



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, June 8, 2022 • 5:00 PM

Members

Barry Williams Sr. - Chairman
Cody Wagner - Vice Chair
Jan Hodges - Commissioner
Humayoon Lodhi - Commissioner
Angela Lewis - Commissioner
Shellie Severa - Commissioner
Jenni McCullar - Commissioner

Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

Zoom information:

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

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Public Comment: Those wishing to address the Planning Commission may submit public comment through the online public comment form found at <https://www.cityoffernley.org/forms>, or by sending an email to cityclerk@cityoffernley.org. Comments received prior to 4:00 pm the day of the meeting will be provided to the Planning Commission and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach commissioners before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (*9 if you are participating via phone).

Accommodations: The Planning Commission and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at www.cityoffernley.org. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the Planning Commission.

Order of Business: The presiding officer shall determine the order of the agenda. The Fernley Planning Commission may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

1. INTRODUCTORY ITEMS

1.1. Roll Call

1.2. Public Forum

1.3. (For Possible Action) Approval of Agenda

1.4. (For Possible Action) Approval of Minutes

2. PUBLIC HEARINGS

2.1. (For possible action) Public Hearing, CUP22002 – Conditional Use Permit

Consideration and possible action on a Conditional Use Permit request to allow for the establishment of a child care facility center in an existing building within the Meadows at Inglewood development, located in the C2 (General Commercial) zoning district. The project site is located at 1030 Inglewood Drive, Building H, on a 7.47-acre parcel of land (APN: 020-341-11).

2.2. (For possible action) Public Hearing, ANX22001 – Annexation

Consideration and possible action on an annexation request to annex approximately 685.51 acres into the City of Fernley, generally located southeast of Interstate 80, east of Nevada Pacific Parkway, and west of the Fernley Wildlife Management Area (APN: 021-201-01). Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of I (Industrial).

2.3. (For possible action) Public Hearing – MPA22002 & ZMA22005

Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment request from Mark IV Capital to change the land use designation of a single parcel of land (APN: 021-211-02) from C (Commercial) to I (Industrial), and to change the zoning of two parcels of land (APN's 021-211-02 & 021-211-03) from RR1 (Rural Residential, 1-acre minimum lot size) to I (Industrial).

1. Consideration & possible action on Resolution 22-015, A Master Plan Amendment Request to change the land use designation of parcel APN: 021-211-02 from Commercial to Industrial.
2. Consideration and possible action on a Zoning Map Amendment request to change the zoning of two parcels of land (APN's: 021-211-02 & 021-211-03) from RR1 (Rural Residential, 1-acre minimum lot size) to I (Industrial).

3. CHAIR AND COMMISSION ITEMS

4. PLANNING DIRECTOR ITEMS

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

6. PUBLIC FORUM

7. ADJOURNMENT

Next Meeting: July 13, 2022 @ 5 PM

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
MAY 11, 2022**

The meeting was called to order by Planning Commission Chairman Barry Williams at 5:00 PM.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Planning Commissioner Angela Lewis, Planning Commissioner Jan Hodges, Planning Commission Chairman Barry Williams, Planning Commission Vice-Chair Cody Wagner, Planning Commissioner Shellie Severa via Zoom, Planning Director Tim Thompson, Assistant Planner Nikil Manayathara, Assistant Planner Shay League, City Attorney Brandi Jensen, City Engineer Derek Starkey, Deputy City Clerk Brenda Gosser, Administrative Assistant Bailie Scott

Absent: Planning Commissioner Jenni McCullar, Planning Commissioner Humayoon Lodhi

1.2. Public Forum

Planning Commission Chairman Williams opened a public forum.

No public comments were provided at this time.

1.3. For Possible Action: Approval of Agenda

Motion: MOVE TO APPROVE THE MAY 11, 2022 FERNLEY PLANNING COMMISSION AGENDA.

Action: Approve, **Moved by** Planning Commissioner Hodges, **Seconded by** Planning Commission Vice-Chair Wagner.

Vote: Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner.

Absent: Planning Commissioner Lodhi, Planning Commissioner McCullar.

1.4. For Possible Action: Approval of Minutes from April 13, 2022

Motion: MOVE TO APPROVE THE APRIL 13, 2022 PLANNING COMMISSION MINUTES. **Action:** Approve, **Moved**

by Planning Commission Vice-Chair Wagner, **Seconded by** Planning Commissioner Lewis. **Vote:** Passed,

Summary: Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner. **Absent:** Planning

Commissioner Lodhi, Planning Commissioner McCullar.

2. GENERAL BUSINESS

There was no general business.

3. PUBLIC HEARINGS

3.1. (For possible action) CUP20003 - Extension of Time

Consideration and possible action on an extension of time request to grant a 1-year extension on a Conditional Use Permit for a ±316-unit multifamily residential development on a site approximately 26.25 acres in size, located within the MDR14 (Medium density residential, 7-14 dwelling units per acre) zoning district. The project site is generally located north of Fremont Street, south of U.S. Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, NV. (APNs: 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, and 021-092-55).

Planning Director Tim Thompson informed the Planning Commission that the developer has been working diligently to get a permit pulled for the project and is requesting a 1 year extension on the project, as permitted in the City's development code.

The applicant's representative, Lydia Altech, Phelps Engineering reported that they are working with the City to put together a development agreement to cover the required improvements on Fremont Street. She commented that they need additional time to complete the development agreement.

Motion: MOVE TO APPROVE A 1-YEAR EXTENSION OF THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP20003. THE EXPIRATION DATE WILL BE EXTENDED TO MAY 12TH, 2023, AND NO ADDITIONAL EXTENSIONS SHALL BE GRANTED. **Action:** Approve, **Moved by** Planning Commissioner Jan Hodges, **Seconded by** Planning Commissioner Angela Lewis. **Vote:** Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner. **Absent:** Planning Commissioner Lodhi, Planning Commissioner McCullar.

3.2. (For possible action) Public Hearing, CUP22001 – Conditional Use Permit

Consideration and possible action on a Conditional Use Permit request to allow for the development of a 276-unit multi-family residential apartment complex located within the MU (Mixed Use) zoning district. The site is ±9.52 acres and is located at 600 West Main Street (APN: 021-071-03).

Assistant Planner Nikil Manayathara gave a presentation on CUP22001.

The applicant's representative, Lydia Altech, Phelps Engineering, provided a presentation on CUP22001.

David Schlagel, Phelps Engineering, provided an overview of the traffic study.

Motion: MOVE TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP22001, ADOPTING FINDING CU1 THROUGH CU6 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 42 AS LISTED IN THE STAFF REPORT AND ADD CONDITION 43, FENCING AND ADD A REQUIREMENT THAT A FENCE IS INSTALLED ON THE NORTH BOUNDARY SUFFICIENT TO PREVENT PEDESTRIANS FROM PASSING OVER IT AND ONTO THE RAILROAD TRACKS AS A MATTER OF PUBLIC SAFETY. I WOULD LIKE TO ALSO ADD A CONDITION 44 TO SUGGEST WHATEVER THE PROPORTIONAL FINANCIAL CONTRIBUTION TO A TRAFFIC LIGHT OF THAT INTERSECTION FROM THE TRAFFIC GENERATED FROM THIS PROJECT BE A REQUIREMENT OF THE DEVELOPER. **Moved by** Planning Commission Vice-Chair Wagner, **Seconded by** Planning Commissioner Lewis.

Recess 6:01 - 6:23 PM.

Motion: AMEND PREVIOUS MOTION TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP22001, ADOPTING FINDING CU1 THROUGH CU6 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 42 AS LISTED IN THE STAFF REPORT AND TO ADD CONDITION 44 THAT THE DEVELOPER SHALL PAY A PROPORTIONAL SHARE OF FUTURE IMPROVEMENTS TO THE MAIN STREET STATE ROUTE 427 AND TRUCKEE LANE INTERSECTION, THE DEVELOPER SHALL PROVIDE THE CITY WITH A PAYMENT PLAN FOR THE PROPORTIONAL SHARE OF FUTURE IMPROVEMENTS AT THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, NV DEPARTMENT OF TRANSPORTATION, AND ADMINISTRATOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT AND ADD CONDITION 43 AROUND FENCING DIRECTING STAFF TO CREATE A CONDITION OF APPROVAL THAT IS CONSISTENT WITH OTHER PROJECTS THAT HAVE BEEN PROPOSED ALONG THE RAILROAD AND ADD CONDITION 45 AROUND A NOISE STUDY THAT STAFF WILL BE RESPONSIBLE FOR CREATING. **Action:** Approve, **Moved by** Planning Commission Vice-Chair Wagner, **Seconded by** Planning Commissioner Lewis. **Vote:** Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner. **Absent:** Planning Commissioner Lodhi, Planning Commissioner McCullar.

3.3. (For possible action) TSM22005 – Tentative Subdivision Map

Consideration and possible action on a Tentative Subdivision Map request to allow for the development of an 18-lot multifamily residential subdivision and common area parcels, with associated amenities on a project site consisting of 8 parcels of land located within the MDR14 (Medium density residential, 7-14 dwelling units per acre) zoning district. The project site is approximately 26.25 acres in size, and is generally located south of Interstate-80, north of Fremont Street, and west of Wildwood Drive (APN's: 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, 021-092-55, & 021-092-05).

Planning Director Tim Thompson provided an overview of the project.

The applicant's representative Lydia Altech, Phelps Engineering commented that the applicant would like to continue item 3.3. and waive any statutory timeline associated with it.

Motion: MOVE TO APPROVE TO CONTINUE ITEM 3.3. TO A FUTURE MEETING. **Action:** Approve, **Moved by** Planning Commission Vice-Chair Cody Wagner, **Seconded by** Planning Commissioner Angela Lewis. **Vote:** Passed, **summary:** Yes 5, No 0, Abstained 0, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner. **Absent:** Planning Commissioner Lodhi, Planning Commissioner McCullar.

3.4. (For possible action) TPM22002 – Tentative Parcel Map

Consideration and possible action on a Tentative Parcel Map request to split a ±2.37-acre parcel into 2 separate parcels. The project site is located at 3145 Farm District Road (APN: 021-342-06) and is located within the RR1 (Residential Rural, 1-acre minimum lot size) zoning district.

Assistant Planner Nikil Manayathara gave a presentation on TPM22002.

The applicant's representative, Lydia Altech, Phelps Engineering, gave a presentation on TPM22002.

Motion: MOVE TO APPROVE THE TENTATIVE PARCEL MAP REQUEST ASSOCIATED WITH TPM22002, ADOPTING FINDINGS TPM1 THROUGH TPM5, AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 20 AS LISTED IN THE STAFF REPORT. **Action:** Approve, **Moved by** Planning Commissioner Hodges, **Seconded by** Planning Commission Vice-Chair Wagner. **Vote:** Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner. **Absent:** Planning Commissioner Lodhi, Planning Commissioner McCullar.

3.5. (For possible action) Public Hearing, ANX22001 – Annexation

Consideration and possible action on an annexation request to annex approximately 685.51 acres into the City of Fernley, generally located southeast of Interstate 80, east of Nevada Pacific Parkway, and west of the Fernley Wildlife Management Area (APN: 021-201-01). Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of I (Industrial).

Planning Director Tim Thompson reported the annexation request is from Mark IV Capital and is related to the Victory Logistics Park. Staff is working very closely with Mark IV Capital, the developer of Victory Logistics Park. With the concurrence of the developer, staff is requesting that this item be continued to the June 8th meeting, where the Planning Commission will hear about additional items related to item 3.5.

Planning Chair Williams opened the item for public comment.

No public comment was provided at this time.

Motion: MOVE TO APPROVE TO CONTINUE THE ANNEXATION REQUEST ASSOCIATED WITH ANX22001 FOR THE JUNE 8, 2022 PLANNING COMMISSION MEETING. **Action:** Approve, **Moved by** Planning Commission Vice-Chair Wagner, **Seconded by** Planning Commissioner Lewis. **Vote:** Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner. **Absent:** Planning Commissioner Lodhi, Planning Commissioner McCullar.

4. CHAIR AND COMMISSION ITEMS

No Chair and Commission items were brought forward at this time.

5. PLANNING DIRECTOR ITEMS

Planning Director Tim Thompson reported the Planning staff remains very busy, they have quite a few active projects, and they do not anticipate that slowing down anytime soon.

Planning Director Tim Thompson stated that he would also like to publicly recognize Nikil Manayathara. Nikil has resigned from his position and his last day will be next Friday. Tim would like to thank him for his contributions for the last 10 months, as they have been very much appreciated.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

No future agenda item requests were brought forward at this time.

7. PUBLIC FORUM

Planning Commission Chair Barry Williams opened a public forum.

No public comment was provided at this time.

8. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 06:48 PM.

The next Planning Commission meeting will be held on June 8, 2022 at 5:00 PM.

Approved by the Fernley Planning Commission on June 8, 2022, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Planning Commission Chairman Barry Williams

ATTEST:



CITY OF FERNLEY

PLANNING COMMISSION

AGENDA REPORT

Meeting Date: June 8, 2022

REPORT TO: Planning Commission
REPORT BY: Shay League, Assistant Planner
REVIEWED BY:

FINANCIAL IMPACT: ☐ YES ☒ NO	CURRENTLY BUDGETED: ☐ YES ☐ NO ☒ N/A	FUND/ACCOUNT: N/A
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ACTION REQUESTED: ☐ Consent ☐ Presentation	☒ Motion ☐ Receive/File	☐ Ordinance ☐ Resolution
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AGENDA ITEM: (For possible action) Public Hearing, CUP22002 – Conditional Use Permit
Consideration and possible action on a Conditional Use Permit request to allow for the establishment of a child care facility center in an existing building within the Meadows at Inglewood development, located in the C2 (General Commercial) zoning district. The project site is located at 1030 Inglewood Drive, Building H, on a 7.47-acre parcel of land (APN: 020-341-11).

AGENDA ITEM BRIEF:
The applicant has requested approval of a conditional use permit for a children's daycare center—for a maximum of 62 children—called "Our Second Home Daycare" within the Meadows at Inglewood development. If approved, the daycare would occupy ±0.12-acre of the ±7.47-acres lot which is in the General Commercial district and designated as Suburban Mixed Use in the City of Fernley Comprehensive Master Plan. The applicant also hopes for approval to preserve the conditional use as approved if the daycare were to move to another building within the Meadows at Inglewood complex.

RECOMMENDED MOTION LANGUAGE:
Motion to Approve
"I move to approve the conditional use permit associated with CUP22002, adopting findings CU1 through CU6 and the facts supporting these findings as set forth in the staff report and subject to the conditions of approval 1 through 14 as listed in the staff report".
Motion to Deny
"Based on information received in written materials and the public hearings on this matter, I move to deny the conditional use permit request associated with CUP22002, because I am unable to make the following required conditional use permit findings:
I am unable to make finding(s) _____ as it relates to _____. Therefore, I cannot approve the conditional use permit."

Business Impact (per NRS Chapter 237):
☐ A Business Impact Statement is Attached.
☒ A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B.

See Attached Report for Background/Analysis/Findings.

PROJECT SUMMARY

CASE NUMBER(S):	• CUP22002
REQUESTED ACTION(S):	• Conditional Use Permit
PROJECT DESCRIPTION:	• A proposed 62-child maximum children's daycare facility, to be located in an existing building within the Meadows at Inglewood development, in the General Commercial (C2) zoning district.
PROPERTY OWNER(s):	• Donna L. Buchholz
APPLICANT:	• Della Burdine-Williams
LOCATION:	• 1030 Inglewood Drive
APN:	• 020-341-11
PARCEL SIZE:	• ± 7.47 Acres
PROJECT SIZE:	• ± 0.12 Acre
ZONING:	• C-2 (General Commercial)
LAND USE DESIGNATION:	• SMU (Suburban Mixed Use)
WARD INFORMATION:	• Ward 4, Councilmember Torres

***A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

Nevada Statutes:	NRS 278
Fernley Municipal Code:	Title 32
Policies & Procedure Manual:	N/A
Community Assessment:	N/A
City of Fernley Development Code:	Chapter 32.03.050 – Entitlements Chapter 32.06.100 – Commercial (C1, C2, and TC) Chapter 32.09.035 – Dedication of water rights Chapter 32.09.090 – Landscaping and screening Chapter 32.09.102 – Parking and loading Chapter 32.09.150 – Utilities Chapter 32.12.010 – Adequate public facilities required Chapter 32.13.030 – Improvements, security and inspection

BACKGROUND

The property this conditional use is to be located on was sold by ADH Properties to The Meadows at Inglewood in 2017, as indicated by a Grant, Bargain and Sale Deed, document number 569827 recorded with the Lyon County Assessor on 09/08/2017. Since that time, the City of Fernley has been working closely with the owners of the Meadows at Inglewood to develop a commercial center on this site. Prior applications for this project to the planning commission were zoning map amendment requests to establish the commercial use.

The applicant currently runs a licensed home daycare and has done so since May of 2018 (through group care credential number 2405-22 issued by the Nevada Division of Public and Behavioral Health). The home day care is regularly inspected, and documents related to their license reveal an exemplary inspection record with 0 complaints filed. The applicant wishes to expand operations into a fully-fledged care facility in response to the limited number of childcare providers operating in Fernley.

ANALYSIS

The childcare facility is a proposed use for an existing building within the Meadows at Inglewood development. The conditional use application was distributed internally to all related City of Fernley departments and several outside agencies. No concerns were raised by those the application was distributed to; a representative of the Nevada Department of Health and Human Services commented that the facility will require a permit from the Bureau of Health Care Quality and Compliance. This concern is directly addressed by condition of approval 13, which requires compliance with the regulations of the Nevada Division of Public and Behavioral Health.

This development is located within the Suburban Mixed Use (SMU) land use area. The City of Fernley Comprehensive Master Plan, updated August 2018, states that SMU land use category “encourages a broad mix of uses including high-density residential in a suburban context within close proximity to services and employment”. This use substantially meets the close proximity to services characteristic by offering the citizens of Fernley a second licensed childcare facility; the only current facility is located in the southern portion of Fernley, and this would allow for a second choice that is closer in proximity to the western and northern portions of Fernley.

Staff analysis related to the findings the Planning Commission is required to make for approval as outlined in Fernley Municipal Code Section 32.03.050(b)(6) is below.

FINDINGS

CU1. The approving agency must make findings that the proposed conditional use will be in compliance with the master plan

The master plan land use designation for this parcel is Suburban Mixed Use (SMU) and it is zoned C2 (General Commercial). Though C2 is not listed in the City of Fernley Comprehensive Master Plan as an equivalent zoning category of SMU, the requested conditional use of a childcare facility is also allowed as a conditional use in the Neighborhood Commercial (C1) zoning district. C1 is an equivalent zoning category of SMU.

Staff identified the following goals and action strategies from the master plan as being supported by the requested conditional use specifically:

- HP.1.3.1 Encourage a distribution of household incomes throughout the various planning areas.
- C.1.3.2 Promote the use of alternative modes of transportation such as ridesharing, bicycling, and walking.

- C.1.4.3 Encourage new public and private development to use water conservation landscaping and fixtures.
- L.U.1.4.6 Review all projects in relation to their geographic location, impacts to adjacent communities, fiscal impact and mitigation measures to protect natural and cultural resources. Apply specific conditions of approval tailored for each development proposal.
- L.U.1.7.2 Limit the number, size and appearance of signs and/or billboards to avoid visual clutter.

CU2. The conditional use will be compatible with the existing or permitted uses of adjacent properties

SURROUNDING LAND USES AND ZONINGS (OF PROJECT SITE)		
Direction	Land Use	Zoning
North	Vacant – Includes NDOT easement for State Highway 50 Alternate	GR20
South	Vacant	Mixed Use (MU)
East	Vacant	C2 (General Commercial) and Mixed Use (MU)
West	Vacant	Mixed Use (MU)

All directly adjacent parcels are either zoned as mixed use or general commercial. There is a general rural parcel to the north; however, the rural area is located north of Highway 50A, while this project is south of 50A. The neighboring parcels south of 50A are all master planned as Suburban Mixed Use (SMU); SMU a land use area intended for dense residential housing located closely to employment and services.

CU3. The potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment

This conditional use is to take place in a building that has already been constructed. Impairment of natural resources was considered both during the permitting process for the existing building construction and in the 2018 Comprehensive Master Plan that identified this area for increased density.

CU4. The availability of and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities

This is not an affordable housing project per Housing and Urban Development (HUD) regulations. This will serve the community by providing for the related need of access to affordable childcare.

CU5. The conditional use permits impacts have been conditioned to address identified impacts

The following impacts were identified as being specific to this type of conditional use:

- Traffic
Childcare (and many schools) have the unique need for managing a sudden peak traffic increase during pickup and drop-off hours. This has been conditioned by requiring clear signage and traffic control measures that comply with the City of Fernley Department of Public Works Design Standards.

- Conditional Use Applicability

The applicant is considering the possibility of moving this use to another building within the same development at a future date. This use was conditioned to allow the use to transfer to any new buildings in the same development without the need for a further planning entitlement application. Review of the use is to be managed administratively through the building permit process.

All other conditions relate to standard impacts of many uses including scope and expiration of the permit, mitigation of construction nuisances during tenant improvements, architectural design standards, and compliance requirements of various city, county, state, and federal regulatory bodies.

CU6. Public notice has been given and a public hearing held per the requirements of the development code and the Nevada Revised Statutes

Staff certifies that public notice has been given per the requirements of the development code and the Nevada Revised Statutes. A public hearing will be held Wednesday, June 8, 2022, during the regularly scheduled Planning Commission meeting.

