminated signs are prohibited for the buildings facades oriented toward south and east property lines directly adjacent to and directly facing residential property lines. These refer to only those buildings located along the original south and east directly adjacent to and facing residential property lines adjacent to the of Village Green Commerce Center (adjacent to existing residential).

South and east facing sign illumination is **illuminated signs** are allowed for all other building elevations other than those described above.

Parking Lot Lighting

Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.

~~Parking lot lighting shall not exceed 12' (foot) in height measured from the adjacent finished grade of parking lot.~~

~~In the event a parking light standard higher than 12' (foot) is proposed, a photometric plan is required and shall be approved by the Administrator.~~

Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.

All exterior lighting shall use energy efficient lighting standards such as **LED** low-pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

Landscaping

General Requirements

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

A minimum of 20% of the gross site area excluding the sedimentation basin shall be landscaped.

For parcel 534-561-10 only, a minimum of 15% of the gross site **area of parcel** shall be landscaped.

All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier films.

Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.

A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.

Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.

Effluent water used for landscape irrigation and recharge is highly encouraged, **when available in the area.** ~~The Master Developer shall be required to provide "dry lines" for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section.~~

Calle de la Plata Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.

~~A 5' (foot) wide concrete sidewalk shall be constructed within the 20' (foot) landscape area. The sidewalk may either parallel the right-of-way at the curb line, or meander through the landscape area in private property. If located in private property, it shall require granting of a public access easement to Washoe County.~~

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.

Use of lawn, **xeriscape no-turf ground surfaces including rock**, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

Planting Palette

An amended list of plant material in addition to those noted in the Spanish Springs Area Plan maybe used in the project at the sole and absolute discretion of the landscape architect. The selections must consider the intended desert landscape theme as related to the sustainability features of the project with a preference to using plant material native to northern Nevada.

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site (see Figure D-5— Business Park Buffering). Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

Building Orientation - All buildings oriented along these property lines shall have the “quiet” side of a building facing the property line. There shall be no doors (except fire doors) or activity between the building and the property line to ensure a quiet interface. **dock on the building side directly adjacent to and facing any residential parcel. Parking, driveways, office doors and fire doors shall be allowed on any building side.**

Building Setback - All buildings adjacent to ~~these residential~~ property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.

Access and Parking - There is no parking or access allowed **in a buffer yard** unless required for emergency vehicle circulation or fire doors for the buildings.

Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-6 5— Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.

Building Material & Colors - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.

Stormwater retention and/or detention can occur in the buffer yards.

Lighting – Lighting on the exterior of buildings is restricted to security lighting.

Figure D-5: Business Park Buffering

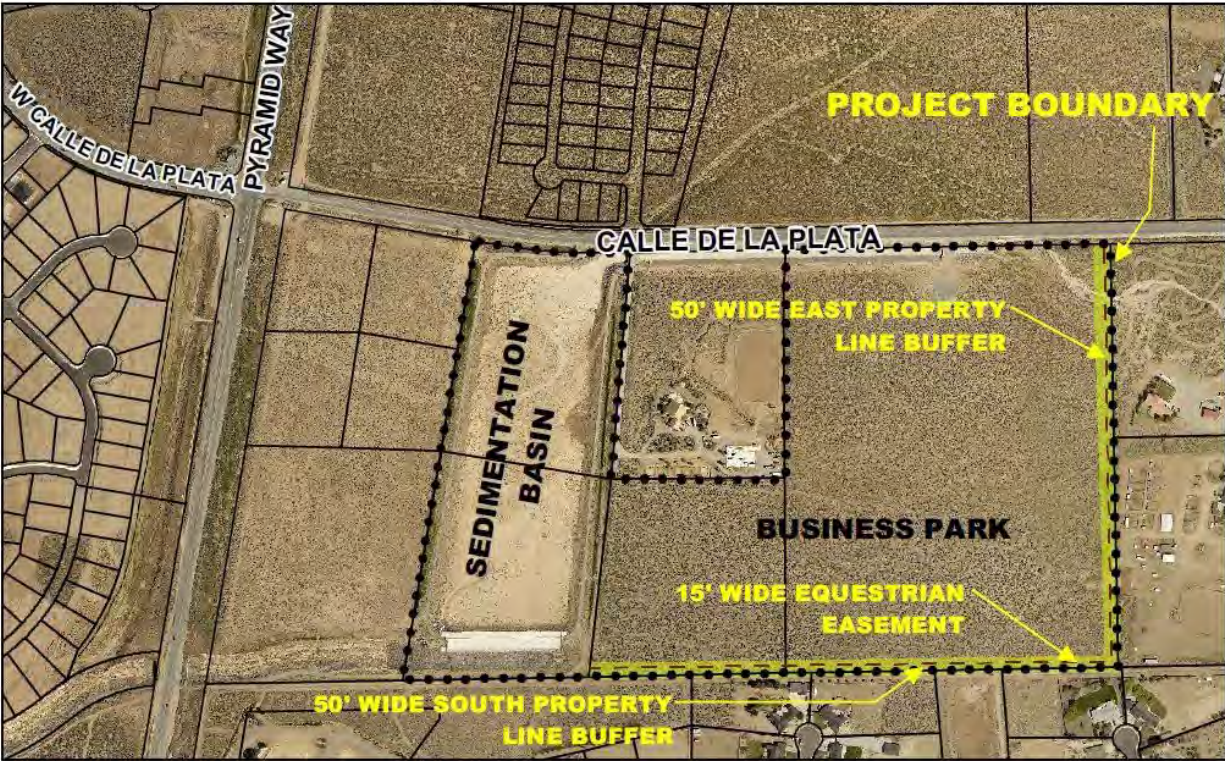
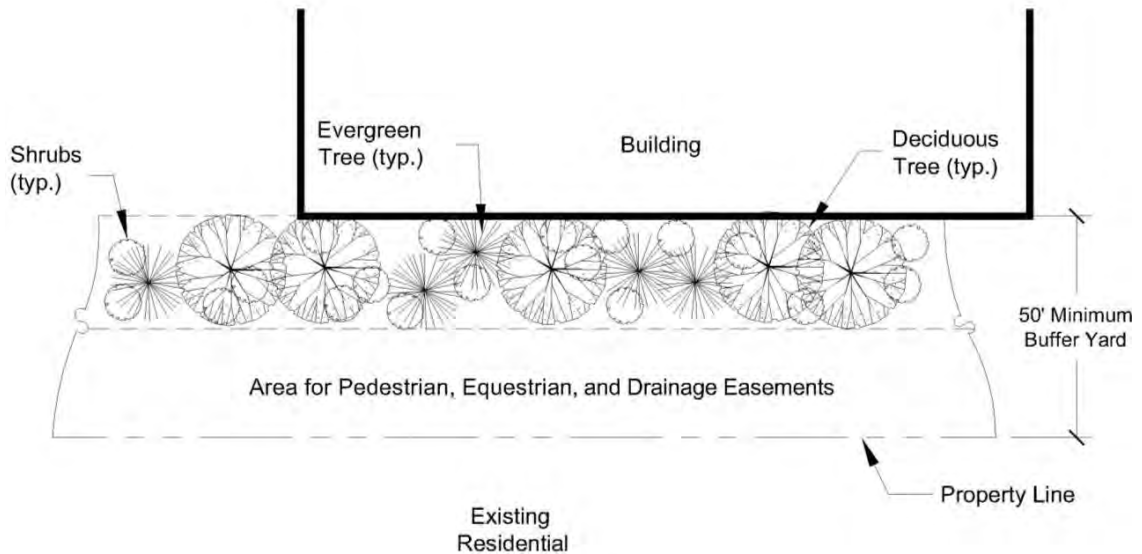


Figure D-6 5: Buffering Yard Planting Plan

Note:
Tree planting to include a mix of 50% Deciduous and 50% Evergreen Trees



Evergreen Trees shall be 50% @ 7' Height Min.
50% @ 6' Height Min.

Deciduous Trees shall be 50% @ 2" Caliper Min.
50% @ 1" Caliper Min.

Parking Lot Landscaping

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a "smaller" feel.

A minimum of one tree per every 10 parking spaces shall be provided within parking lot "islands."

Deciduous trees shall be a minimum 1.5" (inch) caliper, with evergreen trees at a 6' (foot) minimum height.

These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.

Landscaping shall not be less than 15% of the site area of the parking lot.

Site Grading – APN 534-561-10 is not subject to these requirements

The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

Mass grading shall be consistent with a specific building phase. This prohibits mass grading of any future development phase without an associated building permit. One exception is any grading needed for infrastructure that includes roads, utility lines, and flood control improvements may be allowed without a building permit.

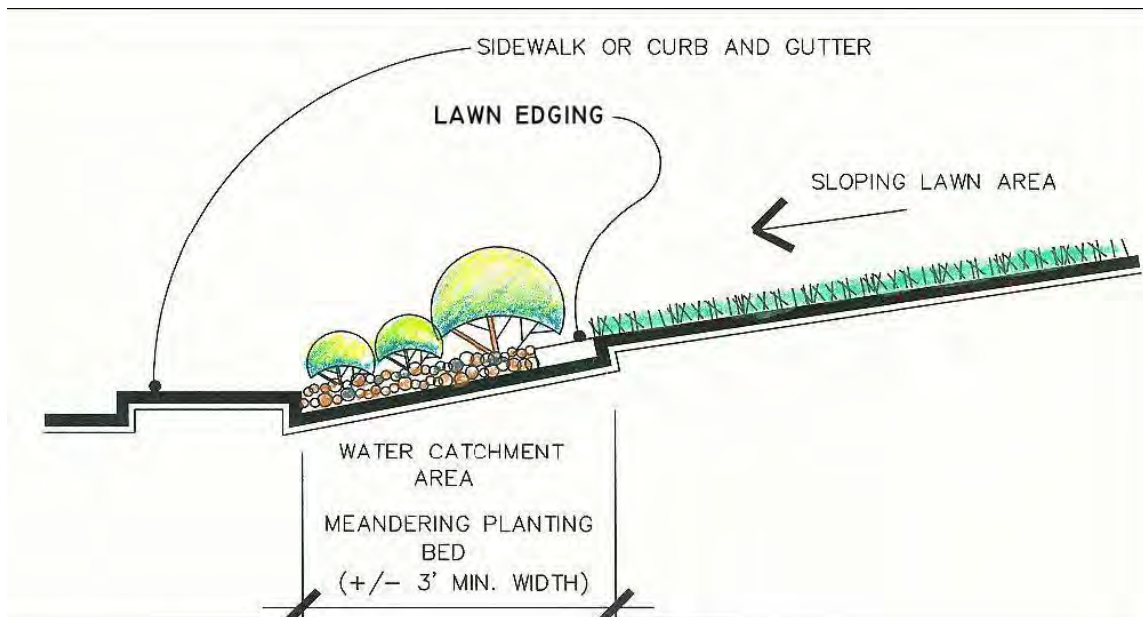
Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of landforms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural landforms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.

Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5' (feet) in height.

Retaining walls shall use native stone or modular blocks materials where grading dictates.

Turf Areas: A “water catchment area” or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff (see Figure D-7 6 below).

Figure D-7 6: Turf Areas



Sustainability

Low Impact Development (LID) Standards – APN 534-561-10 is not subject to these requirements .

LID standards and techniques shall be used in the development of the site. These techniques are intended to reduce storm water runoff and mitigate development impacts to the land, and hydrologic functions of the site. LID aims to mimic natural hydrology by using processes that infiltrate, and evaporate storm water.

LID standards shall include a mix of some of the following design solutions and criteria:

Design infiltration basins where possible. These are shallow depressions in the landscape with specific soils and vegetation to assist in infiltrating. The water catchment areas noted in Figure D-7 for turf are a positive LID feature to infiltrate irrigation and stormwater runoff.

Use grass drainage swales where possible as an alternative to curbs, gutters, and pipes. Water moving in swales is slowed and percolates into the ground.

Reduce the extent and size of storm detention ponds with use of infiltration ponds and drainage swales in landscape areas.

Use efficient irrigation technology for landscape areas to avoid generating offsite runoff.

Minimize the use of impervious surfaces by meeting precise parking demands that may reduce the amount of parking spaces provided and reduce the amount of impervious surface. This is further accomplished by providing alternative modes of transportation to the site.

Disconnect hydrologic elements (roofs, downspouts, parking areas) in design.

Environmental Sustainability Standards – APN 534-561-10 is not subject to these requirements

Village Green Commerce Center contributes to a sustainable business park environment, except for parcel 534-561-10, which will meet the Washoe County Building Code requirements, by including the following standards:

1. All buildings will include solar panels on the rooftops to supplement energy demands or other renewable sources should be required.
2. All buildings will be programmed to include electrical docking stations for recharge of electrical vehicles. Size & quantities of docking stations will be based on building size and shall be determined by the architect or designer of individual buildings.
3. All structures shall include elements of the Sierra Green building program. That program is accessed via the internet at www.thebuilders.com/sierragreen.php.
4. LID standards shall be applied within the site design per the standards noted in the LID section above. Additional information to help address LID criteria is accessed via the internet at <http://www.unce.unr.edu/programs/sites/nemo>.
5. Businesses shall have recycling programs including recycling bins for domestic recycling (i.e. cans, bottles, paper).
6. Employers shall prepare a ridesharing program and make employees aware of the program in an effort to reduce vehicle trips.
7. All buildings shall provide a bicycle or motorcycle rack to encourage alternative forms of transportation. The number of racks may increase based on total parking demand.
8. Effluent water shall be required for landscape irrigation when made available by Washoe County to the Spanish Springs Valley and this site. Timing of the connection or transition to effluent irrigation shall be linked to a future development phase that is pending approval once the effluent lines are made available to the site. Effluent irrigation is not required retroactively to site improvements completed prior to the effluent lines being available to the site.
9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.
10. Bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project for employers, employees, and the community.
11. The flood control sedimentation basin on the site is a sustainable feature that captures storm water and recharges the Spanish Springs ground water through infiltration.

Administration

Transportation Improvements

The Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the transportation improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

~~The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.~~

~~The Master Developer intends to construct improvements at the Pyramid Highway/Calle De Le Plata intersection at his discretion without being linked to a specific building phase approval of the project. These improvements may be necessary in advance of a building phase to accelerate overall construction progress. The timing of this improvement will require approval by Washoe County and RTC with respect to meeting traffic signal warrants. The Master Developer will pay a pro rata share contribution toward the signalization. Other pro rata share contributions will be collected and administered by Washoe County staff.~~

Equestrian Easement

~~The Master Developer shall provide an equestrian easement to Washoe County from Bridle Path and construct the path with each adjacent phase through the project site per the phasing plan and connect to Calle De Le Plata. This easement shall be 15' in width, and meet the basic criteria for equestrian use as defined by the Washoe County Parks Department, and maintained by Washoe County. This easement is noted on the Business Park Buffer Plan, Figure D-5 on page D-13.~~

Subsequent Review Requirements

Per the Allowed Uses section, all uses within the Village Green Commerce Center require subsequent review by Washoe County in the form of either a building permit or administrative permit.

Administrative permits for uses within the Village Green Commerce Center shall use the Washoe County Department of Community Development application forms and include the applicable filing fee, complying with all submittal requirements as outlined on the County application form(s). Processing of these requests shall follow the guidelines/timeframes established by Washoe County.

Project Financing

1. Project financing shall be the responsibility of the Master Developer. All necessary infrastructure to serve the site shall be constructed at the expense of the Master Developer and dedicated to Washoe County as appropriate.
2. Any agreement made between the Master Developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be permitted if agreeable to all parties, which agreement should not be unreasonably withheld.
3. Village Green Commerce Center is required to pay all applicable development impact fees as mandated by Washoe County, the Regional Transportation Commission, and Nevada Revised Statutes.

Maintenance

At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

Administrative Approval for Minor Revisions

The Administrator shall have the authority at his/her reasonable discretion to administratively approve minor deviations in the plans, standards, and guidelines as requested by the Master Developer prior to the submission of a final development plan for each phase or pad area.

The boundaries/property lines included within the Village Green Commerce Center are subject to modification. The Master Developer may submit a commercial subdivision map, parcel map, or boundary line adjustment creating new parcel(s) or altering the shape of existing parcels that make up the Village Green Commerce Center without an amendment to this handbook. However, the overall acreage of the Specific Plan cannot increase without amendment to this handbook and the subsequent Master Plan Amendment process.

Design Flexibility

The final development plan, standards, and regulations contained in this handbook are intended to depict the nature and intensity of the development proposed within the Village Green Commerce Center. Sufficient flexibility provided by Washoe County shall be allowed for the Master Developer to permit detailed planning and design at time of actual development. The configuration and acreage of development parcels and phases may be altered at Master developer's discretion to accommodate detailed site conditions.

Omissions

In cases where the handbook does not specifically address a standard/subject, the provisions of the Washoe County Development Code, Washoe County Master Plan, Spanish Springs Area Plan, and/or Nevada Revised Statutes in effect at that time shall prevail.

Definitions

There are a variety of words and phrases that are used commonly throughout this Design Standards Handbook. The following is a brief list defining the terms that are carried on throughout this document:

1. **Administrator.** "Administrator" shall mean the Washoe County Community Development Director or his/her lawfully designated representatives.
2. **Architect.** "Architect" shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Master Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County.** "County" shall mean Washoe County, Nevada.
4. **Code.** "Code" shall refer to the Washoe County Development Code and its adopted Articles.
5. **Design Standards.** "Design Standards" shall refer to the contents of this handbook and any subsequent revisions approved by Washoe County.
6. **Master Developer.** "Master Developer" shall mean Sierra Triple Net, LLC its successors, **assigns** or a future tenant/user.
7. **Project.** The provisions for development of a Business and Industrial Park referred to as the Village Green Commerce Center.

Date: May 21, 2021

To: Julee Olander, Planner

From: Walter West, P.E., Licensed Engineer

Re: Village Green Commerce
Master Plan Amendment WMPA21-0002
APN: 534-561-10

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Walter West, P.E. (775) 328-2310}

The project lies within Zone AO per FIRM 32031C2865G. Development of the site shall be in conformance with Article 110.416 Flood Hazards and 110.438 Grading Standards. Given the extents of the proposed development within the flood zone, a flood study will likely be required with a submittal to FEMA for a Conditional Letter of Map Revision (CLOMR)/Letter of Map Revision (LOMR).

Future grading of the site may require that a Special Use Permit for major grading be obtained.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Walter West (775) 328-2310 & Mitch Fink (775) 328-2050

The application indicates that there are adequate transportation facilities to support the project, however, Calle de la Plata currently is only able to support residential traffic. The application also states that "The developer will be required to pay standard RTC Regional Road Impact Fees and make necessary street improvements along the frontage of the property consistent with Washoe County Development standards". It must be noted that the proposed industrial/commercial project will require that Calle de la Plata be improved to a Commercial Collector roadway standard from the easterly project boundary to the intersection of Pyramid Highway. These improvement will include items such as pavement widening and overlay to meet minimum pavement structural section for truck traffic, curb and gutter, sidewalk on both sides of the roadway, Calle de la Plata/Pyramid Highway intersection improvements, etc..

