



Planning Commission Staff Report

Meeting Date: April 5, 2022

Agenda Item: 8B

MASTER PLAN AMENDMENT and REGULATORY
ZONE AMENDMENT CASE NUMBERS:

WMPA22-0003 and WRZA22-0003
(Chocolate Drive)

BRIEF SUMMARY OF REQUEST:

To consider approval of a Master Plan
& Regulatory Zone Amendment for
APN: 502-250-09.

STAFF PLANNER:

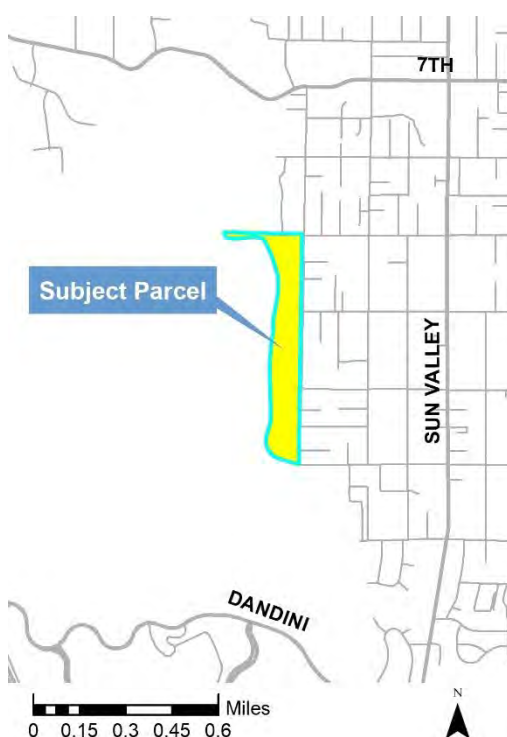
Chris Bronczyk, Planner
Phone Number: 775.328.3612
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CASE DESCRIPTION

For hearing, discussion and possible action to:

1. Approve a master plan map amendment to redesignate one parcel totaling 45.51 acres from Suburban Residential (SR) to 40.64 acres of Urban Residential (UR) and 4.87 acres of Open Space (OS).
2. Initiate and recommend approval of a regulatory zone amendment on one parcel totaling 45.51 acres from Medium Density Suburban (MDS) to 40.64 acres of Medium Density Urban (MDU) and 4.87 acres of Open Space (OS), subject to final approval of the associated Master Plan Amendment by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities.
3. And, if approved, authorize the chair to sign resolutions to this effect.

Applicant / Property Owner: Chocolate Group, LLC
Location: 0 Gepford Parkway
APN: 502-250-09
Parcel Size: 45.51 Acres
Existing Master Plan: Suburban Rural (SR)
Proposed Master Plan: Urban Residential (UR) and Open Space (OS)
Existing Regulatory Zone: Medium Density Suburban (MDS)
Proposed Regulatory Zone: Medium Density Urban (MDU) and Open Space (OS)
Area Plan: Sun Valley
Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
Commission District: 3 – Commissioner Jung



Vicinity Map

STAFF RECOMMENDATION FOR MASTER PLAN AMENDMENT

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 as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0003, having made at least three of the five findings required by Washoe County Code Section 110.820.15(d) and Sun Valley Area Plan Policy SUN 13.1. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0003 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 16)

STAFF RECOMMENDATION FOR REGULATORY ZONE AMENDMENT

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 Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0003 having made all findings required by Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0003 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

(Motion with Findings on Page 17)

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Attachment Contents

Master Plan Amendment Resolution	Exhibit A
Regulatory Zoning Amendment Resolution	Exhibit B
Agency Comments.....	Exhibit C
Truckee Meadows Regional Planning Memo	Exhibit D
Noticing Map	Exhibit E
Project Application	Exhibit F
Neighborhood Meeting Support	Exhibit G

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 Planning website at https://www.washoecounty.gov/csd/planning_and_development, and then select Master Plan & Maps - 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

as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

Explanation and Processing of a Regulatory Zone Amendment

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request.

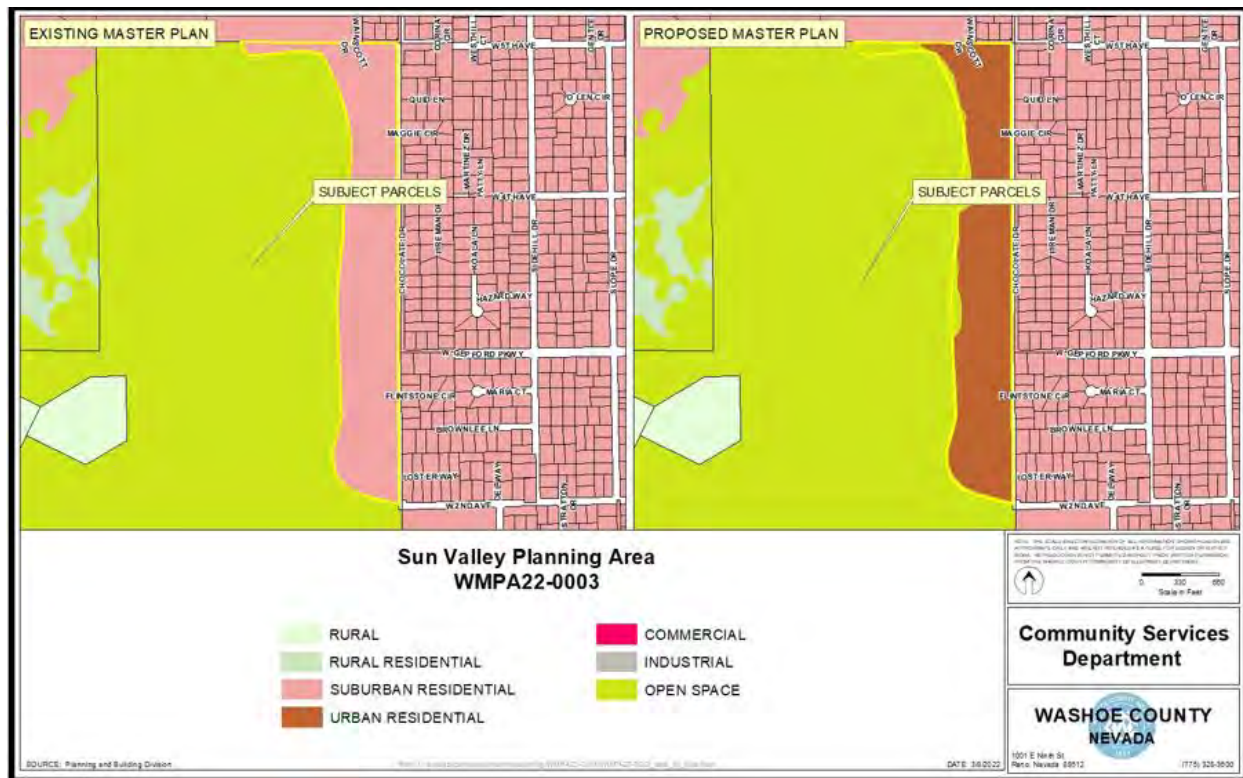
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the master plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

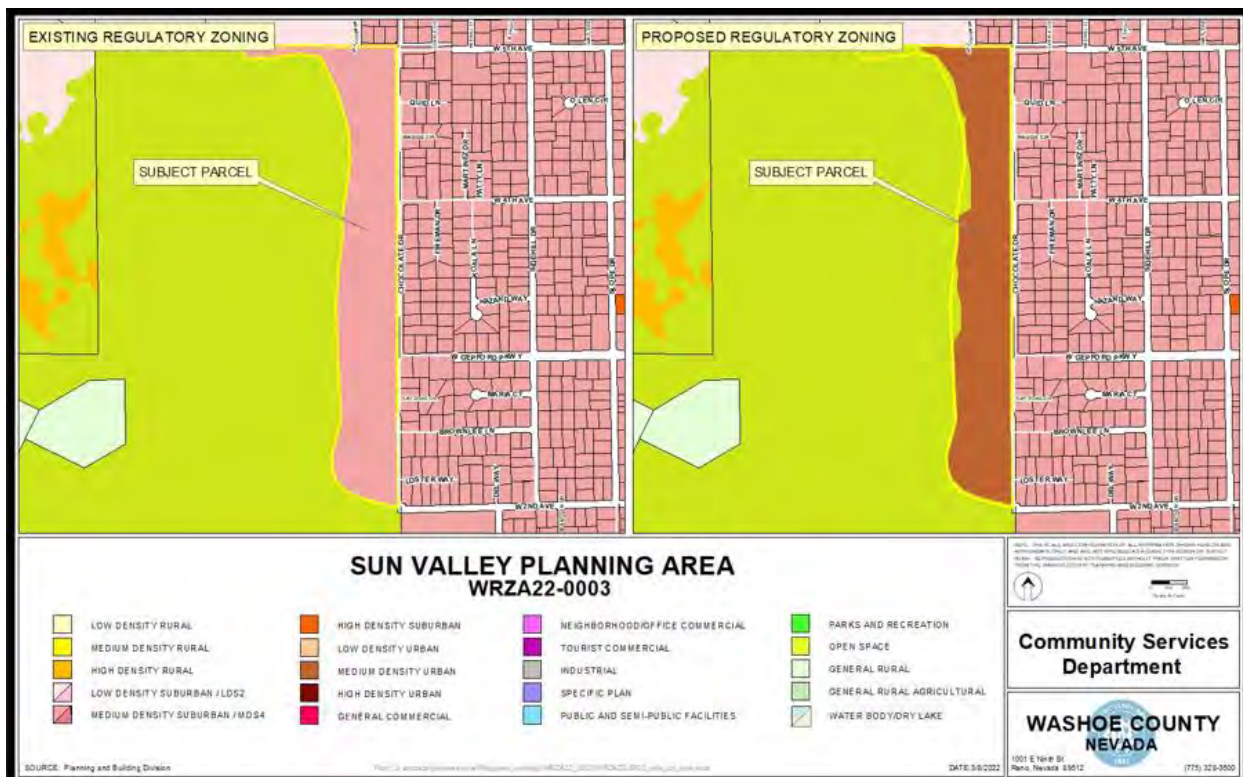
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate area plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



Existing and Proposed Master Plan Designation Maps



Existing and Proposed Regulatory Zone Maps

Analysis

The request is to change the Master Plan designation on a 45.51 acre parcel (APN: 502-250-09) from Suburban Residential (SR) to Urban Residential (UR) and Open Space (OS); and the regulatory zone on the parcel from Medium Density Suburban (MDS - up to 3 du/acre) to 40.64 acres of Medium Density Urban (MDU - up to 21 du/acre) and 4.87 acres of Open Space (OS). The proposed Open Space regulatory zone and master plan designation will be an irregular shape but will be a minimum of a 20-foot strip along the entire border of the property against the Red Hill Open Space area.

The site has varied topography with 43% of the site containing slopes of 15% or greater and the remainder of the site being 0-15% slopes. To the north of the subject site are vacant parcels and single-family residences with regulatory zones of medium and low density suburban. To the south and west is Red Hill Open Space and to the east are single family residences with a regulatory zone of medium density suburban.

Policy SUN.1.3 within the Sun Valley Area Plan was amended in 2015 to allow the Medium Density Urban (MDU) regulatory zone within the Sun Valley Suburban Character Management Area (SVSCMA).

The site is identified in the Truckee Meadows Regional Plan (TMRP) as located in Tier 3, which limits maximum density to the existing density allowed per the regulatory zone. For multi-family to be allowed on this parcel, the applicant will be required to go through regional conformance review to bring this parcel into Tier 1. The subject parcel is located within the Truckee Meadows Service Area (TMSA). Truckee Meadows Regional Planning Agency (TMRPA) will review the request as a whole, including any associated master plan amendments, projects of regional significance, as well as any other requests when considering a Regional Land Designation amendment. TMRPA provided a memo on the process of requesting a Regional Plan Amendment to change Regional Land Designations, which can be found as Exhibit D. The reason TMRPA bundles these items with the Regional Plan Amendment (RPA) request is to ensure that the local jurisdiction, in this case Washoe County, supports the RPA and the proposed underlying land use changes. This support is formally recognized through the actions of the local jurisdiction's decision-making bodies, and through the request of the local jurisdiction's governing body to sponsor the RPA. Per state statute, sponsorship of an RPA can only be initiated by the following bodies: Regional Planning Governing Board (RPGb), Regional Planning Commission (RPC), Washoe County Board of County Commissioners, Sparks City Council, or Reno City Council. TMRPA's intent is to work collaboratively with local governments and provide a coordinated response to requests for land use entitlements, which is why TMRPA request that developers and landowners first approach the local jurisdiction with their land use change requests.

Compatible Land Uses (WCC 110.820.15(d)(2) & WCC 110.821.15(d)(2))

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed regulatory zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

**Compatibility Rating of Proposed Regulatory Zone with
Existing Regulatory Zones on Adjacent Parcels**

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Medium Density Urban (MDU)	Medium Density Suburban (MDS)	Medium
Medium Density Urban (MDU)	Low Density Suburban (LDS)	Medium

Medium Density Urban (MDU)	Open Space (OS)	High
Open Space (OS)	Medium Density Suburban (MDS)	High
Open Space (OS)	Low Density Suburban (LDS)	High
Open Space (OS)	Open Space (OS)	High

High Compatibility: Little or no screening or buffering necessary.

Medium Compatibility: Some screening and buffering necessary.

Low Compatibility: Significant screening and buffering necessary.

Availability of Facilities (110.820.15(d)(4) & 110.821.15(d)(4))

The parcels are located in the Sun Valley Hydrographic Basin. The application indicates that water and sewer service will be provided by the Sun Valley General Improvement District (SVGID). This parcel is located in the SVGID service area and SVGID has water and sewer capacity to service the increased density. Water rights will be acquired from Truckee Meadows Water Authority (TMWA) to fulfill the required amount needed by SVGID. The Washoe County School District received a notice of the application and provided no comments or concerns with the amendment.

Change of Conditions (110.820.15(d)(3) & 110.821.15(d)(3))

The conditions in the area have changed over the past years and the location of residential housing has been re-evaluated. The applicant would like to adjust the location of residential housing density to better allow for affordable housing opportunities around Sun Valley. The applicant believes that the proposed amendments will benefit the existing and future community. The proposed amendments will allow future development with a potential maximum density of 21 dwellings per acre in the SCMA, which is a designated growth area. Due to the topography of the subject parcel, it is unlikely that a development would be able to utilize the full 21 dwelling units per acre. The applicant currently is proposing a development of 240 units of affordable housing. Roughly one-quarter of a mile to the southeast within the SCMA is a parcel with MDU zoning that went through an MPA and RZA process in 2015, and an Administrative Permit for an apartment complex in 2021. Three-quarters of a mile to the southeast within the SCMA is another parcel with MDU zoning that is developed with an 83-unit apartment complex.

Desired Pattern of Growth (110.820.15(d)(5) & 110.821.15(d)(6))

The Sun Valley Character Statement in the Sun Valley Area Plan identifies the SCMA as a designated area for growth. The Introduction of the Sun Valley Area Plan states the intent of providing a range of low, medium, and high density housing opportunities. Additionally, the Character Statement intends to provide a range of residential opportunities. The Washoe County Master Plan states that the Urban Residential Master Plan Category is intended to incorporate municipal services, make use of transit services and be in areas near schools and parks. It is about four tenths of a mile from an RTC bus route on Sun Valley Boulevard and is surrounded by existing water and sewer lines provided and maintained by the Sun Valley General Improvement District (SVGID). The parcel is also roughly 600 feet from Lois Allen Elementary School.

Affordable Housing

The applicant states that the intent of this proposal is to allow the applicant to develop an affordable housing project consisting of a multi-family development of 240 units.

Consistency with Master Plan (110.820.15(d)(1) & 110.821.15(d)(1))

Regulatory zone amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following master plan policies and programs are applicable to the proposed amendment requests.

Housing Element- Volume One of the Washoe County Master Plan

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

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

Staff Comment: The proposed regulatory zone amendment will allow for multi-family, which will increase the density and expand the type of housing, potentially increasing the availability of housing options in the area.

Policy 1.5: Encourage development at higher densities where appropriate.

Staff Comment: The proposed regulatory zone amendment is requesting to split zone the parcel. The current regulatory zone is Medium Density Suburban (MDS) which allows a density of 3 dwellings per acre. The proposed regulatory zone amendment is requesting Open Space (OS) and Medium Density Urban (MDU). The Open Space does not allow for higher density but is being proposed as a buffer zone to ensure that the existing open space is provided with an additional buffer, and to allow for better transition from open space to higher densities. The Medium Density Urban regulatory zone allows for 21 dwellings per acre (multi-family). With the proposed MDU regulatory zone, staff believes this request is supported by Policy 1.5.

Goal Three: Provide Developer Incentives.

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

Staff Comment: Adopting the proposed amendment would support high density housing relatively close to an RTC bus route. The subject parcel isn't far from Sun Valley Boulevard, which offers some commercial services. The parcel is near Lois Allen Elementary School and is in a neighborhood that has existing water and sewer services.

Land Use and Transportation Element - Volume One of the Washoe County Master Plan

Goal One: Influence future development to abide by sustainable growth practices.

LUT.1.4: Residential should be within close proximity to retail/commercial land uses within the TMSA to facilitate both walking and cycling as desirable and safe modes of transportation.

Staff Comment: The subject parcel is a large parcel at 45.510 acres; however it is located in the Sun Valley SCMA, which is a designated area for growth, which would offer urban development densities if the proposed amendments are adopted. The proposal will allow more apartments to be included in the Sun Valley area, helping to fill a housing shortage in a growing community. Roughly one-quarter of a mile to the southeast within the SCMA is a parcel with MDU zoning that went through an MPA and RZA process in 2015, and an Administrative Permit for an apartment complex in 2021. Three-quarters of a mile to the southeast within the SCMA is another parcel with MDU zoning that is developed with an 83-unit apartment complex. The subject site is a little under half a mile from Sun Valley Boulevard, which is within the Sun Valley Downtown Character Management Area and has commercial businesses as well as an RTC bus route.

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

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

- Provide opportunities for a variety of land uses, facilities and services that serve present and future population;
- Promote integrated communities with opportunities for employment, **housing**, schools, park civic facilities, and services essential to the daily life of the residents; and
- Allow housing opportunities for a broad socio-economic population.**

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

Staff Comment (LUT.4.1, LUT.4.3): The proposed amendment would support higher density residential development in the Sun Valley SCMA, a designated growth area. The applicant states that this amendment will make way for an affordable housing development which would offer more affordable housing choices in the Sun Valley planning area.

Goal Five: Development occurs where infrastructure is available.

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.

Staff Comment: The subject parcel would be served by existing water and sewer services, which are provided by the Sun Valley General Improvement District (SVGID). The existing neighborhood is served by Truckee Meadows Fire Protection District, Washoe County School District, Washoe County Emergency Medical Services (EMS) Oversight Program, and the Washoe County Sheriff's Office. These public agencies and others reviewed the amendment requests and voiced no objection to the proposal. The Washoe County Emergency Medical Services (EMS) Oversight Program stated that there may be impacts regarding EMS responses to the area, particularly during peak hours. Meeting the ongoing growth management challenge in a growing and dynamic community is an issue for many public agencies.

