



# Planning Commission Staff Report

Attachment E

Page 1

Meeting Date: November 4, 2025

Agenda Item: 8C

MASTER PLAN AMENDMENT CASE  
NUMBER:

WMPA25-0005 & WRZA25-0006 (Sun  
Valley 48 LLC)

BRIEF SUMMARY OF REQUEST:

To approve a master plan map  
amendment and a regulatory zone  
amendment

STAFF PLANNER:

Julee Olander, Planner  
Phone Number: 775.328.3627  
E-mail: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

## CASE DESCRIPTION

For hearing, discussion, and possible action to:

- (1) Adopt an amendment to the Washoe County Master Plan, Sun Valley Master Plan Land Use Map, to change the master plan land use designation for a ±17.2 acre parcel (APN: 085-010-52) and ±1.2 acre parcel (APN: 085-010-53) from Suburban Residential (SR) to Urban Residential (UR) on ±14 acres and Open Space (OS) on ±4.4 acres; and if approved, authorize the chair to sign a resolution to this effect. Any adoption by the Planning Commission is subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authority; and
- (2) Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Sun Valley Regulatory Zone Map, to change the regulatory zoning for a ±17.2 acre parcel (APN: 085-010-52) and ±1.2 acre parcel (APN: 085-010-53) from Medium Density Suburban (MDS-3 du/acre single family detached; or 5 du/acre single family attached & middle housing) to Low Density Urban (LDU -10 du/acre single family detached; or 14 du/acre for single family attached, multi-family, middle housing; or 12 du/acre mobile home park) on ±14 acres and Open Space (OS) on ±4.4 acres; and authorize the chair to sign a resolution to this effect.

Applicant/Owner:	Sun Valley 48, LLC
Location:	Between 1st Avenue & 2nd Avenue at the western terminus
APN:	085-010-52 & 53
Parcel Size:	$\pm 17.2$ & $\pm 1.2$ acres
Existing Master Plan:	Suburban Residential (SR)
Proposed Master Plan:	Urban Residential (UR) & Open Space (OS)
Existing Regulatory Zone:	Medium Density Suburban (MDS-3 du/acre single family detached)
Proposed Regulatory Zone:	Low Density Urban (LDU -10 du/acre single family detached; or 14 du/acre for single family attached, multi-family, middle housing; or 12 du/acre mobile home park) & Open Space (OS)
Planning Area:	Sun Valley
Development Code:	Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
Commission District:	3 – Commissioner Garcia

**Vicinity Map****STAFF RECOMMENDATION****APPROVE****DENY**

**Staff Report Contents**

Explanation of a Master Plan Amendment .....	4
Existing and Proposed Master Plan Designations.....	4
Explanation of a Regulatory Zone Amendment .....	5
Existing and Proposed Regulatory Zoning Designations.....	6
Background .....	6
Map of Planning Approvals in the Area .....	8
Existing Conditions.....	8
Slope Map .....	9
Area Map.....	10
Availability of Facilities .....	10
Regional Plan Evaluation .....	13
Neighborhood Meeting .....	14
Master Plan Amendment Public Notice .....	15
Regulatory Zone Amendment Public Notice.....	15
Staff Comment on Required Master Plan Amendment Findings .....	16
Master Plan Amendment Recommendation.....	18
Master Plan Amendment Motion .....	18
Regulatory Zone Amendment Recommendation .....	19
Regulatory Zone Amendment Motion.....	19
Appeal Process .....	20

---

**Attachment Contents**

Master Plan Amendment Resolution .....	Exhibit A
Regulatory Zone Amendment Resolution.....	Exhibit B
Agency Comments .....	Exhibit C
Neighborhood Meeting .....	Exhibit D
Public Noticing .....	Exhibit E
Application .....	Exhibit F

### **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 chapters. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each planning area. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at [EnvisionWashoe 2040](#) select departments, planning and building, then planning documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

**Chapter One, Foundation**, describes the purpose of the Master Plan and the public engagement process that led to its creation. It also contextualizes the Master Plan in relation to the plans of other agencies and jurisdictions in Washoe County.

**Chapter Two, Vision**, contains the plan elements and planning area sections. This is where all the principles and policies can be found, which address a shared community vision for the future.

**Chapter Three, Implementation**, describes how the Master Plan is to be used. It contains implementation strategies, including a list of short term, mid-term, and long-term actions for plan implementation.

A recommendation to adopt the Master Plan Amendment requires an affirmative vote of at least 2/3 of the Planning Commission's total membership.

### **Existing and Proposed Master Plan Designations**

This request is to amend the Master Plan Land Use Map in order to replace the existing suburban residential (SR) master plan land use designation with urban residential (UR) designation on two parcels totaling 18.4-acres. See Figure 1, Existing and Proposed Master Plan Designations on page 5.

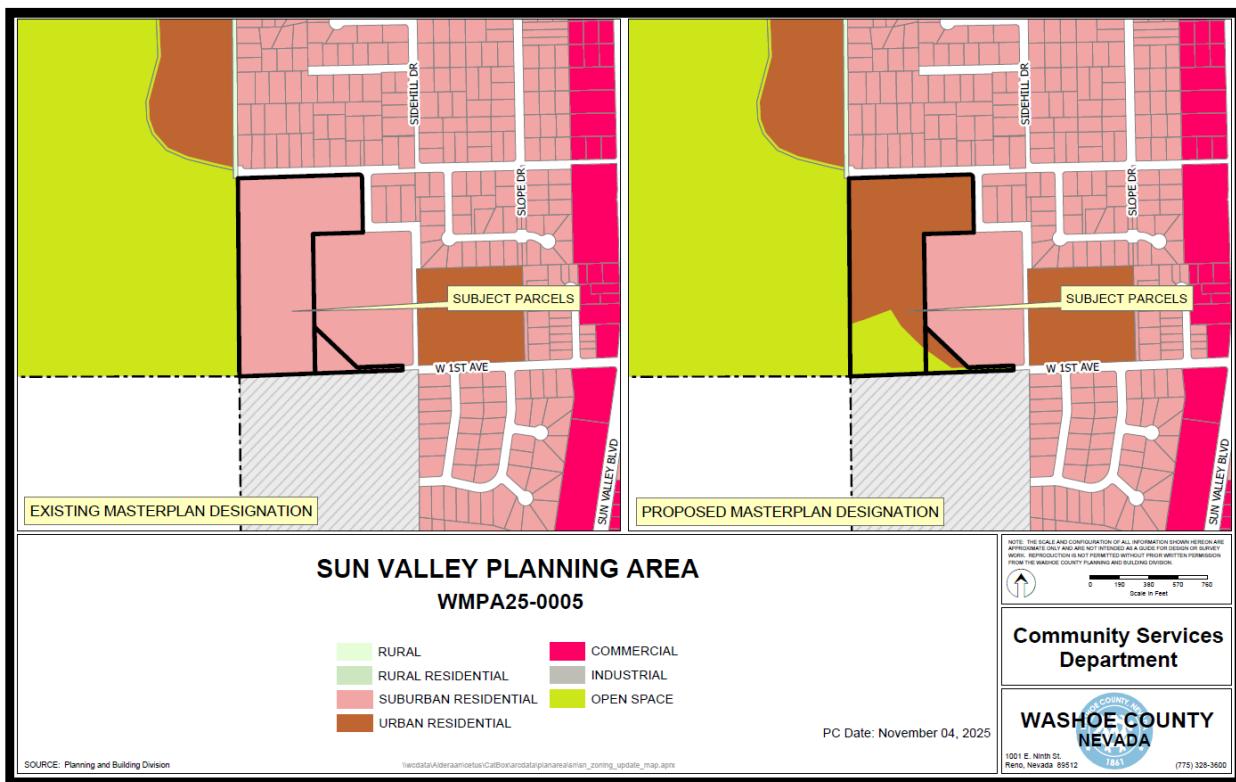


Figure 1

### Existing and Proposed Master Plan Designations - Side by Side Comparison

#### Explanation of a Regulatory Zone Amendment

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 Planning Areas that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS Chapter 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 and planning area policies found in the Washoe County Master 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 an applicable specific plan.

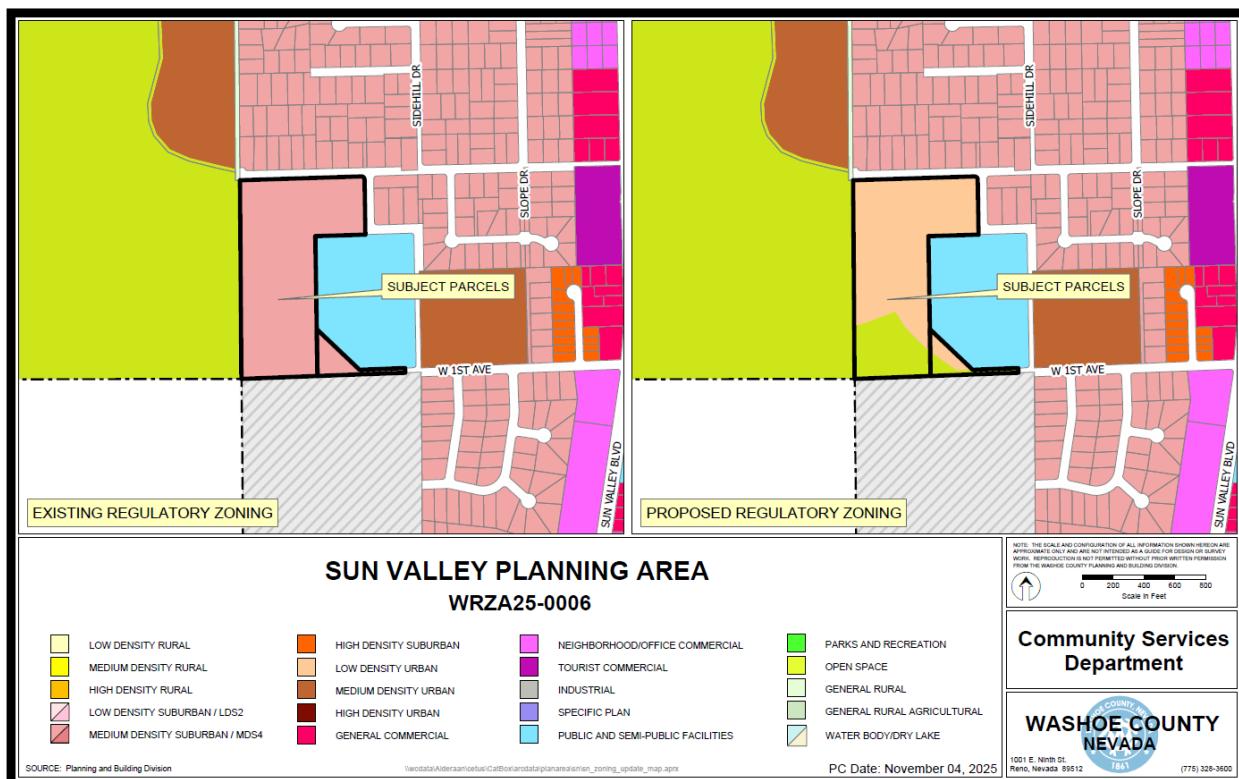
Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one regulatory

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 which may adopt, adopt with modifications, or deny the proposed amendment.

### **Existing and Proposed Regulatory Zoning Designations**

The second part of the applicant's request is to change the regulatory zone on two parcels from medium density suburban (MDS) to low density urban (LDU) on 14 acres and open space (OS) on 4.4 acres. See Figure 2 – Existing and Proposed Zoning Designations below.



**Figure 2**  
**Existing and Proposed Regulatory Zone Maps - Side by Side Comparison**

### **Background**

On May 3, 2022, Washoe County Planning Commission approved the West 2nd Avenue Highlands Tentative Map (WTM22-003), for 48 single-family residential lots and open space development. However, the applicant concluded that the existing density of medium density suburban (MDS-3 single family dwelling units per 1 acre) did not make the project feasible. According to the application, the proposed master plan and regulatory

zone amendments application will increase the allowed density, which the applicant contends will make residential development more viable.

According to the application, the proposed request will “align the subject property with the changes of the surrounding properties and increase the allowable density for residential development.” There are other sites in the area that have been approved to increase residential density. Those sites include the following (See Approvals in the Area Site Map on page 6):

1. In 2015 MPA15-001 and RZA15-001 was approved for APN: 085-820-31 to change the master plan designation from SR to UR and the regulatory zoning from MDS to MDU. This change increased the maximum density from 3 dwelling units per acre (du/ac) to 21 du/ac and allows for multi-family development, with the approval of a special use permit.
2. In 2022 WMPA22-0003 & WRZA22-003 (Chocolate Drive) was approved for APN: 502-250-09 to change the master plan designation from SR to UR, and regulatory zoning from MDS to MDU. This change increased the maximum density from 3 du/ac to 21 du/ac and allows for multi-family development, with the approval of a special use permit.
3. In 2024 the City of Reno changed the designation for APN: 035-011-04 from Suburban Mixed Use (SMU) and Mixed-Use Suburban (MS) land use designations. This allowed for multi-family residential development with no maximum density requirements.



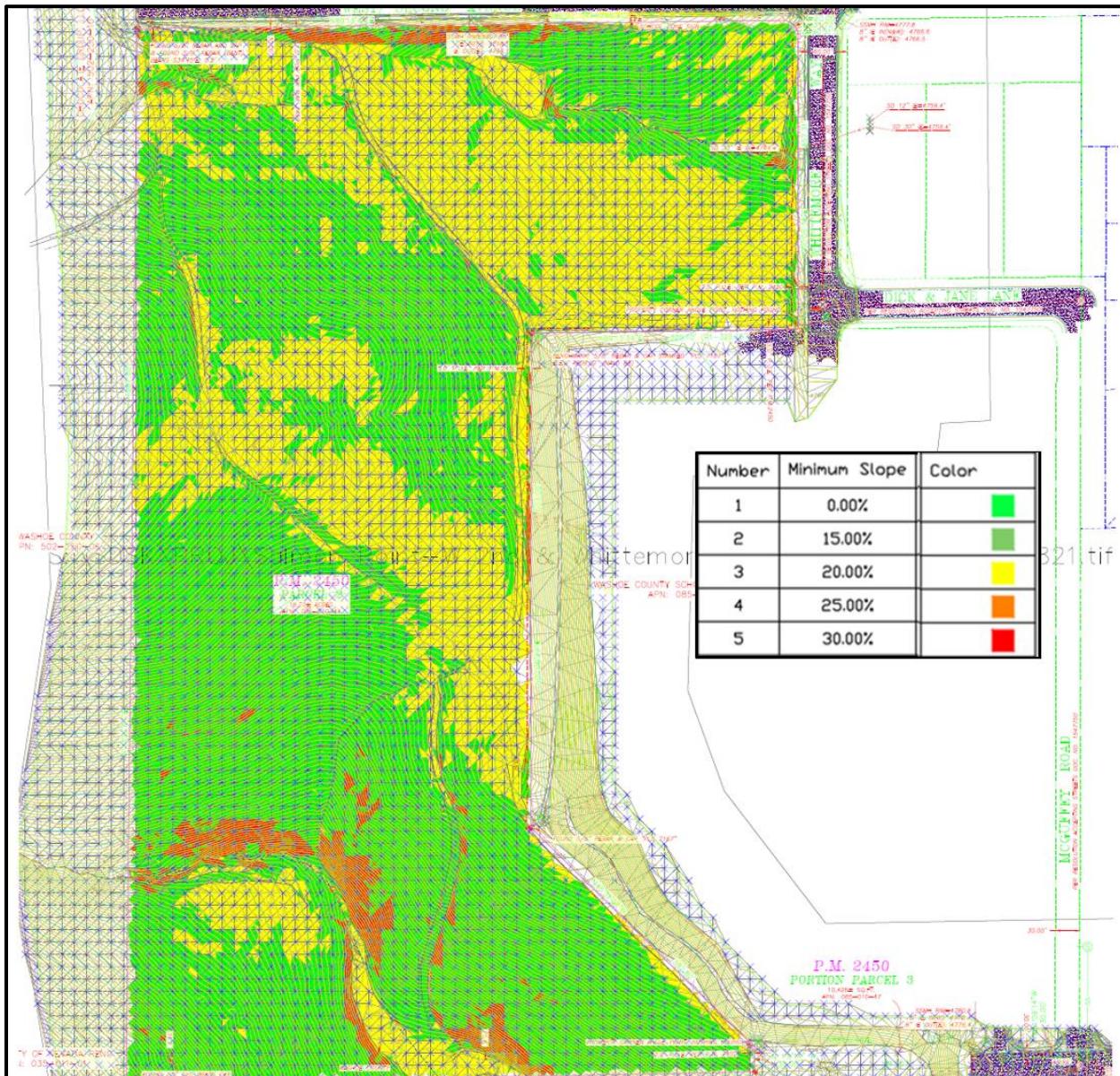
**Map of Planning Approvals in the Area**

### **Existing Conditions**

The proposed master plan and regulatory zone amendments include a 17.2 acre parcel and a 1.2 acre parcel (APN: 085-010-52 & 53) between 1st Avenue and 2nd Avenue at the western terminus, in Sun Valley. The existing master plan land use designation is suburban residential (SR) and the regulatory zoning is medium density suburban (MDS). The proposal is to change the master plan designation to urban residential (UR) and the regulatory zoning to low density urban (LDU -10 du/acre single family detached and 14 du/acre single-family attached, multi-family, middle housing and 12 du/acre for mobile home parks) & open space (OS). The master plan designation of UR will allow the zoning designation of LDU.

The proposal will change 14 acres to LDU and 4.4 acres to OS. The OS regulatory zoning change will reduce the allowed area for residential uses from 18.4 acres to 14 acres. The current overall allowable density for MDS regulatory zoning, for the total acreage of 18.4 acres is 55 units. If approved, the LDU regulatory zoning will allow single family attached and detached, middle housing multi-family, and mobile home parks. The allowed dwelling units for 14 acres would be either 140 single family detached units or up to 196 single family attached, multi-family or missing middle units. The application states, "there is no proposed development at this stage, however project impacts have been analyzed with a conceptual design of a 168-unit residential development".

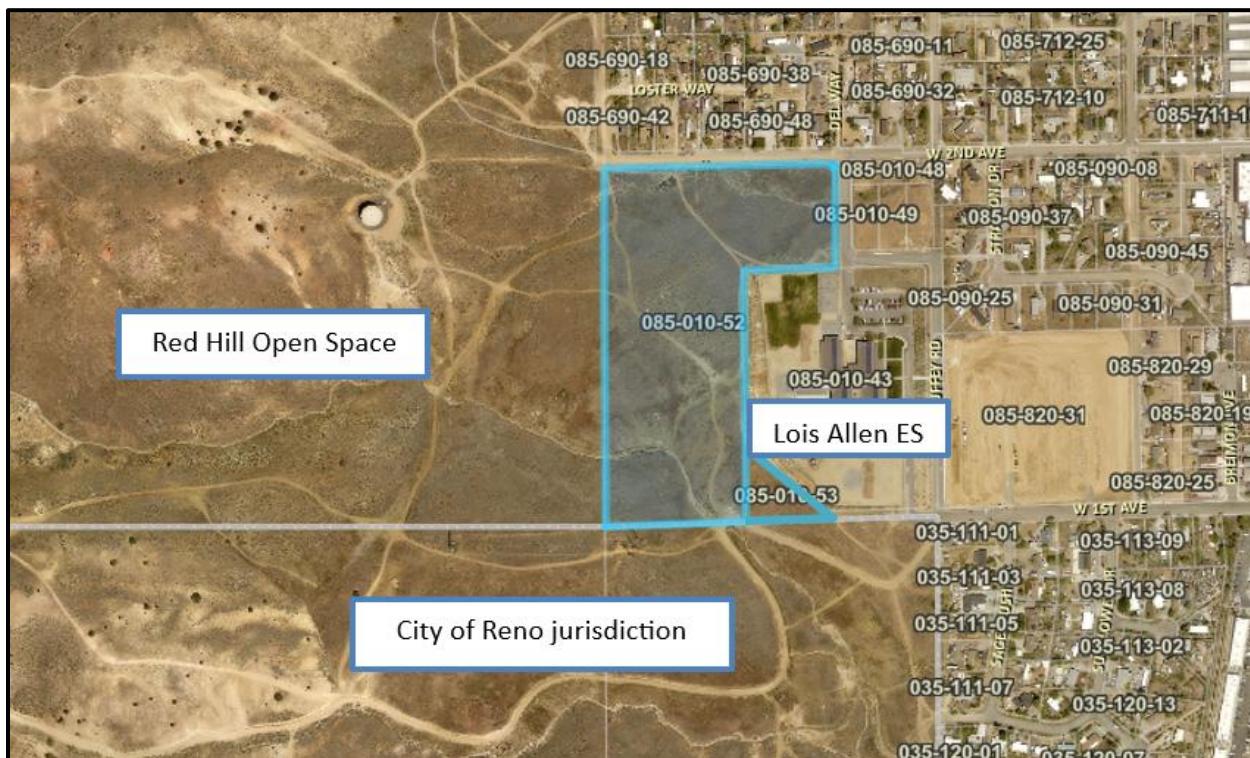
The applicant is proposing to change 4.4 acres located in the southern portion of the site to OS regulatory zoning. This area includes a natural drainage area and slopes of 15% or more (See Slope Map, on page 7). The intent is to allow this area to remain undeveloped with no structures. The OS regulatory zoning will preserve 4.4 acres and will not allow any residential uses and allows the possibility of only a few civic or commercial uses (i.e. commercial gardens, utility services, dog training services & some agriculture uses).



**Slope Map**

The site is located between 1st Avenue and 2nd Avenue at the western terminus and are within the Sun Valley Planning Area. The Red Hill open space is located to the west and

Lois Allen Elementary school is located directly to the east. There are residential houses to the north and City of Reno, located to the south has approved residential development (See map below).



### Area Map

This area is within a HUD Qualified Census Tract (QCT). According to the application,

*"The site is one of the few undeveloped areas within unincorporated Washoe County that is within a HUD QCT. Locations within QCT boundaries qualify for housing programs such as the Low-Income Housing Tax Credit (LIHTC) program. Generally, QCTs are defined as meeting an income threshold or poverty rate."*

This will allow the applicant to apply for affordable housing initiatives/programs if the developer chooses to build affordable housing on the property, but the proposed amendments are not conditioned on the construction of affordable housing so there is no assurance that is what will ultimately be constructed.

### Availability of Facilities

The site is located in the Sun Valley Hydrographic Basin and the Sun Valley General Improvement District (SVGID) will provide water and sewer service to the site. According to the applicant SVGID has capacity to provide water and wastewater for the proposal. Also, the applicant has completed a traffic analysis for a conceptional 168-unit development. The application states the following:

*The project is anticipated to generate approximately 1,132 Daily, 67 AM peak hour, and 86 PM peak hour trips. Analysis of the Sun Valley Boulevard/W. 2nd Avenue*

*intersection was conducted based on Existing, Existing Plus Project, and Baseline Plus Project traffic volumes. Under all scenarios, the study intersection is expected to operate LOS C or better during the AM and PM peak hours, which is within policy level of service thresholds. The project trips would be less than 3 percent of the overall intersection traffic and would not significantly impact operations.*

Washoe County Parks & Open Space reviewed the application and has no specific comments for this application. However, when further development occurs several trails will be required to connect throughout the site and connect Lois Allen Elementary School to Red Hill Open Space and the future Sun Valley Rim Trail. The intent is that the trails will align and support the development and implementation of the Sun Valley Rim Trail (See Exhibit E, pages 9-12).

### **Subject Property Surrounding Land Uses and Compatibility**

**Table 1: Surrounding regulatory zones and existing uses**

Location	Regulatory Zone	Existing Use
North	MDS	Developed with single family residences
South	In the City of Reno	Undeveloped
West	Open Space (OS)	Undeveloped
East	Public/semi-Public (PSP) & MDS	Developed with single family residences and elementary school

### **MASTER PLAN CONSISTENCY**

The proposed amendment is consistent with the Envision Washoe 2040 Master Plan Sun Valley Vision Statement as described in the following section.

**Table 2: Master Plan Conformance**

Vision Statement	Explanation of Conformance with Vision Statement
<i>Sun Valley embodies a culture of connection, a business-friendly environment, and a safe and healthy place to live, raise a family, work, run a business, recreate and retire.</i>	The proposed amendments will promote the desired pattern for the orderly physical growth of the County by allowing more housing in the Sun Valley area. The proposed amendments, which allows for increased residential density along with the creation of additional open space, is consistent with the vision of being “a safe and healthy place to live, raise a family.”

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 3.