Prior to approval of construction permits for this project, a detailed traffic study will be required to determine the need for right turn/decel lane or other project access improvements and any Calle de la Plata/Pyramid Highway intersection improvements e.g. left turn, thru and right turn lanes needed which would be coordinated w/ NDOT meeting their standards/requirements.

All required roadway improvements shall be constructed prior to or concurrently with building permits issued for the subject parcel.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

No comments or conditions

From: [Wolfson, Alexander](#)
To: [Olander, Julee](#)
Subject: RE: WMPA21-0002 Village Green Commerce Amendment
Date: Thursday, May 27, 2021 2:37:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Hi Julee,

That is a good question. I looked at the intersection and it looks like when the traffic signal was installed that they designed it so that large trucks could make the turns to and from that side of Calle de la Plata. RTC's long term plans call for that side of Calle de la Plata to be upgraded to an arterial which would add some capacity. I think that the development will need to provide a traffic study, but most likely long term capacity improvements would need to be pro-rata and probably constructed by RTC or NDOT.

Long story short, I believe that the intersection is currently adequate geometrically for large trucks, but that some capacity improvements will likely be needed in the long term.

Hope this helps!

Alex Wolfson, P.E., PTOE

Traffic Engineer – District 2

Nevada Department of Transportation

m 775.301.8150 | o 775.834.8365

e awolfson@dot.nv.gov | w dot.nv.gov

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Wednesday, May 26, 2021 4:52 PM
To: Wolfson, Alexander <AWolfson@dot.nv.gov>
Subject: RE: WMPA21-0002 Village Green Commerce Amendment

Alex,

Thanks. Can you confirm that the intersection at Pyramid and Calle del la Plata is ok for industrial trucks? Know that Calle de la Plata has some issues and waiting for Washoe County Engineering comments. Just want to confirm that NDOT is good at the intersection to being used by large trucks.

Thanks,

Please tell us how we did by taking a [quick survey](#)

**WMPA21-0002
EXHIBIT B**



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627

1001 E. Ninth St., Bldg A., Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



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From: Wolfson, Alexander <AWolfson@dot.nv.gov>

Sent: Wednesday, May 26, 2021 9:27 AM

To: Olander, Julee <JOlander@washoecounty.us>

Subject: WMPA21-0002 Village Green Commerce Amendment

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

Hi Julee,

Upon review of application WMPA21-0002, NDOT has no comments at this time.

Thank you for the opportunity to review this case.

Alex Wolfson, P.E., PTOE

Traffic Engineer – District 2

Nevada Department of Transportation

m 775.301.8150 | o 775.834.8365

e awolfson@dot.nv.gov | w dot.nv.gov

From: Kerfoot, Lacey <LKerfoot@washoecounty.us>

Sent: Monday, May 17, 2021 1:46 PM

To: D2 Traffic DL <D2Traffic@dot.nv.gov>

Cc: Wolfson, Alexander <AWolfson@dot.nv.gov>; Emerson, Kathy <KEmerson@washoecounty.us>;

McQuone, Alice <AMcQuone@washoecounty.us>

Subject: May Agency Review Memo 1

Good afternoon,

Please find the attached Agency Review Memo with cases received in May by Washoe County Community Services Department, Planning and Building Division.

**WMPA21-0002
EXHIBIT B**

You've been asked to review the applications for **Items 1, 3, 4 and 5**. The item descriptions and links to the applications are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Regards,



Lacey Kerfoot

Office Support Specialist | Community Services Department

LKerfoot@washoecounty.us | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9th Street, Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-3600, Email: Planning@washoecounty.us



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TO: Julee Olander, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: June 2, 2021

SUBJECT: Master Plan Amendment Case Number WMPA21-0002
(Village Green Commerce)



I have reviewed the application for WMPA21-0002 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this master plan amendment would modify the Village Green Commerce Center Specific Plan, Appendix D of the Spanish Springs Area Plan. A variety of changes are proposed, but most notably, this amendment would remove numerous design standards for Assessor's Parcel Number 534-561-10. While the Parks Program is supportive of many of the existing requirements (e.g., "bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project..."), it is recognized that these requirements go above and beyond what is required countywide.

The proposed amendment would retain the required 15' equestrian easement along the southern and eastern boundaries of APN 534-561-10. However, given the layout of existing development and existing public trail easements, the Parks Program recommends that the easement requirement be modified to extend along the southern and western boundaries of APN 534-561-10. The Parks Program also recommends that the easement be changed to a public trail easement rather than an equestrian easement, as trail use has changed since the area plan was adopted.

There is a blanket public equestrian easement over the common areas in the development to the south of the subject site. The best access to this common area is to the southwest of APN 534-561-10. There is also a public trail easement along the eastern border of the Blackstone Estates Subdivision to the northwest of the subject site. Relocating a portion of the equestrian easement from the east side of the property to the west side of the property would provide connectivity between these two trail areas and be an added benefit to the community.

INITIAL REVIEW MEMORANDUM

TO: Julee Olander, Washoe County

FROM: Chohnny Sousa, TMRPA

DATE: May 28, 2021

SUBJECT: TMRPA initial review of the Washoe County Master Plan Amendment Case Number WMPA21-0002 (Village Green Commerce)

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA21-0002), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited submittal information provided through the May 2021 Washoe County Application Review Memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as identified by Washoe County, is the following:

For possible action, hearing, and discussion to approve: **An amendment to selected development standards for the existing Village Green Commerce Center Specific Plan, Appendix D of the Spanish Springs Area Plan. WMPA21-0002 (Village Green Commerce)**

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

Potential conformance issues

None at this time

Relative Regional Plan policies

RF 11 – Compatibility Factors

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 2

Development Constraint Areas (DCA): None identified during the initial review timeframe

Regional Utility Corridors: Underground transmission corridor located on the northern boundary of the site

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

None at this time

Other information for review

In discussions with Washoe County, TMRPA staff learned that the applicant is making the language in the plan clearer for the equestrian path width, parking lots facing residential properties and the pertaining coverage. The proposed text clarifies, corrects, and updates industrial development standards on one parcel within in the plan area and will encourage future development of the Village Green Commerce Center project at 375 Calle de la Plata, Sparks, Nevada 89411, (APN 534-561-10).

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

**VILLAGE GREEN
COMMERCE CENTER
MASTER PLAN AMENDMENT**

APPLICATION TO WASHOE COUNTY

FOR

SJS COMMERCIAL REAL ESTATE

700 USA Parkway

McCarran, NV 89434

MAY 10, 2021

**WMPA21-0002
EXHIBIT B**

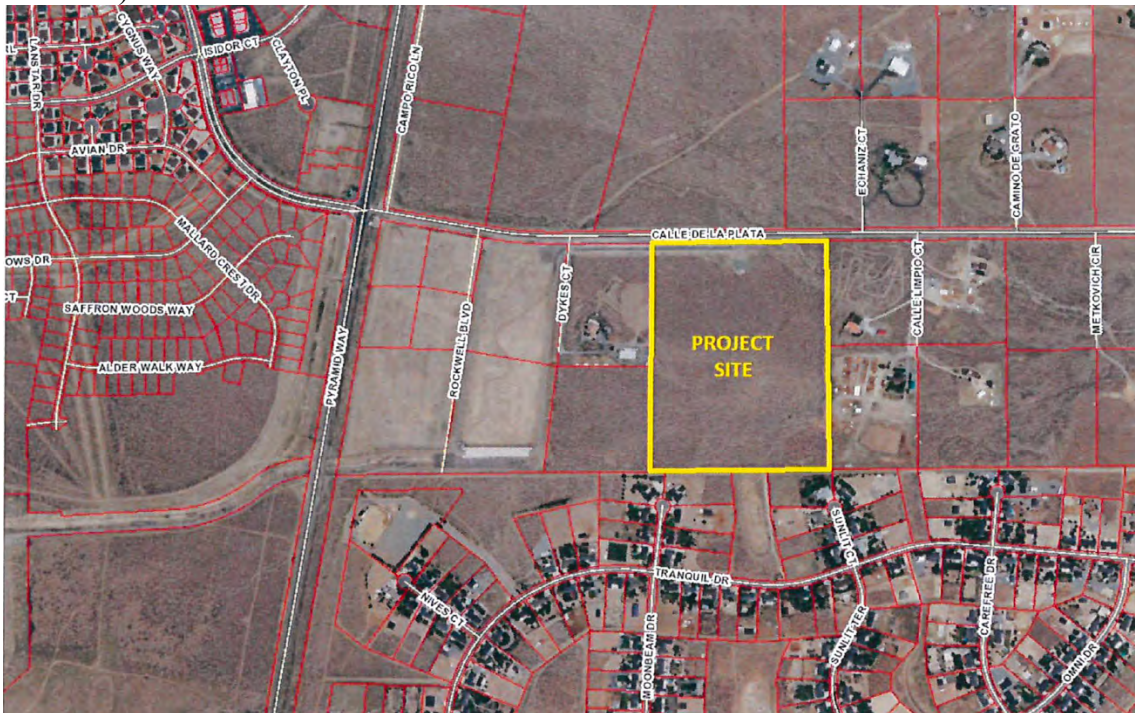
May 10, 2021

Washoe County
Community Services, Planning Department
1001 East Ninth Street
Reno, NV 89512

RE: Village Green Commerce Center

To Whom It May Concern:

I am pleased to submit this Master Plan Amendment to revise the Village Green Commerce Center specific plan (Appendix D of the Spanish Springs Area Plan). The proposed text clarifies, corrects, and updates industrial development standards on one parcel within in the plan area and will encourage future development of the Village Green Commerce Center project at 375 Calle de la Plata, Sparks, Nevada 89411 (on Assessor's Parcel Number 534-561-10).



It is important to note that this amendment does not introduce new land use impacts. Per the Washoe County Land Development Code Article 820, Master Plan Amendment applications shall require all the following findings be met, as applicable:

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

The proposed amendment does not conflict with Master Plan element policies and programs. The following Master Plan policies are supported through this application:

Conservation Element

- C.3.1. The Washoe County Development of Community Development shall adequately consult with other agencies while maintaining Development Suitability maps that depict valuable and/or critical land, water and wildlife resources or features which shall include, but not be limited to... [h] one hundred year flood plains.
 - Flooding concerns were addressed within the Village Green Commerce Center by construction of a regional stormwater detention basin west of Dykes Ct. along with currently processing CLOMR with FEMA
- C.16.1 Through the adoption of the Open Space and Natural Resource Management Plan and implementation of the policies contained in the Land Use and Transportation Element, Washoe County will promote and facilitate recreational use of green space by pedestrians and bicyclists, and provide access to public facilities, recreation, public transportation and open space.
 - The new pedestrian sidewalks and equestrian easement serves to implement this policy.

Land Use and Transportation Element

- LUT.1.1 Washoe County should define smaller areas where more intense suburban development is permitted (parallel with the Suburban Character Management Area, or SMCA), and larger areas outside the suburban areas where development is strictly limited to retain the existing rural characters (parallel with the Area Plan Rural Character Management Area, or RMCA).
 - The project site is located within the SMCA and identified within a Specific Plan of an Area Plan of the Master Plan.
- LUT 3.1 Require timely, orderly and fiscally responsible growth that is directed to existing suburban character management areas (SCMA) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).
 - The project site is in the SCMA and in the TMSA.
- LUT 4.4 Encourage new suburban developments to provide interconnected street networks to improve fluidity between land uses and encourage walking and cycling as viable safe modes of transportation.
 - The plan includes trails and open space, and the proposed development will provide safe storage of bicycles for commuters.
- LUT 5.3 New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.
 - This site is in an area of existing service infrastructure and safety providers
- LUT.6.1. Acknowledge the importance of Washoe County (including the incorporated cities of Reno and Sparks) in continuing development of Northern Nevada's regional economic base....[a] strengthen and support the identity of the region by encouraging land uses that both contribute to the character of the

community and enable the area to sustain a viable economic base. Encourage land uses that preserve a quality of life and define a sense of place within the region.

- This project adds to the economic base inside established service area.
- LUT.25.1 Ensure that development proposal are in conformance with appropriate Master Plan policies and the relevant Area Plan policies.
 - This policy analysis, the text amendment planning and public process ensure conformance.

Population Element

- Goal Three: Plan for a balanced development pattern that includes employment and housing opportunities, public services and open spaces
 - This project can add new employment opportunities in the Spanish Springs valley.
2. *Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety, or welfare.*

There is no proposed change to the current Industrial land use designation or the plan intent. This is strictly a request to clarify text and correct omissions contained in the specific plan (refer to the enclosed draft).

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 amendment encourages development of the current Industrial land use designation by clarifying and detailing contemporary industrial design standards. These clarifications remain more stringent design guidelines than the Washoe County Development Code standards for Industrial uses.

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.*

Yes, there are adequate transportation, water, sewer, power, recreation (via equestrian trail), and emergency services in proximity to this site. New industrial development will not generate increased demand for public schools and libraries.

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 Village Green Commerce Center is located within the Suburban Character Management Area (SCMA) and therefore included in the designated growth area in Spanish Springs. New warehouse buildings are planned for in the previously approved and permitted Industrial land use so encouraging development can be considered orderly growth. Existing residential development currently surrounds the property the future project can aid with a jobs/housing balance in Spanish Springs.

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

There are no military installations in the plan area or its vicinity.

Thank you for taking time to review the enclosed materials. On behalf of the SJS Commercial Real Estate, I appreciate your time and consideration. If you have any questions or need additional materials, please contact me at your earliest convenience at (510) 993-4034, or at kerry@kdrohrmeier.com.

Sincerely,



Kerry Rohrmeier, PhD AICP

Enclosures:
Application
Owner Affidavit
Property Tax Payment
TMWA Discovery Report
Check for Submittal

Appendix D - Village Green Commerce Center Specific Plan Contents

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Village Green Commerce Center Specific Plan

Introduction

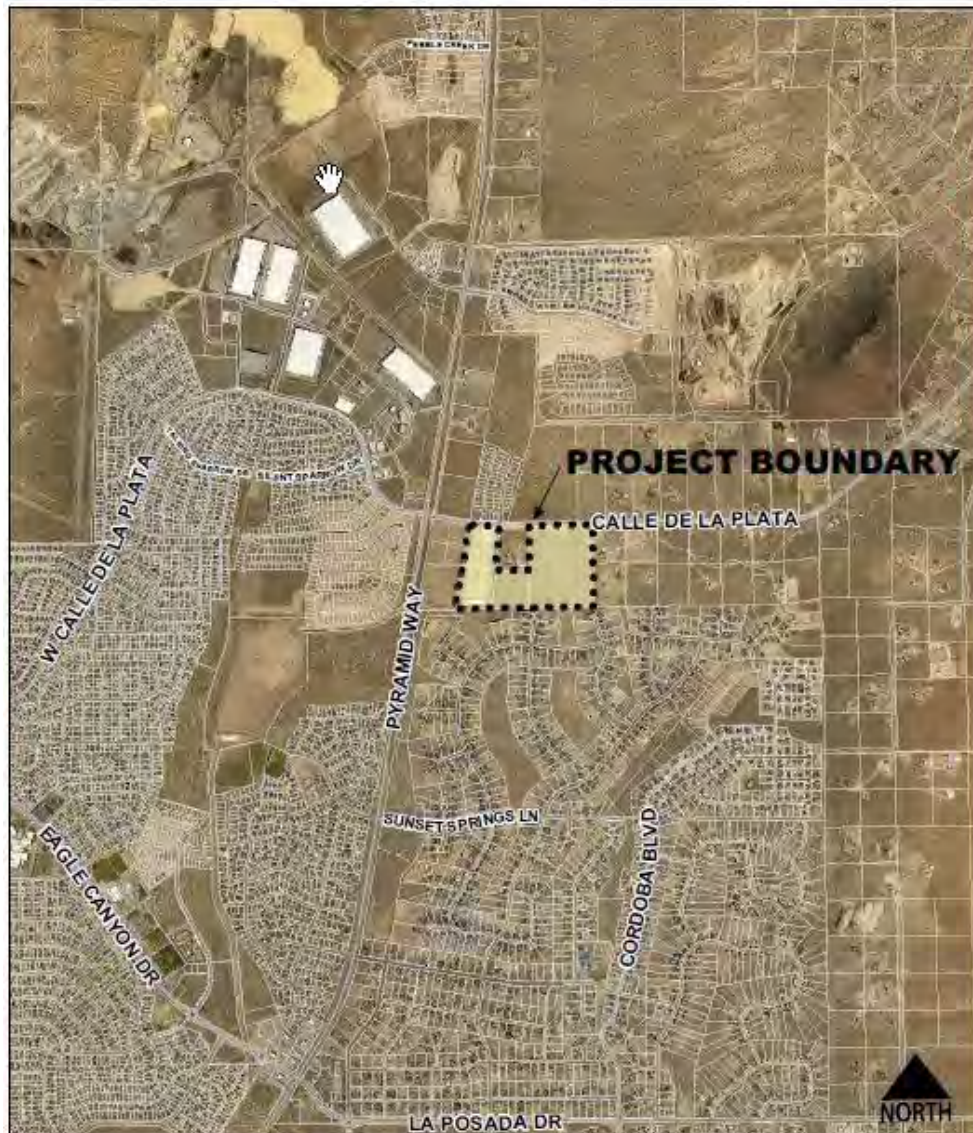
Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (APNs 534-561-06, 07, 08, and 10) consists of 70± acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 59.76± acres located further east along Calle de la Plata.

Figure D-1: Location Map

Project Concept/Description

Village Green Commerce Center is envisioned to be an environmentally sensitive Business & Industrial Park that creates a stronger employment base within the Spanish Springs valley.



Purpose of a Specific Plan

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the master plan by requiring or permitting large scale planning to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

Specific Plan Goals

The following specific goals for the Village Green Commerce Center are implemented with the standards in this handbook.

Protect the Natural Environment

Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources, where feasible.

Create Commerce within a mix of western and contemporary industrial development.

Goal Two: To promote community sustainability by providing employment that serves the growing population of Spanish Springs and reduces commutes out of the valley.

Goal Three: To promote economic diversity in the Spanish Springs Valley by providing higher than average wage employment.

Energy Conservation

Goal Four: To promote a high-quality project with western and contemporary industrial architecture and design using energy efficient building concepts and environmentally friendly site design.

Infrastructure

Goal Five: Major elements of public facility plans have been previously completed including construction of Calle de la Plata, a flood control basin, and a signalized intersection at Pyramid Highway. These improvements were paid for with no additional special assessments required.

Development Standards

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and similar standards. The Development Standards ensure compatibility with adjacent uses, relate to the surrounding environment, provide proportional sizes/arrangements of buildings, ensure adequate parking, and provide project amenities. These site development guidelines and architectural standards supersede the Spanish Springs Area Plan Appendix A, including but not limited to Site Development Guidelines and Architectural Standard.

Standards Not Addressed

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittal.

