



Planning Commission Staff Report

Meeting Date: March 3, 2026

Agenda Item: 7D

REGULATORY ZONE AMENDMENT CASE NUMBER:

WRZA26-0001 (Mustang RZA)

BRIEF SUMMARY OF REQUEST:

To approve a regulatory zone amendment for one (1) parcel

STAFF PLANNER:

Courtney Weiche, Senior Planner
775.328.3608
cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to recommend adoption of a regulatory zone amendment to the Truckee Canyon Regulatory Zone map to change the zoning on one (1) parcel (APN: 084-060-13) totaling ±624 acres from 27% Parks and Recreation & 73% General Rural to 100% General Rural. And if approved, authorize the chair to sign a resolution to this effect.

Applicant:	Q&D Construction
Property Owner:	Lockwood Investment Co LTD
Location:	12005 Interstate 80 E
APN:	084-060-13
Parcel Size:	624 acres
Master Plan:	Rural
Regulatory Zone:	27% Parks and Recreation & 73% General Rural
Planning Area:	Truckee Canyon
Development Code:	Authorized in Article 821, Amendment of Regulatory Zone
Commission District:	4 – Commissioner Andriola



STAFF RECOMMENDATION

APPROVE

DENY

Staff Report Contents

Explanation and Processing of a Regulatory Zone Amendment 3

Vicinity Map 4

Existing and Proposed Regulatory Zone Maps 4

Current Conditions 5

Change of Conditions 6

Consistency with Master Plan and Regulatory Zone Map 7

Compatible Land Uses **Error! Bookmark not defined.**7

Availability of Facilities 8

Public Notice 9

Agency Comments 9

Staff Comment on Required Findings 10

Recommendation 12

Motion 12

Appeal Process 13

Attachment Contents

Resolution Exhibit A

Agency Comments Exhibit B

Neighborhood Meeting Materials Exhibit C

Noticing Map Exhibit D

Application Exhibit E

Explanation and Processing of a Regulatory Zone Amendment

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on Page 5.

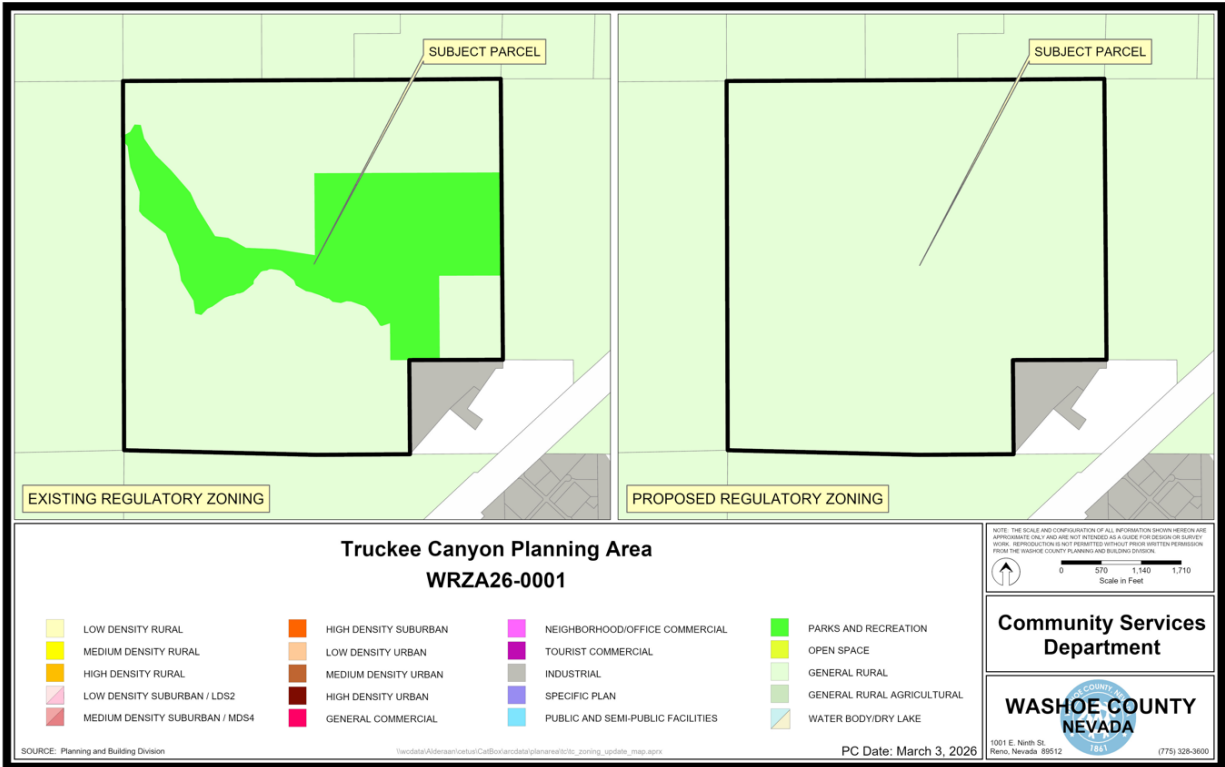
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish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

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

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

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

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



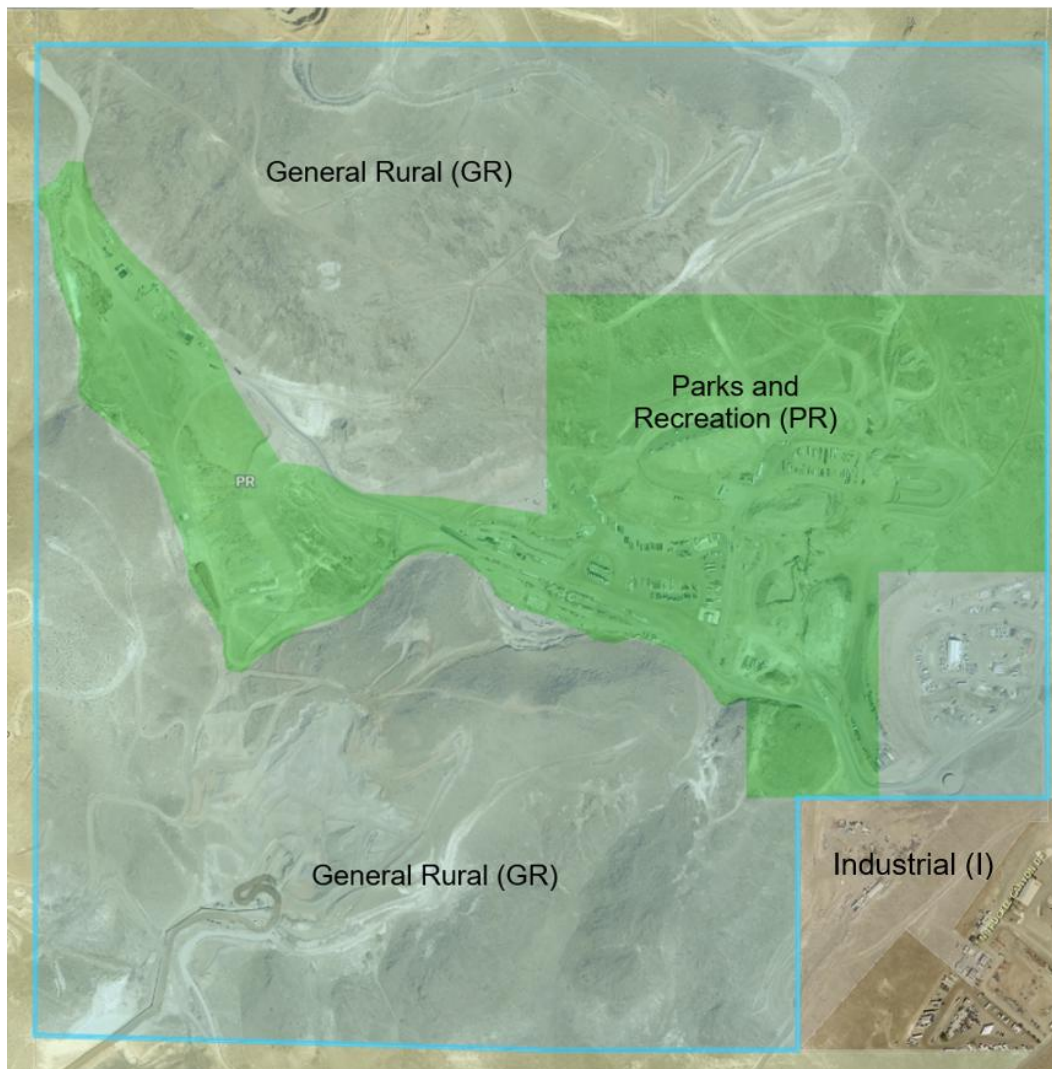
Existing and Proposed Regulatory Zone Maps

Current Conditions

The subject parcel is ±624 acres and is located at 12005 Interstate 80 East (APN 084-060-13) in the Truckee Canyon planning area. The parcel is located on the north side of interstate I-80 near Exit 23, Mustang Road.

The parcel was previously zoned 100% General Rural (GR). In 2013, a regulatory zone amendment (Case No. RZA12-005), was granted to change the zoning for a ±170-acre portion of the parcel from GR to Parks and Recreation (PR) to accommodate off-road racing events, defined as “outdoor entertainment” which was an allowed use in the PR regulatory zone. Below is an aerial map of the subject site, with the regulatory zones overlay, illustrating the constructed off-road racing track located solely within the current PR regulatory zone area. At present, the parcel has 73% General Rural (GR) (±454 acres) and 27% Parks and Recreation (PR) (±170 ac).

The applicant notes the site is no longer being used for recreational purposes, and they wish to return the property to its previous zoning in order to better align with the existing uses on site and surrounding GR zoned properties.



Aerial Image with Existing Regulatory Zones

It is worth noting that an aggregate facility operation was permitted on site in 2004 for an approximately 300-acre portion of the site (SW04-020/SPW1-5-94). This area has a long history of aggregate operations (Mustang Quarry, Lockwood Pit) and aggregate operations currently exist on the site and neighboring parcels to the southwest and north.

The majority of the site is vacant or undeveloped with native vegetation. A portion of the site has an existing permitted aggregate processing facility, and the applicant uses a portion of the site for aggregate storage, equipment storage, and stock piling.

Change of Conditions

As stated above, the site is no longer being used for recreational purposes, and the applicant wishes to return the site to its previous zoning in order to better align with the current uses on site and surrounding GR zoned properties. The applicant contends the following supports the requested amendment:

- Returns the site to the originally intended zoning for the site prior to 2013
- Eliminates split zoning across the site
- Eliminates spot zoning on site
- Makes zoning consistent with existing uses on site
- Facilitates expansion of existing uses on site

If existing uses on site intend to expand or alter their operations, necessary land use entitlements will be required under a separate application(s). The applicant states there is no specific development planned at this time, but they may wish to expand their operational use of the site in the future, likely requiring a new special use permit. Project specific analysis and required conditions would be applied through a separate permitting process.

Subject Property Surrounding Land Uses and Compatibility

Table 1: Surrounding regulatory zones and existing uses

Location	Regulatory Zone	Existing Use
North	General Rural (GR)	Aggregate Facility
South	General Rural (GR)	Undeveloped Federally Owned Land
Southeast Corner	Industrial (I)	General Industrial Use Types
East	General Rural (GR)	Undeveloped Federally Owned Land
West	General Rural (GR)	Undeveloped Federally Owned Land

Washoe County Code Article 106, Master Plan Categories and Regulatory Zones, Section 110.106.10(a) states the following:

“Rural.” The Rural Master Plan category is intended for areas of the County that are remote, have minimal infrastructure, contain significant amounts of open spaces, and which are suitable for commercial agricultural and grazing uses,

extraction industries, natural resource conservation, energy production, rural commerce, and large lot residential uses. A residential density of one (1) dwelling unit per forty (40) acres and greater is typical within the Rural Master Plan category. The following Regulatory Zones are allowed in and are consistent with the Rural Master Plan category: General Rural, General Rural Agricultural, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.

The master plan designation and regulatory zones for the surrounding parcels are predominantly Rural (R) / General Rural (GR), with only a small corner adjacent to the southeast portion of the parcel designated and zoned Industrial (I). The area proposed to change from PR to GR is nearly wholly surrounded by GR, with the exception of a small portion used for access, adjacent to Industrial lands, making the proposed amendment highly compatible with all surrounding land uses.

Consistency with Master Plan and Regulatory Zone Map

The subject parcel has a land use designation of Rural (R); Envision Washoe 2040 states the master plan designation is intended for remote areas with minimal infrastructure, containing significant amounts of open space suitable for a variety of rural and industrial uses, including aggregate facilities like those existing on site.

The Master Plan indicates the site is within the Truckee Canyon planning area, which is classified as a “rural” character planning area. Analysis of the Truckee Canyon planning area found the majority of the goals and policies listed are not applicable for the proposed RZA. The proposed project is not in conflict with any of the goals and policies for the planning area, see below analysis.

The proposed regulatory zone amendment is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 2.

Table 2: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Land Use Principle 1. Facilitate partnerships to ensure land use decisions are based on the best available information.		
LU 1.2 - 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 (https://neighborhood-washoe.hub.arcgis.com/) allows for an additional opportunity for community engagement and feedback for the project.	