Sun Valley Area Plan - Volume Two of the Washoe County Master Plan

The subject parcels are located within the Sun Valley Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SUN.1.3	Pattern of Land Use	Yes	No
SUN.1.6	Master Plan Amendment Requirements	Yes	No
SUN.1.12	Adequate School Capacity	Yes	No
SUN.13.1	SVAP Amendment Findings	Yes	No
SUN.13.2	SVAP Amendment Requirements	Yes	No

Goal One: The pattern of land use designations in the Sun Valley Area Plan will implement and preserve the community character described in the Character Statement.

SUN.1.3: The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:

- High Density Rural (HDR – One unit per 2.5 acres).
- Low Density Suburban (LDS – One unit per acre).
- Medium Density Suburban (MDS – Three units per acre).

- d. High Density Suburban (HDS – Seven units per acre).
- e. Medium Density Urban (MDU – Twenty-one units per acre).**
- f. Neighborhood Commercial/Office (NC).
- g. General Commercial (GC).
- h. Industrial (I).
- i. Public/Semi-Public Facilities (PSP).
- j. Parks and Recreation (PR).
- k. General Rural (GR).
- l. Open Space (OS).**

Staff Comment: The proposed regulatory zones of Medium Density Urban (MDU) and Open Space (OS) are allowed in the Sun Valley Suburban Character Management Area where the subject parcels are located.

SUN.1.12: Prior to any approval of proposed land use intensification that will result in existing school facilities exceeding design capacity and which may compromise the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, the school district will identify improvements in their capital improvements plan or school rezoning plan that will enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School District Board of Trustees, may waive this finding.

Staff Comment: The Washoe County School District reviewed the application and provided no comment or concerns with the proposed amendment.

Sun Valley Area Plan Assessment

The introduction of the Sun Valley Area Plan states that the plan is intended to manage growth and development in a manner that includes “a range of low, medium, **high density housing opportunities**” and “**affordable housing**.” Additionally, the Character and Vision Statement of the Sun Valley Area Plan states, “The SCMA and the DCMA will be the designated growth areas in Sun Valley.”

Development Suitability within the Sun Valley Area Plan

The parcel is located in the Sun Valley Area Plan and is within the Suburban Character Management Area. The majority of the parcel is noted as “most suitable” on the Development Suitability map, except for the area at the southern end of the parcel which is noted as having slopes greater than 15%.

Agency Comments

The following agencies/individuals received a copy of the project application for review and evaluation.

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Div. of Wildlife	☒	☐	☐	
Washoe County Building & Safety	☒	☐	☐	Dan Holly; dholly@washoecounty.gov
Washoe County Parks & Open Spaces	☒	☐	☐	Sophia Kirschenman, skirschenman@washoecounty.gov

Washoe County Water Rights	☒	☒	☒	Timber Weiss; tweiss@washoecounty.gov
Washoe County Engineering	☒	☒	☒	Walt West; wwest@washoecounty.gov
Washoe County Sherriff	☒	☐	☐	
WCHD - Environment Health	☒	☐	☐	Wesley Rubio; wrubio@washoecounty.gov
WCHD - EMS	☒	☒	☒	Sabrina Brasuell; sbrasuell@washoecounty.gov
Truckee Meadows Fire Protection District	☒	☒	☒	Brittany Lemon, blemon@tmfpd.us
RTC Washoe	☒	☐	☐	
Washoe Storey Conservation District	☒	☒	☒	Jim Shaffer; Shafferjam51@gmail.com
Washoe County School District	☒	☐	☐	
Sun Valley GID	☒	☒	☒	Chris Melton; cmelton@svqid.com

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 at Hobey's Casino Banquet Room – 5195 Sun Valley Blvd., Sun Valley, NV 89433 on March 21, 2022, from 5:00 pm to 7:00pm.

A summary of the meeting will be provided during Staff's presentation to the Planning Commission.

Master Plan Public Notice

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended 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 March 23, 2022. In total, 212 unique properties were noticed as part of this request.

Regulatory Zone Amendment Public Notice

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended, and WCC 110.821.20.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 212 property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing.

Staff Comments on Required Sun Valley Area Plan Amendment Findings

In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Sun Valley Area Plan, the following findings must be made in addition to the required findings in Washoe County Development Code, Section 110.820.15:

1. Goal Thirteen: SUN.13.1.

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

Staff Comment: The Sun Valley Character Statement states that the desired land use pattern is for mixed use and multi-family to be concentrated along Sun Valley Boulevard, which is located within the Downtown Character Management Area (DCMA). The Character Statement also states that the Sun Valley Planning Area is comprised of a suburban core that includes a mix of residential densities, the majority being at 3 dwellings per acre, with higher densities along Sun Valley Boulevard and north of El Rancho Drive. However, the proposed regulatory zone amendment to Medium Density Urban and Open Space are allowed in the Sun Valley Suburban Character Management Area where the subject parcels are located. The Sun Valley Area Plan calls for a range of low, medium, high density housing opportunities and affordable housing. Additionally, the Character and Vision Statement of the Sun Valley Area Plan states, "The SCMA and the DCMA will be the designated growth areas in Sun Valley." It should also be noted that roughly one-quarter of a mile to the southeast within the SCMA is a parcel with MDU zoning that went through an MPA and RZA process in 2015, and an Administrative Permit for an apartment complex in 2021. Three-quarters of a mile to the southeast within the SCMA is another parcel with MDU zoning that is developed with an 83-unit apartment complex.

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

Staff Comment: While the Sun Valley Area Plan Character Statement does state that the community supports higher density residential uses, such as multi-family residential, along Sun Valley Boulevard and north of El Rancho Drive, the Character Statement does not require it to be located there. Additionally, the Character and Vision Statement of the Sun Valley Area Plan. Additionally, the Character and Vision Statement of the Sun Valley Area Plan, Policies 1.1, 1.5, and 3.5 of the Housing Element; Policies 1.4, 4.1, and 5.3 of the Land Use and Transportation Element; and Policy 1.3 and 1.12 of the Sun Valley Area Plan support the proposed amendment.

- c. The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: The proposed amendment will provide for land uses of medium and high compatibility with the existing land uses, and should not adversely impact the public health, safety or welfare.

Staff Comments on Required Findings for Master Plan Amendment

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the 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 Character and Vision Statement of the Sun Valley Area Plan states, "The SCMA and the DCMA will be the **designated growth areas** in Sun Valley." The designation of Urban Residential (UR) and Open Space (OS) master planning on the subject parcel, which is located within the SCMA would not be out of character for the SCMA.*

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: *The proposed Master Plan Category of Urban Residential (UR) and Open Space (OS) on the subject site is compatible with the surrounding parcels that have a Master Plan Category of Suburban Residential (SR) and Open Space (OS). The amendment will allow for an increase in residential density, which will provide more housing in the area and conforms to applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan as described earlier in this report. The proposed amendment should not conflict with the public's 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.

Staff Comment: *The amendment will allow an increase in the availability of housing in the area, which is needed and desired by the Sun Valley Area Plan and the Washoe County Master Plan and will comply with the 2019 Truckee Meadows Regional Plan. With home prices reaching a median price of \$600,000 in January 2022 (RSAR February Report), and the continued growth within our region, more housing is needed. This proposal supports growth in an area within the TMSA that has existing infrastructure, is close to schools, and relatively close to public transportation routes. Roughly one-quarter of a mile to the southeast within the SCMA is a parcel with MDU zoning that went through an MPA and RZA process in 2015, and an Administrative Permit for an apartment complex in 2021. Three-quarters of a mile to the southeast within the SCMA is another parcel with MDU zoning that is developed with an 83-unit apartment complex.*

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: *All needed facilities are existing or will be provided by the applicant with any future development plans. The Sun Valley General Improvement District (SVGID) is the service provider for water and sewer and has the capacity for the amendments and any future development at this location.*

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 promote the desired pattern for the orderly physical growth of the County and guides development of the County by increasing housing units and as detailed in this staff report. The parcel is located within the SCMA, which is designated as an area for growth and will provide higher density residential zoning adjacent to an existing residential neighborhood.*

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

***Staff Comment:** There are no military installations within the required noticing area; therefore, this finding does not have to be made.*

Staff Comments on Required Findings for Regulatory Zone Amendment

WCC Section 110.821.15(d) of Article 821, Amendment of Regulatory Zone, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. **Consistency with Master Plan:** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

***Staff Comment:** The Character and Vision Statement of the Sun Valley Area Plan states, "The SCMA and the DCMA will be the **designated growth areas** in Sun Valley." The designation of Medium Density Urban (MDU) and Open Space (OS) regulatory zones on the subject parcel and allowing MDU zoning within the SCMA would not be out of character for the SCMA*

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:** The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety, or welfare.*

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

***Staff Comment:** The proposed amendment identifies and responds to changed conditions that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment provides for a range of housing opportunities and densities. This proposal supports growth in an area within the TMSA that has existing infrastructure, is close to schools, and relatively close to public transportation routes. Roughly one-quarter of a mile to the southeast within the SCMA is a parcel with MDU zoning that went through an MPA and RZA process in 2015, and an Administrative Permit for an apartment complex in 2021. Three-quarters of a mile to the southeast within the SCMA is another parcel with MDU zoning that is developed with an 83-unit apartment complex.*

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

***Staff Comment:** All needed facilities are existing or will be provided by the applicant with any future development plans. The Sun Valley General Improvement District (SVGID) is the service provider for water and sewer and has the capacity for the amendments and any future development at this location.*

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

***Staff Comment:** There are no adverse effects to the Washoe County Master Plan as amended.*

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

Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County by increasing housing units and as detailed in this staff report. The parcel is located within the SCMA, which is designated as an area for growth and will provide higher density residential zoning adjacent to an existing residential neighborhood.

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

Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.

Master Plan Amendment Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-003. It is further recommended that the Planning Commission forward the Master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption.

Regulatory Zone Amendment Recommendation

Those agencies which reviewed the application provided commentary in support of approval of the amendment. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners.

Master Plan Amendment 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 as Exhibit A to this staff report, to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0003 having made at least three of the five findings required by Washoe County Code Section 110.820.15(d) and Sun Valley Area Plan Policy SUN 13.1. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0003 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.

Sun Valley Area Plan Policy SUN.13.1

1. The amendment will further implement and preserve the Vision and Character Statement.
2. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.
3. The amendment will not conflict with the public's health, safety or welfare.

Regulatory Zone Amendment Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution, contained as Exhibit B to this staff report, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0003 having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0003 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. 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. 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. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

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 / Owner: Chocolate Group, LLC
Attn: Randy Kuckenmeister
E-mail: Randy@kbcallc.com

Representatives: Kimley-Horn and Associates, Inc.
Attn: Chris Waechter
E-mail: Chris.waechter@kimley-horn.com

Representatives: Pedcor Investments, LLC
Attn: Ryan Rodgers
E-mail: rrodgers@pedcor.net

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Walt West / Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection; Regional Transportation Commission; Truckee Meadows Regional Planning Agency



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SUN VALLEY AREA PLAN, MASTER PLAN MAP (WMPA22-0003), TO REDESIGNATE APN 502-250-09 FROM SUBURBAN RESIDENTIAL (SR) TO URBAN RESIDENTIAL (UR) AND OPEN SPACE (OS), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 22-06

Whereas, Master Plan Amendment Case Number WMPA22-0003 came before the Washoe County Planning Commission for a duly noticed public hearing on April 5, 2022; 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 Master Plan Amendment Case Number WMPA22-0003, 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.

Sun Valley Area Plan Policy SUN.13.1

1. The amendment will further implement and preserve the Vision and Character Statement
2. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.
3. 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 WMPA22-0003, comprised of the map 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 April 5, 2022

WASHOE COUNTY PLANNING COMMISSION

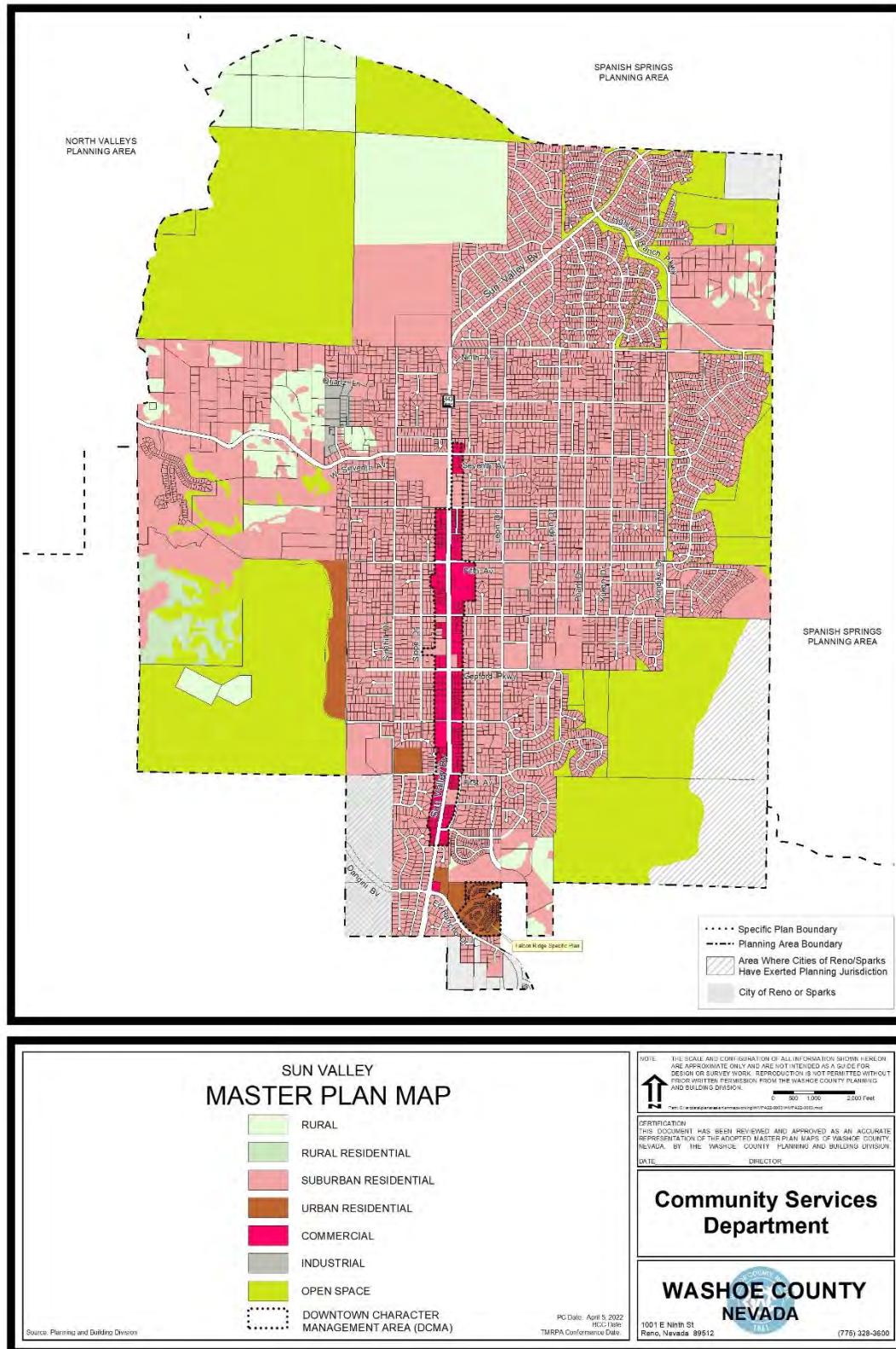
ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A – Sun Valley Area Plan Master Plan Map

Exhibit A, WMPA22-0003





RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA22-0003 TO AMEND THE SUN VALLEY AREA PLAN REGULATORY ZONE MAP BY CHANGING THE REGULATORY ZONE FOR APN 502-250-09 FROM MEDIUM DENSITY SUBURBAN (MDS) TO MEDIUM DENSITY URBAN (MDU) AND OPEN SPACE (OS)

Resolution Number 22-07

Whereas Regulatory Zone Amendment Case Number WRZA22-0003, came before the Washoe County Planning Commission for a duly noticed public hearing on April 5, 2022; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA22-0003) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), the Washoe County Planning Commission has made the following findings necessary to support adoption of this proposed Regulatory Zone Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;

5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA22-0003 and the amended Sun Valley Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on April 5, 2022

WASHOE COUNTY PLANNING COMMISSION

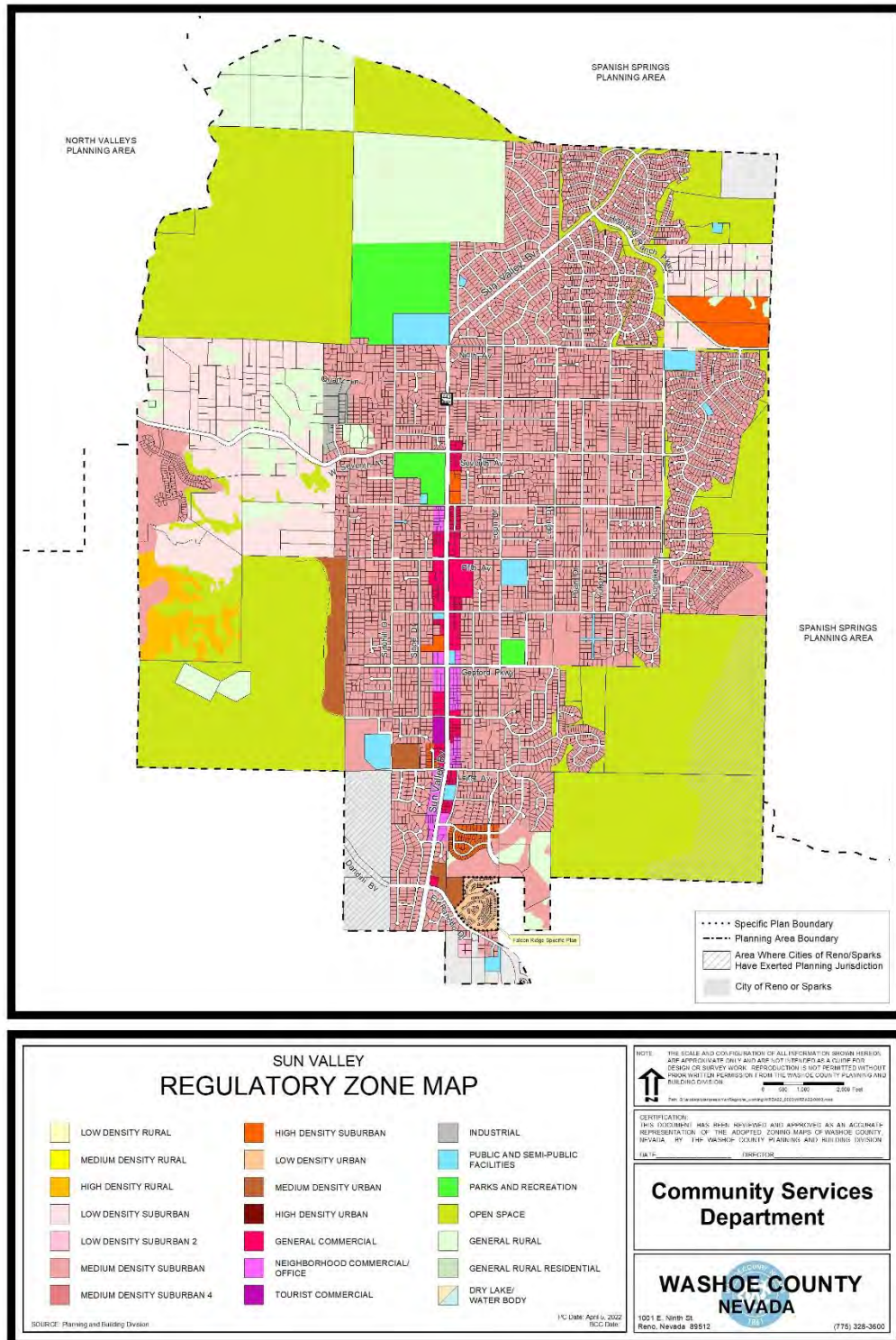
ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A – Sun Valley Area Plan Regulatory Zone Map

Exhibit A, WRZA22-0003



Sun Valley Area Plan Regulatory Zone Map



1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadacconservation.com

Washoe-Storey Conservation District

Bret Tyler Chairman
Jim Shaffer Treasurer
Cathy Canfield Storey app.
Jean Herman Washoe app.