**Table 3: Master Plan Element Conformance Priority Principles & Policies**

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<b>PH Principle 3. Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing</b>		
<b>PH Policy 3.1.</b> Allow for more flexibility in the zoning and land use regulations to enable more housing types to be built throughout the community where adequate infrastructure exists.	The proposal will increase the type of housing type allowed in the area and will be serviced by existing infrastructure.	
<b>PH Policy 3.6.</b> Disperse affordable and attainable housing throughout developments and neighborhoods.	The proposal may increase affordable and attainable housing. The applicant has indicated that the site qualifies for affordable housing initiatives with HUD and is within the Qualified Census Tract (QCT), offering an opportunity for the development of affordable housing.	
<b>TR Principle 1. Create an interconnected transportation network.</b>		
<b>TR Policy 1.1.</b> Promote the connectivity of the neighborhoods within the larger community and region by: <ul style="list-style-type: none"> <li>» Encouraging block lengths that promote pedestrian, cycling, and vehicular circulation.</li> <li>» Designing new developments to contain stubs for connection to adjacent developments.</li> <li>» Designing new developments to utilize planned public transportation.</li> <li>» Encouraging separate bicycle and pedestrian pathways.</li> </ul>	The proposal will facilitate residential development in an area where transit access is available through existing and planned transit stops. The residential development may promote walking and cycling as it has direct access to open space, which can be utilized for recreation, and is in close proximity to the neighborhood elementary school.	
<b>Land Use Principle 1. Facilitate partnerships to ensure land use decisions are based on the best available information.</b>		
<b>LU Policy 1.2</b> - Provide a variety of opportunities to involve the community in the review of future growth and development.	In addition to County-required noticing per NRS, the applicant held the required and duly noticed neighborhood meeting to solicit feedback and comment from adjoining property owners prior to submittal of a formal application. Further, the County's Neighborhood Meeting HUB	

	webpage ( <a href="https://neighborhood-washoe.hub.arcgis.com/">https://neighborhood-washoe.hub.arcgis.com/</a> ) allows for an additional opportunity for community engagement and feedback for the project. To date, no comments were submitted for the subject application.
<b>LU Policy 1.3</b> - Continue to coordinate land use policies and decisions with the public health goals of the Northern Nevada Public Health (NNPH).	Northern Nevada Public Health received a notice of the application and indicated no objection to the proposed amendments.

The Project amendments are consistent with the applicable Envision Washoe 2040 Priority Principles & Policies for the Sun Valley Planning Area as described in Table 4.

**Table 4: Master Plan Conformance with Sun Valley Planning Area Priority Principles & Policies**

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<b>PH Principle 2. Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.</b>	
<b>PH Policy 2.1</b> Promote development of affordable and workforce housing near public facilities, schools, jobs, and public transportation using mixed-use and higher-density development.	The applicant indicates that the site is within a HUD Qualified Census Tract (QCT) which qualifies for affordable housing initiatives. If the applicant chooses to develop affordable housing, as indicated, this policy would be met. The site is located near available facilities, transit service, and an elementary school is adjacent to the site.

### **Regional Plan Evaluation**

The Truckee Meadows Regional Planning Agency (TMRPA) provided an initial review memo identifying policies relevant to the request. The parcel is currently designated as Tier 3 in the Truckee Meadows Regional Plan. In order for this proposal to be in conformance with the Regional Plan, a Regional Plan amendment to redesignate the project area to Tier 2 will be required. Table 3.1 in the Regional Plan identifies the density requirements for each tier:

Regional Land Designation	Minimum Density (dwelling units per acre)	Maximum Density (du/ac)	Nonresidential Standards
Mixed Use Core	14 du/ac	No maximum	0.25 floor-area ratio (FAR) minimum
Tier 1 Land	Existing	No maximum	None
Tier 2 Land	No minimum	30 du/ac	None
Tier 3 Land	No minimum	Existing	Existing – Commercial development to support the surrounding neighborhood may be allowed in certain instances
Rural Area	N/A	1 unit per 5 acres, see policy RF6	Dispersed nonresidential uses per Policy RF6

### **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 on August 26, 2025 at 6 pm. Comments made included the following:

- Traffic
- Impacts to schools
- Access to open space and trails
- Safety concern for the community
- Grading and impact to the environment
- Increase in density

The meeting lasted over 50 minutes, with the public asking various questions. The majority of comments were about more homes and the impacts more homes will bring to the area. There were also comments about the topography, infrastructure and access to open space (See Exhibit F).

### **Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation. Some provided comments but none recommended denial.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
Environmental Protection	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
NV Water Resources	X			
Washoe County GIS	X	X		Justin Anderson, <a href="mailto:janderson@washoecounty.gov">janderson@washoecounty.gov</a>
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, <a href="mailto:fpekar@washoecounty.gov">fpekar@washoecounty.gov</a>
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, <a href="mailto:tweiss@washoecounty.gov">tweiss@washoecounty.gov</a>
Washoe County Engineering (Land Development) (All Apps)	X	X		Robert Wimer, <a href="mailto:rwimer@washoecounty.gov">rwimer@washoecounty.gov</a>
NNPH EMS	X	X		April Miller, <a href="mailto:EMSPProgram@nnph.org">EMSPProgram@nnph.org</a>
NNPH Environmental Health	X	X		James English, <a href="mailto:jenglish@nnph.org">jenglish@nnph.org</a>
TMFPD	X	X		Jen Donohue, <a href="mailto:jdonohue@tmfpd.us">jdonohue@tmfpd.us</a>
Truckee Meadows Regional Planning	X	X		Chris Tolley, <a href="mailto:CTolley@tmrpa.org">CTolley@tmrpa.org</a>
Washoe County School District (All TMs)	X	X		Kyle Chisholm, <a href="mailto:Kyle.Chisholm@WashoeSchools.net">Kyle.Chisholm@WashoeSchools.net</a>
Sun Valley GID	X	X		Chris Melton, <a href="mailto:cmelton@svgid.com">cmelton@svgid.com</a>
AT&T	X	X		Cliff Cooper, <a href="mailto:cc2132@att.com">cc2132@att.com</a>
NV Energy	X			

### **Master Plan Amendment Public Notice**

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1) and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

A legal ad was placed with the Reno Gazette Journal.

### **Regulatory Zone Amendment Public Notice**

Notice for Regulatory Zone Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260.

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.

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: 88 property owners within 750 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing. (See Exhibit G)

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.

**Staff Comment on Required Master Plan Amendment Findings**

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 staff report provides a discussion on applicable goals and policies of the Master Plan and the Sun Valley Planning Area. The proposed amendment does not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Planning Area analysis above.*

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

*Staff Comment: As identified on page 8 of this staff report, the proposed amendment will provide for land uses compatible with the adjacent existing land uses, and will not adversely impact public health, safety or welfare. Northern Nevada Public Health, Environmental Health reviewed the request and provide comments with no significant concerns (See Exhibit E).*

3. Response to Changed 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 applicant is seeking a master plan amendment in order to allow for higher density residential uses. The applicant is requesting to increase the residential density to provide more housing to the area. This request aligns with previous approved request in the area.*

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: The site will be served by the Sun Valley General Improvement District (SVGID) for water and sewer. The SVGID has reviewed the application and has indicated there is capacity for the proposed 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 applicant is requesting to change the master plan designation on two parcels from suburban residential (SR) to urban residential (UR) and from Tier 2 to Tier 3 per the Truckee Meadows Regional Planning Agency. These changes will allow for increased density, which aligns with other parcels in the*

area, as detailed in the staff report. Higher residential density is currently found in the area and exist on adjacent parcels. The proposed amendment will continue to promote the desired pattern for the orderly physical growth of the County and continue to guide development of the County by increasing housing units.

### **Staff Comments on Required Regulatory Zone Amendment Findings**

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.

*Staff Comment: The staff report provides a discussion on applicable goals and policies of the Master Plan and the Sun Valley Planning Area. 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 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. Northern Nevada Public Health, Environmental Health reviewed the request and provide comments with no significant concerns (See Exhibit E).*

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 applicant is seeking a regulatory zone amendment in order to allow for higher residential density uses. The higher density will provide more housing to the area. The conditions of the area have changed, other parcels in the area have been approved for high densities. This request aligns with previous approved request in the area.*

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 water and sewer service provider and has reviewed the application 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: The proposed amendment will not adversely affect the impact or the implementation of the policies and action programs of the Washoe County Master Plan as described in this staff report.*

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 applicant is requesting to change the parcels from MDS regulatory zoning to LDU regulatory zoning and from Tier 3 to Tier 2 per the Truckee Meadows Regional Planning Agency. These changes will increase the density, which aligns with other parcels in the area, as detailed in the staff report. Higher residential density is currently found in the area and exist on adjacent parcels. The proposed amendment will continue to promote the desired pattern for the orderly physical growth of the County and continue to guide development of the County by increasing housing units.*

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.

*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 at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA25-0005. 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. The following motion is provided for your consideration:

### **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 at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA25-0005, having made at least there of the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA25-0005 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.

### **Regulatory Zone Amendment Recommendation**

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. The following motion is provided for your consideration:

### **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 included as Attachment B, recommending adoption of Regulatory Zone Amendment Case Number WRZA25-0006, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA25-0006 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. 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.
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 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. 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.



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### **ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SUN VALLEY MASTER PLAN MAP (WMPA25-0005) TO CHANGE THE MASTER PLAN LAND USE DESIGNATION FOR A ±17.2 ACRE PARCEL (APN: 085-010-52) AND A ±1.2 ACRE PARCEL (APN: 085-010-53) FROM SUBURBAN RESIDENTIAL (SR) TO URBAN RESIDENTIAL (UR) ON ±14 ACRES AND OPEN SPACE (OS) ON ±4.4 ACRES, AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS**

Resolution Number 25-16

Whereas, Master Plan Amendment Case Number WMPA25-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on November 4, 2025; and

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

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

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA25-0005, 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.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.230.

ADOPTED on November 4, 2025

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

---

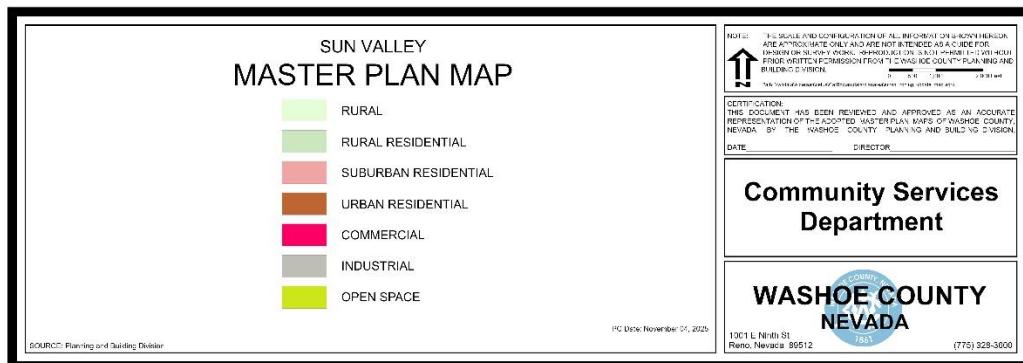
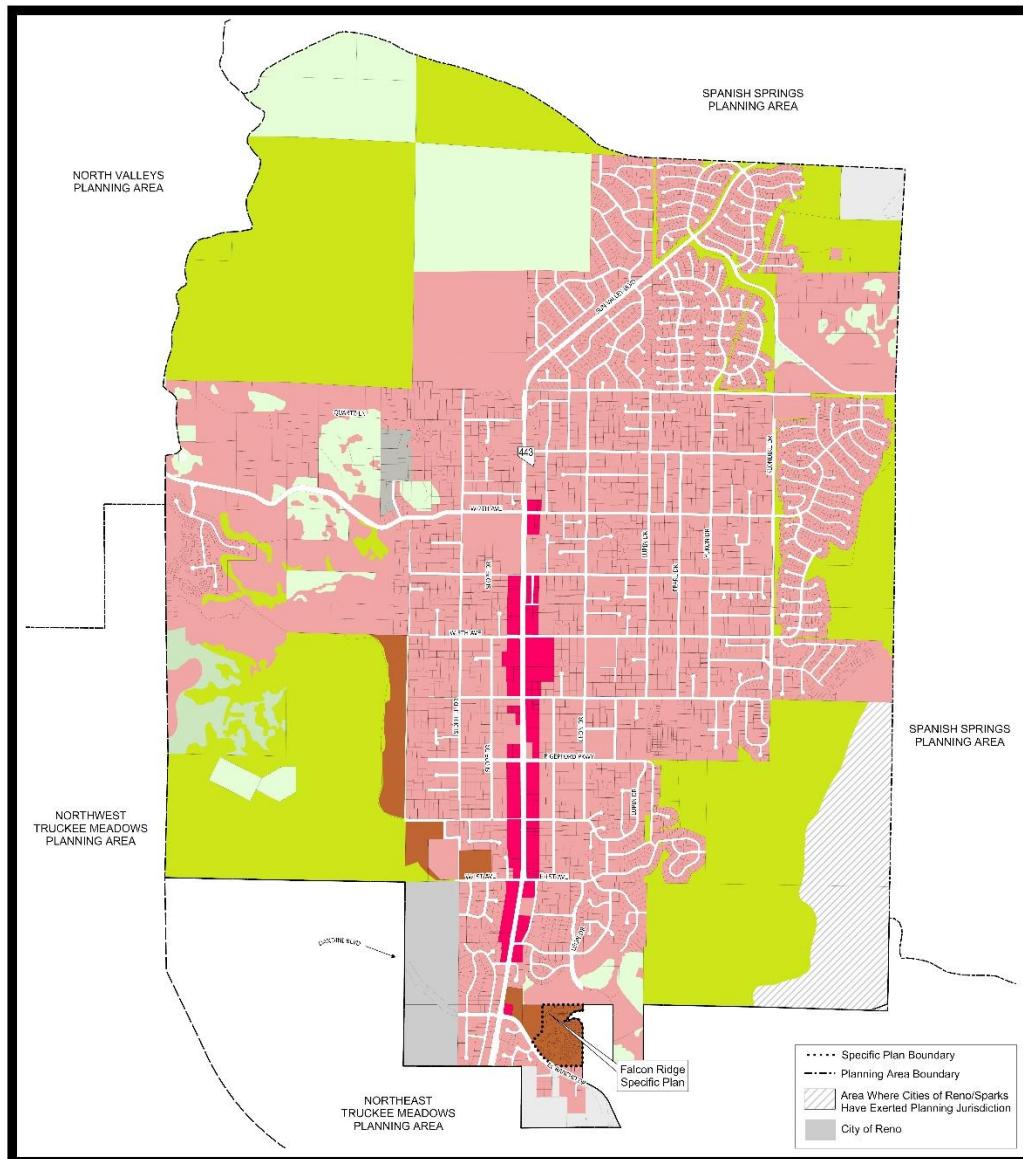
Trevor Lloyd, Secretary

---

Dan Lazzareschi, Chair

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

## **Exhibit A, WMPA25-0005**





## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

**RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA25-0006 AND THE AMENDED SUN VALLEY REGULATORY ZONE MAP, TO CHANGE THE REGULATORY ZONING FOR A ±17.2 ACRE PARCEL (APN: 085-010-52) AND ±1.2 ACRE PARCEL (APN: 085-010-53) FROM MEDIUM DENSITY SUBURBAN (MDS-3 DU/ACRE SINGLE FAMILY DETACHED; OR 5 DU/ACRE SINGLE FAMILY ATTACHED & MIDDLE HOUSING) TO LOW DENSITY URBAN (LDU -10 DU/ACRE SINGLE FAMILY DETACHED; OR 14 DU/ACRE FOR SINGLE FAMILY ATTACHED, MULTI-FAMILY, MIDDLE HOUSING; OR 12 DU/ACRE MOBILE HOME PARK) ON ±14 ACRES AND OPEN SPACE (OS) ON ±4.4 ACRES.**

Resolution Number 25-17

Whereas Regulatory Zone Amendment Case Number WRZA25-0006, came before the Washoe County Planning Commission for a duly noticed public hearing on November 4, 2025; 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 (WMPA25-0005) 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), in making this recommendation, the Washoe County Planning Commission finds that 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 WRZA25-0006 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 November 4, 2025.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

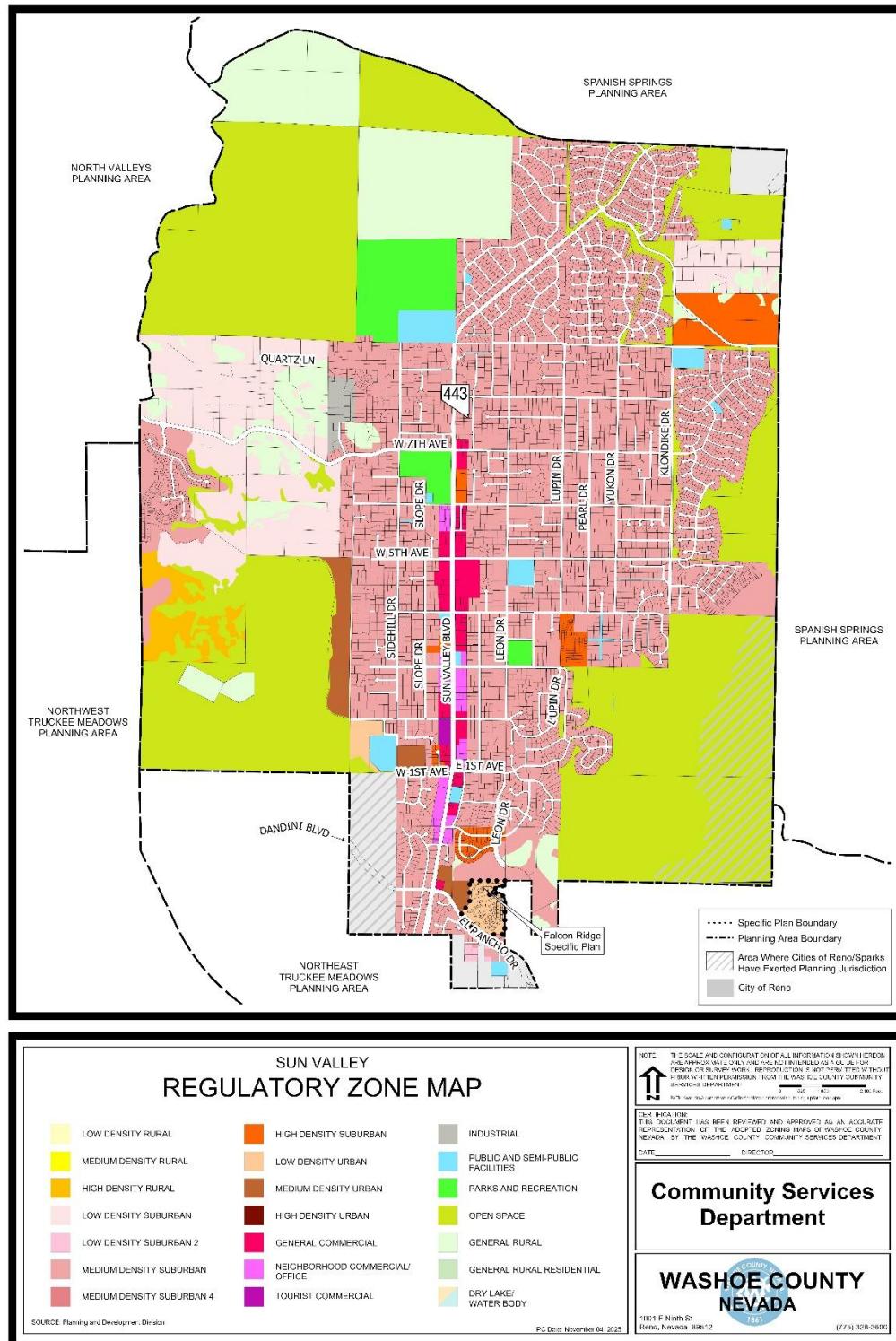
---

Trevor Lloyd, Secretary

---

Dan Lazzareschi, Chair

**Attachment: Exhibit A – Sun Valley Area Plan Regulatory Zone Map**  
**Exhibit A, WRZA25-0006**



**Sun Valley Area Plan Regulatory Zone Map**

**From:** [COOPER, CLIFFORD E](#)  
**To:** [Olander, Julee](#)  
**Subject:** WMPA25-0005 (Sun Valley)  
**Date:** Friday, September 19, 2025 11:45:49 AM  
**Attachments:** [image001.png](#)

---

**This Message Is From an External Sender**

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Julee,

AT&T does not have any adverse comments regarding this proposal.

Thanks,

CLIFF COOPER  
SR SPECIALIST-OSP DESIGN ENGINEER  
AT&T NEVADA  
1375 Capital Blvd rm 115  
Reno, NV 89502  
ROW Office: 775-453-7578  
Cell: 775-200-6015  
Email: [cc2132@att.com](mailto:cc2132@att.com)

**TEXTING and DRIVING...It Can Wait**

---

**From:** BROOK, SHANNON R <sb2565@att.com>  
**Sent:** Thursday, September 18, 2025 12:47 PM  
**To:** COOPER, CLIFFORD E <cc2132@att.com>  
**Subject:** FW: FSM25001 Mark IV Phase C

For your review.

---

**From:** Lisa Warner <[lwarner@cityoffernley.org](mailto:lwarner@cityoffernley.org)>  
**Sent:** Thursday, September 18, 2025 10:19 AM  
**To:** Lydia Altick <[laltick@cityoffernley.org](mailto:laltick@cityoffernley.org)>; Lisa Warner <[lwarner@cityoffernley.org](mailto:lwarner@cityoffernley.org)>; Michele Rambo <[mrambo@cityoffernley.org](mailto:mrambo@cityoffernley.org)>; Alisa Johansson <[ajohansson@cityoffernley.org](mailto:ajohansson@cityoffernley.org)>; James Umbach <[jumbach@cityoffernley.org](mailto:jumbach@cityoffernley.org)>; Treston Rodriguez <[trerodriguez@cityoffernley.org](mailto:trerodriguez@cityoffernley.org)>; Barry Williams <[bwilliams@cityoffernley.org](mailto:bwilliams@cityoffernley.org)>; Olivia John <[ojohn@cityoffernley.org](mailto:ojohn@cityoffernley.org)>; Maria Paz Fernandez <[mpazfernandez@cityoffernley.org](mailto:mpazfernandez@cityoffernley.org)>; Alex Lopez Martinez <[almartinez@cityoffernley.org](mailto:almartinez@cityoffernley.org)>; Tasha Lowrey <[tlowrey@cityoffernley.org](mailto:tlowrey@cityoffernley.org)>; Chuck Reno <[creno@dowl.com](mailto:creno@dowl.com)>; Charity Birkel <[cbirkel@cityoffernley.org](mailto:cbirkel@cityoffernley.org)>; Jessica Murdock <[jmurdock@cityoffernley.org](mailto:jmurdock@cityoffernley.org)>; Kaitlin Constantine <[kconstantine@dowl.com](mailto:kconstantine@dowl.com)>; Lisa Pruitt <[lpruitt@dowl.com](mailto:lpruitt@dowl.com)>; Aaron Wilson <[allpointsgrill@gmail.com](mailto:allpointsgrill@gmail.com)>;

[christopher.robinson@nvenergy.com](mailto:christopher.robinson@nvenergy.com); Sullivan, Mark (NV Energy) <[mark.sullivan@nvenergy.com](mailto:mark.sullivan@nvenergy.com)>; BROOK, SHANNON R <[sb2565@att.com](mailto:sb2565@att.com)>; Loar, Benjamin D <[benjamin.loar@charter.com](mailto:benjamin.loar@charter.com)>; [Armando.grajeda@charter.com](mailto:Armando.grajeda@charter.com); 'NNDEngineering@swgas.com' <[nndengineering@swgas.com](mailto:nndengineering@swgas.com)>; Tim Myers <[tmyers@northlyonfire.com](mailto:tmyers@northlyonfire.com)>; Holly Villines <[hvillines@lyon-county.org](mailto:hvillines@lyon-county.org)>; D2 Traffic DL <[d2traffic@dot.nv.gov](mailto:d2traffic@dot.nv.gov)>; [mquintero@puc.nv.gov](mailto:mquintero@puc.nv.gov); [tlogan@lyoncsd.org](mailto:tlogan@lyoncsd.org); [dhuckaby@lyoncsd.org](mailto:dhuckaby@lyoncsd.org); Wagner, Jackey - Fernley, NV <[jackey.wagner@usps.gov](mailto:jackey.wagner@usps.gov)>; Steve Shell <[sshell@water.nv.gov](mailto:sshell@water.nv.gov)>; Katie Andrle <[kmandrle@ndow.org](mailto:kmandrle@ndow.org)>; Benjamin Shawcroft <[ben@tcid.org](mailto:ben@tcid.org)>; Diane Baley <[diane@tcid.org](mailto:diane@tcid.org)>; Cody Biggs <[cody@tcid.org](mailto:cody@tcid.org)>; Juanita George <[juanita@tcid.org](mailto:juanita@tcid.org)>

**Subject:** FSM25001 Mark IV Phase C

All,

Please review the submission materials and project description below.