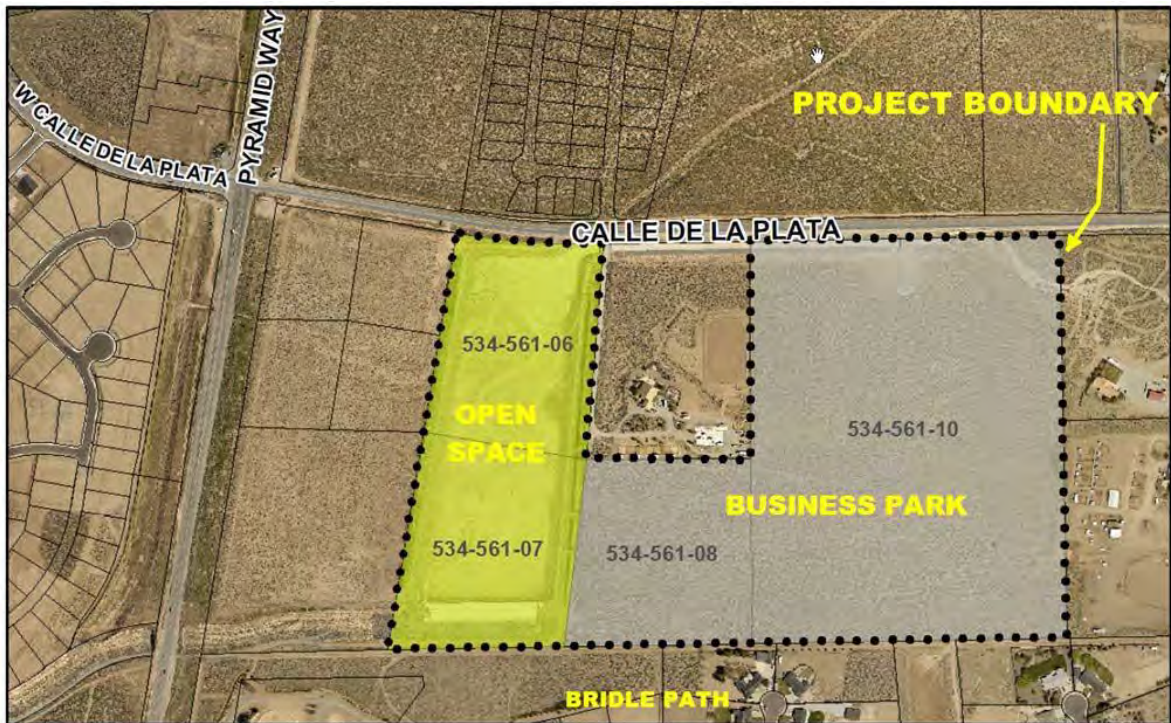
Land Use Classifications

Village Green Commerce Center includes a mix of Industrial land uses to promote commerce and new employment within the Spanish Springs Valley. The uses in the Industrial (I) regulatory zone are subject to the Industrial uses within the Spanish Springs Area Plan Table of Allowed Uses (Appendix C) with the following exception: Renewable Energy Production (excluding geothermal and petroleum) for on-site use is allowed within the Specific Plan.

Specific Plan Land Use

Land uses in Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility, and Open Space. There is no further definition of land use designations or sub-categories thereof. The permitted uses are subject to the standards and conditions outlined within this Handbook. The sedimentation basin parcels (APN 534-561-06 and 07) are limited to public facility uses only. These parcels shall meet Public Facility Industrial regulations in the Spanish Springs Area Plan and Washoe County Development Code. Figure D-1 (below) shows the Specific Plan Land Uses.

Figure D-1: Specific Plan Land Uses



Transportation Infrastructure

Calle de le Plata is a planned arterial street in the Streets & Highway System Plan as shown in Spanish Springs Area Plan E-13. That map identifies transportation needs based on the relationship of land use and transportation facilities to the Regional Transportation Commission (RTC) model. Village Green Commerce Center includes land uses that complement the planned infrastructure and capacity created in this arterial street and signalized intersection at

Pyramid Highway. This intersection is identified with the most significant investment in public infrastructure for the entire area north of Eagle Canyon Drive for the long-range regional plans. *[clarification needed]*

Site Planning

Building Site Coverage

Parcel APN 534-561-10 building site coverage shall not be required to comply with Appendix A and shall conform with the Washoe County Development Code.

Setbacks

The setback standards are intended to complement adjacent properties and promote the appearance of a uniform streetscape along Calle de la Plata. Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1: Building Setbacks

| Location | Setback Requirement |
|-------------------------------|--|
| Adjacent to Calle de la Plata | 20 feet |
| South | 50 Feet (includes a buffer) ¹ |
| West | 5 feet |
| East | 50 feet (includes a buffer) ¹ |

¹See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

Additional Setback Requirements

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

For parcel APN 534-561-08, maximum building height shall be 35' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.

For parcel APN 534-561-10 only, the maximum building height shall be 40' (feet). All buildings exceeding 30' feet in height must be located 125' feet from any existing residential home (not including any ancillary free-standing garages and shed structures) existing as of the date of this Master Plan amendment. Buildings in excess of 30' feet shall include an additional setback beyond the 125' setback of one foot for each foot of building height greater than 30', up to a maximum building height of 40' feet (ie. a 40' foot high building will require a 135' building setback).

Building height is measured per the definitions in the Washoe County Development Code.

Parking

Parking shall be provided per the requirements in Article 410 of the Washoe County Development Code.

Any use not defined by Article 410 of the Washoe County Development Code shall be subject to the reasonable interpretation by the Administrator.

Joint non-concurrent use of parking facilities shall be permitted with approval by the Administrator, which cannot be unreasonably withheld.

A reciprocal parking agreement(s) may be recorded over the property encompassing all uses within the project boundaries.

When future building permits and/or administrative permits are proposed, the applicant shall provide documentation to the Department of Community Development that parking will meet

Washoe County Code requirements.

Trash Enclosures

All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.

Trash enclosures colors shall match the primary colors of the building in which they serve.

A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.

Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).

Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

Circulation & Sidewalks

Pedestrian access and circulation standards create a pedestrian friendly environment that is safe and efficient with obvious connections to major building entrances and destinations.

A minimum 5' (foot) wide sidewalk is required along the Calle de la Plata frontage to provide a connection with properties to the west. The sidewalk may either meander within the 20' (foot) required landscape setback or parallel the right-of-way.

Sidewalks shall be provided adjacent to primary building entrances and are required to meet applicable ADA standards.

Ownership and maintenance of internal paths/walks shall be the responsibility of the Master Developer or the subsequent tenant or owner's association.

Fences and Walls

Maximum fence height for any perimeter fencing shall be 6' (feet). Perimeter fencing may consist of wood, vinyl, split-rail, or masonry. Chain link fencing is prohibited along the perimeter of the project. Solid fencing is prohibited for use in the buffer areas. Perimeter refers to the exterior boundaries of the site, not internal lots.

Fencing within the front yard of any lot, or along the Calle de la Plata frontage is prohibited.

Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.

A minimum 5' (foot) planter area must be provided adjacent to any fence more than 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e. vines, columnar trees).

Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

Loading "docks" shall be screened from view of residential areas by using architectural elements such as fencing and/or landscaping or overhangs.

Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.

Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited at all other hours.

Architecture

Village Green Commerce Center architecture promotes either a contemporary industrial design or a western theme adopted in the Spanish Springs Area Plan and accentuated with the “Virginia City” theme shown in the photos in Figure D-4. The architectural standards below apply to all uses and buildings within the Business Park area, except for parcel 534-561-10, which shall promote a contemporary industrial architecture and design and adhere to the Washoe County Development Code.

General Guidelines, for contemporary industrial architecture and design

Exterior building colors shall use earth tones and non-reflective material. Vibrant colors may be used to accent architectural features and project entries. Vibrant colors may be used with business logos.

Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.

There shall be no walls more than 150 feet in length horizontally where there is no change in height, material, patterns, and/or textures.

Exterior detailing with columns or other projections will be used to demarcate entrances to buildings.

Any mechanical equipment on the roofs will be screened and not visible from roadways or ground level of adjoining parcels.

General Guidelines – Parcel APN 534-561-10 is not subject to these General Guidelines.

Primary building entries shall be identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.

Stylized façade treatments that complement the intended architectural character shall be permitted.

Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.

Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building’s overall appearance.

Figures D-3 and D-4 show renewable energy building elements and the western theme styles proposed for the Village Green Commerce Center. These are provided for illustrative purposes, however, the general features of these illustrations shall be permitted in the project. Final elevations and architecture will vary but must comply with the Design Standards included with this handbook.

Energy Efficient Tenant Criteria - Parcel APN 534-561-10 is not subject to these Energy Efficient Tenant Criteria.

Following Energy Efficient Building Design Standards. All buildings within the project, shall include at a minimum:

R20 Insulated

Walls R50

Insulated

Ceilings Electric

Hydronic Heat

Electric Cooling

Cement Floors to be insulated and include hydronic coils

Rent incentives will be provided to tenants that consume a minimum amount of electricity per month.

Building Massing and Form - Parcel APN 534-561-10 is not subject to these requirements.

All buildings must consider pedestrian scale.

Buildings should provide articulation and dimension to add visual interest, windows (real or false) to break-up large building masses.

Building exterior walls shall include some of the following elements:

Design that gives the appearance of multiple structures when functionally possible.

Offsetting building planes through wall step backs.

Treatment with materials to ensure visual interest.

Clustering small-scale elements such as planter walls, pilasters, and columns around the major form.

Rear and side elevations on small stand-alone structures shall include articulation and wall treatments related to the primary façade when visible from Calle de la Plata.

Rear or side facades on larger buildings or multi-tenant buildings should include the same design elements as the front façade and facades abutting public rights-of-way.

Measures to address side and rear articulation will include the use of varied colors, architectural articulation such as pillars, posts, awnings, and trellises.

Theme structures and signage along with building and roof forms will promote the western theme envisioned in the Spanish Springs Area Plan and Virginia City photos.

Mechanical Equipment - Parcel APN 534-561-10 is not subject to these requirements.

Exterior mechanical equipment shall be designed and maintained in an orderly, compact manner. Equipment colors shall blend with the building architecture or blend with the natural background, as appropriate.

All roof-mounted equipment shall be screened with use of parapet walls, or screens including color(s) of the primary structure including the rear of stationary solar panels. Non-stationary roof-mounted photo voltaic solar panels shall be exempt from this standard.

Exterior mounted electrical equipment shall be located where it is screened from public view. It shall not be located on the public street side of any building unless screened with a wall or non-deciduous plantings.

Solar panels used to generate renewable energy sources are not subject to these standards.

Building Materials - Parcel APN 534-561-10 is not subject to these requirements.

On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.

Larger buildings may use concrete tilt-up design with articulation techniques such as bump-outs, faux pillars, or trellises.

Building entrances shall include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged.

Materials shall blend existing buildings within the project to provide some level of overall consistency.

Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.

Long, unbroken expanses of concrete or glass are discouraged. These are not consistent with the theme identified in the "Virginia City" buildings.

Signs

All signs located within the Village Green Commerce Center shall conform to Article 504 of the Washoe County Development Code in terms of size and quantity.

Lighting

General Standards

Lighting design will conform to Washoe County Development Code requirements.

On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.

Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.

All exterior lighting shall utilize energy efficient lighting such as LED, low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Security Lighting

Light standards located within 100' (feet) of any residential zone shall be limited to no more than 12' (feet) in height.

In the event a security light standard higher than 12' (feet) is proposed, a photometric plan is required and shall be approved by the Administrator.

Exterior Sign Lighting

Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.

All lighted signs are required to use individual letter lighting rather than total illumination.

Illuminated signs are prohibited for the building facades directly adjacent to and directly facing southerly and easterly residential property lines. These refer only to those buildings located directly adjacent to and directly facing residential property lines adjacent to the Village Green Commerce Center (adjacent to existing residential).

Illuminated signs are allowed for all other building elevations other than those described above.

Parking Lot Lighting

Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.

Parking lot lighting located within 100' of any primary residential home existing as of the date of this Master Plan amendment shall not exceed 12' (feet) in height.

In the event a parking light standard higher than 12' (feet) is proposed, a photometric plan is required and shall be approved by the Administrator.

Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.

All exterior lighting shall use energy efficient lighting standards such as LED, low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

Landscaping

General Requirements

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

A minimum of 20% of the gross site area of parcel APN 534-561-08 shall be landscaped. Except as provided for parcel APN 534-561-10 below, individual parcels are required to provide a minimum of 20% landscaping based on the gross area of each parcel

A minimum of 15% of the gross site area of parcel APN 534-561-10 shall be landscaped.

All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier films.

Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.

A desert landscape with drought tolerant native plantings is highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.

Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.

Effluent water used for landscape irrigation and recharge is highly encouraged. The Master Developer shall be required to provide "dry lines" for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section. The use of effluent water and the provision of "dry lines" for the future extension of effluent lines shall not be required for parcel APN 534-561-10.

Calle de la Plata Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.

A 5' (foot) wide concrete sidewalk shall be constructed within the 20' (foot) landscape area. The sidewalk may either parallel the right-of-way at the curb line, or meander through the landscape area in private property. If located in private property, it shall require granting of a public access easement to Washoe County.

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.

Use of lawn, zero scape no-turf ground surfaces including rock, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

Planting Palette

An amended list of plant material in addition to those noted in the Spanish Springs Area Plan may be used in the project at the sole and absolute discretion of the landscape architect. The selections must consider the intended desert landscape theme as related to the sustainability features of the project with a preference to using plant material native to northern Nevada.

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site (see Figure D-5 – Business Park Buffering). Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

Building Orientation - All buildings oriented along these property lines shall have the “quiet” side of a building facing the property line. There shall be no dock doors on the building side directly adjacent to and facing any residential parcel. Provided required setbacks and buffers as stated in this Plan are complied with, parking, driveways, office doors and fire doors shall be allowed on any building side directly adjacent to and facing any residential parcel. Dock doors shall be allowed on the side of any building (including any building adjacent to a residential parcel) provided the dock doors are not directly adjacent to and facing a residential parcel.

Building Setback - All buildings adjacent to residential property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.

Access and Parking – There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation or fire doors for the buildings.

Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density determined by Washoe County code that is required by the development code for the buffer areas (See Figure D-6 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.

Building Material & Colors - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.

Stormwater retention and/or detention can occur in the buffer yards.

Figure D-5: Business Park Buffering

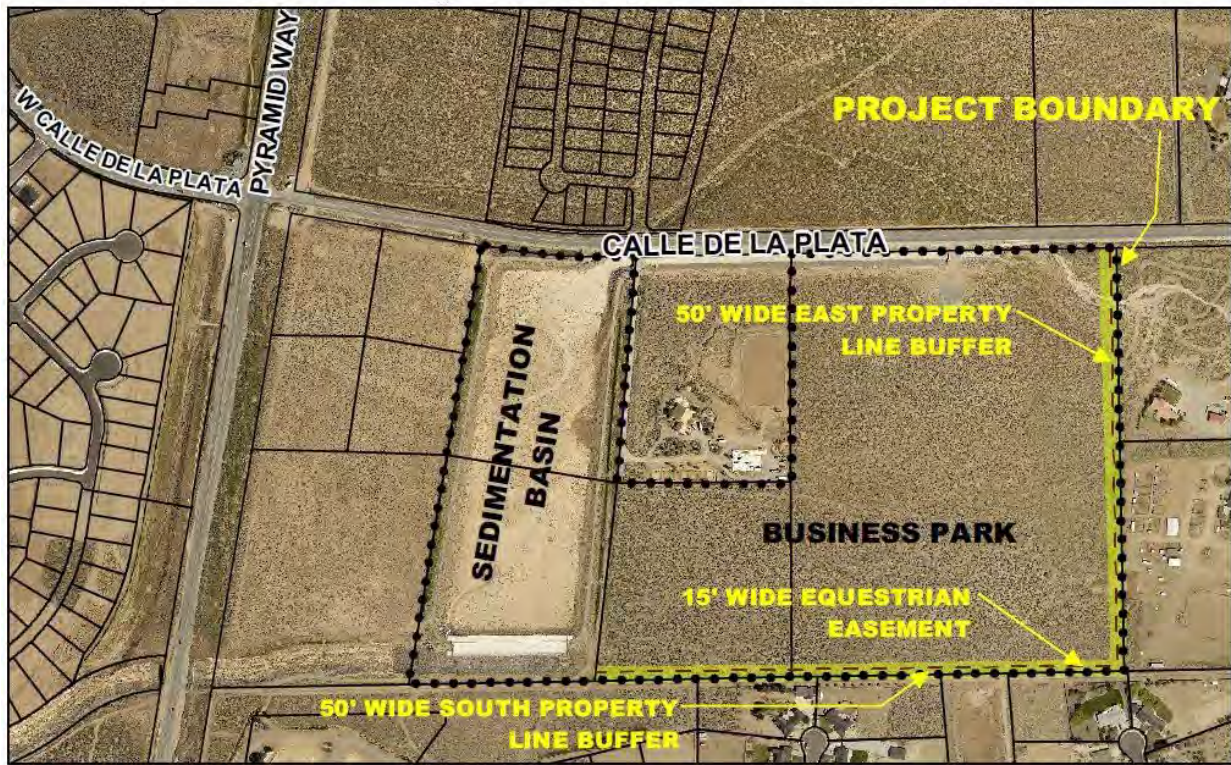
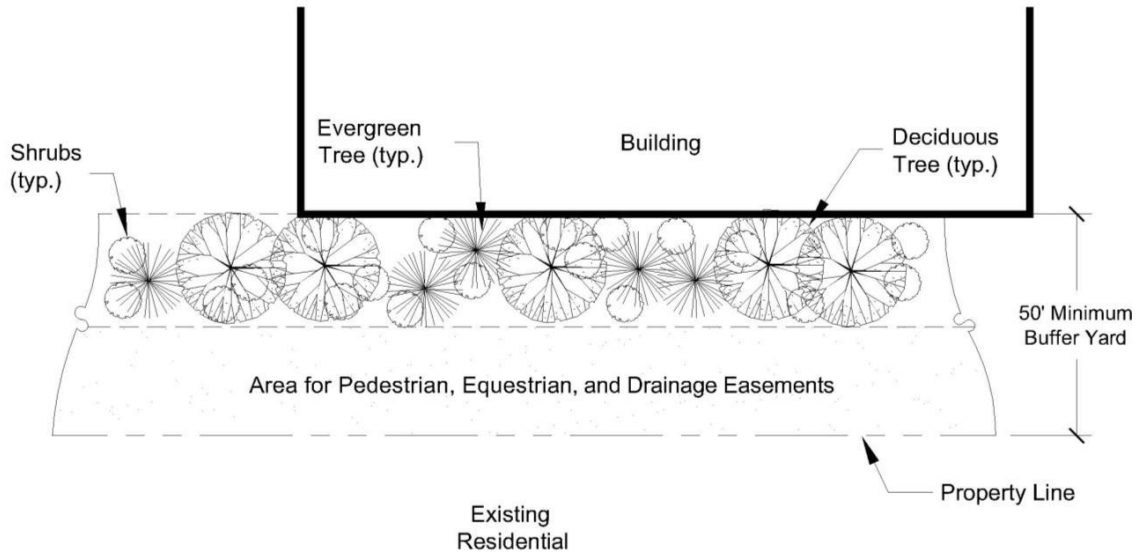


Figure D-6: Buffering Yard Planting Plan

Note:
Tree planting to include a mix of 50% Deciduous and 50% Evergreen Trees



Evergreen Trees shall be 50% @ 7' Height Min.
50% @ 6' Height Min.