February 25, 2022

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WMPA22-0003, WRZA 22-0003 Chocolate Drive

Dear Chris,

In reviewing the master plan and regulatory amendment case for Chocolate Drive, the Conservation District has the following additional comment. Please include the January 24, 2022, letter.

With a bat cave identified on the plans we will need language informing the property residents the benefits of bats and at the same time a vector of rabies. 10 to 15 percent of the bats are positive for rabies in the Truckee Meadows Community. I can provide a draft of the language whereby we can educate the Community with signage or other means.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

February 25, 2022

Chris Bronczyk, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Chocolate Drive; 502-250-09
Master Plan Amendment; WMPA22-0003
Regulatory Zone Amendment; WRZA22-0003

Dear Mr. Bronczyk:

The Washoe County Health District, Emergency Medical Services (EMS) Oversight Program, has reviewed the above referenced project. Based on the proposed development packet, there may be impacts regarding EMS responses to the area, particularly during peak hours. Additionally, the addition of 240 dwellings may increase the use of the healthcare system in the region. The traffic study indicates 109 average daily trips will be generated from this project. Additionally, congestion in the thoroughfare due to projects will also impact EMS response to surrounding communities during construction.

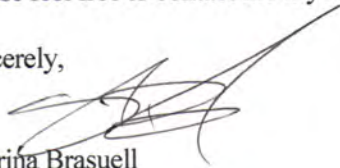
Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the parcel location, REMSA's Franchise response requirement for life-threatening calls is 8 minutes 59 seconds for 90 percent of calls. Washoe County population and franchise map response zones are evaluated annually.

The closest hospital is Renown Regional Medical Center, which is approximately 6 miles away from the parcel, should individuals require such services. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended that the address number is clearly marked on the curb and the structure(s) so the individuals can be quickly located by public safety agencies. Additionally, please ensure that all structures meet ADA requirements, as appropriate.

Please feel free to contact me if you have any questions.

Sincerely,


Sabrina Brasuell
EMS Coordinator
sbrasuell@washoecounty.gov
(775) 326-6043

Cc: Aaron Abbott, REMSA
Joe Kammann, TMFR

EPIDEMIOLOGY AND PUBLIC HEALTH PREPAREDNESS
1001 East Ninth Street | Reno, Nevada 89520
EPHP Office: 775-326-6055 | washoecounty.us/health
Serving Reno, Sparks and all of Washoe County, Nevada. Washoe County is an Equal Opportunity Employer.


**WMPA22-0003 &
WRZA22-0003**
EXHIBIT C

From: [Lemon, Brittany](#)
To: [Bronczyk, Christopher](#)
Subject: WMPA22-0003 (Chocolate Drive) Conditions of Approval
Date: Wednesday, February 16, 2022 9:39:25 AM
Attachments: [image001.png](#)

Hi Chris,

"This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply."

<https://tmfpd.us/fire-code/>.

Thank you.

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

From: cmelton@svgid.com
To: [Bronczyk, Christopher](#)
Cc: [Jennifer Merritt](#)
Subject: WMPA22-0003 Chocolate Drive. 45.51 Acres
Date: Tuesday, February 15, 2022 8:37:29 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good morning Chris,

This email is in response to WMPA22-0003 Chocolate Drive., APN: 502-250-09 (45.51 Acres).

Sun Valley GID comments on Master Plan Amendment Case # WMPA22-0003 Chocolate Drive.

1. This parcel is located on Chocolate Drive and is in SVGID service area.
2. Development will be subject to water and wastewater capacity study.
3. SVGID will be the water and wastewater provider.
4. Water rights that may be required for development will be need to be dedicated to SVGID for this project via TMWA Wholesale Will Serve.
5. SVGID to be signature on the Jurat.
6. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
7. Development will subject to SVGID water and wastewater facility fees.

Thanks,

Chris Melton
Public Works Director
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433
Phone: 775-673-2253
Fax: 775-673-7708
CMelton@svgid.com
Website: www.svgid.com

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WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

Attachment C
Page 29
1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: February 28, 2022

To: Chris Bronczyk, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Chocolate Drive
Master Plan Amendment WMPA22-0003; Regulatory Zone Amendment WRZA22-0003
APN: 502-250-09

GENERAL COMMENTS

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no general engineering comments.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no drainage related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Access to the proposed development is over roadways not currently maintained by Washoe County and the right-of-way is owned by third parties. At the time of any entitlement action (e.g., tentative map, special use permit, etc.), the applicant will need demonstrate that appropriate right-of-way has been or can be acquired over the project access roadways, and if roadways are to be owned and maintained by Washoe County, the right-of-way will need to be dedicated to Washoe County and roadway improvements constructed to Washoe County standards.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments





March 3, 2022

Chris Bronczyk, Planner
Community Services Department
Washoe County
1001 E. 9th Street, Bldg A
Reno, NV 89512

RE: Regional Planning Process for requesting a Regional Plan Amendment to change Regional Land Designations

Greetings Chris,

This letter is intended to provide clarity around the processes for pursuing a Regional Plan Amendment (RPA) to amend (i.e. adjust) the boundary of a Regional Land Designation (RLD; also referred to as "Tiers"). RPAs are first heard by the Regional Planning Commission (RPC). If found in conformance, the RPA and the RPC's recommendation of approval are forwarded to the Regional Planning Governing Board (RPGB) for final adoption.

The Truckee Meadows Service Area (TMSA) and associated RLDs are described in the adopted Regional Plan starting on page 87. The establishment of the TMSA and RLDs, priority hierarchy for development, and residential density and nonresidential standards are denoted in Regional Plan policies RF 1, 2 and 3. Policy RF 5 describes the criteria that must be addressed and will be considered for any RPA request to amend the TMSA or an RLD.

When considering a Regional Land Designation amendment, TMRPA will review the request as a whole, including any associated master plan amendments, projects of regional significance, and any other requests. The reason for bundling these items with the RPA request is to ensure that the local jurisdiction processing the land use request supports the RPA and proposed underlying land use changes. This support is formally recognized through the actions of the local jurisdiction's decision-making bodies and through the request of the local jurisdiction's governing body to sponsor the RPA. Per state statute, sponsorship of an RPA can only be initiated by the following bodies: Regional Planning Governing Board (RPGB), Regional Planning Commission (RPC), Washoe County Board of County Commissioners, Sparks City Council, or Reno City Council.

Also per state statute, TMRPA is required to review the Regional Plan annually and update the plan not less than every five years. During this regular process it is possible that TMRPA staff will propose that the RPC or RPGB sponsor amendments to the TMSA or RLDs based on improved understanding of planned or existing capacity of infrastructure, identification of areas for preservation, or when it is of substantial benefit to the community in general. Apart from these annual reviews and 5-year updates, it is rare and/or unlikely that TMRPA would suggest an alteration to the RLDs without an associated request from a local jurisdiction. That is because most other requests for changes/amendments to the



RLDs (or the TMSA) are predicated by a land use change or entitlement request at the local level to enable development not currently allowed (e.g. an intensification of residential density). Map 2 of the Regional Plan (page 65) displays the TMSA and RLD boundaries (also available as an online map: <https://tmrpa.org/tmrpa-maps>). These boundaries are based on and coincide with the underlying master plan land use boundaries in each local jurisdiction's master plan.

Finally, a path does exist for landowners to initiate a Private Property Owner (PPO) request to adjust the TMSA or RLDs on their property. This is detailed in the Regional Planning Governing Board Regulations on Procedure Section II.B (available at: <https://tmrpa.org/about-tmrpa/regional-planning-governing-board>). The PPO request costs ca. \$4,000 in fees and when requested requires an item be agendaized for the RPC to consider sponsorship of the proposed amendment. If sponsored, each affected local jurisdiction will have 90 days to provide comments and advisory recommendations on the proposed amendment. Sponsorship does not ensure the proposed amendment will be recommended for adoption to the RPGB.

It is the intent of TMRPA staff to work collaboratively with local governments and provide a coordinated response to requests for land use entitlement. Although not strictly required, TMRPA staff request that developers and landowners first approach the local jurisdiction(s) of interest with their land use change requests – as they would for a zoning or master plan change that does not require an RPA. If the desired change necessitates amending the RLD (e.g. going from Tier 3 to Tier 2) TMRPA staff are available and happy to participate in meetings with planning staff and landowners to weigh in on regional policy and the process.

Please reach out to me or any Regional Planning staff if you have further questions or would like more information.

Best regards,

A handwritten signature in blue ink, appearing to read "Jeremy M. Smith", is placed above the typed name.

Jeremy M. Smith
Director of Regional Planning
jsmith@tmrpa.org
775-225-0285 (cell)

related documents: TMRPA initial Review Memo date 2-28-2022 regarding case WMPA22-0003



NOTICING MAP

212 Lots within 750 Feet

MASTER PLAN AND REGULATORY ZONE AMENDMENT

CHOCOLATE DRIVE

SUN VALLEY, NEVADA

APN: 502-250-09

Prepared for:
Pedcor Investments, a Limited Liability Company
770 3rd Ave SW
Carmel, IN

Prepared by:
Kimley-Horn and Associates, Inc.
7900 Rancharrah Parkway
Suite 100
Reno, Nevada
February 2022
192233001
Copyright © Kimley-Horn and Associates, Inc.



**MASTER PLAN AND REGULATORY ZONE AMENDMENT
FOR**

CHOCOLATE DRIVE

Prepared for:

Pedcor Investments, a Limited Liability Company
770 3rd Ave SW
Carmel, IN 46032
317-705-7970

Prepared by:

Kimley-Horn and Associates, Inc.
7900 Rancharrah Parkway
Suite 100
Reno, Nevada 89511
775-200-1978

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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1. INTRODUCTION

This application includes the following requests:

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

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

2. PROJECT LOCATION

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

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



Figure 1 – Vicinity Map



3. EXISTING CONDITIONS

3.1. Site Information

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

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

Adjacent Regulatory Zone designations and uses include the following:

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

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

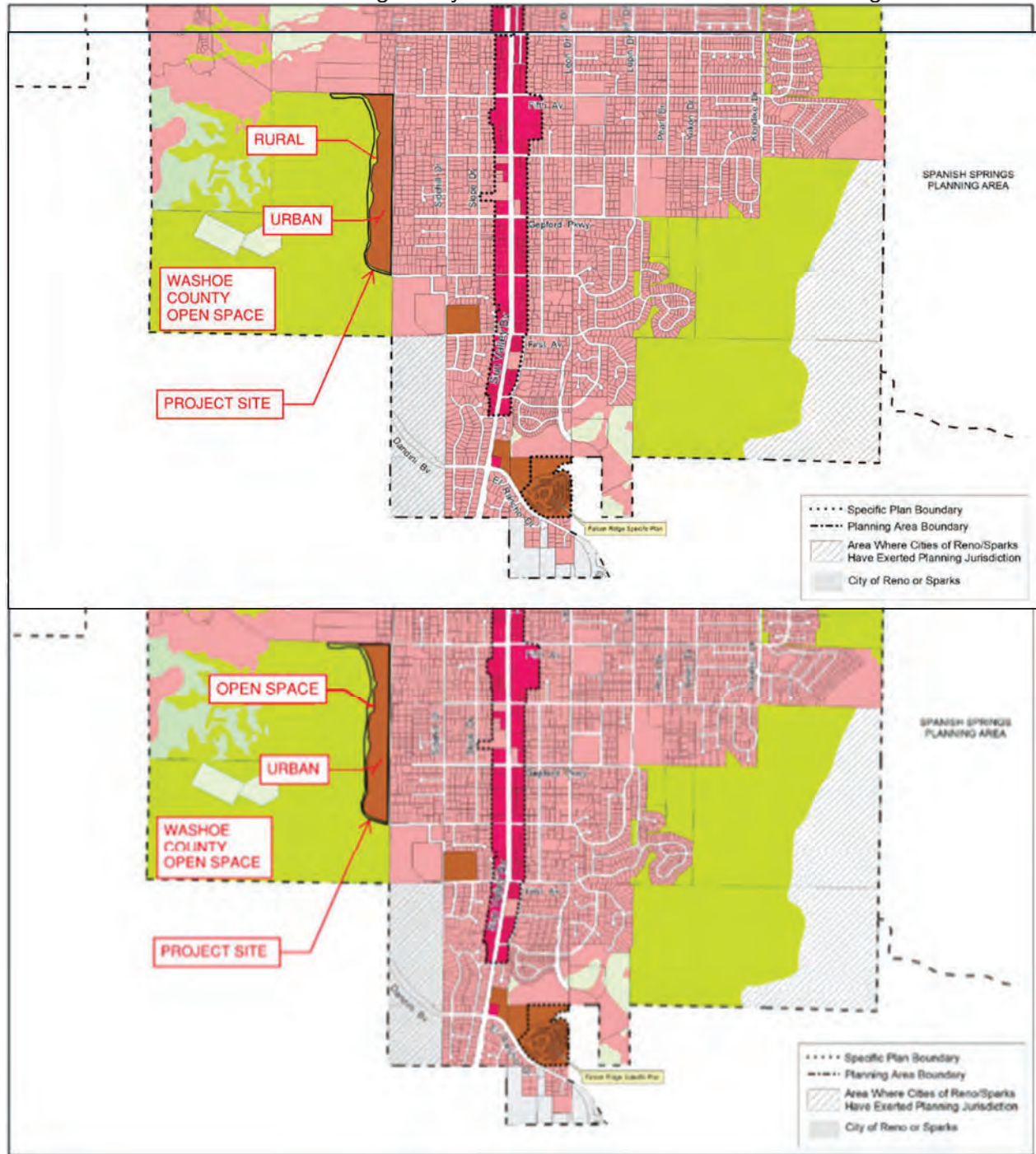


Figure 4 in Section 4 of this report.



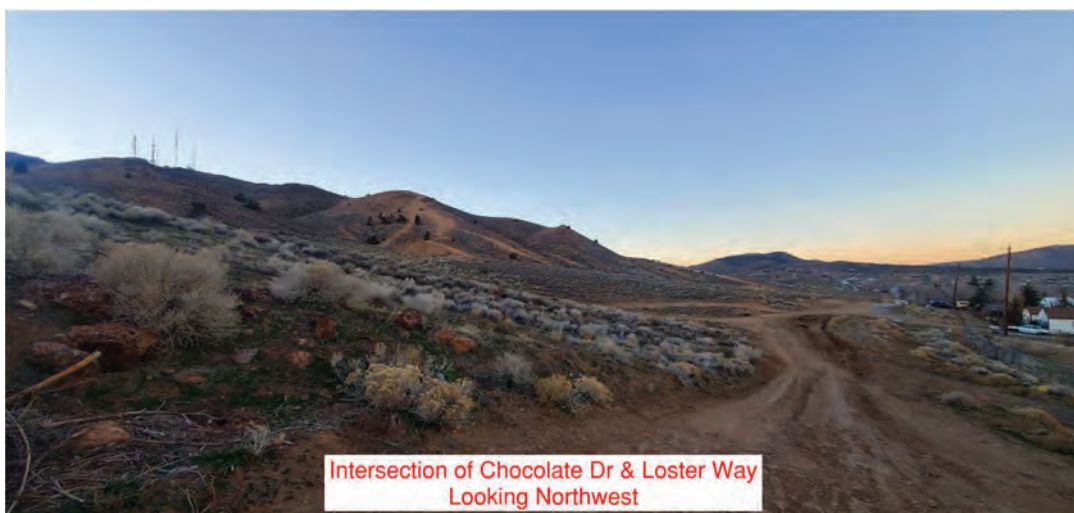
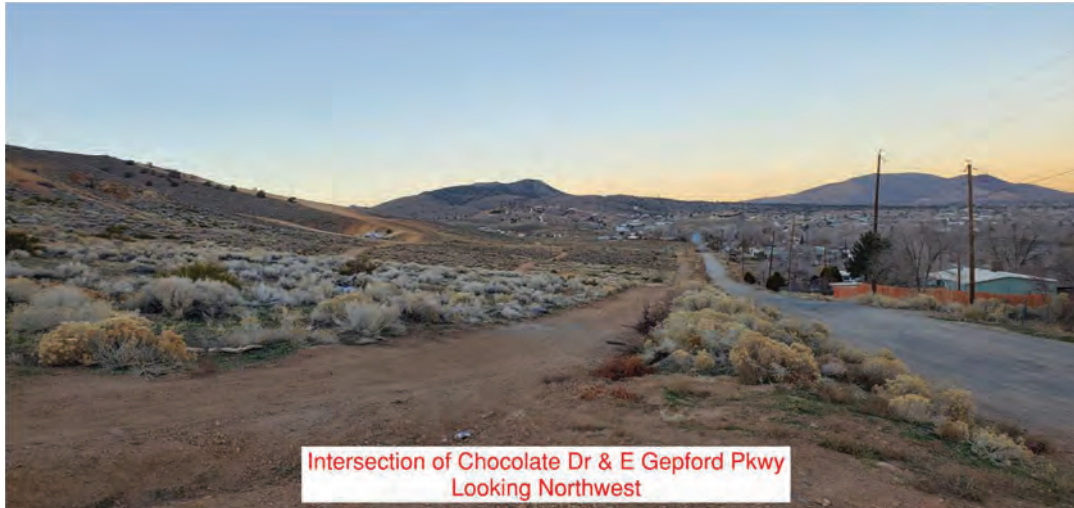