ATTACHMENTS

1. Conditions of approval – CUP22002
2. Vicinity Map
3. Conceptual Plans and Elevations
4. Project Narrative

Conditions of Approval for CUP22002

Conditional Use Permit

1. APPROVAL:
THE PROJECT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION AS AN AMENDMENT TO THIS CONDITIONAL USE PERMIT.
2. EXPIRATION DATE:
THE CONDITIONAL USE PERMIT SHALL EXPIRE WITHIN ONE (1) YEAR OF THE DATE OF PLANNING COMMISSION APPROVAL, UNLESS THE PERMITTED USE HAS BEEN ESTABLISHED OR CONSTRUCTION TO ACCOMMODATE THAT USE HAS BEGUN AND IS BEING DILIGENTLY PURSUED. A ONE-YEAR EXTENSION MAY BE GRANTED BY THE PLANNING COMMISSION IF REQUESTED PRIOR TO THE EXPIRATION DATE OF THE CONDITIONAL USE PERMIT.
3. WATER RIGHTS:
THE DEVELOPER SHALL COMPLY WITH ALL CITY OF FERNLEY MUNICIPAL CODES REGARDING THE DEDICATION OF WATER RIGHTS, INCLUDING ASSOCIATED FEES, FOR THE CONNECTION TO THE CITY'S MUNICIPAL WATER SYSTEM IN THE AMOUNT THAT IS REQUIRED PRIOR TO THE ISSUANCE OF A TENANT IMPROVEMENT BUILDING PERMIT FOR THE PROJECT.
4. CONSTRUCTION MAINTENANCE:
THE DEVELOPER SHALL LOCATE AND UTILIZE A SUFFICIENT NUMBER OF TRASH CONTAINERS ON-SITE TO BE UTILIZED DURING THE CONSTRUCTION OF THE TENANT IMPROVEMENTS TO MAINTAIN THE PROJECT SITE IN A CLEAN AND ORDERLY STATE TO THE APPROVAL OF THE ADMINISTRATOR.
5. PROJECT CONTACT:
THE DEVELOPER SHALL DESIGNATE TO THE ADMINISTRATOR A PROJECT CONTACT PERSON RESPONSIBLE/AUTHORIZED TO CORRECT PROBLEMS REGARDING THE PROJECT ON A 24-HOUR/7-DAYS A WEEK BASIS. THE DEVELOPER SHALL DESIGNATE THE PROJECT CONTACT PERSON TO THE ADMINISTRATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR TENANT IMPROVEMENTS TO ACCOMMODATE THE CONDITIONAL USE.
6. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:
THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT, INCLUDING BUT NOT LIMITED TO: DEVELOPING A PLAN TO PROVIDE ADEQUATE EMERGENCY ACCESS THROUGHOUT THE SITE, DEVELOPING A MASTER FIRE HYDRANT AND FIRE FLOW PLAN, DEVELOPING A MASTER FIRE DEPARTMENT CONNECTION (FDC) PLAN, AND INSTALLING FIRE SUPPRESSION AND/OR ALARM SYSTEMS TO THE APPROVAL OF THE FIRE CHIEF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR TENANT IMPROVEMENTS TO ACCOMMODATE THE CONDITIONAL USE.
7. BUILDING DEPARTMENT:
THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE BUILDING DIVISION TO THE APPROVAL OF THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR TENANT IMPROVEMENTS AND/OR CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
8. DESIGN STANDARDS:
THE DEVELOPER SHALL COMPLY WITH ANY DESIGN STANDARDS AND REGULATIONS AS SET FORTH IN THE CITY OF FERNLEY DEVELOPMENT CODE UNLESS IN CONFLICT WITH THE LOCAL, STATE OR FEDERAL REGULATIONS, IN WHICH CASE THE MORE STRINGENT REGULATION WILL TAKE PRECEDENCE.

Conditions of Approval for CUP22002

Conditional Use Permit

9. TRASH ENCLOSURES:
THE DEVELOPER SHALL LOCATE AND INSTALL TRASH ENCLOSURES TO THE APPROVAL OF WASTE MANAGEMENT AND THE ADMINISTRATOR INCLUDING THE APPROPRIATE SIZE AND LOCATION. THE TRASH ENCLOSURES SHALL MATCH THE PROJECT'S ARCHITECTURE AND BUILDING MATERIALS TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
10. UTILITY SCREENING:
THE DEVELOPER SHALL WORK IN CONJUNCTION WITH THE UTILITY COMPANIES TO LOCATE UTILITY EQUIPMENT SUCH AS ELECTRICAL, GAS AND WATER JUNCTION BOXES, INCLUDING TRANSFORMER BOXES, VAULTS, AND ELECTRICAL PANELS, IN AREAS WHERE THE EQUIPMENT IS SCREENED BY EITHER ARCHITECTURAL ELEMENTS THAT MATCH THE MAIN STRUCTURE'S COLORS AND MATERIALS OR BY ADJUSTING THE APPROVED LANDSCAPING TO COMPENSATE TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
11. SCREENING:
THE DEVELOPER SHALL SCREEN MECHANICAL EQUIPMENT FROM VIEW OF THE PARKING LOT, ADJACENT PUBLIC STREETS, AND PUBLIC AREAS BY USING DURABLE MATERIALS COMPATIBLE WITH BUILDING ARCHITECTURE TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
12. TRAFFIC:
THE DEVELOPER SHALL CLEARLY INDICATE AREAS APPROPRIATE TO PICK UP OR DROP OFF STUDENTS, COMPLETE WITH CLEAR DELINEATION BETWEEN PEDESTRIAN WALKWAYS, PICKUP AND DROPOFF AREAS, PARKING, AND DRIVE AISLES. ALL SIGNAGE AND RELATED MARKINGS SHALL COMPLY WITH THE CITY OF FERNLEY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND SHOULD BE COMPLETE TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
13. NEVADA DIVISION OF PUBLIC AND BEHAVIORAL HEALTH:
THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEVADA DIVISION OF PUBLIC AND BEHAVIORAL HEALTH TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
14. CONDITIONAL USE APPLICABILITY:
THE APPLICANT IS PERMITTED TO TRANSFER THIS CONDITIONAL USE TO ANY NEW BUILDING CONSTRUCTED WITHIN THE MEADOWS AT INGLEWOOD DEVELOPMENT, GENERALLY LOCATED AT INGLEWOOD DRIVE AND HIGHWAY 50 IN THE CITY OF FERNLEY, WITHOUT SUBMITTING A FURTHER LAND USE ENTITLEMENT APPLICATION. THE APPLICANT SHALL SUBMIT A NARRATIVE OUTLINING THAT THE NEW SITE SUBSTANTIALLY COMPLIES WITH THE PROJECT AS INITIALLY SUBMITTED AND CONDITIONED, TO THE APPROVAL OF THE ADMINISTRATOR, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A NEW LOCATION.

Vicinity Map



The Meadows **Site Plan at Buildout**

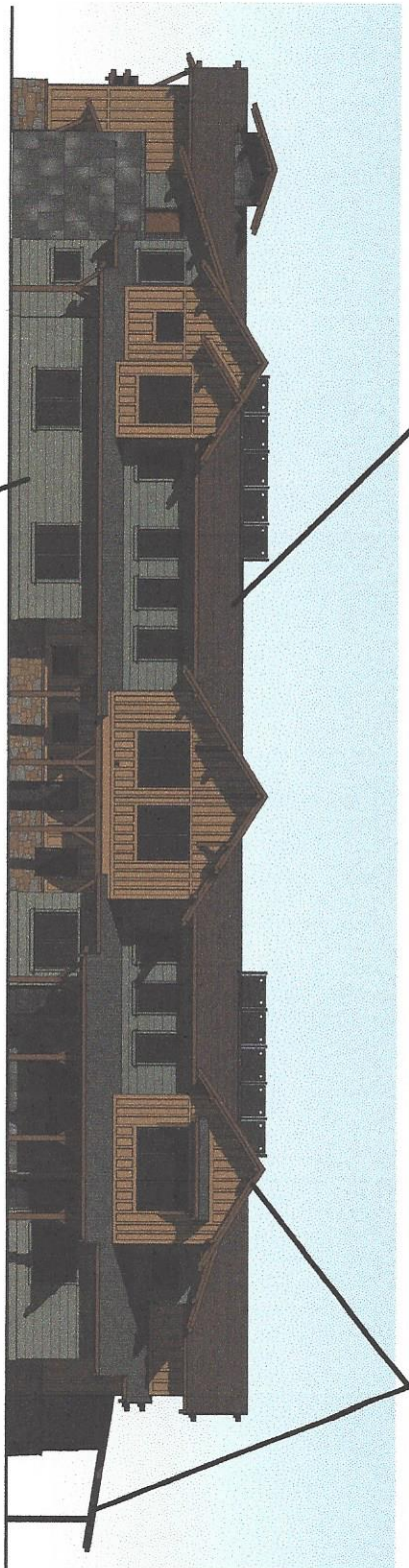




Vicinity Map

GAF Timberline-MISSION BROWN- Comp Roof

SEMI TRANSPARENT-OLYMPIC STAIN #711



1 SOUTH ELEVATION
34'-0" x 7'-0"

SUPERDECK #1908-COASTAL GRAY

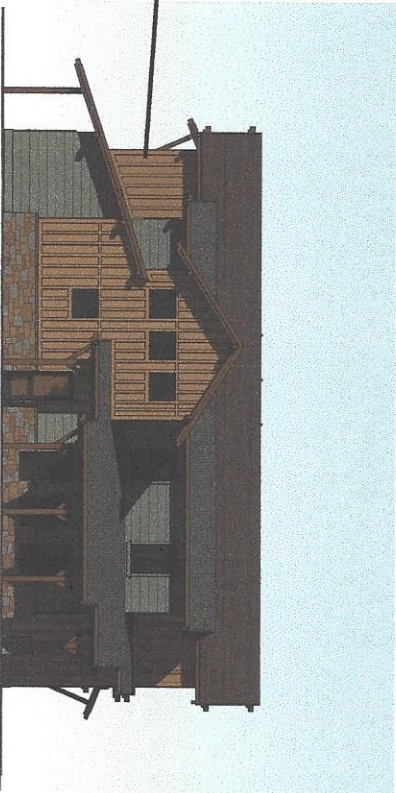
-SEMI TRANSPARENT-OLYMPIC STAIN #711-Beams,
Posts, Fascia, Etc.

-SEMI TRANSPARENT OLYMPIC STAIN #721-Board
and Batt Siding

-SUPERDECK #1908-COASTAL GRAY-Horizontal
Siding

-GAF TIMBERLINE-MISSION BROWN- Comp Roof

SEMI TRANSPARENT OLYMPIC STAIN #721



TMAI Building H

2 EAST ELEVATION
34'-0" x 7'-0"

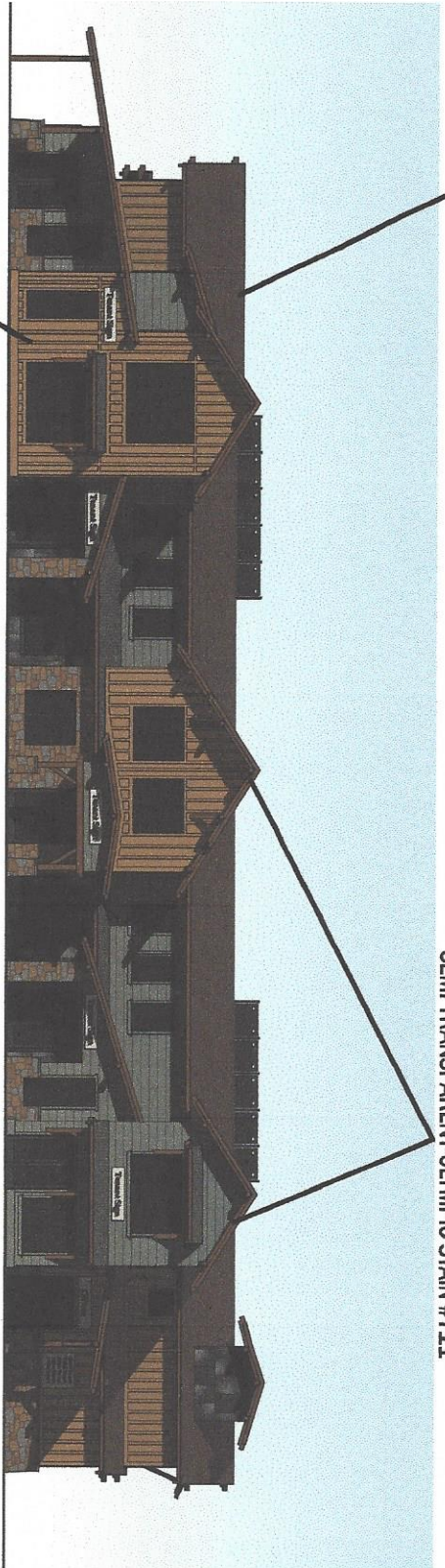
6/19/19

Dale Cox
Architects
350 California Avenue
Beverly Hills, CA 90210
Tel: 310.274.1009
www.dalecoxarchitects.com

Architecture - Planning - Construction Management

GAF Timberline-Mission Brown- Comp Roof

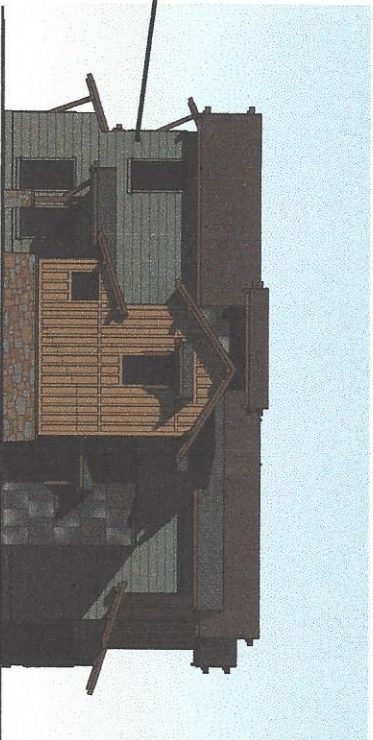
SEMI TRANSPARENT-OLYMPIC STAIN #711



1 NORTH ELEVATION
3/16" = 1'-0"

SEMI TRANSPARENT OLYMPIC STAIN #721

SUPERDECK #1908-COASTAL GRAY



2 WEST ELEVATION
3/16" = 1'-0"

TMAI Building H

-SEMI TRANSPARENT-OLYMPIC STAIN #711-Beams,
Posts, Fascia, Etc.

-SEMI TRANSPARENT OLYMPIC STAIN #721-Board
and Batt Siding

-SUPERDECK #1908-COASTAL GRAY-Horizontal
Siding

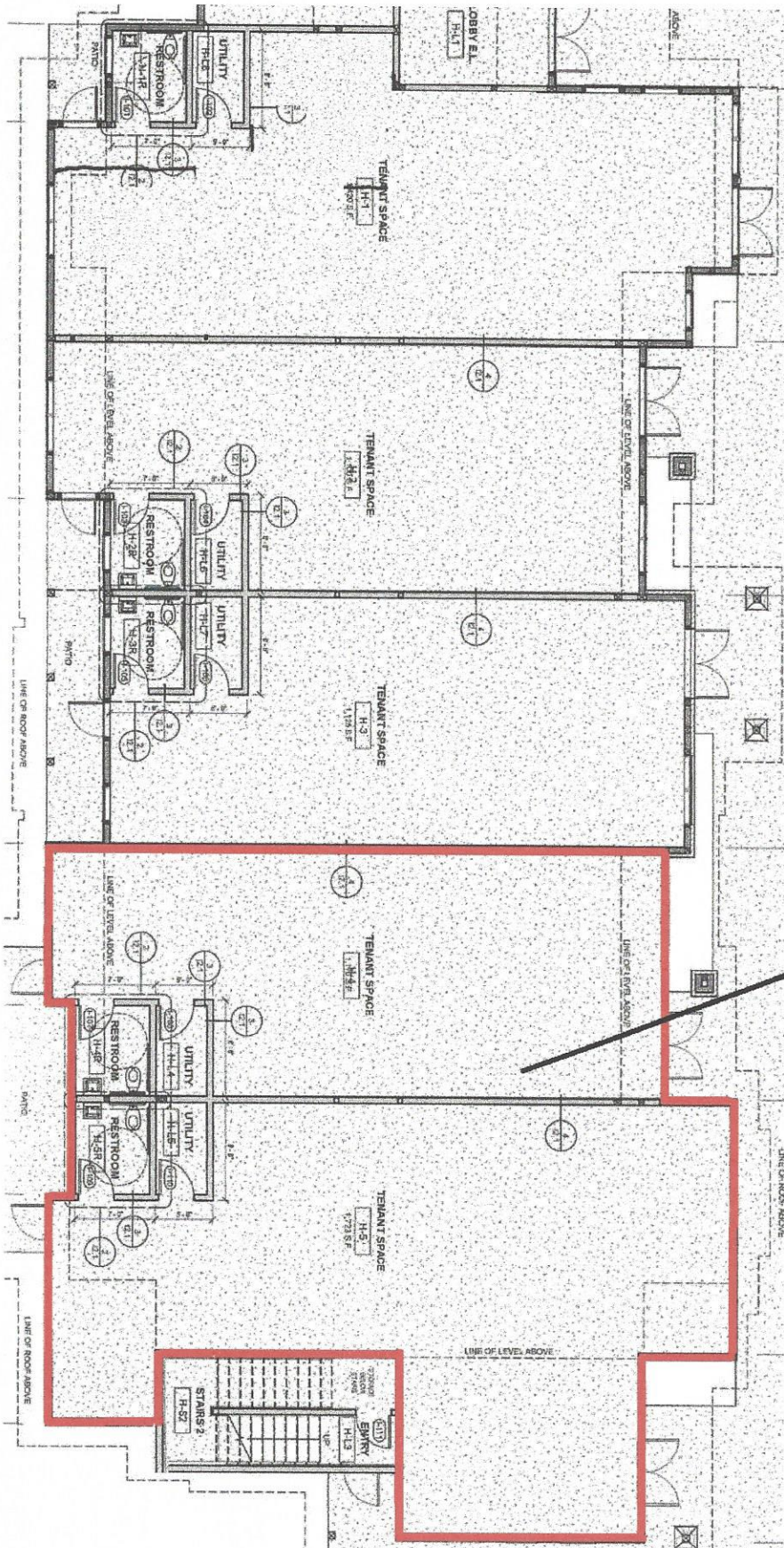
-GAF TIMBERLINE-MISSION BROWN- Comp Roof

6/19/19

Dale Cox
Architects
550 California Avenue
Reno NV 89509
11075 Pioneer Trail #208
Incline VA 89315
(530) 950-9144
www.dalecoxarchitects.com

Architecture - Planning - Construction Management

Daycare interior area



Floor plan exhibit



subject parcel

Legend

GR20	SF12	MF30	EC
RR5	SF9	MU	I
RR1	SF6	C1	PD
RR1/2	MDR14	C2	PF
SF20	MF21	TC	OSP

Zoning Map

Our Second Home Daycare

Conditional Use Permit Application



Prepared by



April 12, 2022

Our Second Home Daycare

Conditional Use Permit Application

Prepared for:

Our Second Home Daycare

1055 Mesa Drive, Fernley, NV 89408

Prepared by:

Rubicon Design Group, LLC

1985 Chimney Rock Trail

Reno, Nevada 89523

(775) 527-6710

April 12, 2022

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Appendix:

City of Fernley Conditional Use Permit Application
Letter of Authorization (Owner Affidavit)
Property Tax Receipt

Supporting Materials

Colored Landscape/Site Plan 24x36
Colored Landscape/Site Plan 8.5x11
Vicinity Map 8.5x11
Building Elevations 8.5x11
Floor Plan 8.5x11
Zoning Map 8.5x11

Introduction

This application includes the following request:

- A **Conditional Use Permit Application** to allow for the establishment of a children's daycare center in an existing building on commercially-zoned (C2) property in the City of Fernley.

Property Location

The subject site is the 7.47± acre parcel within a mixed use development known as The Meadows, located on Inglewood Drive adjacent to US Highway 50A. The parcel is identified as APN 020-341-11. Figure 1 shows the property location.



Figure 1 – Vicinity Map

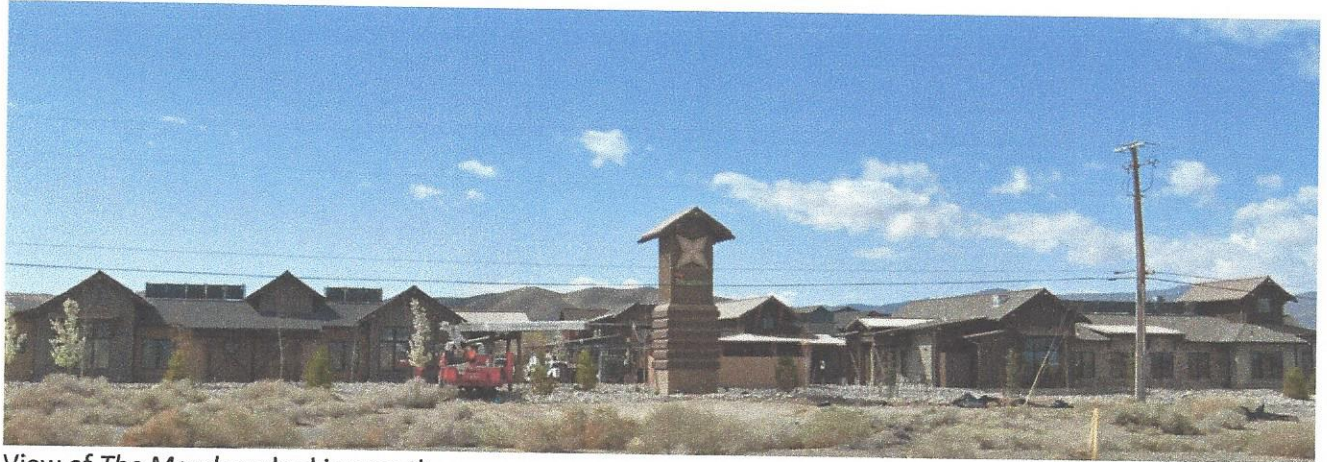
Existing Conditions

The Meadows commercial center is currently under construction. Some buildings on the site are ready for occupancy and several tenants are operating. Road access and utilities are in place with further development planned as buildout occurs.