Deciduous Trees shall be 50% @ 2" Caliper Min.
50% @ 1" Caliper Min.

Parking Lot Landscaping

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a "smaller" feel.

A minimum of one tree per every 10 parking spaces shall be provided within parking lot "islands."

Deciduous trees shall be a minimum 1.5" (inch) caliper, with evergreen trees at a 6' (foot) minimum height.

These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.

Landscaping shall not be less than 15% of the site area of the parking lot.

Site Grading These requirements are not applicable to parcel APN 534-561-10 which will meet the Washoe County Building Code requirements.

The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

Mass grading shall be consistent with a specific building phase. This prohibits mass grading of any future development phase without an associated building permit. One exception is any grading needed for infrastructure that includes roads, utility lines, and flood control improvements may be allowed without a building permit.

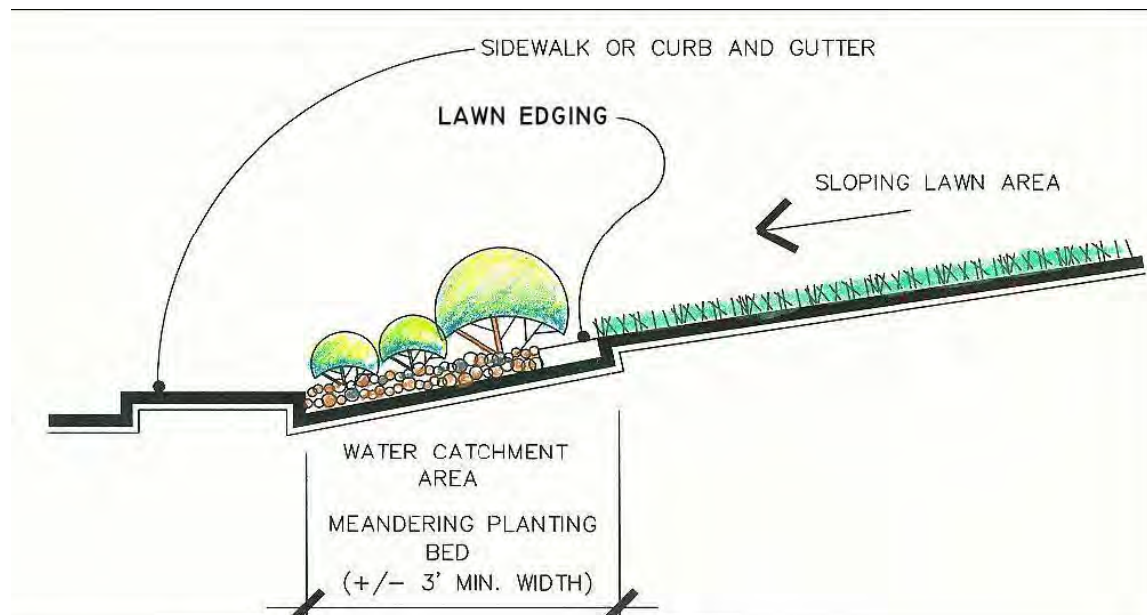
Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.

Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5' (feet) in height.

Retaining walls shall use native stone or modular blocks materials where grading dictates.

Turf Areas: A "water catchment area" or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks to catch runoff (see Figure D-7 below).

Figure D-7: Turf Areas



Sustainability

Low Impact Development (LID) Standards - LID standards do not apply to parcel APN 534-561-10 recognizing that LID standards were adopted by Washoe County.

LID standards and techniques shall be used in the development of the site. These techniques are intended to reduce storm water runoff and mitigate development impacts to the land, and hydrologic functions of the site. LID aims to mimic natural hydrology by using processes that infiltrate, and evaporate storm water.

LID standards shall include a mix of some of the following design solutions and criteria:

Design infiltration basins where possible. These are shallow depressions in the landscape with specific soils and vegetation to assist in infiltrating. The water catchment areas noted in Figure D-7 for turf are a positive LID feature to infiltrate irrigation and stormwater runoff.

Use grass drainage swales where possible as an alternative to curbs, gutters, and pipes. Water moving in swales is slowed and percolates into the ground.

Reduce the extent and size of storm detention ponds with use of infiltration ponds and drainage swales in landscape areas where possible.

Use efficient irrigation technology for landscape areas to avoid generating offsite runoff.

Minimize the use of impervious surfaces by meeting precise parking demands that may reduce the amount of parking spaces provided and reduce the amount of impervious surface. This is further accomplished by providing alternative modes of transportation to the site.

Disconnect hydrologic elements (roofs, downspouts, parking areas) in design.

Environmental Sustainability Standards - Environmental Sustainability Standards do not apply to parcel APN 534-561-10 which shall comply with Washoe County Code requirements.

Village Green Commerce Center contributes to a sustainable business park environment, (except for parcel 534-561-10, which will meet the Washoe County Building Code requirements), by including the following standards:

1. All buildings will include solar panels on the rooftops to supplement energy demands or other renewable sources should be required.
2. All buildings will be programmed to include electrical docking stations for recharge of electrical vehicles. Size & quantities of docking stations will be based on building size and shall be determined by the architect or designer of individual buildings.
3. All structures shall include elements of the Sierra Green building program. That program is accessed via the internet at www.thebuilders.com/sierragreen.php.
4. LID standards shall be applied within the site design per the standards noted in the LID section above. Additional information to help address LID criteria is accessed via the internet at <http://www.unce.unr.edu/programs/sites/nemo>.
5. Businesses shall have recycling programs including recycling bins for domestic recycling (i.e. cans, bottles, paper).
6. Employers shall prepare a ridesharing program and make employees aware of the program in an effort to reduce vehicle trips.
7. All buildings shall provide a bicycle or motorcycle rack to encourage alternative forms of transportation. The number of racks may increase based on total parking demand.
8. Effluent water shall be required for landscape irrigation when made available by Washoe County to the Spanish Springs Valley and this site. Timing of the connection or transition to effluent irrigation shall be linked to a future development phase that is pending approval once the effluent lines are made available to the site. Effluent irrigation is not required retroactively to site improvements completed prior to the effluent lines being available to the site.
9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.
10. Bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project for employers, employees, and the community.
11. The flood control sedimentation basin on the site is a sustainable feature that captures storm water and recharges the Spanish Springs ground water through infiltration.

Administration

Transportation Improvements

The Village Green Commerce Center is no longer subject to a cost sharing agreement for the signal or roadway improvements at Calle de la Plata and Pyramid Highway. The developer will be required to pay standard RTC Regional Road Impact Fees and make necessary street improvements along the frontage of the property consistent with Washoe County's development standards.

Equestrian Easement

The Master Developer shall provide a 15' equestrian easement to Washoe County from Bridle Path and construct the path with each adjacent phase through the project site per the phasing plan and connect to Calle De Le Plata. This easement shall be 15' in width, and meet the basic criteria for equestrian use as defined by the Washoe County Parks Department, and maintained by Washoe County. This easement is noted on the Business Park Buffer Plan, Figure D-5 on page D-13.

Subsequent Review Requirements

Per the Allowed Uses section, all uses within the Village Green Commerce Center require subsequent review by Washoe County in the form of a building permit.

Project Financing

1. Project financing shall be the responsibility of the Master Developer. All necessary infrastructure to serve the site shall be constructed at the expense of the Master Developer and dedicated to Washoe County as appropriate.
2. Any agreement made between the Master Developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be permitted if agreeable to all parties, which agreement should not be unreasonably withheld.
3. Village Green Commerce Center is required to pay all applicable development impact fees as mandated by Washoe County, the Regional Transportation Commission, and Nevada Revised Statutes.

Maintenance

At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

Administrative Approval for Minor Revisions

The Administrator shall have the authority at his/her reasonable discretion to administratively approve minor deviations in the plans, standards, and guidelines as requested by the Master Developer prior to the submission of a final development plan for each phase or pad area.

The boundaries/property lines included within the Village Green Commerce Center are subject to modification. The Master Developer may submit a commercial subdivision map, parcel map, or boundary line adjustment creating new parcel(s) or altering the shape of existing parcels that make up the Village Green Commerce Center without an amendment to this handbook. However, the overall acreage of the Specific Plan cannot increase without amendment to this handbook and the subsequent Master Plan Amendment process.

Design Flexibility

The final development plan, standards, and regulations contained in this handbook are intended to depict the nature and intensity of the development proposed within the Village Green Commerce Center. Sufficient flexibility provided by Washoe County shall be allowed for the Master Developer to permit detailed planning and design at time of actual development. The configuration and acreage of development parcels and phases may be altered at Master developer's discretion to accommodate detailed site conditions.

Omissions

In cases where the handbook does not specifically address a standard/subject, the provisions of the Washoe County Development Code, Washoe County Master Plan, Spanish Springs Area Plan, and/or Nevada Revised Statutes in effect at that time shall prevail.

Definitions

There are a variety of words and phrases that are used commonly throughout this Design Standards Handbook. The following is a brief list defining the terms that are carried on throughout this document:

1. **Administrator.** "Administrator" shall mean the Washoe County Community Development Director or his/her lawfully designated representatives.
2. **Architect.** "Architect" shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Master Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County.** "County" shall mean Washoe County, Nevada.
4. **Code.** "Code" shall refer to the Washoe County Development Code and its adopted Articles.
5. **Design Standards.** "Design Standards" shall refer to the contents of this handbook and any subsequent revisions approved by Washoe County.
6. **Master Developer.** "Master Developer" shall mean Sierra Triple Net, LLC its successors, assigns or a future tenant/user.

7. **Project.** The provisions for development of a Business and Industrial Park referred to as the Village Green Commerce Center.

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.

| | | | |
|---|-----------------|---------------------------------------|-----------------|
| Project Information | | Staff Assigned Case No.: _____ | |
| Project Name: CDLP Commerce Center | | | |
| Project Description: | | | |
| Project Address: | | | |
| Project Area (acres or square feet): | | | |
| Project Location (with point of reference to major cross streets AND area locator): | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| | | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: | | Name: Kerry Rohrmeier | |
| Address: | | Address: 1319 Mortiz Ct | |
| Zip: | | Zip: | |
| Phone: | Fax: | Phone: | Fax: |
| Email: | | Email: | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: | | Contact Person: | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: Marc Siegel | | Name: | |
| Address: | | Address: | |
| Zip: | | Zip: | |
| Phone: | Fax: | Phone: | Fax: |
| Email: | | Email: | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

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 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?

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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?

| |
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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?

| |
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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 |
|--------------------------|-------------------------|----------------|----------------------------------|----------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

| | |
|-------|--|
| North | |
| South | |
| East | |
| West | |

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

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.

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 type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

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

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

Explanation:

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

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

Explanation:

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

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

Explanation:

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

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

Explanation:

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

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

Explanation:

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

A TMWA Discovery Level 1 study is included with this application.

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.

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

- a. System Type:

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

- b. Available:

| | | | |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input 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.

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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 type="checkbox"/> Public system | Provider: | |

- b. Available:

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

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

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

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

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

13. Community Services (provided and nearest facility):

| | |
|-------------------------|--|
| a. Fire Station | |
| b. Health Care Facility | |
| c. Elementary School | |
| d. Middle School | |
| e. High School | |
| f. Parks | |
| g. Library | |
| h. Citifare Bus Stop | |

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:

| |
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b. Conservation Element:

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c. Housing Element:

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d. Land Use and Transportation Element:

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e. Public Services and Facilities Element:

| |
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| |
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f. Adopted area plan(s):

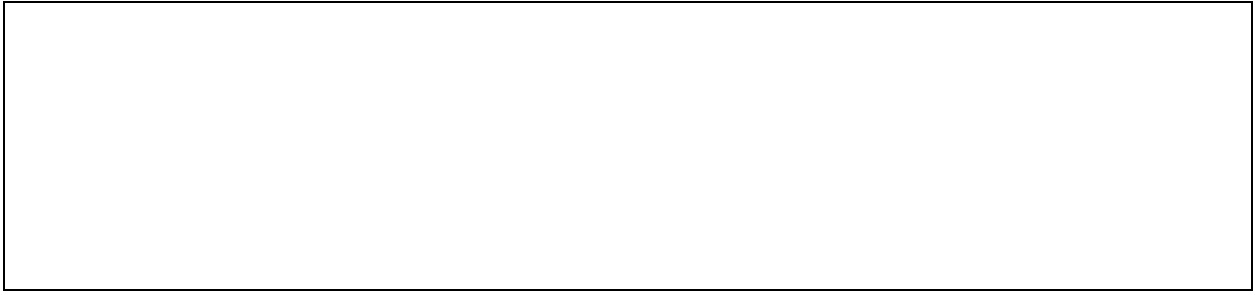
| |
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15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

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Applicant Comments

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



Property Owner Affidavit

Applicant Name: STN 375 Calle 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, Randal 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.)

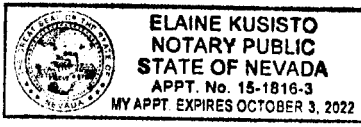
Assessor Parcel Number(s): 534-561-10

Printed Name Randy S Kuckenmeister
Signed [Signature]
Address 3860 65 Richards Blvd CHASER CITY NV 89123

Subscribed and sworn to before me this 6th day of May, 2021.

Elaine Kusisto
Notary Public in and for said county and state

My commission expires: 10-3-2022



(Notary Stamp)

*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



BARBARA K. CEGAUSKE
 Secretary of State
 202 North Carson Street
 Carson City, Nevada 89701-4201
 (775) 684-5708
 Website: www.nvsos.gov
www.nvsilverflume.gov

Annual or Amended List and State Business License Application

ANNUAL **AMENDED** (check one)

List of Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

STN 375 CALLE GROUP, LLC

NV20111229270

NAME OF ENTITY

Entity or Nevada Business
Identification Number (NVID)

TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT

IMPORTANT: Read instructions before completing and returning this form.

Please indicate the entity type (check only one):

- Corporation
 - This corporation is publicly traded, the Central Index Key number is:
- Nonprofit Corporation (see nonprofit sections below)
- Limited-Liability Company
- Limited Partnership
- Limited-Liability Partnership
- Limited-Liability Limited Partnership
- Business Trust
- Corporation Sole

| | |
|--|---|
| Filed in the Office of <i>Barbara K. Cegauske</i> | Business Number E0190792011-9 |
| Secretary of State State Of Nevada | Filing Number 20211398361 |
| | Filed On 04/21/2021 09:15:23 AM |
| | Number of Pages 2 |

Additional Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers, may be listed on a supplemental page.

CHECK ONLY IF APPLICABLE

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee.

- 001 - Governmental Entity
- 006 - NRS 680B.020 Insurance Co, provide license or certificate of authority number

For nonprofit entities formed under NRS chapter 80: entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is \$200.00. Those claiming an exemption under 501(c) designation must indicate by checking box below.

- Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee. Exemption Code 002

For nonprofit entities formed under NRS Chapter 81: entities which are Unit-owners' association or Religious, Charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C § 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls under one of these categories by marking the appropriate box. If the entity does not fall under either of these categories please submit \$200.00 for the state business license.

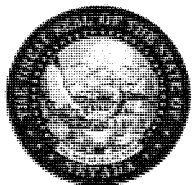
- Unit-owners' Association
- Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. §501(c)

For nonprofit entities formed under NRS Chapter 82 and 80: Charitable Solicitation Information - check applicable box

Does the Organization intend to solicit charitable or tax deductible contributions?

- No - no additional form is required
- Yes - the "Charitable Solicitation Registration Statement" is required.
- The Organization claims exemption pursuant to NRS 82A 210 - the "Exemption From Charitable Solicitation Registration Statement" is required

****Failure to include the required statement form will result in rejection of the filing and could result in late fees.****



BARBARA K. CEGAUSKE
 Secretary of State
 202 North Carson Street
 Carson City, Nevada 89701-4201
 (775) 684-5708
 Website: www.nvsos.gov
www.nvsilverflume.gov

Annual or Amended List and State Business License Application - Continued

Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

CORPORATION, INDICATE THE MANAGER:

RANDAL S KUCKENMEISTER

Name

USA

Country

3860 GS RICHARDS BLVD.

Address

CARSON CITY

City

NV

State

89703

Zip/Postal Code

None of the officers and directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X Randal S Kuckenmeister

**Signature of Officer, Manager, Managing Member,
 General Partner, Managing Partner, Trustee,
 Subscriber, Member, Owner of Business,
 Partner or Authorized Signer** FORM WILL BE RETURNED IF

UNSIGNED

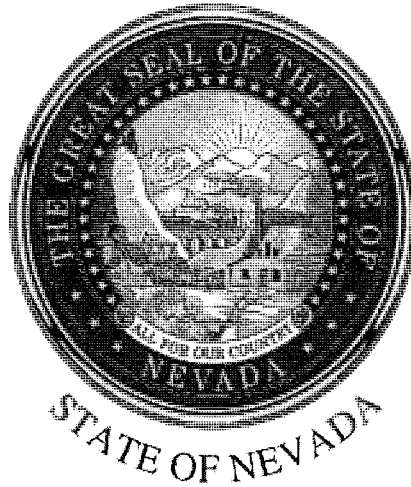
Manager

Title

04/21/2021

Date

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

STN 375 CALLE GROUP, LLC

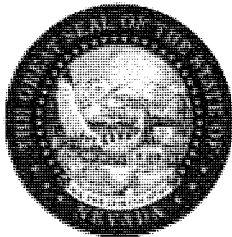
Nevada Business Identification # NV20111229270

Expiration Date: 04/30/2022

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 04/21/2021.

Barbara K. Cegavske

Certificate Number: B202104211608318

You may verify this certificate
online at <http://www.nvsos.gov>

BARBARA K. CEGAUSKE
Secretary of State

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

| Collection Cart | Items | Total | Checkout | View |
|-----------------|-------|--------|--------------------------|----------------------|
| Collection Cart | 0 | \$0.00 | | |

Pay Online

No payment due for this account.

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|---------------------|
| 53456110 | Active | 5/4/2021 1:40:25 AM |

Current Owner:
STN 375 CALLE GROUP LLC
C/O RANDAL S KUCKENMEISTER MGR
3860 GS RICHARDS BLVD
CARSON CITY, NV 89703

SITUS:
375 CALLE DE LA PLATA
WCTY NV

Taxing District
4000

Geo CD:

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

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|----------|------------|--------------|----------|---------------|
| 2020 | \$800.64 | \$800.64 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$762.52 | \$762.52 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$727.61 | \$727.61 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$698.44 | \$698.44 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$680.61 | \$680.61 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

Disclaimer

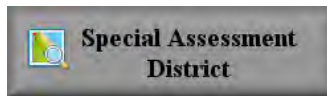
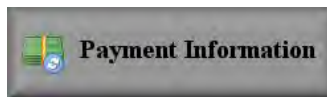
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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





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

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



January 22, 2021

To: Karen Meyer
 Thru: Scott Estes
 From: Holly Flores
RE: 375 Calle De La Plata Discovery, TMWA W.O. 20-7751

Purpose:

Conduct a high-level engineering analysis to determine the least cost major offsite TMWA water facility requirements and preliminary cost estimates necessary to provide water service to the proposed project. Annexation to the TMWA retail service territory is required.