Figure 2 – Site Photos

3.2. Hillside Grading

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

3.3. Summary of Phase I Environmental Site Assessment

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

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

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

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



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



4. REQUEST SUMMARY

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

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

4.1. Master Plan Amendment

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

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

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

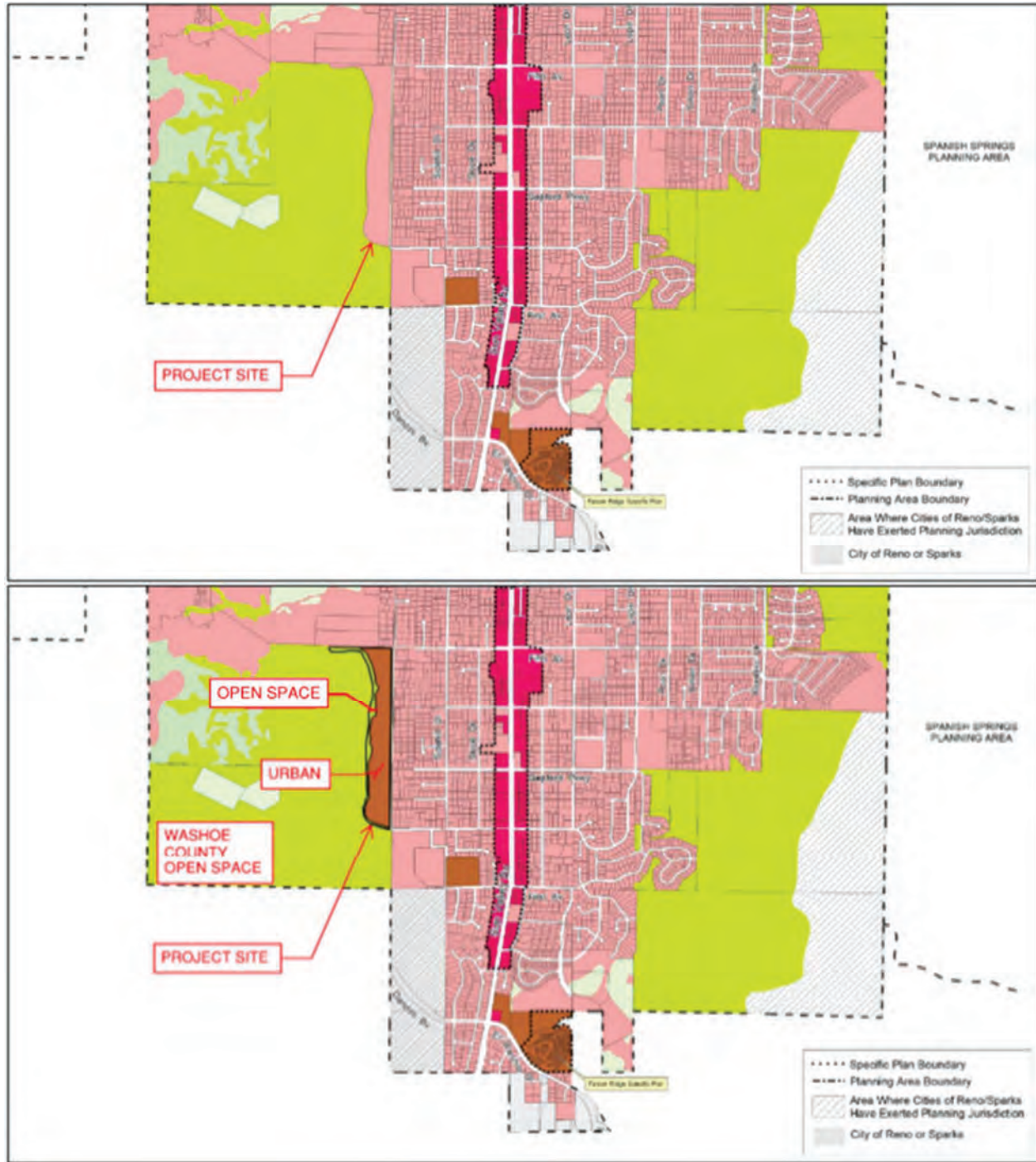


Figure 4 – Existing/Proposed Land Use below shows the proposed changes to the Master Plan land use designations. Refer to Appendices I and L for larger exhibits of more detail.

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



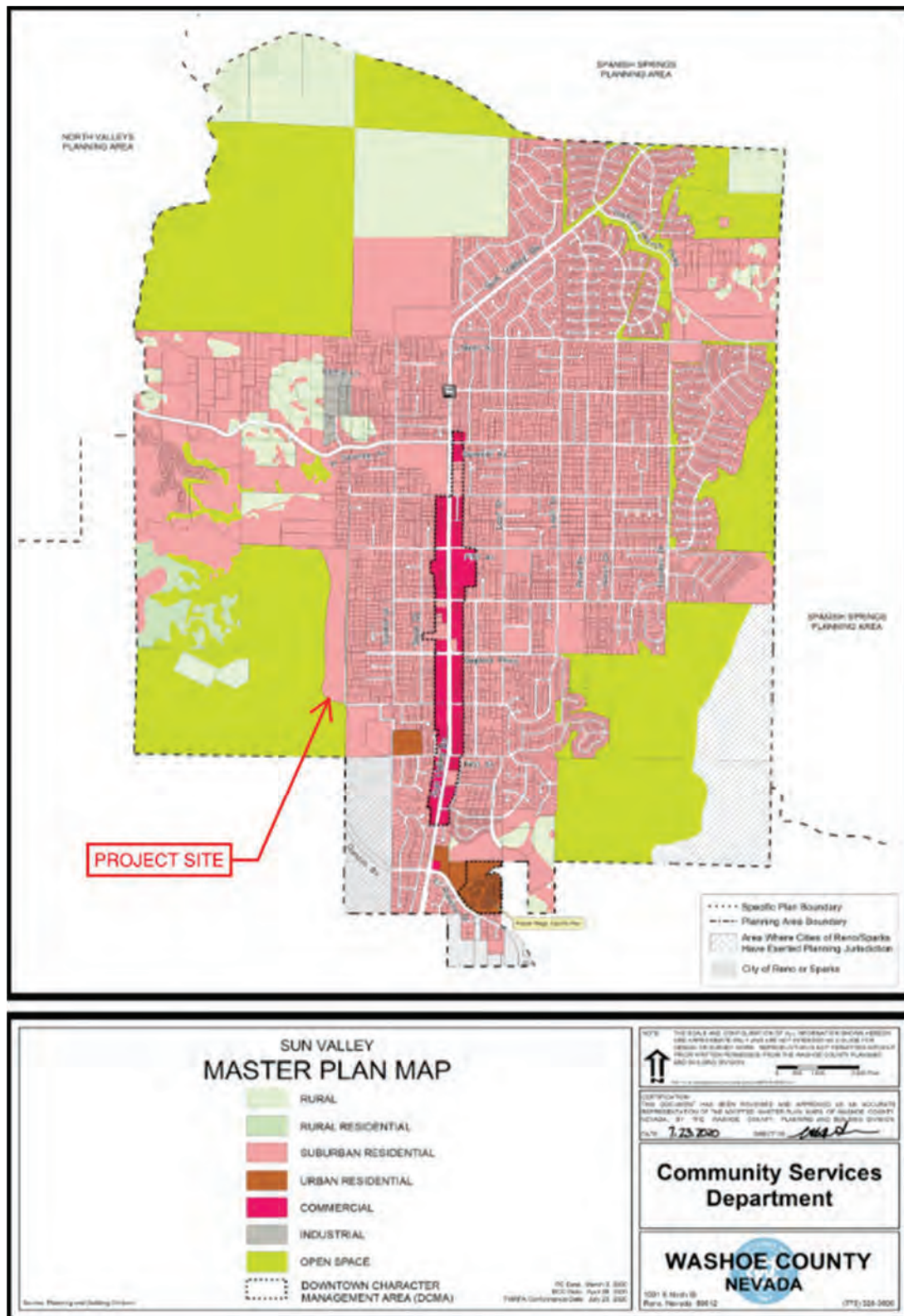


Figure 3 – Sun Valley Area Plan Land Use

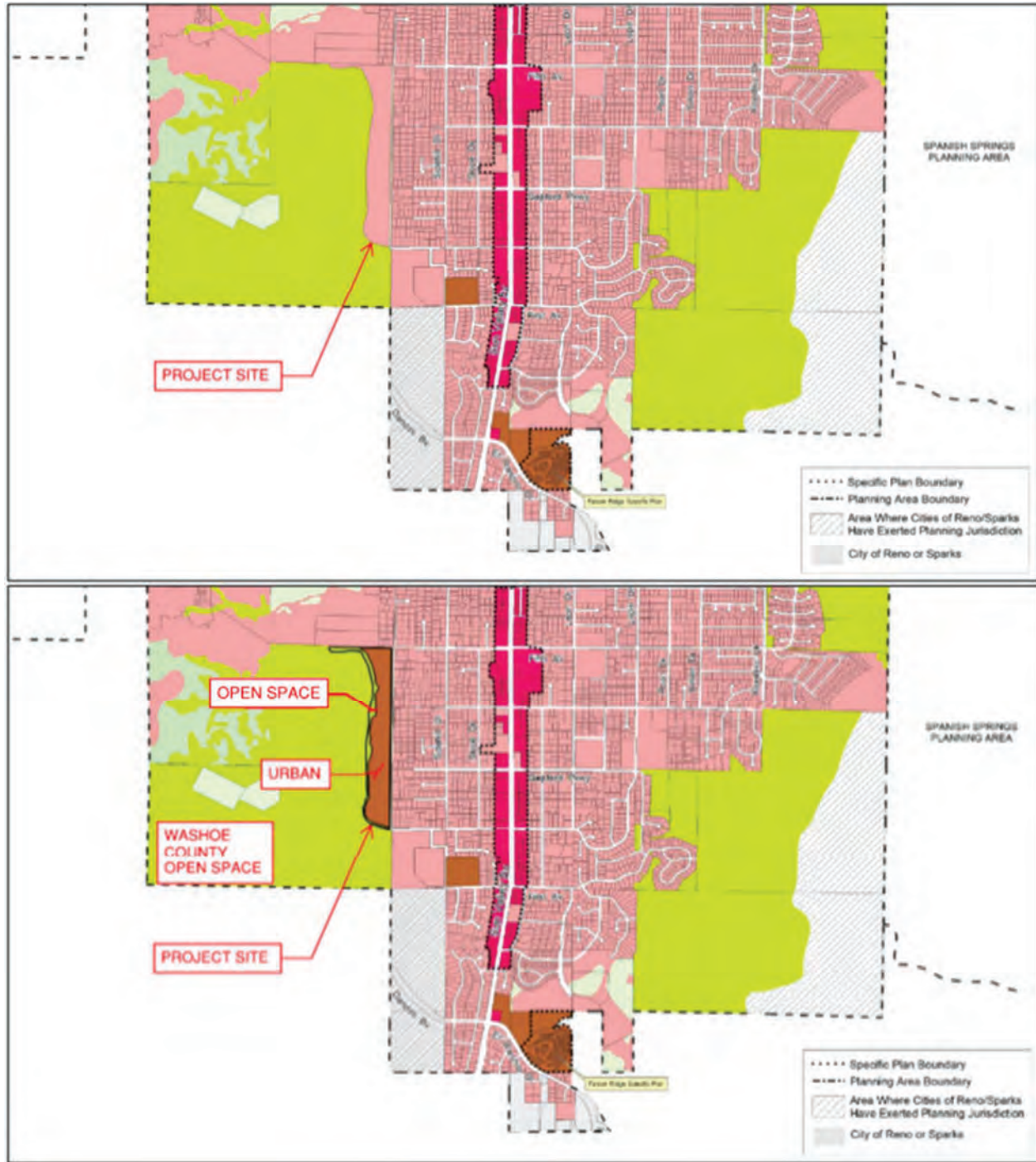


Figure 4 – Existing/Proposed Land Use



4.2. Regulatory Zone Amendment

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

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

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

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

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

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

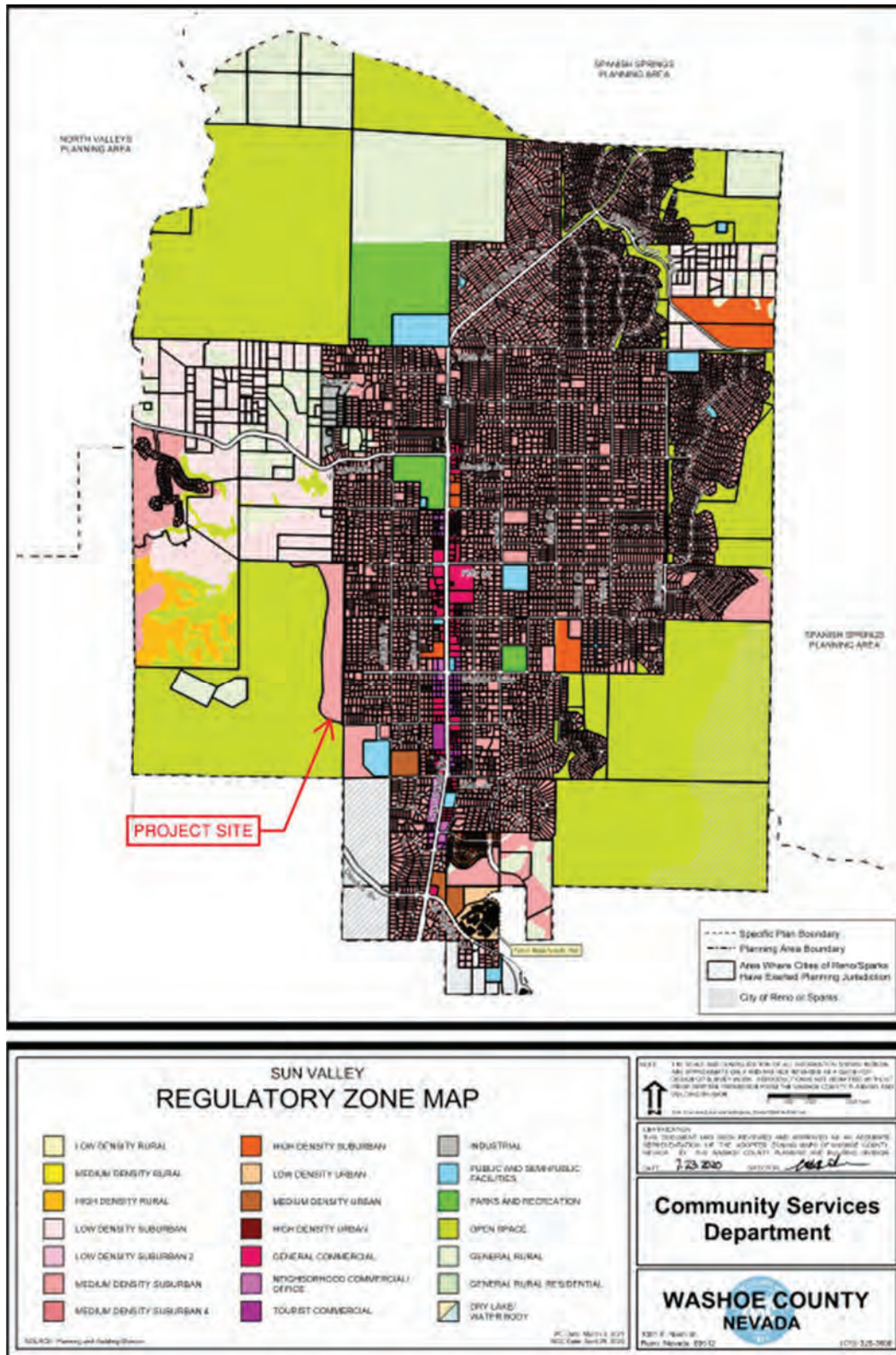


Figure 5 – Sun Valley Area Plan Zoning Map

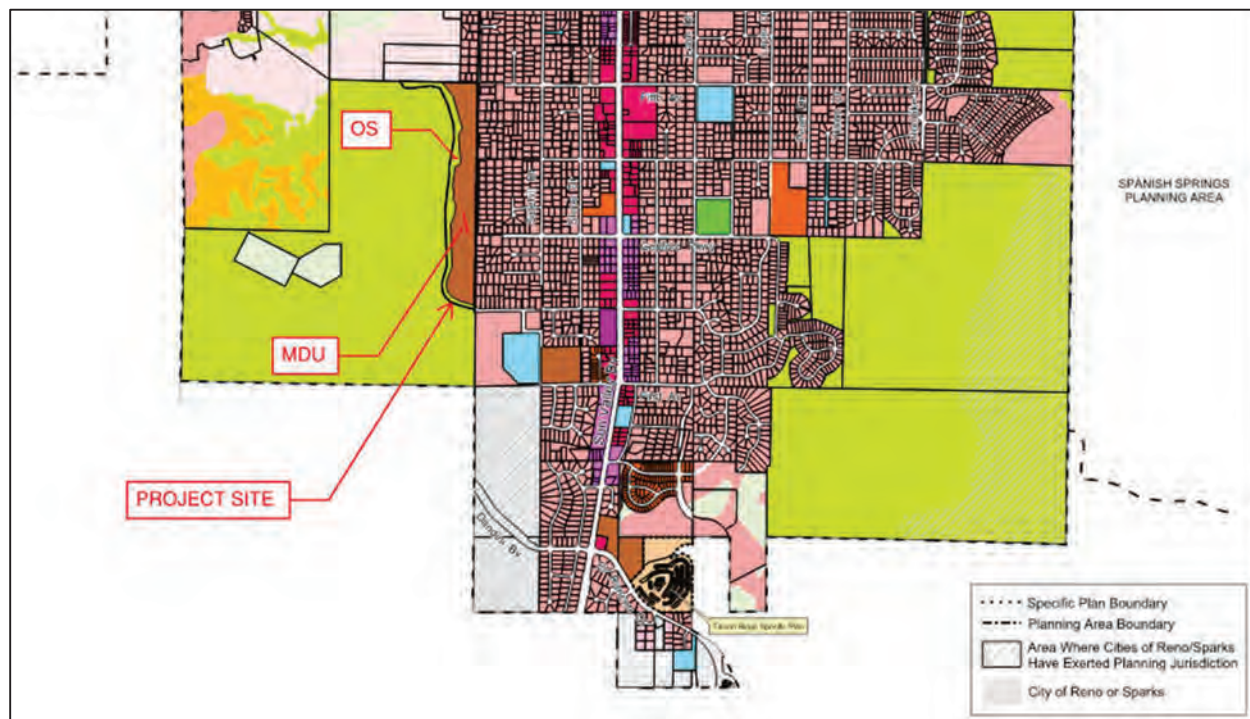
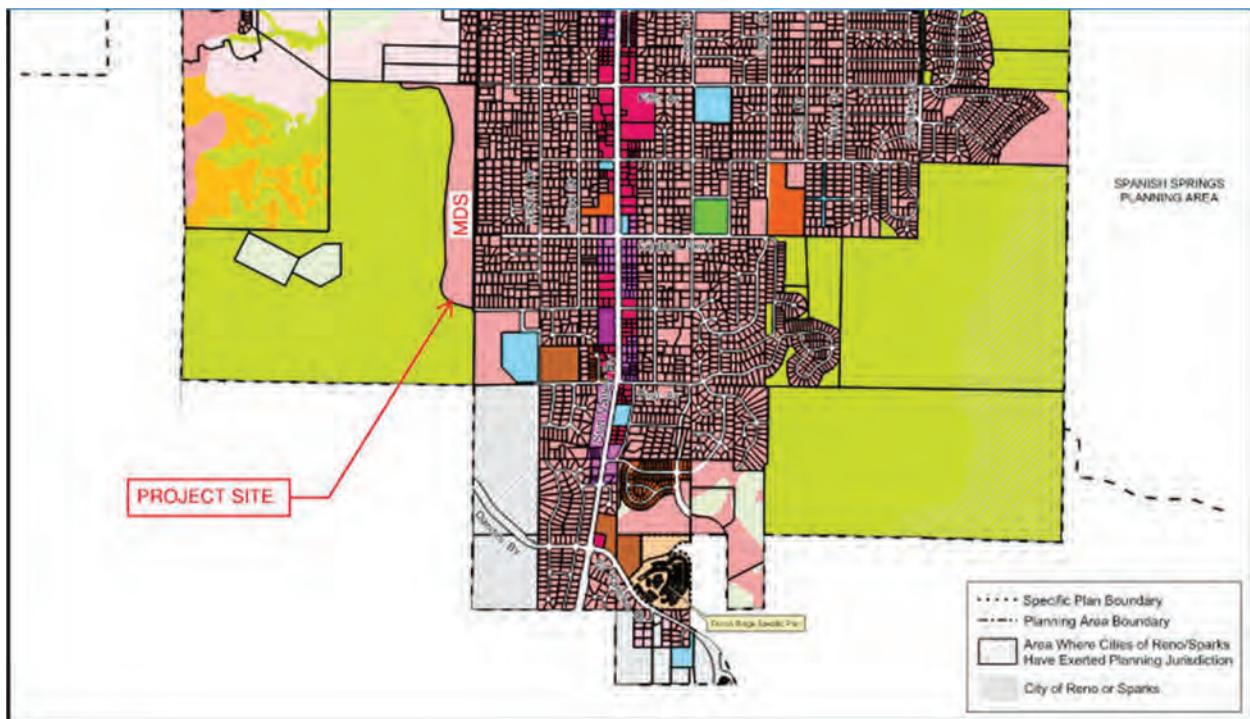