<p>LU 1.3 - Continue to coordinate land use policies and decisions with the public health goals of the Northern Nevada Public Health (NNPH).</p>	<p>Northern Nevada Public Health was provided the project application and information during the agency review period. No comments or concerns were received concerning the proposed regulatory zone amendment.</p>
---	---

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies for the Truckee Canyon Planning Area, as described in Table 3.

Table 3: Master Plan Conformance with Truckee Canyon Planning Area Priority Principles & Policies

<p>Priority Principles & Policies</p>	<p>Explanation of Conformance with Priority Principles & Policies</p>
<p>RFC Principle 2: Utilize land use and transportation decisions to support a healthy economic base.</p>	
<p>Policy 2.5 Ensure that land use practices and regulations accommodate needs of rural communities, and changing trends regarding businesses, including home and accessory rural occupations.</p>	<p>In 2013 the zoning was changed for this 170-acre parcel to accommodate a specific use on the site allowed under the PR regulatory zone, however this use no longer occurs on site. The proposed regulatory zone amendment to GR would allow existing uses on site, such as aggregate facilities, to expand into the PR regulatory zone, which otherwise would not be allowed in the PR designation.</p> <p>The proposed RZA supports the needs of the rural communities by aligning the site with surrounding zoning and site characteristics and supporting continued aggregate production and processing to serve the region.</p>

Availability of Facilities

Public Safety

The parcel is served by Washoe County Sheriff’s Office (WCSO) and Truckee Meadows Fire Protection District (TMFPD). Specifically, the site is served by TMFPD Station 37 located at 3255 W Hidden Valley Drive, approximately 10 miles southwest of the site. It is worth noting that a new TMFPD fire station is under construction approximately six (6) miles northeast of the project site (Station 35) which is anticipated to open in mid-2026 and will serve the site once operational.

Public Infrastructure

Water Service: The applicant states water is sourced from a well located on the property (permit #24642). Lockwood (property owner) and one of the site users, Q&D Construction

(Applicant), have an agreement with Granite Construction (other site user) for use of the first 125 gallons per minute out of the permitted well on site. The applicant also owns 120 acre-feet of water rights on the adjacent property to the north which can be used on site as well. Washoe County Water Rights Manager indicated no concerns in their agency comments.

Sewer Service:

There is no existing municipal sewer infrastructure or private septic system serving the site.

Access, Circulation, and Traffic

The site is located north of the Mustang Road interchange (Exit 23) on Interstate I-80. Primary access to the site is via a private paved and gated roadway which extends west into the site from the I-80 frontage road. The site is served internally with an existing network of graded dirt roadways providing access for large equipment trucks to access the site and adjacent parcels to the north and southwest. No change to the existing access, traffic, or circulation of the site is anticipated as a result of the current request. Furthermore, under the existing PR regulatory zone, uses could include recreation events for public viewing, having the potential for event related traffic impacts.

Public Notice

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

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

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

Noticing for this proposal: 32 property owners within 4,000 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing.

Agency Comments

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Army Corps of Engineers	X			
BLM - Winnemucca Dist. Office	X			
FS - State Office, Humboldt-Toiyabe Nat'l Forest	X			
Bureau of Mining & Reclamation	X			
Environmental Protection	X			
NDF - Endangered Species	X			
NDOW (Wildlife)	X			
NV Water Resources	X			
Washoe County GIS	X			
Washoe County Parks & Open Space	X	X		
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH Environmental Health	X			
TMFPD	X			
Truckee Meadows Regional Planning	X			
Reno/Sparks Indian Colony	X			
Washoe Tribe of NV	X			
AT&T	X	X		
NV Energy	X			

Staff Comment on Required Findings

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

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

Staff Comment: The staff report provides a discussion on applicable goals and policies of the Master Plan and the Truckee Canyon 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 the public health, safety or welfare.

Staff Comment: The 170-acre portion of the parcel proposed for a regulatory zone amendment from PR to GR is almost wholly surrounded by GR, with the exception of the neighboring property at the southeast corner (used for site access) adjacent to a parcel which is zoned Industrial. When reviewing existing adjacent land uses & zoning, the General Rural regulatory zone is arguably more compatible due to the industrial land uses that surround the portion in the PR regulatory zone. The proposed amendment will improve land use compatibility as compared to existing conditions.

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

Staff Comment: The previous amendment (RZA12-005) was established to allow for off-road racing events, defined as “outdoor entertainment”, a use which no longer occurs on site. Since the racing events no longer occur on site, returning the parcel to its previous regulatory zone of GR is intended to respond to these changing conditions. Existing on-site uses, adjacent industrial land uses, and steep terrain make it more difficult for typical PR land uses. The proposed RZA is in response to the change in existing and anticipated future uses of the land.

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

Staff Comment: The parcel previously had a regulatory zone of GR. Because of this, the utility and transportation infrastructure serving the site has been planned and developed over time with GR zoning in mind. Returning the site to GR ensures that adequate existing facilities are already in place to accommodate the uses and densities permitted. All impacted agencies received notice of the application and no comments in opposition were received. Washoe County Engineering and Capital Projects, the Washoe County Water Rights Manager, Truckee Meadows Fire Protection District, Washoe County Parks and Open Space, and utility companies all reviewed this application and indicated no concerns with available facilities.

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: Analysis of the goals and policies of the Master Plan found the proposed project is not in conflict with any of the existing goals or policies 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 proposed amendment will promote the desired pattern for the orderly physical growth of the County by allowing the expansion of General Rural land use types, such as aggregate facilities, to occur on the PR portion of the parcel contributing to the regional aggregate supply and thus supporting development necessary for projected population growth.

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:

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA26-0001, having made all of the following findings in accordance with Washoe County Code Section 110.821.15.

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

I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA26-0001 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.

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.



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

**WASHOE COUNTY
PLANNING COMMISSION RESOLUTION**

RECOMMENDING ADOPTION OF A REGULATORY ZONE AMENDMENT TO THE TRUCKEE CANYON PLANNING AREA REGULATORY ZONE MAP, CHANGING THE REGULATORY ZONE ON A ±624 ACRE PARCEL (APN: 084-060-13) FROM 27% PARKS AND RECREATION & 73% GENERAL RURAL TO 100% GENERAL RURAL. (WRZA26-0001)

Resolution Number 26-06

WHEREAS, Q&D Construction applied on behalf of Lockwood Co. LTD (owner) to the Washoe County Planning Commission to change the regulatory zone on ±170 acre portion of a ±624-acre parcel (APN: 084-060-13) from Parks and Recreation (PR) to General Rural (GR);

WHEREAS, on March 3, 2026, the Washoe County Planning Commission held a public hearing on the proposed amendment and recommended that the Washoe County Board of County Commissioners adopt Regulatory Zone Amendment Case No. WRZA26-0001;

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 not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed 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. And;

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA26-0001 and the amended Truckee Canyon Planning Area Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on September 2, 2025

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Daniel Lazzareschi, Chair

Attachment: Exhibit A – Truckee Canyon Planning Area Regulatory Zone Map

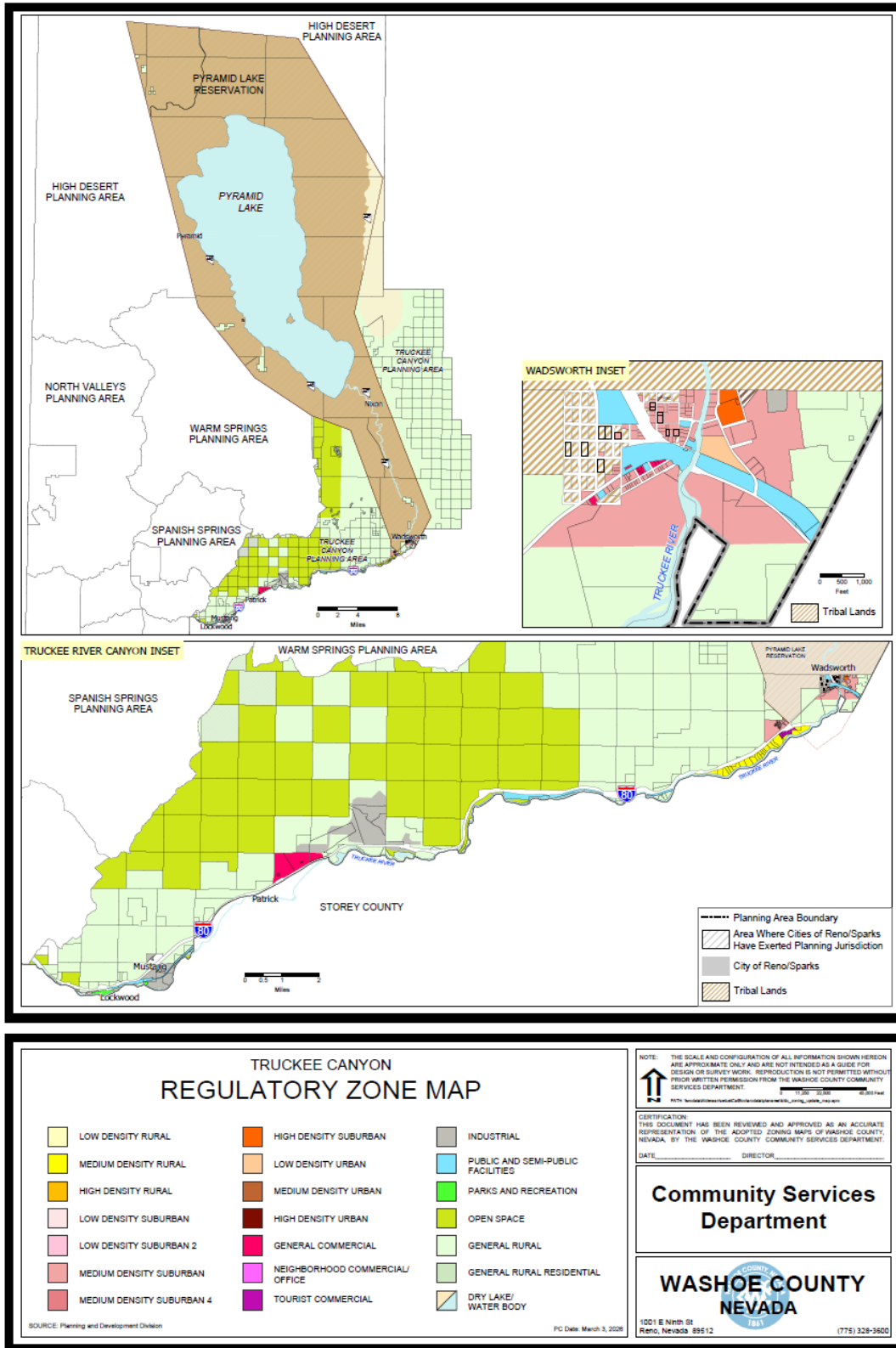


Exhibit A WRZA26-0001

From: [COOPER, CLIFFORD E](#)
To: [Weiche, Courtney](#)
Subject: Regulatory Zone Amendment Case Number WRZA26-0001 (Mustang RZA)
Date: Thursday, January 15, 2026 8:25:50 AM

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](#)

Courtney,
AT&T does not have any adverse comments to this action.

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
TEXTING and DRIVING...It Can Wait



Date: January 26, 2026

To: Courtney Weiche, Senior Planner

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

Re: Regulatory Zone Amendment WRZA26-0001
APN 084-060-13

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions.

From: [Pekar, Faye-Marie](#)
To: [Weiche, Courtney](#)
Subject: Regulatory Zone Amendment Case Number WRZA26-0001 (Mustang RZA)
Date: Friday, January 30, 2026 11:10:08 AM
Attachments: [Outlook-4lt50mzb.png](#)
[Outlook-blwi3rzs.png](#)
[Outlook-o1g3ebmm.png](#)
[Outlook-gwdrqvqd.png](#)
[Outlook-04uhc2m4.png](#)

Hi Courtney,

I have reviewed the Regulatory Zone Amendment Case Number WRZA26-0001 (Mustang RZA) on behalf of Parks and do not have comments.

Thank you,

Faye-Marie



Faye-Marie L. Pekar, MPA, CPRP
Park Planner
Community Services Department | Regional Parks and Open Space
fpekar@washoecounty.gov | 775.328.3611
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: [Donohue, Jen](#)
To: [Weiche, Courtney](#)
Subject: WRZA26-0001 (Mustang RZA)
Date: Tuesday, January 27, 2026 9:14:04 PM

Courtney,

TMFPD has no comments or conditions regarding the requested regulatory zone amendment, WRZA26-0001 (Mustang RZA).

Thank you,

Jen Donohue

Contract Fire Plans Examiner

Truckee Meadows Fire & Rescue

jdonohue@tmfpd.us | Cell: 775.447-5780

3663 Barron Way, Reno, NV 89511



Date: January 27, 2026

To: Courtney Weiche, Senior Planner

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

Re: Regulatory Zone Amendment Case Number WRZA26-0001 (Mustang RZA)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a regulatory zone amendment for an approximately 170-acre portion of a 624-acre parcel from Parks and Recreation (PR) back to its original zoning of General Rural (GR) 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:

No water rights conditions for this amendment.

Dear Property Owner:

Attachment C

You are invited to attend a virtual neighborhood meeting to discuss a proposed development request in your area. This is your opportunity to review the proposed request, ask questions and provide feedback prior to submittal of a formal application.