Preliminary Water Facility Requirements and Cost Estimate:

The estimated cost for water facility charges and offsite water facility requirements associated with this project is approximately \$1,541,240. These costs are summarized in the table below.

Table 1: Estimated Major TMWA Water Facility Costs

| Facility Description | Quantity | Unit | Unit Cost | Total Cost | Comments |
|--------------------------------------|----------|---------|-----------|--------------------|---------------------------------------|
| 12-inch Main Extension | 4,800 | feet | \$240 | \$1,152,000 | Calle De La Plata to El Caballo Trail |
| Pressure Regulating Station | one | each | \$75,000 | \$75,000 | |
| Area 12 Facility Charge | 20 | per gpm | \$9,384 | \$187,680 | Rate Schedule WSF |
| Supply and Treatment Facility Charge | 20 | per gpm | \$6,328 | \$126,560 | Rate Schedule WSF |
| Estimated Cost | | | | \$1,541,240 | 2021 planning level estimate only |

Discussion:

Location:

The proposed project is located at 375 Calle De La Plata east of Pyramid Way in Washoe County, Nevada on APN 534-561-10. The project consists of 39.12 acres of industrial development per the attached site plan provided by the applicant. Annexation to the TMWA's retail water service territory is required prior to service.

Estimated Project Demands:

Preliminary demand estimates were based on the domestic water rights calculation by TMWA plus estimated potable irrigation. The estimated maximum day demand is 20 gpm. Anticipated fire requirements were provided by the applicant at 4,000 gpm for four hours for the industrial development.

Offsite Facility Requirements:

An offsite water main extension and one pressure regulating station will be required to serve this project's anticipated fire flow requirements. Onsite water facilities will be privately owned. The

conceptual water facility plan will expand the existing Isidor Regulated Zone. The preliminary service plan and retail service boundaries are shown on the attached exhibit.

Points of Connection and Anticipated Pressures:

Two connections will be required in Calle De La Plata. Connect to the existing 10-inch main in Calle De La Plata and construct 12-inch main eastward approximately 4,800 feet in Calle De La Plata connecting to the existing 16-inch DI main at El Caballo Trail. One new pressure regulating station is required at approximately 4625 feet in elevation in Calle De La Plata. Anticipated normal operating pressure in the main at the project address will be approximately 60 psi with residual pressure during maximum day demands and 4,000 gpm fire flow in the low 30 psi range.

Assumptions:

1. This preliminary study was based on information provided by the Tectonics Design Group in late December 2020. The project Conceptual Campus Plan is attached for reference.
2. The project parcel is currently outside the TMWA retail service territory and must be annexed prior to service.
3. Per TMWA standards, all services in regulated zones will require individual pressure reducing valves. Per the Uniform Plumbing Code, individual pressure reducing valves are recommended within the project where water pressures exceed 80 psi.
4. The estimated maximum day demand for the project is approximately 20 gpm including an estimated irrigation demand. Actual demands will be determined at the time of service.
5. The maximum fire flow requirement is assumed to be 4,000 gpm for four hours for the industrial development. The actual fire flow requirements will be set by the governing fire agency.
6. Facility requirements were based on the estimated maximum day demand and fire flow requirements. Changes in demand or required fire flow rates will affect the facility requirements and in turn the cost estimates included herein.
7. All cost estimates are for facility charges and major offsite facilities only, are preliminary and subject to change. Actual costs will be determined at the time of application for service.
8. This estimate does not include the cost of private onsite facilities including water mains, water rights for the project, nor the Water Resource Sustainability Fee .
9. The ultimate water facility plan proposed by the Truckee Meadows Water Authority may be reviewed for compliance with state and local codes and regulations and approved by the local health authority prior to service.
10. Dead ends must be eliminated, and a looped water system designed, to the extent possible, per NAC 445A regulations. The health authority may require changes to the enclosed water facility plan that may in turn affect the included cost estimates.

Conclusion:

The Truckee Meadows Water Authority is agreeable to supplying water service to the project, subject to the applicant satisfying certain conditions precedent, including, without limitation, annexation to the TMWA retail service territory, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure in accordance with our rules and tariffs.

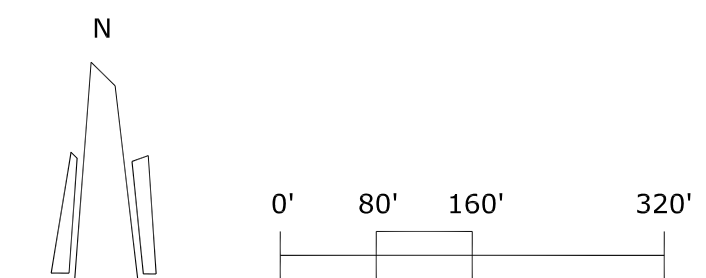
Review of conceptual site plans by the Truckee Meadows Water Authority does not constitute an application for service, nor implies a commitment by the Truckee Meadows Water Authority for planning, design or construction of the water facilities necessary for service. The extent of required offsite and onsite water infrastructure improvements will be determined by the Truckee Meadows Water Authority upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan by the local health authority. Because the NAC 445A water system regulations are subject to interpretation, the Truckee Meadows Water Authority cannot guarantee that a subsequent water facility plan will be approved by the health authority or that a timely review and approval of the project will be made. The applicant should carefully consider the financial risk associated with committing resources to their project prior to receiving all required approvals. After submittal of a complete application for service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement necessary for the project. All fees must be paid to the Truckee Meadows Water Authority prior to water being delivered to the project.

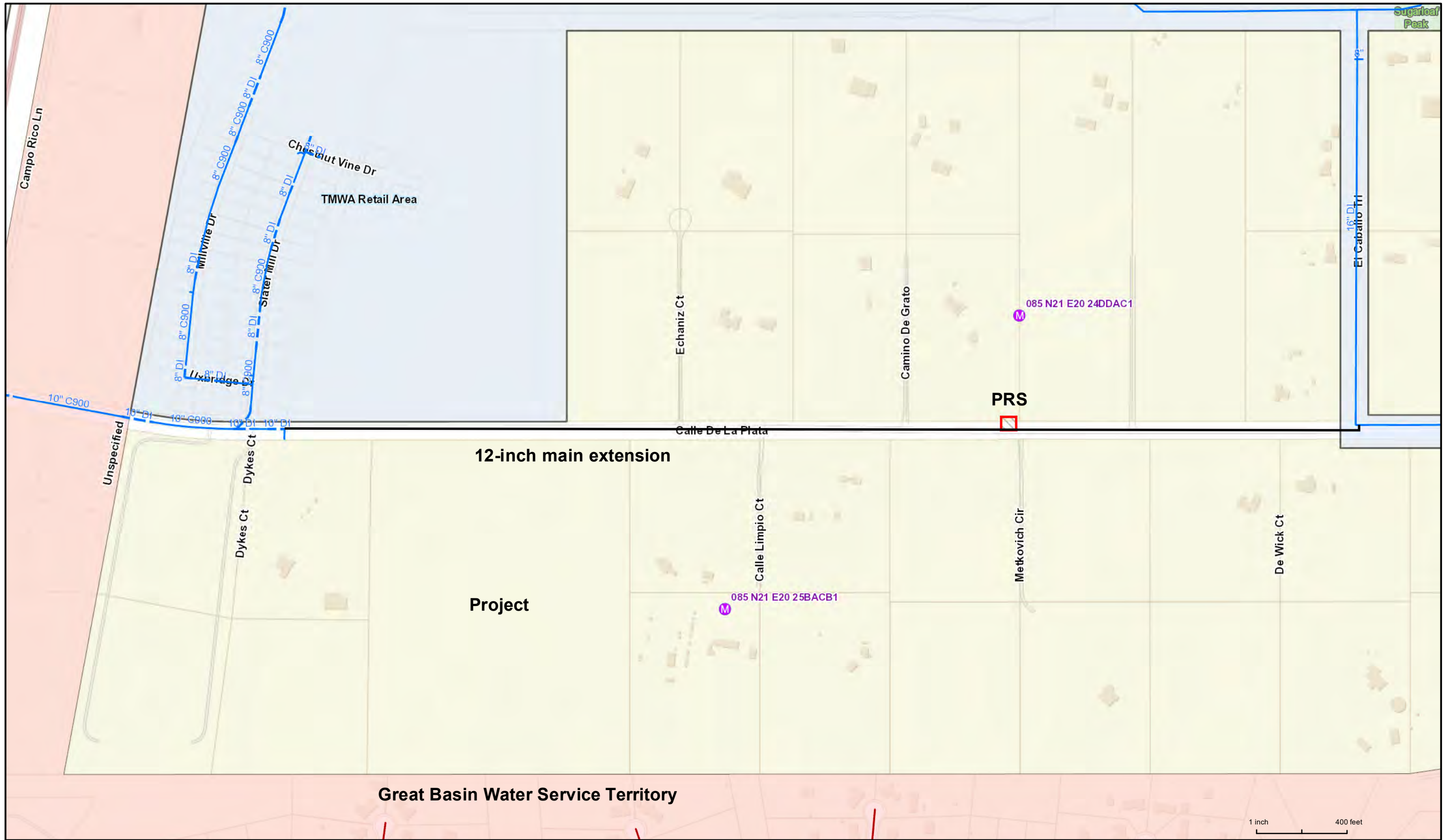
Please call me at (775) 834-8026 if you have questions or need more information.

/hmf

cc: Matthew Rasmussen, Tectonics Design Group
Randy Kuckenmeister, STN 375 Calle Group LLC
File 20-7751

Attachments: Calle De La Plata Conceptual Campus Plan - provided by applicant
TMWA Distribution System Exhibit – Retail Service Territory and
Conceptual Service Plan





12-inch main extension

Project

Great Basin Water Service Territory

PRS

375 Calle De La Plata Discovery 20-7751
 Conceptual Service Plan

1 inch = 400 feet

| | |
|---------|-------------------|
| DATE: | 1/22/2021 |
| MAP BY: | hf |
| REQ BY: | |
| SCALE: | 1 inch = 400 feet |

WMPA21-0002
 EXHIBIT B

Date: December 22, 2020

To: Karen Meyer

From: Eden Catudan

RE: 20-7751 375 Calle De La Plata Discovery (APN 534-561-10)

The New Business/Water Resource team will answer the following assumptions on each new discovery:

- Is the property within Truckee Meadows Water Authority's water service territory?
- Does the property have Truckee River water rights appurtenant to the property, groundwater or resource credits associated with the property?
 - If yes, what is the status of the water right: Agricultural or Municipal and Domestic use?
- Estimated water demand for residential and or commercial projects.
- Any special conditions, or issues, that are a concern to TMWA or the customer.

The following information is provided to complete the Discovery as requested:

- This subject parcel (APN 534-561-10) is not within Truckee Meadows Water Authority's (TMWA's) service territory. An annexation is required.
- There are no resource credits and per Nevada Division of Water Resources (NDWR), there are no Truckee River decreed water rights appurtenant to the property. The developer will be required to follow TMWA's current rules, specifically Rule 7, and pay all fees for water rights needed in order to obtain a will serve commitment letter.
- Based on the information provided by the applicant, this project "375 Calle De La Plata Discovery" is estimated to require a domestic demand of **3.49 acre-feet**. Landscaping plans were not provided; therefore, a demand could not be determined. Please see the attached demand calculation sheet for the **estimated** demand and resource fees. Once final plans are submitted a more accurate demand will be calculated.
- Any existing right of ways and public easements would need to be reviewed, and if needed the property owner will need to grant TMWA the proper easements and/or land dedications to provide water service to the subject properties. Property owner will be required, at its sole expense, to provide TMWA with a current preliminary title report for all subject properties. Owner will represent and warrant such property offered for dedication or easements to TMWA shall be free and clear of all liens and encumbrances. Owner is solely responsible for obtaining all appropriate permits, licenses, construction easements, subordination agreements, consents from lenders, and other necessary rights from all necessary parties to dedicate property or easements with title acceptable to TMWA.



**WATER RIGHTS AND WATER RESOURCE SUSTAINABILITY
CALCULATION WORKSHEET FOR MULTI-TENANT APPLICATIONS**

| | | Demand (Acre Feet) |
|---|--------------------|-------------------------|
| 1 Existing demand (current usage) at Service Property Dom=13.66AF IRR=2.52AF | | 0.00 |
| 2 Number of units _____ x .11 (Apartments) | 0.00 | |
| 3 Shell Building: <u>582,400</u> x 0.000006 per sq.ft. | 3.49 | |
| 4 Fixture units: Service Sink <u>0.0</u> x 15x 365x 3.07/ 1 mil | 0.00 | |
| 5 Landscaping: Turf _____ sq ft x 3.41/ 43,560 | TBD | |
| 6 Drip | TBD | |
| 7 Other calculated demand:) | <u>0.00</u> | |
| 8 New or additional demand at Service Property (lines 2+3+4+5+6) | | <u>3.49</u> |
| 9 Total Demand at Service Property (lines 1+8) | | 3.49 |
| 10 Less: Prior demand commitments at service property | 0.00 | |
| 11 Less: Other resource credits | <u>0.00</u> | |
| 12 Total Credits (lines 10+11) | | <u>0.00</u> |
| 13 Subtotal: Required resource dedication/commitment (lines 9-12) | | 3.49 |
| 14 Factor amount (0.11 x Line 13) | | 0.38 |
| 15 No return flow required | | <u>0.00</u> |
| 16 TOTAL RESOURCES REQUIRED (lines 13+14+15) | | <u>3.87</u> |
| 17 Price of Water Rights per AF \$7,600 | | \$ 29,412 |
| 18 Will Serve Commitment Letter Preparation Fee (\$150.00 per letter) | | \$ 150 |
| 19 Due Diligence Fee (\$150.00 per parcel) | | \$ 0 |
| 20 Document Preparation Fees (\$150.00 per document) | | \$ 0 |
| 21 Lands and Water Resources fee for TI's with new or deficit demand (\$300) | | \$ 0 |
| 22 Water Resource Sustainability (\$1,600 x 3.49 acre feet of demand) | | \$ <u>5,584</u> |
| 23 TOTAL FEES DUE (lines 17+18+19+20) | | \$ <u>35,146</u> |

Project: Industrial Structure Discovery

Applicant: STN 375 Calle Group LLC **Quote date:** 12/21/2020

Phone: 473-9872 Matthew Rasmussen **Tech contact:** Eden 834-8053

APN: 534-561-10 **Project No:** 20-7751

Remarks: Storage, Treatment, Supply and Feeder Main fees calculated on 3.49 acre feet of demand.

Fee quotes are valid only within 10 business days of Quote Date. Estimate based on a shell

building. A more accurate demand will be assessed and may require additional dedication at

time of project submittal.



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Larry Chesney, Chair
Sarah Chvilicek
Francine Donshick, Vice Chair
R. Michael Flick
Kate S. Nelson
Larry Peyton
Pat Phillips

Tuesday, July 6, 2021
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

Secretary

Trevor Lloyd, Secretary

and available via
Zoom Teleconference

The Washoe County Planning Commission met in a scheduled session on Tuesday, July 6, 2021, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and via Zoom teleconference.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

1. *Determination of Quorum

Chair Chesney called the meeting to order at 6:00 p.m. The following Commissioners and staff were present:

Commissioners present: Larry Chesney, Chair
Sarah Chvilicek
Francine Donshick, Vice Chair
R. Michael Flick (via Zoom)
Kate S. Nelson
Larry Peyton (via Zoom)
Pat Phillips

Commissioners absent: None

Staff present: Trevor Lloyd, Secretary, Planning and Building
Roger Pelham, MPA, Senior Planner, Planning and Building
Julee Olander, Planner, Planning and Building
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office
Lacey Kerfoot, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

2. Pledge of Allegiance

Commissioner Chvilicek led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney Gustafson provided the ethics procedure for disclosures.

4. Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. General Public Comment and Discussion Thereof

Chair Chesney opened the Public Comment period. There were no requests for public comment.

6. Approval of Agenda

Chair Chesney noted that Item 8a – Resolution of Appreciation of Service for Thomas Bruce would be heard when Thomas Bruce arrives. In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the agenda for the July 6, 2021 meeting as written. Commissioner Chvilicek seconded the motion, which passed unanimously with a vote of seven in favor, none against.

7. Approval of the [June 1, 2021 Draft Minutes](#)

Commissioner Chvilicek moved to approve the minutes for the June 1, 2021, Planning Commission meeting as written. Commissioner Donshick seconded the motion, which passed with a vote of six in favor, none against and Commissioner Flick abstaining.

8. Planning Items

A. Possible action to approve a resolution of Appreciation of Service for Thomas Bruce and to authorize the Chair to sign the resolution on behalf of the Planning Commission.

9. Public Hearings

A. [Amendment of Conditions Case Number WAC21-0003 \(Ladera Ranch\)](#) [For possible action] – For hearing, discussion, and possible action to approve an amendment of conditions for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch), to accommodate a revision to the grading plans for the approved tentative map in order to allow flat lots where daylight basements were planned on 28 lots located off Dream Catcher Drive in the Ladera Development.

- Applicant/Property Owner: D.R. Horton
- Location: 28 parcels off Dream Catcher Drive
- APN: 502-711-08, 502-711-07, 502-711-06, 502-712-08,
502-722-37, 502-722-36, 502-722-35, 502-722-34,
502-722-33, 502-722-32, 502-772-31, 502-722-30,
502-722-23, 502-722-22, 502-722-21, 502-722-20,
502-722-19, 502-722-18, 502-732-10, 502-732-09,
502-732-08, 502-732-07, 502-732-06, 502-732-05,
502-732-04, 502-732-03, 502-732-02, 502-732-01
- Parcel Size: 28 parcels totaling 4.93 total acres
- Master Plan: Suburban Residential (SR)

- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development
- Commission District: 3 – Commissioner Jung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.us

Chair Chesney opened the item. He asked for Commissioner disclosures. He disclosed he was contacted by the applicant representative, who he then referred to speak with staff.

Julee Olander, Washoe County Planner, provided a staff report presentation.

John Krmpotic, Applicant Representative, provided a PowerPoint presentation. Mr. Krmpotic introduced the VP of Operations, Max Haltom, and Robert Gelu, Civil Engineer.

Commissioner Chvilicek questioned why grading that was already done for daylight basements needed to be graded back to the single-story. Ms. Olander confirmed that the area had been graded in anticipation of daylight basements. Ms. Olander stated that the condition is asking to go back to the original slope and remove the daylight basement grading. Commissioner Chvilicek asked what the additional grading does to address the geotechnical issues of the soil. Mr. Gelu, the civil engineer, stated that it improves the structure and reduces risk by eliminating the retaining wall that would go down to the daylight basement.