Figure 6 – Existing/Proposed Zoning

4.3. Truckee Meadows Regional Plan Amendment

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

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

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

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

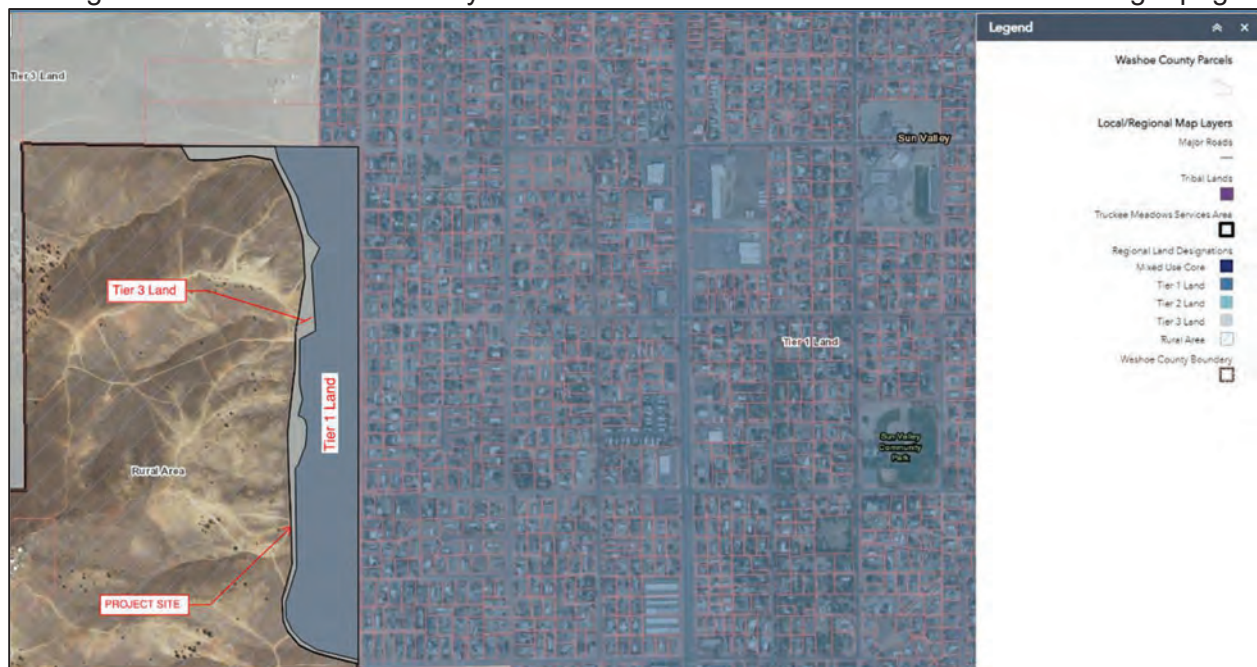


Figure 8 – Existing/Proposed TMRP Tier Designation on page 18 of this report shows the proposed amendment to the TMRP Tier Designation. Refer to Appendix K for a larger exhibit of more detail.

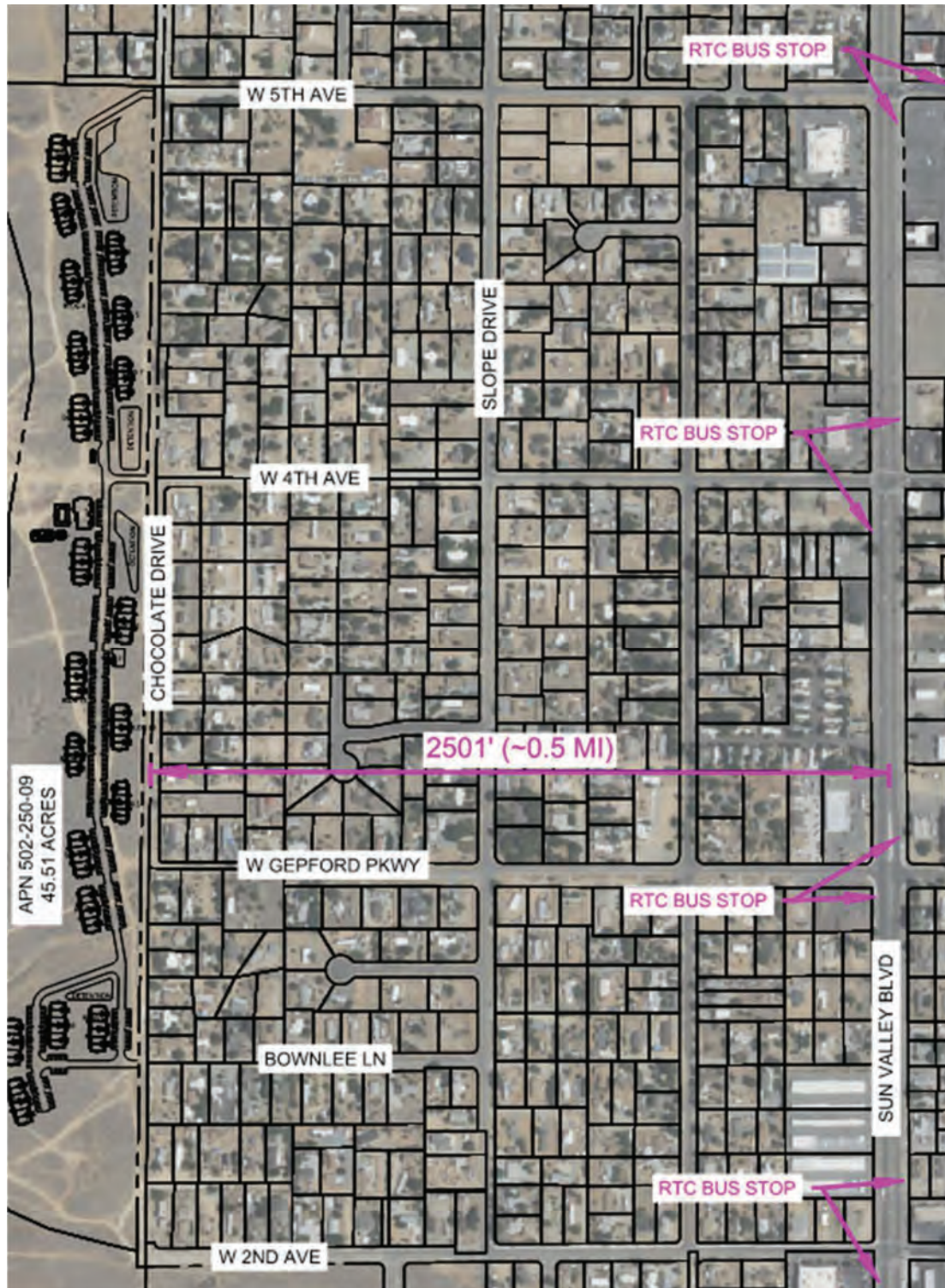


Figure 7 – Site Proximity to RTC Bus Services

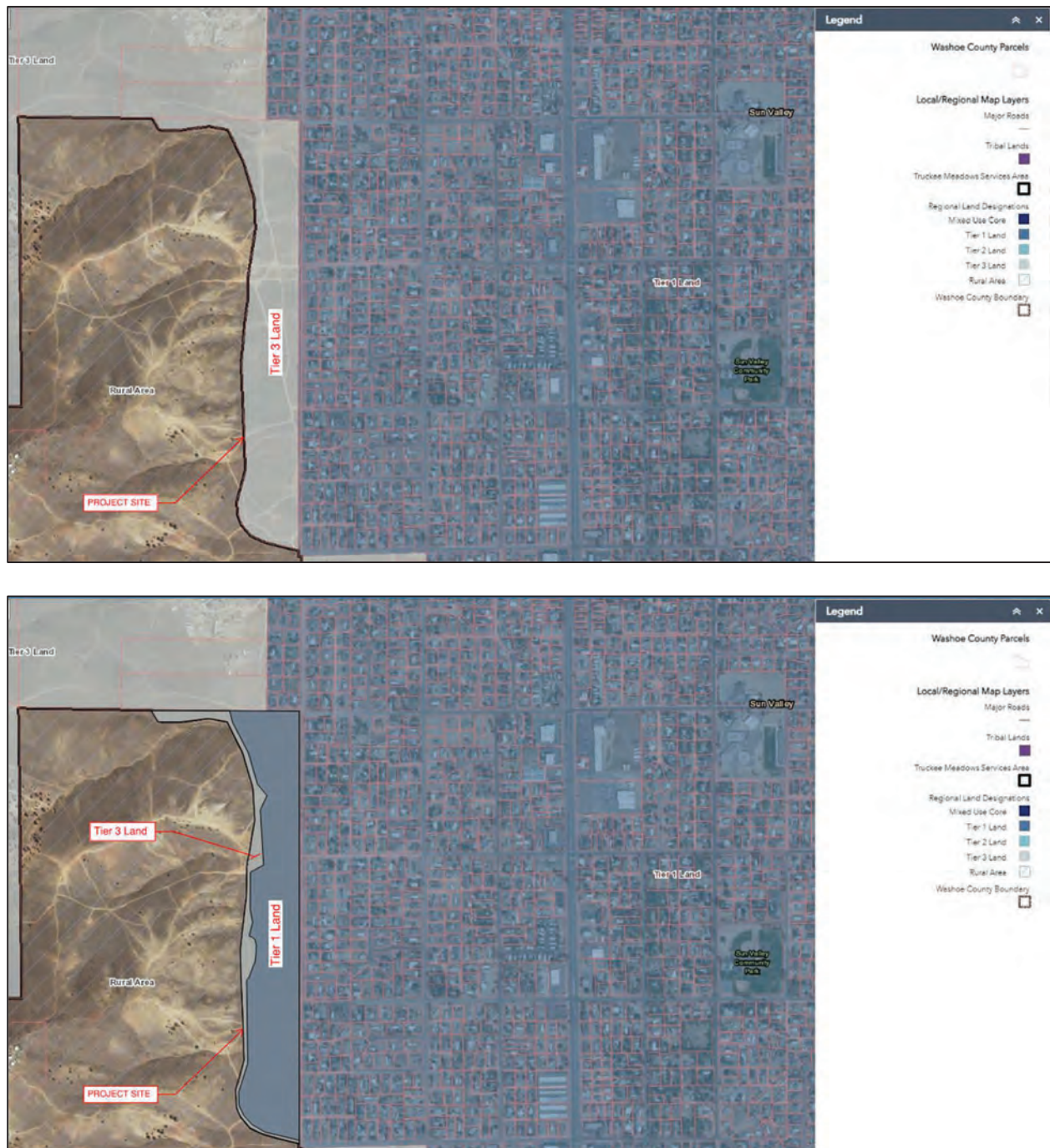


Figure 8 – Existing/Proposed TMRP Tier Designation



4.4. Affordable Housing Process

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

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

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



5. AGENCY COORDINATION

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

5.1. Sun Valley General Improvement District

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

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

5.2. Washoe County Regional Transportation Commission

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

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

5.3. Washoe County Engineering Department

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



6. PLANNING POLICY ANALYSIS

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

6.1. Sun Valley Area Plan

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

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

See Section 7.3 – Sun Valley Area Plan Findings below.

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

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

6.2. Washoe County Master Plan

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

6.2.1. Housing Element

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

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

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

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

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

Policy 1.3: Streamline and expedite processing for residential developments.

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

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

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



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

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

6.2.2. Conservation Element

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

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

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

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

- b. Recharge areas are protected; and*

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

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

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

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

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

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

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

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



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

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

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

6.2.3. Population Element

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

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

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

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

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

6.2.4. Land Use and Transportation Element

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

6.2.5. Public Services and Facilities Element

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

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

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

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

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

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

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



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

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

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

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

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

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

PSF.3.8 Control stormwater runoff from new developments to:

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

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

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

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



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

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

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

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

6.4. Truckee Meadows Regional Plan

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

6.4.1. Goals

Goal 1 – Quality of Regional Living

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

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

Goal 3 – Economy

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

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

Goal 6 – Engagement and Decision Making

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

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

6.4.2. Policies

RF 5 – Regional Land Designation Amendments:

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

2. For request seeking inclusion into Tier 1 Land:

a. Proximity to Tier 1 Land

The Parcel is directly adjacent to Tier 1 Land.

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

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

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

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



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

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

PF 1 – List of Facilities and Service Standards

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

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

NR 3 – Development Constraints Area

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

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

RC 10 – Regional Plan Amendment Findings

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

6.4.3. Housing Crisis

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

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

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

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



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

7. REQUEST FINDINGS

Article 820 of the Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners in order to approve Master Plan Amendment and Regulatory Zone Amendment requests. These findings are listed and addressed below for both amendment requests.

7.1. Master Plan Amendment

Finding 1 – Consistency with Master Plan

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

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

Finding 2 – Compatible Land Uses

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

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

Finding 3 – Response to Change Conditions

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

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

Finding 4 – Availability of Facilities



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

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

Finding 5 – Desired Pattern of Growth

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

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

Finding 6 – Effect on a Military Installation

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

This finding is not applicable for the proposed amendments.

7.2. Regulatory Zone Amendment

Finding 1 – Consistency with Master Plan

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

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

Finding 2 – Compatible Land Uses

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

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



Finding 3 – Response to Change Conditions; more desirable use

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

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

Finding 4 – Availability of Facilities

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

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

Finding 5 – No Adverse Effects

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

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

Finding 6 – Desired Pattern of Growth

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

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



Finding 7 – Effect on a Military Installation

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

This finding is not applicable for the proposed amendments.

7.3. Sun Valley Area Plan Findings

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

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

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

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

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

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

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

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

7.4. Truckee Meadows Regional Plan Findings

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

1. Regional capacities and growth projections

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



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

2. *Existing and planned development*

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

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

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

4. *Natural resources*

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

5. *Intergovernmental impacts*

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

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

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

7. *Health and welfare of the community*

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



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



APPENDIX A

WASHOE COUNTY DEVELOPMENT APPLICATION

Washoe County Development Application

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

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



APPENDIX B

OWNER AFFIDAVITS

Property Owner Affidavit

Applicant Name: Chocolate Group, LLC

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, 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): 502-250-09

Printed Name Randal S. Kuckenmeister

Signed [Signature]

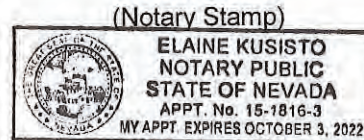
Address 3860 Gs Richards Blvd

Carson City, NV 89703

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

Elaine Kusisto
Notary Public in and for said county and state

My commission expires: 10-3-2022



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

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

Property Owner Affidavit

Applicant Name: Chocolate Group, LLC

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, 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): 502-250-09

Printed Name Randal S. Kuckenmeister

Signed [Signature]

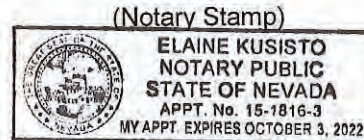
Address 3860 Gs Richards Blvd

Carson City, NV 89703

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

Elaine Kusisto
Notary Public in and for said county and state

My commission expires: 10-3-2022



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

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



APPENDIX C

MASTER PLAN AMENDMENT APPLICATION

Community Services Department
Planning and Building
MASTER PLAN AMENDMENT
APPLICATION



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

Telephone: 775.328.6100

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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

☒ A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
☐ A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
☐ 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
☐ Other (please identify):

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

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

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

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

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

3. Please provide the following specific information:

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

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

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

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
502-250-09	Suburban Residential	45.51	Urban Residential	41.14
			Open Space	4.37

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

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

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

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

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

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

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

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

☐ Yes	☒ No
------------------------------	--

Explanation:

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

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

☒ Yes	☐ No
---	-----------------------------

Explanation:

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

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

☒ Yes

☐ No

Explanation:

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

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

☒ Yes

☐ No

Explanation:

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

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

☒ Yes

☐ No

Explanation:

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

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

☐ Yes

☒ No

Explanation:

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

☒ Yes

☐ No

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

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

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

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

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

- a. System Type:

☐ Individual wells		
☒ Private water	Provider:	Sun Valley General Improvement District
☒ Public water	Provider:	Sun Valley General Improvement District

- b. Available:

☒ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

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

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

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

- a. System Type:

☐ Individual septic		
☒ Public system	Provider:	Sun Valley General Improvement District

- b. Available:

☐ Now	☒ 1-3 years	☐ 3-5 years	☐ 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.

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

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

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

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

☒ Yes	☐ No
---	-----------------------------

13. Community Services (provided and nearest facility):

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

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

- a. Population Element:

See attached report for explanation of elements.

- b. Conservation Element:

See attached report for explanation of elements.

- c. Housing Element:

See attached report for explanation of elements.

- d. Land Use and Transportation Element:

See attached report for explanation of elements.

- e. Public Services and Facilities Element:

See attached report for explanation of elements.

- f. Adopted area plan(s):

See attached report for explanation of area plan requirements.

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

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

Applicant Comments

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

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



APPENDIX D

REGULATORY ZONE AMENDMENT APPLICATION

Community Services Department
Planning and Building
REGULATORY ZONE AMENDMENT
APPLICATION



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

Telephone: 775.328.6100

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

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

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

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
502-250-09	Medium Density Suburban	Medium Density Suburban	45.51	Medium Density Urban	41.14
				Open Space	4.37

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

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

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

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

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

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

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

☒ Yes, provide map identifying locations	☐ No
--	-----------------------------

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

☐ Yes	☒ No
------------------------------	--

Explanation:

--

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

☒ Yes	☐ No
---	-----------------------------

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

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

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

--

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

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

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

- a. System Type:

☐ Individual wells		
☒ Private water	Provider:	Sun Valley General Improvement District
☒ Public water	Provider:	Sun Valley General Improvement District

- b. Available:

☒ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

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

☐ Yes	☒ No
------------------------------	--

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

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

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

- a. System Type:

☐ Individual septic		
☒ Public system	Provider:	Sun Valley General Improvement District

- b. Available:

☐ Now	☒ 1-3 years	☐ 3-5 years	☐ 5+ years
------------------------------	---	------------------------------------	-----------------------------------

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

☐ Yes	☒ No
------------------------------	--

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

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

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

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

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

☒ Yes	☐ No
---	-----------------------------

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

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

Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

☐ Yes	☐ No
------------------------------	-----------------------------

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

☐ Yes	☐ No
------------------------------	-----------------------------

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

☐ Yes	☐ No
------------------------------	-----------------------------

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

☐ Yes	☐ No
------------------------------	-----------------------------

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

☐ Yes	☐ No
------------------------------	-----------------------------

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

☐ Yes	☐ No
------------------------------	-----------------------------

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

☐ Yes	☐ No
------------------------------	-----------------------------

Regulatory Zone Amendment Findings

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

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

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



APPENDIX E

PROOF OF PROPERTY TAX PAYMENT



NOTICE OF TAXES WASHOE COUNTY, NEVADA

TAMMI DAVIS TREASURER
tax@washoecounty.gov
Annual - Real

Attachment C
Page 97

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

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

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

2021 ACCOUNT SUMMARY

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

2021 BILLING DETAIL

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

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

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

PLEASE INCLUDE APPROPRIATE STUBS
WITH PAYMENT TO ASSURE PROPER
CREDIT.