Neighborhood Meeting Information:
5:30 p.m., TUESDAY, December 9, 2025
Via Zoom: <http://bit.ly/4q9yKPK>

Project Description:

The project site is located north of Interstate 80 near the intersection of Interstate 80 East and Exit 23 Mustang (APN 084-060-13). The subject parcel is approximately 624 acres and has Washoe County zoning designations of Parks and Recreation (PR) (approximately 170 acres) and General Rural (GR) (approximately 454 acres). Q&D Construction is planning to apply for a regulatory zone amendment to change the zoning designation of the portion of the site zoned PR back to its original zoning designation of GR, eliminating split-zoning across the parcel. The Applicant will provide a presentation followed by time to answer questions.

If you have questions about the meeting or would like to discuss the proposed project, please contact: Millissa Smith, mismith@woodrogers.com or 775-393-2608.

Note this is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Planning Division: Planning@washoecounty.gov or 775-328-6100. You may also contact the Washoe County Staff Planner for the project: koakley@washoecounty.gov

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Dear Property Owner:

You are invited to attend a virtual neighborhood meeting to discuss a proposed development request in your area. This is your opportunity to review the proposed request, ask questions and provide feedback prior to submittal of a formal application.

Neighborhood Meeting Information:
5:30 p.m., TUESDAY, December 9, 2025
Via Zoom: <http://bit.ly/4q9yKPK>

Project Description:

The project site is located north of Interstate 80 near the intersection of Interstate 80 East and Exit 23 Mustang (APN 084-060-13). The subject parcel is approximately 624 acres and has Washoe County zoning designations of Parks and Recreation (PR) (approximately 170 acres) and General Rural (GR) (approximately 454 acres). Q&D Construction is planning to apply for a regulatory zone amendment to change the zoning designation of the portion of the site zoned PR back to its original zoning designation of GR, eliminating split-zoning across the parcel. The Applicant will provide a presentation followed by time to answer questions.

If you have questions about the meeting or would like to discuss the proposed project, please contact: Millissa Smith, mismith@woodrogers.com or 775-393-2608.

Note this is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Planning Division: Planning@washoecounty.gov or 775-328-6100. You may also contact the Washoe County Staff Planner for the project: koakley@washoecounty.gov

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Boulevard
Reno, NV 89502

Tel: 775.823.4068
Fax: 775.823.4066



WOOD RODGERS


BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Boulevard
Reno, NV 89502


Tel: 775.823.4068
Fax: 775.823.4066



Stacie Huggins

 Stacie Huggins


Bath

 Bath

klinderman

klinderman



 Amber Harmon

Project Name: Q&D Construction RZA

Meeting Location: Zoom

Meeting Date: December 9, 2025

Virtual Meeting Option Provided: YES NO

Hosted By (Name): Millisa Smith (Company): Wood Rodgers

Contact (Email): mismith@woodrogers.com (Phone): 775-823-4068

Public Concerns:

1. No attendees
- 2.
- 3.
- 4.
- 5.

Changes Made to Proposal (if applicable):

1. None
- 2.
- 3.
- 4.
- 5.

Any Additional Comments:

Host, admin, Applicant's representative, and property owner were the only people in attendance

As a courtesy to others, please ***mute*** your microphone and ***turn off*** camera during presentation.

Please **“sign in”** by typing your first and last name in the chat.

Please use the **“raise hand”** function during Q&A at the end of the presentation to ask questions.

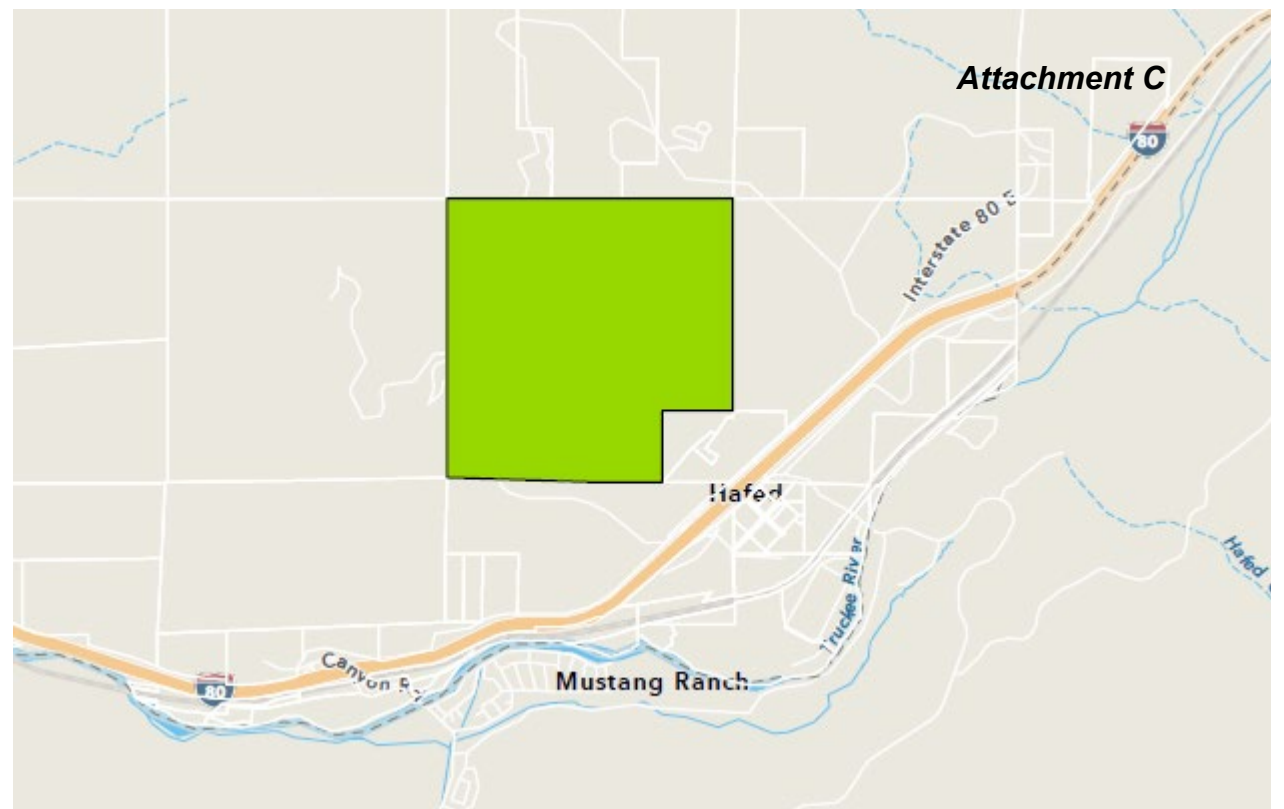
This meeting is being recorded.

APN 084-060-13

Regulatory Zone Amendment

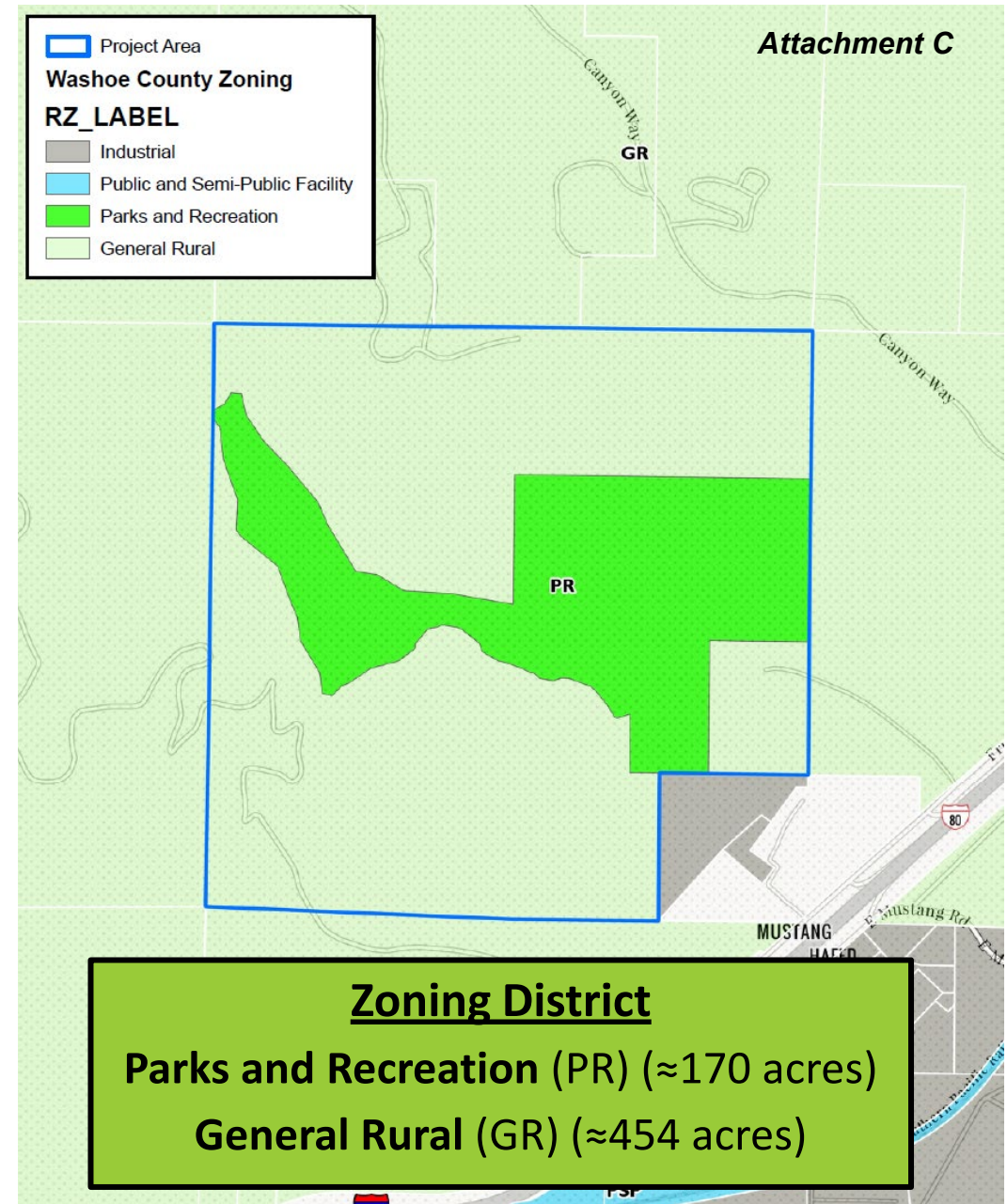
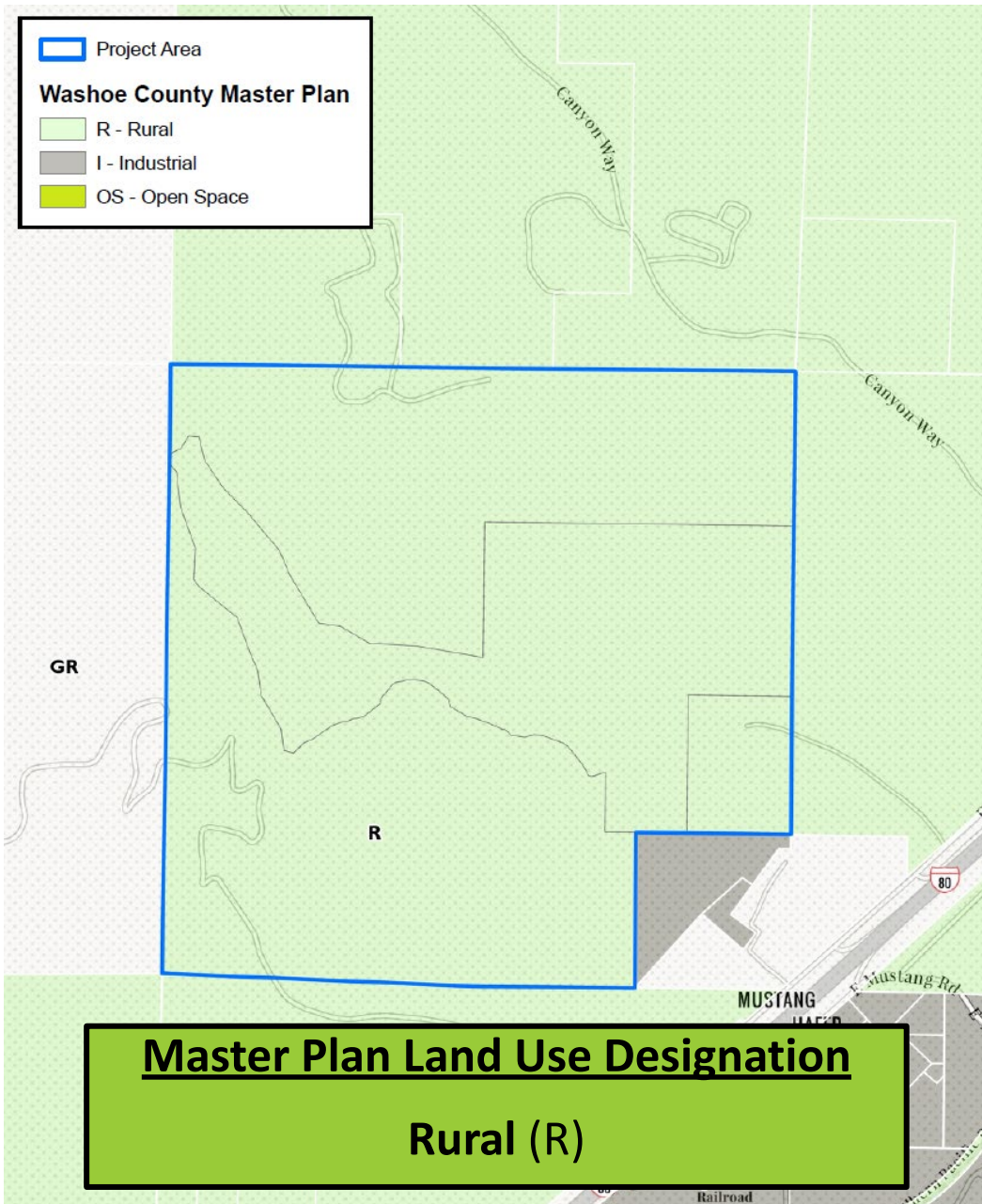
NEIGHBORHOOD MEETING | DECEMBER 9, 2025