**Project Description:** A Final Subdivision application request by M4 Victory Development, LLC to subdivide parcels equaling ± 530.37-acres into 13 parcels to allow for future development within the Victory Logistics District located in a Planned Development (PD) zoning district.

[FSM25002 Mark IV Phase C](#)

Please submit any comments you wish to be considered by October 6, 2025.

**Lisa Warner**

Assistant Planner  
595 Silver Lace Blvd  
Fernley, NV 89408  
775-784-9819

**Lisa Warner**

Assistant Planner  
595 Silver Lace Blvd  
Fernley, NV 89408  
775-784-9819  
[lwarner@cityoffernley.org](mailto:lwarner@cityoffernley.org)

**From:** [Program, EMS](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: September Agency Review Memo II - Master Plan Amendment Case Number WMPA25-0005 and Regulatory Zone Amendment Case Number WRZA25-0006 (Sun Valley)  
**Date:** Wednesday, September 24, 2025 12:24:45 PM  
**Attachments:** [September Agency Review Memo II.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

---

Hi Julee,

The EMS Program has reviewed the September Agency Review Memo II - Master Plan Amendment Case Number WMPA25-0005 and Regulatory Zone Amendment Case Number WRZA25-0006 (Sun Valley), and has no concerns or questions at this time based on the information provided.

Thank you



**April Miller**  
Sr. Office Specialist  
Population Health Division

O: [775-326-6049](#)  
1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](#) | [f](#) [f](#) [o](#) [X](#) [in](#)

[Click here to take our customer satisfaction survey](#)

---

**From:** Roman, Brandon <BRoman@washoecounty.gov>  
**Sent:** Thursday, September 18, 2025 12:57 PM  
**To:** Huff, Shawn <SHuff@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Pekar, Faye-Marie <FPekar@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Ertell, Doreen <DErtell@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Rigidon, Kimberly <KRigidon@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Barrett-

Venn, Andrew <ABarrett@washoecounty.gov>; Colacurcio, Joseph <JColacurcio@washoecounty.gov>; Echeverria, Kelly <KEcheverria@washoecounty.gov>; Program, EMS <EMSPProgram@nnph.org>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Kelly, David A <DAKelly@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>

**Cc:** Albarran, Adriana <AAAlbarran@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>; Weiche, Courtney <CWeiche@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Bertetto, Jolene <JBertetto@washoecounty.gov>; Oakley, Katherine <KOakley@washoecounty.gov>

**Subject:** September Agency Review Memo II

Good afternoon,

**Please remember to send agency review responses/comments directly to the Planner for the case, rather than replying to me.**

-  
Please find the attached **Agency Review Memo II** with cases received in **September** by Washoe County Community Services Department, Planning and Building Division. The item description and link to the application are provided in the memo. **Comments are due by September 26, 2025**

Shawn Huff (Building) – **Items #4-#5**

Chad (GIS) – **Items #1-#3**

Faye-Marie (Open Space) – **All Items**

Kelly (Planning and Building Director) – **Item #4**

Doreen (Risk Management) – **Item #4**

Katrina (Sewer) – **Items #1 and #5**

Stephen (Street Naming) – **Item #4**

Mitch (Traffic) – **Items #1 and #4-#5**

Kim (Water Resource Planning) – **Items #1 and #5**

Timber (Water Rights) – **All Items**

Captain Barret-Venn and Captain Colacurcio (WCSO) – **Items #4-#5**

Rob (Land Development) – **All Items**

Dwayne/Stephen/Janelle/Michon (Engineering) – **All Items**

Genine and Josh (Air Quality) – **Items #1, #4-#5**

EMS – **Items #2-#4**

David/Jim/Wes (Environmental Health) – **All Items**

Kelly (Emergency Management) – **Items #4-#5**

Warm Regards,



**Brandon Roman**  
**Senior Office Specialist, Planning & Building Division | Community Services Department**

[broman@washoecounty.gov](mailto:broman@washoecounty.gov) | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)



Date: September 26, 2025

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

Re: Master Plan Amendment WMPA25-0005; Regulatory Zone Amendment WRZA25-0006  
APN 085-010-52, 53

## GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the master plan amendment and regulatory zone amendment to change the Master Plan land use designation of the subject properties from Suburban Residential to Urban Residential, and to change the zoning of the subject property from Medium Density Suburban to Low Density Urban and Open Space.

The Engineering and Capital Projects Division recommends approval with the following comments which supplement the applicable County Code and are based upon our review of the application prepared by Manhard Consulting, Ltd.

For questions related to sections below, please see the staff's name provided.

## GENERAL COMMENTS

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

1. Applicant shall provide the traffic study to NDOT and RTC for their review and comment.
2. Level of Service in the Traffic Study should be analyzed based on each movement pattern, not only the average for the whole intersection.

**From:** [Donohue, Jen](#)  
**To:** [Olander, Julee](#)  
**Subject:** WMPA25-0005 and WRZA25-0006 (Sun Valley) TMFPD Conditions of Approval  
**Date:** Thursday, September 25, 2025 9:02:25 PM

---

Hi Julee,

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/>

- a. Future site design must comply with the adopted IFC and standards.
- b. Fire flow must comply with IFC Appendix B with duration based on building construction type and density.
- c. For anticipated occupancy of R-2 an automatic sprinkler system is required and potentially a monitored fire alarm system.

Thank you,

**Jen Donohue**

**Fire Plans Examiner | Truckee Meadows Fire & Rescue**

[jdonohue@tmfpd.us](mailto:jdonohue@tmfpd.us) | Cell: 775.447-5780  
3663 Barron Way, Reno, NV 89511

September 23, 2025

Washoe County Community Services  
Planning and Development Division

RE: Sun Valley; 085-010-52 & 53  
Master Plan Amendment Case; WMPA25-0005

Dear Washoe County Staff:

The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: If the master plan is amended, the parcels will have to meet certain development requirements of EHS in the future.
- c) Condition #3: If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health



Date: October 3, 2025

To: Julee Olander Planner

From: Faye-Marie Pekar, Park Planner

Re: Master Plan Amendment Case Number WMPA25-0005 and Regulatory Zone  
Amendment Case Number WRZA25-0006 (Sun Valley)

APNs: 085-010-52 and 085-010-53

### **GENERAL COMMENTS**

Washoe County Park staff have reviewed the above referenced application. The Master Plan Amendment is for a request to amend the Washoe County Master Plan, Sun Valley Master Plan Land Use Map, to change the master plan land use designation for a ±17.2 acre parcel (APN: 085-010-52) and ±1.2 acre parcel (APN: 085-010-53) from Suburban Residential (SR) to Urban Residential (UR) on ±14.1 acres and Open Space (OS) on ±4.4 acres; and if approved, authorize the chair to sign a resolution to this effect. Any adoption by the Planning Commission is subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

**And**

The Regulatory Zone Amendment, subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Sun Valley Regulatory Zone Map, to change the regulatory zoning for a ±17.2 acre parcel (APN: 085-010-52) and ±1.2 acre parcel (APN: 085-010-53) from Medium Density Suburban (MDS-3 single family dwelling units per 1 acre) to Low Density Urban (LDU -10 single family dwelling unit per 1 acre) on ±14 acres and Open Space (OS) on ±4.4 acres and; if approved, authorize the chair to sign a resolution to this effect.

Open Space and Regional Parks Division recommend the following information be considered as the MPA/RZA advances and the development plan for these parcels move forward:

The subject site is located south of West 2nd Avenue between Chocolate Drive and Whittemore Way. It is situated between Lois Allen Elementary School to the east and Red Hill Open Space, owned by the Parks Program, to the west. The subject site is characterized by a variety of existing social trails that traverse the property. The prior tentative map for this parcel (WTM22-003) proposed the construction of several trails that would reroute the existing social trails and provide connectivity from the northern end of the site to the southern and southeastern portion of the site. This would provide trail connectivity from Lois Allen Elementary School to Red Hill Open Space and the future Sun Valley Rim Trail (see Attachment 1 and 2). There is also an access road at the end of the cul-de-sac on the southern end of the subdivision that would double as trail access for future residents. The Open Space and Parks Division expect to see these proposed trail alignments over the properties (085-010-52 and 085-010-53) to continue forward to support the development and implementation of the Sun Valley Rim Trail (see Attachment 2).



For questions related to sections below, please contact the staff's name referenced.

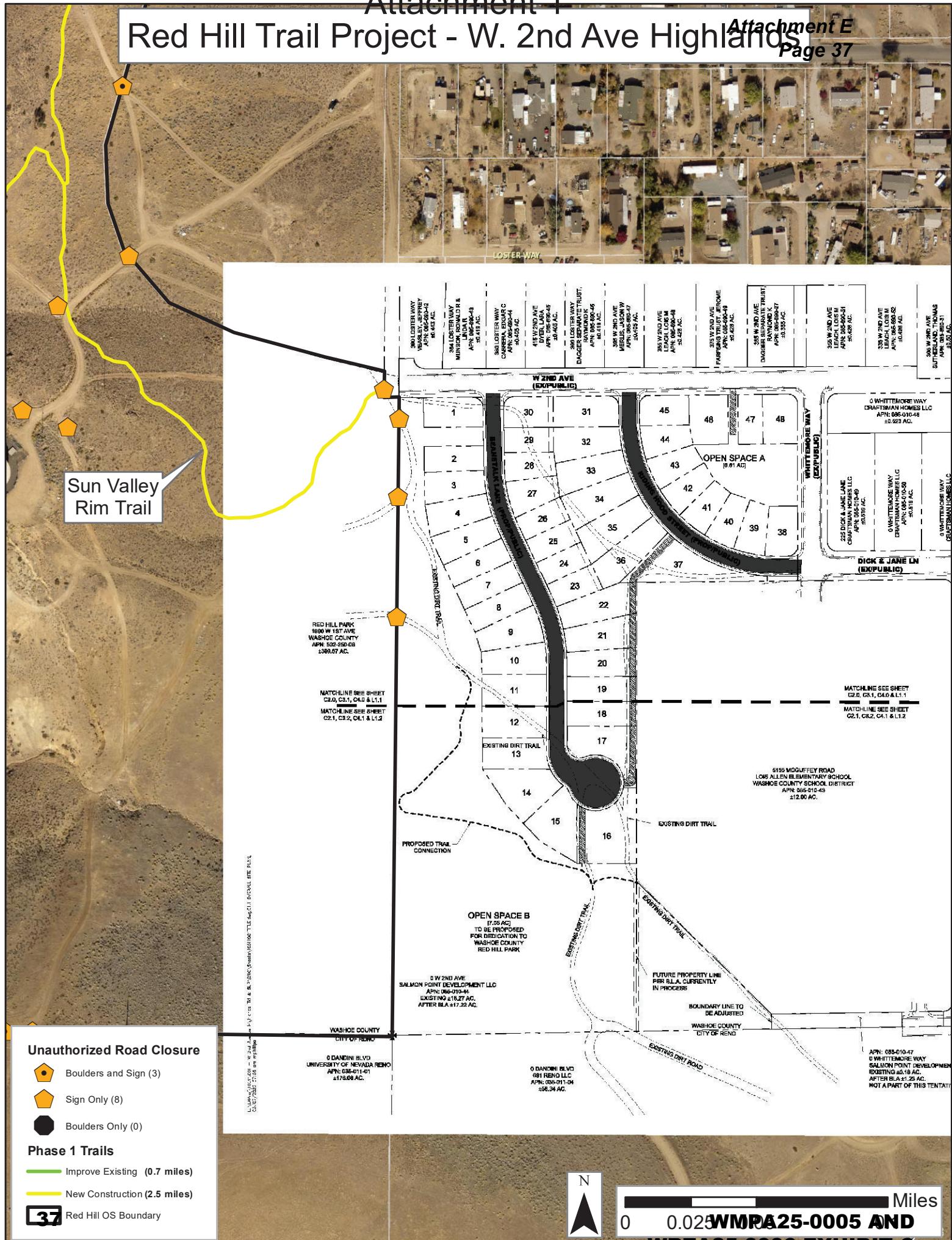
**GENERAL CONDITIONS**

Contact Information: Faye-Marie Pekar, Park Planner. (775) 328-3611


## Attachment 1

# Red Hill Trail Project - W. 2nd Ave Highlands

## Attachment E lands Page 37



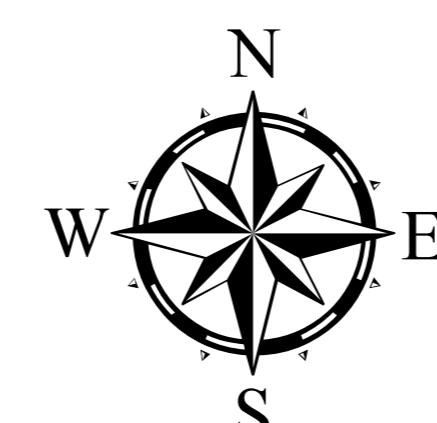
# SUN VALLEY RIM TRAIL



Created By Eric Hasty

- Private
- Federal Property
- City of Sparks
- SVGID Park

- Washoe County Park
- Red Hill Proposed Trail
- Proposed Trail
- Roads



0.5 Miles



**From:** [Chisholm, Kyle W](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Rodela, Brett A](#)  
**Subject:** RE: [EXTERNAL] WMPA25-0005/WRZA25-0006  
**Date:** Friday, October 3, 2025 8:44:33 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

**This Message Is From an External Sender**

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Hi Julee,

Thanks for reaching out.

WCSD does not typically comment at the Master Plan or Zoning application stages as no physical development is proposed. So we'll reserve comments for when that time comes. That said, being that this property is directly abutting an existing elementary school, WCSD will likely have comments regarding any direct operational impacts a future development may have on the school, as our comments on the previously approved tentative map would indicate. At this time, WCSD does not have any concerns about accommodating students potentially generated by a possible future development. WCSD will reassess school enrollments at the time an actual development application comes forward and provide comments if necessary at that time.

Thank you,



**Kyle Chisholm**  
School Property Planning Manager

WCSD – Capital Projects  
Office: 775-789-3810

[www.washoeschools.net](http://www.washoeschools.net)



---

**From:** Olander, Julee <JOlander@washoecounty.gov>  
**Sent:** Thursday, October 2, 2025 5:28 PM  
**To:** Chisholm, Kyle W <Kyle.Chisholm@WashoeSchools.net>  
**Subject:** [EXTERNAL] WMPA25-0005/WRZA25-0006

## **INITIAL REVIEW MEMORANDUM**

**TO:** Julee Olander, Washoe County

**FROM:** Chris Tolley, TMRPA

**DATE:** September 26, 2025

**SUBJECT:** **TMRPA initial review of the Washoe County case WMPA25-0005 (Sun Valley)**

---

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA25-0005), as stated in the 2024 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2024 Truckee Meadows Regional Plan in its entirety.

Pursuant to Policy *RF 3 – Regional Land Designation Requirements*, this case will require an amendment to change the Regional Land Designation (RLD) from Tier 3 (existing) to Tier 2 or Tier 1. Tier 3 limits residential density to the existing density, so an increase in the allowed density requires a priority Regional Land Designation (or tier).

The request, as described in the materials provided by Washoe County, is the following:

WMPA25-0005 (Sun Valley) - For hearing, discussion, and possible action to:

- (1) **Adopt an amendment to the Washoe County Master Plan, Sun Valley Master Plan Land Use Map, to change the master plan land use designation for a ±17.2 acre parcel (APN: 085-010-52) and ±1.2 acre parcel (APN: 085-010-53) from Suburban Residential (SR) to Urban Residential (UR) on ±14.1 acres and Open Space (OS) on ±4.4 acres; and if approved, authorize the chair to sign a resolution to this effect. Any adoption by the Planning Commission is subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.**
- (2) **Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Sun Valley Regulatory Zone Map, to change the regulatory zoning for a ±17.2 acre parcel (APN: 085-010-52) and ±1.2 acre parcel (APN: 085-010-53) from Medium Density Suburban (MDS-3 single family dwelling units per 1 acre) to Low Density Urban (LDU -10 single family dwelling unit per 1 acre) on ±14 acres and Open Space (OS) on ±4.4 acres and; if approved, authorize the chair to sign a resolution to this effect.**

**TMRPA Initial Review Memo**  
**Washoe County, Case WMPA25-0005**  
**Page 2**

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

**APNs:** 085-010-52 and 085-010-53

**Potential Conformance Issues**

TMRPA has not identified any potential conformance issues at this time.

*Regional Land Designation Amendment*

The subject site is located within the Tier 3 RLD, and per Policy *RF 3 – Density Requirements and Nonresidential Standards*, the maximum density for lands within this tier is the currently existing maximum. For the subject site, the maximum density is established by the existing Suburban Residential (SR) land use.

In order to intensify the subject site, a Regional Plan amendment to change the RLD to a higher priority Tier (e.g., from Tier 3 to Tier 2) is required. Please review Regional Plan Policy *RF 5* for additional information, including the specific review criteria.

For reference, the Tier 1 RLD is located approximately immediately to the north and the Tier 2 RLD is located immediately to the south.

Any request amendment to the Regional Plan amendment should be sponsored by the Washoe County Commission per Nevada Revised States (NRS) section 278.0272(7) and the Regional Planning Governing Board's Regulations on Procedure section II.2. Please contact Regional Planning staff for any assistance with this specific process.

*Public Facilities and Services*

One of the primary review criteria for requests to amend the existing Regional Land Designation, and also for a request to amend a master plan, is the availability of public facilities and services. This component of regional analysis is detailed in 2024 Regional Plan Policy *PF 1 – List of Facilities and Service Standards*, which lists the five domains that are addressed by the Regional Plan. These domains include water, wastewater, flood control/stormwater drainage management, transportation and schools, and the applicable standard(s) for each is noted in Table 3.2. Please ensure Policy *PF 1* is addressed through Washoe County's review process.

**Regional Plan Policies for Consideration in The Analysis Performed by Washoe County**

PG 4 – Affordable Housing Strategies

RF 3 – Density Requirements and Nonresidential Standards

RF 5 – Regional Land Designation Amendments

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

**TMRPA Initial Review Memo**  
**Washoe County, Case WMPA25-0005**  
**Page 3**

NR 4 – Natural Resource Consideration Areas

RC 9 – Conformance Review Findings

RC 10 – Regional Plan Amendment Findings

**Data and Information Related to Regional Plan Implementation**

Regional Land Designation: Tier 3

Regional Utility Corridor: None identified on site (one utility corridor to the south)

Development Constraint Areas (DCA): Slopes 30% and up

Natural Resource Consideration Areas: Slopes 15% to 30% and proposed and connector trails; please view attached NRCA readout for more specific details.

**Other Organization/Entity Comments**

For this case, TMRPA staff will gather additional details regarding the Sun Valley Trail Planning Area and would like to discuss the regional trails effort with Washoe County planning staff. We will reach out to discuss and/or set a meeting for this purpose.

**Other Notes**

None at this time

**Upcoming Meeting Dates:** none noted at this time

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information or helpful tools, you can access the [2024 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer or the NRCA Data Viewer](#) at [www.TMRPA.org](http://www.TMRPA.org).



Date: September 24, 2025

To: Julee Olander, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Master Plan Amendment Case Number WMPA25-0005 and Regulatory Zone  
Amendment Case Number WRZA25-0006 (Sun Valley)

## GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to:

(1)

Adopt an amendment to the Washoe County Master Plan, Sun Valley Master Plan Land Use Map, to change the master plan land use designation for a  $\pm 17.2$  acre parcel (APN: 085-010-52) and  $\pm 1.2$  acre parcel (APN: 085-010-53) from Suburban Residential (SR) to Urban Residential (UR) on  $\pm 14.1$  acres and Open Space (OS) on  $\pm 4.4$  acres; and if approved, authorize the chair to sign a resolution to this effect. Any adoption by the Planning Commission is subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

And

(2)

Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Sun Valley Regulatory Zone Map, to change the regulatory zoning for a  $\pm 17.2$  acre parcel (APN: 085-010-52) and  $\pm 1.2$  acre parcel (APN: 085-010-53) from Medium Density Suburban (MDS-3 single family dwelling units per 1 acre) to Low Density Urban (LDU -10 single family dwelling unit per 1 acre) on  $\pm 14$  acres and Open Space (OS) on  $\pm 4.4$  acres and; if approved, authorize the chair to sign a resolution to this effect.

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

There are no water rights conditions for this amendment.

Project Name: APN 085-010-52 & 085-010-53 Neighborhood Meeting  
Meeting Location: Hobey's Casino, 5195 Sun Valley Blvd Sign-In Sheet  
Meeting Date: 08/26/25

---

	First and Last Name (please print legibly)	Address	Email (or) Phone
1	Carol Burns	15 Columbia St	—
2	Heidi Soper	—	heidi.soper@yahoo.com
3	Barbara Morris	P.O. Box 20186 S.V.	—
4	Kay Dyer	PO Box 13019 Reno 89502	
5	Cindy Leslie		
6	Carmen Ortiz		
7			
8			

Disclaimer: A copy of this sign-in sheet will be submitted to Washoe County Planning Division along with the project application.

**SUMMARY**

**Project Name:** \_\_\_\_\_

**Meeting Location:** \_\_\_\_\_

**Meeting Date:** \_\_\_\_\_

**Virtual Meeting Option Provided:**      **YES**      **NO**

**Hosted By (Name):** \_\_\_\_\_ **(Company):** \_\_\_\_\_

**Contact (Email):** \_\_\_\_\_ **(Phone):** \_\_\_\_\_

---

**Public Concerns:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Changes Made to Proposal (if applicable):**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Any Additional Comments:**

---

---

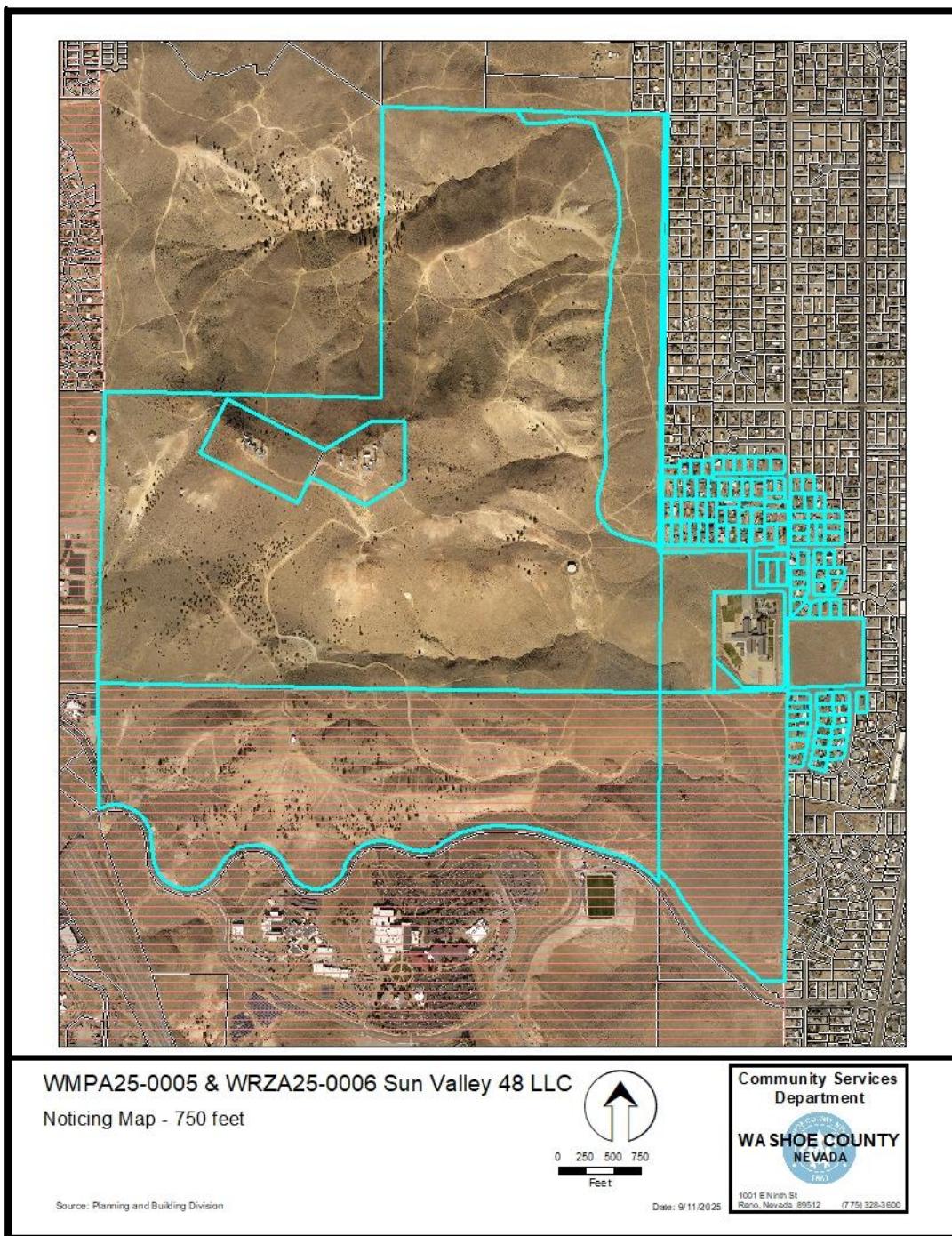
---

---

---

**Public Notice**

Pursuant to Washoe County Code Section 110.820.23 and 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750-foot radius of the subject parcels. This proposal was noticed within a 750 foot radius of the subject property, noticing 88 separate property owners.