There were no requests for public comment.

There was no further discussion.

MOTION: Amendment of Conditions Case Number WAC21-0003 (Ladera Ranch)

Commissioner Donshick moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC21-0003 for D.R. Horton with the amended conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25

1. **Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;
2. **Design or Improvement.** That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
3. **Type of Development.** That the site is physically suited for the type of development proposed;
4. **Availability of Services.** That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. **Fish or Wildlife.** That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;

6. **Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. **Easements.** That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. **Access.** That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. **Dedications.** That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
10. **Energy.** That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Commissioner Nelson seconded the motion. The motion carried unanimously with seven in favor, none against.

B. Master Plan Amendment Case Number WMPA21-0002 (Village Green) [For possible action] – For hearing discussion and possible action to amend the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D – Village Green Commerce Center Specific Plan (Plan), and if approved, to authorize the Chair to sign a resolution to this effect. Any approval would be subject to further approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities. If approved, the amendment would add clarifying language and include the following:

1. Remove Goal Five, Infrastructure;
2. APN: 534-561-10 is exempted from the Spanish Springs Area Plan, Appendix A including the building site coverage requirements;
3. Clarify language concerning setbacks from residential dwellings for building height;
4. Added color and evergreen trees as options for 50 feet in length of building walls;
5. APN: 534-561-10 is exempted from the following Architecture provisions: General Guidelines, Energy Efficient Tenant Criteria, Building Massing and Form, Mechanical Equipment, and Building Materials; the following Landscaping provision: Site grading; and the following Sustainability provisions: Low Impact Development (LID) Standards, and Environmental Sustainability Standards of the Village Green Commerce Center Specific Plan;
6. Clarify that illuminated signs will only be allowed when not adjacent to residential property;
7. Clarify that effluent water is required when available in the area;
8. Clarify that no loading docks are allowed to be adjacent to residential property;
9. Remove Figure D-5: Business Park Buffering;
10. APN: 534-561-10 is exempted from Low Impact Development (LID) Standards and Environmental Sustainability Standards;
11. Clarify roadway improvements as required by Washoe County Engineering and Capital Projects; and
12. Rename "equestrian easement" to "public trail easement" and relocate this easement to the western boundary of APN: 534-561-10;

- Applicant: Blackstone Development Group

- Property Owner: STN 375 Calle Group LLC
- Location: 375 Calle De La Plata
- APN: 534-561-10
- Parcel Size: 36.12 acres
- Master Plan: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4– Commissioner Hartung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.us

Chair Chesney opened the item and called for Commissioner disclosures. There were no disclosures.

Julee Olander, Washoe County Planner, provided a Staff report presentation.

Kerry Rohrmeier, Applicant Representative, provided a PowerPoint presentation.

Jennifer Heeran, Washoe County Engineer, provided an update of the recent changes: noting the intent is to provide continuity with pedestrian and driver safety, as well as protecting roadway assets. She noted the current road is not built for industrial truck traffic, so Washoe County (WC) Engineering is requiring that Calle De La Plata from the eastern project boundary to the intersection at Pyramid Highway be improved to support industrial truck traffic. Ms. Heeran stated this is part of the conditions with updating the transportation traffic plan. WC Engineering would require that concrete curb, gutter, and sidewalk be provided along Calle De La Plata with the roadway improvements from the eastern project boundary all the way to the intersection. In discussions with the developer, WC Engineering went back and forth regarding requiring sidewalks, curb and gutter on both sides. Ms. Heeran stated that Dwayne Smith wanted to impress the importance of the long-term durability of the project, the roadways and improvements. Ms. Heeran concluded that changes requested by WC Engineering would be modifying what was presented by Ms. Olander back to the initial conditions: the Village Green Commerce Center would be required to improve Calle De La Plata to a commercial collector roadway standard from the easterly project boundary to the intersection of Pyramid Highway. These improvements would include: pavement widening and overlay to meet minimum pavement structural section for truck traffic, curb, gutter and sidewalk on the north and south side of Calle De La Plata from eastern project boundary to the intersection of Pyramid Highway, and intersection improvements to the satisfaction to the county engineer. Ms. Hearan relayed that Dwayne Smith requested the Commission discuss this, as it is contrary to what Ms. Heeran discussed with the developer and WC Planning staff prior to the meeting.

Mark Siegel, the Developer, thanked staff. He stated that he appreciates the responsibility to ensure proper infrastructure is in place. He stated he spoke with various employees prior to the meeting. Mr. Siegel stated that the County is going back and forth with requirements, specifically regarding curb, gutter and sidewalk on both sides from the development to Pyramid Highway; which is a significant cost. While the developer could live with the

modifications presented to the Commission, what is now being presented by Ms. Heeran is problematic. Mr. Siegel introduced Mike Railey, who worked originally on the project. Mr. Siegel stressed that this is a clarification and clean-up of the original project to provide improvements for the neighbors in terms of lighting, back doors, and signage. The last bit of information presented by Ms. Heeran on behalf of WC Engineering is problematic. Mr. Siegel introduced Garret Gordon.

Commissioner Chvilicek asked for clarification and guidance from DA and staff. She stated that the conditions had changed significantly. Mr. Lloyd stated there was some back and forth discussion; however, WC Engineering was back to the original requirement. Mr. Lloyd acknowledged that the applicant was expressing frustration, but stated that it's up to the Planning Commission to decide whether it's appropriate to require the developer to make improvements to both sides of Calle De La Plata or just one. Commissioner Chvilicek asked if the changes meant going back to the original conditions placed on this property when the project was approved some time ago with curb and gutter, and Calle De La Plata being improved to handle truck traffic. Mr. Lloyd stated the language, as it exists in the Master Plan, is less stringent in terms of when those improvements need to be made, or if they need to be made at all. He explained that Engineering is coming forward with a requirement, a change to the language of the specific plan, requiring improvements to upgrade to accommodate industrial development and trucks. Commissioner Chvilicek asked legal counsel if this was enough of a change for this item to be continued due to notification issues. Mr. Lloyd clarified that Engineering is requesting to go back to the language as presented in the Commissioners' packets. Commissioner Chvilicek asked for clarification since this item has come before the Commission numerous times and asked if it is the language in the current packet. Mr. Lloyd stated it's not a specific condition, as one would find in a tentative map, but is actually written into the new language of the specific plan. Jennifer Hearen, Washoe County Engineer, stated that what Julee Olander presented was a change from what was provided in the Commissioner's packets; what Ms. Heeran proposed is the language that was presented to the Commissioners.

Chair Chesney asked if Lot 08 is landlocked or whether an easement exists for the owner to gain access to their property. Chair Chesney stated that it is ludicrous to ask the applicant to put curb, gutter, and sidewalk on the north side for Calle De La Plata. He stated that would be enriching other people's properties that the applicant has no control over and he will not support it.

Commissioner Phillips asked if those who use the equestrian easement would have access to the public area now. Ms. Olander stated yes, the bridal path would give the public access to the Blackstone development up through Sugarloaf. Commissioner Chvilicek asked if it will be mixed access with equestrian and foot traffic. Ms. Olander stated it's for all non-motorized access.

In response to Chair Chesney's inquiry about easement access, Ms. Ronrmeier stated that parcel 08 has its own access.

Ms. Kerfoot stated that a public comment was received via email. The comment was emailed to Planning Commissioners prior to the meeting and posted to the County website.

Public Comment:

Garret Gordon, on behalf of the applicant, stated the item has gotten confusing. He continued by saying that there is a condition from staff, a modified condition from Ms. Olander, and the applicant's proposed condition. Mr. Gordon reiterated that there have been multiple discussions between the developer and staff. He requested a continuance to allow the applicant to come back with a clean, clear proposal.

There were no further requests for public comment. Chair Chesney closed the public comment period.

Commissioner Chvilicek stated she would feel more comfortable with a continuance. Chair Chesney stated he could not support it as is and believes it is best to continue the item.

MOTION: Commissioner Chvilicek moved to continue this item, time certain, to the August 3, 2021 Planning Commission Meeting. Commissioner Donschick seconded the motion. The motion carried unanimously, seven in favor, none against.

***Former Commissioner Bruce is now present at the meeting. Chair Chesney called for an end to the public hearing period.

A resolution of Appreciation of Service was presented to Thomas Bruce for his service on the Planning Commission. The Commissioners commended Mr. Bruce for his service and dedication.

Commissioner Chesney reopened the public hearing period.

C. [Tentative Map Case Number WTM21-009 \(Cold Springs\)](#) [For possible action] – For hearing, discussion, and possible action to approve a tentative subdivision map to allow the subdivision of ±14.05 acres into a 42-lot common open space, single family residential development, with lots ranging in size from 7,219 SF to 19,740 SF located at 18030 Cold Springs Drive.

- Applicant/Property Owner: Lifestyle Homes TND, LLC
- Location: 18030 Cold Springs Drive
- APN: 566-041-01 & 566-041-02
- Parcel Size: ±9.05 & ±5 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps

- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775.328.3627
- E-mail: jolander@washoecounty.us

Chair Chesney opened the item. He called for Commissioner disclosure. There were no disclosures.

Julee Olander, Washoe County Planner, provided a Staff report presentation.

Mike Railey, Applicant Representative, provided a PowerPoint Presentation.

Public Comment:



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Larry Chesney
Sarah Chvilicek, Vice Chair
Francine Donshick, Chair
R. Michael Flick
Kate S. Nelson
Larry Peyton
Pat Phillips

Tuesday, August 3, 2021
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

Secretary

Trevor Lloyd, Secretary

and available via
Zoom Teleconference

The Washoe County Planning Commission met in a scheduled session on Tuesday, August 3, 2021, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and via Zoom teleconference.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

1. *Determination of Quorum

Chair Donshick called the meeting to order at 6:01 p.m. The following Commissioners and staff were present:

Commissioners present: Larry Chesney (via Zoom)
Sarah Chvilicek, Vice Chair
Francine Donshick, Chair
R. Michael Flick
Kate S. Nelson (via Zoom)
Pat Phillips

Commissioners absent: Larry Peyton

Staff present: Trevor Lloyd, Secretary, Planning and Building
Dan Cahalane, Planner, Planning and Building
Julee Olander, Planner, Planning and Building
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office
Lacey Kerfoot, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

2. Pledge of Allegiance

Commissioner Phillips led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney Gustafson provided the ethics procedure for disclosures.

4. Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. General Public Comment and Discussion Thereof

Chair Donshick opened the Public Comment period.

Public Comment:

Lisa Durgin stated that she and her husband live in the Bridle Path subdivision, and she serves as the Bridle Path Home Owners Association president. She said her comments relate to the Village Green item involving the connection of a public access path to a privately maintained equestrian path network that Bridle Path homeowners maintain. Following the last meeting, a few Bridle Path homeowners emailed Julee Olander to express that they are alarmed by the element in the plans that referred to the common grounds and equestrian paths in Bridle Path as public. Ms. Durgin said that she spoke with Commissioner Hartung and the County cannot locate recorded documents that show that these paths and common areas are private to Bridle Path homeowners. However, this is contrary to what homeowners were told when they purchased in Bridle Path and conflicts with documents and maps of Bridle Path. The HOA board and board attorney are currently researching records and documents to confirm the assertion that the bridle path common area is private. Ms. Durgin requested that the Commission take a no-vote on the issue of relocating the public easement trail at this time so the HOA can complete their research and find the necessary clarifying documentations. Approving a public trail with the intent of connecting it with the Bridle Path equestrian trail network is an action that would potentially need to be undone depending on the outcome of the research. For the last 30 years, Bridle Path homeowners have been under the impression by the developer, HOA documents, Sheriff's Office, and various officials over the years that the trails maintained by the Bridle Path homeowners are the private property of the bridle path homeowners. She said you could imagine that this element of the Village Green application has come as a great surprise to 360 homeowners. Ms. Durgin asked that the Commission defer any decision on the development plan at this time.

There were no further requests for public comment.

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chesney moved to approve the agenda for the August 3, 2021 meeting as written. Commissioner Chvilicek seconded the motion, which passed unanimously with a vote of six in favor, none against; Commissioner Peyton was absent.

7. Approval of the [July 6, 2021 Draft Minutes](#)

Commissioner Flick moved to approve the minutes for the July 6, 2021, Planning Commission meeting as written. Commissioner Chesney seconded the motion, which passed with a vote of six in favor, none against; Commissioner Peyton – absent.

8. Public Hearings

A. [Master Plan Amendment Case Number WMPA21-0002 \(Village Green\)](#) [For possible action] – For hearing discussion and possible action to amend the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D – Village Green Commerce Center Specific

Plan (Plan), and if approved, to authorize the chair to sign a resolution to this effect. Any approval would be subject to further approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities. If approved, the amendment would add clarifying language and include the following:

1. Remove Goal Five, Infrastructure;
2. APN: 534-561-10 is exempted from the Spanish Springs Area Plan, Appendix A including the building site coverage requirements;
3. Clarify language concerning setbacks from residential dwellings for building height;
4. Added color and evergreen trees as options for 50 feet in length of building walls;
5. APN: 534-561-10 is exempted from the following Architecture provisions: General Guidelines, Energy Efficient Tenant Criteria, Building Massing and Form, Mechanical Equipment, and Building Materials; the following Landscaping provision: Site Grading; and the following Sustainability provisions: Low Impact Development (LID) Standards, and Environmental Sustainability Standards of the Village Green Commerce Center Specific Plan;
6. Clarify that illuminated signs will only be allowed when not adjacent to residential property;
7. Clarify that effluent water is required when available in the area;
8. Clarify that no loading docks are allowed to be adjacent to residential property;
9. Remove Figure D-5: Business Park Buffering;
10. APN: 534-561-10 is exempted from Low Impact Development (LID) Standards and Environmental Sustainability Standards
11. Clarify roadway improvements as required by Washoe County Engineering and Capital Projects; and
12. Rename "equestrian easement" to "public trail easement" and relocate this easement to the western boundary of APN: 534-561-10.

- Applicant: Blackstone Development Group
- Property Owner: STN 375 Calle Group LLC
- Location: 375 Calle De La Plata
- APN: 534-561-10
- Parcel Size: 39.12 acres
- Master Plan: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4– Commissioner Hartung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

Chair Donshick opened the public hearing. She called for disclosures. There were no disclosures by the Commissioners.

Julee Olander, Washoe County Planner, provided a staff report presentation.

Commissioner Flick made an inquiry regarding who owns the bridle trail. Ms. Olander stated that the path will be owned by the parcel that it will be located on; which is not part of Bridle Path. It will be adjacent to Bridle Path. Ms. Olander stated that the woman who spoke earlier is in the subdivision that is south of this, a separate development. Ms. Olander said the path the applicant is proposing to relocate is in the Village Green. Commissioner Flick asked if the County owned it [the path]. Ms. Olander clarified that it is owned by the property owner, it is an easement that is part of the parcel. Mr. Lloyd stated its part of the homeowner association. Ms. Olander stated that in the Bridle Path subdivision, there are equestrian paths through individual properties and common areas, but those are south of this development. The path that is being proposed in Village Green will be owned by the property owner of the parcel. Commissioner Flick stated part of the trail system is owned in fee by the property owner and the other part of this is the owner is issuing an easement across the property. Ms. Olander stated it's an access easement. Ms. Olander stated that there is confusion with the private versus public designation for Bridle Path, which is not the item before the Commission. Staff is not proposing to link this path to Bridle Path. It abuts the Bridle Path subdivision, but nothing will be posted that you can continue on Bridle Path until that gets resolved. Ms. Olander stated that in the specific plan there was a path there previously and it bordered a lot more of Bridle Path before than it does now. Commissioner Flick asked what uses could be used for the bridle path now or is it just equestrian. Ms. Olander stated she believes it's equestrian and walking. She is unsure how many horses are still in the Bridle Path area. Commissioner Flick asked what would be allowed with the change in name. Ms. Olander stated in the Village Green, the path being proposed would allow everything but motorized vehicles. Chair Donshick clarified that the classification is for Village Green only and has nothing to do Bridle Path. The change is what the owners and the County have agreed upon for the Village Green property only. Commissioner Flick stated the County is giving up a lot by making this change. The people who created the specific plan to cover all the environmental, architectural and public improvements; when you read the current proposal, parcel ten will be exempt from this. Commissioner Flick asked why are we doing this. Ms. Olander stated because the property owner has asked us to do this. The owner has applied for a Master Plan Amendment to change the Village Green specific plan. They have the right to do this because they represent the property owners who are requesting the changes. From staff perspective, some of the changes are already in the building code and a lot of the original architectural requirements don't meet industrial standards anymore. Commissioner Flick asked if the owner has submitted the elevations. Chair Donshick noted that we don't cover that at this point. It's a master plan amendment.

Commissioner Chvilicek asked when staff put this report together, did staff reference that any part of the Bridle Path common area or equestrian trail was public. Ms. Olander stated that, yes, that was done by the Park Planner at that time, because of how they were written on the map. Ms. Olander stated that the location isn't called out as public or private. Ms. Olander shared that if you go through Bridle Path, there are 10-20 maps because they came in at different times - some say public and some say private. The public trail easement that is being proposed, the adjacent Bridle Path property doesn't state whether it's public or private. Typically, they are public. Most trails or easements of this type are typically public, so it was assumed they were public; however, the HOA doesn't believe that they are. Ms. Olander referenced that the first public comment made today explained they [the HOA] are still not sure, but it has been assumed by the HOA that they are private. Ms. Olanders states that Staff doesn't have enough documentation to show that. The Park Planner who wrote the comment about linking up with Bridle Path was trying to create connectivity with the different trails; she made the assumption that it was public. Commissioner Chvilicek asked if the Park Planner has

amended the letter to state that public or private access is still being reviewed. Ms. Olander stated that it doesn't come into play for this situation. Commissioner Chvilicek stated it does if we are trying to produce connectivity. Ms. Olander stated we are in limbo on that connectivity. The path is not going to connect until Bridle Path equestrian easement is resolved. Ms. Olander said the property owner is willing to put the path on his property and have it stop at Bridle Path and not make the connection at this point. The owner understands the concern and the issues and is simply asking for a line to be drawn solely on the existing property.

Commissioner Phillips asked a procedural question: is there a way to set aside the path portion of the project. Secretary Lloyd stated that it's a challenging question, but that the Planning Commission has the purview to approve the entire plan as proposed or to approve portions of the plan. DDA Gustafson stated that's correct; the Commission can approve part of the plan before, but cannot make changes to what's being proposed. DDA Gustafson cautioned that if changes were added in the future, it would require the Commission to approve another Master Plan amendment.

Commissioner Chvilicek clarified that with this MPA, this access trail is solely located on the property owner's property, and there is no connectivity to any other path, trail or system at this point. Ms. Olander said yes and stated at this point; it's dead-end. Ms. Olander stated that she has spoken to Bridle Path, who would like to put a fence up, but as it's still an unknown they aren't willing to commit to a barrier there. It's safe to put the path in if, and when they [Bridle Path] come to a conclusion, they can decide on installing a fence there.