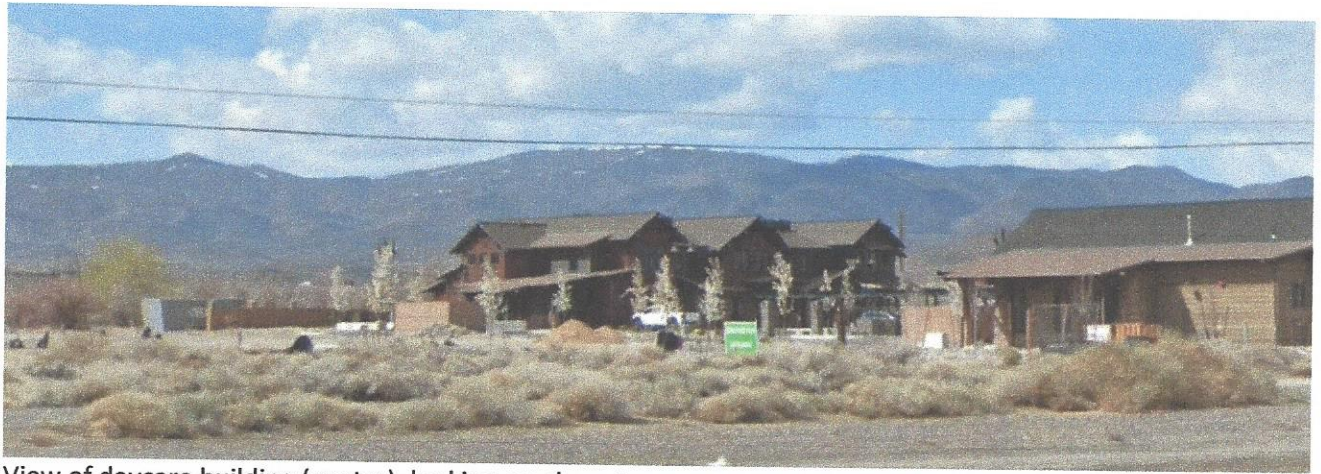
The site and the surrounding area is generally flat with good road access from Inglewood Drive and River Ranch Road. NDOT has recently installed a traffic signal at River Ranch Road and Hwy 50, facilitating traffic ingress and egress at the site.

Surrounding businesses and facilities are in place around the site, including a public park, single family homes, and a restaurant/casino.

Figure 2 provides views of the site.



View of *The Meadows* looking south



View of daycare building (center), looking southwest

Figure 2 – Existing Conditions

Zoning

Zoning on the site is C2. The proposed use is allowed within this zone, with the approval of a Conditional Use Permit. No changes to the zoning or Master Plan are required for this use.

Adjacent zoning includes C2 to the east and west, mixed use to the south, and Hwy 50 and Open Space Reserve to the north. Figure 3 shows the area zoning.

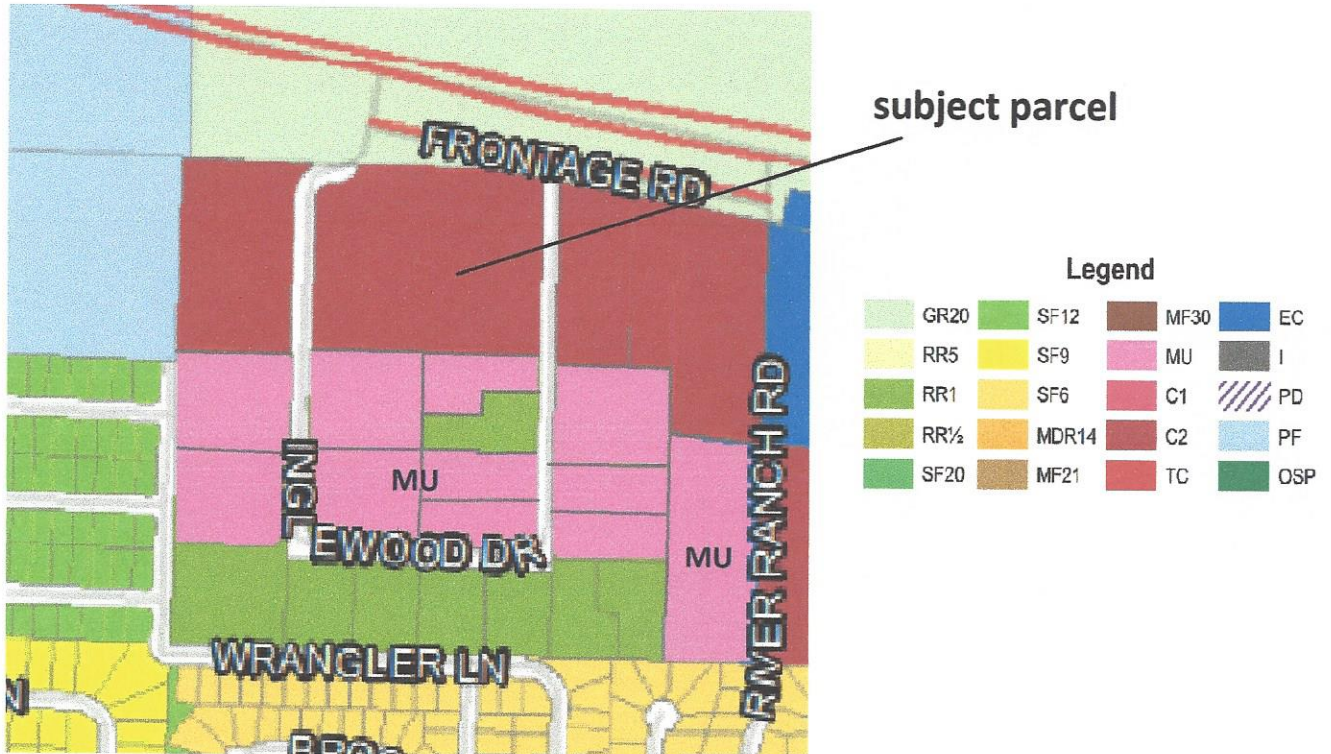


Figure 3 – Zoning

Pre-Application Review and Future Location of Daycare Center

This application was discussed with city staff prior to being submitted. City staff did not identify any major obstacles to operating a daycare center at The Meadows. Additionally, city staff indicated their willingness to address a potential future relocation of the daycare center within The Meadows site, provided the new tenant space is in conformance with any approvals. As addressed in detail below, the daycare owner is proposing to open the business in Building H which is already in place. At a future date when Building E is completed, the owner will consider a relocation to that building. This application is seeking approval for the daycare to operate in either Building H or in another suitable building within The Meadows.

During the pre-application discussion it was also determined that, due to the recent and exhaustive review

of the overall Meadows project, no additional technical analyses (traffic reports, utility plans, grading plans, etc.) were required for this application. Note that no new building construction or changes to The Meadows layout is required with this application. The proposed use is in line with the expected uses and tenants that were analyzed during the overall approval of The Meadows development.

Proposed Project

This project requires no new building construction or changes to the approved layout of The Meadows. The daycare center will occupy space within an already approved building. Minor interior changes (tenant improvements) and a fenced exterior area are the only changes proposed as part of this permit.

The daycare center is planning to occupy space within Building H of The Meadows. This building was constructed as part of Phase 1 of the project and is ready now for occupancy.

Phase 2 of The Meadows is currently under construction. This is the final phase of the project and all buildings will be in place at the end of this phase. This phase includes Building E, at the southeast corner of the complex (please see Figure 4 below for the site plan).

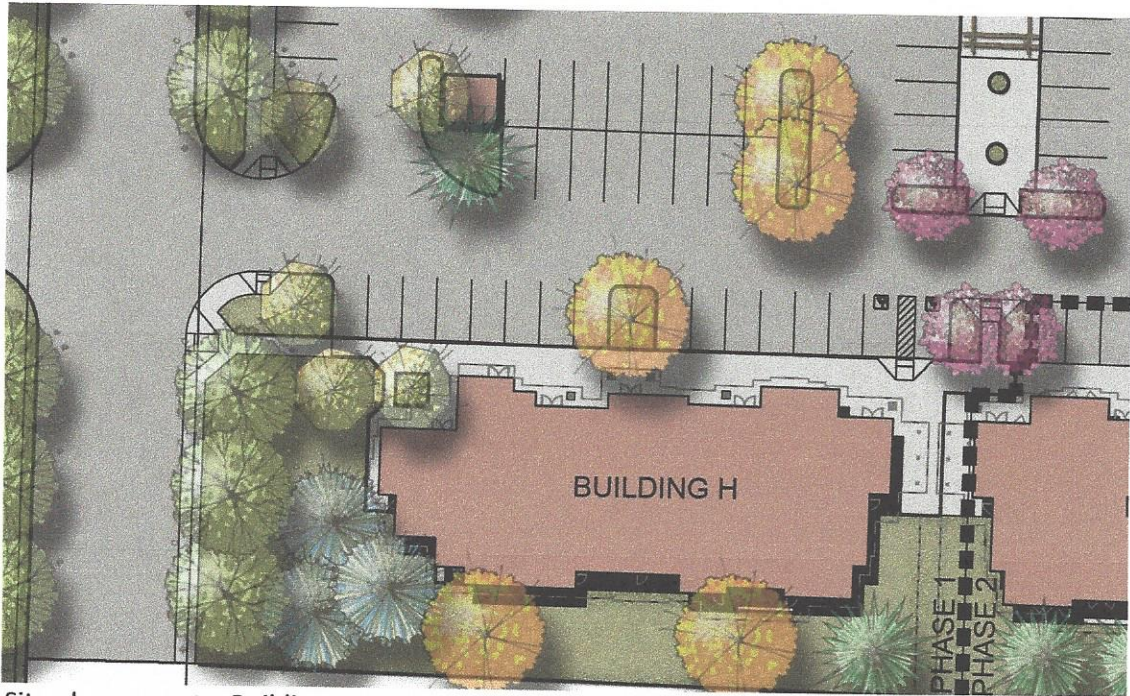
At the completion of Building E, the daycare center anticipates transferring their lease to comparable space in that building. In other words, they will cease to occupy Building H and will only occupy a similar area in Building E. If, for some reason, this transfer is not effected, the business will continue to operate in Building H as outlined in this application.

The daycare center recognizes that City staff will conduct a review of any permits at the time of a relocation to determine if the relocation is indeed in conformance with the approval. Given the consistent design throughout The Meadows, including drive aisle layout, parking, drop-off space, outdoor space, etc., it is plausible that any relocation can be achieved without incurring new impacts or design issues. In fact, the reason for the relocation to Building E is that the outdoor area adjacent to that building is slightly improved and the building has increased separation from other tenants of The Meadows.

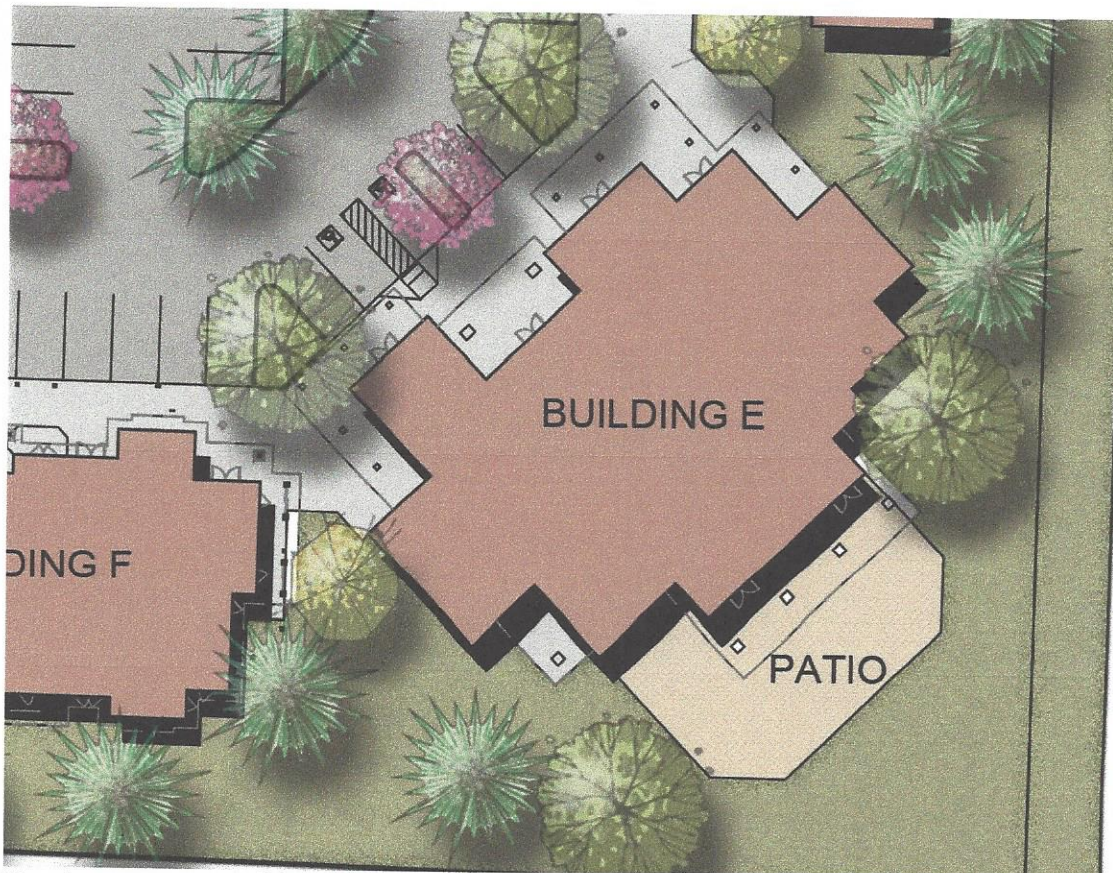
Figure 4 below shows the overall site plan and views of both Building H and Building E.



Figure 4 – Overall Site Plan for The Meadows



Site plan excerpt – Building H



Site plan excerpt – Building E

Figure 4 (continued) – Individual Building Site Plans

Operations

The owner of Our Second Home Daycare has experience in providing daycare services in Fernley. They have an existing licensed daycare business and have been in operation for many years. They are in the process of securing a new license for this proposed location. The owner will maintain all state and local licenses at the proposed location.

Both Building H and Building E have ample tenant space for a daycare facility. Interior space will include: reception area and office, storage areas, lockers/cubbies for storage of children's items, bathroom space, sinks, activity tables, separate infant areas, and multi-use space.

State law sets explicit standards for daycare facilities. Nevada Revised Statutes Section 432A provides minimum amounts of building space, staffing, and outdoor space for daycare establishments. The design and operation of the proposed business will conform with these standards as detailed below.

Total enrollment at the site is planned to be 62 children maximum. NRS requires a minimum of 35 square feet of usable space (excludes stairways, storage areas, etc.) per child. The site provides 2,360 square feet of usable interior area. This exceeds the minimum standard of: 62 children X 35 square feet per child = 2,170 square feet.

Total leased area inside the building (including stairways, storage areas, etc.) is 2,893 square feet.

The fenced outdoor area is 2,487 square feet. The NRS requirement for outdoor area is 37.5 square feet of per child. Again, this site exceeds the minimum standard (62 children X 37.5 square feet = 2,325 square feet).

NRS establishes the minimum staffing levels for daycare centers. Staffing requirements are a function of both the number of children and the ages of the children (younger children = more staffing). Therefore, it is not possible to give an exact figure for the number of employees on site. Actual staffing levels will depend on the age mix of the kids that enroll. However, the maximum number of employees on site at any one time is likely to be 12. An average employee load is likely to be 8.

The business does not plan to provide food preparation services in Building H. Children in attendance during mealtimes will be expected to bring a packed meal from home. Some pre-packaged snacks may be offered at times such as granola bars, fruit, or other items that do not require preparation. Building E has the potential to include kitchen facilities so that meals could be provided. The owner intends to include this in their services, should the move to Building E occur. This change would not alter the intensity of use of the business (i.e. enrollment would stay the same) and would not increase any impacts associated with the business. Any kitchen facilities would be subject to review and approval by the City building department and the County health department.

The building interior is being configured to accommodate the daycare center and to provide adequate bathroom space. In addition to setting daycare standards, NRS also includes a provision that local government can determine what constitutes adequate bathroom facilities (NRS432A.136). The owner met with City staff and received a determination that the bathroom facilities provided in the proposed space are sufficient for this use.

A floor plan exhibit is included below.

Security

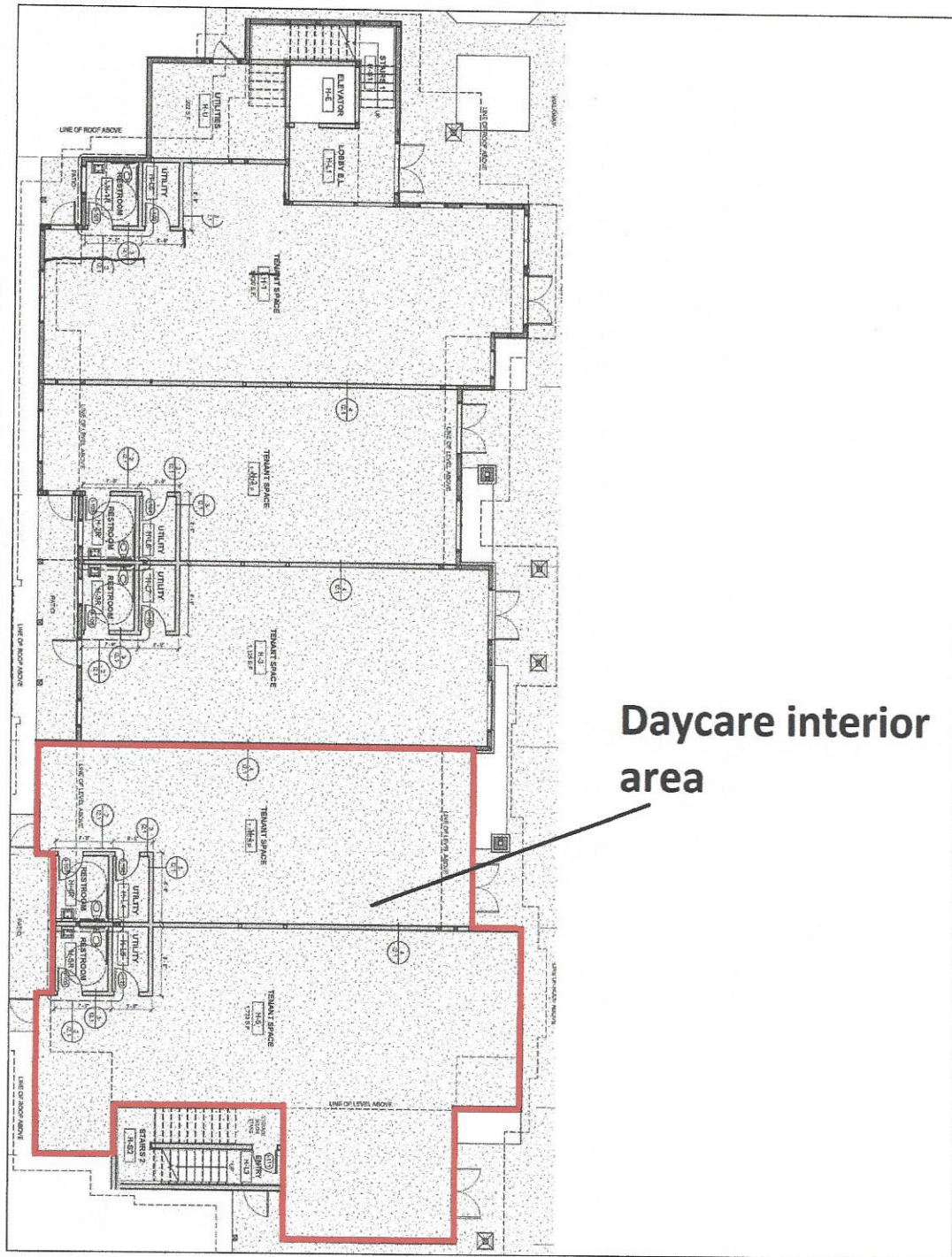
The daycare space is located in the east end of Building H and will be secured from the remainder of the building. There are multiple front and rear doors accessing the space. The rear doors lead to a landscaped outdoor area that will be fenced to create a secure play area. This play area is roughly 2,487 square feet in area. Fencing around the play area will be 6' opaque material. Security will be maintained by connecting the fencing to the building so that access is only possible through the daycare interior. A lockable gate will be included in the fence. A similar fencing plan will also be required for Building E, at the time of relocation. As seen in Figure 4, Building E has considerable landscaped area at the rear and will allow for sufficient outdoor space. Building E will also provide secured access to this outdoor area.

Emergency Management

State regulations require training and practice for emergency management. The daycare will be required to conduct fire drills once a month and disaster drills every three months. An evacuation plan for the site will be developed and will be practiced during drills. As noted, the building and site layout allows for two exit routes from the building.