**NOTICING MAP**

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>APNs 085-010-52 &amp; 085-010-53</b>			
Project Description: The request is for a master plan amendment from Suburban Residential (SR) to Urban Residential (UR) and Open Space (OS), and a regulatory zone amendment from Medium Density Suburban (MDS) to Low Density Urban (LDU) and Open Space (OS).			
Project Address: 0 West Second Avenue			
Project Area (acres or square feet): +/- 18.469 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The project is located in Sun Valley, south of W. 2nd Avenue and west of Whittemore Way			
Assessor's Parcel No.(s): 085-010-52 085-010-53	Parcel Acreage: +/- 17.217 ac +/- 1.252 ac	Assessor's Parcel No.(s):	Parcel Acreage:
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b> Name: Sun Valley 48, LLC		<b>Professional Consultant:</b> Name: Manhard Consulting, Ltd.	
Address:		Address:	
Zip: _____		Zip: _____	
Phone: _____	Fax: _____	Phone: _____	Fax: _____
Email: _____		Email: _____	
Cell: _____	Other: _____	Cell: _____	Other: _____
Contact Person: _____		Contact Person: _____	
<b>Applicant/Developer:</b> Name: _____ Address: _____ Zip: _____ Phone: _____ Fax: _____ Email: _____ Cell: _____ Other: _____ Contact Person: _____		<b>Other Persons to be Contacted:</b> Name: _____ Address: _____ Zip: _____ Phone: _____ Fax: _____ Email: _____ Cell: _____ Other: _____ Contact Person: _____	
<b>For Office Use Only</b>			
Date Received: _____	Initial: _____	Planning Area: _____	
County Commission District: _____		Master Plan Designation(s): _____	
CAB(s): _____		Regulatory Zoning(s): _____	

# APNs 085-010-52 & 085-010-53

MASTER PLAN AMENDMENT  
REGULATORY ZONE AMENDMENT

SEPTEMBER 2025



Prepared For:

**Sun Valley 48 LLC**

1580 Hymer Ave, Suite 100, Sparks, NV 89432

Prepared By:

  
**Manhard**  
CONSULTING

241 Ridge Street, Suite 400 Reno, NV 89501

## TABLE OF CONTENTS

---

Project Location .....	2
Existing Conditions .....	3
Background .....	8
Application Request .....	9
Project Description & Justification .....	9
Proposed Designations .....	11
TMRPA .....	12
Conceptual Site Plan .....	15
Infrastructure .....	16
Findings .....	16

## LIST OF FIGURES

---

Figure 1: Project Location .....	2
Figure 2: Surrounding Property Designations .....	3
Figure 3: Site Photograph Location .....	3
Figure 4: Site Photographs .....	4
Figure 5: Existing Master Plan Designation - Suburban Residential .....	6
Figure 6: Existing Zoning Designation – Medium Density Suburban .....	7
Figure 7: Prior Approvals in the Area .....	8
Figure 8: HUD Qualified Census Tract .....	10
Figure 9: Proposed Master Plan - Urban Residential/Open Space .....	11
Figure 10: Proposed Zoning - Low Density Urban/Open Space .....	12
Figure 11: Existing Regional Land Plan - Tier 3 .....	15
Figure 12: Proposed Regional Land Plan - Tier 2 .....	16

## APPENDICES

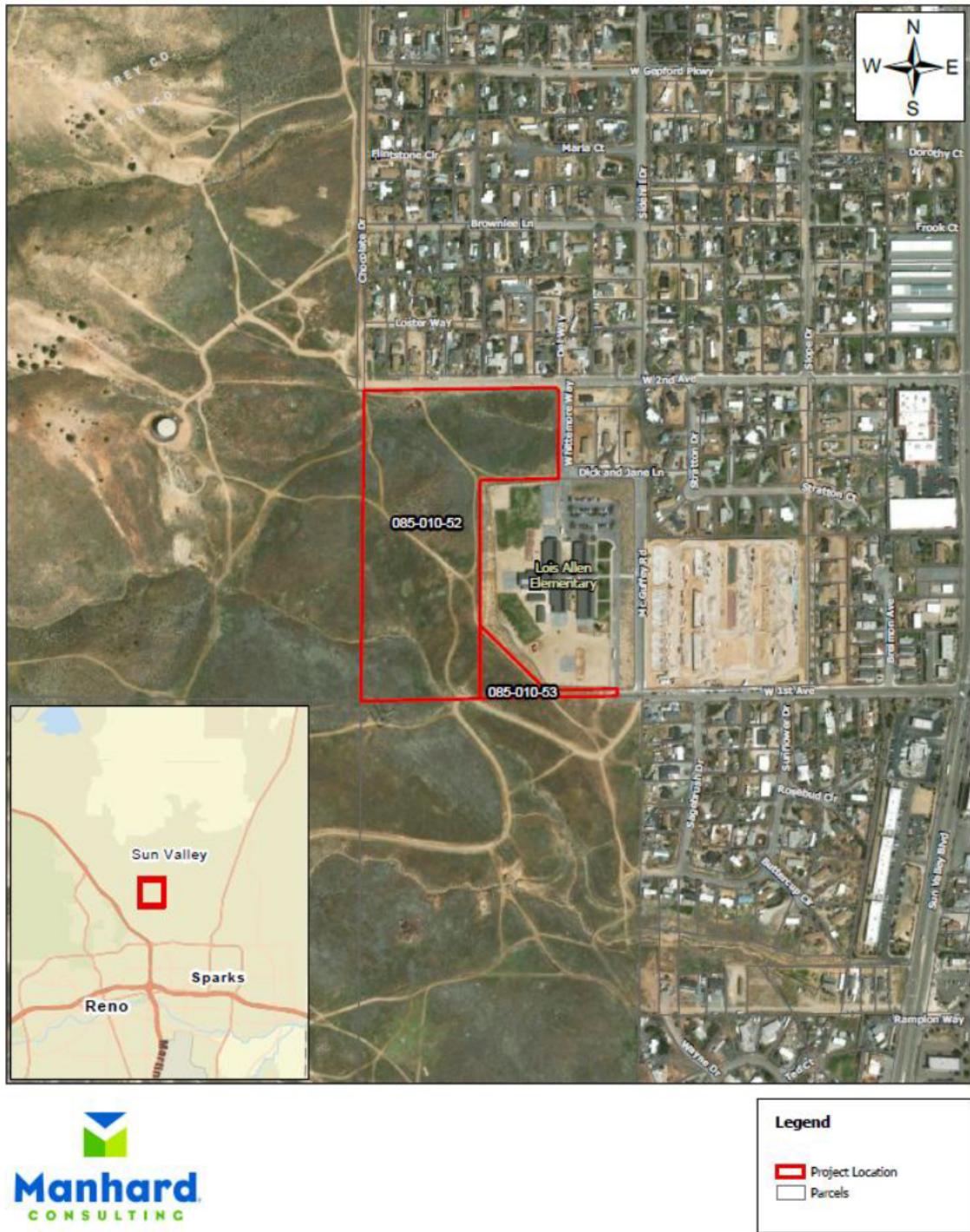
---

- Master Application & Affidavits
- Application Materials
- Proposed Master Plan Exhibit/Application Map
- Proposed Regulatory Zone Exhibit/Application Map
- Slope Map
- Water and Wastewater Capacity Study
- Traffic Analysis

## PROJECT LOCATION

The subject property is  $\pm 18.47$  acres and includes APN 085-010-52 ( $\pm 17.217$  acres) and APN 085-010-53 ( $\pm 1.252$  acres). The site is generally located South of West 2<sup>nd</sup> Avenue, adjacent to Lois Allen School in Sun Valley.

Figure 1: Project Location



## EXISTING CONDITIONS

The subject property is undeveloped and has an existing Master Plan of Suburban Residential (SR) and is zoned Medium Density Suburban (MDS).

There are single family residences north of the property, an elementary school (Lois Allen Elementary School) to the east, open space to the west, and undeveloped land within the City of Reno Sphere of Influence (SOI) to the south.

Figure 2: Surrounding Property Designations

Direction	Master Plan	Zoning	Existing Land Use
North	Suburban Residential and Urban Residential	Medium Density Suburban and Medium Density Urban	Single-family residential
East	Suburban Residential	Public and Semi-Public Facilities	Lois Allen Elementary School
South (City of Reno)	Suburban Mixed-Use	Mixed-Use Suburban	Undeveloped
West	Open Space	Open Space	Undeveloped

Figure 3: Site Photograph Locations



**Figure 4: Site Photographs**



**Figure 4: Site Photographs, cont.**



Figure 5: Existing Master Plan – Suburban Residential

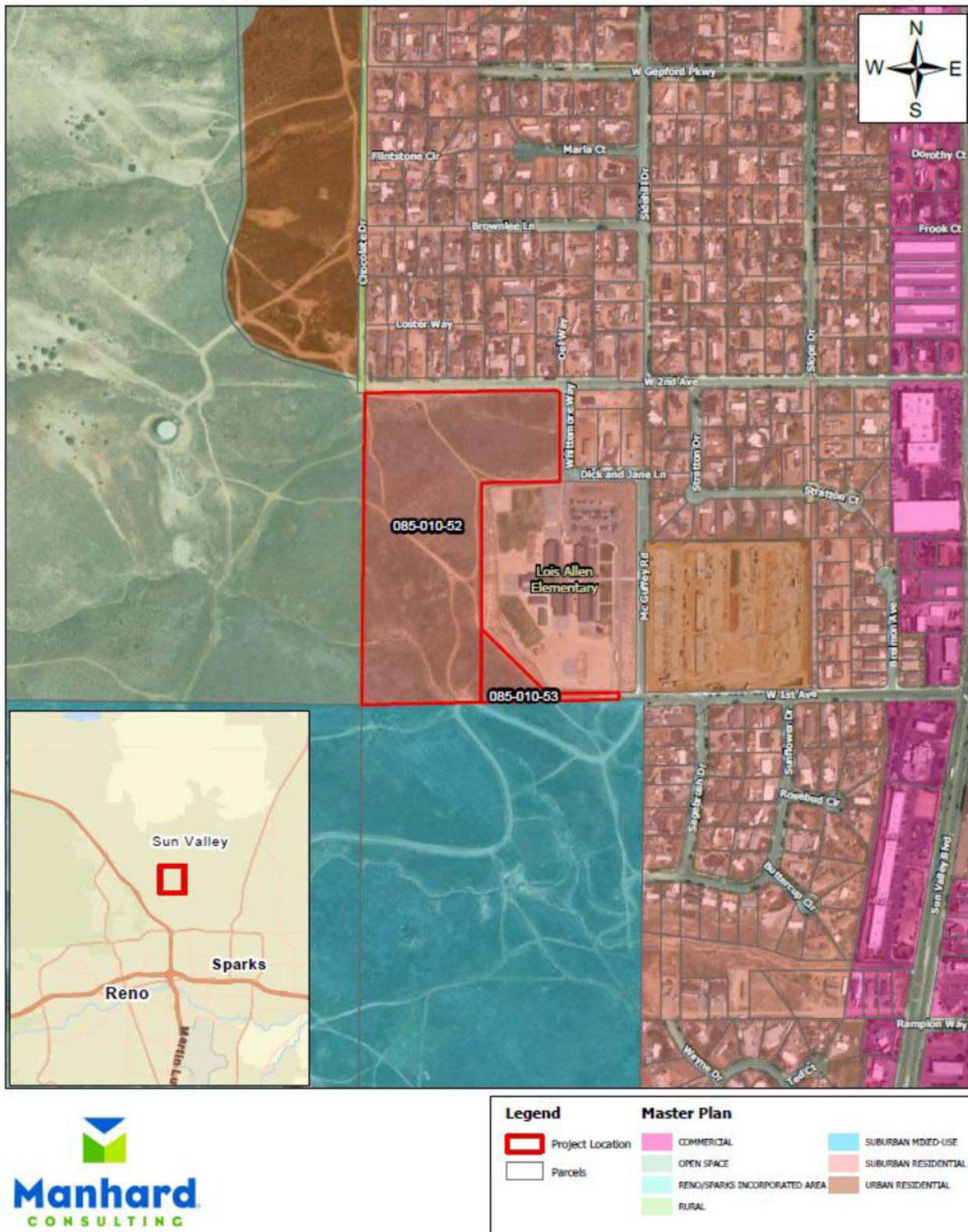
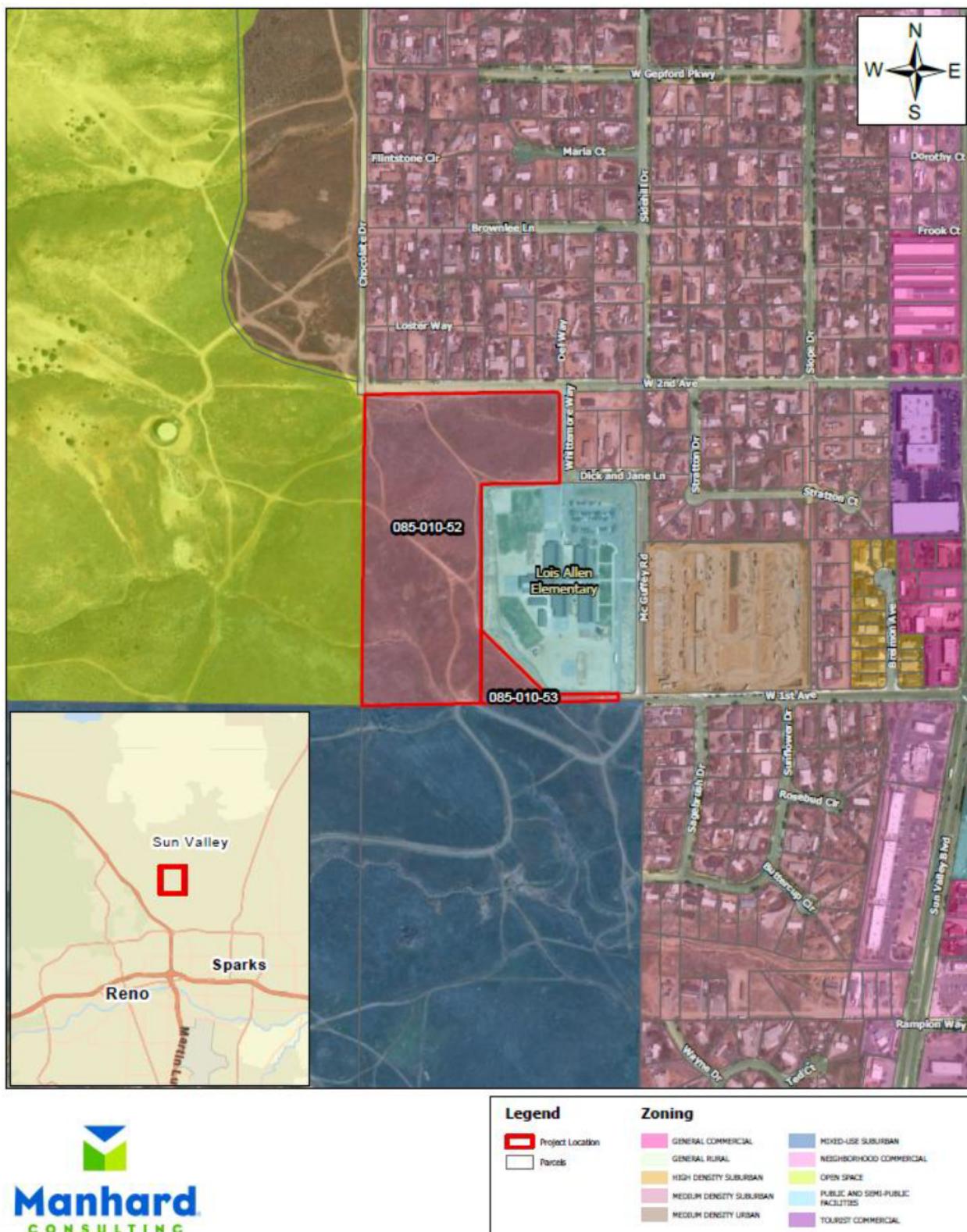


Figure 6: Existing Zoning Designation – Medium Density Suburban



## BACKGROUND AND PRIOR APPROVALS

On May 3, 2022, Washoe County Planning Commission approved the West 2nd Avenue Highlands Tentative Map (WTM22-003), with 48 single-family residential lots and open space. However, building the project at this density has not been feasible. There have been Master Plan Amendments (MPA) and Regulatory Zone Amendments (RZA) approvals in the area that have increased allowable density. Additionally, there is an approved Regional Transportation Commission (RTC) project to enhance connectivity in Sun Valley; US395/Pyramid Connection Project, Disc to Parr Connector, Phase 6 – West Sun Valley Interchange; that includes a “Disc to Parr Connector” that will connect 1<sup>st</sup> Avenue to the West Sun Valley Arterial, around the project area. This is an approved project that will support increased density in the area.

Figure 7: Prior Approvals in the Area



- 1) APN 085-820-31: MPA (MPA15-001) from SR to UR, and RZA (RZA15-001) from MDS to MDU, increasing the maximum density from 3 du/ac to 21 du/ac to allow for multi-family development. (2015)
- 2) APN 502-250-09: MPA (WMPA22-0003) from SR to UR, and RZA (WRZA22-003) from MDS to MDU increasing the maximum density from 3 du/ac to 21 du/ac. (2022)
- 3) APN 035-011-04 (City of Reno Sphere of Influence): Existing Suburban Mixed Use (SMU) and Mixed-Use Suburban (MS) land use designations that allow for multi-family residential development with no maximum density requirements. A Major Site Plan Review (LDC25-00001) approval for a multi-family residential project. (2024)

## APPLICATION REQUEST

---

The enclosed application is a request for:

- 1) **Master Plan Amendment** to change the Master Plan designation from Suburban Residential (SR) to Urban Residential (UR) and Open Space (OS)
- 2) **Regulatory Zone Amendment** to change the Regulatory Zoning from Medium Density Suburban (MDS) to Low Density Urban (LDU) and Open Space (OS)

## PROJECT DESCRIPTION & JUSTIFICATION

---

This request is for an MPA (from SR to UR and OS) and RZA (from MDS to LDU and OS) to align the subject property with the changes in the surrounding properties and increase the allowable density for residential development. The proposed designations will be in a logical configuration that accommodates the natural terrain of the site. The Open Space designation will ensure that  $\pm 4.38$  acres of the site will remain open space. The remaining  $\pm 14.09$  acres is proposed to have an UR Master Plan designation and LDU zoning designation.

Recent project approvals in the area (see Figure 7) demonstrate the need for higher density housing opportunities and encourage higher density residential development in the area. In fact, the site is ideal for higher density housing. It is located within the HUD Qualified Census Tract (QCT) boundary, which qualifies the site for affordable housing initiatives.

Project approvals are in accordance with and implement general Washoe County goals and policies for Sun Valley, including:

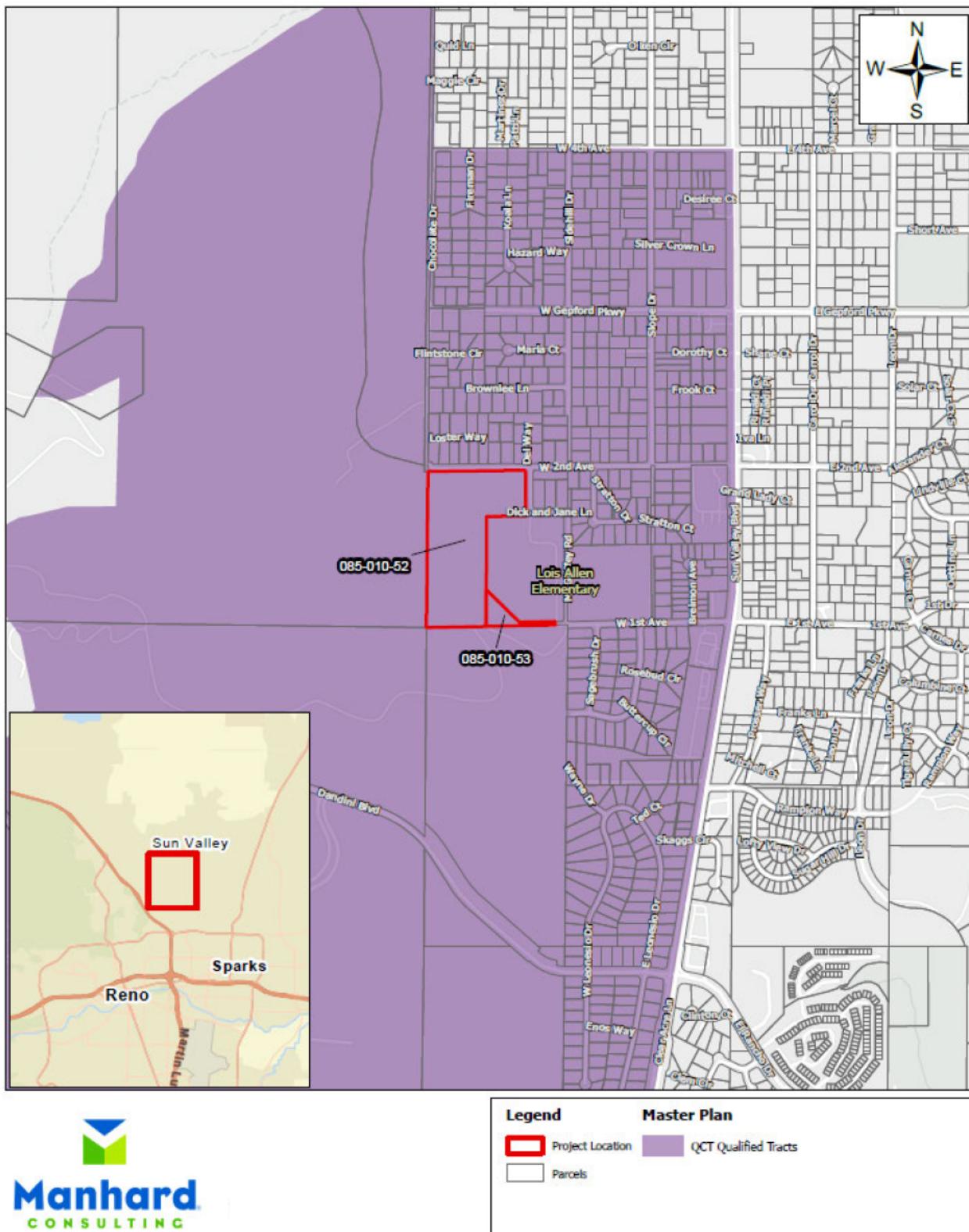
- allowing for increased density across the Sun Valley planning area
- allows for Sun Valley to facilitate mixed-use and multi-family development
- provide more opportunities for affordable housing

There is no proposed development at this stage, however project impacts have been analyzed with a conceptual design of a 168-unit residential development, representing a density of 9.10 units/acre (168 units/18.47 acres). Future development will require the approval of a Special Use Permit in accordance with Washoe County Development Code.

### HUD Qualified Census Tract

The site is one of the few undeveloped areas within unincorporated Washoe County that is within a HUD Qualified Census Tract (QCT). Locations within QCT boundaries qualify for housing programs such as the Low-Income Housing Tax Credit (LIHTC) program. Generally, QCTs are defined as meeting an income threshold or poverty rate.