Attachment C

- Washoe County
- APN 084-060-13
- ≈624 acres
- North side of Interstate 80
- Across from Exit 23 Mustang
- Close to Mustang

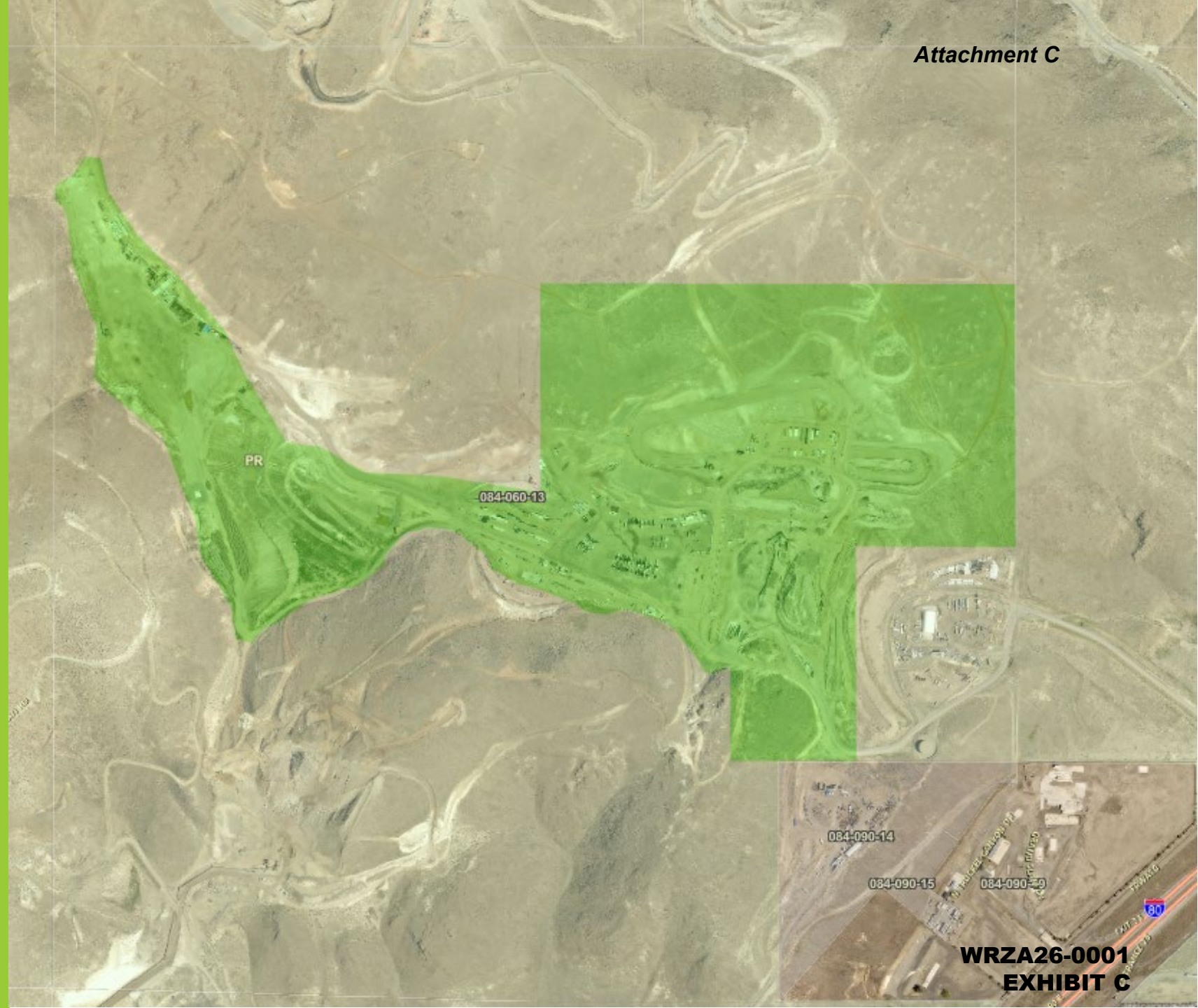


Background

2004: SUP for aggregate quarry operations and processing on ~300 acres of the site

2013: 170-acre portion of the site was rezoned to PR to accommodate dirt track racing

Present: No longer used for racing; Q&D Construction; existing aggregate quarry



Regulatory Zone Amendment

Regulatory zone amendment to rezone a 170-acre portion of the site from PR to GR

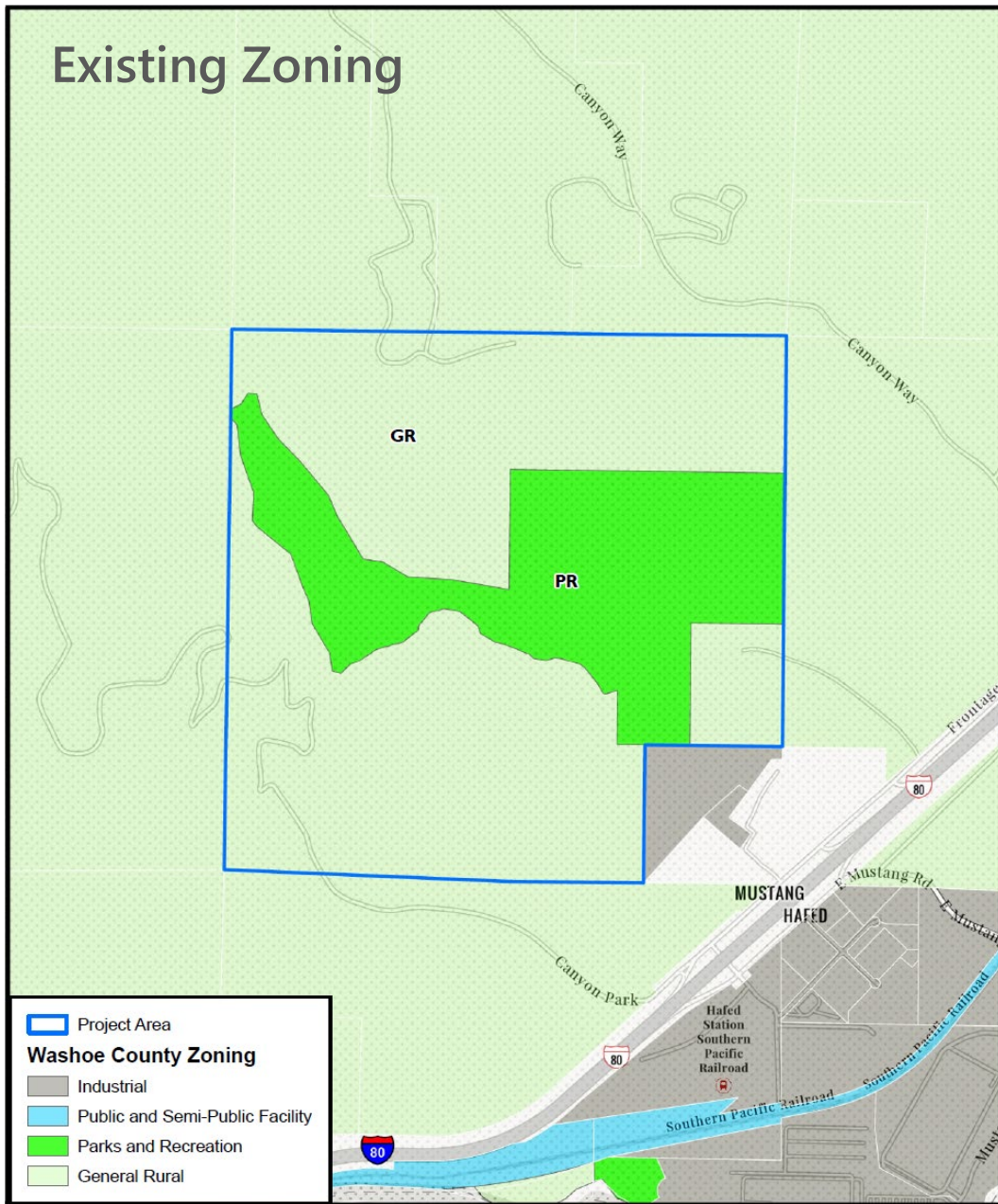
Returns the site to the originally intended zoning

Eliminates split zoning across the site

Aligns zoning with the existing uses on site

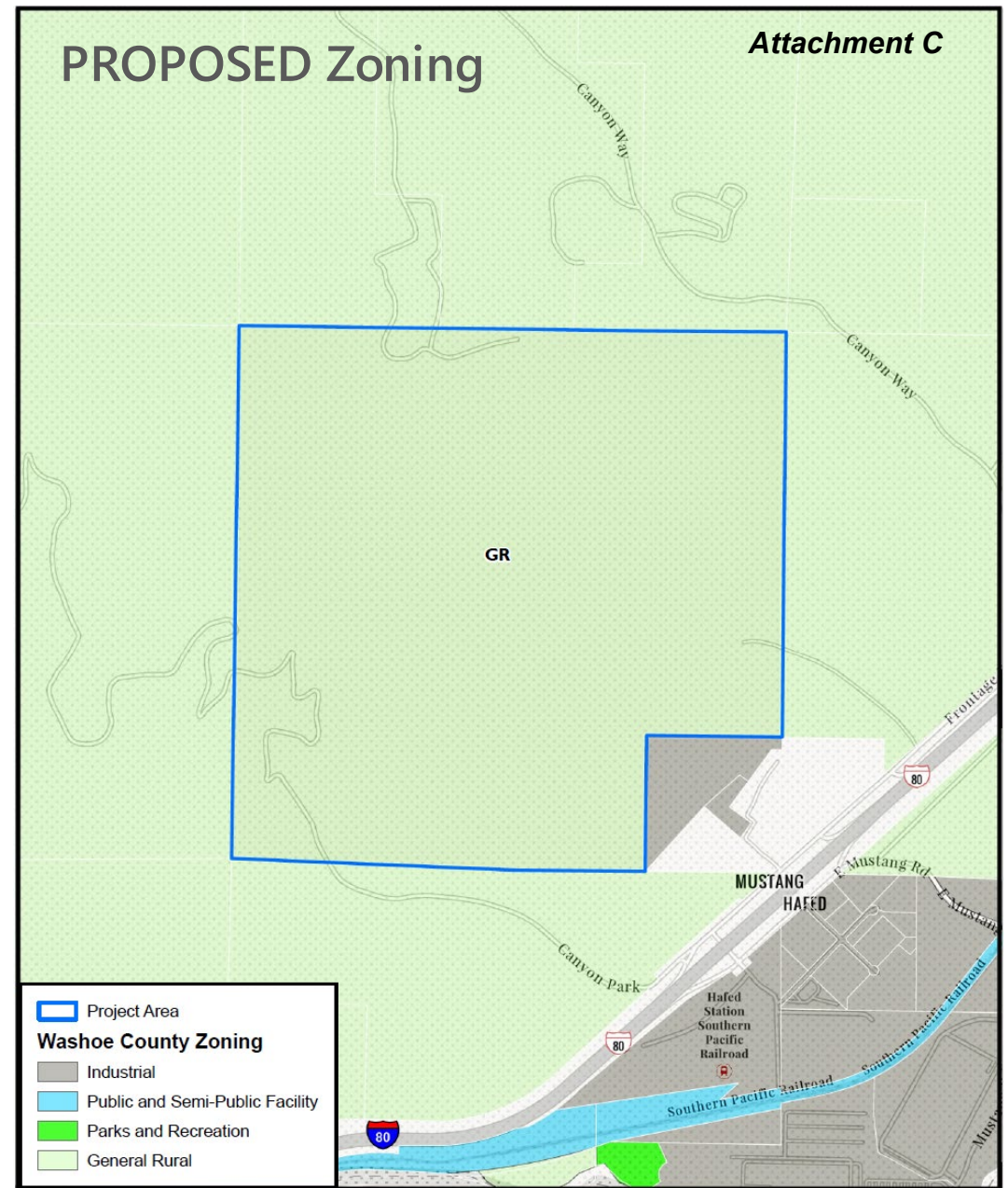
Facilitates future expansion of existing uses

Existing Zoning

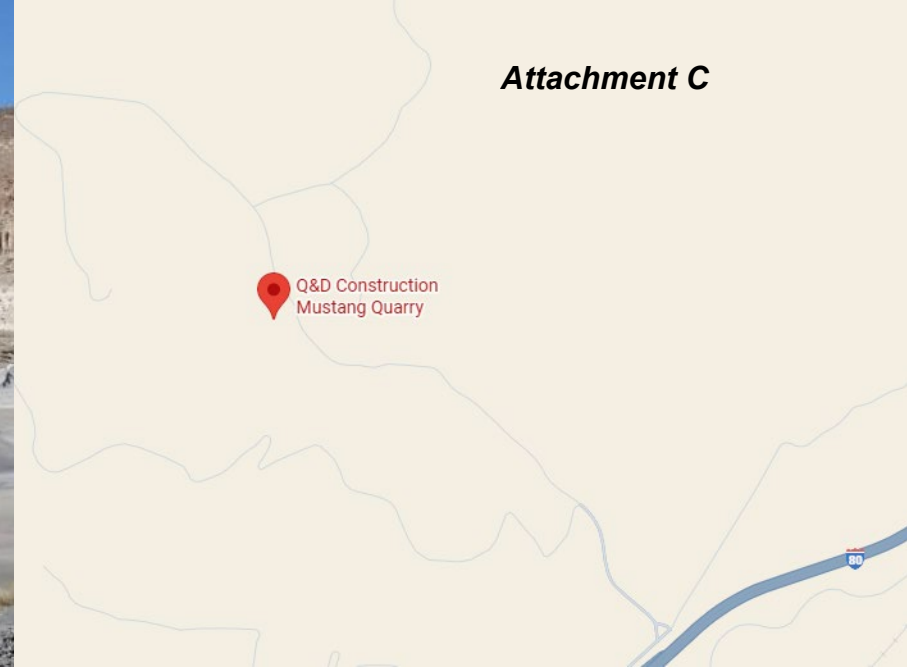


PROPOSED Zoning

Attachment C



- Pre-Application Meeting w/ Planning Staff (September 2025)
- Neighborhood Meeting (Today, December 9th)
- Application Submittal (January 8, 2026)
- Planning Commission (recommendation to BCC) (March)
- Board of County Commissioners Hearing (April)



Questions?