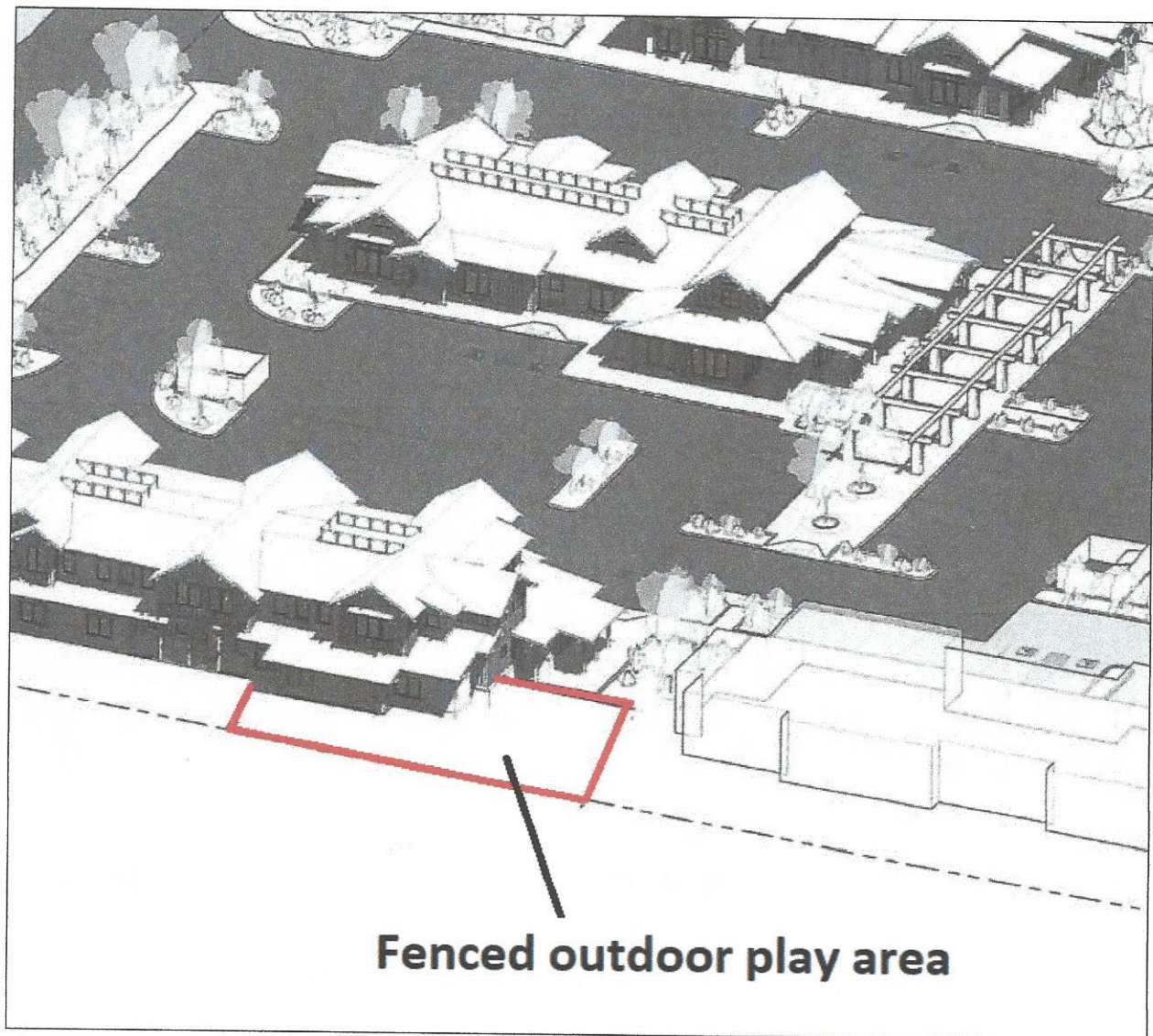
Drop-off/Pickup Area

An important feature of a daycare facility is a safe drop-off and pickup area. All buildings within The Meadows have safe parking areas directly in front of each building. These parking areas are close to the front door, are located on drive aisles that contain moderate traffic loads, and are well separated from adjacent streets. All parking areas adjacent to buildings are backed by sidewalks.



Daycare Interior Area, Building H

Figure 5 – Floor Plan Exhibits



Daycare Exterior Area, Building H

Figure 5 – (continued) Floor Plan Exhibits

Building Exterior

Architecture for all buildings in The Meadows is already approved and will not be altered with this request. The only changes to the building exterior will be fencing around the rear of the tenant space and a sign on the building frontage in conformance with The Meadows overall approval.

Signs

Sign requirements for the business are minimal. They will be allowed one sign on the existing freestanding sign along the property frontage, and one sign on the building front identifying the tenant. Daycare is not generally an impulse decision so it is not likely that large signs are an important element of the business. Any business signs will comply with the existing approval and zoning for The Meadows.

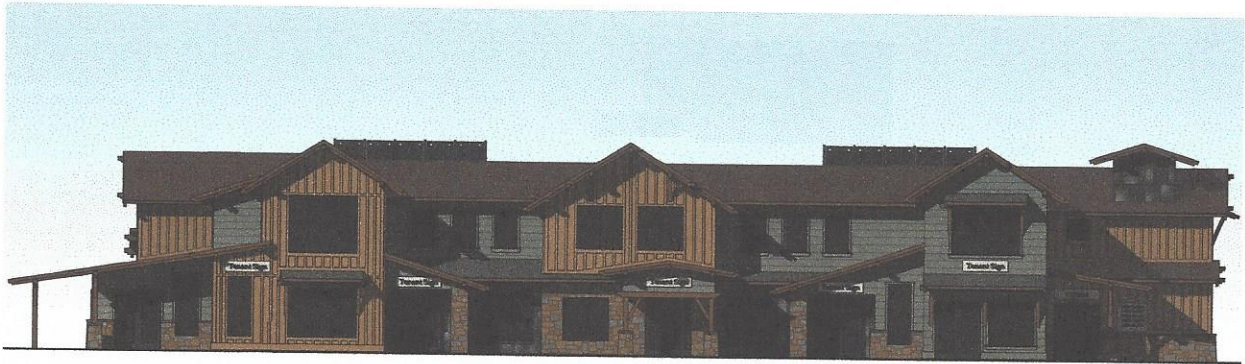


Figure 6 –Elevation View of Building H

Parking

Average parking demand for most hours of operation will be low. The daycare center plans to occupy 2,893 square feet of building space. With an average of 8 employees, this amounts to one parking space for every 361 square feet of building. This is well below the parking standard that was used in the overall design of The Meadows. There will, of course, be peak hour demands on parking when children are picked up and dropped off. However, these peak hour visits are of very short duration and there is ample space at The Meadows to accommodate the traffic. Additionally, not all trips occur during peak hours. For young children, daycare times may be during the middle of the day, or just one half of the day. Much of the traffic load is therefore dispersed rather than clustered at the peak hours.

Review of Code Section 32.07.150 and Required Legal Findings

The Meadows site has been thoroughly reviewed during a zone change (2017), a design review application for phase 1 (2017), and an administrative review application for phase 2 (2020). Impacts from the site have therefore been identified and mitigated. This includes road upgrades, traffic signal upgrades, and utility upgrades. The proposed daycare use is entirely within the scope of uses and activities that were reviewed as part of The Meadows permitting process. The proposed site is therefore highly suitable for this use and no adverse impacts are expected.

Section 32.07.150 of the Fernley Development Code includes provisions relating to day care facilities. This code section is included below, along with responses to each provision.

Sec. 32.07.150. - Day care/child care.

If the facility serves at least 12 children or adults at any time, facility must be adjacent to, and accessed from, a collector or arterial street.

Response: The site is adjacent to Hwy 50 and to the collector streets Inglewood Drive and River Ranch Road. It is not necessary to drive through any neighborhood to get to the site from the highway.

The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site.

Response: There is ample room to load/unload on site, in parking spaces served by sidewalks.

Where the facility abuts a single-family ("SF") zoning district:

- The building entrance and access shall be oriented away from residential uses on local streets*
- Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.*

Response: The facility does not abut any single-family zoning.

The hours of operation shall not extend beyond the hours of 6:00 a.m. to 8:00 p.m., unless a different time period is approved by a Conditional Use Permit.

Response: Hours of operation will be 6am to 6pm.

Legal Findings

Fernley Development Code Section 32.03.050.(b)(6) provides legal findings that must be made in order to approve a CUP. These findings are listed below followed by responses.

a. The approving agency must make findings that the proposed conditional use will be in compliance with the master plan;

Response: This application seeks to locate a daycare center in a recently constructed commercial center, exactly the type of use that was envisioned when the commercial center was approved. No changes to the master plan are required. The application therefore strongly conforms to the master plan.

b. The conditional use will be compatible with the existing or permitted uses of adjacent properties;

Response: Adjacent properties contain a mix of uses including a restaurant/casino and city park. The Meadows includes a mix of retail businesses, restaurants, and professional office space. The proposed daycare is complementary to these uses and is a needed service in the area.

c. The potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment;

Response: This application does not impact natural resources. The commercial center is already constructed.

d. The availability of and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities;

Response: This application does not impact housing directly. However, by providing a necessary service to young families, this application contributes to a positive lifestyle for the area.

e. The conditional use permits impacts have been conditioned to address identified impacts;

Response: The entire commercial center has been designed to manage impacts from tenants. This includes upgrades to the road network, utility improvements, lighting design, sign limits, and parking provision. No additional impacts are expected because of this business. There is no adjacent residential zoning, the business will operate during normal business hours, and no new buildings are included in this application.

f. Public notice has been given and a public hearing held per the requirements of the development code and the Nevada Revised Statutes.

Response: City of Fernley processes will be followed during this application process.



CITY OF FERNLEY

PLANNING COMMISSION

AGENDA REPORT

Meeting Date: June 8, 2022

REPORT TO:	Planning Commission
REPORT BY:	Shay League, Assistant Planner
REVIEWED BY:	

FINANCIAL IMPACT: ☐ YES ☒ NO	CURRENTLY BUDGETED: ☐ YES ☐ NO ☒ N/A	FUND/ACCOUNT: N/A
---	--	-----------------------------

ACTION REQUESTED:	☐ Consent	☒ Motion	☒ Ordinance
	☐ Presentation	☒ Receive/File	☐ Resolution

AGENDA ITEM: (For possible action) Public Hearing, ANX22001 – Annexation
 Consideration and possible action on an annexation request to annex approximately 685.51 acres into the City of Fernley, generally located southeast of Interstate 80, east of Nevada Pacific Parkway, and west of the Fernley Wildlife Management Area (APN: 021-201-01). Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of I (Industrial).

AGENDA ITEM BRIEF: The subject 685.51-acre parcel is meant to be added to the existing ±1,505.34 acres already within the City of Fernley, for a total ±2,190.85-acre industrial subdivision called Victory Logistics. A Tentative Subdivision Map for the entire industrial subdivision is running concurrently with this application.

RECOMMENDED MOTIONS:
Motion to Approve
 “I move to forward a recommendation of approval to City Council for an annexation request, associated with ANX22001, to annex approximately 685.51 acres into the City of Fernley. I further move to recommend to City Council that upon annexation, the zoning designation convert from Lyon County’s M-1 (General Industrial) to City of Fernley’s I (Industrial) and henceforth adopt findings AX1 through AX4 and the facts supporting these findings as set forth in the staff report”.

Motion to Deny
 “Based on information received in written materials and the public hearings on this matter, I move to forward a recommendation of denial to City Council for the annexation request associated with ANX22001, because I am unable to make the following required annexation findings:
 I am unable to make finding(s) _____ as it relates to _____.
 Therefore, I cannot recommend approval of the annexation request.”

Business Impact (per NRS Chapter 237):

☐ A Business Impact Statement is Attached.

☒ A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B.

See Attached Report for Background/Analysis/Findings.

PROJECT SUMMARY

CASE NUMBER(S):	• ANX22001
REQUESTED ACTION(S):	• Annexation
PROPERTY OWNER(S):	• M4 New Fernley LLC, C/O Mark IV Capital Prop Inc
APPLICANT:	• Mark IV Capital
LOCATION:	• Generally located southeast of Interstate 80 and northeast of MSC Industrial. (APN: 021-201-01)
TOTAL SITE SIZE:	685.51 Acres
EXISTING ZONING:	• M-1 (General Industrial – Lyon County)
PROPOSED ZONING	• I (Industrial)
EXISTING LAND USE:	• Industrial
PROPOSED LAND USE:	• Industrial
WARD INFORMATION:	• Ward 1 – Councilmember Lacy

***A PUBLIC HEARING IS REQUIRED

POLICY REFERENCE

Nevada Statutes: NRS 278

Fernley Municipal Code: Title 32

Policies & Procedure Manual: N/A

Community Assessment: N/A

City of Fernley Development Code:

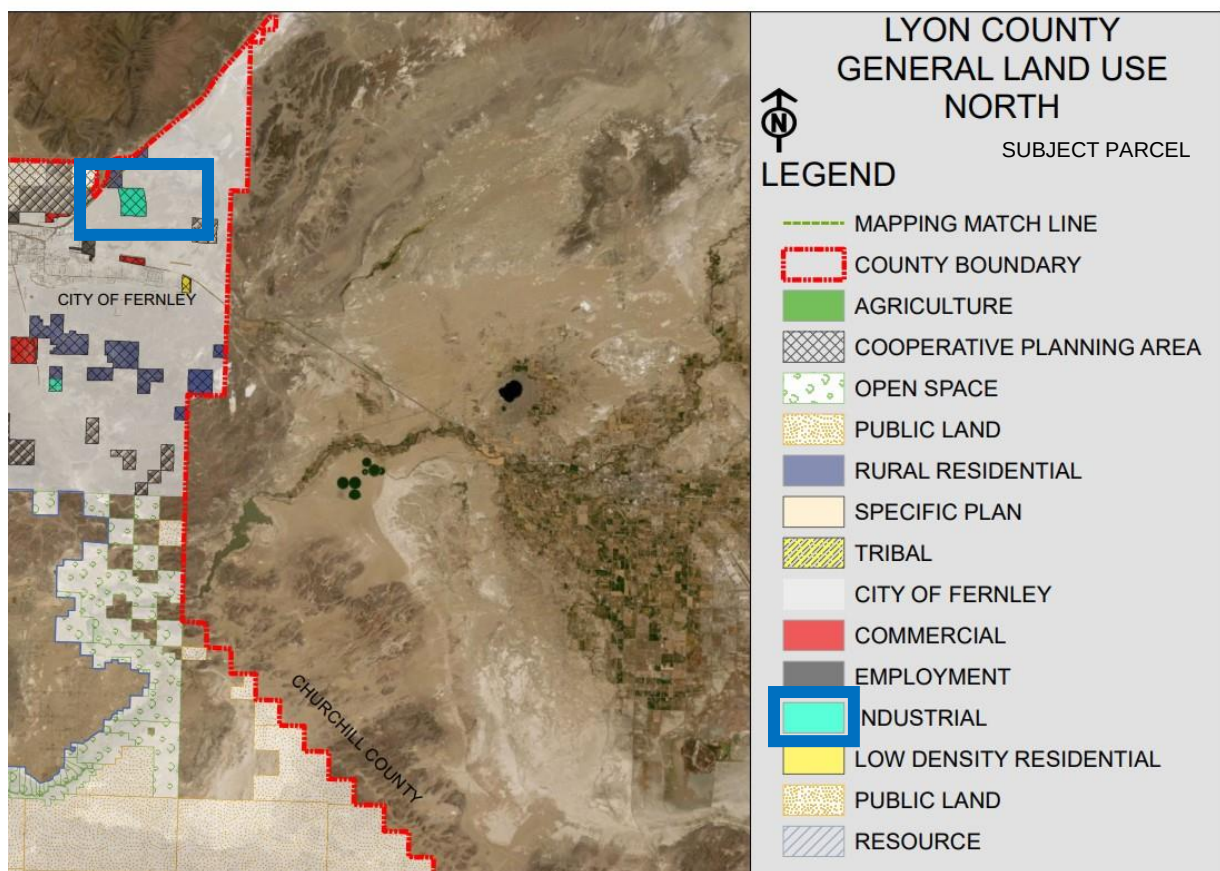
- [Chapter 32.03 – Administration](#)
- [Sec. 32.03.030 – Common review procedures.](#)
- [Sec. 32.03.040 – Annexation, comprehensive master plan, and zoning applications.](#)

BACKGROUND

In 1994, Wade Development purchased this parcel and others as part of what they intended to become the Crossroads Commerce Center. The Crossroads Commerce Center encompassed approximately 4,184 acres of undeveloped land within the boundaries of then-Town of Fernley and Lyon County. During their stewardship of the land that would eventually become the City of Fernley's industrial core, The applicant purchased this and related parcels in 2019 with the intention of adding new industrial development northeast of the existing industrial development, along Interstate 80.

ANALYSIS

This project site has a current land use designation of Industrial, Cooperative Planning Area (seen in an excerpt of Lyon County's General Land Use map below).



Because this unincorporated parcel is within the City of Fernley boundaries, Lyon County identified it as a cooperative planning area. Due to the nature of their cooperative planning areas, Lyon County's land use designation and zoning already match the current City of Fernley Master Plan for surrounding parcels.

In anticipation of this parcel one day being annexed into the City of Fernley, the 2018 Comprehensive Master Plan land use map shows this parcel as being designated Industrial land use.

Should the Planning Commission determine the project, as submitted, is consistent with state law and city's development code, will not have a significant adverse impact on the existing surrounding uses, promotes the public health, safety, and general welfare, and can make the applicable Findings, the Planning Commission can forward a recommendation for approval to the City Council.

If the Planning Commission cannot make some or all the applicable Findings and determines the project, as submitted, is not consistent with state law and/or the city's development code, will have a significant adverse impact on the existing uses, and/or does not promote the public health, safety and general welfare, the Planning Commission can deny the application. The motion to deny should be based on information received in written materials and at the public hearings on this matter and the Planning Commission's inability to make any Finding(s) should be explicitly described.

FINDINGS

AX1. The request conforms to the requirements of NRS 268.

NRS 268.646 Factors to be considered in review of proposed annexation. Factors that must be considered in the review of an annexation proposal include, but are not limited to:

1. Population, population density, land area and land uses, per capita assessed valuation, topography, including natural boundaries and drainage basins, proximity to other populated areas, and the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next 10 years.

The subject parcel and surrounding parcels are currently vacant. The nearest land uses are industrial in nature. This area has already been designated as an industrial area in the City of Fernley Comprehensive Master Plan.

2. The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for such services and controls, and the probable effect of the proposed formation and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

As part of the City of Fernley development process, the applicant will be required to ensure adequate organized community services to the subject parcel and mitigate any impacts to the adequacy of services and controls in the area and adjacent areas.

3. The effect of the proposed annexation and of alternative actions on adjacent areas, on mutual social and economic interests and on the local governmental structure of the county.

As part of the City of Fernley development process, the applicant will be required to mitigate any negative impacts toward mutual social and economic interests and on the local government structure of the county.

4. The effect of the proposed annexation and of alternative actions upon the availability and requirement of water and other natural resources throughout the affected area.

As part of the City of Fernley development process, the applicant will be required to ensure adequate water access to the subject parcel.

5. Any determination by the Bureau of Land Management that the territory proposed to be annexed is suitable for residential, commercial, or industrial development, or will be opened to private acquisition.

Not Applicable. This parcel is not being annexed from the Bureau of Land Management.

6. The consistency of the annexation proposal with any applicable comprehensive regional plan, area plan or master plan and any program of annexation adopted and certified pursuant to NRS 268.625.

NRS 268.6255 Requirements for land proposed for annexation by certified program of annexation.

1. The land proposed for annexation by a certified program of annexation must be contiguous to the annexing city unless:
 - a. The proposal is a voluntary annexation
 - b. The timing of the proposal is consistent with the certified program of annexation
 - c. The services and facilities required for the development of the land proposed for annexation will be provided upon annexation

This parcel is contiguous to the proposed annexing city.

2. The annexation of the land must not have the effect of:
 - a. Creating an island of 40 acres or less

Annexing this land will not create an island of 40 acres or less. The subject parcel is currently an island within the City of Fernley sphere of influence that would be removed by annexation.

- b. Dividing an individual lot or parcel of land so that only a portion of the lot or parcel is proposed for annexation

Annexing this land does not involve dividing an individual lot or parcel.

AX2. The request conforms to the findings established for annexation applications pursuant to the Fernley Municipal Code Chapter 20.23. (a through j)

- a. Location of the property to be considered for annexation

Assessor Parcel Number 021-201-01, located southeast of Interstate 80 and Northeast of Assessor Parcels 021-241-11 (currently MSC Industrial) and 021-242-17.

- b. The logical extension of city limits

This parcel is an island surrounded by the City of Fernley tax district on all sides. It is already within city limits and requires no extension of them to annex.

- c. The need for the expansion to accommodate planned regional growth

The applicant intends to spur planned regional growth through development of this project.

- d. The location of existing and planned water and sewer service

There are existing water and sewer service facilities with the Victory Logistics District; the applicant proposes to expand them throughout the subdivision.

- e. Community goals that would be met by the proposed annexation

The applicant identified their project as contributing toward the following community goals and action strategies outlined in the City of Fernley Comprehensive Master Plan:

LU.1.1 Encourage and plan for new development in areas where adequate public services and facilities can be provided efficiently.

LU.1 .1.1 Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement will be applied regardless of project size in order to avoid incremental erosion of services and facilities.

LU.1.1.2 Encourage development of vacant or underutilized lands within the community core where adequate infrastructure and facilities currently exists.

LU.1.1.3 Require new development to provide certified, stamped studies demonstrating the impact proposed development will have on existing infrastructure and to provide improvements and/or funding in lieu of improvements in proportion to the impacts of the proposed projects on the city's roadway, sewer and water systems.

LU.1.2 Encourage new development to be in accordance with the Comprehensive Master Plan land use category, and other land use controls to accomplish community principles.

LU.1.2.1 Consistently monitor development applications that intend to utilize the underlying zoning. Modify the Fernley Development Code as necessary to ensure compatible development that reflects the community goals envisioned in the Comprehensive Master Plan.

LU.1.3 Provide a balanced distribution of employment and population.

LU.1.3.1 Encourage land uses and development, which maintains a balance of population, housing, and employment.

LU.1.4 Ensure existing and future land uses are compatible.

LU.1.4.2 Projects shall be evaluated with the intent to promote land use compatibility; community design measures can increase compatibility among adjoining land uses.

- f. The efficient and cost-effective provision of service areas and capital facilities

The subject property is currently served by the Lyon County Sheriff and North Lyon County Fire Protection District and that would remain unchanged. The provision of roads, sewer, water, and other services not yet established would be most efficiently provisioned by the City of Fernley because the parcel is surrounded by existing City of Fernley lands.

- g. Fiscal analysis regarding the proposed annexation

The applicant provided a Fiscal Impact Analysis that finds “the project will have a positive fiscal impact on the City of Fernley”. See Attachment 5 for the detailed analysis.

- h. Whether Lyon County has adopted a community management plan for the proposed annexation area

Lyon County has not adopted a community management plan for the proposed annexation area.

- i. Whether the annexation creates any islands

This annexation will not create any islands and serves to remove an island of unincorporated Lyon County within City of Fernley boundaries.

- j. Any other factors concerning the proposed annexation deemed appropriate for consideration by the City Council

AX3. The property requested to be annexed conforms to the Master Plan.

The subject property is currently master planned by Lyon County as Industrial and zoned M-1 (General Industrial). Surrounding City of Fernley parcels are largely master planned Industrial and zoned I (Industrial). The applicant has further identified community goals and action strategies from the City of Fernley Comprehensive Master Plan that are fulfilled by this project (outlined in finding AX2. – subsection 5. above).

AX4. Public notice was given, and a public hearing held per the requirements of the development code.