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

MAKE REMITTANCES PAYABLE TO:
WASHOE COUNTY TREASURER
P O BOX 30039
RENO NV 89520-3039
**WMPA22-0003 &
WRZA22-0003**
SEE REVERSE FOR INFORMATION
EXHIBIT F

4

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

Attachment C

Page 98

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

DO NOT USE THIS COUPON

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

Address: _____

Effective Date: _____

Signature: _____

Daytime Phone Number: _____

3

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

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

DO NOT USE THIS COUPON

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

Address: _____

Effective Date: _____

Signature: _____

Daytime Phone Number: _____

2

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

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

DO NOT USE THIS COUPON

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

Address: _____

Effective Date: _____

Signature: _____

Daytime Phone Number: _____

1

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

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

DO NOT USE THIS COUPON

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

Address: _____

Effective Date: _____

Signature: _____

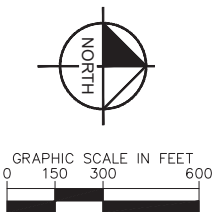
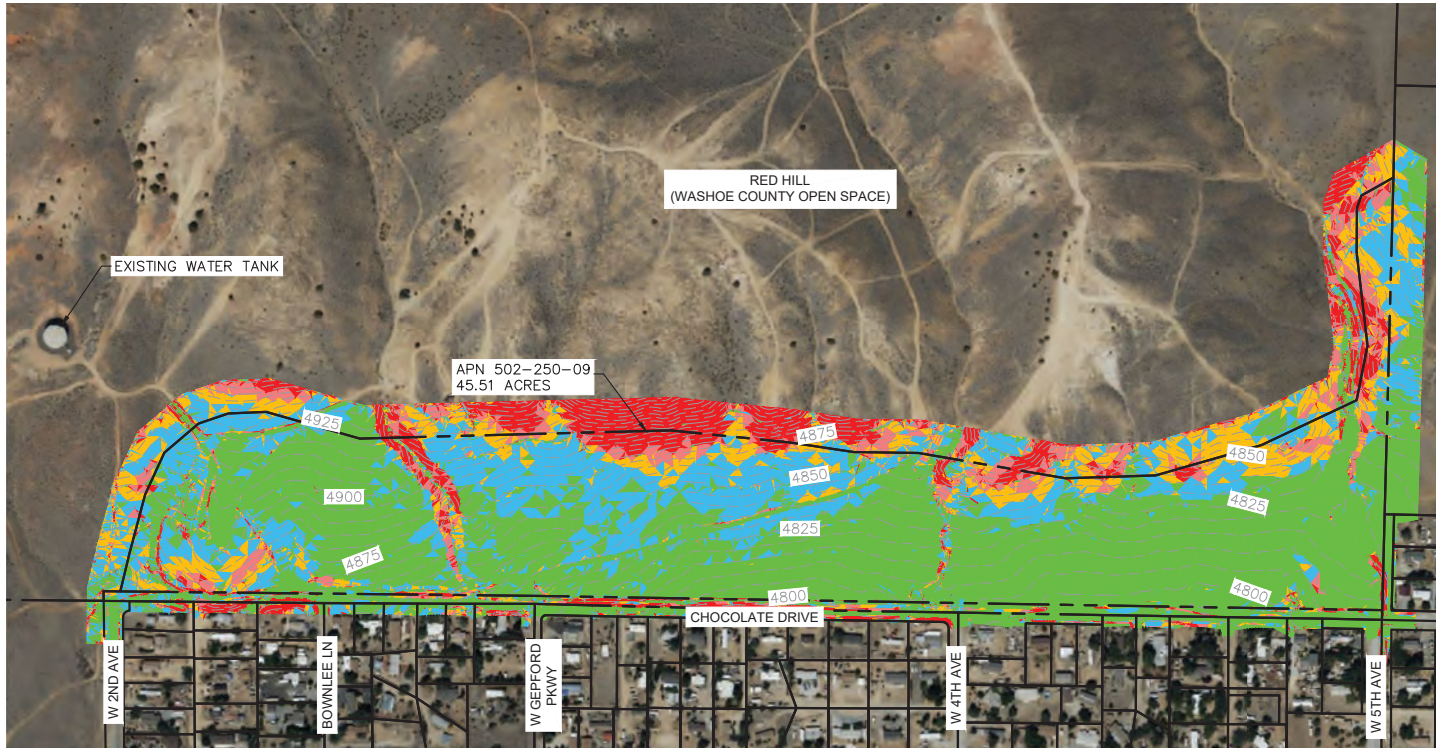
Daytime Phone Number: _____



APPENDIX F SLOPE ANALYSIS

\\RENPOINT\MT_REN\REN_CIVIL\08151204 - CLEAR CREEK TAHOE\NEW WORK\MASTER REFERENCES\11X17 LANDSCAPE EXHIBIT TB.DWG
11/10/2020 7:20 AM
DWG NAME
LAST SAVED

6400 CHOCOLATE DRIVE SLOPE ANALYSIS WASHOE COUNTY, NEVADA



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

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

Kimley»Horn

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

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

APPENDIX G

RED HILL CONCEPTUAL PLAN

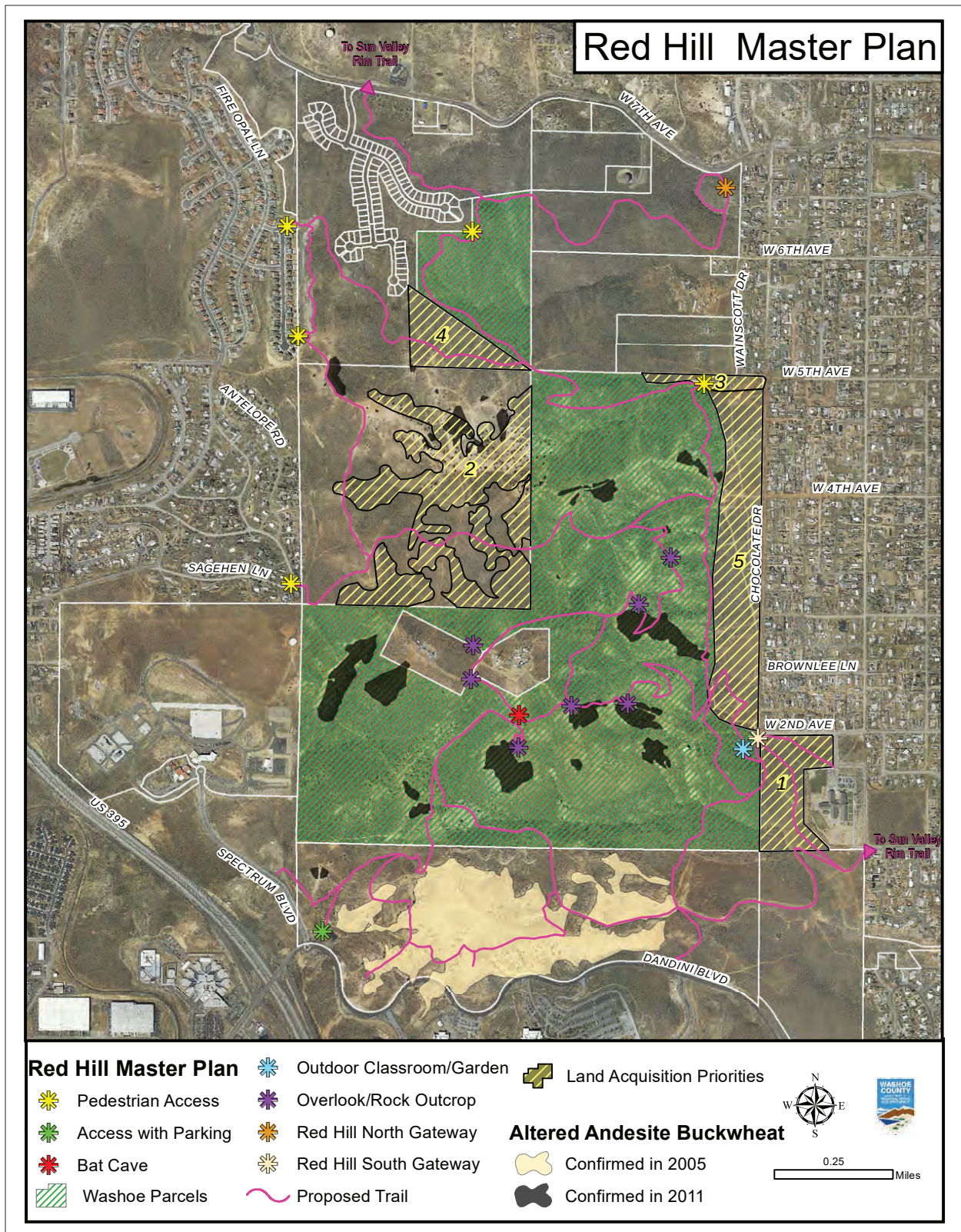


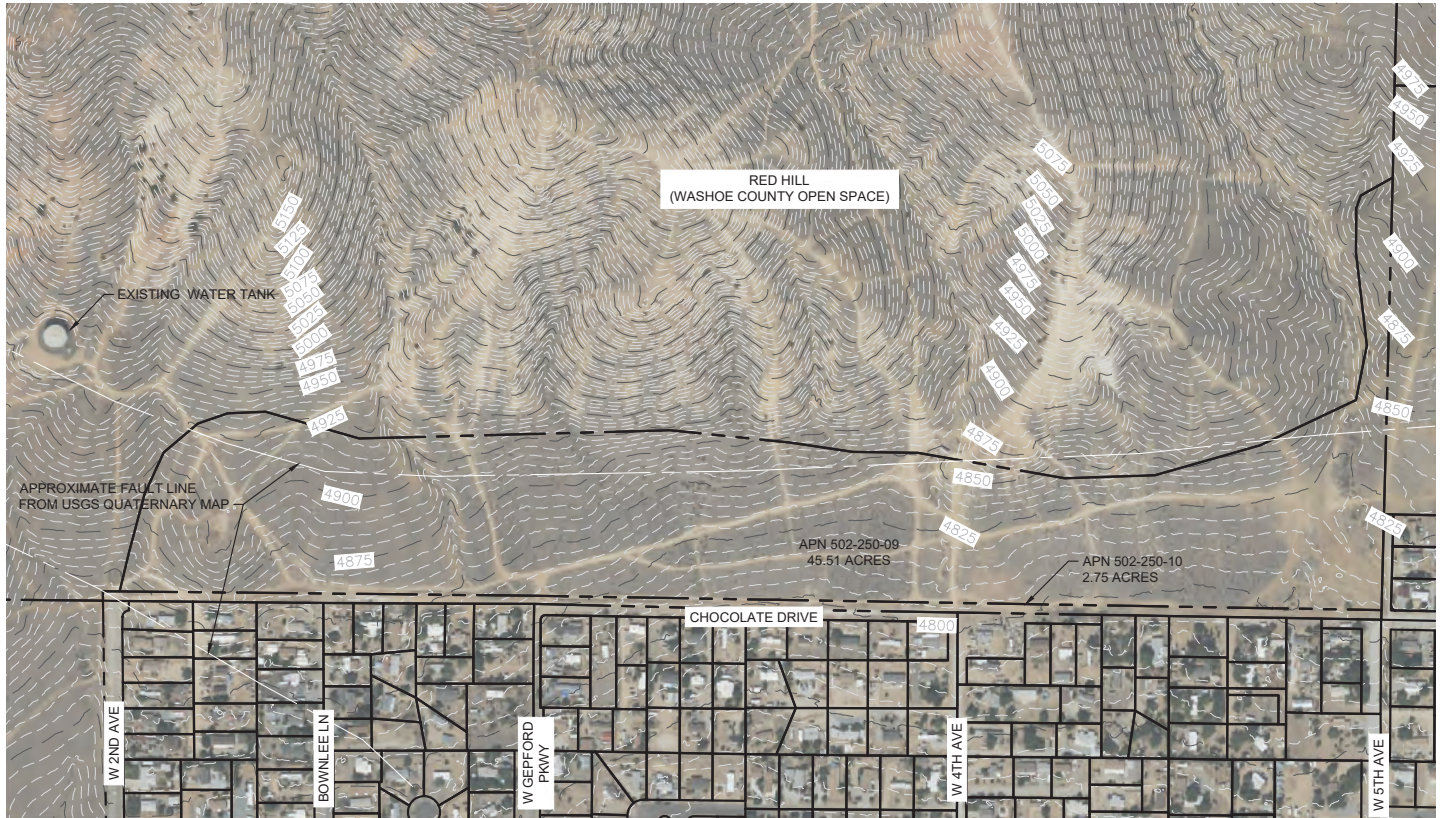
Figure J: Final Conceptual Plan (Digitized Version)

APPENDIX H

EXISTING CONDITIONS EXHIBIT AND ALTA

\\RENPRO\MT_REN\REN_CIVIL\08151204 - CLEAR CREEK TAHOE\NEW WORK\MASTER REFERENCES\11X17 LANDSCAPE EXHIBIT TB.DWG
11/10/2020 7:20 AM

DWG NAME
LAST SAVED



6400 CHOCOLATE DRIVE EXISTING CONDITION WASHOE COUNTY, NEVADA

Kimley»Horn

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

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

SCHEDULE B, PART II EXCEPTIONS

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS, PROVIDED BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREON, NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. UNPAID/PAID MINE CLAIMS, (A) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, (B) WATER RIGHTS OR CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
6. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL, OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF PLAT AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.
EXCEPTIONS 1-6 WILL BE OMITTED ON: EXTENDED COVERAGE POLICIES
7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT PLOTTABLE)
8. WATER RIGHTS CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
9. ANY TAXES THAT MAY BE DUE, BUT NOT ASSESSED, FOR NEW CONSTRUCTION WHICH CAN BE ASSESSED ON THE UNSECURED PROPERTY ROLLS IN THE OFFICE OF THE COUNTY ASSESSOR, PER NEVADA REVISED STATUTE 364.240. (NOT PLOTTABLE)
10. ANY TAXES THAT MAY BE DUE AS PROVIDED UNDER NRS 364.4725. (NOT PLOTTABLE)
11. ANY UNPAID CHARGES DUE TO THE SUN VALLEY GENERAL IMPROVEMENT DISTRICT SPECIFIC AMOUNTS MAY BE OBTAINED BY CALLING 775-873-2228. (NOT PLOTTABLE)
12. ANY UNPAID CHARGES DUE TO THE WASHOE COUNTY SEWER & WATER DISTRICT SPECIFIC AMOUNTS MAY BE OBTAINED BY CALLING THE WASHOE COUNTY WATER RESOURCES, UTILITY SERVICES DIVISION AT 775-362-1111. (NOT PLOTTABLE)
13. THOSE TAXES FOR THE FISCAL YEAR JULY 1, 2021 THROUGH JUNE 30, 2022, INCLUDING ANY INCURRED PERSONAL PROPERTY TAXES COLLECTED BY THE COUNTY TREASURER.
APR 2022-2023-24
1ST INSTALLMENT \$ 871.84 PAR
2ND INSTALLMENT \$ 868.84
3RD INSTALLMENT \$ 869.84
4TH INSTALLMENT \$ 869.84
TOTAL \$ 3,480.36
- NOTE:
SAG TAXES BECOME A LIEN ON JULY 1, 2021. EACH INSTALLMENT WILL BECOME DUE AND PAYABLE ON THE FOLLOWING DATES:
1ST INSTALLMENT IS DUE ON THE 2ND MONDAY OF AUGUST, 2021
2ND INSTALLMENT IS DUE ON THE 1ST MONDAY OF OCTOBER, 2021
3RD INSTALLMENT IS DUE ON THE 1ST MONDAY OF JANUARY, 2022
4TH INSTALLMENT IS DUE ON THE 1ST MONDAY OF MARCH, 2022
EACH INSTALLMENT WILL BECOME DELINQUENT TEN (10) DAYS AFTER DUE.
(AFFECTS PARCEL 1) (NOT PLOTTABLE)
14. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR JULY 1, 2021 THROUGH JUNE 30, 2022 ARE EXEMPT IF THE EXEMPT STATUS IS TERMINATED AN ADDITIONAL TAX MAY BE LEASED. A.P. NO. 360-200-10.
(AFFECTS PARCEL 2) (NOT PLOTTABLE)
- THE FOLLOWING MATTERS, AFFECT ALL PARCELS:
15. RIGHTS OF WAY FOR ANY EXISTING ROADS, TRAILS, CANALS, DITCHES, FLUMES, CONDUITS, PIPE, POLE OR TRANSMISSION LINES OR, UNDER, OVER, THROUGH OR ACROSS SAID PREMISED RIGHT OF WAY TO THE SUN VALLEY GENERAL IMPROVEMENT DISTRICT GRANTED BY THE BUREAU OF LAND MANAGEMENT, BLM - BUREAU.
(AFFECTS PARCEL 2)
16. A DOCUMENT ENTITLED "THOROSE RE SEWER CAPACITY" RECORDED NOVEMBER 16, 1997 IN BOOK 5046, PAGE 110 ALL INSTRUMENT NO. 2154484 OF OFFICIAL RECORDS. (NOT PLOTTABLE)

17. RESERVATIONS AND PROVISIONS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED APRIL 10, 2001, IN BOOK 4124 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 2241714 - AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT FOR DITCHES AND CANALS AND INCIDENTAL PURPOSES (DITCHES & CANALS NOT PLOTTABLE) (OTHER GRANTS OF EASEMENTS AS SHOWN ON SURVEY)
18. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELOCATIONS, RECTALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELICATED ON PARCEL MAP MAP NO. 3767 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. (AS SHOWN ON SURVEY SEE NOTES 4, 5 & 6)
19. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO GRANT RIGHT-OF-WAY AND ACCESS AND UTILITY EASEMENT" RECORDED AUGUST 22, 2020 AS INSTRUMENT NO. 2289107 OF OFFICIAL RECORDS. (AFFECTS PARCEL 2) (AS SHOWN ON SURVEY)
20. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NPS SURVEY.
21. RIGHTS OF PARTIES IN POSSESSION.



LEGAL DESCRIPTION

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

PARCEL 1:
PARCEL 1 OF PARCEL MAP NO. 3767, FILED IN THE OFFICE OF THE COUNTY RECORDER, WASHOE COUNTY, STATE OF NEVADA, ON APRIL 23, 2001, AS DOCUMENT NO. 2244869, OF OFFICIAL RECORDS.
EXCEPTING THEREFROM ALL THAT PORTION OF CHOCOLATE DRIVE, DEDICATED TO THE COUNTY BY WASHOE BY THE ABOVE REFERENCED MAP.