Washoe County HUB:

<https://neighborhood-washoe.hub.arcgis.com>

Wood Rodgers, Inc
Millisa Smith
Planner

mismith@woodrogers.com

Washoe County Contact:

Kat Oakley

Senior Planner

koakley@washoecounty.gov

775.328.3612

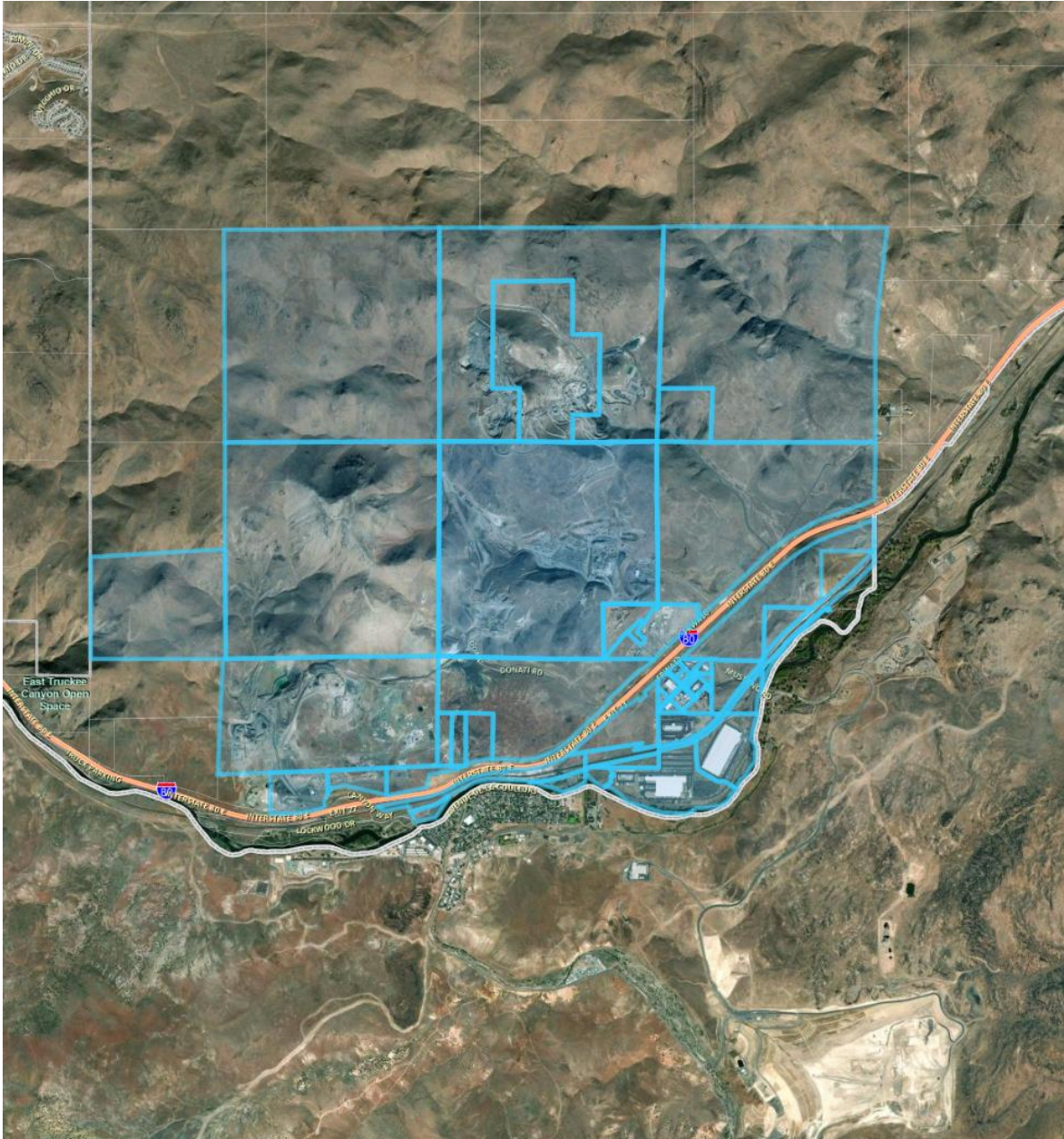
FIRSTNAME	LASTNAME	MAILING1	MAILING2	MAILCITY	MAILSTATE	MAILZIP
STEVEN R	AGUILAR LIVING TRUST	11970 INTERSTATE 80 E		SPARKS	NV	89434
	BATTLE BORN MATERIALS LLC	1050 S 21ST ST		SPARKS	NV	89431
	CANYON RIVER COURT LLC	8640 CANYON RIVER DR		SPARKS	NV	89434
MARIE J	DUNCAN et al	2039 REGENT ST		RENO	NV	89509
	EAGLE PROPERTIES LLC	11970 INTERSTATE 80 E		SPARKS	NV	89434
	GILL LLC	12155 I 80 E		SPARKS	NV	89434
	GRANITE CONSTRUCTION COMPANY	PO BOX 50085		WATSONVILLE	CA	95077
	HENSLER FAMILY TRUST	4760 ILLINOIS AVE		FAIR OAKS	CA	95628
	HIATT LAND & DEVEL CO LTD	PO BOX 764		FALLON	NV	89407
	KINDER LIMITED	1725 DAVIS LN		RENO	NV	89511
	LBA LVF VII-COMPANY XV LLC	PO BOX 847		CARLSBAD	CA	92018
	LOCKWOOD DEVELOPMENT GROUP LLC	3495 LAKESIDE DR # 249		RENO	NV	89509
	LOCKWOOD INVESTMENT CO LTD	8555 DOUBLE R BLVD STE 108	C/O RON BATH	RENO	NV	89511
RASHPAL R	MANGAT TRUST	1700 ELI DR		RENO	NV	89511
	MILLER FAMILY INVESTMENTS LLC	5260 WESTVIEW DR STE 200	ATTN: THOMPSONGAS LLC REAL ESTATE DEPT	FREDERICK	MD	21703
	MUSTANG ASSETS COMPANY LLC	1050 S 21ST ST	C/O Q&D GROUP INVESCO	SPARKS	NV	89431
	NATURE CONSERVANCY	639 ISBELL RD # 330	C/O FINANCE DIRECTOR	RENO	NV	89509
	OLD DOMINION FREIGHT LINE INC	500 OLD DOMINION WAY		THOMASVILLE	NC	27360
	PAPE PROPERTIES INC	355 GOOD PASTURE ISLAND RD # 300		EUGENE	OR	97401
	RESUN MODSPACE INC	901 S BOND ST FL 6	ATTN: CORPORATE REAL ESTATE	BALTIMORE	MD	21231-3909
	SCANNELL PROPERTIES #294 LLC	8801 RIVER CROSSING BLVD STE 300		INDIANAPOLIS	IN	46240
	SMS INVESTMENTS LCC	PO BOX 407	C/O PAPE GROUP TAX DEPT	EUGENE	OR	97401
	SPARKS MUSTANG LLC	4020 KINROSS LAKES PKWY STE 200	C/O IRGRA	RICHFIELD	OH	44286
	STATE OF NEVADA	1263 S STEWART ST		CARSON CITY	NV	89701
	TRUCKEE CANYON PM LLC	6300 WILSHIRE BLVD STE 1490		LOS ANGELES	CA	90048
	TRUCKEE CANYON PROPERTIES LTD	2185 SODA LAKE RD		FALLON	NV	89406
	TRUCKEE MEADOWS WATER AUTHORITY	PO BOX 30013	ATTN LANDS DEPARTMENT	RENO	NV	89520
	UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS ST STOP 1640	ATTN PROPERTY TAX DEPARTMENT	OMAHA	NE	68179
UNITED STATES OF AMERICA	5665 Morgan Mill Rd	ATTN BLM	Carson City	NV	89701	
WILLIAM D & DORA C	VALENTINE	2100 MAIN ST # 324 SUITE A		SUSANVILLE	CA	96130
	WASHOE COUNTY	1001 E 9TH ST BLDG A	ATTN COMMUNITY SERVICES DEPT	RENO	NV	89512
K OAKLEY DISTRICT 4 COMMISSIONER SUPPORT	WASHOE COUNTY CSD - PLANNING	1001 E 9TH ST, BLDG A		RENO	NV	89512
	WASHOE COUNTY MANAGER'S OFFICE	1001 E 9TH ST, BLDG A	ATTN: COMMISSIONER ANDRIOLA	RENO	NV	89512
	WASHOE COUNTY MANAGER'S OFFICE	1001 E 9TH ST, BLDG A	ATTN: DISTRICT #4	RENO	NV	89512



Exhibit D

Public Notice

Pursuant to Washoe County Development Code Section 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 property. This proposal was noticed within a 4000-foot radius of the subject property, noticing 32 separate property owners. Also, a notice setting forth the date, time and place of the public hearing was published in the Reno Gazette Journal 10 days prior to today's public hearing.



NOTICING MAP

APN 084-060-13 - Regulatory Zone Amendment *Attachment C*

Q&D Construction - Mustang

Submitted to Washoe County

January 8, 2026

ORIGINAL

Prepared for
Q&D Construction
1050 S. 21st Street
Sparks, NV 89431

Prepared by



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
1361 Corporate Blvd • Reno, NV 89502 • Tel. 775.823.4068

WRZA26-0001
EXHIBIT E

TABLE OF CONTENTS

Section 1

- ❖ Washoe County Development Application
 - Application Forms
 - Owner Affidavit
 - Proof of Property Tax Payment
 - RZA Supplemental Information

Section 2

- ❖ Project Description
 - Executive Summary
 - Background and Existing Conditions
 - Washoe County Master Plan and Zoning
 - Project Analysis
- ❖ Regulatory Zone Amendment Findings

Section 3

- ❖ Maps & Supporting Exhibits
 - Vicinity Map
 - Aerial Map
 - Master Plan
 - Existing Zoning Map
 - Proposed Zoning Map
 - APN Map

Section 1

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Q&D Construction RZA			
Project Description: The applicant is seeking a Regulatory Zone Amendment to amend the zoning on an approximately 170-acre portion of the 624-acre parcel from Parks and Recreation (PR) back to its original zoning of General Rural (GR).			
Project Address: 12005 Interstate 80 E			
Project Area (acres or square feet): 170-acre portion of the 624-acre parcel			
Project Location (with point of reference to major cross streets AND area locator): The square-shaped ±624 acre parcel is located in the unincorporated Washoe County, west of Sparks on Interstate 80 (I-80) across from the I-80 Mustang Exit, or exit 23, on the north side of I-80.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-060-13	624 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Lockwood Investment Co LTD		Name: Wood Rodgers	
Address:		Address:	
Zip: _____		Zip: _____	
Phone: _____	Fax: _____	Phone: _____	Fax: _____
Email: _____		Email: _____	
Cell: _____	Other: _____	Cell: _____	Other: _____
Contact Person: Ron Bath		Contact Person: Millisa Smith	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Q&D Construction		Name: Wood Rodgers	
Address:		Address:	
Zip: _____		Zip: _____	
Phone: _____	Fax: _____	Phone: _____	Fax: _____
Email: _____		Email: _____	
Cell: _____	Other: _____	Cell: _____	Other: _____
Contact Person: Lance Semenko		Contact Person: Stacie Huggins	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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)?