Commissioner Nelson asked if Ms. Olander has spoken with the owner about this – that if there isn't connectivity to the south, does the owner want that path on their property. Ms. Olander stated they are leaving the path in the proposal, because it was initially in there along the eastern boundary of the specific plan and along the southern boundary. The property owner isn't opposed to the path being removed; however, it was originally there. Ms. Olander offered that there may be people who work in this facility who live adjacent to the property and would like the ability to walk, ride their bike or their horse. Ms. Olander stated that Staff wanted to maintain an easement, but relocated it, as the current location didn't make sense. The proposed location will connect to Sugarloaf and Blackstone and onto Sugarloaf Peak open space.

Kerry Rohrmeier (Representative), on behalf of Marc Siegel (Applicant/Developer, SJS Commercial Real Estate), provided a presentation.

Commissioner Chesney asked the applicant whether they were comfortable with the current proposal by Engineering regarding curb and gutter requirements. Mr. Siegel said that the applicant and staff are working in good faith to accomplish the development goals of the area, without the applicant being responsible for obtaining property right of ways from various owners in order to install curb and gutter. Commissioner Chesney asked Ms. Olander to provide assurance that the County isn't going to tell Bridle Path owners that the easements are public and open up access. Commissioner Chesney is very concerned about preserving the intent of the property rights for the owners that purchased in Bridle Path.

Ms. Olander acknowledged that there is an unknown regarding the easements in Bridle Path; she stated that this will most likely become a legal issue and go to the Courts. Ms. Olander stated that if the Commission would prefer to go back to the original path in Village Green, along the Southern border of the property, they can do that.

Commissioner Chvilicek asked if the issue of the trail is within the Commission's purview, considering the proposed trail is completely located on Village Green property and has no connectivity to other trails or adjoining properties. Secretary Lloyd stated that it is within the Commission's purview, as the document has come before the Commission and the applicant is requesting to make a change to the trail location. Secretary Lloyd stated the Commission has the purview to approve as is or make changes.

Commissioner Chvilicek asked if there is any reason that the trail was left in the plan beyond that it there originally – what is the purpose of the trail. Ms. Olander responded that the purpose was to provide connectivity. It was originally believed the Bridle Path was public access, but at this point, the path can be removed. Bridle Path has made it clear that they do not want to be connected with any other paths. Ms. Olander stated that as a planner, she has concerns that if the easements are in-fact public, and in 10-20 years from now, people move in and want connectivity to Sugar Loaf or Blackstone, they would have to go out to Pyramid and around. She said this is thinking beyond today with the possibility they are public and the possibility that Bridle Path would want to connect to paths beyond their subdivision. If that is not the will of the Commission, staff can remove the path. Ms. Olander said the owner was not opposed to removing it in the past. Staff is looking 10-20 years in the future; maybe people in Bridle Path would like to ride their horses to Sugarloaf Peak open space. If the path is removed, they will not have that ability and they will have to go out to Pyramid. If that is what they want to do, that's fine, but staff needs to consider future residents. Parks' goals is to promote and create more connectivity to open spaces and residential and commercial. Staff wants the ability for people to ride or walk. Commissioner Chvilicek reiterated what has been said and noted that the path is solely on Village Green and dead-ends at the Bridle Path edge of the property boundary. Secretary Lloyd responded to Commissioner Chvilicek's question regarding why that path was there. Secretary Lloyd stated that the path was originally offered as an amenity by the original developers to accommodate additional pedestrian or equestrian traffic through their property. At the time, there were suggestions by the residents that they wanted a connection to Calle De La Plata. There may have been some people opposed of it, but there were people from Bridle Path that were in support of it. Ms. Olander stated that in the Village Green plan, part of the western theme required that there be hitching posts; this won't be required for parcel 10, but it will be for parcel 8. Ms. Olander continued that at the time, she cannot recall any issue with the Bridle Path subdivision. It was approved with the path along the southern border which is a lot longer than what is being proposed today.

Public Comment:

Daniel Engler (via Zoom) said he lives on parcel 11 which is the upper north parcel adjoining to the immediate east. He shares a 10 acre property line. Mr. Engler wants to go on record that he's been following this for over 2 years and goes to most of the meetings. He said residents were offered an easement onto the developers property in the event that they have a flood which they've had three now which have washed out the bridge and residents are working through that. He said that he has met and had multiple discussions with the previous developer and now Marc. Mr. Engler said that the plans the applicant put forth cover all the ares of concern. He said he is happy that it's a responsible project and Marc will do his best to keep that moving forward. Mr. Engler doesn't agree with the equestrian easement or trail easement or public easement through the project. He said he doesn't think that the builder should have to bear that when Bridle Path people are adamant that no one outside of the subdivision is allowed on the property. Mr. Engler said that if you work in the development and you want to go to Sugarloaf, you can walk across the paved parking lot out to Calle De La Plata and catch the other easements that are through the other properties and get there and likewise coming back in. You've got the whole industrial park that is going to be paved they they can get to and from. He said he doesn't think that that is a viable asking of the developer to spend that time and money to have a go-nowhere trail.

Lisa Durgin (via Zoom) said she wanted to add to her earlier comments in light of the discussion that has taken place. The connectivity concerns of the Bridle Path home owners are not regarding getting out of the neighborhood to the trails, but rather about the traffic going the other direction. The development has an on-going problem with motorized vehicles accessing and causing accidents with people that are on horses. Ms. Durgin understands that the public access trail is not designated for motorized traffic, but as we have seen time and time again, that doesn't stop people from doing it, and there's very little that can be done to enforce it. Washoe County Sheriff's Department just doesn't have the resources to enforce it.

She said her concern and the number one expense of Bridle Path homeowners is the maintenance of this trail network and the retention ponds and drainage system that run throughout it. They have sustained a lot of damage due to the illegal access with motorized vehicles and so forth. That's probably the biggest root of the concern. We have plenty of people that walk on the trails from all over, and nobody has had any issue with that. It's the unauthorized motorized vehicle traffic that manages to make its way through and damages the retention ponds and berms. Unfortunately, the people that were involved in the early meetings with the original developer are either no longer living in the neighborhood or no longer available to speak. The original developer in conversations with the HOA board members at the time, agreed that they would build a fence along the perimeter to protect access to the Bridle Path or block access to the Bridle Path Trail, so this is not a new issue. Unfortunately, there is no documentation of that meeting.

James Huston, resident within the Bridle Path community, said unfortunately he doesn't zoom so he wasn't able to attend the neighborhood meeting to express his concerns, so this is the next best option to voice concerns. He said he has worked with Julee to some extent and she's been very helpful providing information. He said he is one of the 36 homes that is within 750 feet of the Village Green. The amendment is asking for 12 separate things here this time around. It's my understanding that in October 2019, they had a whole other list of things that they got pushed through. He asked why do they have so many amendments this time and they're just referring to it as clean up. It's almost more like it's death by a thousand cuts. Last time it appeared that they were given a concession on building height to allow their new buildings to be 40 feet tall versus 35 feet tall. They want to be exempt from the Spanish Springs area plan including the site coverage requirements. This allows them to build a very large building. The 30% is much more fair to the residents that are 135 feet away. If you had an opportunity to look through the report to page 101, there's a conceptual plan that they want to build. It's a very, very large trucking facility. It should be out by the highway, not 12 miles through town. But to allow it to be greater than 30% is a big give away of the Spanish Springs area plan. It's not the Village Green plan. This is the Spanish Springs plan. He said as a resident who needs to travel on Pyramid Highway, and would like to do it without the benefit of the big trucks. If the project can be a viable project at 30% that's wonderful and its within their rights to do that, but to enlarge this thing and allow it to be larger is problematic. He said he wanted to take the opportunity to speak and that not everyone in the neighboring community is in favor.

Ken Theiss said he lives north of this project, approximately 1000 feet away. He said he is against this public access. He said there is a foot trail behind his house. He said there are motorized vehicles racing up and down that path to Sugarloaf daily and the Sheriff can never catch them to stop it. He said he will fight that tooth and nail if they put in this path from this development through Blackstone and Bridle Path to Sugarloaf. It will create a freeway for dirt bikes and ATVs. That is not what we are out there for. He asked where is water coming from for this development. He said it sounds like there is no city water, so where are they getting the water. Chair Donshick noted that staff isn't answering questions at this point, but they are connecting to TMWA. If there is effluent water, they will use it.

Mike Wallace (via Zoom), who lives on Moon Beam Ct, said he is one of the closest houses effected by this development. He said he has been here 25 years. It was determined years ago, that Bridle Path was determined as private. He said we have been through this with the County and Parks. The County has no jurisdiction on the private property. He said it's an easement on his parcel behind his house and maintained and ensured by Bridle Path. If this path on Village Green goes through, we will have parallel paths 10 feet apart – one private, one public. There is no security for Bridle Path homeowners. Anyone on the public path can step over to the private path and now have a liability issue for the HOA because this is not public land. This is going to be a problem. He said he recommends they eliminate the path on Village Green property, so we don't have to deal with dual pathways. We have issues with recreational vehicles and bicycles and the proposed path will only exacerbate the issue. If the

path goes through, the developer will have to do something to separate the two properties or we will have security issues at the back of our homes.

Secretary Kerfoot noted that staff received two emails, one from Lisa Durgin and one from Deanne Endemano, which were emailed to the Commissioners prior to the meeting, posted to the Washoe County website and provided at the dias for the Commissioner's review.

MOTION: Commissioner Chesney moved to approve this item. Planner, Julee Olander, asked that the motion contain the language, "with the amended language for Transportation Improvements." Counsel Gustafson asked if Exhibit B, as posted to the Washoe County website, included the correct language. Ms. Olander stated the information in Exhibit B and in the Commissioners packet was not the most current language. Changes to the language were presented in Ms. Olander's staff presentation. **Commissioner Chesney withdrew his motion.** Secretary Lloyd explained that it is within the purview of the committee to make a decision based on changes presented to them during the meeting. Ms. Olander reviewed the transportation improvement language.

Commissioner Chvilicek motioned to approve the item with the amended language for Transportation Improvements, and the removal of the public access trail inclusive to the property. Counsel Gustafson asked for clarification that the entire section addressing the public access trail was to be removed from the resolution. Commissioner Chvilicek affirmed. Commissioner Nelson seconded the motion. The motion failed, three in favor – Donshick, Chvilicek, Nelson; three against – Chesney, Flick, Phillips; Commissioner Peyton was absent.

Commissioner Flick asked if the Commission was able to continue the motion. Secretary Lloyd stated that the item could be continued with the applicants approval. Applicant representative, Kerry Rohrmeier, deferred to developer, Marc Siegel. After clarification by Secretary Lloyd, Mr. Siegel agreed to continue the item. Commissioner Chvilicek asked Secretary Lloyd if it was possible to call a special meeting for this item. Secretary Lloyd asked Counsel Gustafson if it was possible to continue this item time certain without noticing. Counsel Gustafson stated noticing would be required. Recording Secretary Lacey Kerfoot clarified that administrative staff would need 15 days minimum to meet noticing requirements.

DDA Gustafson noted that in an instance of a tie vote, if the applicant doesn't wish to continue, then each person on the Commission would have to discuss the findings they could or could not make.

Commissioner Flick motioned to continue this item, time certain, to the September 7, 2021 Planning Commission Meeting. Commissioner Chvilicek seconded the motion. The motion carried unanimously, six in favor, none against; Commissioner Peyton was absent.

B. [Abandonment Case Number WAB21-0005 \(Andrews-Gonyeau\)](#) [For possible action]

– For hearing, discussion, and possible action to approve the abandonment of 33ft wide access and public utility easements along the north, south, and western property lines of parcels 142-241-38 and 142-241-43, the abandonment of a 33ft wide access and public utility easement along the eastern property line of parcel 142-241-43, and the abandonment of 13 ft of a 33 ft wide access and public utility easement along the eastern property line of parcel 142-241-38.

- Applicant/Property Owner: Laureen & Jonathan Andrews, Patricia Gonyeau
- Location: South of the intersection of Raider Run Rd & Torvinen Way.
- APN: 142-241-38, 142-241-43
- Parcel Size: 5 acres (2.5 acres each)

- Master Plan: Rural Residential
- Regulatory Zone: High Density Rural
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 806
- Commission District: 2- Commissioner Lucey
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3628
- E-mail: dcahalane@washoecounty.us

Chair Donshick opened the public hearing. She called for disclosures. There were no disclosures.

Dan Cahalane, Washoe County Planner, provided a Staff report presentation.

Commissioner Chvilicek asked what partial approval means. Mr. Cahalane noted that Washoe County Engineer is reviewing the 33 foot abandonment of the easement along the northern parcel. Engineering would like to maintain 30 feet, as opposed to giving up all 33 feet. It would be a 3 foot abandonment – partial conditions, as outlined.

Commissioner Flick asked how many units per acre are in high-density rural zoning. Mr. Cahalane stated it's one unit per 2.5 acres.

Derek Wilson, the Applicant Representative, provided a PowerPoint slideshow.

Commissioner Chvilicek asked if the County is asking for 60 ft easement on private roads. Mr. Cahalane noted that these are government-patent easements. The County owns 33 feet wide easement around these parcels. This is a request to abandon and quitclaim these easements. Washoe County agrees to quit their claim for the access portion of the easements as opposed to the drainage portion of the easement which is part of the conditions of approval for the easement. On the northern parcel, we would like to keep 30 feet of the easement on the northern part of the parcel. Commissioner Chvilicek asked for clarification about the diagram indicating 30 feet of easement but also showing 60 ft of future right-of-way. Mr. Cahalane explained that it's 33 feet on one side of the easement and 33 feet on the other side of the easement. Mr. Cahalane stated from end to end they are 66 feet. Dwayne Smith, County Engineer, explained that government lots include patent easements on the perimeters. Those easements were provided for the benefit of the public if there needed to be roadways, drainage or utilities constructed. There are entitlements and obligations included in these parcels. People buy these properties with this understanding. This is insight and envisioning for the future. We don't know the development patterns in the future. We are sensitive to the fact that these areas are not likely to be developed into some high-density intensive uses. We have been asked to review many types of abandonment easements. He showed the diagrams. He stated that staff agrees with the east, west, and south boundary portions. We are concerned that the property owners will want to upgrade the storm drains, pave roads, and add additional utilities and other amenities at some point in the future. We want to preserve the right if this occurs in the future that there would be some amount of area on both sides of the property lines for an easement. He stated he understands the rural character. He stated 20 ft. is the general rural of thumb. He said he would support the Commission's decision to maintain a 20 or 30 ft. easement. He said we are not trying to restrict the ability of the property owner. We are trying to have vision and foresight; if the property owners chooses to do something, a path would be clear for that. It's not the intent to restrict. He would support 20 ft easement to remain in place, which balances with the property owner to the north and is consistent with other abandonments done in the area. Commissioner Chvilicek thanked Mr. Smith for his explanation.

With no requests for public comment, Chair Donshick closed the public comment period.

Commissioner Nelson stated she cannot support 30 ft. but could support 20 ft. easement. Commissioner Chesney agreed.

MOTION: Commissioner Chvilicek moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission partially approve Abandonment Case Number WAB21-0005 for Laureen and Jonathan Andrews and Patricia Gonyeau, as conditioned in Exhibit A with an amendment to the conditions of approval under Washoe County Engineering and Capital Projects 2 (D) to strike 30 ft wide access easement and replace it with a 20 ft wide access easement, having made all three findings in accordance with Washoe County Code Section 110.806.20, and a fourth finding in accordance with Nevada Revised Statutes 278.480(4):

1. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan; and
2. **No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
3. **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.
4. **No longer required for a public purpose (NRS 278.480(4)).** The government patent easement is no longer required for a public purpose.

Commissioner Phillips seconded the motion, which passed with five in favor; one against – Commissioner Flick opposed; Commissioner Peyton was absent.

9. Chair and Commission Items [Non-action item]

A. Future agenda items

Commissioner Chvilicek requested an update on the Washoe County Master Plan update. Commissioner Chesney requested an update on the Area Plans. Mr. Lloyd stated he could bring those back in one update.

B. Requests for information from staff

Commissioner Chesney commented that over the last year, he has noticed last-minute changes on motions for proposals that have not gone to the public or been presented to the Planning Commission until the day of the meeting. He stated he supports staff; however, he is disappointed in several instances in the past year. Commissioner Chesney expressed his displeasure with what he sees as a lack of review of the presentations.

10. Director's and Legal Counsel's Items [Non-action item]

A. Report on previous Planning Commission items

Secretary Lloyd reported that the County Commission adopted the Parcel Map Review Committee and item of Continuum of Care, which are now in effect.

B. Legal information and updates

There were no legal updates.

11. Public Comment [Non-action item]

There was no response to the request for public comment.

12. Adjournment [Non-action item]

With no further business scheduled before the Planning Commission, the meeting adjourned at 8:03 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on September 7, 2021

Trevor Lloyd

Trevor Lloyd

Secretary to the Planning Commission



WASHOE COUNTY PLANNING COMMISSION Draft Meeting Minutes

Planning Commission Members

Larry Chesney
Sarah Chvilicek, Vice Chair
Francine Donshick, Chair
R. Michael Flick
Kate S. Nelson
Larry Peyton
Pat Phillips

Tuesday, September 7, 2021
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

Secretary

Trevor Lloyd, Secretary

and available via
Zoom Teleconference

The Washoe County Planning Commission met in a scheduled session on Tuesday, September 7, 2021, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and via Zoom teleconference.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

1. *Determination of Quorum

Chair Donshick called the meeting to order at 6:00 p.m. The following Commissioners and Staff were present:

Commissioners present: Larry Chesney
Francine Donshick, Chair
Sarah Chvilicek, Vice Chair
R. Michael Flick (joined the meeting at 6:01 pm)
Kate S. Nelson
Pat Phillips

Commissioners absent: Larry Peyton

Staff present: Trevor Lloyd, Secretary, Planning and Building
Chris Bronczyk, Planner, Planning and Building
Dan Cahalane, Planner, Planning and Building
Julee Olander, Planner, Planning and Building
Katy Stark, Planner Trainee, Planning and Building
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office
Lacey Kerfoot, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

2. Pledge of Allegiance

Commissioner Phillips led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney Gustafson provided the ethics procedure for disclosures.

4. Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. General Public Comment and Discussion Thereof

Chair Donshick opened the Public Comment period.

Public Comment:

Andrea Caldwell (Zoom), resident of 430 Tranquil Dr in the Bridle Path community, responded to the Village Green item. Ms. Caldwell doesn't think it's good planning to review a master plan update via reviewing an individual parcel. She understands that there has been commentary regarding updating the master plan for Spanish Springs, potentially in response to this property. She encouraged the Commission to look at the entire plan, not to isolate a property and make decisions on that property in furtherance of updating the plan. Ms. Caldwell thinks that changing a large list of restrictions on the property with no commitment from the owner or the developer of the property as to what the future of that building site will be, doesn't provide enough information. It could affect property values, lifestyles, and use of our property if we end up with incompatible use there. If the Planning Commission allows these alterations, they are hampering the building permit process because the changes will have already been made. She thinks it'll be too late at that point in time to really have a good plan on that property. Thank you.