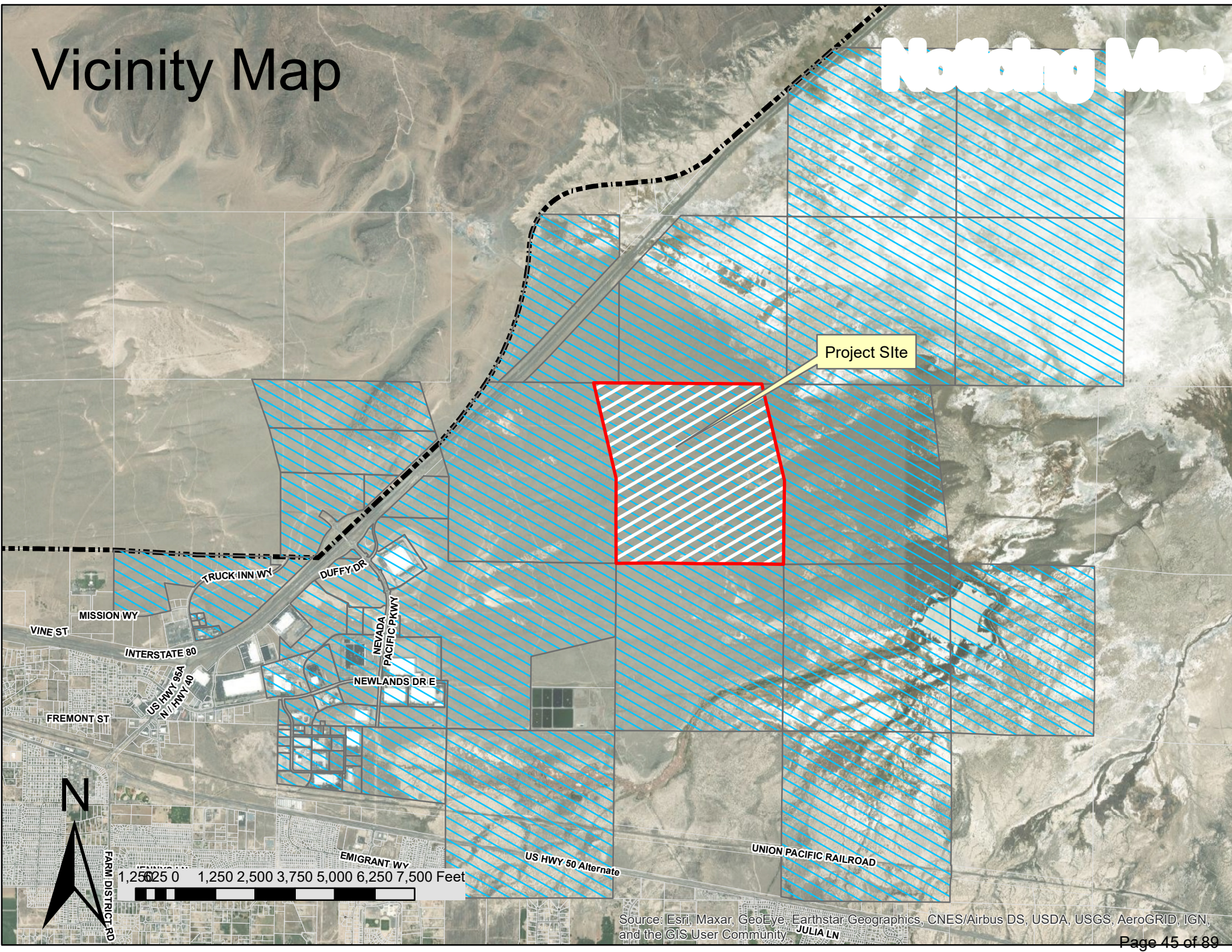
Public notice has been given and a public hearing scheduled per the provisions outlined in Fernley Municipal Code and Nevada Revised Statutes.

ATTACHMENTS

1. Vicinity Map
2. Bill # 310 – Ordinance for Annexation
3. Exhibit A – Legal Description
4. Exhibit B – Annexation Map
5. Fiscal Impact Analysis

Vicinity Map

Notching Map



Project Site

0 1,250 2,500 3,750 5,000 6,250 7,500 Feet

When recorded, mail to:
City Clerk
City of Fernley
595 Silver Lace Boulevard
Fernley, NV 89408

BILL # 310
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE FOR THE ANNEXATION (ANX22001) OF CERTAIN LANDS TO THE CITY OF FERNLEY; LANDS MORE SPECIFICALLY DESCRIBED AS ASSESSOR PARCEL NUMBER 021-201-01, ON A SITE APPROXIMATELY 685.51 ACRES OWNED BY M4 NEW FERNLEY LLC, LOCATED SOUTHEAST OF INTERSTATE 80 AND NORTHEAST OF ASSESSOR PARCELS 021-241-11 AND 021-242-17; INTO THE INCORPORATED CITY LIMITS, PURSUANT TO NRS 268.670 CONTIGUOUS VOLUNTARY ANNEXATIONS; AND OTHER MATTERS PROPERLY RELATED THERETO.

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter “the Council”, DO HEREBY ORDAIN:

SECTION 1: The property described in Exhibit “A” and shown in Exhibit “B”, which is attached hereto and incorporated herein by reference, situated in the County of Lyon, State of Nevada, shall become and hereafter shall be a part of the City of Fernley and shall be embraced within the corporate limits of this said City.

SECTION 2: Upon annexation, the zoning shall convert from the Lyon County zoning of M-1 (General Industrial) to a City of Fernley zoning of I (Industrial).

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the plan certified herein as provided by law.

SECTION 5: This ordinance shall become effective upon passage, approval, and publication.

SECTION 6: The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

SECTION 7: If any subsection, phrase, sentence or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 8: The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

BILL # 310 BEING HEREBY PROPOSED on the ____ day of _____ 2022.

BILL # 310 BEING HEREBY PASSED, APPROVED and ADOPTED this ____ day of _____ 2022, by the following vote of the Council:

Ayes: ____ Nays: ____ Abstentions: ____ Absent: ____

FERNLEY CITY COUNCIL

By: _____
Roy Edgington, Mayor

Date: _____

Attest By: _____
Kim Swanson, City Clerk

Date: _____

ANNEXATION PARCEL

All that certain parcel situate within Section Three (3), Township Twenty (20) North, Range Twenty-Five (25) East, Mount Diablo Meridian, Lyon County, Nevada, being all of Section 3 as shown on United States General Land Office Township Plat Of Township 20 North, Range 25 East, Mount Diablo Meridian, Accepted April 9, 1935, said parcel being more particularly described as follows:

BEGINNING at the northwest corner of said Section 3;

THENCE along the north line of said Section 3, South $89^{\circ}36'54''$ East, 784.26 feet to the south corner common to Sections 33 and 34, Township 21 North, Range 25 East, Mount Diablo Meridian

THENCE continuing along said north line, being coincident with the south line of said Section 34, South $89^{\circ}36'02''$ East, 2636.43 feet to the south $1/4$ corner of said Section 34;

THENCE continuing along said north and south lines, South $89^{\circ}34'09''$ East, 1857.50 feet to the northeast corner of said Section 3;

THENCE leaving said south line of Section 34, along the east line of said Section 3, South $13^{\circ}12'59''$ East, 3118.75 feet to the east $1/4$ corner of said Section 3;

THENCE continuing along said east line, South $00^{\circ}32'19''$ West, 2636.54 feet to the southeast corner of said Section 3;

THENCE along the south line of said Section 3, North $89^{\circ}18'41''$ West, 2637.53 feet to the south $1/4$ corner of said Section 3;

THENCE continuing along said south line, North $89^{\circ}23'54''$ West, 2639.72 feet to the southwest corner of said Section 3;

THENCE along the west line of said Section 3, North $00^{\circ}22'22''$ East, 2643.53 feet to the west $1/4$ corner of said Section 3;

THENCE continuing along said west line, North 13°13'21" West, 3089.20 feet to the POINT OF BEGINNING.

Said ANNEXATION PARCEL contains 685.51 Acres of land, more or less.

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED FEBRUARY 7, 2022 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT NO. 1528012 MODIFIED BY A COMBINED FACTOR OF 1.000245, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

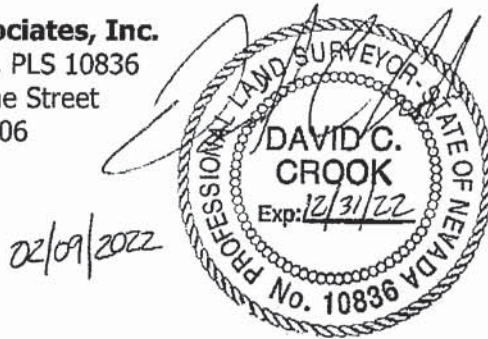
Prepared by:

Lumos & Associates, Inc.

David C. Crook, PLS 10836

178 South Maine Street

Fallon, NV 89406

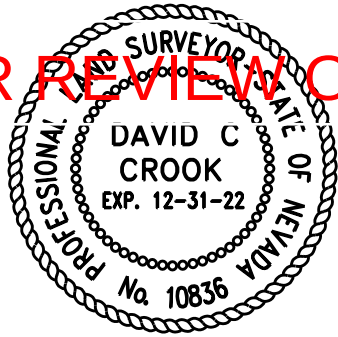


SURVEYOR'S CERTIFICATE

I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF M4 NEW FERNLEY LLC
- 2) THE LANDS SURVEYED LIE WITHIN SECTION 3, T.20N., R.25 E., M.D.M., LYON COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____, 2022.
- 3) THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
- 5) THE PARCEL HEREON TRULY REPRESENTS THE LAND PROPOSED FOR ANNEXATION TO THE CITY OF FERNLEY.

FOR REVIEW ONLY



DAVID C. CROOK, P.L.S.
NEVADA CERTIFICATE No. #10836

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED

M4 NEW FERNLEY LLC

IS THE OWNERS OF THE REAL PROPERTY DEPICTED HEREON AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. 278.

M4 NEW FERNLEY LLC
C/O/ MARK IV CAPITAL PROPERTY INC

BY: _____

ITS: _____

STATE OF NEVADA }
COUNTY OF CHURCHILL }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20__ BY _____ AS _____ OF MARK IV CAPITAL PROPERTY INC.

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FERNLEY, LYON COUNTY, NEVADA, THIS ____ DAY OF _____, 2022, AS PER ORDINANCE NO. _____, APPROVED _____, 2022 BY THE FERNLEY CITY COUNCIL, FERNLEY, NEVADA.

MAYOR

ATTEST: FALLON CITY CLERK

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUMOS AND ASSOCIATES, INC., ON THIS ____ DAY OF _____, 20__ AT ____ MINUTES PAST ____ O'CLOCK ____M., IN BOOK ___, AT PAGE _____, OF OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

RECORDING FEE: _____ BY: _____ RECORDER

FILE NUMBER: _____ BY: _____

CITY OF FERNLEY

MAP TO SUPPORT THE ANNEXATION
OF CERTAIN LANDS TO THE
CITY OF FERNLEY

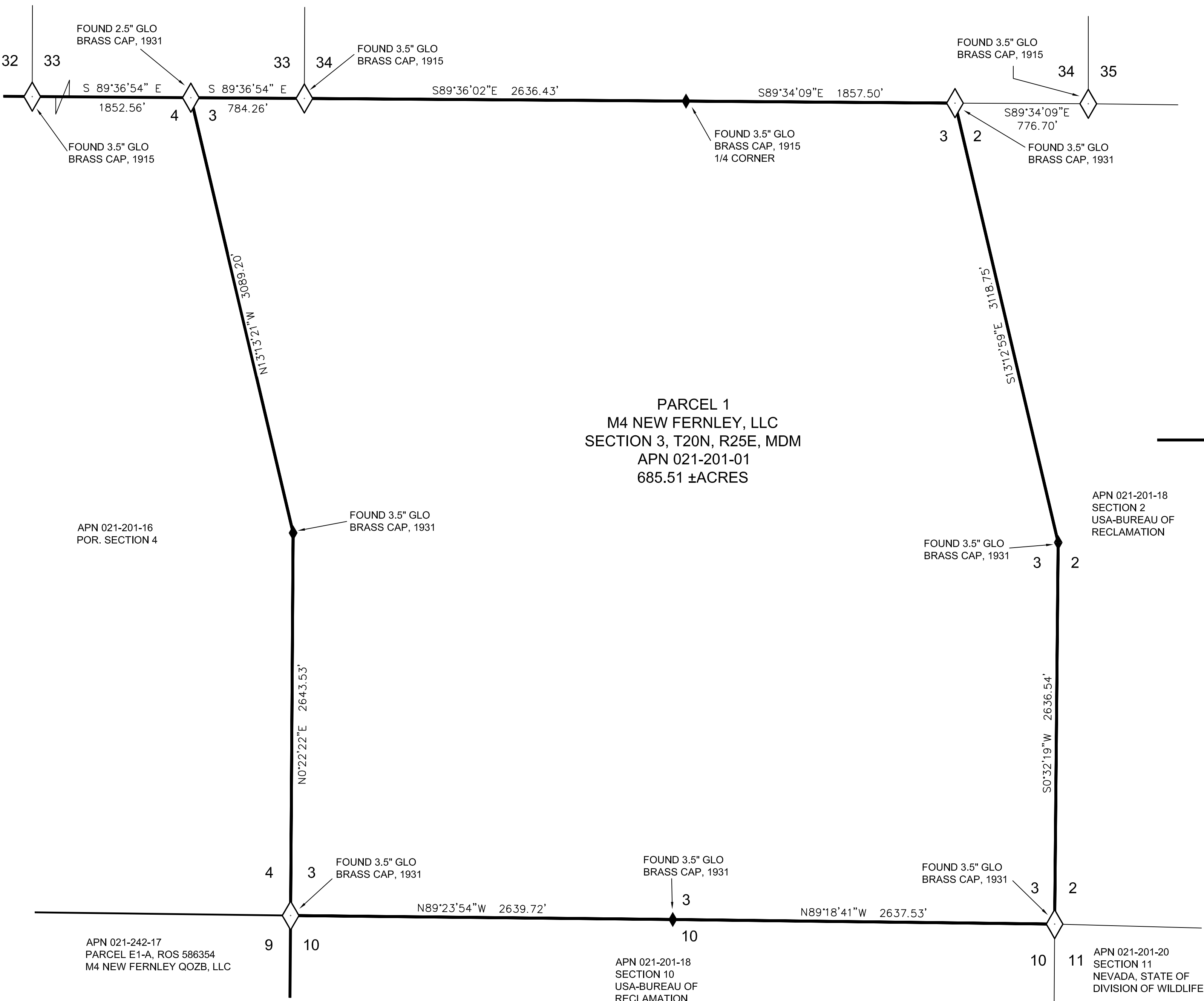
BEING ALL OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 25 EAST,
M.D.M.

CITY OF FERNLEY LYON COUNTY STATE OF NEVADA



178 SOUTH MAINE STREET
FALLON, NV 89406
TEL (775) 423-2188
LUMOSINC.COM

Drawn By : DCC
Sheet : 1 of 1
Job No. : 10067.010
Drawing No.: 10067010ANNEX.DWG



LEGEND



FOUND PLSS CORNER AS NOTED

SUBJECT PARCEL LINE

REFERENCE DOCUMENTS

- R1 - RECORD OF SURVEY MAP, FILED SEPTEMBER 19, 2018 AS FILE NO. 586354 IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.
- R2 - UNITED STATES GENERAL LAND OFFICE TOWNSHIP PLAT OF TOWNSHIP 21 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, APPROVED FEBRUARY 6, 1917.
- R3 - UNITED STATES GENERAL LAND OFFICE TOWNSHIP PLAT OF TOWNSHIP 20 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, ACCEPTED APRIL 9, 1935.
- R4 - UNITED STATES DEPARTMET OF THE INTERIOR BUREAU OF LAND MANAGEMENT SUPPLEMENTAL PLAT OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 25 EAST, OF THE MOUNT DIABLO MERIDIAN, NEVADA, ACCEPTED JUNE 8, 1999.

NOTE

1) THE INTENTION OF THIS MAP IS TO ANNEX THE SUBJECT PARCEL INTO THE CITY OF FERNLEY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED FEBRUARY 7, 2022 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT NO. 1528012 MODIFIED BY A COMBINED FACTOR OF 1.000245, SCALED FROM 0.00N/0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

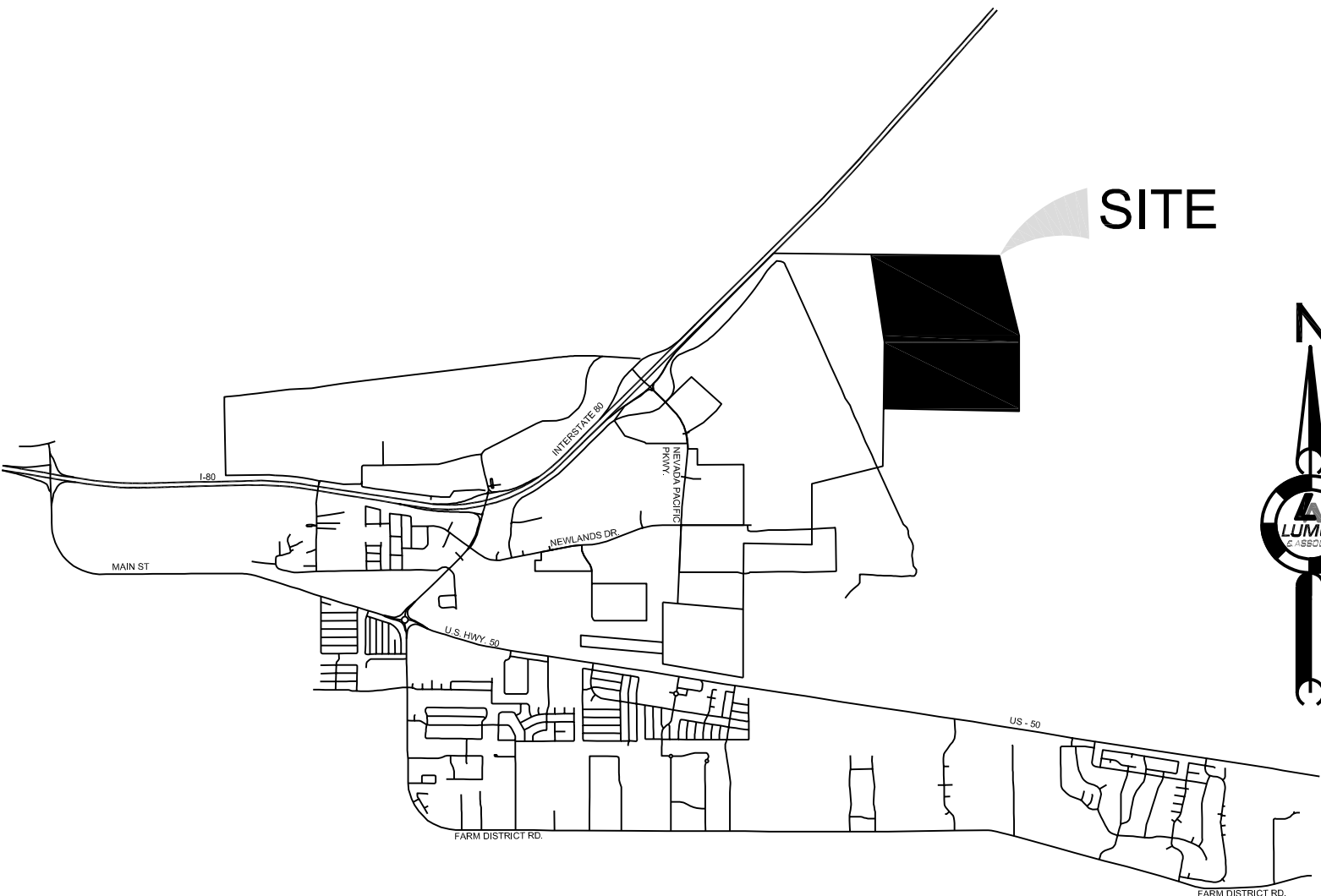
OWNERS

M4 NEW FERNLEY
C/O MARK IV CAPITAL PROPERTY INC.
4450 MACARTHUR BLVD, 2ND FLOOR
NEWPORT BEACH, CA 92660

APN 021-201-01
ZONING: M1

AREA: 685.51 ±ACRES

SITE



VICTORY LOGISTICS DISTRICT

City of Fernley

Fiscal Impact Analysis

JANUARY 26, 2022

Prepared by:



EKAY Economic Consultants, Inc.

Economics for the changing world

550 West Plumb Lane

Suite B459

Reno, NV 89509

(775) 232-7203

www.ekayconsultants.com

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EXECUTIVE SUMMARY

Ekey Economic Consultants, Inc. (EEC) of Reno, Nevada was retained to conduct a fiscal impact analysis on approximately 2,066 acres of the 4,300-acre Victory Logistics District (hereafter “Victory”) located south of I-80 in the City of Fernley, Nevada. Project details and findings of the fiscal impact analysis are summarized below.

Project Overview

- The analysis assumes 31.8 million square feet of industrial and commercial space constructed on 2,051 acres, plus additional space for roadways.
- The project is expected to be dominated by industrial uses that include distribution warehouse and manufacturing, data center uses and some convenience retail at the I-80 interchange. The project will include rail infrastructure to deliver rail services within the Victory.
- The project is expected to add 2.5 million square feet of road space to the City of Fernley inventory.

Fiscal Impact Findings

- The project is estimated to generate a **\$137.8 million revenue surplus** over the 40-year analysis period for the City of Fernley’s General Fund.
 - The project is estimated to generate \$168.2 million in revenue for the General Fund over the analysis period. This includes property tax and building permit/planning fee revenue.
 - The project is estimated to generate \$10.1 million in operating expenditures for the General Fund over the analysis period. This includes expenditures for the Public Works and Building and Planning departments.
 - The project is also estimated to generate \$20.3 million in infrastructure replacement costs over the analysis period.
- The project will have a **positive** fiscal impact on the City of Fernley.

DEVELOPMENT DESCRIPTION

The project is proposed to be constructed on 2,051 acres of land located in the City of Fernley, Nevada, plus additional space for roadways for a total of approximately 2,066 acres. Upon completion, the project will deliver approximately 31.8 million square feet of building space. Victory includes some buildings with expected delivery starting in 2022, with full notices of completion starting in 2025 and extending over an 18-year period. The fiscal impact analysis includes estimates of the impact of the project over this period, plus an additional twenty two years for a total analysis period of 40 years.