Figure 8: HUD Qualified Census Tract

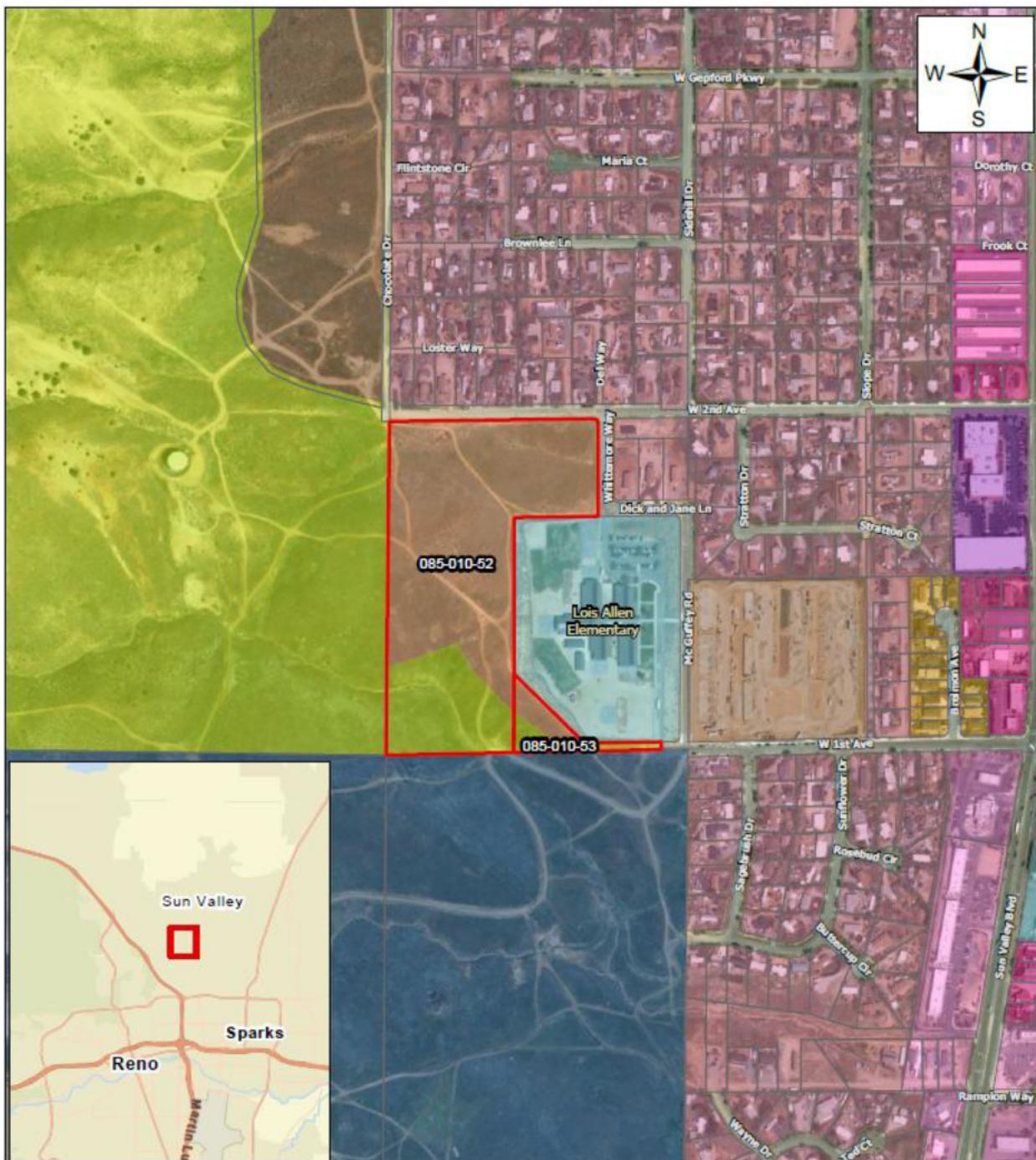


## PROPOSED DESIGNATIONS

Figure 9: Proposed Master Plan – Urban Residential/Open Space



Figure 10: Proposed Zoning – Low Density Urban/Open Space



## MASTER PLAN & SUN VALLEY AREA PLAN POLICY REVIEW

---

### Sun Valley Area Plan/Envision Washoe 2040 Master Plan- Priority Principles & Policies

Generally, the Master Plan describes Sun Valley as having “the unique opportunity to focus new development to meet the needs of residents by allowing for increased density across the planning area. This increased density, with minimum density designated as the existing density and no maximum density, allows for Sun Valley to facilitate mixed-use and multi-family development to enhance community character and provide more opportunities for affordable housing (pg. 129).”

The following Priority Principles and Policies are applicable to the proposed MPA and RZA:

#### POPULATION AND HOUSING ELEMENT

**PH Principle 2.** Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.

- ▶ Policy 2.1 Promote development of affordable and workforce housing near public facilities, schools, jobs, and public transportation using mixed-use and higher-density development.
- ▶ Policy 2.2 Direct development of residential densities greater than 1 unit per five acres in the TMSA where it can utilize planned local and regional infrastructure.

*The subject property is in an area with availability of water (SVGID), sanitary sewer (SVGID), and streets. SVGID has indicated that there is capacity for development at the site. Approval of the amendments will promote affordable workforce housing near schools, jobs, and public transportation (RTC line on Sun Valley Boulevard, with stops on 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue). The site is within HUD Qualified Census Tract which qualifies for affordable housing initiatives. The proposed Amendment will allow for affordable residential development and ensure a balanced development pattern that is compatible with the changes in the existing neighborhood.*

#### LAND USE ELEMENT

**LU Principle 2.** Tier land use decisions from the Regional Land Designations and the Priority Hierarchy for development as described in the Regional Plan.

- ▶ Policy 2.1 Regularly review the Master Plan Land Use Map to maintain consistency with the Regional Plan and meet community needs and update as necessary.

*The proposed Regional Land Designation amendment from Tier 3 to Tier 2 is consistent with recent amendments/approvals in the area and the vision of Sun Valley.*

#### TRANSPORTATION ELEMENT

**TR Principle 1.** Create an interconnected transportation network.

- ▶ Policy 1.4 Support mixed-use, transit-oriented development, and community revitalization projects that encourage walking, bicycling, and easy access to existing and planned transit stops.

*The proposed amendments will facilitate residential development in an area that will encourage walking, bicycling, and easy access to existing and planned transit stops.*

#### **Envision Washoe 2040 Master Plan- Additional Principles & Policies**

The following additional policies of the Washoe County Master Plan are applicable to the proposed MPA and RZA:

#### **POPULATION AND HOUSING ELEMENT**

**PH Principle 1.** Support ongoing regional initiatives to address housing needs for the moderate and low income, special needs, and senior populations.

*The proposed amendments are consistent with recent amendments/approvals in the area, the vision of Sun Valley, and Washoe County's policy to support housing needs. The site is within HUD Qualified Census Tract which qualifies for affordable housing initiatives. The proposed Amendment will allow for affordable residential development and ensure a balanced development pattern that is compatible with the changes in the existing neighborhood.*

**PH Principle 3.** Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.

3.1. Allow for more flexibility in the zoning and land use regulations to enable more housing types to be built throughout the community where adequate infrastructure exists.

3.2. Reduce regulatory barriers to the provision of affordable and workforce housing through methods including but not limited to streamlining the development process or offering regulatory flexibility and/or financial incentives for affordable and attainable housing.

3.6. Disperse affordable and attainable housing throughout developments and neighborhoods.

*The proposed amendments are consistent with Washoe County's policy to enable more housing types to be building through the community where adequate infrastructure exists, reduce regulatory barriers to the provision of affordable and workforce housing, and disperse affordable and attainable housing throughout developments and neighborhoods.*

#### **TRUCKEE MEADOWS REGIONAL PLANNING AGENCY (TMRPA) REVIEW**

While the proposed amendments do not meet the criteria for a Project of Regional Significance as defined in NRS 278.026(6), an amendment to the Regional Land Designation Map from Tier 3 to Tier 2 is needed and therefore requires a conformance review and approval from TMRPA.

##### **Reasons for the Proposed Regional Land Designation Tier Amendment**

- Allows for increased density to accommodate the need for higher density residential development in Sun Valley

- Provides the opportunity for affordable and mixed-income housing that is accessible to the diverse and growing population
- Will align the subject property with the surrounding Tier 2 properties to the south and northwest

Figure 11: Existing Regional Land Plan – Tier 3

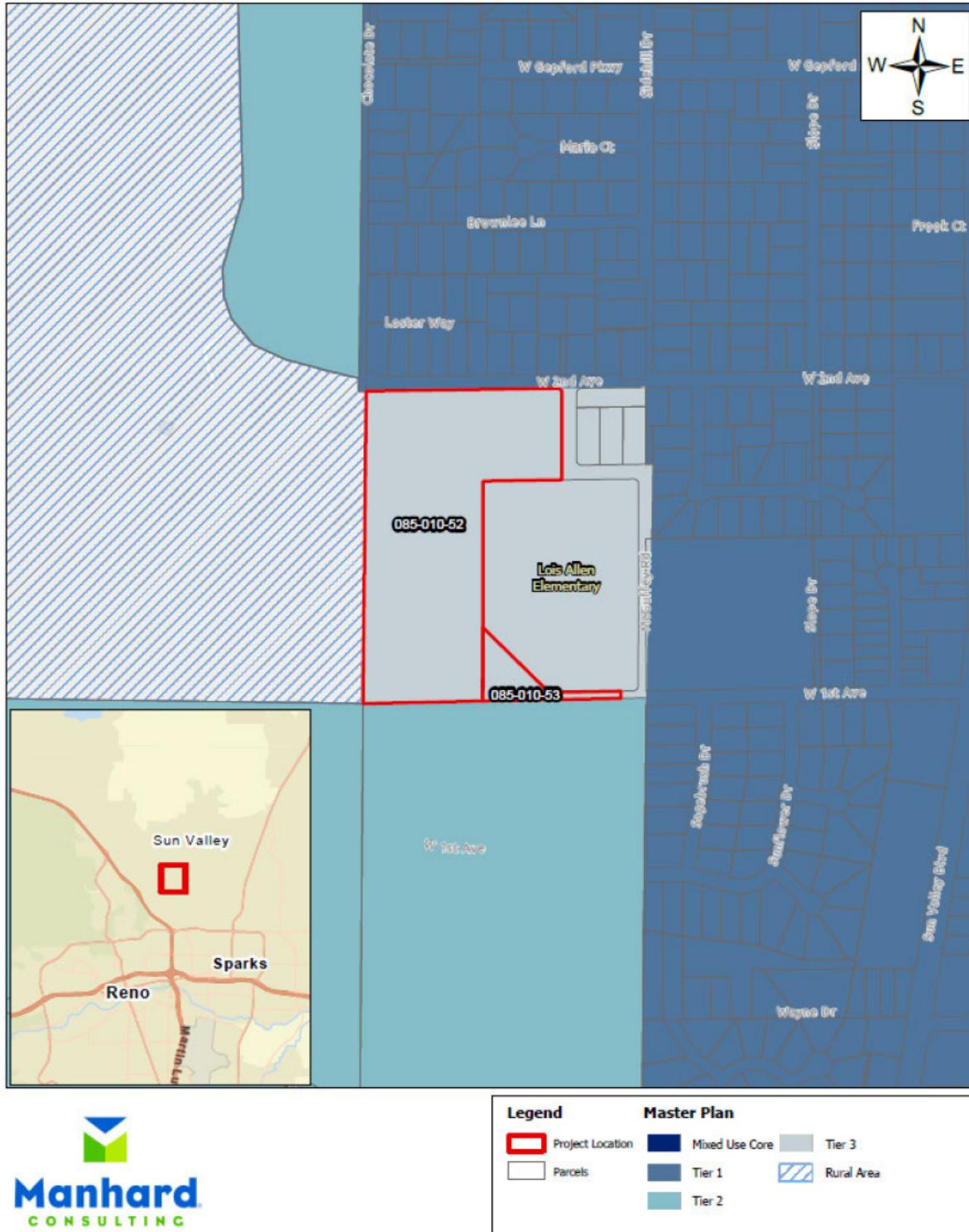
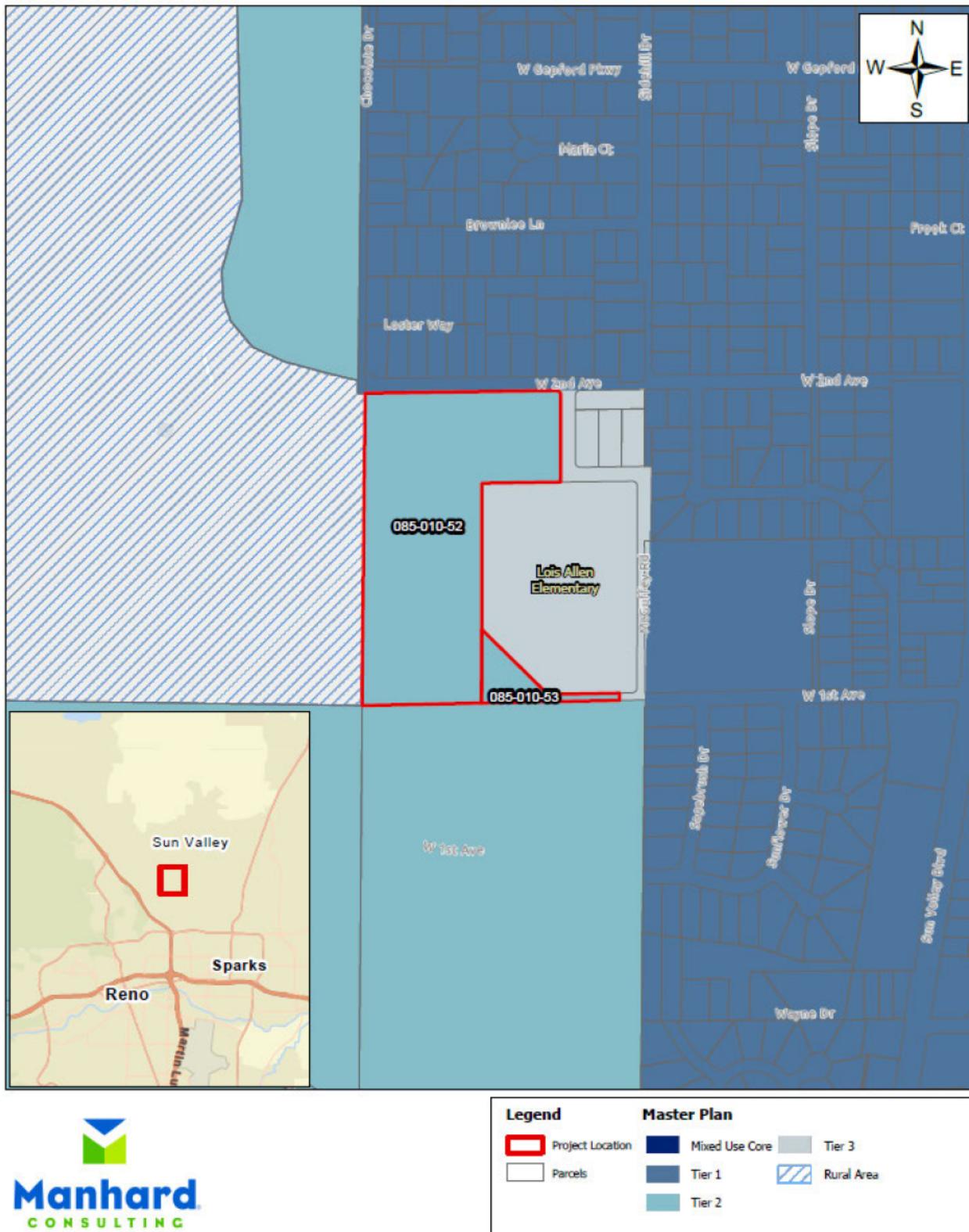


Figure 12: Proposed Regional Land Plan – Tier 2



## INFRASTRUCTURE

---

### Water and Wastewater Capacity - SVGID

The SVGID system has the capacity to provide water and wastewater service to the project site with a conceptual 168-unit residential development. SVGID has approved system improvements, which will be designed and constructed by SVGID.

### Traffic Analysis

A traffic analysis was completed for a conceptual 168-unit residential development. The project is anticipated to generate approximately 1,132 Daily, 67 AM peak hour, and 86 PM peak hour trips. Analysis of the Sun Valley Boulevard/W. 2nd Avenue intersection was conducted based on Existing, Existing Plus Project, and Baseline Plus Project traffic volumes. Under all scenarios, the study intersection is expected to operate LOS C or better during the AM and PM peak hours, which is within policy level of service thresholds. The project trips would be less than 3 percent of the overall intersection traffic and would not significantly impact operations.

### RTC

There is an approved RTC project - US395/Pyramid Connection Project, Disc to Parr Connector, Phase 6 – West Sun Valley Interchange to enhance connectivity in Sun Valley. Phase 6 is an unfunded capacity project. If Phase 6 is identified in the future, RTC will evaluate then-current conditions, including land use changes and property ownership, and consider those factors during any future planning, design, or environmental reevaluation processes.

## FINDINGS

---

This project has been designed to consider the following:

### 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.

Approval of the proposed amendments will foster, promote, or comply with the following principles and policies of the Envision Washoe 2040 Master Plan and the Sun Valley Area Plan (detailed responses in the project description):

- **PH Principle 1.** Support ongoing regional initiatives to address housing needs for the moderate and low income, special needs, and senior populations.
- **PH Principle 2.** Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.
- **PH Principle 3.** Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.

- LU Principle 2. Tier land use decisions from the Regional Land Designations and the Priority Hierarchy for development as described in the Regional Plan.
- TR Principle 1. Create an interconnected transportation network.

(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.

Approval of the amendments will promote affordable workforce housing near schools, jobs, and public transportation (RTC line on Sun Valley Boulevard, with stops on 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue). The amendments will not adversely impact the public health, safety or welfare of the surrounding properties as there is no proposed development at this stage, however project impacts have been analyzed with a conceptual design of a 168-unit residential development, representing a density of 9.10 units/acre (168 units/18.47 acres). Future development will require the approval of a Special Use Permit in accordance with Washoe County Development Code.

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

The proposed amendments will align the subject property with the changes in the surrounding properties and increase the allowable density for residential development. There have been Master Plan Amendments (MPA) and Regulatory Zone Amendments (RZA) approvals in the area that have increased maximum density to allow for residential development. Additionally, an approved RTC project includes an interchange to the West Sun Valley Arterial around the project area, which supports increased density in the area.

(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.

The SVGID system has the capacity to provide water and wastewater service to the project site with a conceptual 168-unit residential development. SVGID has approved system improvements in the area, which will be designed and constructed by SVGID.

Additionally, a traffic analysis was completed for a conceptual 168-unit residential development. The project is anticipated to generate approximately 1,132 Daily, 67 AM peak hour, and 86 PM peak hour trips. The study intersection is expected to operate LOS C or better during the AM and PM peak hours, which is within policy level of service thresholds. The project trips would be less than 3 percent of the overall intersection traffic and would not significantly impact operations.

(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 proposed Amendment will help to ensure a balanced development pattern by providing for increased density residential development that is compatible with the changes in the existing neighborhood.

**(6) 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.

N/A

**Regulatory Zone Amendment Findings**

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

Approval of the proposed amendments will foster, promote, or comply with the following principles and policies of the Envision Washoe 2040 Master Plan and the Sun Valley Area Plan (detailed responses in the project description):

- **PH Principle 1.** Support ongoing regional initiatives to address housing needs for the moderate and low income, special needs, and senior populations.
- **PH Principle 2.** Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.
- **PH Principle 3.** Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.
- **LU Principle 2.** Tier land use decisions from the Regional Land Designations and the Priority Hierarchy for development as described in the Regional Plan.
- **TR Principle 1.** Create an interconnected transportation network.

**(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.

Approval of the amendments will promote affordable workforce housing near schools, jobs, and public transportation (RTC line on Sun Valley Boulevard, with stops on 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue). The amendments will not adversely impact the public health, safety or welfare of the surrounding properties as there is no proposed development at this stage, however project impacts have been analyzed with a conceptual design of a 168-unit residential development, representing a density of 9.10 units/acre (168 units/18.47 acres). Future development will require the approval of a Special Use Permit in accordance with Washoe County Development Code.

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

The proposed amendments will align the subject property with the changes in the surrounding properties and increase the allowable density for residential development. There have been Master Plan

Amendments (MPA) and Regulatory Zone Amendments (RZA) approvals in the area that have increased maximum density to allow for residential development. Additionally, an approved RTC project includes an interchange to the West Sun Valley Arterial around the project area, which supports increased density in the area.

**(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.

The SVGID system has the capacity to provide water and wastewater service to the project site with a conceptual 168-unit residential development. SVGID has approved system improvements in the area, which will be designed and constructed by SVGID.

Additionally, a traffic analysis was completed for a conceptual 168-unit residential development. The project is anticipated to generate approximately 1,132 Daily, 67 AM peak hour, and 86 PM peak hour trips. The study intersection is expected to operate LOS C or better during the AM and PM peak hours, which is within policy level of service thresholds. The project trips would be less than 3 percent of the overall intersection traffic and would not significantly impact operations.

**(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.

The proposed amendments will implement general Washoe County goals and policies for Sun Valley, including:

- allowing for increased density across the Sun Valley planning area
- allows for Sun Valley to facilitate mixed-use and multi-family development
- provide more opportunities for affordable housing

**(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 proposed Amendment will help to ensure a balanced development pattern that is compatible with the changes in the existing neighborhood.

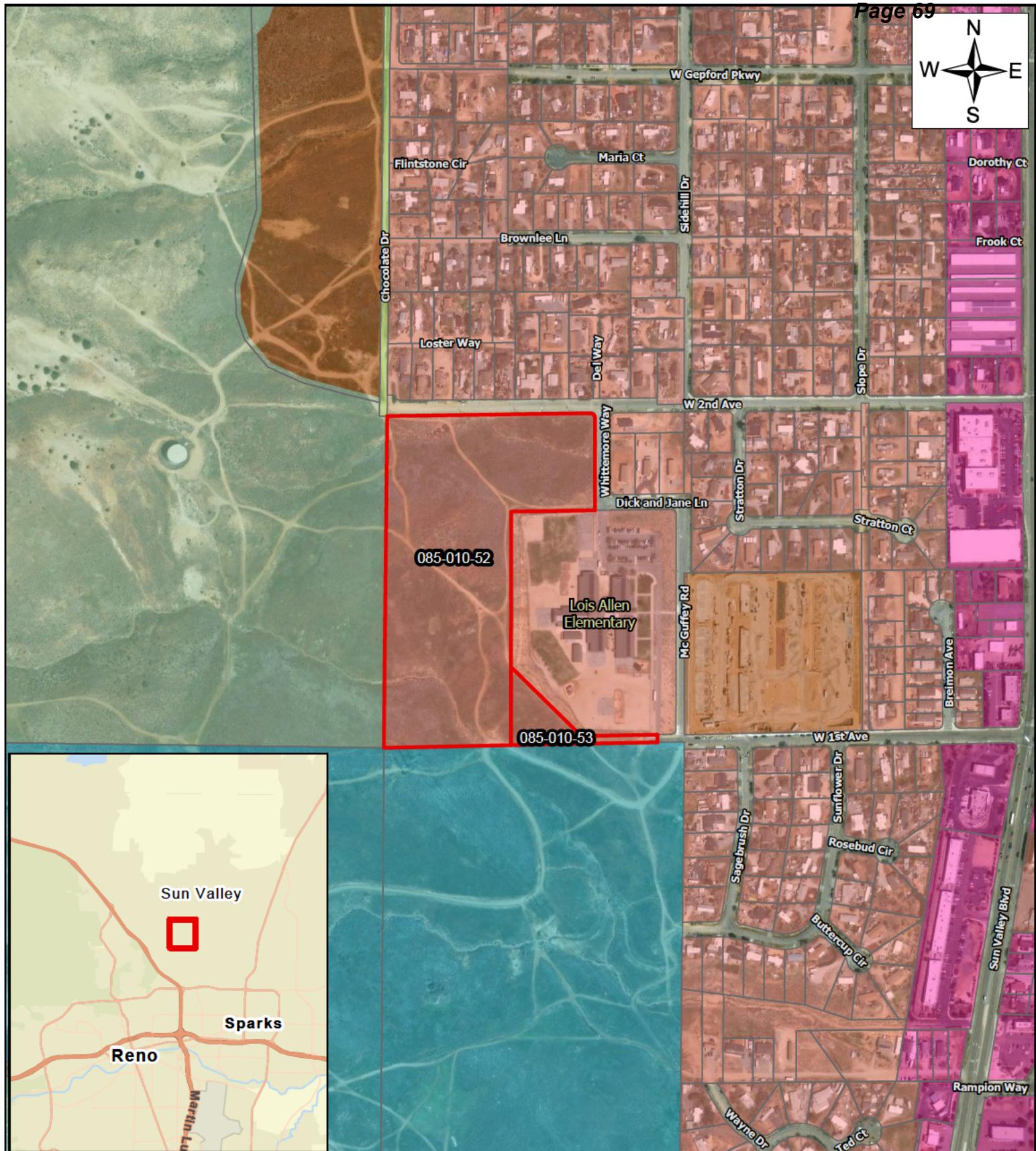
**(7) Effect on a Military Installation When a Military Installation is Required to be Noticed.** The proposed amendment will not affect the location, purpose and mission of a military installation.