There were no further responses to the request for public comment.

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chesney moved to approve the agenda for the September 7, 2021 meeting as written. Commissioner Nelson seconded the motion, which passed unanimously with a vote of six for, none against; Commissioner Peyton – absent.

7. Approval of the [August 3, 2021 Draft Minutes](#)

Commissioner Chesney moved to approve the minutes for the August 3, 2021, Planning Commission meeting as written. Commissioner Phillips seconded the motion, which passed unanimously with a vote of six for, none against, Commissioner Peyton – absent.

8. Planning Items

A. Master Plan Update [Non-action item] – Eric Young, Senior Planner, presented the Planning Commission with the status of the Master Plan Update.

Commissioner Chvilicek asked that the link to the Master Plan website be shared with the Commissioners.

B. [Appointments to Parcel Map Review Committee](#) [For possible action by Chair] – Recommendation that the Chair of the Washoe County Planning Commission affirm the

appointment of Larry Chesney to the Parcel Map Review Committee with a term to expire on June 30, 2022, and if desired, appoint a member of the Planning Commission to act as an alternate in the event Mr. Chesney is absent with a contemporaneous term to also expire on June 30, 2022.

Chair Donshick affirmed Commissioner Chesney as the Planning Commission's appointee to the Parcel Map Review Committee with a term to expire on June 30, 2022. Chair Donshick asked for volunteers for an alternate. Commissioner Chvilicek volunteered to serve as alternate. With no objection from the Commissioners, Chair Donshick appointed Commissioner Chvilicek as the Planning Commission's alternate to the Parcel Map Review Committee.

C. Regional Planning Commission (RPC) Alternate List [For possible action] – For review and possible action to recommend that the Board of County Commissioners set the order of alternates selected to represent the Washoe County Planning Commission (PC) on the Truckee Meadows Regional Planning Commission (RPC) in the event the regularly appointed PC members are unavailable to serve. The existing Washoe County Planning Commissioners serving on the Regional Planning Commission are Larry Chesney, Sarah Chvilicek and Kate Nelson. The currently proposed order of alternates is as follows: First Alternate, Francine Donshick; Second Alternate, Larry Peyton; Third Alternate, Pat Phillips; and Fourth Alternate, Michael Flick. Once reviewed and a recommendation is made, to direct the Planning Commission Secretary to transmit the ordered list of recommended alternates to the Washoe County Board of Commissioners (Board) for its decision. After the Board's decision, the Planning Commission Secretary shall transmit the ordered list to the Executive Director of the Truckee Meadows Regional Planning Agency (TMRPA).

Chair Donshick asked for a motion to approve the RPC Alternate List, as presented. Commissioner Chesney moved to approve the RPC Alternate List, as presented. Commissioner Flick seconded the motion, which passed unanimously with a vote of six for, none against; Commissioner Peyton – absent.

9. Public Hearings

A. Master Plan Amendment Case Number WMPA21-0002 (Village Green) [For possible action] – For hearing discussion, and possible action to amend the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D – Village Green Commerce Center Specific Plan (Plan), and if approved, to authorize the Chair to sign a resolution to this effect. Any approval would be subject to further approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities. If approved, the amendment would add clarifying language and include the following:

1. Remove Goal Five, Infrastructure;
2. APN: 534-561-10 is exempted from the Spanish Springs Area Plan, Appendix A including the building site coverage requirements;
3. Clarify language concerning setbacks from residential dwellings for building height;
4. Remove sidewalk required along Calle de la Plata frontage;
5. Added color and evergreen trees as options for 50 feet in length of building walls;
6. APN: 534-561-10 is exempted from the following Architecture provisions: General Guidelines, Energy Efficient Tenant Criteria, Building Massing and Form, Mechanical Equipment, and Building Materials; the following Landscaping provision: Site Grading; and the following Sustainability provisions: Low Impact Development (LID) Standards, and Environmental Sustainability Standards of the Village Green Commerce Center Specific Plan;

7. Clarify that illuminated signs will only be allowed when not adjacent to residential property;
8. Remove security lighting section and parking lighting requirements;
9. Clarify that effluent water is required when available in the area;
10. Clarify that no loading docks are allowed to be adjacent to residential property;
11. Remove Figure D-5: Business Park Buffering;
12. APN: 534-561-10 is exempted from Low Impact Development (LID) Standards and Environmental Sustainability Standards
13. Clarify roadway improvements as required by Washoe County Engineering and Capital Projects; and
14. Remove equestrian easement.

- Applicant: Blackstone Development Group
- Property Owner: STN 375 Calle Group, LLC
- Location: 375 Calle De La Plata
- APN: 534-561-10
- Parcel Size: 39.12 acres
- Master Plan: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4– Commissioner Hartung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.us

Commissioner Chesney apologized to Planning Staff for his commits made at the previous meeting.

Planner Julee Olander provided a presentation. Applicant Representative Kerry Rohrmeier (via zoom) stated they support Staff's recommendation for approval and stated that she and Mike Railey, Property Owner Representative (in Chambers) are available for questions.

Public Comment:

Jim Huston, resident in the Bridal Path community, stated that the Village Green plan was a small plan focused on a very small area. Everything was very clearly defined in the plan as to what was going to get built. As we move through this, it just becomes more and more ambiguous as to what is going to get built, and nothing has been really defined. A lot of things have been removed and excluded. If this passes, the property owner is not required to adhere to many things in the plan. The plan still stays in place it would still affect neighbor 08. He said the one thing that concerns him is the allowance that is being made for the applicant to be exempt from Appendix A of the Spanish Springs Area Plan. It is nothing to do with the Village Green Plan and suddenly, he's allowed to have much greater site coverage. This area is right next to a residential area which affects property values. Mr. Huston would like to see the Planning Commission enforce the Spanish Springs Area Plan and omit the part about giving them an exemption.

Jesse Maxim, resident within the Bridle Path community, stated that he works for a local general contractor and has a sound understanding of potential ramifications for zoning and land use changes. He raised some questions as to water management with development of the site and precedent for future use of parcels surrounding the area. Warehouses exist in the Spanish Springs area, but they're all on the West side of Pyramid Highway where water management, utilities, and infrastructure are available. The change of the master plan directly adjacent to the equestrian area known as Bridle Path completely changes that way of life and lifestyle. He stated he chooses to raise a family in Bridle Path because of the sense of community. A development like this changes that sense of community. A local judge omitted and removed the right and ability for developer to move forward with the development based on irresponsible impacts to the community. It didn't better serve the community and the surrounding neighbors. Mr. Maxim fears that this is a close representation of that. It doesn't better serve the community as a whole. Business and growth are inevitable, but there's a correct place for that. Business and growth taking place directly adjacent to equestrian properties and to single-family residential properties doesn't seem like the right place. Thank you for your time.

Cassandra Grieve stated that she lives in Bridle Path within the 750ft notice zone. Although Ms. Grieve received earlier notices sent out by Washoe County, it wasn't until the meeting held on August 3rd that she started to engage and do her own research on the master plan, the Spanish Springs area plan and the village Green Specific Plan, all of which were significantly outside her personal expertise and a struggle to work through and understand. Ms. Grieve said she has spent the better part of her personal time the last three weeks trying to wrap my head around the master plan changes been set forth. She has examined the Spanish Springs Area Plan Appendix A, Appendix D, and the Planning Commission staff report and have watched the recording of the August 3rd meeting and taken notes. Ms. Grieve stated that changing a master plan was a big deal; so much so that it requires a supermajority. She said she has watched this Commission struggle to differentiate the current with the proposed changes. She stated Miss Olander commented that many of the proposed changes merely modernize the Spanish Springs area plan. Appendix A and Appendix D are out of date. She said she respectively requests that if a plan is out of date, then modernize the plan. Please do not make piecemeal changes parcel by parcel. Bridle Path homeowners are residents of Washoe County, not residents of Reno or Sparks. The County is the only place we can bring our grievances. The parcel is in our neighborhood. It is still fortunately, very dark in the area where this property is located. The security lighting from an industrial-sized building will shine into our properties, especially if the building site coverage requirements are exempted. It is also fairly quiet in the area. We can hear football games from Spanish Springs High School. Sound carries as there is little to disturb it, and the noise from the industrial activity will echo in our yards. She said we have horses on our properties. She is concerned that the lighting and noise from an unrestricted industrial building will create an inhospitable area for the horses if this parcel is exempted from building size, lighting and buffering requirements. If whatever is built there is unrestricted in its size and shape, it will be the only such building as residential properties surround it. At the August 3rd meeting, it was understated that this would be a singular giant building standing over people's homes. The Village Green plan was made for specific industrial areas that never occurred.

Larry Thomas, resident of 365 Calle De La Plata, adjacent to the West of the parcel, said he isn't up to date on all of the requested changes. Mr. Thomas said that any kind of exemption is not right. Over the past three years there have been plans approved for 300 houses to go in across the street and residents have had to deal with a lot of things they didn't want. Mr. Thomas said residents did agree that this would be an industrial site with quite a few restrictions. It now seems like the developer wants most of those exempted. He said that he doesn't understand the clarifying language regarding setbacks and height of buildings. Mr. Thomas is concerned about the view of the mechanical equipment on top of the building since

it wouldn't have to be hidden. Mr. Thomas stated that an earlier publication allowed for buildings to be 50 feet long and now they're making them longer. It says no loading docks adjacent to residential property, that's pretty clear. This is a little unusual that they're already allowed to have this industrial property between residential on three sides. He said removing the equestrian easements because it was stated as unnecessary anymore is just not true. He said the easement should remain because that's the only thing that keeps motorized vehicles from racing up and down the Bridle Path.

Dan Engler (via Zoom) said he lives on the east side bordering the proposed project. He said he has been involved with the project since we first moved onto the property back in 2017. He said we fought the residential part of this and we're back to industrial. He said he is ok with industrial. He asked that the Commissioners pay attention to the exemptions that's being asked for closely that they're not just going to rubber stamp an exemption request. Mr. Engler stated that they asked the developer for an easement between properties to allay flooding concerns. He said he hopes the Commission makes the best decision.

Lisa Durgin (via Zoom), resident of Bridle Path, said she spoke at last month's meeting regarding the proposed public access trail easement. She said she agrees with and appreciates the decision to remove that element from the plan as it would have been a waste of the developers' time and money to create a trail that would go nowhere. She stated that everyone in her neighborhood that she has spoken with opposes adding an adjacent trail that would allow more illegal motorized vehicle traffic. She said she strongly disagrees with the idea of exempting the 39-acre parcel #10 from the requirements that would make Village Green a more compatible development with the surrounding properties. Other than the smaller industrial parcel that is not part of this immediate plan, the properties surrounding Village Green are all either lower medium density, suburban, rural or open space. The Spanish Springs Area plan visioning character statement which this plan purports to honor mentions rustic appearance, Western Heritage, rural character, and western character. All of the parts of the Village Green Commercenter plan that might have honored this statement are slated to be removed with the current proposed amendments. These amendments ask for exemptions for Appendix A, various architectural requirements, as well as low impact development and sustainability standards. These changes will, among other things, permit larger, taller, less aesthetically pleasing buildings, less landscaping, less attractive trees used in the landscaping, and will leave drainage issues, air, and light pollution. Any description of what lighting will be allowed on the buildings themselves seems to be absent, which is concerning considering the potential height of these buildings. As another example, under the current approved plan, 30% of the 39.1-acres may be covered by buildings as tall as 40 feet on parcel #10, and they're actually asking for more than that by asking to be exempted from the site coverage requirements. Ms. Durgin doesn't see how any of these changes contribute to implementing the vision and character statement of the Spanish Springs area. As a neighbor whose quality of life and property value will be impacted by these proposed amendments, Ms. Durgin asked the Commissioners to vote no.

Pat Caldwell (via Zoom), resident of 430 Tranquil Drive and lives within 750 feet of that building. Mr. Caldwell reference Eric's presentation about the master plan update. Mr. Caldwell stated that throwing out Appendix A of the Spanish Springs plan just muddies the water. Once again, making these one-off decisions to exempt a builder who has not clearly defined what this building will be, other than saying it is going to be for industrial use. It will create light pollution, noise pollution with loading docks. There are no real defined parameters around this building. Mr. Caldwell is surprised that the Commission would take action and vote on information that was not readily available from this parcel owner. Mr. Caldwell would appreciate if the Commission would reconsider a no-vote or table this motion until there is further information.

Cindy Thomas, resident of 365 Calle De La Plata, right next door to this property. Ms. Thomas said that the residents have taken so much of their time fighting this. They all came together as neighbors and approved putting the building in, because they didn't want houses. She said there is also a development across the street where there's going to be 300 houses. Ms. Thomas said she is confused as to why we can approve something and then the developer can make amendments after, so the residents have to come down here and fight them again. It's such a waste of our time. She said she was a little frustrated about having to be here again. We've already made the changes with what they wanted on their big building. They put in for all of the things they wanted, and now we're here again because they want to make more changes. Ms. Thomas is confused about what's going on for lot 8. She said she wasn't notified. She said she was sick of coming down here and wasting her time.

There was no further response to the call for public comment.

Mike Railey, the owner's representative, clarified that when this was going back through the system a few years ago it was apparent that there were discrepancies between the specific plan and the area plan that were missed. Mr. Railey said that nothing is changing, and it's clean-up and housing keeping, so that the plan can move forward as proposed before. With regard to the bridle path issue, he stated that the Bridle Path home owners have stated that there is no public access, it's building a trail to nowhere. That can come in if that access changes in the future.

Discussion by Commission:

Commissioner Phillips said she has several questions about the lights. Ms. Olander stated that the industrial standards used when an industrial building is adjacent to residential were recently updated. Article 414 requires that lighting structures that are more than 100 feet from residentially zoned properties shall not exceed 25 feet. She said code section 110 speaks to lighting, screening, and loading. The Village Green Plan was done years ago and this language was not yet written in our development code. Staff felt it was better to fall back on 110 versus the Village Green Plan, which is why the lighting portion was removed.

Commissioner Phillips said she is concerned about the compatibility of the surroundings. She said the easement is floating out there. She wants to see iron-clad guarantees to protect the neighbors and see that there aren't loopholes that could cause issues in the future. In response to Commissioner Phillips' concern, Ms. Olander stated there are no easements in the Village Green plan. The proposed easement along the perimeter has been removed. The easements are in Bridle Path, and that's not before you tonight and cannot be addressed. The equestrian easements on Bridle Path are a separate parcel.

Commissioner Flick asked about public improvements on street frontage on the highway. He said he is confused on the wording. He asked if the County is re-negotiating. He said it was clear last time that both sides of Calle De La Plata would get improved up to Pyramid, but now the the required sidewalk has been removed. Commissioner Flick asked if the improvements will be required or not. Ms. Olander stated that there will be other developments on Calle De La Plata and what is required of this development is not known yet. As developments come in and submit for permits, they would be required to improve Calle De La Plata. Staff left it up to the County Engineer. It will be decided at the time of the building permit process. Commissioner Flick said that two or three meetings ago Engineering required full improvements on the north side of the street; which was new news. Commissioner Flick is concerned that the County is giving up a lot in exchange for what they're getting back. He could support other things if the County get improvements. He asked how big the building will be. He asked why it's so important for an easement to be moved versus leaving as it is. Commissioner Flick said that he wants to get comfortable with these things. Ms. Olander stated the easement was moved because there wasn't connectivity and is now being removed. Part of the plan has a western equestrian theme. They thought people could ride their horses to

work, and it wasn't feasible. Staff thought it would be helpful to connect to Bridle Path, but they weren't in favor. Staff did not want to include a path that no one is going to use, just because it was there previously. Regarding the original question about improvements on Calle De La Plata; it was a burden for the developer. Developers are usually asked to improve the frontage of their property. Staff couldn't connect this development all the way out to Pyramid. The developer will be required to provide the infrastructure necessary at the time of building permit, which was deemed appropriate by the County Engineer.

Dwayne Smith, Director of Engineering and the County Engineer, thanked Planning Staff for the much clearer approach to the master plan amendment. Mr. Smith assured Commissioner Flick that the safety of the traveling public and pedestrians are paramount. He stated that whenever a project comes into the County and specifically within engineering, Staff will apply the development code as required to make sure that the developer meets the requirements of that project. That's a separate process from the Master Plan amendment work that the Commission has in front of them. As stated by Ms. Olander, the goal and the intent were to provide clarity and understanding to the developer regarding what they may be facing when they come in with the project. Mr. Smith stated that Staff would apply the full code at the point that the building permit request comes into the County and make sure all of those development code requirements are met. Commissioner Flick stated he wants to make sure the plan complies, and the County should get something in return for the consideration.

Commissioner Chesney stated the property's frontage has a huge drainage canal that runs down to holding ponds to the west; stating that curb and gutter is a pipe dream on that side of that street. Commissioner Chesney said there is enough clarification for a master plan amendment and that he can support it. He said the building permit process has checks and balances.

Commissioner Flick asked about maximum size of the building that can be placed on this parcel according to the information. Mr. Lloyd said the county code doesn't restrict building size except for minimum parking standards, drainage, and landscaping requirements. There isn't a maximum size. Mr. Lloyd pointed out that the County doesn't limit the size of a house or industrial building. Commission Chesney referenced Appendix A, which talks about setbacks and landscaping. He stated building and engineering will enforce all the codes. Mr. Lloyd provided clarification: there is a restriction within the Spanish Springs Area Plan with maximum coverage of 30%, which is one exception the developer is requesting.

MOTION: Commissioner Chesney moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0002 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and having made the required Spanish Springs Area Plan finding. Commissioner Chesney further moved to certify the resolution and the proposed Master Plan Amendments in WMPA21-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the Chair to sign the resolution on behalf of the Planning Commission.

1. **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. **Compatible Land Uses.** The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. **Response to Change Conditions.** The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. **Availability of Facilities.** There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. **Desired Pattern of Growth.** The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

AND

Spanish Springs Area Plan Findings:

- a) The amendment will implement the Vision and Character Statement.
- b) The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c) The amendment will not conflict with or diminish the public's health, safety or welfare, including possible effects upon water quality and quantity.

Commissioner Chvilicek seconded the motion, which passed with five in favor; one against – Commissioner Phillips; Commissioner Peyton – absent.

B. Abandonment Case Number (WAB21-0006 Liles) [For possible action] – For hearing, discussion, and possible action to approve the abandonment of 13 feet of an existing 33-foot access easement on the western property line of APN 017-200-21. If the applicant's request is granted, the length of the easement to be abandoned is 205 feet, and the total area of the abandonment is 2,665 square feet.

- Applicant: Danelle Liles
- Property Owner: Kelly and Danelle Liles
- Location: 15755 Secret Pass Rd., Reno, NV 89521
- APN: 017-200-21
- Parcel Size: 1.574 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner Trainee
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3618
- E-mail: krstark@washoecounty.us

Planner Katy Stark provided a presentation. Applicant Danelle Liles provided a presentation.