12005 Interstate 80 E, west of Sparks on Interstate 80 (I-80) across from the I-80 Mustang Exit, or exit 23, on the north side of I-80

- 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
084-060-13	Rural	General Rural (GR)	approx 454 acres	NO CHANGE	
		Parks and Recreation (PR)	approx 170 acres	General Rural (GR)	approx 170 acres

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	GR	aggregate operation
South	GR	Vacant
East	GR	Vacant
West	GR	Vacant

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

The majority of the site is vacant. A portion of the site has an existing permitted aggregate processing facility and the applicant uses a portion of the site for aggregate storage, equipment storage, and stock piling. A 30 ft access easement runs through the site.

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.

The applicant is unaware of any sensitive or protected natural resources within the project area. There are no bodies of water. Vegetation is native ground brush. The site has steep slopes and varying terrain.

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

<input type="checkbox"/> Yes, provide map identifying locations	<input checked="" 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 #	24642	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #	adjacent Q&D site (north)	acre-feet per year	120

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

--

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

The water for the site comes from a well located on the property (permit #24642). Lockwood Investment (Owner) and its lessee Q&D Construction (Applicant) have an agreement with Granite Construction (other lessee on site) to use the first 125 gallons per minute out of the well. Q&D also has 120 acre feet on the adjacent property to the north available for use on site.

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

- a. System Type:

<input checked="" type="checkbox"/> Individual wells	well permit # 24642
<input type="checkbox"/> Private water	Provider:
<input type="checkbox"/> Public water	Provider:

- b. Available:

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

- 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.

NA

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

- a. System Type:

<input type="checkbox"/> Individual septic	None - Portable
<input type="checkbox"/> Public system	Provider:

- b. Available:

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

- 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.

NA

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

Interstate I-80, Frontage Road FRWA10

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	TMFPD Station 37 - 10 miles/ TMFPD Station 37 - 6 miles (complete in 2026)
b. Health Care Facility	Northern Nevada Medical Center - 3.76 miles
c. Elementary School	Moss Elementary - 3.98 miles
d. Middle School	Mendive Middle School - 4.46 miles
e. High School	Reed High School - 5.24 miles
f. Parks	Pagni Ranch Park - 3.95 miles
g. Library	Sparks Library - 7.06 miles
h. Citifare Bus Stop	E Greg Street and Deming Way - 4.9 miles

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

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

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

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

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

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

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

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

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

Section 2

Project Description

Executive Summary

Applicant:	Q&D Construction
APN Number:	084-060-13
Gross Site Area:	±624 acres
Request:	This is a request for: 1) Regulatory Zone Amendment to amend the existing zoning designation of a 170-acre portion of the site from Parks and Recreation (PR) to General Rural (GR) .
Location:	The square-shaped ±624-acre parcel is located in the unincorporated Washoe County, west of Sparks on Interstate 80 (I-80) across from the I-80 Mustang Exit, or exit 23, on the north side of I-80.

Background & Existing Conditions

The site consists of one parcel totaling ±624 acres in unincorporated Washoe County identified with Assessor Parcel Number (APN) 084-060-13. The site is located on the north side of interstate I-80 in proximity to the I-80 Mustang Exit 23. The original zoning designation of this site was General Rural (GR). In 2013 a Regulatory Zone Amendment (RZA) was applied for and granted to change the zoning for a ±170-acre portion of the site from GR to Parks and Recreation (PR) in order to accommodate dirt track racing on the site.

The site is no longer being used for recreational purposes, and the applicant wishes to return the site to its original zoning in order to better align with the current existing uses on site and surrounding zoning.

It is worth noting that an aggregate facility operation was permitted on site in 2004 for an approximately 300-acre portion of the site (SW04-020/SPW1-5-94). This area has a long history of aggregate operations (Mustang Quarry, Lockwood Pit) and aggregate operations currently exist on the site and neighboring parcels to the southwest and north.

Washoe County Master Plan and Zoning

The project site is identified in the Washoe County Master Plan (Envision Washoe 2040) [Master Plan] with a land use designation of Rural for the entire ±624-acre site. The site has split zoning, with a portion of the site zoned General Rural (GR) (±454 acres [ac]) and a portion of the site zoned Parks and Recreation (PR) (±170 ac). The Rural Master Plan designation is intended for areas of the County that are remote, have minimal infrastructure, contain significant amounts of open spaces, and which are suitable for rural land uses such as commercial agriculture or extraction industries. Although Parks and Recreation is a supported zoning district within the Rural land use designation, sport track recreation facilities for public viewing do not generally meet the intent of the Rural land use designation. Returning the 170-acre PR-zoned portion of the site to General Rural zoning, as per the subject request, will bring the entire parcel into consistency with the intent of the underlying Maser Plan designation.

[1]

Project Request

This submittal packet includes an application and associated materials for the below request:

- 1) **Regulatory Zone Amendment.** This application requests to change the regulatory zoning of approximately 170-acres of the site from Parks and Recreation (PR) to **General Rural (GR)**. The proposed GR zoning will be in conformance with the existing Rural Master Plan land use designation. The proposed zone change will eliminate split zoning across the entire ±624-acre parcel, returning the site to its original zoning and supporting the existing uses on site.

By rezoning the 170-acre PR zoned portion of the site several benefits from a land use perspective shall be achieved:

- ✓ Return the site to the originally intended zoning for the site prior to 2013
- ✓ Eliminate split zoning across the site
- ✓ Eliminate spot zoning on site
- ✓ Make zoning consistent with existing uses on site
- ✓ Facilitate expansion of existing uses on site

In accordance with Washoe County Development Code (WCDC), if existing uses on site intend to expand or alter their operations on site, any necessary land use entitlements will be applied for at such time under a separate application. Although no specific development of the site is planned at this time, current site users, including the Applicant, may expand their operational use of the site in the future, which would likely require a Special Use Permit.

Project Analysis

Land Use Compatibility

ADJACENT PROPERTY DESCRIPTION			
	Land Use Designation (Master Plan)	Zoning District (Development Code)	Current Use
North	Rural	General Rural (GR)	Aggregate operation
South	Industrial Rural	Industrial (I) GR	Fuel sales/reclamation Vacant
East	Rural	GR	Vacant
West	Rural	GR	Vacant

North: The adjacent site to the north is occupied by an aggregate extraction operation.

South: The site’s southeast corner is bordered by a site with a Master Plan and Zoning designation of Industrial (I) that is occupied a fuel oil sales, reclamation, and recycling facility. The majority of the site’s southern boundary is bordered directly by an approximately 181-acre vacant federally owned parcel.

West: Directly adjacent to the site’s western boundary is an approximately 645-acre vacant federally owned parcel.

East: Directly adjacent to the site’s eastern boundary is an approximately 332-acre vacant federally owned parcel.

Public Safety

The Site is within the Washoe County and is currently served by Washoe County Sheriff and Truckee Meadows Fire Protection District (TMFPD). Specifically, the site is served by TMFPD Station 37 located at 3255 W Hidden Valley Drive approximately 10 miles southwest of the site. It is worth noting that a new TMFPD fire station is under construction approximately six (6) miles northeast of the project site (Station 35) which is anticipated to open in mid 2026 and will serve the site once operational.

Public Infrastructure

Water Service: Water for the site is sourced from a well located on the property (permit #24642). Lockwood (property owner) and one of the site users, Q&D Construction (Applicant), have an agreement with Granite Construction (other site user) for use of the first 125 gallons per minute out of the permitted well on site. The applicant also owns 120 acre-feet of water rights on the adjacent property to the north which can be used on site as well.

Sewer Service: There is no existing municipal sewer infrastructure or private septic system serving the site currently.

Access, Circulation, and Traffic

The site is located north of the Mustang interchange (Exit 23) on Interstate I-80. Primary access for the site is via a private paved and gated roadway which extends west into the site from the I-80 frontage road. The site is served internally with an existing network of graded dirt roadways providing access for large equipment trucks to access the site and adjacent parcels to the north and southwest. No change to the existing access, traffic, or circulation of the site is anticipated as a result of the current request. Furthermore, under the existing PR zoning for the site uses could include recreation events for public viewing, having the potential for event related traffic impacts. The proposed zone change to GR aligns the site with its current uses and effectively avoids potential event-related traffic impacts.

Findings Required for Regulatory Zone Amendment (WCDC §110.821.15[d])

The Washoe County Development Code (WCDC) establishes findings for all entitlement applications as well as those specific to a Regulatory Zone Amendment (RZA). The required findings are outlined below followed by responses for each. Prior to approving an application for a Regulatory Zone Amendment, the Planning Commission (recommendation) and Board of Adjustment (decision) shall find that all of the following are true:

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

The site has an Envision Washoe 2040 Master Plan land use designation of Rural. This designation is intended for remote areas with minimal infrastructure, containing significant amounts of open space suitable for a variety of rural and industrial uses, including extraction industries like those existing on site. The Master Plan indicates the site is within the Truckee Canyon planning area, which is classified as a “rural” character planning area. The Master Plan identifies specific goals and policies pertinent to each planning area. Analysis of the goals and policies specific to the Truckee Canyon planning area found the majority of the goals and policies listed are not applicable to the site or the proposed RZA. The proposed project is not in conflict with any of the goals and policies for the planning area. Further, there is one goal and policy the project actively furthers:

RFC Principle 2: *Utilize land use and transportation decisions to support a healthy economic base.*

Policy 2.5 *Ensure that land use practices and regulations accommodate needs of rural communities, and changing trends regarding businesses, including home and accessory rural occupations.*

Response: The requested RZA is a direct response to both the needs of rural communities and the changing trends regarding business. Although in 2013 the zoning was changed for this 170-acre parcel in order to accommodate a specific and unique use on the site appropriate for PR zoning, this use no longer occurs on site. The proposed RZA to GR supports the existing uses on site, with aggregate facilities not allowed in PR zoning but allowed in GR with a Board of Adjustment Special Use Permit, like the one active for the parcel. The requested entitlement will ensure the existing site users operate under consistency with the WCDC, a necessary step if future expansion or amendment of site operations is to occur. This ultimately supports the economic viability of existing site users, including the applicant, and aggregate production/processing at the site. In that context, it is worth noting the imperative nature of aggregate material to the economic health of the region as it is a necessary component to many facets of development. The Lockwood aggregate site has a long history of providing aggregate material to the region and maintaining sustainable operation of the site will be imperative to accommodate the needs of both rural and suburban communities in Washoe County. Additionally, in terms of needs of rural communities this site does not have typical characteristics of one appropriate for parks and recreation use by the public. The proposed RZA in turn supports the needs of the rural communities by aligning the site with surrounding zoning and site characteristics and supporting continued aggregate production and processing to serve the region.

- (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.*

The site is bordered on all sides by land classified in the Master Plan as Rural and zoned General Rural (GR). The site is bordered to the north by another aggregate operation. Additionally, aggregate operations exist on site now and also extend to parcels southwest of the site. The site is bordered directly to the east, west, and south by large parcels of vacant land with steep terrain that are not particularly conducive to development, all three of which are federally owned land. The southeast corner of the site is bordered by a parcel zoned Industrial and occupied with a fuel sale and reclamation service facility, an industrial land use. When looking at existing adjacent uses, not only is GR zoning compatible with surrounding land uses, but it is also substantially more appropriate than an island of PR zoning surrounded by heavy industrial uses. Albeit the site is gated, it could be argued that given the industrial nature of the site and the heavy equipment movement throughout, having this lingering PR zoning *could* pose a risk to public health, safety, and welfare if the site were mistaken, due to mapping, as a public accessible park or recreation area. The proposed RZA to PR increases land use compatibility as compared to existing conditions.

- (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.*

As discussed above in *Finding (1)*, the conditions have changed on site. The ±170-acre portion of the site to be rezoned upon approval of the requested RZA was zoned PR in 2013 to accommodate dirt track racing, a use which no longer occurs on site. The change to PR zoning accommodated one specific and unique use on site but created a PR zoned island and a split zoned parcel. Now that dirt track racing no longer occurs on site, returning the site to the originally intended GR zoning responds to these changing conditions. In terms of aligning the site with a more desirable use, the County has established this site through previous entitlement processes and renewals as an aggregate facility, indicating aggregate operations are a long-standing desirable use of the site. Existing site uses, industrial land uses on adjacent parcels, and steep terrain make the site fairly inappropriate for typical PR land uses. The proposed RZA effectively removes an existing inconsistency between zoning, existing conditions, and land use, and the proposed amendment represents the existing and continued future use of the land.

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

Although a change from PR zoning to GR zoning is technically an intensification of zoning classification, no actual change in land use, density, or intensity are proposed and thus no impact to existing transportation, recreation, utility or other facilities are anticipated. The site was originally zoned GR, and because of this, the utility and transportation infrastructure serving the site has been planned and developed over time with GR zoning in mind. Returning the site to its original GR zoning ensures that adequate existing facilities are already in place to accommodate the uses and densities permitted. Removing the PR zoning from the site additionally removes the option of the site hosting the previously proposed public viewing race events and any potential impacts associated. Further, returning the PR zoned portion of the site to GR does not remove a recreation opportunity from the community, as the site is not open for public recreation in any way. Changes, expansions, or additions to the existing aggregate operations in the future will follow all

applicable Washoe County entitlement processes, including, if appropriate, a Special Use Permit, at which time any revised impacts to existing facilities would be analyzed.