PARCEL 2:
THAT PORTION OF CHOCOLATE DRIVE DEDICATED TO THE COUNTY OF WASHOE ON PARCEL MAP NO. 3767, FILED IN THE OFFICE OF THE COUNTY RECORDER, WASHOE COUNTY, STATE OF NEVADA, ON APRIL 23, 2001, AS DOCUMENT NO. 2244869, OF OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE

I, PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS (LAND TITLE SURVEYS, JOHN'S STANDARD) AND ADOPTED BY ALTA AND NPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 2020

DATE OF PLAT OR MAP: NOVEMBER 17, 2021



GUILLERMO E. CARAT
NEVADA LICENSED LAND SURVEYOR NO. 11784
MAPCA SURVEYS, INC.

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

ORDER NO. NCS-1087613-INDY
DATED: AUGUST 6, 2021
APN 502-260-08 (45.911 ACRES)
PARCEL 4, PARCEL MAP No. 3767
A PORTION OF SECTION 24
T.20 N. - R.19 E., M.D.B. 84
WASHOE COUNTY, NEVADA
NOVEMBER 17, 2021

MAPCA
SURVEYS, INC.
3800 MOUNT ROSE STREET - RENO, NV 89509

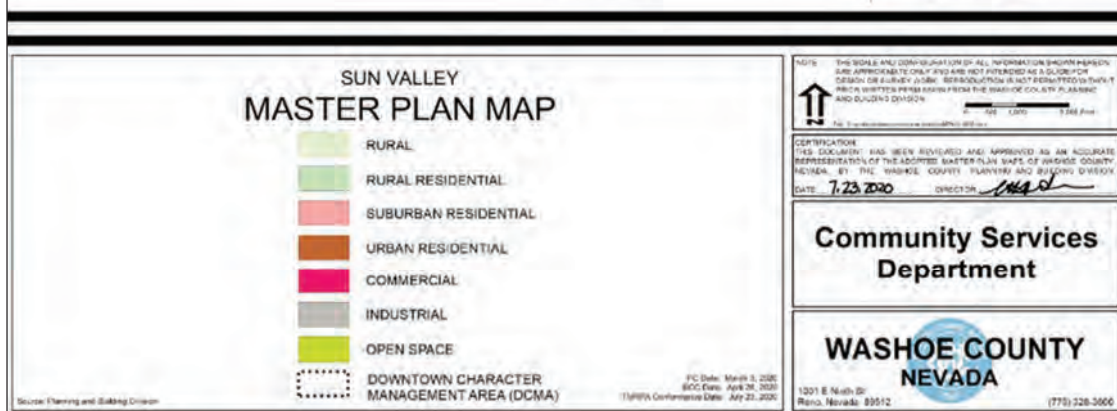
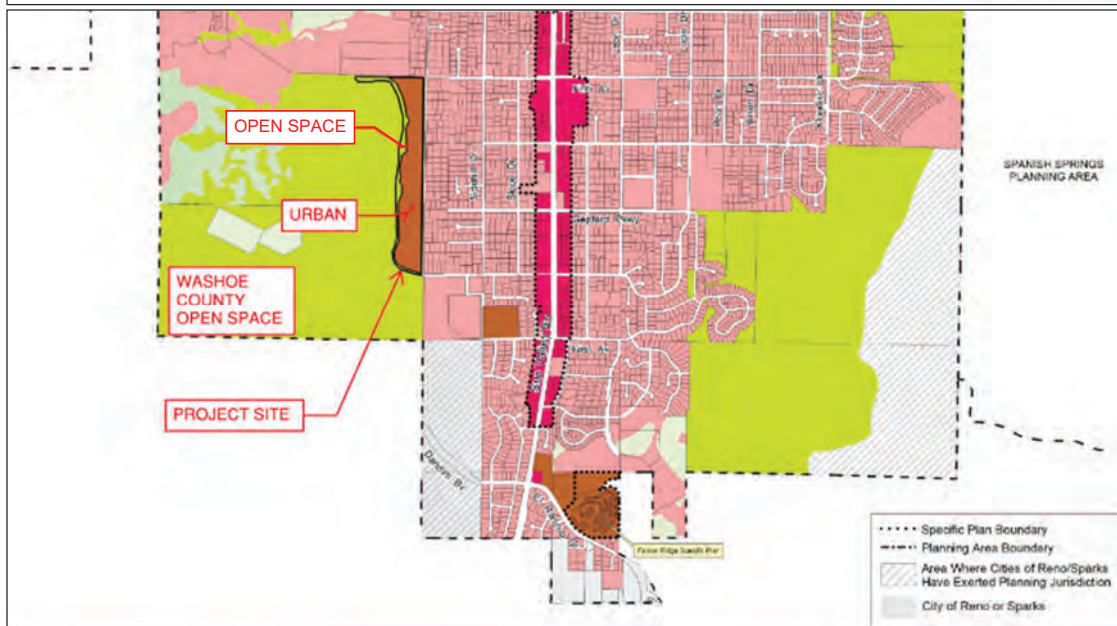
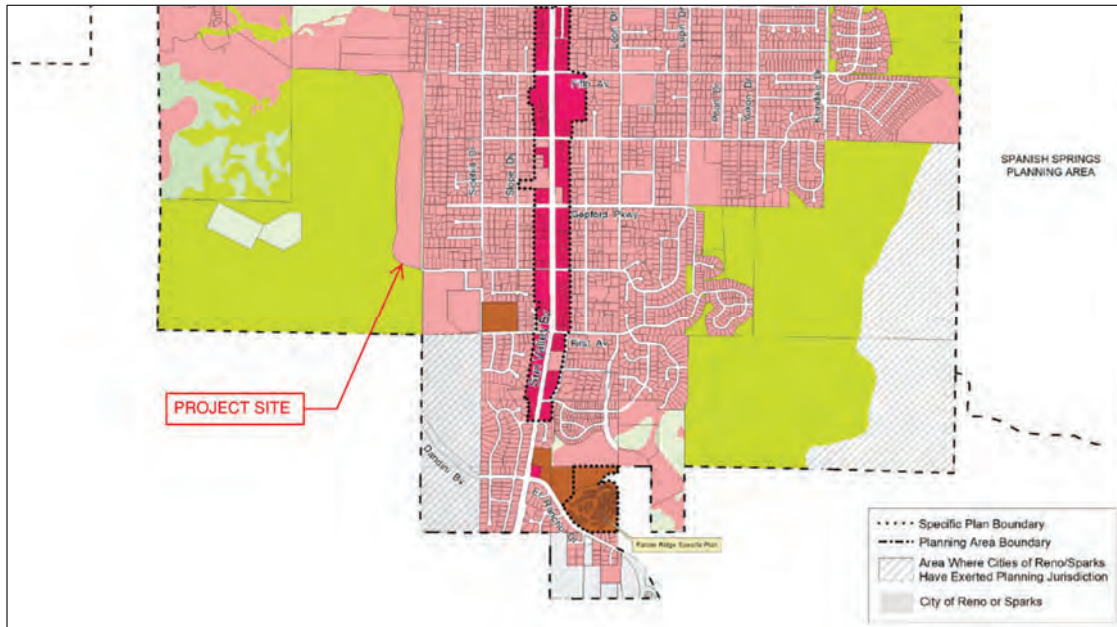
SHEET 1 OF 3





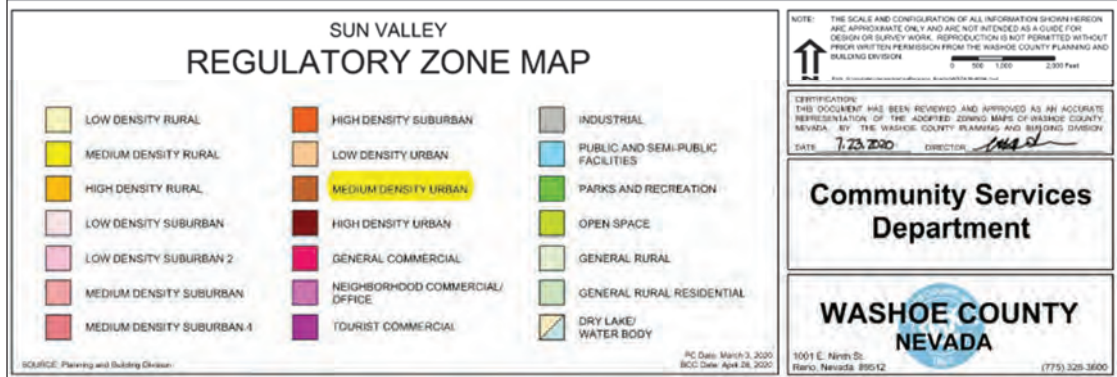
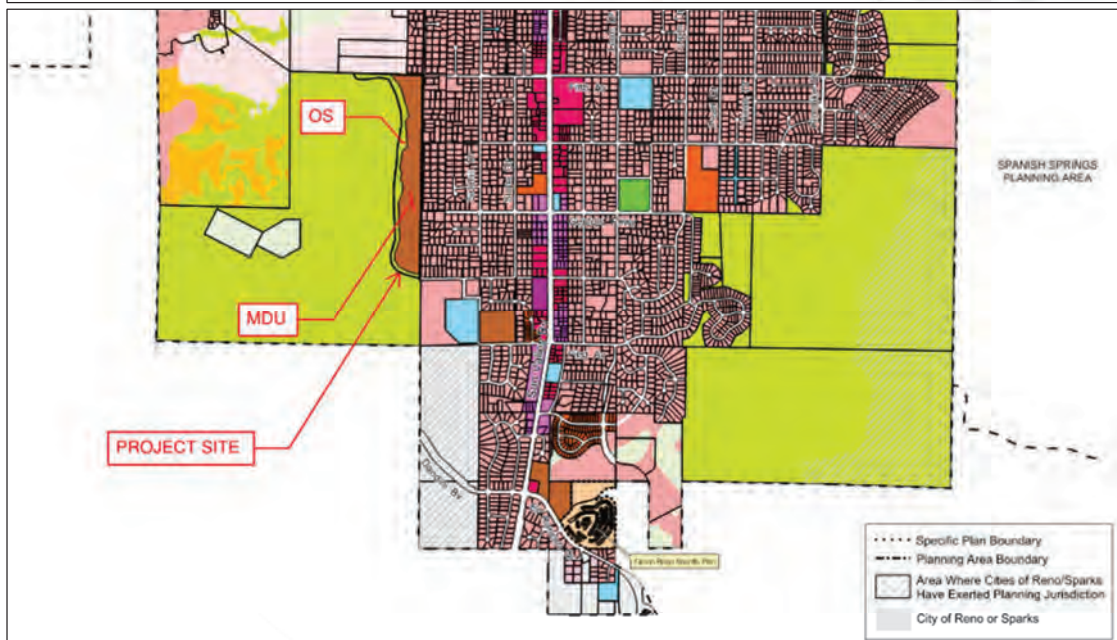
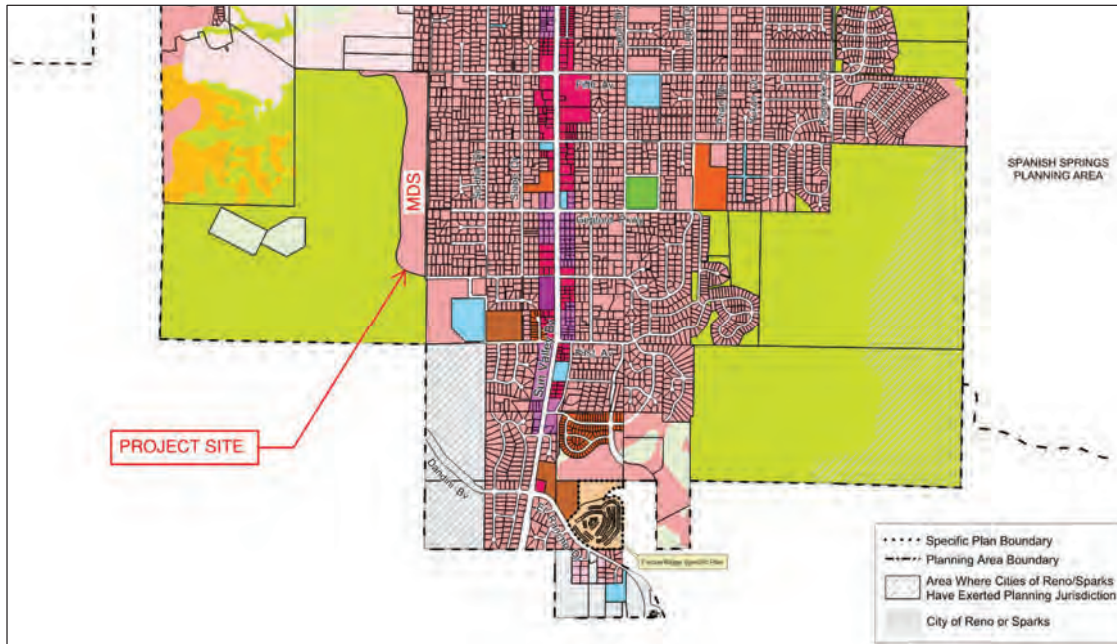
APPENDIX I

EXISTING/PROPOSED LAND USE



APPENDIX J

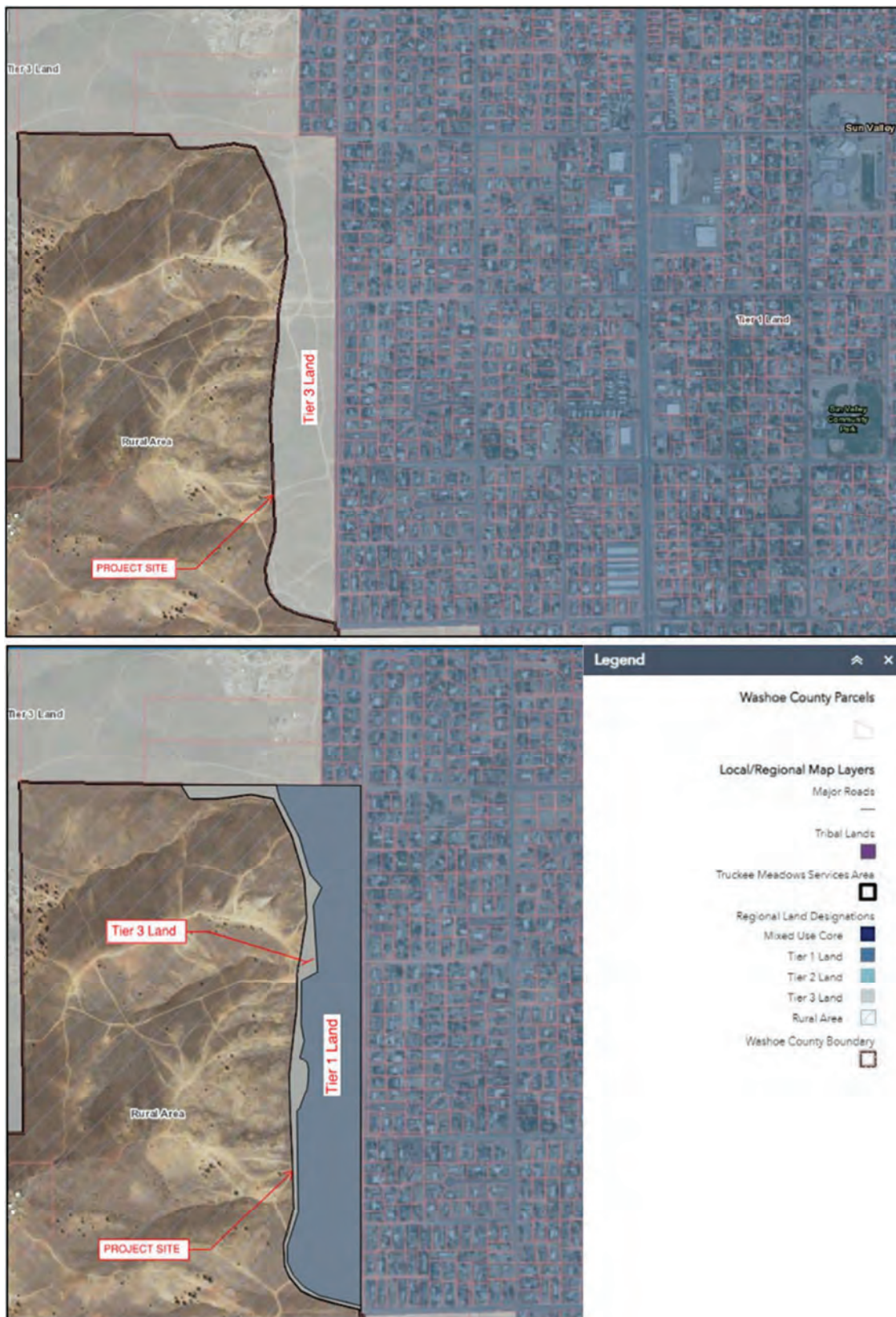
EXISTING/PROPOSED ZONING





APPENDIX K

EXISTING/PROPOSED TMRP TIER DESIGNATION





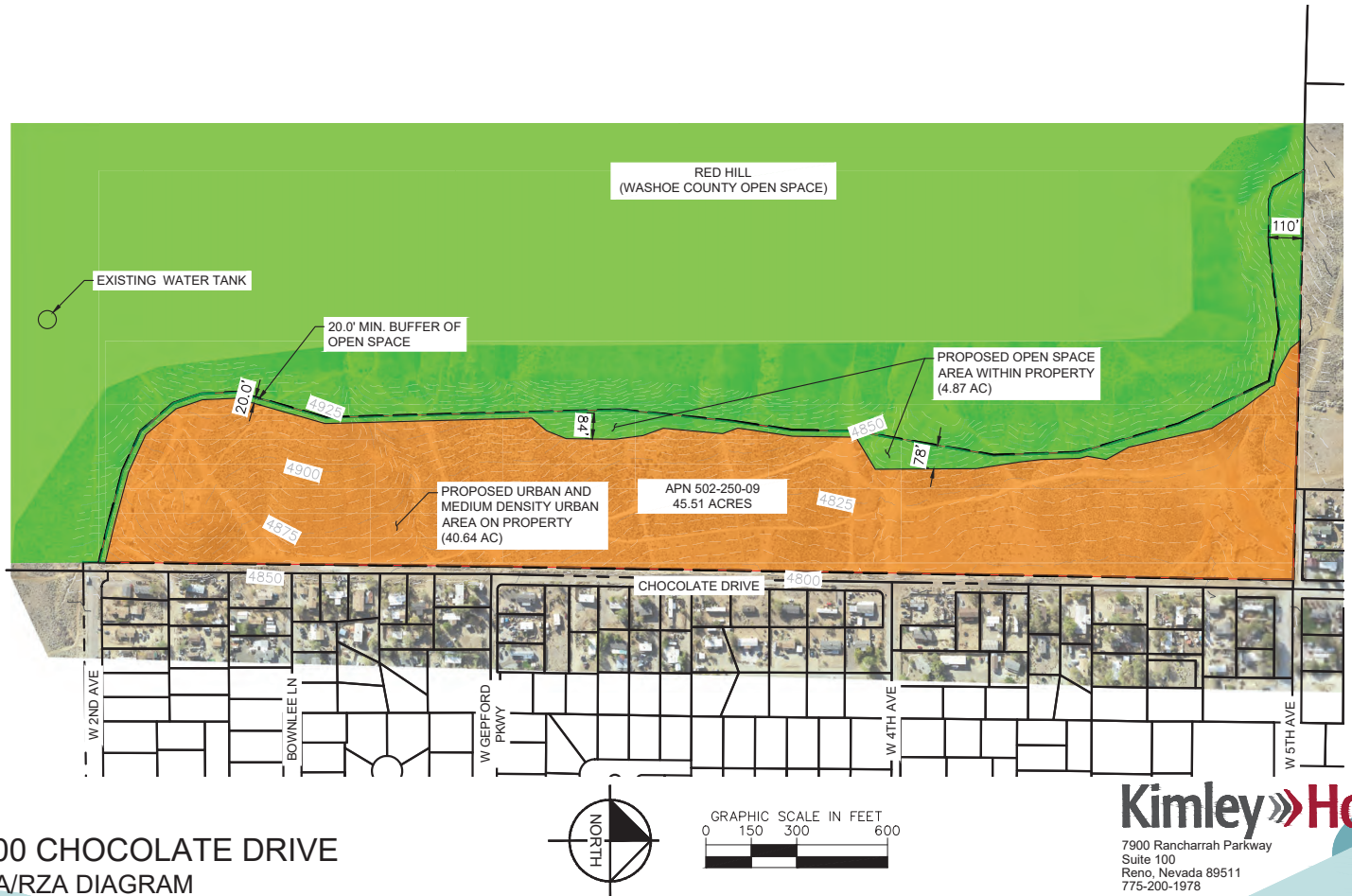
APPENDIX L

MPA/RZA DIAGRAM

K:\REN_Civil\19223000 - Pedcor Chocolate Drive\07 CAD\Exhibits\2022.1.27 Building area exhibit
2/8/2022 9:46 AM

DWG NAME
LAST SAVED

6400 CHOCOLATE DRIVE
MPA/RZA DIAGRAM
WASHOE COUNTY, NEVADA



Kimley»Horn

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

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

Chocolate Drive Neighborhood Meeting

Comments & Responses

Time: March 21st, 2022

5:08 to 7:35 at Hobey's Casino

Speakers:

Ryan Rodgers with Pedcor Investments, a Limited Liability Company

Chris Waechter with Kimley Horn & Associates, LLC

Note: Every effort was made to record questions asked by the public and the project response; due to the loud environment, it was not possible to hear and record every question. Repeated and similar questions are consolidated below, as the project answers were the same. It is impossible to have the exact wording, but great effort was made to capture the essence of the questions and answers.