The project is expected to be dominated by industrial development that includes distribution warehouse and manufacturing facilities, at least one data center campus, some convenience retail on the south side of I-80, and rail service in the heart of the project and related rail infrastructure. Detailed project information, including acres and building square feet developed by use type, by year, is shown in Appendix 1 at the end of this report.

METHODOLOGY

City of Fernley is working with a consulting company, Verdunity, to arrive at a methodology for estimating fiscal impacts of future projects on the City. A tool has been created for City staff to estimate fiscal impacts of projects based on project-related information provided by developers. As this tool is in the early stages of implementation, EEC was asked by Victory Logistics District project developers to estimate the fiscal impact of this project.

EEC was provided a copy of the “Development Fiscal Impact Analysis Tool Methodology and Instructions” report by Verdunity, dated July 2021. The report outlined much of the methodology and assumptions behind the City’s fiscal impact tool. EEC provided a number of questions to the City regarding this methodology, answers to which were not received prior to the due date of this report. As a result, findings of the fiscal impact analysis contained in this report, which are based on our understanding of Verdunity’s methodology, may need to be updated as additional information becomes available.

The following assumptions were made in this analysis:

1. Industrial and commercial land and improvement values for the project are unavailable at this early stage in the planning process. As a result, the analysis uses average taxable land and improvement values for nearby industrial and commercial uses in City of Fernley, as these provide the latest market information for similar products in the City. Detailed information for this assumption is shown in Appendix 1.

It should be noted that the majority of industrial space in the City and used to arrive at comparable taxable values, is over 20 years old, while this project is expected to correspond to the latest design standards, including taller clear heights, technology, and other characteristics, which may significantly increase the replacement value of this project over existing uses. As a result, taxable valuation shown in this report, and resulting property tax revenue and revenue surplus for the City of Fernley may be significantly underestimated.

2. The Verdunity methodology covers all General Fund revenues and expenditures. However, it assumes non-residential developments only impact some of these sources. For this industrial/commercial development, EEC estimated revenues associated with property tax and building/planning fees only. Expenditures for only Public Works and Building and Planning services are included.
3. Additionally, the Verdunity methodology includes a discussion of an estimate of the long-term impact of a project on infrastructure costs to replace and repair city streets. However, no actual cost for this estimate is provided in the Verdunity report. EEC uses street replacement costs for the City of Sparks of \$7 per square foot in 2018 dollars, inflated and rounded to a conservative \$8 per square foot for this analysis in 2022 dollars. City of Sparks street replacement occurs 20 years after road construction, the schedule used in this analysis.
4. The Verdunity report provides no discussion of inflation, as a result, no inflation adjustments have been made to any estimates over the 40-year analysis period.
5. Additional information for revenue and cost estimate methodology, sources of data, calculations, and findings is provided in the appendices attached to this report.

FINDINGS

Findings of the fiscal impact analysis are presented below using table and figure templates from the Verdunity report. Appendices 1-3 attached to this narrative include a detailed calculation of these revenues and expenditures by year and use type, as well as a detailed discussion of all methodology, data, and assumptions.

Table 1. Fiscal Impact Analysis Results

Non-Inflated Values	Buildout	10 Years	20 Years	30 Years	40 Years
Property Tax Revenue	\$ 40,954,109	\$ 13,713,510	\$ 51,007,532	\$ 101,274,642	\$ 151,541,753
One-Time Fee Revenue	16,638,292	7,066,012	16,638,292	16,638,292	16,638,292
Total Revenue	\$ 57,592,401	\$ 20,779,522	\$ 67,645,823	\$ 117,912,934	\$168,180,045
Commercial Expense	\$ 2,782,804	\$ 943,844	\$ 3,447,263	\$ 6,769,559	\$ 10,091,855
Savings for Streets	9,143,784	5,079,880	10,159,760	15,239,640	20,319,520
Total Costs	\$ 11,926,588	\$ 6,023,724	\$ 13,607,023	\$ 22,009,199	\$ 30,411,375
Net Fiscal Impact	\$ 45,665,813	\$ 14,755,797	\$ 54,038,800	\$ 95,903,735	\$137,768,670
<i>Per Acre-Revenue</i>	\$ 28,083	\$ 10,132	\$ 32,985	\$ 57,496	\$ 82,007
<i>Per Acre-Expense</i>	5,816	2,937	6,635	10,732	14,829
Per Acre-Net Impact	\$ 22,267	\$ 7,195	\$ 26,350	\$ 46,764	\$ 67,178

Figure 1. Budget Impact

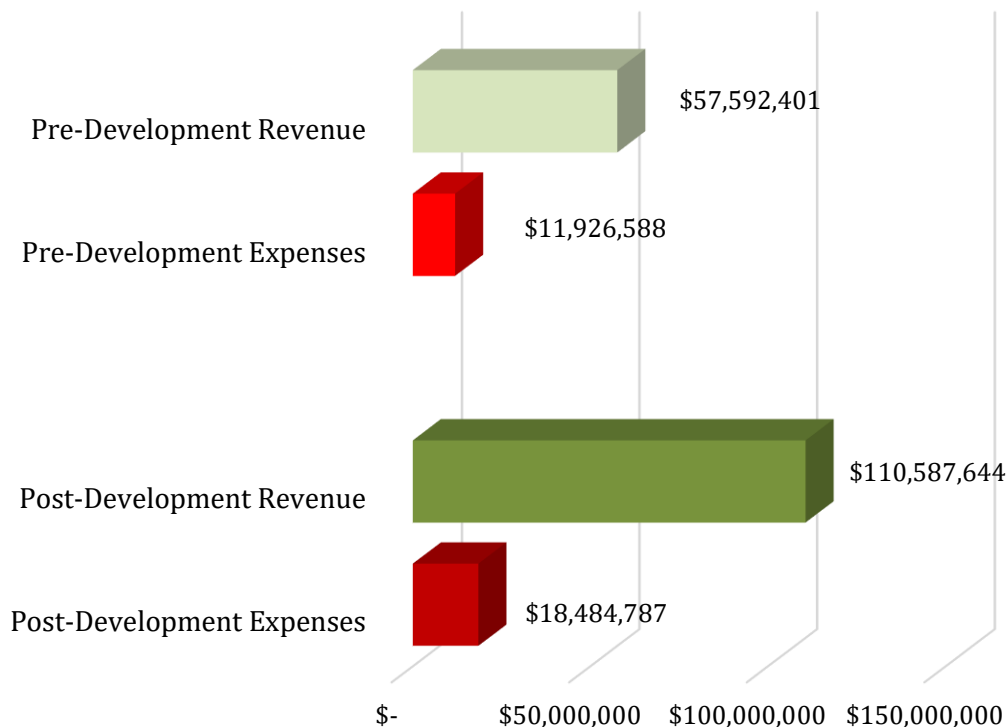
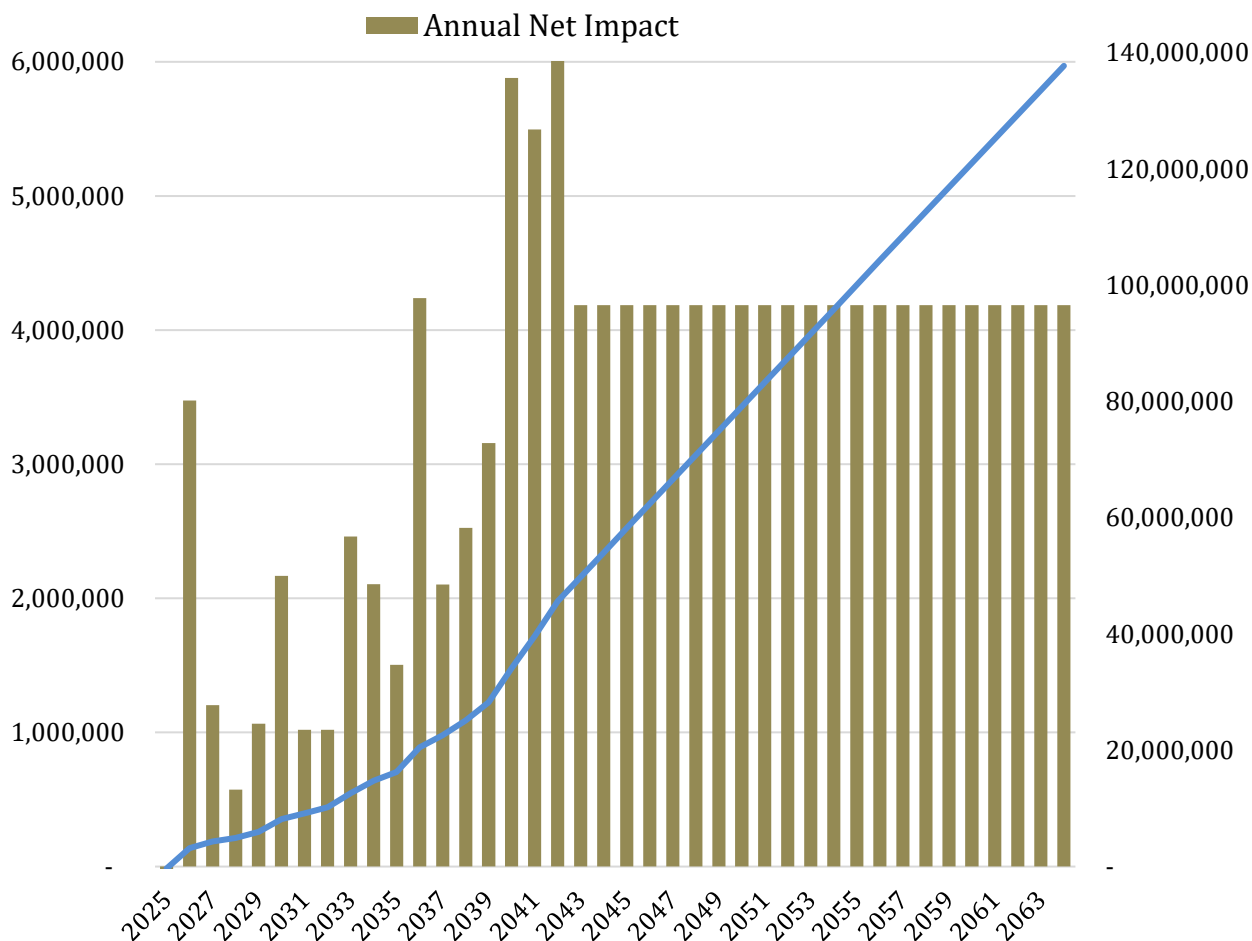


Figure 2. Fiscal Impact Analysis Results



The project is estimated to generate a \$137.8 million revenue surplus over the 40-year analysis period for the City of Fernley’s General Fund. The project is estimated to generate \$168.2 million in revenue for the General Fund over the analysis period. This includes property tax and building permit/planning fee revenues. As noted above, this revenue estimate is likely conservative as it is based on taxable values for existing industrial uses, which may underrepresent actual values for the project.

The project is estimated to generate \$10.1 million in operating expenditures for the General Fund over the analysis period. This includes expenditures for the Public Works and Building and Planning departments. The project is also estimated to generate \$20.3 million in infrastructure replacement costs over the analysis period.

The project will have a **positive** fiscal impact on the City of Fernley.

LIMITING CONDITIONS & DISCLOSURES

In the preparation of this report, EEC asserts:

- The report is to be used in its entirety, and no part is to be used without the whole.
- In preparing this report, EEC relied on information provided by other individuals or found in previously existing records and/or documents. This information is assumed to be reliable. However, no warranty, either expressed or implied, is given by EEC for the accuracy of such information and EEC assumes no responsibility for information relied upon later found to have been inaccurate.
- EEC may amend this report in the event additional documents and/or other material discovered subsequent to the submission of this report and pertinent to the report and/or the conclusions contained herein are made available.
- EEC assumes no responsibility for economic, physical, or demographic factors, which may affect or alter the opinions of this report if said economic, physical, or demographic factors were not present or known as of the date of this report.
- Possession of this report, or a copy of this report, does not carry with it the right of publication. Without the consent of EEC, this report may not be used for any purpose by any person other than the party for whom this report was prepared.

APPENDICES

**APPENDIX 1
BUILDOUT ASSUMPTIONS**

<u>YEAR</u>	<u>USE TYPE</u>	<u>SQ.FT. ADDED</u>	<u># OF ACRES</u>	<u>ESTIMATED LAND VALUE</u>	<u>ESTIMATED IMPROV. VALUE</u>	<u>BUILD. PERMIT VALUATION</u>
2025	Data Center	-	-	\$ -	\$ -	\$ -
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	180,426	10.9	3,956,840	21,199,999	22,278,943
	Other	-	38.7	-	-	-
Subtotal		180,426	49.6	3,956,840	21,199,999	22,278,943
2026	Data Center	2,975,000	166.6	15,032,535	179,690,000	289,675,750
	Distribution	1,876,000	111.2	10,033,721	113,310,400	182,666,120
	Manufacturing	1,051,000	54.4	4,908,583	63,480,400	102,335,870
	Retail	-	-	-	-	-
	Other	-	26.4	-	-	-
Subtotal		5,902,000	358.6	29,974,838	356,480,800	574,677,740
2027	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	1,205,000	77.9	7,029,018	72,782,000	117,330,850
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		1,205,000	77.9	7,029,018	72,782,000	117,330,850
2028	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		-	-	-	-	-
2029	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	480,000	44.8	4,042,362	28,992,000	46,737,600
	Retail	166,000	10.0	3,630,128	19,505,000	20,497,680
	Other	-	-	-	-	-
Subtotal		646,000	54.8	7,672,490	48,497,000	67,235,280
2030	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	2,200,000	165.5	14,933,280	132,880,000	214,214,000
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		2,200,000	165.5	14,933,280	132,880,000	214,214,000
2031	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		-	-	-	-	-

**APPENDIX 1
BUILDOUT ASSUMPTIONS**

<u>YEAR</u>	<u>USE TYPE</u>	<u>SQ.FT. ADDED</u>	<u># OF ACRES</u>	<u>ESTIMATED LAND VALUE</u>	<u>ESTIMATED IMPROV. VALUE</u>	<u>BUILD. PERMIT VALUATION</u>
2032	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		-	-	-	-	-
2033	Data Center	2,160,000	121.0	10,917,987	130,464,000	210,319,200
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		2,160,000	121.0	10,917,987	130,464,000	210,319,200
2034	Data Center	-	-	-	-	-
	Distribution	1,150,000	81.3	7,335,805	69,460,000	111,975,500
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		1,150,000	81.3	7,335,805	69,460,000	111,975,500
2035	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		-	-	-	-	-
2036	Data Center	-	-	-	-	-
	Distribution	700,000	58.6	5,287,554	42,280,000	68,159,000
	Manufacturing	3,400,000	205.3	18,524,486	205,360,000	331,058,000
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		4,100,000	263.9	23,812,040	247,640,000	399,217,000
2037	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		-	-	-	-	-
2038	Data Center	-	-	-	-	-
	Distribution	630,000	55.7	5,025,883	38,052,000	61,343,100
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		630,000	55.7	5,025,883	38,052,000	61,343,100

**APPENDIX 1
BUILDOUT ASSUMPTIONS**

<u>YEAR</u>	<u>USE TYPE</u>	<u>SQ.FT. ADDED</u>	<u># OF ACRES</u>	<u>ESTIMATED LAND VALUE</u>	<u>ESTIMATED IMPROV. VALUE</u>	<u>BUILD. PERMIT VALUATION</u>
2039	Data Center	-	-	-	-	-
	Distribution	1,440,000	96.8	8,734,390	86,976,000	140,212,800
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		1,440,000	96.8	8,734,390	86,976,000	140,212,800
2040	Data Center	-	-	-	-	-
	Distribution	5,220,000	329.6	29,740,236	315,288,000	508,271,400
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		5,220,000	329.6	29,740,236	315,288,000	508,271,400
2041	Data Center	-	-	-	-	-
	Distribution	3,500,000	184.1	16,611,582	211,400,000	340,795,000
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		3,500,000	184.1	16,611,582	211,400,000	340,795,000
2042	Data Center	-	-	-	-	-
	Distribution	3,500,000	212.0	19,129,036	211,400,000	340,795,000
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		3,500,000	212.0	19,129,036	211,400,000	340,795,000
TOTAL		31,833,426	2,050.8	\$ 184,873,426	\$ 1,942,519,799	\$ 3,108,665,813

APPENDIX 1, ASSUMPTIONS:

1. The following information represents the Developer's best estimate and market data as of the date of this report:

<u>Land Use</u>	<u>Phase</u>	<u>Building Square Feet</u>	<u>Land Acres</u>	<u>Year of Completion</u>
Retail	0	166,000	10.0	2029
Distribution/Light Industrial	1	700,000	45.4	2034
Distribution/Light Industrial	2	700,000	58.6	2036
Distribution/Light Industrial	3	630,000	55.7	2038
	4a	840,000		2040
	4b	840,000		2040
Distribution/Light Industrial	4c	840,000	279.6	2040
	4d	840,000		2040
	4e	1,020,000		2040
Distribution/Light Industrial	5	450,000	35.9	2034
Data Center/ High Tech	6a	840,000	121.0	2033
Manufacturing	6b	1,320,000		2033
Distribution/Light Industrial	7	1,440,000	96.8	2039
Distribution/Light Industrial	8	840,000	50.0	2040

**APPENDIX 1
BUILDOUT ASSUMPTIONS**

<u>YEAR</u>	<u>USE TYPE</u>	<u>SQ.FT. ADDED</u>	<u># OF ACRES</u>	<u>ESTIMATED LAND VALUE</u>	<u>ESTIMATED IMPROV. VALUE</u>	<u>BUILD. PERMIT VALUATION</u>
		9a	800,000		2036	
	Manufacturing	9b	1,300,000	205.3	2036	
		9c	1,300,000		2036	
	Distribution/Light Industrial	10	3,500,000	212.0	2042	
	Distribution/Light Industrial	11	3,500,000	184.1	2041	
	Manufacturing	12	480,000	44.8	2029	
	Manufacturing	13	1,200,000	83.4	2030	
	Manufacturing	14	1,000,000	82.1	2030	
	Transload/ Switching Facility			38.7	2025	
		15				
	Manufacturing	D-1 (16)	441,000	25.6	2026	
	Manufacturing	17	1,205,000	77.9	2027	
	Data Center/High Tech			166.6	2026	
	Manufacturing	18	2,975,000			
	Manufacturing	G (19)	610,000	28.8	2026	
	Drainage Facility	20		26.4	2026	
	Retail	21	180,426	10.9	2025	
		H-1 (22)	938,000		2026	
	Distribution/Light Industrial	H-2 (22)	938,000	111.2	2026	
	Total		31,833,426	2,050.8		

Source: Development acreage, buildout schedule, and square footage data from Developer.

Land Use	Land Use Code	Land Value/Acre	Improv. Value/Sq.Ft.
General Commercial	400	\$ 363,013	\$ 118
Industrial	500/510	\$ 90,231	\$ 60

Land and improvement value information from actual taxable values for similar land uses in the City of Fernley, data from Lyon County Assessor's website for FY 2021-22.

Analysis conservatively does not include taxable and building permit valuation and resulting revenues associated with the drainage and transload/switching facility, acreage for which is shown in the analysis under "Other" land use.

2. Building Valuation is estimated at \$ **97.37** per square foot for industrial uses and \$ **123.48** per square foot for retail uses.

Source: International Code Council, Building Valuation Data – February 2021. Data for IIIA building type.

**APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
2025	Data Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Distribution	-	-	-	-	-	-
	Manufacturing	-	-	-	-	-	-
	Retail	25,156,838	25,156,838	22,278,943	59,442	122,892	182,334
	Other	-	-	-	-	-	-
Subtotal		25,156,838	25,156,838	22,278,943	59,442	122,892	182,334
2026	Data Center	194,722,535	194,722,535	289,675,750	460,100	1,547,983	2,008,083
	Distribution	123,344,121	123,344,121	182,666,120	291,444	977,675	1,269,119
	Manufacturing	68,388,983	68,388,983	102,335,870	161,593	549,555	711,148
	Retail	-	25,156,838	-	59,442	-	59,442
	Other	-	-	-	-	-	-
Subtotal		386,455,638	411,612,476	574,677,740	972,579	3,075,214	4,047,792
2027	Data Center	-	194,722,535	-	460,100	-	460,100
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	79,811,018	148,200,001	117,330,850	350,174	629,471	979,645
	Retail	-	25,156,838	-	59,442	-	59,442
	Other	-	-	-	-	-	-
Subtotal		79,811,018	491,423,494	117,330,850	1,161,160	629,471	1,790,631
2028	Data Center	-	194,722,535	-	460,100	-	460,100
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	-	148,200,001	-	350,174	-	350,174
	Retail	-	25,156,838	-	59,442	-	59,442
	Other	-	-	-	-	-	-
Subtotal		-	491,423,494	-	1,161,160	-	1,161,160
2029	Data Center	-	194,722,535	-	460,100	-	460,100
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	33,034,362	181,234,363	46,737,600	428,230	253,244	681,474
	Retail	23,135,128	48,291,966	20,497,680	114,107	113,399	227,505
	Other	-	-	-	-	-	-
Subtotal		56,169,490	547,592,984	67,235,280	1,293,880	366,643	1,660,523
2030	Data Center	-	194,722,535	-	460,100	-	460,100
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	147,813,280	329,047,643	214,214,000	777,490	1,145,810	1,923,300
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		147,813,280	695,406,265	214,214,000	1,643,141	1,145,810	2,788,951
2031	Data Center	-	194,722,535	-	460,100	-	460,100
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	-	329,047,643	-	777,490	-	777,490
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	695,406,265	-	1,643,141	-	1,643,141

**APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
2032	Data Center	-	194,722,535	-	460,100	-	460,100
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	-	329,047,643	-	777,490	-	777,490
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	695,406,265	-	1,643,141	-	1,643,141
2033	Data Center	141,381,987	336,104,522	210,319,200	794,165	1,125,052	1,919,217
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	-	329,047,643	-	777,490	-	777,490
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		141,381,987	836,788,252	210,319,200	1,977,205	1,125,052	3,102,258
2034	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	76,795,805	200,139,925	111,975,500	472,901	600,930	1,073,830
	Manufacturing	-	329,047,643	-	777,490	-	777,490
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		76,795,805	913,584,057	111,975,500	2,158,662	600,930	2,759,592
2035	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	200,139,925	-	472,901	-	472,901
	Manufacturing	-	329,047,643	-	777,490	-	777,490
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	913,584,057	-	2,158,662	-	2,158,662
2036	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	47,567,554	247,707,479	68,159,000	585,296	367,410	952,705
	Manufacturing	223,884,486	552,932,129	331,058,000	1,306,496	1,768,530	3,075,026
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		271,452,040	1,185,036,097	399,217,000	2,800,063	2,135,940	4,936,002
2037	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	247,707,479	-	585,296	-	585,296
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	1,185,036,097	-	2,800,063	-	2,800,063
2038	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	43,077,883	290,785,363	61,343,100	687,082	331,084	1,018,167
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		43,077,883	1,228,113,980	61,343,100	2,901,849	331,084	3,232,933

**APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
2039	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	95,710,390	386,495,753	140,212,800	913,231	751,420	1,664,652
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		95,710,390	1,323,824,370	140,212,800	3,127,998	751,420	3,879,419
2040	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	345,028,236	731,523,989	508,271,400	1,728,481	2,712,989	4,441,470
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		345,028,236	1,668,852,606	508,271,400	3,943,248	2,712,989	6,656,237
2041	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	228,011,582	959,535,571	340,795,000	2,267,239	1,820,423	4,087,662
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		228,011,582	1,896,864,189	340,795,000	4,482,006	1,820,423	6,302,429
2042	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	230,529,036	1,190,064,607	340,795,000	2,811,944	1,820,423	4,632,367
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		230,529,036	2,127,393,224	340,795,000	5,026,711	1,820,423	6,847,134
2043	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2044	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2045	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711

**APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
2046	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2047	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2048	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2049	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2050	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2051	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2052	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711

**APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
2053	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2054	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2055	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2056	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2057	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2058	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2059	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711

**APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
2060	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2061	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2062	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2063	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2064	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
TOTAL		\$ 2,127,393,224		\$ 3,108,665,813	\$ 151,541,753	\$ 16,638,292	\$ 168,180,045

APPENDIX 2, ASSUMPTIONS:

1. Development taxable value and building permit valuation from Appendix 1.
2. City of Fernley FY 2021-22 property tax rate of **\$ 0.6751** is assumed to remain unchanged over the analysis period.
3. Property tax calculation: Taxable X 35% = Assessed Value; Assessed Value/100 X Tax Rate = Property Tax Revenue.
4. Analysis assumes a single building permit for each land use in each year. Building permit fee calculation is based on the following rate:
\$ 5,748.97 per first **\$ 1,000,000** plus **\$ 3.23** for each additional **\$1,000** of value. Source: Building Permit Fee Schedule (BPFS), City of Fernley, June 3, 2020.
5. Plan Check fee revenue calculated at **65.0%** of building permit revenue.
Source: Building Permit Fee Schedule (BPFS), City of Fernley, June 3, 2020.