- (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.*

It could be argued that the existing PR zoned 170-acre portion of the parcel adversely effects the implementation of the policies and action programs of the Washoe County Master Plan. Although PR zoning is support by the Rural Master Plan designation, this is an island of PR zoning surrounded by either vacant federal land or other heavy industrial uses, generally incompatible with the land use patterns envisioned in the Master Plan. The proposed RZA eliminates both spot and split zoning, two practices generally frowned upon in land use planning. Analysis of the goals and policies of the Master Plan found the proposed project is not in conflict with any of the existing goals or policies.

- (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.*

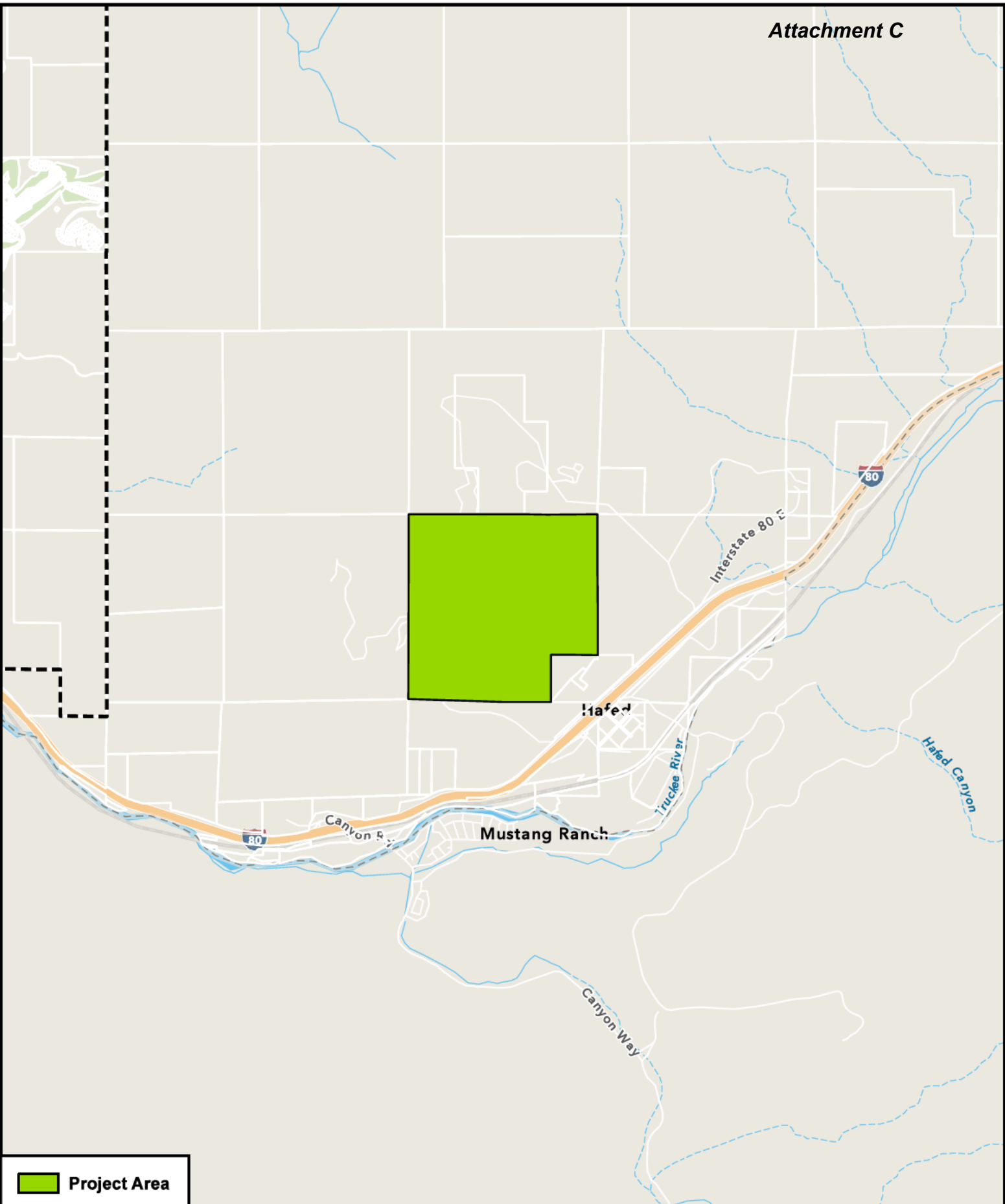
WCDC defines the PR regulatory zone as intended for parks, golf courses, ski resorts, and other active and passive recreations areas, developed either by public or private capital.

WCDC defines the GR regulatory zone as remote areas where unique development may occur that are suitable for uses like resource extraction, large scale agriculture, and/or grazing operations, and must have one or more of the following characteristics: floodplains, wetlands, slopes, public ownership, remote location lacking infrastructure, agriculture and grazing, resource extraction and energy production, conservation of natural resources and open space.

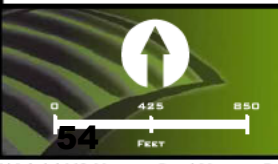
With the Master Plan and Development Code working in concert to outline the desired pattern of growth for the County, these definitions of regulatory zones as an extension define the type of growth most desired for a particular area. Prior to the site's rezone in 2013, the County's intent for the site was GR zoning. The existing uses and site conditions are quintessential to the GR definition in WCDC, including at least three of the identified GR site characteristics (WCDC §110.106.15[1][4][i]-[viii]). The current site use and the County's history in permitting said use is a clear indication that this is an appropriate use of the site. Given the sites permitting history and historical zoning prior to the 2013 rezone, it is safe to assume the PR zoning does not align with the desired growth pattern for the area. Further, from a broader economic standpoint the aggregate facility land use supports physical growth of the county by contributing to the regional aggregate supply and thus supporting development necessary for any projected population growth.

[6]

Section 3



 Project Area



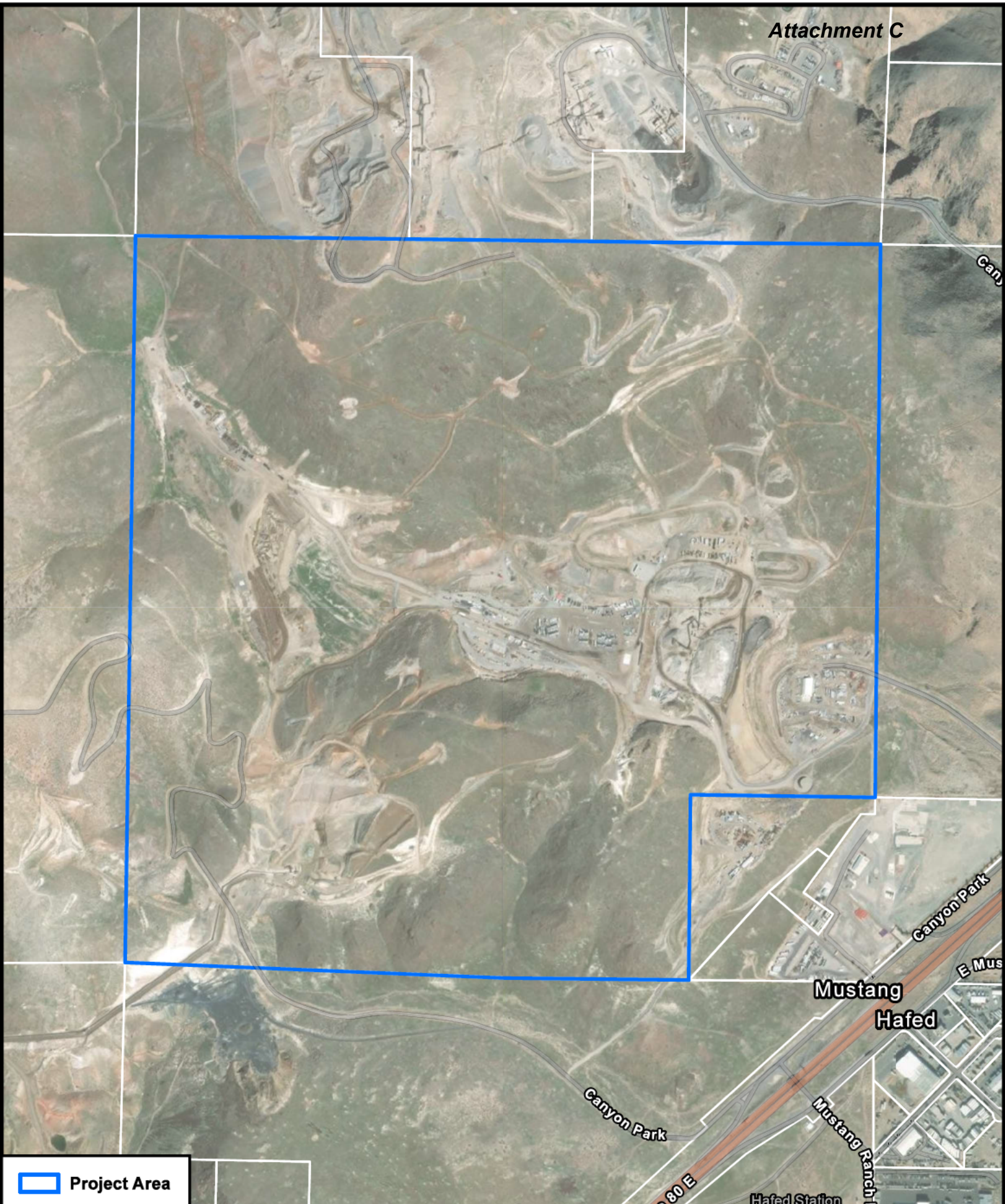
Vicinity Map

APN 084-060-13 - Regulatory Zone Amendment

January 2026



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502



 Project Area



0 300 600
FEET

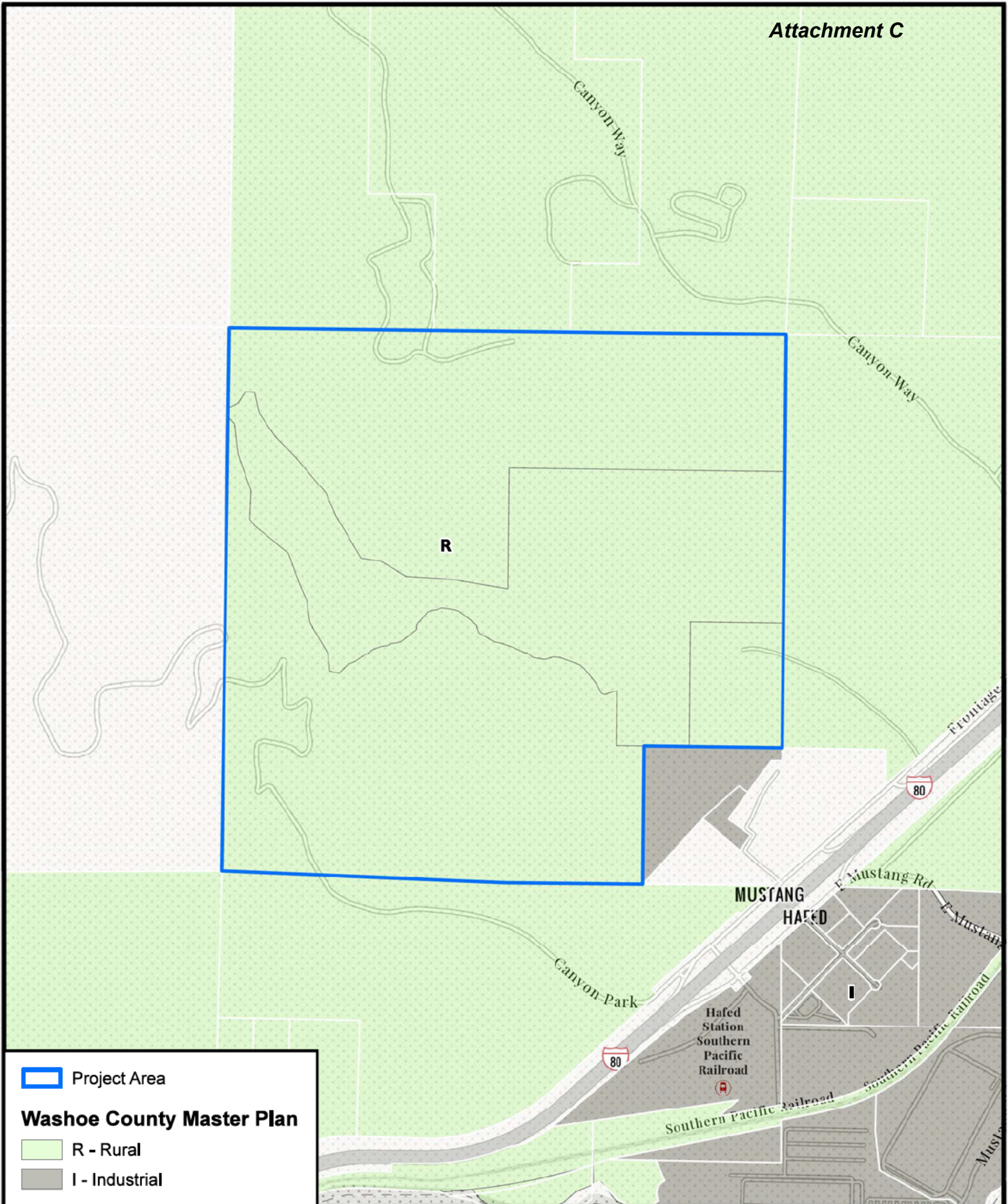
Aerial Map

APN 084-060-13 - Regulatory Zone Amendment

January 2026



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Reno, NV 89502
Tel: 775.833.4068 Fax: 775.833.4066