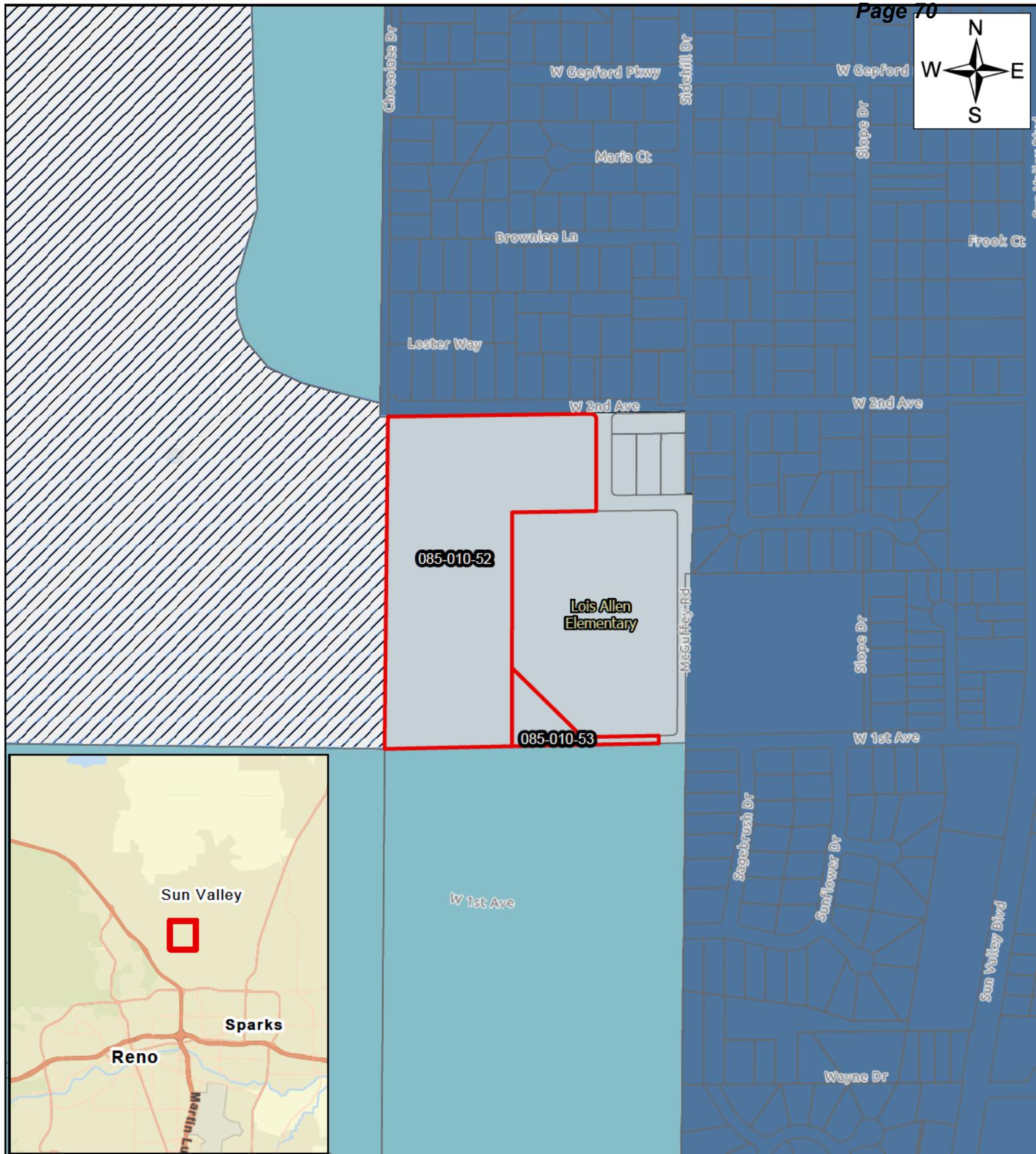
N/A

# APN 085-010-52, 085-010-53 - Existing Master Plan

Attachment E

Page 69





## Legend

 Project Location

 Parcels

## Master Plan

 Mixed Use Core

 Tier 3

 Tier 1

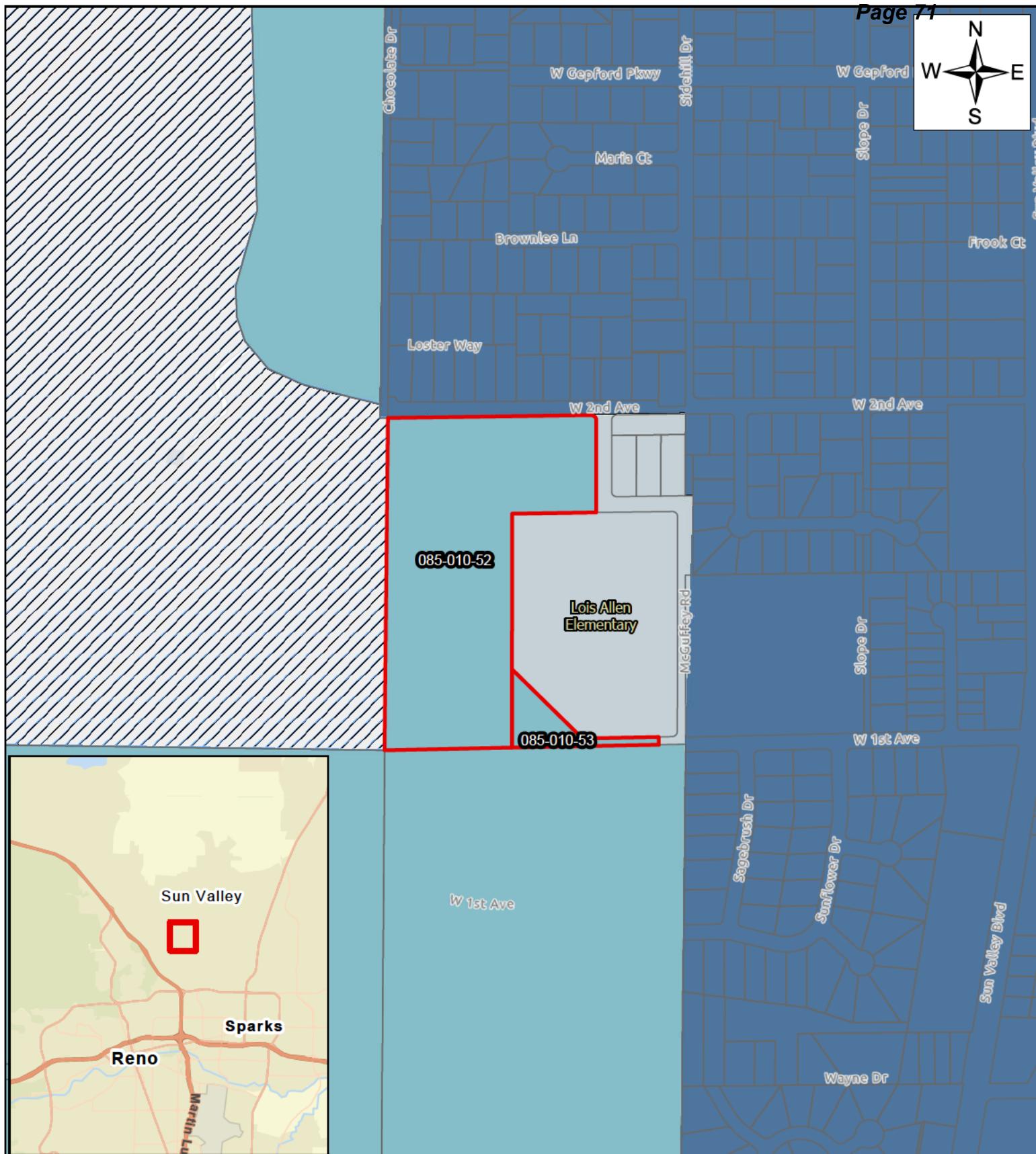
 Rural Area

 Tier 2

# APN 085-010-52, 085-010-53 - Proposed Regional Plan

Attachment E

Page 71



## Legend

- Project Location
- Parcels

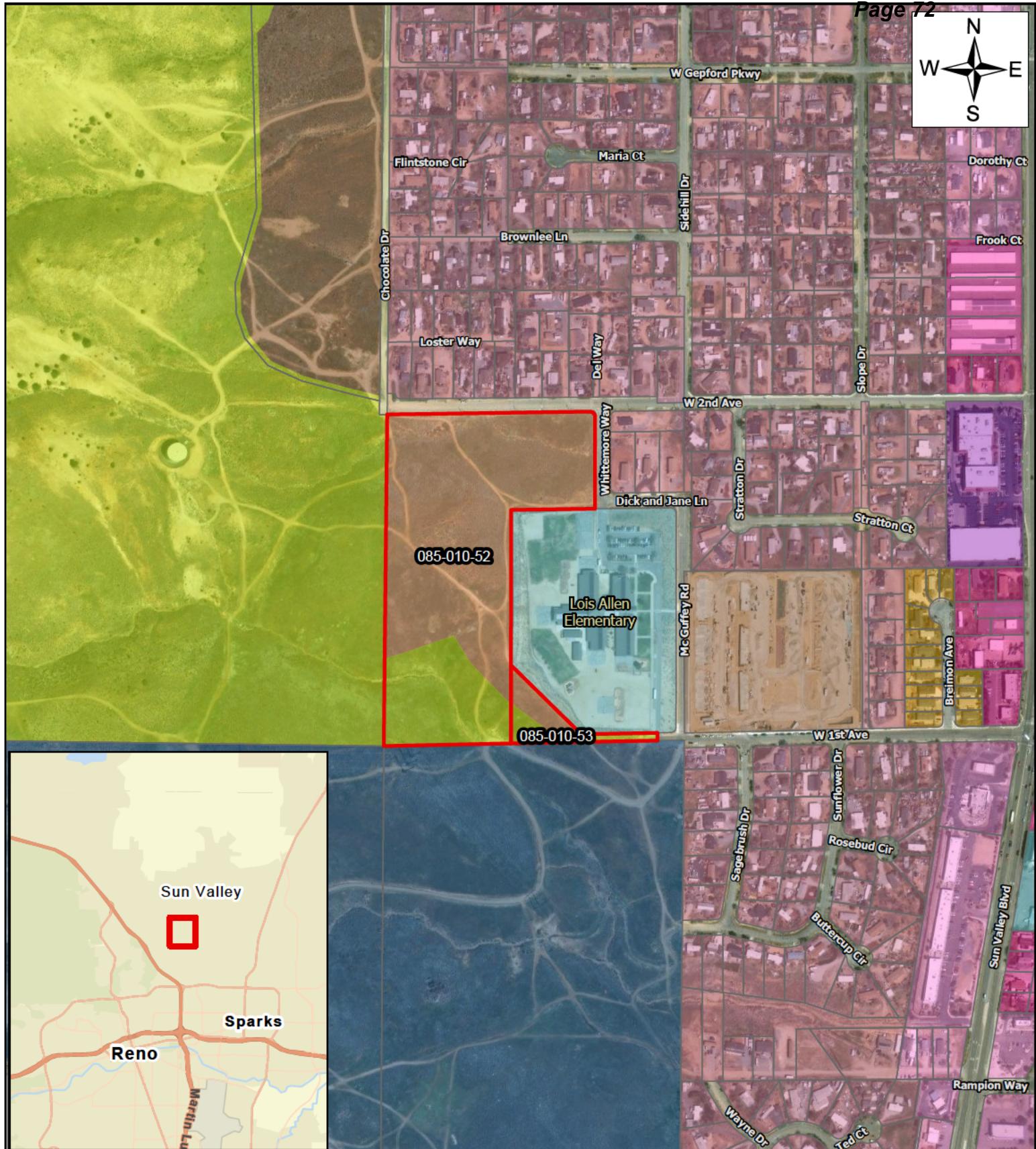
## Master Plan

- Mixed Use Core
- Tier 3
- Tier 1
- Tier 2
- Rural Area

# APN 085-010-52, 085-010-53 - Proposed Zoning

Attachment E

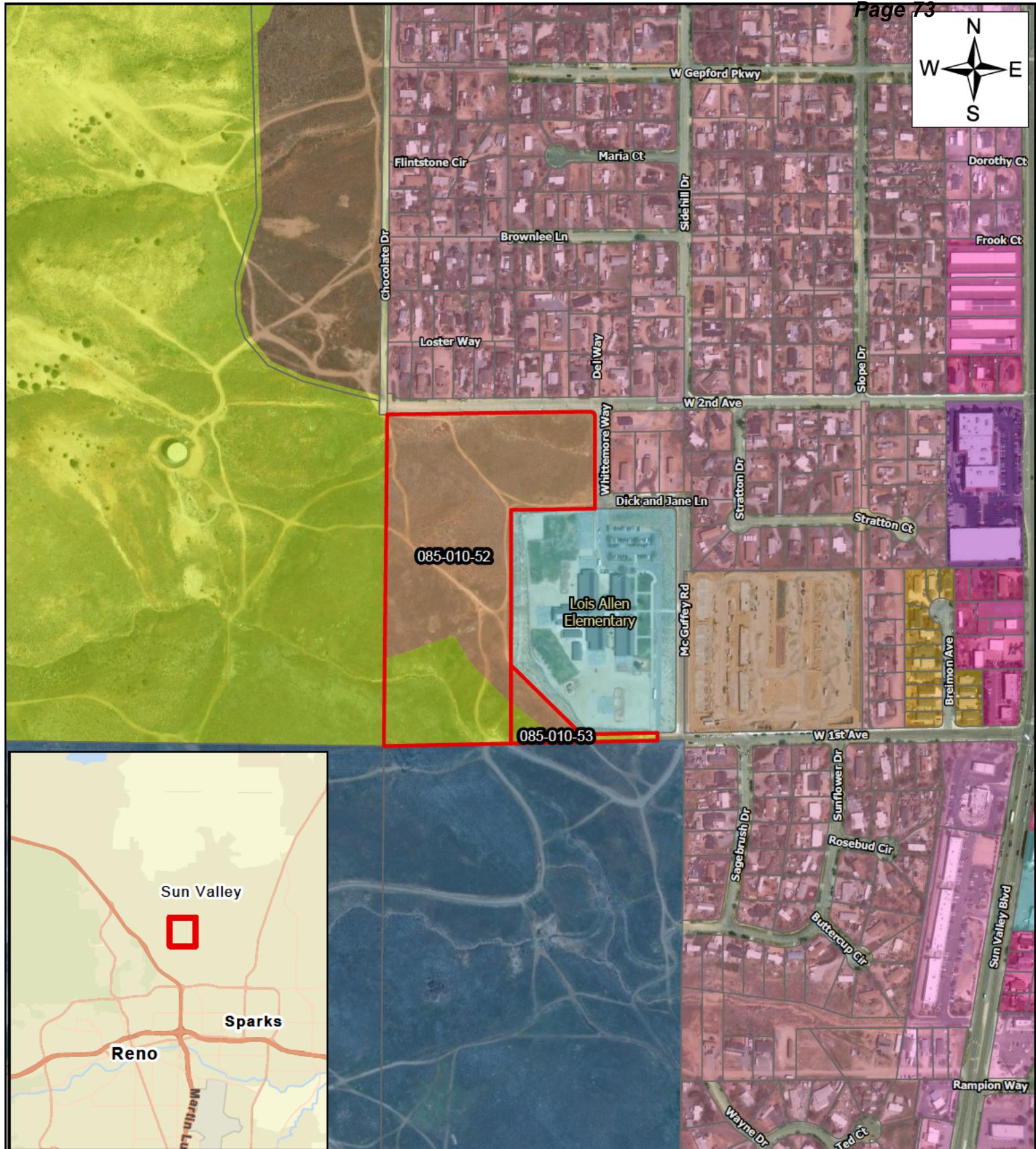
Page 72



# APN 085-010-52, 085-010-53 - Proposed Zoning

Attachment E

Page 73



## Legend

- Project Location
- Parcels

## Zoning

■	GENERAL COMMERCIAL
■	MIXED-USE SUBURBAN
■	NEIGHBORHOOD COMMERCIAL
■	HIGH DENSITY SUBURBAN
■	OPEN SPACE
■	LOW DENSITY URBAN
■	PUBLIC AND SEMI-PUBLIC FACILITIES
■	MEDIUM DENSITY SUBURBAN
■	MEDIUM DENSITY URBAN

## 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)?

0 W 2nd Avenue; at W 2nd Avenue and Whittemore Way

- 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
085-010-52	Suburban Residential	Medium Density Suburban	+/- 17.217 AC	Low Density Urban	+/- 13.47 AC
				Open Space	+/- 3.75 AC
085-010-53	Suburban Residential	Medium Density Suburban	+/- 1.252 AC	Low Density Urban	+/- 0.62 AC
				Open Space	+/- 0.63 AC

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	Medium Density Suburban	Single-family Residential
South	Mixed-Use Suburban (City of Reno)	Undeveloped (City of Reno)
East	Public and Semi-Public Facilities	Public - Elementary School
West	Open Space	Open Space

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

The site is undeveloped.

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 no water bodies or areas for wildlife habitat on the site. There is existing vegetation that consists of sagebrush.

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

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

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

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

Explanation:

--

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

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

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

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

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

The subject property is served by Sun Valley General Improvement District (SVGID).
--

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.

No development is proposed with this application. A Water and Wastewater Capacity study has been prepared for conceptual development.
---

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

a. System Type:

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

b. Available:

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

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

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

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

N/A

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

a. System Type:

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

b. Available:

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

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

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

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

N/A

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

**West 2nd Avenue, Sun Valley Blvd, Whittemore Way**

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

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

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

a. Fire Station	Truckee Meadows Fire & Rescue Station 45 - 2.0 mi
b. Health Care Facility	Sparks Health Center - 2.3 mi
c. Elementary School	Lois Allen Elementary School - 0.02 mi (adjacent)
d. Middle School	Sparks Middle School - 2.10 mi
e. High School	TMCC High School - 0.5 miles; Hug High School 2.6 miles
f. Parks	Wildcreek Park - 1.02 mi
g. Library	TMCC Elizabeth Sturm Library - 0.6 mi
h. Citifare Bus Stop	Sun Valley Blvd and W 2nd Ave - 0.32 mi

## Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

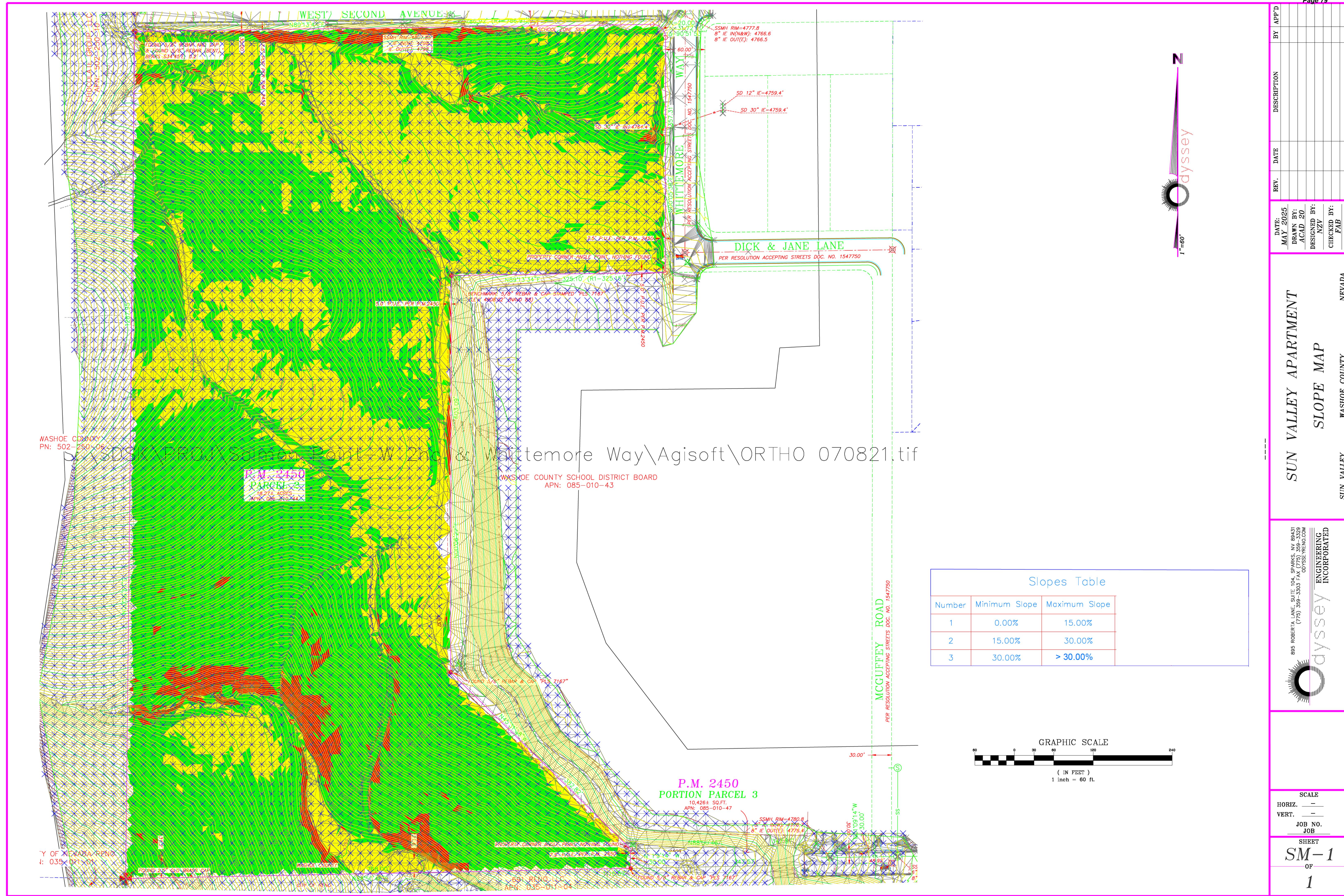
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

## Regulatory Zone Amendment Findings

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

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

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



August 29, 2025

Dominic Gonzales  
Lepori Construction, Inc.  
1580 Hymer Avenue, Suite 100  
Sparks, NV 89431

**Traffic Analysis – Sun Valley Apartments**

Dear Mr. Gonzales,

The following summarizes the results of a traffic analysis conducted for the proposed Sun Valley Apartments project in Reno, NV. The purpose of the analysis is to determine if the existing Sun Valley Boulevard/W. 2<sup>nd</sup> Avenue intersection has adequate capacity to serve additional traffic generated by the proposed project. The proposed project consists of up to 168 multifamily residential units located south of W. 2<sup>nd</sup> Avenue and west of Whittemore Way (shown in Exhibit 1).



**Exhibit 1: Project Location**

### ***Analysis Methodology***

Level of service (LOS) is a term commonly used by transportation practitioners to measure and describe the operational characteristics of intersections, roadway segments, and other facilities. This term equates seconds of delay per vehicle at intersections to letter grades "A" through "F" with "A" representing optimum conditions and "F" representing breakdown or over capacity flows.

#### **Intersections**

The complete methodology for intersection level of service analysis is established in the *Highway Capacity Manual (HCM), 7<sup>th</sup> Edition* published by the Transportation Research Board (TRB). Table 1 presents the delay thresholds for each level of service grade at signalized and unsignalized intersections.

**Table 1: Level of Service Definition for Intersections**

Level of Service	Brief Description	Average Delay (seconds per vehicle)	
		Signalized Intersections	Unsignalized Intersections
A	Free flow conditions.	< 10	< 10
B	Stable conditions with some affect from other vehicles.	10 to 20	10 to 15
C	Stable conditions with significant affect from other vehicles.	20 to 35	15 to 25
D	High density traffic conditions still with stable flow.	35 to 55	25 to 35
E	At or near capacity flows.	55 to 80	35 to 50
F	Over capacity conditions.	> 80	> 50

Source: *Highway Capacity Manual, 7<sup>th</sup> Edition*

Level of service calculations were performed for the study intersections using the Synchro 12 software package with analysis and results reported in accordance with *HCM* methodology.