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED GENERAL FUND REVENUES AND EXPENDITURES

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ROAD SQFT ADDED</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>INFRASTR. REPLACEM'T COST</u>	<u>ANNUAL REPLACEM'T COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
2025	Data Center	-		\$ -	\$ -			
	Distribution	-		-	-			
	Manufacturing	-		-	-			
	Retail	10.90		182,334	1,766			
	Other	38.70		-	6,269			
Subtotal		49.60	-	182,334	8,035	\$ -	\$ 507,988	\$ (333,689)
2026	Data Center	166.60		2,008,083	26,989			
	Distribution	111.20		1,269,119	18,014			
	Manufacturing	54.40		711,148	8,813			
	Retail	10.90		59,442	1,766			
	Other	65.10		-	10,546			
Subtotal		408.20	243,186	4,047,792	66,128	-	507,988	3,473,676
2027	Data Center	166.60		460,100	26,989			
	Distribution	111.20		291,444	18,014			
	Manufacturing	132.30		979,645	21,433			
	Retail	10.90		59,442	1,766			
	Other	65.10		-	10,546			
Subtotal		486.10	-	1,790,631	78,748	-	507,988	1,203,895
2028	Data Center	166.60		460,100	26,989			
	Distribution	111.20		291,444	18,014			
	Manufacturing	132.30		350,174	21,433			
	Retail	10.90		59,442	1,766			
	Other	65.10		-	10,546			
Subtotal		486.10	-	1,161,160	78,748	-	507,988	574,424
2029	Data Center	166.60		460,100	26,989			
	Distribution	111.20		291,444	18,014			
	Manufacturing	177.10		681,474	28,690			
	Retail	20.90		227,505	3,386			
	Other	65.10		-	10,546			
Subtotal		540.90	480,003	1,660,523	87,626	-	507,988	1,064,909
2030	Data Center	166.60		460,100	26,989			
	Distribution	111.20		291,444	18,014			
	Manufacturing	342.60		1,923,300	55,501			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		706.40	420,146	2,788,951	114,437	-	507,988	2,166,526
2031	Data Center	166.60		460,100	26,989			
	Distribution	111.20		291,444	18,014			
	Manufacturing	342.60		777,490	55,501			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		706.40	-	1,643,141	114,437	-	507,988	1,020,716

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED GENERAL FUND REVENUES AND EXPENDITURES

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ROAD SQFT ADDED</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>INFRASTR. REPLACEM'T COST</u>	<u>ANNUAL REPLACEM'T COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
2032	Data Center	166.60		460,100	26,989			
	Distribution	111.20		291,444	18,014			
	Manufacturing	342.60		777,490	55,501			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		706.40	-	1,643,141	114,437	-	507,988	1,020,716
2033	Data Center	287.60		1,919,217	46,591			
	Distribution	111.20		291,444	18,014			
	Manufacturing	342.60		777,490	55,501			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		827.40	111,031	3,102,258	134,039	-	507,988	2,460,231
2034	Data Center	287.60		794,165	46,591			
	Distribution	192.50		1,073,830	31,185			
	Manufacturing	342.60		777,490	55,501			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		908.70	295,286	2,759,592	147,209	-	507,988	2,104,394
2035	Data Center	287.60		794,165	46,591			
	Distribution	192.50		472,901	31,185			
	Manufacturing	342.60		777,490	55,501			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		908.70	-	2,158,662	147,209	-	507,988	1,503,465
2036	Data Center	287.60		794,165	46,591			
	Distribution	251.10		952,705	40,678			
	Manufacturing	547.90		3,075,026	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		1,172.60	367,695	4,936,002	189,961	-	507,988	4,238,053
2037	Data Center	287.60		794,165	46,591			
	Distribution	251.10		585,296	40,678			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		1,172.60	-	2,800,063	189,961	-	507,988	2,102,113
2038	Data Center	287.60		794,165	46,591			
	Distribution	306.80		1,018,167	49,702			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		1,228.30	142,869	3,232,933	198,985	-	507,988	2,525,961

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED GENERAL FUND REVENUES AND EXPENDITURES

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ROAD SQFT ADDED</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>INFRASTR. REPLACEM'T COST</u>	<u>ANNUAL REPLACEM'T COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
2039	Data Center	287.60		794,165	46,591			
	Distribution	403.60		1,664,652	65,383			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		1,325.10	304,061	3,879,419	214,666	-	507,988	3,156,765
2040	Data Center	287.60		794,165	46,591			
	Distribution	733.20		4,441,470	118,778			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		1,654.70	175,663	6,656,237	268,061	-	507,988	5,880,188
2041	Data Center	287.60		794,165	46,591			
	Distribution	917.30		4,087,662	148,603			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		1,838.80	-	6,302,429	297,886	-	507,988	5,496,555
2042	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		4,632,367	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	6,847,134	332,230	-	507,988	6,006,917
2043	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2044	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2045	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED GENERAL FUND REVENUES AND EXPENDITURES

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ROAD SQFT ADDED</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>INFRASTR. REPLACEM'T COST</u>	<u>ANNUAL REPLACEM'T COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
2046	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	1,945,488	507,988	4,186,493
2047	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2048	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2049	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	3,840,024	507,988	4,186,493
2050	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	3,361,168	507,988	4,186,493
2051	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2052	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED GENERAL FUND REVENUES AND EXPENDITURES

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ROAD SQFT ADDED</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>INFRASTR. REPLACEM'T COST</u>	<u>ANNUAL REPLACEM'T COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
2053	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	888,248	507,988	4,186,493
2054	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	2,362,288	507,988	4,186,493
2055	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2056	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	2,941,560	507,988	4,186,493
2057	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2058	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	1,142,952	507,988	4,186,493
2059	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	2,432,488	507,988	4,186,493

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED GENERAL FUND REVENUES AND EXPENDITURES

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ROAD SQFT ADDED</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>INFRASTR. REPLACEM'T COST</u>	<u>ANNUAL REPLACEM'T COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
2060	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	1,405,304	507,988	4,186,493
2061	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2062	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2063	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2064	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
TOTAL			2,539,940	\$ 168,180,045	\$ 10,091,855	\$ 20,319,520	\$ 20,319,520	\$ 137,768,670

APPENDIX 3, ASSUMPTIONS:

1. Number of developed acres shown in Appendix 1.
2. The project is estimated to add **2,539,940** square feet of roadways to the City's inventory. Source: Project developers.
3. Revenue estimated in Appendix 2.
4. General Fund costs estimated at **\$ 162.00** per acre of developed space. Source: Development Fiscal Impact Analysis Tool Methodology and Instructions, Verdunity, July 2021. Analysis conservatively includes costs for drainage and transload/switching facility, though costs associated with these uses are expected to be minimal or lower than other commercial uses, revenues for these uses were not estimated.
5. Road maintenance costs, according to the Verdunity report, are included in above General Fund cost estimates. Costs for road replacement are not provided in Verdunity report and are estimated using City of Sparks costs of **\$ 8.00** per square foot occurring every 20 years. Infrastructure Replacement Costs show estimated costs occurring 20 years after roads are added to City's inventory. Annual Replacement Costs show total costs divided by 40 years of analysis and shown in every year of the analysis.
6. Estimated Revenue Surplus=Estimated General Fund Revenue-Estimated General Fund Costs-Annual Replacement Costs



CITY OF FERNLEY

PLANNING COMMISSION

AGENDA REPORT

Meeting Date: June 8, 2022

REPORT TO:	Planning Commission
REPORT BY:	Shay League, Assistant Planner
REVIEWED BY:	

FINANCIAL IMPACT: ☐ YES ☒ NO	CURRENTLY BUDGETED: ☐ YES ☒ NO ☐ N/A	FUND/ACCOUNT:
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ACTION REQUESTED:	☐ Consent	☒ Motion	☒ Ordinance
	☐ Presentation	☐ Receive/File	☒ Resolution

AGENDA ITEM: (For possible action) Public Hearing – MPA22002 & ZMA22005 Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment request from Mark IV Capital to change the land use designation of a single parcel of land (APN: 021-211-02) from C (Commercial) to I (Industrial), and to change the zoning of two parcels of land (APN's 021-211-02 & 021-211-03) from RR1 (Rural Residential, 1-acre minimum lot size) to I (Industrial). 1. Consideration & possible action on Resolution 22-015, A Master Plan Amendment Request to change the land use designation of parcel APN: 021-211-02 from Commercial to Industrial. 2. Consideration and possible action on a Zoning Map Amendment request to change the zoning of two parcels of land (APN's: 021-211-02 & 021-211-03) from RR1 (Rural Residential, 1-acre minimum lot size) to I (Industrial).

AGENDA ITEM BRIEF: The proposed items account for a change in land use on a single parcel of vacant land (APN: 021-211-02), and a change in zoning on two parcels of land. The two parcels are APN's 021-211-02 and 021-211-03, and they have a total acreage of ±46.27 acres. The project parcels are both vacant and are generally located southeast of Interstate-80 and northeast of Nevada Pacific Parkway.

RECOMMENDED MOTION: Comprehensive Master Plan Amendment: <u>Motion to Approve:</u> "I move to adopt Resolution 22-015 and forward a request of certification to the City Council for the Comprehensive Master Plan Amendment associated with MPA22002, based on Findings MP1 to MP3 and the facts supporting those findings as set forth in the staff report." <u>Motion to Deny:</u> "Based on information received in written materials, and at the public hearings on this matter, I move to deny Resolution 22-015 because I have determined the proposed changes are detrimental to the public's health, safety, and general welfare and am unable to make the following required findings for approval: I am unable to make the finding(s) _____ as it relates to _____; therefore, I cannot approve the Comprehensive Master Plan Amendment." Zoning Map Amendment: <u>Motion to Approve:</u> "I move to forward a recommendation of approval to the City Council for the Zoning Map Amendment associated with ZMA22005, based on findings Z1 to Z3 and the facts supporting those findings as set forth in the staff report." RECOMMENDED MOTION (CONTINUED FROM PAGE 1):



CITY OF FERNLEY

PLANNING COMMISSION

AGENDA REPORT

Zoning Map Amendment (Continued from Page 1):

Motion to Deny:

"Based on information received in written materials, and at the public hearings on this matter, I move to deny the Zoning Map Amendment request associated with ZMA22005 because I have determined the proposed changes are detrimental to the public's health, safety, and general welfare and am unable to make the following required Zoning Map Amendment findings for approval: I am unable to make the finding(s) _____ as it relates to _____. Therefore, I cannot approve the Zoning Map Amendment."

Business Impact (per NRS Chapter 237):

- ☐ A Business Impact Statement is Attached.
- ☒ A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B.

See Attached Report for Background/Analysis/Findings

PROJECT SUMMARY

CASE NUMBER(S):	• MPA22002 and ZMA22005
REQUESTED ACTION(S):	• Master Plan Amendment & Zoning Map Amendment
PROJECT DESCRIPTION:	• A Master Plan Amendment request to change the land use designation of parcel APN: 021-211-02 from Commercial to Industrial, and a Zoning Map Amendment request to change the zoning of two parcels of land (APN's 021-211-02 and 021-211-03) from RR1 (Rural Residential, 1-acre minimum lot size) to I (Industrial). The project parcels are generally located southeast of Interstate-80 and northeast of Nevada Pacific Parkway.
PROPERTY OWNER(s):	• M4 New Fernley QOZB, LLC
APPLICANT:	• Mark IV Capital
LOCATION:	• Generally located southeast of Interstate-80 and northeast of Nevada Pacific Parkway (APN's 021-211-02 & 021-211-03)
SITE SIZE:	• ±46.27 acres
EXISTING ZONING:	• RR1 – Rural Residential, 1-acre minimum lot size
PROPOSED ZONING	• I – Industrial
EXISTING LAND USE:	• Parcel 021-211-02 – Commercial • Parcel 021-211-03 – Industrial
PROPOSED LAND USE:	• Industrial (Both Parcels)
WARD INFORMATION:	• Ward 1 – Councilmember Lacy

***A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

Nevada Statutes: *NRS 278*

Fernley Municipal Code: *Title 32*

Policies & Procedure Manual: *N/A*

Community Assessment: *N/A*

City of Fernley Development Code:

- *Section 32.03.040 – Comprehensive Master Plan/Zoning Map Amendments*
- *Section 32.06.110 – Industrial (I) Zoning Districts*
- *Section 32.09.035 – Dedication of Water Rights*
- *Section 32.09.140 – Streets (Roadways)*
- *Section 32.09.150 – Utilities*
- *Section 32.12.010 – Adequate Public Facilities Required*
- *Section 32.13.030 – Improvements, Security, & Inspections*

BACKGROUND

Both parcels are vacant. They have long been passed down among family members with the first deed appearing in Lyon County Assessor records in May of 1979. M4 Fernley Jackson LLC obtained parcel APN: 021-211-02 in August of 2020 and is working to obtain ownership of parcel APN: 021-211-03. Both parcels are intended to be a part of their Victory Logistics project.

ANALYSIS

The applicant provided a fiscal impact analysis completed January 26, 2022, for the proposed project in its entirety. Their analysis was conducted assuming phased development of 2,066 acres of the Victory Logistics District (to include the 685.51-acre subject parcel). Their fiscal impact findings are as follows:

- The project is estimated to generate a \$137.8 million revenue surplus over the 40-year analysis period for the City of Fernley's General Fund.
 - The project is estimated to generate \$168.2 million in revenue for the General Fund over the analysis period. This includes property tax and building permit/planning fee revenue.
 - The project is estimated to generate \$10.1 million in operating expenditures for the General Fund over the analysis period. This includes expenditures for the Public Works and Building and Planning departments.
 - The project is also estimated to generate \$20.3 million in infrastructure replacement costs over the analysis period.
- The project will have a positive fiscal impact on the City of Fernley.

This annexation was distributed to the City's Public Works Department, City Engineer, and all applicable outside agencies for feedback; comments received were provided to the applicant.

FINDINGS

Master Plan Amendment

Relationship to the Master Plan

1. Industrial (I)

The proposed development is located within an area designated as Industrial in the city's Comprehensive Master Plan. The description of the Industrial land use states the equivalent zoning district is I (Industrial). Per the Comprehensive Master Plan document, Industrial land use focuses on Industrial uses, such as manufacturing/warehousing, maintenance and repair shops, distribution, mining, storage, and construction. Other uses such as supporting railroad uses and limited support services for the convenience of employees, such as restaurants, small scale retail, and professional and medical offices may also be permitted. Planned Development (PD) zoning may be applied to the area designated Industrial for entitlement and construction.

The Comprehensive Master Plan goes on to state that Industrial areas are intended to create an environment where industrial activities may occur with a minimum amount of impact on the natural environment and surrounding land uses. Industrial land uses are not appropriate adjacent to residential development. Areas of steep slopes, floodplains and/or potential wetlands should generally be avoided. Industrial land uses are typically located near major transportation corridors but isolated from residential land uses and are generally located south of I-80 and north of US 50A. Municipal Services are required.

2. The Land Use Plan Goals and Action Strategies in the 2018 Comprehensive Master Plan that are relevant to this proposal include:

MP1: The master plan amendment would implement the goals listed within the City of Fernley Master Plan as listed in the staff report.

The applicant identified the following City of Fernley Comprehensive Master Plan goals and policies as being supported by the entire Victory Logistics project:

- **LU.1.1** Encourage and plan for new development in areas where adequate public services and facilities can be provided efficiently.
- **LU.1.1.1** Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement will be applied regardless of project size in order to avoid incremental erosion of services and facilities.
- **LU.1.1.2** Encourage development of vacant or underutilized lands within the community core where adequate infrastructure and facilities currently exists.
- **LU.1.1.3** Require new development to provide certified, stamped studies demonstrating the impact proposed development will have on existing infrastructure and to provide improvements and/or funding in lieu of improvements in proportion to the impacts of the proposed projects on the city's roadway, sewer and water systems.
- **LU.1.2** Encourage new development to be in accordance with the Comprehensive Master Plan land use category, and other land use controls to accomplish community principles.
- **LU.1.2.1** Consistently monitor development applications that intend to utilize the underlying zoning. Modify the Fernley Development Code as necessary to ensure compatible development that reflects the community goals envisioned in the Comprehensive Master Plan.
- **LU.1.3** Provide a balanced distribution of employment and population.
- **LU.1.3.1** Encourage land uses and development, which maintains a balance of population, housing, and employment.
- **LU.1.4** Ensure existing and future land uses are compatible.
- **LU.1.4.2** Projects shall be evaluated with the intent to promote land use compatibility; community design measures can increase compatibility among adjoining land uses.
- **LU.1.4.4** Prohibit piecemeal parcelization through the parcel maps to subvert the subdivision map process.
- **LU.1.4.6** Review all projects in relation to their geographic location, impacts to adjacent communities, fiscal impact and mitigation measures to protect natural and cultural resources. Apply specific conditions of approval tailored for each development proposal.
- **LU.1.4.7** Protect viable industrial areas from encroachment by potentially incompatible land uses or conversion to alternate uses.
- **LU.1.6** Create a growth pattern that assures flexible, feasible and efficient projects.
- **LU.1.6.1** Support for developmental approval of projects that provide an appropriate balance of population.
- **LU.1.6.2** The land use designations include minimum service standards that shall apply to proposed developments and land use changes.

- **LU.1.12** It is the intent of the City of Fernley to provide timely, orderly, and efficient arrangement of adequate public facilities and infrastructure that support existing and planned land use patterns and densities.
- **LU.1.12.1** Subdivision or intensification of land without adequate public facilities available to serve the new development as it occurs shall not be allowed.
- **LU.1.12.2** Any land use entitlement applications for subdivision or intensification of land shall also be require to submit a fiscal impact analysis to the approval of the City Manager or their designee.
- **LU.1.12.4** The City, land owner(s), and/or future developer(s) shall develop Area Plans for the Future Development Areas to efficiently plan for adequate public facilities and infrastructure to support future development of these areas.
- **T.1.1** Require that roadway facilities be maintained and constructed as needed to ensure high quality and safe travel on major streets and major intersections.
- **T.1.1.1** The minimum Level of Service on all city maintained roadways shall be LOS D. The City will work with representatives from NDOT to ensure timely improvements are planned when NDOT roadways are forecast to fall below LOS D.
- **T.1.1.4** Develop regulations regarding setbacks, signage and right-of-way dedication, and other considerations which preserve and increase roadway capacity and safety.
- **T.1.1.5** Ensure development of the roadways planned in the Streets and Highways Plan of the Comprehensive Master Plan occurs in a timely manner and with the financial assistance from the development community.
- **T.1.1.6** Require all new development to be consistent with the access right-of-way dedication and improvement standards as specified in the Public Works Design Manual and pursuant to the functional classification as defined in this chapter.
- **T.1.3** Implement street design and access standards to provide for safe and efficient movement of goods and people.
- **T.1.3.4** Require proposed new development that intends to connect with an NDOT roadway to incorporate the NDOT Access Management System and Standards into the project design. These standards regulate access onto the roadway network in order to protect health, safety and welfare of the public, maintain the rights-of-way, and to preserve the functional classification level of the roadway network while meeting the needs of the motoring public. The access management standards address the location, spacing and frequency of access points on the roadway network.
- **T.1.4** Plan for a transportation system that combines a mix of transportation modes and system management techniques while minimizing the impacts upon the environment or upon adjacent development.
- **T.1.4.5** Work with Southern Pacific Railroad to plan new safe and effective lines and spurs through the city.
- **T.1.5** The City of Fernley will work with the Nevada Department of Transportation to obtain right-of-way along US 50, US 95A and I-80 for purposes of implementing a frontage road system to minimize direct access onto these state owned roadways.