1. Q: Who is responsible for the project? Locally?
 - A. Pedcor Investments. For your information, our company has been around for 30 years and have projects in 23 states.
2. Q: What is the zoning change?
 - A. The zoning is currently Medium Density Suburban, which allows a density of 14 dwelling units per acre (du/ac) of Single Family Residences. We are performing this zoning change because we would like a different type of end product, Multi Family Residences, which is not allowed under the current zoning. We are trying to change the zoning to Medium Density Urban, which would allow Multi Family Residences and increase the density to 21 dwelling units/acre. However, our goal is to only have about 240 units, which would only be about 7 dwelling units/acre, a density that is already allowed per the current 14 du/ac zoning.
3. Q: Would you be able to put this (density only 7 du/ac) in writing?
 - A. We are submitting this to the County, with these approximate numbers and explanations, so technically, this is going to be in writing because that is what they would approve.
4. What is the proposed headcount for the development?
 - A. Since this is the neighborhood and planning commission meeting for the Regulatory Zoning Amendment, we have not started site development. That would happen in the Site Improvement Permit (SIP) stage and we have to get through the zoning change first. Therefore, some of the information requested tonight we do not know yet or we have an estimate but not a concrete answer. Per this question of proposed headcount, we are estimating about 240 units with a mix of 1, 2, and 3 bedrooms per unit. As we do not have the site plan and architectural drawings yet, we do not have an exact proposed headcount. However, each bedroom could have 2 people, thus, the 1 bed concept could have 2 residents and the 3 bed concept could have up to 6 residents.

5. Q: We do not want people to walk in and just get this property. Is this Section 8?
 - A. This is not Section 8 housing. This project is designed to be affordable housing and you absolutely would not be able to just walk in and get a unit. Applicants would still have to show proof of income and pass a credit check. But, each unit could not make above \$70,000 at this current time.
6. Q: What is the low bracket?
 - A. The income range depends on how many people are contributing to the income. For 1 person, the low range would either be \$25,000-\$30,000.
7. Q: What about schooling? Our schools are already overloaded.
 - A. As part of the SIP process, we would need to do a study to ensure the schools have the capacity to handle the estimated amount of children who would live in the development. The school would have to sign off on accepting these students. The school study, along with the actual site plan design, and sewer and water service by the SVGID would all have documentation required to be submitted and approved in the SIP process. This property is already in the Washoe County Sun Valley Area Master Plan, meaning schools and utility services for this lot were already expected and are expected to be met at the largest density capacity this is zoned for (14 du/ac), and we are estimating a density even less than that.
8. Q: What is the acreage?
 - A. The acreage is approximately 45 acres. Per the current Medium Density Suburban zoning, someone could develop lots of single family residences here and it could be more dense than what we are proposing. Right now, they could put over 500 homes here, while we are only proposing 240 units of multi family.
9. Q: How did you get this land from the BLM?
 - A. A portion of the BLM land was purchased and designated as open space by Washoe County, where a parcel (the subject parcel) was annexed into the Sun Valley Area. At this current moment, the property is held by Chocolate Drive, LLC. We, Pedcor Investments, are looking to buy this from Chocolate Drive, LLC, to build a multi family development.
10. Q: What about all the stormwater that goes down the hill?
 - A. This would be engineered in the SIP stage of this process. We would need to have detention basins on site. The stormwater peak flow coming off the proposed site would have to be the same or less than the stormwater coming off the existing site.
11. Q: What is the development going to look like? How many units?
 - A. This will be more concrete once we are in the SIP process. As of now, we are planning for about 240 units total. It could be less than that, but we do not believe it would go higher than 240. All proposed buildings would be 2 stories, with maybe 16 units per buildings, along with a clubhouse, fitness center, and playground. Around the room are examples of our previous developments of multi family residences, and we expect this development to look similar to one of these. This is a 70 million dollar investment so we definitely want it to look nice like these.

12. Q: I live right on 4th street; how many people would be going in and out?
- A. During the SIP process, we would have to do a traffic study where we go out and record current numbers. Then, the county would review that and our estimated number of traffic and recommend improvements such as paving streets, stop signs, stop lights, etc. We would have to follow all of the County's direction regarding the traffic improvements to get approved. Additionally, the roads and traffic right now are at a certain level of service (LOS); we would have to meet or improve the current LOS to be approved.
13. Q: More questions about site entrances and traffic
- A. This is a long site, stretching from 2nd-5th street so we would be required to have at least 2 entrances, at least the North and the South accesses, so it would not be 1 central access point with everyone going through. We have not approached the actual design of where the accesses are as that is in the SIP, but this is what we are thinking right now. We would be required to have those two entrance points far away from each other, and would maybe have a 3rd entrance point too.
14. Q: What about Chocolate Drive? That is a private road. So is 4th?
- A. Each person on Chocolate Drive may potentially part of that road and Chocolate Drive, LLC owns the other half of that road. It is unlikely we would be able to buy the residences' part of the road from everyone so we would likely have to create a new road. Additionally, we would have to do all the traffic improvements required by the County per the traffic study.
15. Q: Are you going to fix the dirt road? Right now, there is lots of speeding, our kids are in danger, and there are no stop signs on 4th.
- A. It is unlikely we could buy Chocolate Drive to make it a public road. The traffic improvements would definitely require some paved roads, including some of the roads leading up to the site.
16. Q: Eminent Domain? We do not want to lose our property and money.
- A. We would not be able to take Chocolate Drive from anyone. That is something the County could possibly do for utility or easement reasons. Because Chocolate Drive is private, the County cannot even tell us to use it for our proposed development.
17. Q: What about bus stops?
- A. Per the school study and acceptance of the children, they would probably need to add another bus stop or move the current one.
18. Q: It is a single lane road out there now – was that you driving on it?
- A. Yes, it is a single lane road and yes, I have driven the whole thing. Again, we would have to have roads on the site and road improvements extending further than that to handle the proposed traffic. We do not yet know the details of this.
19. Q: What is required of you to submit the application?
- A. There is a lot of documentation required for the SIP. This includes school study, proof of utility service, traffic study, site plans, access points, building design, etc. This is meeting is just for the zoning application, which does not require all of this.

20. Q: What about the trail systems? You are taking away open space, why can't you just zone it as a park? Open Space is really important in Sun Valley.

A. This property is already considered privately owned by Chocolate Drive, LLC and we would actually be giving back some of the Open Space as a form of a buffer to the open space property. The green hatch in this exhibit would be designated open space and provide a buffer between the open space behind the property and where the buildings would be. As for the actual building layout, we are thinking the buildings would be built on the lower and flatter part of the property, especially as the further back of the property, it gets much steeper and would be difficult or impossible to build on. Since we are building lower, the mountain views would still be protected too.

Additionally, we already working with Washoe County Regional Parks and Open Space to preserve trails and access points to these trails. As of now, this is an already owned property and if whoever bought it chose to, they could take away all the trails now. Technically this is private property. We are proposing and already in communication with Washoe County Regional Parks and Open Space to protect trails for the community and to offer this as an amenity to our residents too.

21. Q: Thank you guys for coming here. You should come to the Sun Valley Citizens Advisory Board on April 2nd. It may be too late to get you on the agenda but we would love to have you come out. Our concern is that Sun valley is a very rural community and there are not really apartments here. Some apartments that were built said they were going to do something, and then did a different thing, and those do not look nice.

A. We understand your concerns, especially about the open space. I believe this is one of the last properties available to be developed. As for the concern about the apartments, my company purchases these properties, develops, constructs, and then manages these. So if you are thinking 5 years down the road, Pedcor Investments and myself (Ryan) would still be the one communicating and managing this site.

22. Q: People would not want to buy property next to apartments; this will bring our property value down.

A. Actually, we have developments next to every type of house. Typically, based on previous developments in other areas, this tends to increase property values. Again, this is a 60-80 million dollar investment and we want it to be something our company is proud of.

23. Q: Where are most of your developments?

A. We are in 23 states, including CO, TX, TN, IN, OH, ID, OR, and many others. This is our first development in Nevada.

24. Q: Why Nevada? Why Sun Valley?

A. Towns like Reno are having trouble housing people, workers cannot afford to live here. Affordable housing like this would keep workers here, like police officers and teachers who are some of our more common residents. Sun Valley has an

influx of residents and the market rate is pretty high right now. We want to allow working families to keep living here and save money.

25. Where is the Planning Commission Meeting?

A. The Planning Commission Meeting is on April 5th, at 6pm. It is a public meeting, and is at the Washoe County Complex.

26. Q: Is the development going to have walls?

A. No, that is not in the design we are thinking about.

27. Q: When would this start? When would it be finished?

A. For just this part of the process of the zoning change, it could be between 4-7 months. For the SIP, that could be another 3 months or more. We do not believe ground would be broken until next year. After that, construction could take 2 or so years.

28. Q: Why did I not get a notice?

A. Notices were sent out 30 days ago. The noticing for the Planning Commission meeting is sent out by the County.

29. Q: Dust, noise, & traffic?

A. We will do our best to address. Construction traffic and dust will have to be mitigated through a comprehensive erosion control plan and site preparation.

30. Q: Who votes? Everything we oppose goes through.

A. The planning commission votes and then the board of county commissioners. The public are invited to the meetings. The questions and responses of this neighborhood meeting are also sent to them.

31. Q: What about the fire department? We have the smallest and busiest fire department in the area. They cannot support all this.

A. The local fire department would have to sign off on approving the SIP permit as well and may have us change some stuff before approving, such as having less buildings. However, when this property was zoned initially and adopted into the master plan, the fire department would have been expected to be able to serve this area at maximum capacity.

32. Q: Why are you changing the density?

A. Medium Density Suburban only allows single family homes and we want to build apartments which would require Multi Family to be permitted, which require a zoning of Medium Density Urban. Additionally, the suburban zoning currently requires the property to be subdivided into many parcels, while we want to keep this as 1 parcel with multi-family buildings spaced out throughout.

33. Q: What about horses, chickens, and trailers? We do not want this development to come and then suddenly people are saying we cannot have these here.

A. This development would not affect whether or not those are allowed. For the horse trails, we would work with Washoe County Regional Parks and Open Space to ensure access to the trails behind the property still and likely have some trails at the area of the site closer to 2nd.

34. Q: Would you be adding sidewalks to the roadways? It would make it safer. Would you keep dirt sidewalks? It is better for horses.

A: We would typically adopt the Washoe County local road section which I do not think has sidewalks (Chris W.)

35. Q: How many people per 1/3 acre?

A. I am not quite sure about that number. We expect the 240 units but not sure of the 1, 2, 3 bedroom breakdown yet. That would be figured out in the site planning process and SIP.

36. Q: What would be the price range for units?

A. Typically, we are maybe talking \$900-\$1300. (Ryan)

37. Q: Are there going to be flood lights? We are concerned about the light.

A. Flood lights are not in the plan now and we would be keeping lighting in mind as a design concern during the SIP process.

38. Q: What is going to happen with the drainage? There is a lot of flooding happening in this area.

A. A drainage analysis will have to be performed during the site plan approval and building permit processes. At this time the existing and future drainage conditions will be analyzed, and the development will have to reduce the offsite drainage to pre-development conditions.

39. Sun Valley General Improvement District states that high-density is 7 units per acre.

A. Information regarding density requirements specific to the Sun Valley General Improvement District was not able to be found. The density requirements of the Sun Valley Area Plan and the Washoe County Master Plan will be satisfied with the approval of this amendment.

40. Will the value and equity in our homes be decreasing?

A. This cannot be answered with certainty, but I have read many studies that show that property values near these kinds of development actually increase post-development.

41. At the end of 6th street, they placed "no trespassing" signs due to the Ladera Ranch development. Will there be "no trespassing" signs blocking me from riding my horse all in this area? We do not want "no trespassing" signs.

A. We are working with Washoe County to allow for continued access to the Open Space behind the project to allow for trail use.

42. What will be done to improved Chocolate Drive from 5th Street to 7th Street? People will certainly be using this as access to these apartments.

A. At this time, required improvements to surrounding roads is not determined. A traffic study will be performed at a later stage in the project and the county will be requiring offsite roadway improvements before approving this development.

43. Will this development increase the crime in the neighborhood?

A. The impact from on crime in this neighborhood due to this development cannot be determined with certainty, but we feel that this does not have a correlation.

44. These people will never own a home, they will always just be paying you guys [the developers].

A. The hope for this development and for affordable housing in general is always that people do not stay for long. The point is for people to be able to afford to

save a little bit more each month in order to eventually be able to afford purchasing a home of their own.

45. Will this increase my property taxes?

A. This question cannot be answered with certainty as we are not tax professionals and we do not know the county tax code.

46. Do you plan to increase the speed limit on Sun Valley Blvd? It is way too slow right now.

A. This development will not have an impact on the speed limit for Sun Valley Blvd. That is up to Washoe County and RTC.

Documented question but not answered during meeting:

47. What year was this zoned Medium Density Suburban?

A: Based on Washoe County's GIS, there was a Regulatory Zone Amendment of this parcel in 2004. This was likely when this change was implemented.

Chocolate Drive Apartment Project

March 21, 2022 Neighborhood Meeting 5:00pm - 7:00pm Hobey's Casino Meeting Room

Name:	Address:	Email:
Paul William Christensen	205 W 4th Ave	Pwc222@yahoo
Donna Davy	5735 Fireman	d.davy@sbcglobal.net
David Davy	5735 Fireman	d.davy@sbcglobal.net
Barbara Morris	5338 Chocolate	NONE
Ray Dyer	" "	"
Debbie Costa / Sammis	380 W. Geppard Hwy	XPA2@AOL.com
Leann Burns CAB	15 Columbia St	
Patricia Reynolds	5310 Fireman DR	
Carmen Ortiz	380 W. 5th Ave	ortizangels@yahoo.com
Steven Malak	380 W. 5th Ave Sun Valley, NV	
Kim Thorsen	335 Marcia Ct Sun Valley	Kimthorsen@rednetmail.com
Luiz Godoy	5348 Chocolate DR Sun Valley NV	
Alfredo Godoy	" " "	
Joe L. Berger	3355 Prescott Way	Rico, NV
Jesenia Martinez	345 W 4th Ave	Jeseniarmartinez@yahoo
Marilyn Jersey	370 W. 5th Ave. Sun Valley, NV.	
Shirleen ASH	318 W. 5th Ave Sun Valley NV 89433	
H. SHAFER	5549 Chocolate DR S.V. NV 89433	
Tatiana Washin	185 E 5th Ave SV NV 89433	
Nancy Donnellan	5509 Leon Dr Sun Valley NV 89433	
Eric Barry	5509 LEON DR SUN VALLEY NV 89433	
Jon Smith	185 E 5th Ave Sun Valley NV 89433	

Chocolate Drive Apartment Project

March 21, 2022 Neighborhood Meeting 5:00pm - 7:00pm Hobey's Casino Meeting Room

Name:	Address:	Email:
Carol Williams	130 W. Bedford Plun	carolswilliams@me.com
Kathryn Simier	5286 Flintstone	KathySimier@yahoo
Andrew Farnocchia	5380 Chocolate DR	(andrew.farnocchia.747)
David R. J. & Carmen	5340 Chocolate DR	@gma.L.com
Tony Reynolds	5360 Fireman Drive	Karking1@charter.net
MARK NEUMANN	845 CLOUDY CT	smnshmtl@charter.net
GA JENNINGS	5530 CHOCOLATE	
Jackie Hutchinson	5500 Chocolate	jmhutell@gmail.com
Steve Lonn	5254 Chocolate Dr.	Computers 4/1/earl.ca
TRAVIS ASH	5510 Sidehill Dr.	battleborn775@gmail
Jason Stokes	390 Jun St.	
Josh Hinds	1060 Forsan Dr	
Eliodoro Corral	5370 Lemon DR	

Neighborhood Meeting Invitation

**Attachment C
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On behalf of Pedcor Investments, a Limited Liability Company and Kimley-Horn & Associates, Inc. an application to Washoe County has been submitted for a 240-unit affordable multi-family apartment community located at 0 West Gepford Parkway. The site is a 45-acre parcel located west of Sun Valley Boulevard at the end of West 2nd Street and West 5th Street. The property is proposed to be zoned Medium Density Urban (MDU) that allows for up to 21 units per acre through a master plan and regulatory zone amendment. This meeting is intended to provide an opportunity to present the project to the neighboring property owners and to answer any questions.

Meeting Date – Monday March 21, 2022 5:00 PM to 7:00 PM

Meeting location – Hobey's Casino Banquet Room

This meeting will be conducted by the project applicant Pedcor Investments, a Limited Liability Company and the engineering staff of Kimley-Horn & Associates, Inc.

If you are interested in learning more about the proposed project or viewing the project application it is available online at:

https://www.washoecounty.us/csd/planning_and_development/applications/index.php.

Click on the “applications” box and choose the Commission District Three. The case number is WMPA22-0003/WRZA22-0003 Chocolate Drive. You may also contact the Washoe County Planner who is reviewing the case, Chris Bronczyk at 775.328.3612 or the engineer for the project applicant, Chris Waechter, PE at 775.200.1978

*******This is not a legally required meeting notice. This is provided as a courtesy to keep you informed of a project in your area*******

**WMPA22-0003 &
WRZA22-0003
EXHIBIT F**