#### ***Level of Service Policy***

##### **City of Reno**

The Regional Transportation Commission's (RTC) *2050 Regional Transportation Plan (RTP) 2025 Update* establishes level of service criteria for regional roadway facilities in the City of Reno, City of Sparks, and Washoe County. The current Level of Service policy is:

- LOS D – All regional roadway facilities projected to carry less than 27,000 ADT at the latest RTP horizon
- LOS E – All regional roadway facilities projected to carry 27,000 or more ADT at the latest RTP horizon
- LOS F – Sun Valley Boulevard – 2<sup>nd</sup> Avenue to 5<sup>th</sup> Avenue

- Except as noted above, all intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridors.

#### Nevada Department of Transportation

Sun Valley Boulevard is a Nevada Department of Transportation (NDOT) owned roadway. The NDOT *Traffic Impact Study Requirements* publication states:

*Level of service "C" will be the design objective for capacity and under no circumstances will less than level of service "D" be accepted for site and non-site traffic*

#### *Existing Conditions*

Existing traffic volumes were collected at the Sun Valley Boulevard/W. 2<sup>nd</sup> Avenue intersection during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak hours on Tuesday, August 19, 2025 when Washoe County School District schools were in regular session. AM and PM peak hour intersection level of service analysis was performed for the study intersection based on existing traffic volumes, existing intersection lane configurations and controls, and signal timing parameters obtained from the City of Reno and observed in the field. Table 1 shows the existing conditions level of service results. The existing traffic volumes are provided in Attachment A and the technical level of service calculations are provided in Attachment B.

**Table 1: Existing Intersection Level of Service**

Int. ID	Intersection	Control	AM		PM	
			Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS
1	Sun Valley Blvd/W. 2 <sup>nd</sup> Ave	Signal				
	Overall		29	C	5	A
	Northbound Approach		17	B	1	A
	Southbound Approach		21	C	5	A
	Eastbound Approach		42	D	64	E
	Westbound Approach		67	E	66	E

Notes: 1. Delay is reported in seconds per vehicle for the overall intersection for signalized intersections.

Source: GCW, 2025

As shown in the table, the existing intersection currently operates at LOS C or better (within policy level of service thresholds) during the AM and PM peak hours. It was observed in the field, during the AM peak hour, that the southbound queue from the Sun Valley Boulevard/1<sup>st</sup> Avenue intersection does sometimes back up and extend through the 2<sup>nd</sup> Avenue intersection causing additional delay that is not reflected in the Synchro level of service results. This additional delay, however, is minor and associated with downstream intersections and not the direct result of the operation of the Sun Valley Boulevard/W. 2<sup>nd</sup> Avenue intersection.

***Project Conditions*****Trip Generation**

Trip generation rates from *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE) were used to develop trip generation estimates for the proposed project based on the Multifamily Housing rates. Table 2 shows the Daily, AM peak hour, and PM peak hour trip generation estimates.

**Table 2: Trip Generation Estimates**

Land Use (ITE Code)	Size <sup>1</sup>	Trips <sup>2</sup>				
		Daily	AM	AM In/Out	PM	PM In/Out
Multifamily Housing (220)	168 du	1,132	67	16 / 51	86	54 / 32

Notes: 1. du = dwelling units

2. Trips were calculated based on the following rates per du: Daily – 6.74; AM – 0.4 (24% in / 76% out); PM – 0.51 (63% in / 37% out)

Source: GCW, 2025

As shown in the table, the project is expected to generate approximately 1,132 Daily, 67 AM peak hour, and 86 PM peak hour trips.

**Trip Distribution**

Project trips were distributed to the adjacent roadway network based on existing traffic volumes, the locations of complimentary land uses, and anticipated travel patterns. Project trips were distributed based on the following:

- 100% to/from Sun Valley Boulevard via W. 2<sup>nd</sup> Avenue
  - 80% to/from the south via Sun Valley Boulevard
  - 20% to/from the north via Sun Valley Boulevard

The AM and PM peak hour project trips at the Sun Valley Boulevard/W. 2<sup>nd</sup> Avenue intersection are shown in Attachment A.

***Existing Plus Project Conditions***

Project trips were added to the existing traffic volumes at the study intersection to develop Existing Plus Project traffic volumes (shown in Attachment A). Table 3 shows the AM and PM peak hour level of service results based on Existing Plus Project traffic volumes. The technical calculations are provided in Attachment B.

Table 3: Existing Plus Project Intersection Level of Service

Int. ID	Intersection	Control	AM		PM	
			Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS
1	Sun Valley Blvd/W. 2 <sup>nd</sup> Ave	Signal				
	Overall		29	C	5	A
	Northbound Approach		17	B	1	A
	Southbound Approach		21	C	5	A
	Eastbound Approach		42	D	64	E
	Westbound Approach		67	E	66	E

Notes: 1. Delay is reported in seconds per vehicle for the overall intersection for signalized intersections.

Source: GCW, 2025

As shown in the table, the study intersection is expected to operate at LOS C or better (within policy level of service thresholds) during the AM and PM peak hours. The project traffic is not expected to increase the overall delay at the intersection. The project trips would be less than 3 percent of the overall intersection traffic and would not significantly impact operations.

#### **Baseline Plus Project Conditions**

The Baseline conditions analysis includes traffic generated by the proposed Chocolate Drive residential project (approximately 240 multifamily residential units) located west of Chocolate Drive and north of W. 2<sup>nd</sup> Avenue in Reno, NV. Project trips from the *Chocolate Drive Traffic Impact Study*, Kimley Horn, December 2022 (provided in Attachment A) were added to the existing traffic volumes at the Sun Valley Boulevard/W. 2<sup>nd</sup> Avenue intersection to develop Baseline conditions traffic volumes.

Project trips from the proposed Sun Valley Apartments project were added to the Baseline traffic volumes to develop Baseline Plus Project traffic volumes (shown in Attachment A). Table 4 shows the AM and PM peak hour level of service results based on Baseline Plus Project traffic volumes and the existing intersection lane configurations and controls. The technical calculations are provided in Attachment B.

Table 4: Baseline Plus Project Intersection Level of Service

Int. ID	Intersection	Control	AM		PM	
			Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS
1	Sun Valley Blvd/W. 2 <sup>nd</sup> Ave	Signal				
	Overall		29	C	6	A
	Northbound Approach		17	B	1	A
	Southbound Approach		22	C	6	A
	Eastbound Approach		43	D	65	E
	Westbound Approach		67	E	66	E

Notes: 1. Delay is reported in seconds per vehicle for the overall intersection for signalized intersections.

Source: GCW, 2025

As shown in the table, the study intersection is expected to operate at LOS C or better (within policy level of service thresholds) during the AM and PM peak hours under Baseline Plus Project conditions. The project trips would be less than 3 percent of the overall intersection traffic and would not significantly impact operations.

***Conclusions***

The proposed project consists of up to 168 multifamily residential units located south of W. 2<sup>nd</sup> Avenue and west of Whittemore Way. The project is anticipated to generate approximately 1,132 Daily, 67 AM peak hour, and 86 PM peak hour trips. Analysis of the Sun Valley Boulevard/W. 2<sup>nd</sup> Avenue intersection was conducted based on Existing, Existing Plus Project, and Baseline Plus Project traffic volumes. Under all scenarios, the study intersection is expected to operate LOS C or better during the AM and PM peak hours, which is within policy level of service thresholds. The project trips would be less than 3 percent of the overall intersection traffic and would not significantly impact operations.

Sincerely,  
GCW, INC.



**Marissa  
Harned**

Digitally signed by  
Marissa Harned  
Date: 2025.08.29  
15:08:35 -07'00'

Marissa Harned, PE  
Project Engineer

Attachments:  
A – Traffic Volumes  
B – LOS Calculations

## **Attachment A**

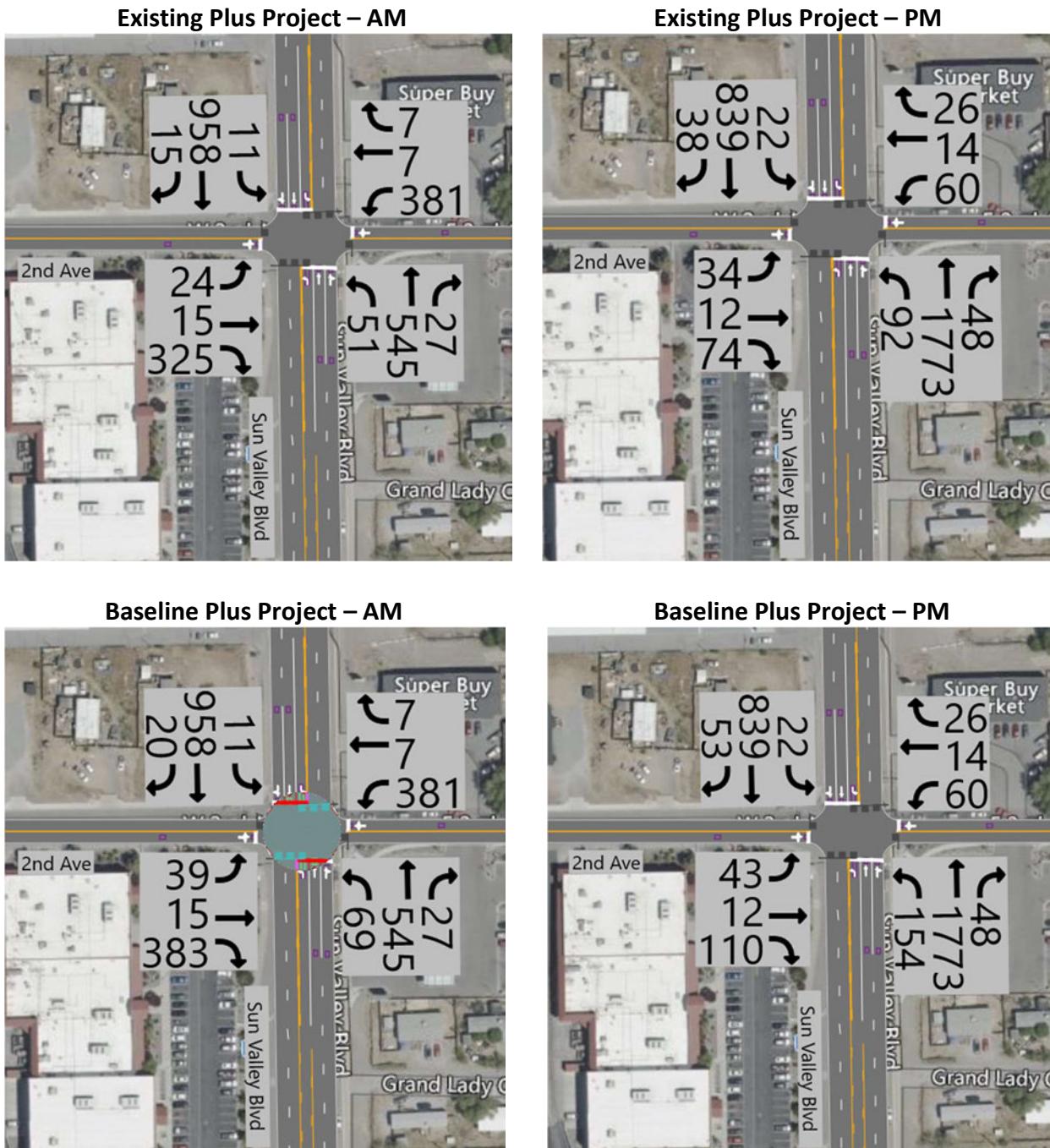
### **Traffic Volumes**

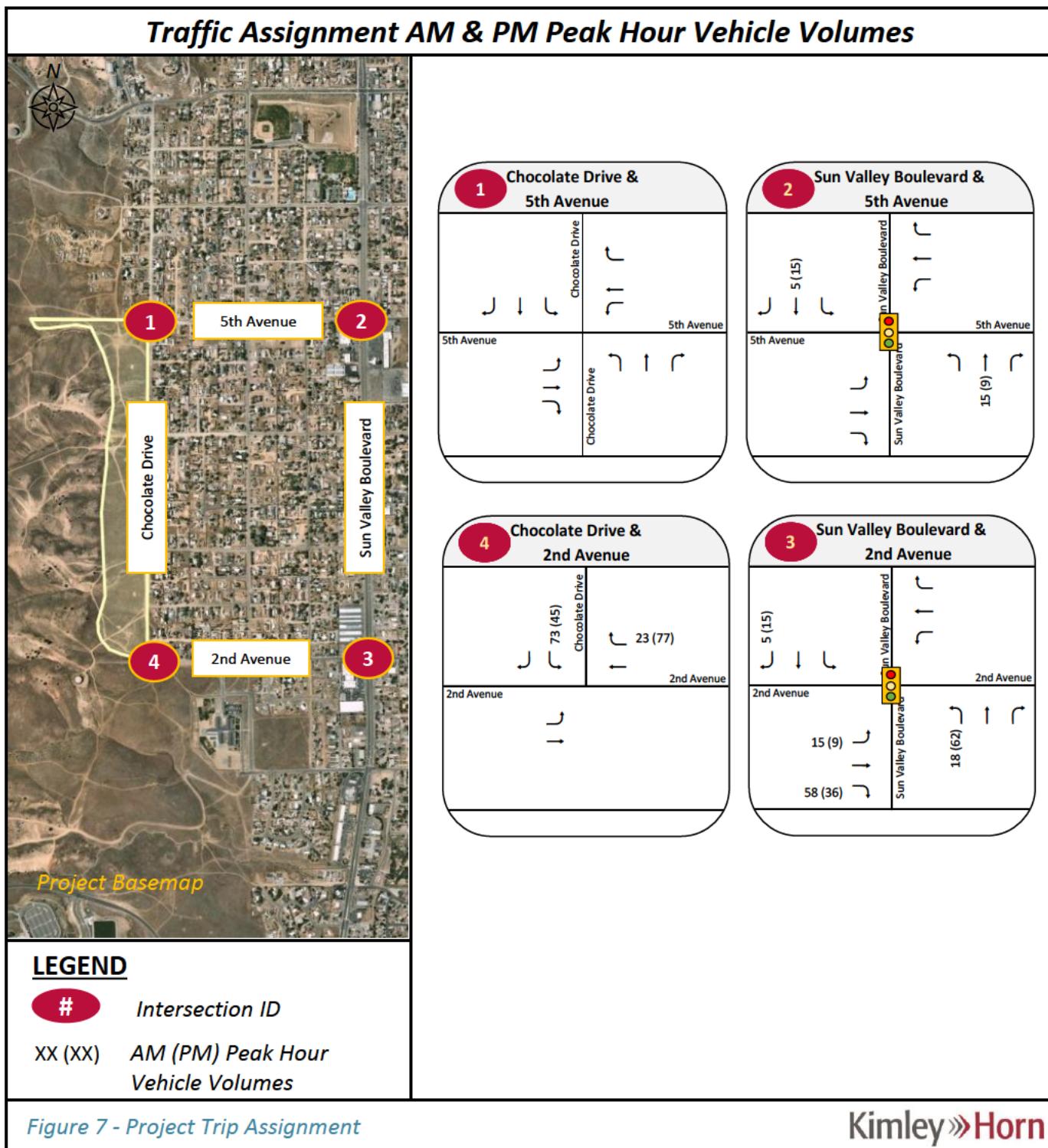


Attachment A  
Traffic Volumes



Attachment A  
Traffic Volumes





## **Attachment B**

### **LOS Calculations**



HCM 7th Signalized Intersection Summary

1: Sun Valley Blvd & 2nd Ave

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	14	15	284	381	7	7	38	545	27	11	958	12
Future Volume (veh/h)	14	15	284	381	7	7	38	545	27	11	958	12
Initial Q (Q <sub>b</sub> ), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No		No		No		No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1841	1870	1870	1870	1870
Adj Flow Rate, veh/h	15	16	0	397	7	3	40	568	27	11	998	12
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	4	2	2	2	2
Cap, veh/h	286	295		459	7	3	318	2036	97	486	2116	25
Arrive On Green	0.30	0.30	0.00	0.30	0.30	0.30	0.02	0.60	0.60	0.01	0.59	0.59
Sat Flow, veh/h	840	973	0	1379	24	10	1781	3399	161	1781	3595	43
Grp Volume(v), veh/h	31	0	0	407	0	0	40	292	303	11	493	517
Grp Sat Flow(s), veh/h/ln	1813	0	0	1414	0	0	1781	1749	1812	1781	1777	1861
Q Serve(g_s), s	0.0	0.0	0.0	45.9	0.0	0.0	1.5	13.7	13.7	0.4	26.9	26.9
Cycle Q Clear(g_c), s	2.0	0.0	0.0	47.9	0.0	0.0	1.5	13.7	13.7	0.4	26.9	26.9
Prop In Lane	0.48		0.00	0.98		0.01	1.00		0.09	1.00		0.02
Lane Grp Cap(c), veh/h	580	0		470	0	0	318	1048	1085	486	1046	1096
V/C Ratio(X)	0.05	0.00		0.87	0.00	0.00	0.13	0.28	0.28	0.02	0.47	0.47
Avail Cap(c_a), veh/h	711	0		583	0	0	443	1048	1085	629	1046	1096
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	0.00	1.00	0.00	0.00	0.95	0.95	0.95	0.72	0.72	0.72
Uniform Delay (d), s/veh	42.0	0.0	0.0	57.8	0.0	0.0	15.6	16.4	16.4	14.2	19.9	19.9
Incr Delay (d2), s/veh	0.0	0.0	0.0	9.5	0.0	0.0	0.1	0.6	0.6	0.0	1.1	1.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	1.0	0.0	0.0	18.5	0.0	0.0	0.6	5.7	5.9	0.2	11.5	12.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	42.1	0.0	0.0	67.3	0.0	0.0	15.7	17.0	17.0	14.2	21.0	21.0
LnGrp LOS	D			E			B	B	B	B	C	C
Approach Vol, veh/h		31			407			635			1021	
Approach Delay, s/veh		42.1			67.3			16.9			20.9	
Approach LOS		D			E			B			C	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.3	107.4		56.2	8.1	105.7		56.2				
Change Period (Y+Rc), s	4.7	5.6		4.8	4.7	5.6		4.8				
Max Green Setting (Gmax), s	15.3	74.4		65.2	15.3	74.4		65.2				
Max Q Clear Time (g_c+l1), s	2.4	15.7		4.0	3.5	28.9		49.9				
Green Ext Time (p_c), s	0.0	3.9		0.1	0.0	7.8		1.6				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh			29.0									
HCM 7th LOS			C									
<b>Notes</b>												
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.												

Sun Valley Apartments

## HCM 7th Signalized Intersection Summary

## 1: Sun Valley Blvd &amp; 2nd Ave



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	12	48	60	14	26	49	1773	48	22	839	27
Future Volume (veh/h)	28	12	48	60	14	26	49	1773	48	22	839	27
Initial Q (Q <sub>b</sub> ), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	0.99		1.00	0.99		0.99	1.00		1.00	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	29	12	0	62	14	17	51	1828	48	23	865	27
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	132	48		128	29	26	535	2799	73	268	2756	86
Arrive On Green	0.09	0.09	0.00	0.09	0.09	0.09	0.05	1.00	1.00	0.02	0.78	0.78
Sat Flow, veh/h	989	522	0	962	313	285	1781	3538	93	1781	3515	110
Grp Volume(v), veh/h	41	0	0	93	0	0	51	915	961	23	437	455
Grp Sat Flow(s), veh/h/ln	1511	0	0	1560	0	0	1781	1777	1854	1781	1777	1848
Q Serve(g_s), s	0.0	0.0	0.0	4.7	0.0	0.0	0.9	0.0	0.0	0.4	10.6	10.6
Cycle Q Clear(g_c), s	3.6	0.0	0.0	8.3	0.0	0.0	0.9	0.0	0.0	0.4	10.6	10.6
Prop In Lane	0.71		0.00	0.67		0.18	1.00		0.05	1.00		0.06
Lane Grp Cap(c), veh/h	180	0		183	0	0	535	1406	1466	268	1393	1449
V/C Ratio(X)	0.23	0.00		0.51	0.00	0.00	0.10	0.65	0.66	0.09	0.31	0.31
Avail Cap(c_a), veh/h	392	0		394	0	0	734	1406	1466	420	1393	1449
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	0.00	1.00	0.00	0.00	0.38	0.38	0.38	0.96	0.96	0.96
Uniform Delay (d), s/veh	63.4	0.0	0.0	65.4	0.0	0.0	3.2	0.0	0.0	3.0	4.6	4.6
Incr Delay (d2), s/veh	0.2	0.0	0.0	0.8	0.0	0.0	0.0	0.9	0.9	0.0	0.6	0.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	1.5	0.0	0.0	3.5	0.0	0.0	0.3	0.4	0.4	0.1	3.6	3.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	63.7	0.0	0.0	66.2	0.0	0.0	3.2	0.9	0.9	3.1	5.2	5.2
LnGrp LOS	E			E			A	A	A	A	A	A
Approach Vol, veh/h		41			93			1927		915		
Approach Delay, s/veh		63.7			66.2			1.0		5.1		
Approach LOS		E			E			A		A		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+R <sub>c</sub> ), s	7.2	124.3		18.6	8.2	123.2		18.6				
Change Period (Y+R <sub>c</sub> ), s	4.7	5.6		4.8	4.7	5.6		4.8				
Max Green Setting (Gmax), s	15.3	84.4		35.2	20.3	79.4		35.2				
Max Q Clear Time (g_c+l1), s	2.4	2.0		5.6	2.9	12.6		10.3				
Green Ext Time (p_c), s	0.0	29.0		0.1	0.0	6.7		0.3				

## Intersection Summary

HCM 7th Control Delay, s/veh 5.1

HCM 7th LOS A

## Notes

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Sun Valley Apartments

## HCM 7th Signalized Intersection Summary

## 1: Sun Valley Blvd &amp; 2nd Ave



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	24	15	325	381	7	7	51	545	27	11	958	15
Future Volume (veh/h)	24	15	325	381	7	7	51	545	27	11	958	15
Initial Q (Q <sub>b</sub> ), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1841	1870	1870	1870	1870
Adj Flow Rate, veh/h	25	16	0	397	7	3	53	568	27	11	998	16
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	4	2	2	2	2
Cap, veh/h	356	220		459	7	3	320	2040	97	487	2103	34
Arrive On Green	0.30	0.30	0.00	0.30	0.30	0.30	0.02	0.60	0.60	0.01	0.59	0.59
Sat Flow, veh/h	1068	730	0	1385	24	10	1781	3399	161	1781	3578	57
Grp Volume(v), veh/h	41	0	0	407	0	0	53	292	303	11	496	518
Grp Sat Flow(s), veh/h/ln	1798	0	0	1419	0	0	1781	1749	1812	1781	1777	1859
Q Serve(g_s), s	0.0	0.0	0.0	45.0	0.0	0.0	2.0	13.6	13.7	0.4	27.1	27.1
Cycle Q Clear(g_c), s	2.7	0.0	0.0	47.7	0.0	0.0	2.0	13.6	13.7	0.4	27.1	27.1
Prop In Lane	0.61		0.00	0.98		0.01	1.00		0.09	1.00		0.03
Lane Grp Cap(c), veh/h	576	0		470	0	0	320	1050	1087	487	1044	1092
V/C Ratio(X)	0.07	0.00		0.87	0.00	0.00	0.17	0.28	0.28	0.02	0.47	0.47
Avail Cap(c_a), veh/h	704	0		585	0	0	441	1050	1087	630	1044	1092
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	0.00	1.00	0.00	0.00	0.95	0.95	0.95	0.72	0.72	0.72
Uniform Delay (d), s/veh	42.4	0.0	0.0	57.8	0.0	0.0	15.7	16.3	16.3	14.3	20.0	20.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	9.5	0.0	0.0	0.1	0.6	0.6	0.0	1.1	1.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	1.3	0.0	0.0	18.5	0.0	0.0	0.8	5.7	5.9	0.2	11.6	12.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	42.4	0.0	0.0	67.3	0.0	0.0	15.8	16.9	16.9	14.3	21.1	21.1
LnGrp LOS	D			E			B	B	B	B	C	C
Approach Vol, veh/h		41			407			648			1025	
Approach Delay, s/veh		42.4			67.3			16.8			21.1	
Approach LOS		D			E			B			C	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.3	107.6		56.1	8.4	105.5		56.1				
Change Period (Y+Rc), s	4.7	5.6		4.8	4.7	5.6		4.8				
Max Green Setting (Gmax), s	15.3	74.4		65.2	15.3	74.4		65.2				
Max Q Clear Time (g_c+l1), s	2.4	15.7		4.7	4.0	29.1		49.7				
Green Ext Time (p_c), s	0.0	3.9		0.1	0.0	7.9		1.6				