- **PSF.1.1** To provide and maintain a reliable and adequate water supply and delivery system.
- **PSF.1.1.3** Final maps and building permits will be approved only when adequate water rights have been dedicated to the City of Fernley and applicable service and connections fees have been paid.
- **PSF.1.2** To the maximum extent possible, the cost of improvement, extension and construction of public facilities should be borne by those whose land development and redevelopment actions made such improvement, extension and construction necessary. A procedure is to be established that defines the responsibility for improvements for individual projects.
- **PSF.2.1** Insure an efficient, adequate and self-supporting wastewater collection treatment and disposal system that will meet the needs of the public and comply with federal, state and local clean water requirements.
- **PSF.2.1.2** Final maps and building permits will be approved only when adequate sewer capacity is secured and applicable service and connections fees have been paid.
- **PSF.2.1.3** Sewer costs directly attributable to new development shall be paid for by the new development. The cost of providing services shall include the cost of extending service lines or other necessary facilities to the individual project site.
- **PSF.3.1** Develop a regional stormwater drainage system.
- **PSF.3.2** Ensure major utility lines, such as electric transmission or high pressure gas, are compatible with existing and future development.
- **PSF.3.2.1** Require that any new major utility lines be placed within existing transmission line corridors or in new corridors defined through a public planning process.
- **PSF.3.3** Ensure appropriate levels of public services and facilities are continually provided.
- **PSF.3.3.1** Coordinate the provision of public services with growth and development in Fernley.
- **PSF.3.3.2** Consider the financial impacts in all growth management decisions.
- **PSF.3.11** Require large-scale developments to be within adequate fire service areas.
- **PSF.3.11.2** All development in the City (except for residential densities less than one residence per acre) shall be within a 4-7 minute response time of an existing or planned fire station.
- **PSF.3.11.3** New Development shall identify and fund facilities and infrastructure necessary to provide adequate fire protection.
- **PSF.3.11.5** Require water distribution systems to meet the Lyon County Fire District standards for all future development.

MP2: The master plan amendment would be compatible with surrounding land uses.

SURROUNDING LAND USES AND ZONINGS (OF PROJECT SITE)		
Direction	Land Use	Zoning
North	Interstate-80	N/A
South	Industrial (I) - Same Project	Industrial (I)
East	Industrial (I) - Same Project	Industrial (I)
West	Interstate-80	N/A

This parcel is directly southeast of Interstate-80. Surrounding parcels are undeveloped but are a part of the overall Victory Logistics project and zoned and master planned as Industrial accordingly.

MP3: Public notice was given, and a public hearing held per the requirements of Nevada Revised Statutes and Fernley Development Code.

Staff certifies that public notice has been given per the requirements of the development code and the Nevada Revised Statutes. A public hearing will be held Wednesday, June 8, 2022, during the regularly scheduled Planning Commission meeting.

Zoning Map Amendment:

Z1: Consistent with the city's master plan and otherwise consistent with state and federal law.

The applicant identified several City of Fernley Comprehensive Master Plan goals and policies as being supported by the entire Victory Logistics project. These goals and policies are listed in Master Plan Amendment MP1, above.

Z2: Consistent with the surrounding land uses.

SURROUNDING LAND USES AND ZONINGS (OF PROJECT SITE)		
Direction	Land Use	Zoning
North	Interstate-80	N/A
South	Industrial (I) - Same Project	Industrial (I)
East	Industrial (I) - Same Project	Industrial (I)
West	Interstate-80	N/A

These parcels are directly southeast of Interstate-80. Surrounding parcels are undeveloped but are a part of the overall Victory Logistics project and zoned and master planned as Industrial accordingly.

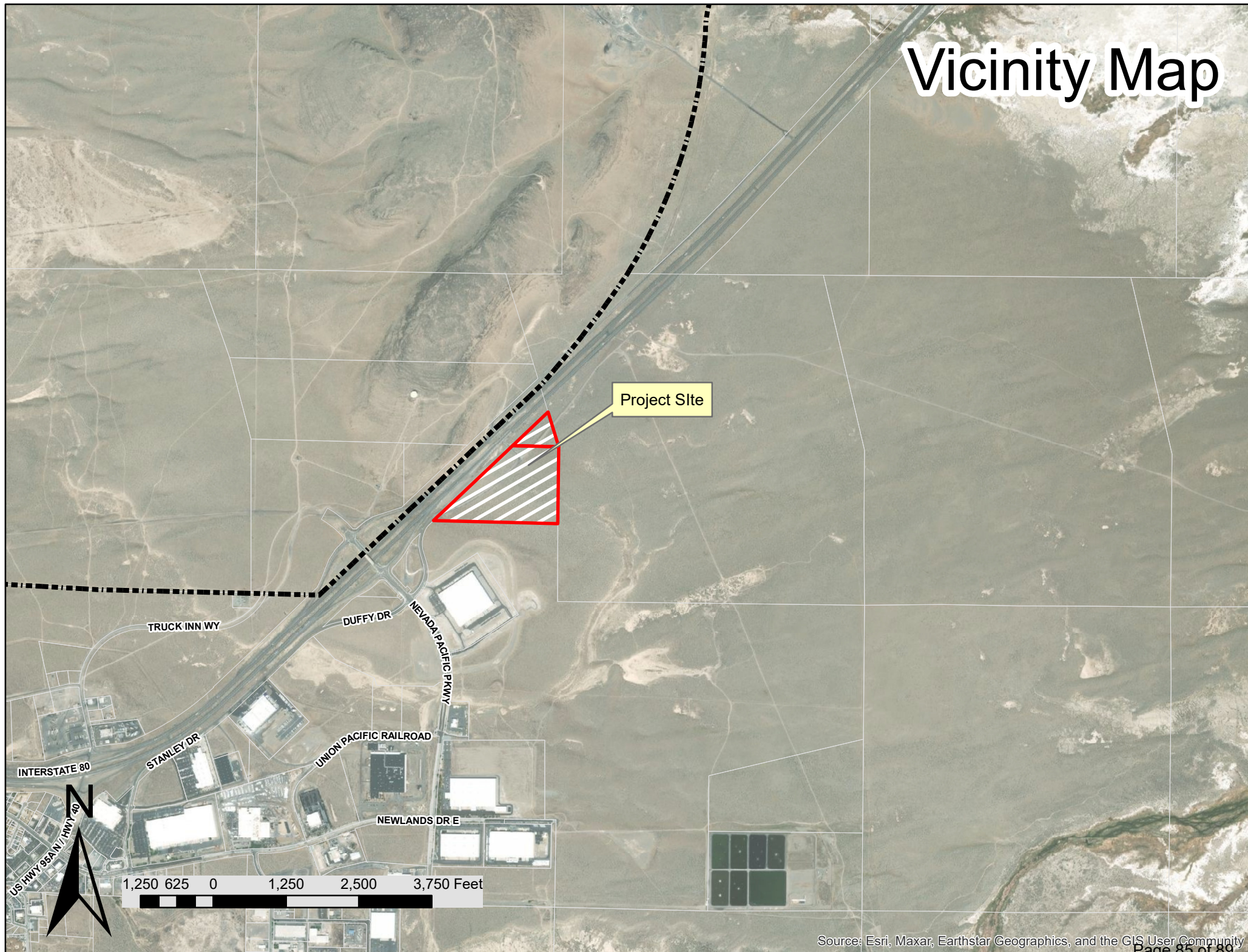
Z3: Public notice was given, and a public hearing held per the requirements of Nevada Revised Statutes and Fernley Development Code.

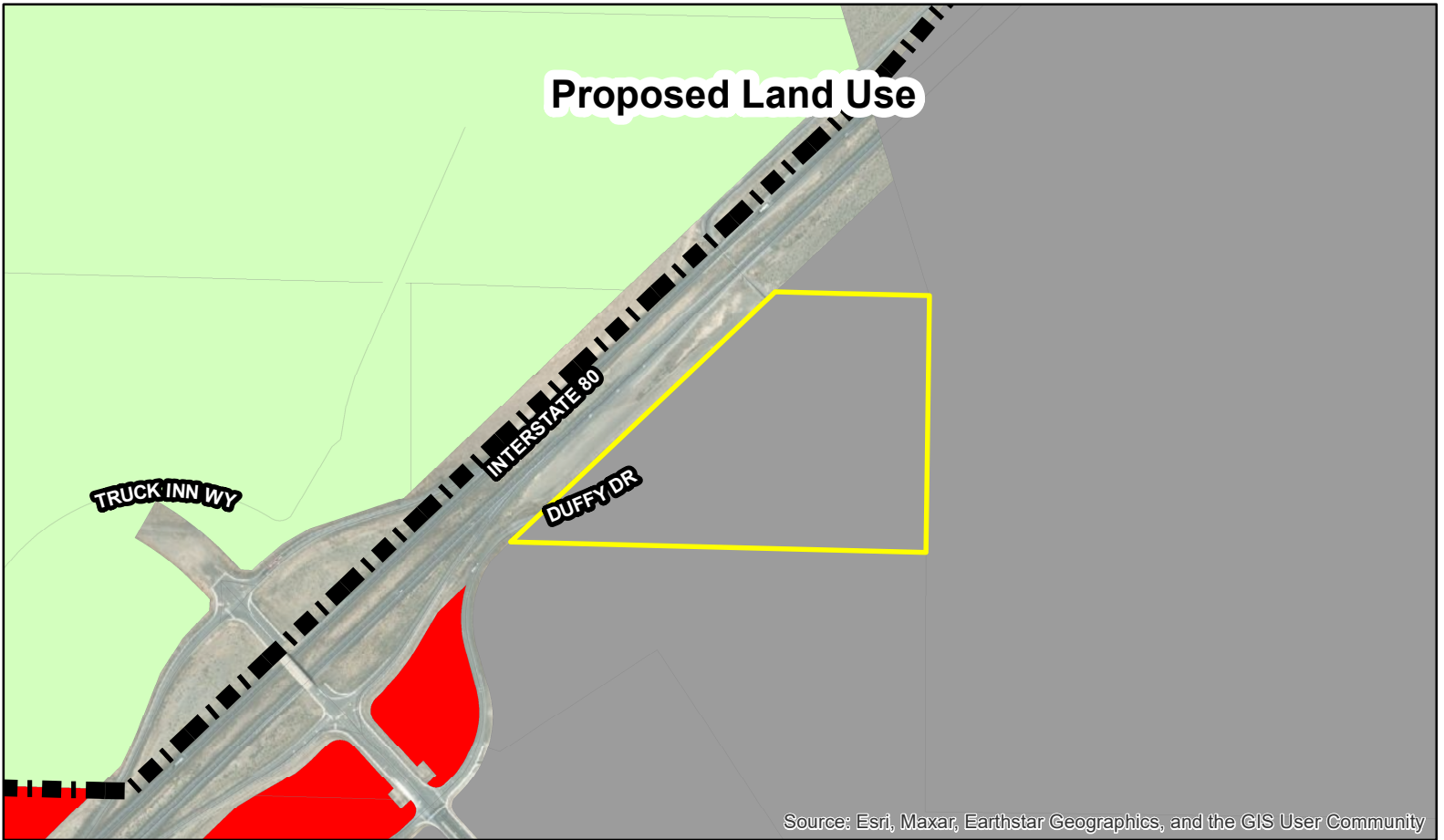
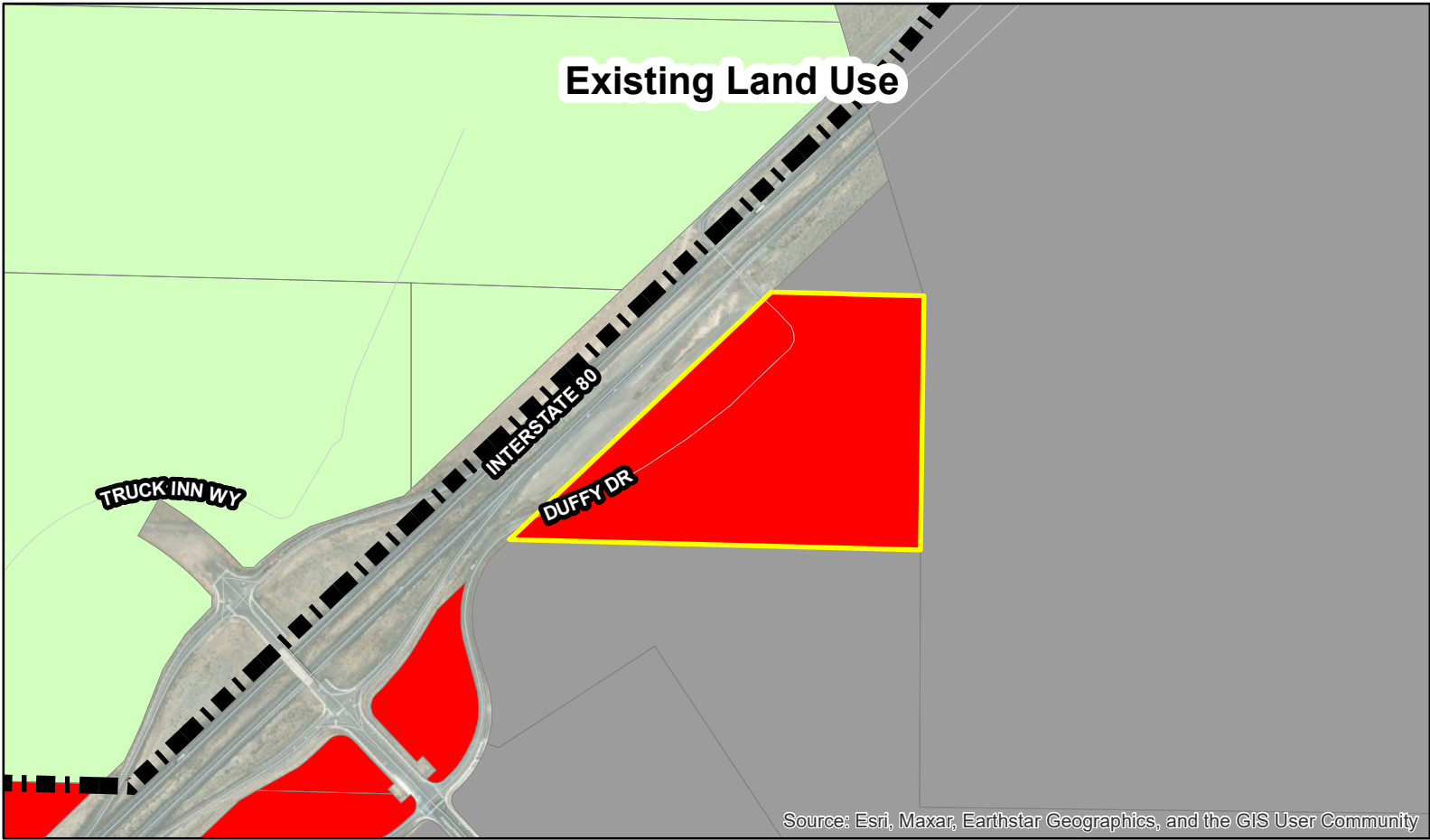
Staff certifies that public notice has been given per the requirements of the development code and the Nevada Revised Statutes. A public hearing will be held Wednesday, June 8, 2022, during the regularly scheduled Planning Commission meeting.

ATTACHMENTS

1. Vicinity Map
2. Existing & Proposed Land Use Map Exhibit
3. Resolution 22-015
4. Existing & Proposed Zoning Map Exhibit

Vicinity Map





NOTE: The scale and configuration of all information shown hereon are approximate only and are NOT intended as a guide for design or survey work. Reproduction is NOT permitted without prior written permission from the City of Fernley



Proposed Land Use

- General Rural (GR)
- Rural Residential (RR)
- Single-Family Residential (SFR)
- Mixed Residential (MR)

Legend

- | | |
|--------------------------------|----------------------------|
| Multi Family Residential (MFR) | Mixed Employment (ME) |
| Commercial (C) | Public Facility (PF) |
| Suburban Mixed Use (SMU) | Open Space and Parks (OSP) |
| Industrial (I) | Tribal |

CITY OF FERNLEY
RESOLUTION # 22-015

A RESOLUTION OF THE CITY OF FERNLEY FOR A COMPREHENSIVE MASTER PLAN AMENDMENT, ASSOCIATED WITH CASE NUMBER MPA22002, TO CHANGE THE LAND USE CLASSIFICATION FROM COMMERCIAL TO INDUSTRIAL ON A SITE CONSISTING OF ONE PARCEL OF LAND TOTALING ±41.27 ACRES IN SIZE GENERALLY LOCATED SOUTHEAST OF INTERSTATE-80 AND NORTHEAST OF NEVADA PACIFIC PARKWAY. (APN: 021-211-02).

WHEREAS, the 2018 Fernley Comprehensive Plan was adopted by Resolution of the Planning Commission on August 8, 2018, and by the City Council on August 15, 2018; and

WHEREAS Nevada Revised Statutes chapter 278.210 specifies that master plans or any amendments must be adopted by resolution of the Planning Commission; and

WHEREAS the Planning Commission held a public hearing on June 8th, 2022;

NOW, THEREFORE, BE IT RESOLVED, that based on the discussion and findings provided in the staff report and/or testimony presented at the June 8th, 2022 public hearing, that the change in the Land Use Classification from Commercial to Industrial on a site consisting of one parcel of land totaling ±41.27 acres in size generally located northeast of Interstate-80 and northeast of Nevada Pacific Parkway (APN's: 021-211-02) be adopted as part of the City of Fernley's Comprehensive Plan; and

BE IT FURTHER RESOLVED that the Fernley Planning Commission approves and recommends that the City Council adopt this Master Plan Amendment as part of the Fernley Comprehensive Plan.

RESOLUTION PASSED, APPROVED, AND ADOPTED this 8th day of June 2022, by the following vote of the Fernley Planning Commission:

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

By: _____ Date: _____

Barry Williams, Sr., Chairman

Attest By: _____ Date: _____

Brenda Gosser, Deputy City Clerk

RESOLUTION CERTIFIED this 20thth day of July, 2022, by the following vote of the Fernley City Council:

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

FERNLEY CITY COUNCIL

By: _____ Date: _____

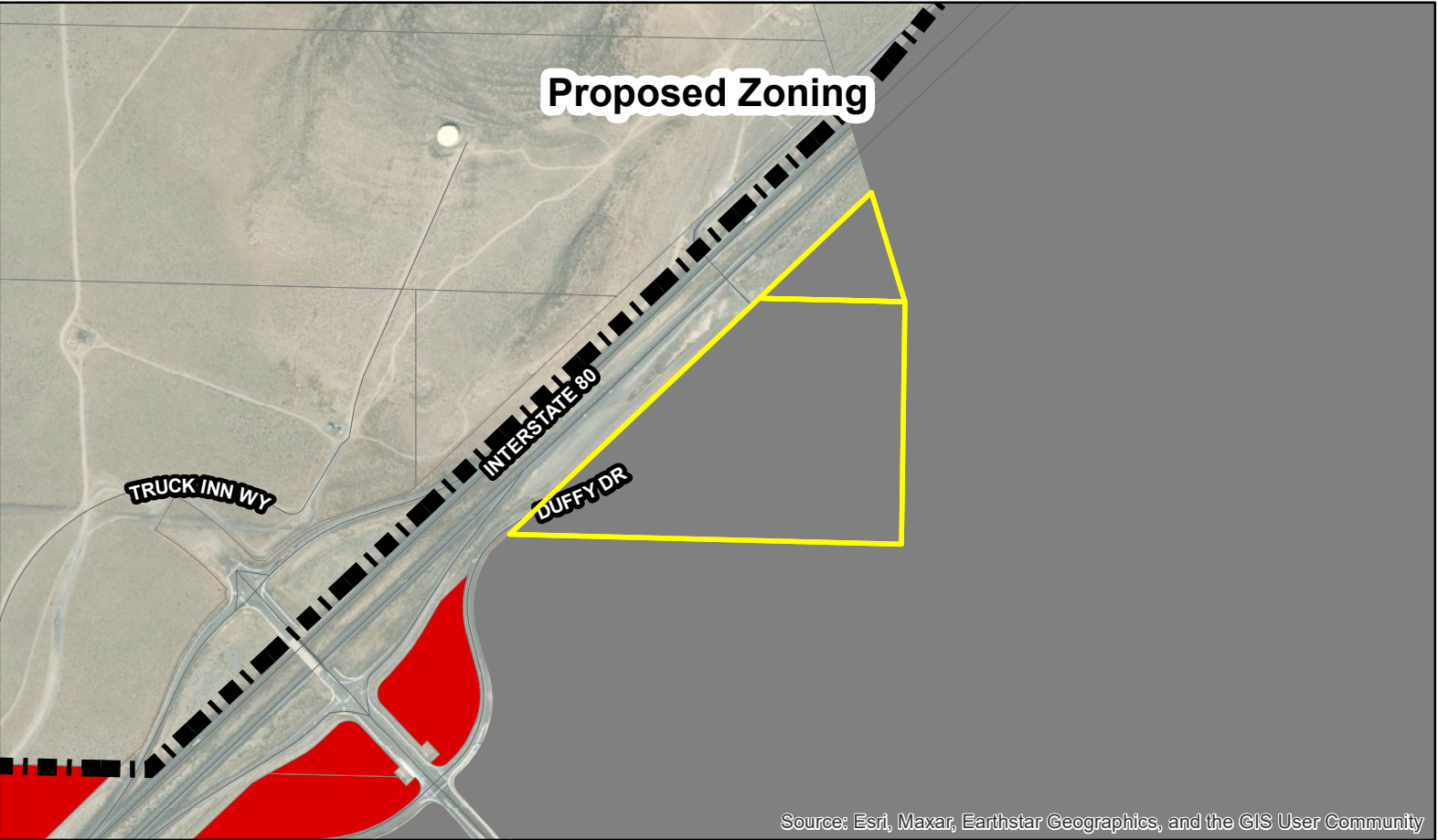
Roy Edgington, Mayor

Attest By: _____ Date: _____

Kim Swanson, City Clerk



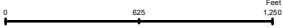
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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Legend

GR20	RR1/2	SF9	MF21	C1	EC	PF
RR5	SF20	SF6	MF30	C2	I	OSP
RR1	SF12	MDR14	MU	TC	PD	Split Zoning