

- The subject site is located within the unincorporated County but also the Sparks Sphere of Influence. This bifurcates development authority where, generally speaking, the land use entitlement process lies with City of Sparks while building permits and public safety responsibilities lie with Washoe County. The current City of Sparks master plan land use designation is Open Space. Communication with Sparks staff should occur to determine whether a master plan amendment (MPA) is required to allow the school use. If an MPA is required, this would trigger a conformance review versus the Regional Plan by the Regional Planning Commission.
- The subject site is within the 100-year floodplain of Steamboat Creek and there will be flood mitigation requirements and a portion of the overall parcel contains AE Floodway which is development constrained per the Regional Plan. Mercury contaminated soil may be a consideration on the site.
- Proposed amendments to Regional Plan Policy PF8 – School Requirements would require a local jurisdiction to hold a public hearing for a school development of this size. Currently, it is unclear if a public hearing will be required by City of Sparks. The Regional Plan policy is planned for approval during the October 8th annual update (please see the proposed policy amendment attached). Subsequent work to incorporate this change will take time at the local jurisdictions. Doral is seeking a good cause exemption for their charter amendment to occur outside the regularly scheduled cycle - which begins on October 1st. It is unclear if any new ordinance at the local jurisdictions that requires a public hearing process based on the proposed RP policy amendment will be in place prior to Doral's land use approval. While the request to the State Public Charter School Authority to expand the original Doral charter may be appropriate, the proposed Meadows Campus constitutes a new development site and should be evaluated independently for traffic impacts, other siting considerations, and flood mitigation concerns.

Attachment 3: Proposed Policy Amendment to PF 8

Proposed Policy PF 8 – School Requirements

In order to promote a regionally consistent approach to the approval of school locations and to help mitigate potential impacts, local government master plans shall include management strategies and/or policies which address the following components:

- A public process to allow for transparency and public comment, including a public hearing component when design capacity is projected at 400 or more students;
- Analyses that consider the impact of the new school use on existing and planned infrastructure – for example a traffic study that considers drop-off and pick-up times and the proximity to or co-location of other existing schools;
- Safety measures, such as traffic calming mechanisms and safe routes for pedestrian access.

This policy provides overarching guidance based on regional consensus, however the specific method through which these components are addressed may vary by jurisdiction and should be implemented in alignment with the jurisdiction's existing processes.

Further, to ensure student safety and minimize traffic congestion, new schools with a design capacity of less than 1200 students should avoid locating in an area which would necessitate a new speed-controlled zone on an arterial roadway as identified in the Regional Transportation Plan (RTP). Additionally, new arterial roads proposed in the RTP should avoid existing and planned school locations that have a design capacity of less than 1200 students to minimize the implementation of speed-controlled school zones on arterials.

This policy applies to all school types including Washoe County School District (WCSD) facilities, WCSD or state sponsored charter schools, and/or private schools.

Existing Policy PF 8

The WCSD school facilities plan must not allow for the location of a new school site with a design capacity of less than 1,200 students in a manner that necessitates a new speed controlled school zone on an arterial roadway that is identified in the adopted Regional Transportation Plan. This policy does not restrict charter and private schools that would not necessitate a new speed controlled zone from locating along arterials.

The Regional Transportation Plan must not allow for the location of a new arterial road, or the re-designation of an existing road to an arterial, next to or adjacent to a proposed new or existing school site with a design capacity of less than 1,200 students as identified in the adopted WCSD school facilities plan, that requires a new speed controlled school zone.