## Intersection Summary

HCM 7th Control Delay, s/veh 29.0

HCM 7th LOS C

## Notes

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Sun Valley Apartments

## HCM 7th Signalized Intersection Summary

## 1: Sun Valley Blvd &amp; 2nd Ave



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	34	12	74	60	14	26	92	1773	48	22	839	38
Future Volume (veh/h)	34	12	74	60	14	26	92	1773	48	22	839	38
Initial Q (Q <sub>b</sub> ), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	0.99		1.00	0.99		0.99	1.00		1.00	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	35	12	0	62	14	17	95	1828	48	23	865	38
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	137	41		129	29	26	532	2801	73	267	2709	119
Arrive On Green	0.09	0.09	0.00	0.09	0.09	0.09	0.05	1.00	1.00	0.02	0.78	0.78
Sat Flow, veh/h	1041	451	0	975	314	288	1781	3538	93	1781	3464	152
Grp Volume(v), veh/h	47	0	0	93	0	0	95	915	961	23	444	459
Grp Sat Flow(s), veh/h/ln	1492	0	0	1577	0	0	1781	1777	1854	1781	1777	1839
Q Serve(g_s), s	0.0	0.0	0.0	3.9	0.0	0.0	1.7	0.0	0.0	0.4	10.9	10.9
Cycle Q Clear(g_c), s	4.3	0.0	0.0	8.2	0.0	0.0	1.7	0.0	0.0	0.4	10.9	10.9
Prop In Lane	0.74		0.00	0.67		0.18	1.00		0.05	1.00		0.08
Lane Grp Cap(c), veh/h	178	0		184	0	0	532	1407	1468	267	1390	1438
V/C Ratio(X)	0.26	0.00		0.51	0.00	0.00	0.18	0.65	0.66	0.09	0.32	0.32
Avail Cap(c_a), veh/h	388	0		395	0	0	727	1407	1468	420	1390	1438
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	0.00	1.00	0.00	0.00	0.38	0.38	0.38	0.96	0.96	0.96
Uniform Delay (d), s/veh	63.8	0.0	0.0	65.5	0.0	0.0	3.3	0.0	0.0	3.1	4.7	4.7
Incr Delay (d2), s/veh	0.3	0.0	0.0	0.8	0.0	0.0	0.0	0.9	0.9	0.0	0.6	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	1.7	0.0	0.0	3.5	0.0	0.0	0.5	0.4	0.4	0.1	3.7	3.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	64.1	0.0	0.0	66.3	0.0	0.0	3.3	0.9	0.9	3.1	5.3	5.3
LnGrp LOS	E			E			A	A	A	A	A	A
Approach Vol, veh/h		47			93			1971			926	
Approach Delay, s/veh		64.1			66.3			1.0			5.3	
Approach LOS		E			E			A			A	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.2	124.4		18.5	8.6	122.9		18.5				
Change Period (Y+Rc), s	4.7	5.6		4.8	4.7	5.6		4.8				
Max Green Setting (Gmax), s	15.3	84.4		35.2	20.3	79.4		35.2				
Max Q Clear Time (g_c+l1), s	2.4	2.0		6.3	3.7	12.9		10.2				
Green Ext Time (p_c), s	0.0	29.0		0.1	0.1	6.8		0.3				

## Intersection Summary

HCM 7th Control Delay, s/veh

5.3

HCM 7th LOS

A

## Notes

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Sun Valley Apartments

## HCM 7th Signalized Intersection Summary

## 1: Sun Valley Blvd &amp; 2nd Ave



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	39	15	383	381	7	7	69	545	27	11	958	20
Future Volume (veh/h)	39	15	383	381	7	7	69	545	27	11	958	20
Initial Q (Q <sub>b</sub> ), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No				No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1841	1870	1870	1870	1870
Adj Flow Rate, veh/h	41	16	0	397	7	3	72	568	27	11	998	21
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	4	2	2	2	2
Cap, veh/h	415	156		459	7	3	325	2046	97	489	2078	44
Arrive On Green	0.30	0.30	0.00	0.30	0.30	0.30	0.03	0.60	0.60	0.01	0.58	0.58
Sat Flow, veh/h	1264	522	0	1393	25	11	1781	3399	161	1781	3557	75
Grp Volume(v), veh/h	57	0	0	407	0	0	72	292	303	11	499	520
Grp Sat Flow(s), veh/h/ln	1786	0	0	1428	0	0	1781	1749	1812	1781	1777	1855
Q Serve(g_s), s	0.0	0.0	0.0	43.5	0.0	0.0	2.8	13.6	13.6	0.4	27.6	27.6
Cycle Q Clear(g_c), s	3.9	0.0	0.0	47.3	0.0	0.0	2.8	13.6	13.6	0.4	27.6	27.6
Prop In Lane	0.72		0.00	0.98		0.01	1.00		0.09	1.00		0.04
Lane Grp Cap(c), veh/h	572	0		470	0	0	325	1053	1090	489	1038	1083
V/C Ratio(X)	0.10	0.00		0.87	0.00	0.00	0.22	0.28	0.28	0.02	0.48	0.48
Avail Cap(c_a), veh/h	698	0		587	0	0	436	1053	1090	632	1038	1083
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	0.00	1.00	0.00	0.00	0.95	0.95	0.95	0.72	0.72	0.72
Uniform Delay (d), s/veh	43.0	0.0	0.0	57.8	0.0	0.0	15.9	16.2	16.2	14.5	20.4	20.4
Incr Delay (d2), s/veh	0.0	0.0	0.0	9.4	0.0	0.0	0.1	0.6	0.6	0.0	1.1	1.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	1.8	0.0	0.0	18.5	0.0	0.0	1.1	5.7	5.9	0.2	11.8	12.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	43.1	0.0	0.0	67.2	0.0	0.0	16.0	16.8	16.8	14.5	21.6	21.5
LnGrp LOS	D			E			B	B	B	B	C	C
Approach Vol, veh/h		57			407			667			1030	
Approach Delay, s/veh		43.1			67.2			16.7			21.5	
Approach LOS		D			E			B			C	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.3	107.9		55.7	9.4	104.9		55.7				
Change Period (Y+Rc), s	4.7	5.6		4.8	4.7	5.6		4.8				
Max Green Setting (Gmax), s	15.3	74.4		65.2	15.3	74.4		65.2				
Max Q Clear Time (g_c+l1), s	2.4	15.6		5.9	4.8	29.6		49.3				
Green Ext Time (p_c), s	0.0	3.9		0.2	0.0	7.9		1.6				

## Intersection Summary

HCM 7th Control Delay, s/veh 29.2

HCM 7th LOS C

## Notes

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Sun Valley Apartments

## HCM 7th Signalized Intersection Summary

## 1: Sun Valley Blvd &amp; 2nd Ave



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	43	12	110	60	14	26	154	1773	48	22	839	53
Future Volume (veh/h)	43	12	110	60	14	26	154	1773	48	22	839	53
Initial Q (Q <sub>b</sub> ), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	0.99		1.00	0.99		0.99	1.00		1.00	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	44	12	0	62	14	17	159	1828	48	23	865	54
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	142	34		129	28	26	533	2803	73	265	2626	164
Arrive On Green	0.09	0.09	0.00	0.09	0.09	0.09	0.07	1.00	1.00	0.02	0.77	0.77
Sat Flow, veh/h	1097	374	0	984	314	290	1781	3538	93	1781	3392	212
Grp Volume(v), veh/h	56	0	0	93	0	0	159	915	961	23	453	466
Grp Sat Flow(s), veh/h/ln	1471	0	0	1589	0	0	1781	1777	1854	1781	1777	1827
Q Serve(g_s), s	0.0	0.0	0.0	2.8	0.0	0.0	3.0	0.0	0.0	0.4	11.6	11.6
Cycle Q Clear(g_c), s	5.3	0.0	0.0	8.1	0.0	0.0	3.0	0.0	0.0	0.4	11.6	11.6
Prop In Lane	0.79		0.00	0.67		0.18	1.00		0.05	1.00		0.12
Lane Grp Cap(c), veh/h	176	0		184	0	0	533	1408	1469	265	1376	1415
V/C Ratio(X)	0.32	0.00		0.51	0.00	0.00	0.30	0.65	0.65	0.09	0.33	0.33
Avail Cap(c_a), veh/h	385	0		397	0	0	713	1408	1469	418	1376	1415
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	0.00	1.00	0.00	0.00	0.38	0.38	0.38	0.96	0.96	0.96
Uniform Delay (d), s/veh	64.4	0.0	0.0	65.5	0.0	0.0	3.5	0.0	0.0	3.3	5.1	5.1
Incr Delay (d2), s/veh	0.4	0.0	0.0	0.8	0.0	0.0	0.0	0.9	0.9	0.0	0.6	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	2.1	0.0	0.0	3.5	0.0	0.0	0.8	0.4	0.4	0.1	4.1	4.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	64.8	0.0	0.0	66.3	0.0	0.0	3.5	0.9	0.9	3.4	5.7	5.7
LnGrp LOS	E			E			A	A	A	A	A	A
Approach Vol, veh/h		56			93			2035			942	
Approach Delay, s/veh		64.8			66.3			1.1			5.7	
Approach LOS		E			E			A			A	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+R <sub>c</sub> ), s	7.2	124.5		18.4	9.9	121.8		18.4				
Change Period (Y+R <sub>c</sub> ), s	4.7	5.6		4.8	4.7	5.6		4.8				
Max Green Setting (Gmax), s	15.3	84.4		35.2	20.3	79.4		35.2				
Max Q Clear Time (g_c+l1), s	2.4	2.0		7.3	5.0	13.6		10.1				
Green Ext Time (p_c), s	0.0	29.0		0.2	0.2	7.0		0.3				

## Intersection Summary

HCM 7th Control Delay, s/veh

5.6

HCM 7th LOS

A

## Notes

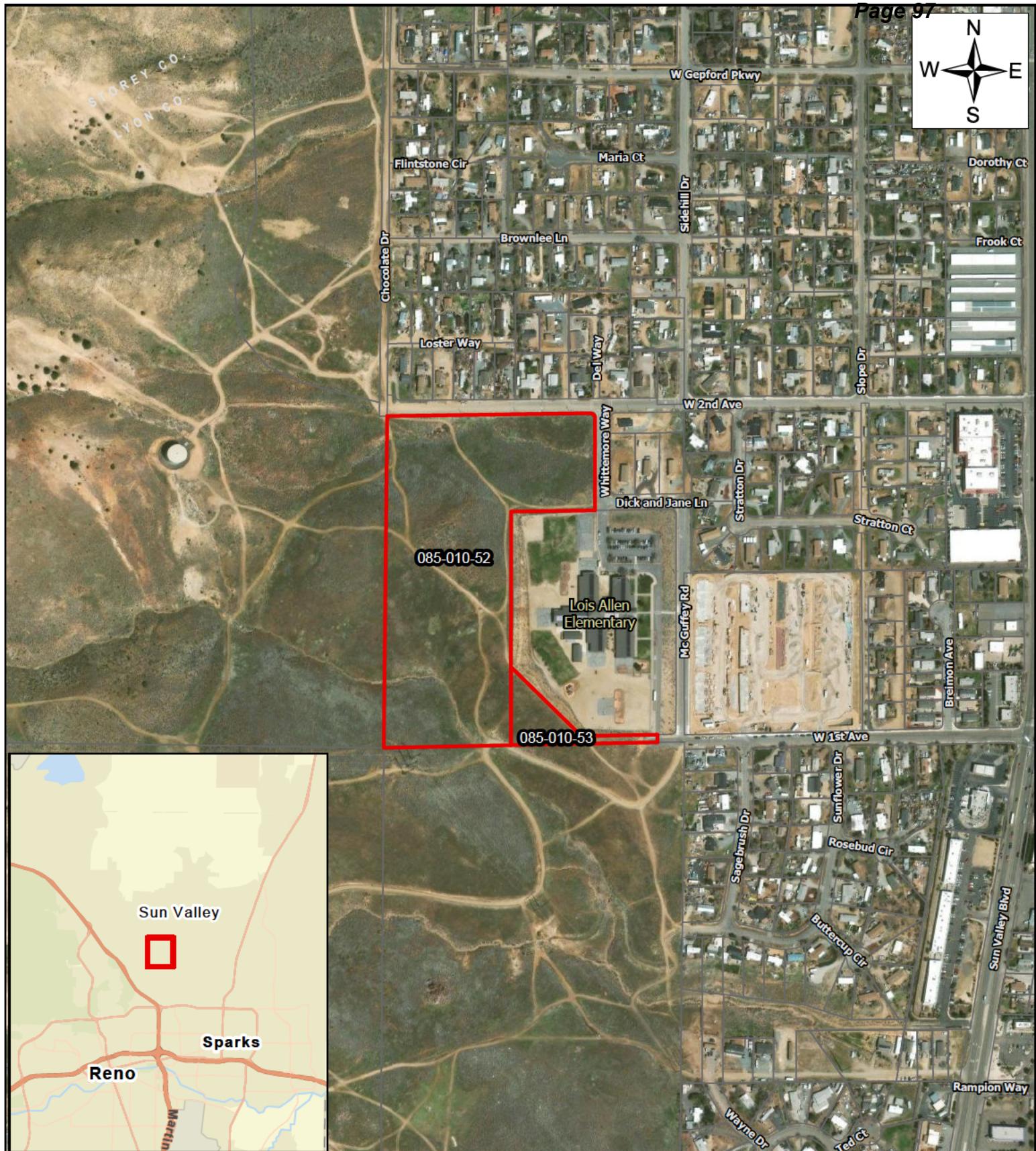
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Sun Valley Apartments

# APN 085-010-52, 085-010-53 - Vicinity Map

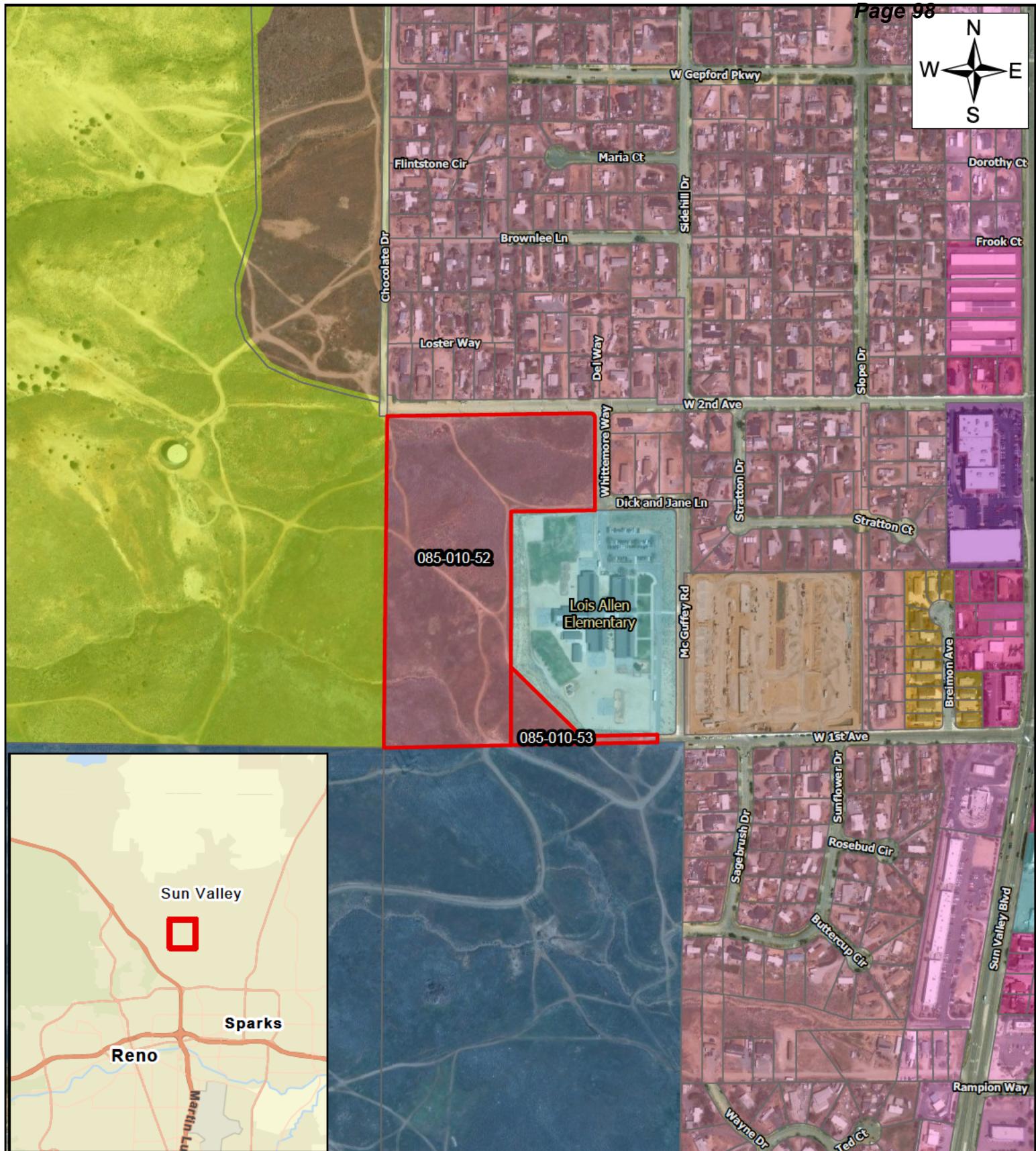
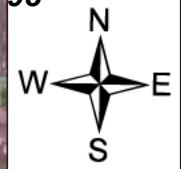
Attachment E

Page 97



## Legend

- Project Location (Red Box)
- Parcels (White Box)



#### Legend

- Project Location
- Parcels

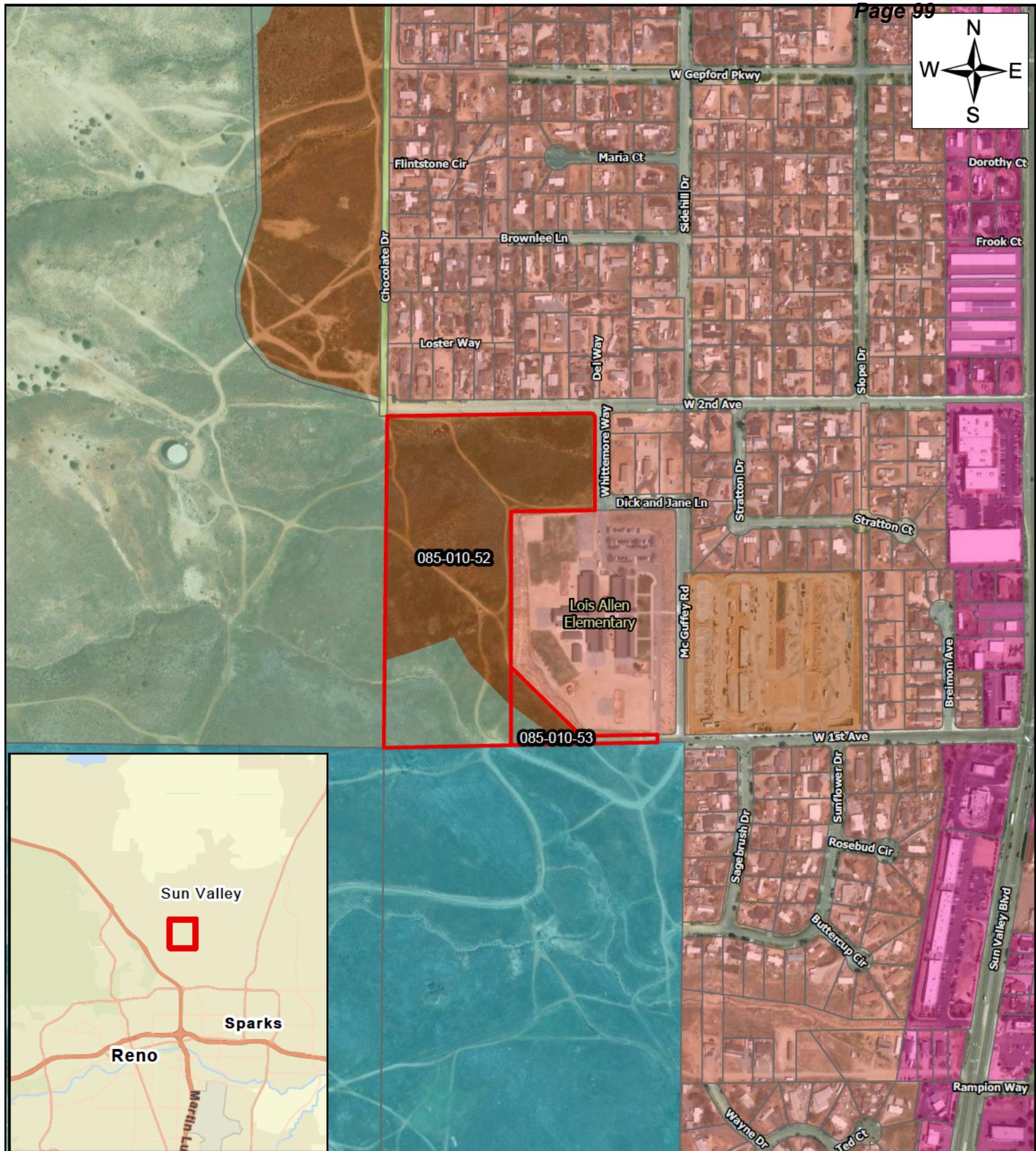
#### Zoning

■	GENERAL COMMERCIAL	■	MIXED-USE SUBURBAN
■	GENERAL RURAL	■	NEIGHBORHOOD COMMERCIAL
■	HIGH DENSITY SUBURBAN	■	OPEN SPACE
■	MEDIUM DENSITY SUBURBAN	■	PUBLIC AND SEMI-PUBLIC FACILITIES
■	MEDIUM DENSITY URBAN	■	URBAN

# APN 085-010-52, 085-010-53 - Proposed Master Plan

Attachment E

Page 99



## Legend

- Project Location
- Parcels

## Master Plan

■	COMMERCIAL	■	SUBURBAN MIXED-USE
■	OPEN SPACE	■	SUBURBAN RESIDENTIAL
■	RENO/SPARKS INCORPORATED AREA	■	URBAN RESIDENTIAL
■	RURAL		

## Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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

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

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

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

The request is for a Master Plan amendment from Suburban Residential to Urban Residential and Open Space.

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?

Other Master Plan and Regulatory Zone amendments have been approved on parcels in the area, allowing for increased maximum density.

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?

0 W 2nd Avenue; at W 2nd Avenue and Whittemore Way

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
085-010-52	Suburban Residential	+/-17.217 AC	Urban Residential	+/- 13.47 AC
			Open Space	+/- 3.75 AC
085-010-53	Suburban Residential	+/-1.252 AC	Urban Residential	+/- 0.62 AC
			Open Space	+/- 0.63 AC

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

North	Single-family residential
South	Undeveloped (City of Reno)
East	Lois Allen Elementary School
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 undeveloped.

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.

There are no bodies of water or areas for wildlife habitat on the site. There is existing natural/native vegetation with sagebrush.

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

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

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

Explanation:

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

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

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

Explanation:

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

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

Explanation:

See attached slope map.

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

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

Explanation:

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

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

Explanation:

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

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

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

Explanation:

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

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

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

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

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

No development is proposed with this application. A Water and Wastewater Capacity study has been prepared for conceptual development.

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

a. System Type:

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

b. Available:

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

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

N/A

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

a. System Type:

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

b. Available:

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

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

N/A

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

Sun Valley Boulevard

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

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

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire & Rescue Station 45 - 2.0 mi
b. Health Care Facility	Sparks Health Center - 2.3 mi
c. Elementary School	Lois Allen Elementary School - 0.02 mi (adjacent)
d. Middle School	Sparks Middle School - 2.10 mi
e. High School	TMCC High School - 0.5 miles; Hug High School 2.6 miles
f. Parks	Wildcreek Park - 1.02 mi
g. Library	TMCC Elizabeth Sturm Library - 0.6 mi
h. Citifare Bus Stop	Sun Valley Blvd and W 2nd Ave - 0.32 mi

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 analysis in attached project description.

b. Conservation Element:

See analysis in attached project description.

c. Housing Element:

See analysis in attached project description.

d. Land Use and Transportation Element:

See analysis in attached project description.

e. Public Services and Facilities Element:

See analysis in attached project description.

f. Adopted area plan(s):

See analysis in attached project description.

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

N/A
-----

## Applicant Comments

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

See the Findings section of the attached project description for analysis.