 Project Area

Washoe County Master Plan

 R - Rural

 I - Industrial

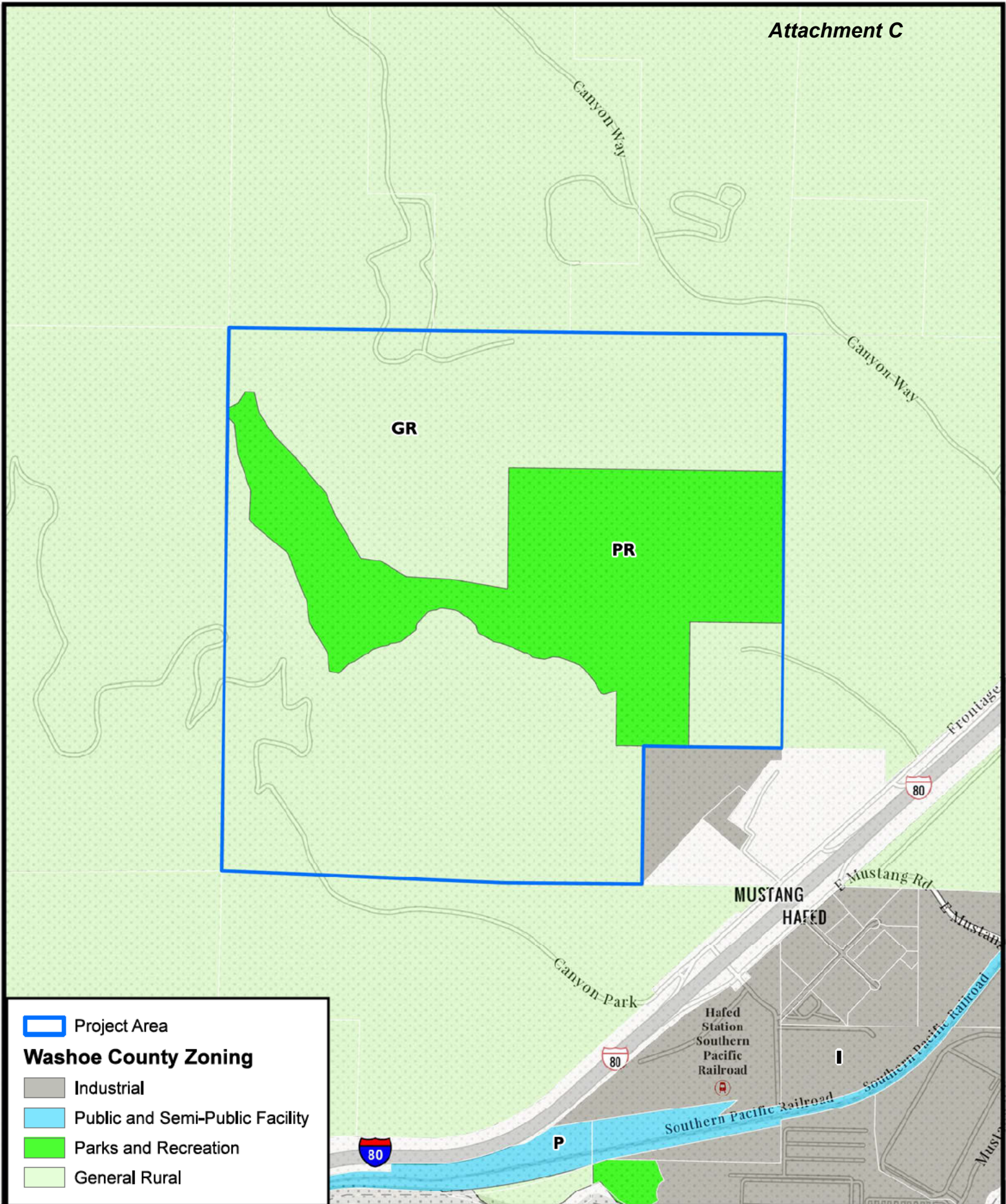


Master Plan

APN 084-060-13 - Regulatory Zone Amendment
January 2026



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Center Reno, NV 89502
Tel: 775.833.4000
Fax: 775.833.4066



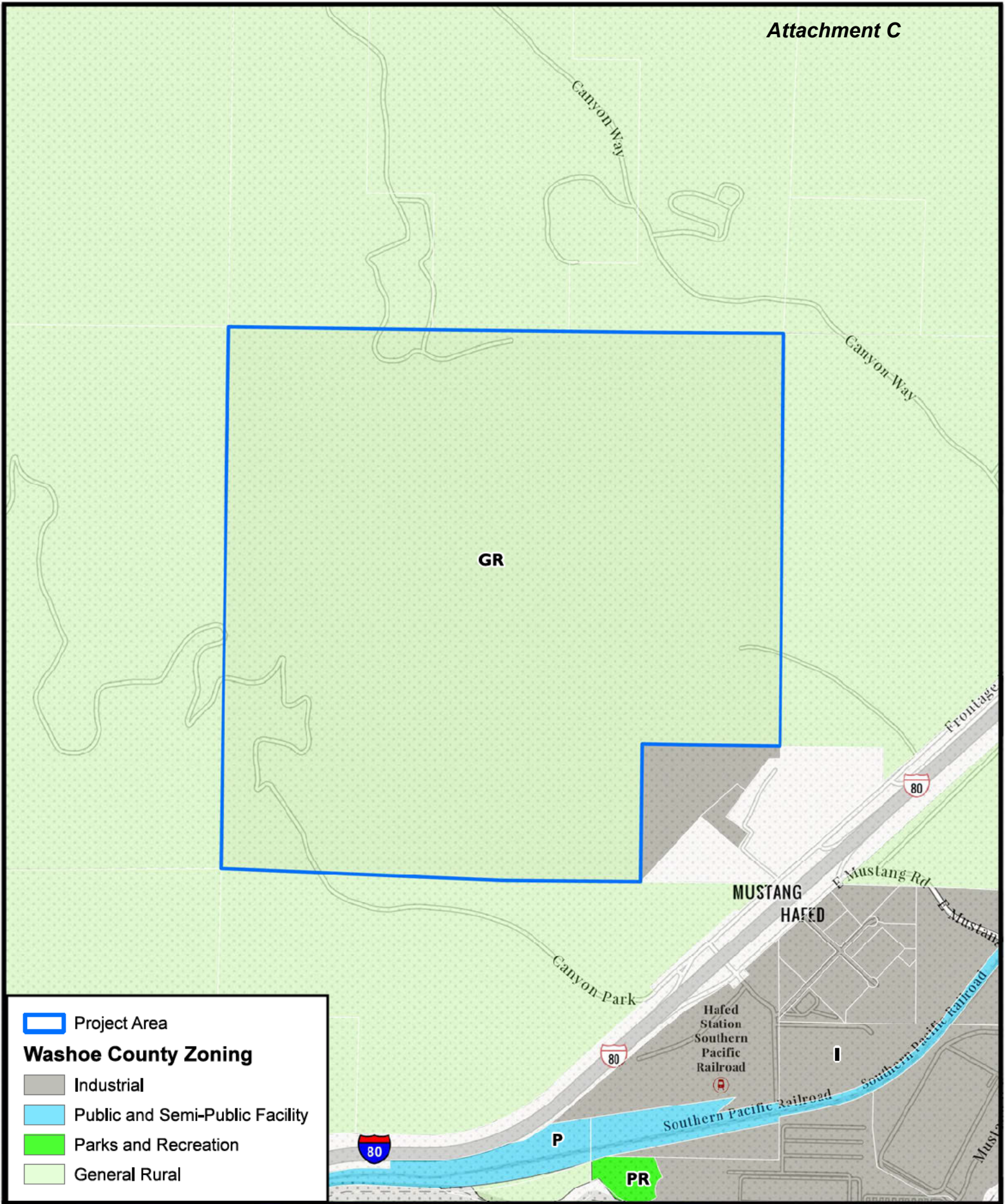
Existing Zoning

APN 084-060-13 - Regulatory Zone Amendment

January 2026



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Center
 Reno, NV 89502
 Tel: 775.833.4000
 Fax: 775.833.4066



Proposed Zoning

APN 084-060-13 - Regulatory Zone Amendment

January 2026



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Center
 Reno, NV 89502
 Tel: 775.833.4000
 Fax: 775.833.4066

PORTION OF THE NORTH 1/2 OF T19N - R21E

Assessor's Map Number

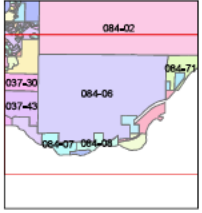
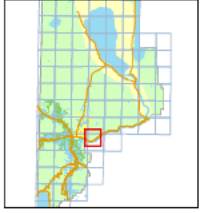
084-06

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
 Reno, Nevada 89512
 (775) 328-2231



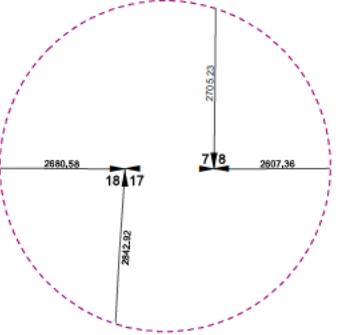
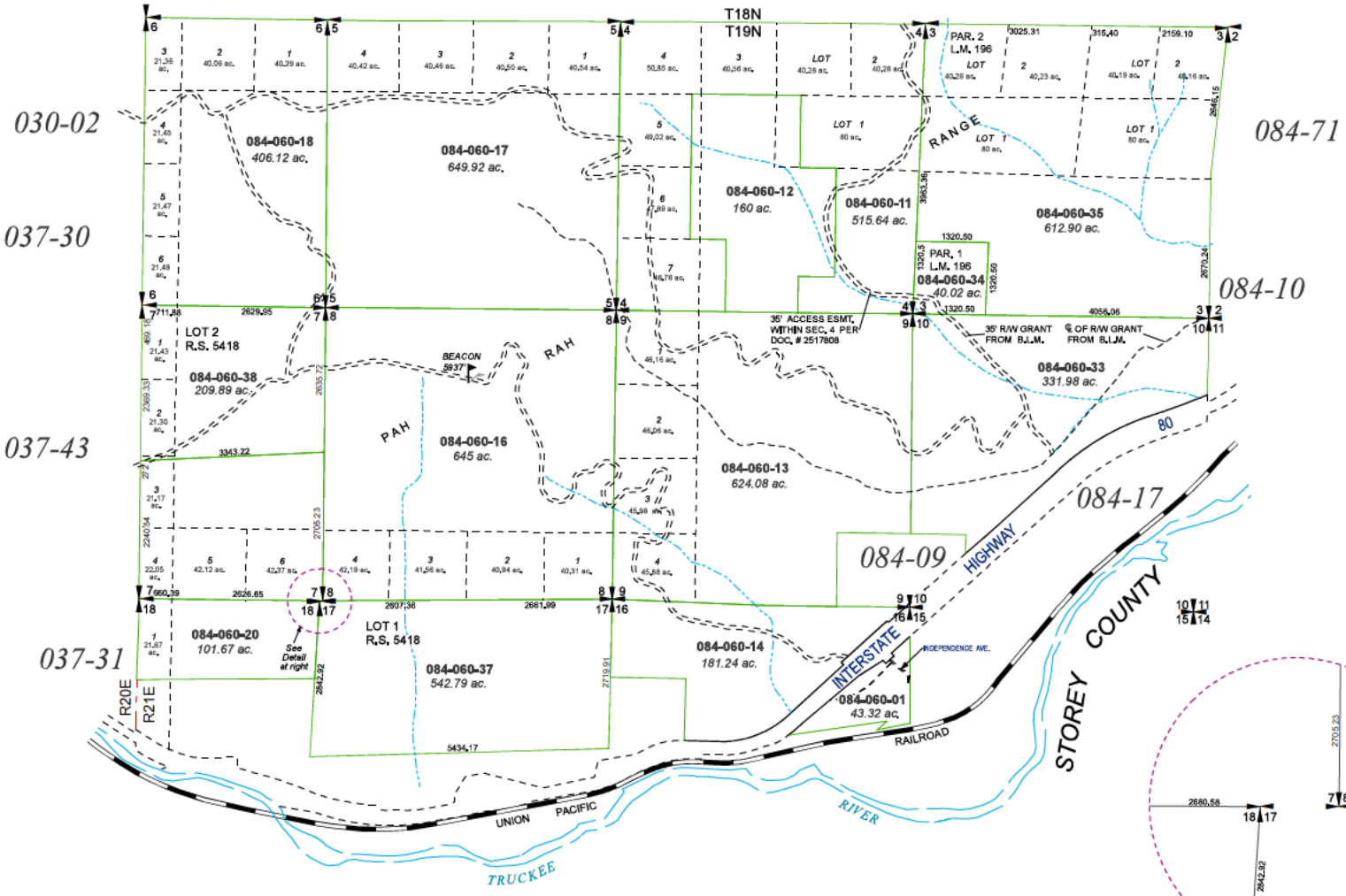
Feet
 0 500 1,000 1,500 2,000
 1 inch = 2,000 feet



created by: TWT 11/05/2009
 updated: CFB 7/11/12 KSB 9/08/20
 JRA 5/01/23

area previously shown on map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



DETAIL
 - NOT TO SCALE -