

CHURCHILL COUNTY
Zoning District Change (Rezone) Application

**** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS ****

Person Name(s), or Project/Business/Organis. Name: Matthew Usbeck

Zoning District: RR-20 Site Address: Parcel 004-431-44 APN(s): 004-431-44

PROJECT PERMIT TYPE – ZONING DISTRICT, CODE, OR PLAN AMENDMENT

SUB-TYPE IS: (See Instructions) **ZONING DISTRICT AMENDMENT**

Needed for submitting online.

Existing zoning on property: RR-20 **Proposed** zoning on property: I-3

Acreage of parcel(s): 218.574 Acreage being changed: 218.574

Acreage of surface water rights on property: _____

Submittal Package Items:

- ☒ This form
 - ☒ Fee
 - ☒ Deed of ownership for the property
 - ☒ Air photo of the neighborhood with applicant name and address at the top, property identified, and roads or prominent features labeled.
 - ☒ Zoning map of the neighborhood showing the change with applicant name and address at the top, property identified, and roads or prominent features labeled.
 - ☒ Pre-application meeting to determine the correct permit, and to review the procedures and materials needed.
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QUESTIONNAIRE

Approving the Rezone request requires the County to determine that the ***approval criteria***, below, are met. Answer the questions below relating to the criteria. If you need more space, please attach a separate sheet of paper that restates the question and provides the answer. ***DO NOT LEAVE SPACES EMPTY.***

CCC 16.08.060(E) Findings requires that the applicant has the burden of proof to provide facts supporting the proposed amendment. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings.

1. A zoning map amendment ... shall provide evidence ... concerning the physical use of land and zoning currently existing in the general vicinity ... in the previous five (5) year time period ...

Describe the property and the land use of all surrounding parcels. Attach pictures, photos etc. as needed

Site - Zoning: RR-20 Uses: Vacant

North - Zoning: RR-20 Nearby uses: Vacant

West - Zoning: RR-20 Nearby uses: Vacant

South - Zoning: RR-20 Nearby uses: Vacant

East - Zoning: RR-20 Nearby uses: Vacant

Describe changes in the last 5 years: N/A - Vacant

a. How growth and/or other development factors in the community support a change in the land use.

Describe in detail the reasons for requesting a zone change. _____

The current zoning does not allow for destructive testing. This request is consistent with the county's goal of locating industrial uses in less populated remote areas, and would allow for destructive testing. This property falls within the Industrial planning area on the Master Land Use Plan.

What changes in the area or community support the change, such as growth and/or other development factors?

Precedent for this use exists within vicinity of this property and skilled workforce

required to operate this facility resides locally.

b. The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use are available in the area.

Describe how the request provides for orderly development. _____

The remote nature of this site will require minimal, isolated utility demands. Initial utilities for the

site to be temporary to begin, and we intend to bring facilities to the site (power, water/septic, etc)

Describe why you think there are adequate services and infrastructure needed to support the requested change.

N/A

c. The change in zoning provides for an appropriate use of the land.

Describe how the change in zoning provides for an appropriate use of the land. _____

This land use is best served in remote and rural areas, similar to existing precedent for this use

Spot zoning is not permitted. Describe how this proposed zone change is consistent with the surrounding zoning districts and land uses and will not enact "spot zoning".

All surrounding lots are currently vacant. This is a large area (over 200 acres). The

proposed use aligns with the intended master plan use of Industrial.

d. The proposed zoning is in substantial conformance with the master plan and other adopted plans and policies.

Master Plan designation: Industrial Why do you think your request is consistent with the land use designation?

Proposed zone change aligns with the county's land use goals and policies to establish industrial use

within industrial designation on master plan (LU 2.5), along a major highway (LU 2.7), provides industrial

employment to the area (LU 5), and infills federal land "checker boarding" with industrial use (LU 5.2)

If there are policies from the Master Plan or other plans that you wish to note in support of your request, provide them in a separate document.

A major element of the Master Plan is the protection and support of the farming and agriculture.

Are there surface water rights present on the property? If so, what will happen to them?

No existing surface water rights on the site. N/A.

Will your request result in the conversion of farmland to other uses? If so, what will happen to the farming operation? yes, however this parcel is currently vacant and there is no current farming operation on the site

- e. ***The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties.***

You must examine the Code's Use Table to view the possible uses allowed in the requested zoning district in the future. Why do you think those uses will be sensitive to and compatible with the neighborhood?

This parcel is located in a remote area with no nearby commercial or residential uses. Surrounding lands are vacant and undeveloped The proposed I-3 zoning is consistent with this land use pattern.

Application Signatures

APPLICANT AFFIDAVIT

Matthew Usbeck (PRINT NAME), being duly sworn, deposes and states that:

- 1) I/we either own the property described in the foregoing application, or have permission of the property owner which has been provided with the application;
- 2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
- 3) That the zoning ordinances for a permit have been read, understood and complied with.
- 4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.
- 5) That any material misrepresentation or omission made in the application or at a public hearing by the applicant or an agent of the applicant may constitute grounds for reexamination of the permit, if granted.

State of WA)
County of King)

[Signature]
Applicant's Signature

Signed and sworn to (or affirmed) before me on 7/7/2026 (date) by

Matthew Usbeck (name(s) of person(s) making statement).

[Signature]
Signature of notarial officer



OWNER AFFIDAVIT (if not applicant)

New Nevada hands, LLC, by HEATH A. Rushing, Its: Manager
(PRINT NAME), being duly sworn, deposes and states that:

- 1) I/we own the property described in the foregoing application;
- 2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
- 3) That the zoning ordinances for a permit have been read, understood and complied with.
- 4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.

State of California
County of El Dorado

Applicant's Signature [Signature]

Signed and sworn to (or affirmed) before me on July 10, 2020 (date) by

Heath A. Rushing (name(s) of person(s) making statement).
[Signature]

Signature of notarial officer

- see attached CA FORM PUR STAMP.
-TREC

ASSESSORS CONSULTATION

Changing the zoning on a property will probably change the current taxation of the existing lots or change the tax status. Of special importance is changing land that the owner has enrolled in Agricultural Deferred Tax Status or other deferred tax status, in which case changes may result in the requirement to pay back deferred taxes.

County policy requires consultation with the County Assessor so the landowner understands how their taxes will change.

Assessor consultation:

Date	Title	Printed Name	Signature
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EMAIL FROM ASSESSORS OFFICE TO SATISFY CONSULTATION REQUIREMENT:
leslie.notestine@churchillcountynv.gov

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado

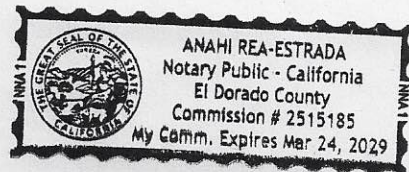
On 7/10/20 before me, Anahi Rea-Estrada, Notary Public
(insert name and title of the officer)

personally appeared Heath A. Rushing
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Heapy, Mary

From: Leslie Notestine <leslie.notestine@churchillcountynv.gov>
Sent: Tuesday, July 7, 2026 8:34 AM
To: Heapy, Mary
Cc: Usbeck, Matthew; Dan Cahalane; Denise Mondhink-Felton
Subject: RE: Zone Change App - Rivian Battery Testing

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Good Morning –

This email will fulfill the signature requirement from the Assessor's office. Please be aware that this change of zone will most likely increase the taxable value of the property to an industrial value. If you require more information regarding the value change, please let me know and I will provide a rough estimate.

Thank you.

Respectfully,



Leslie J. Notestine

Chief Deputy Assessor, CNA
Churchill County Assessor's Office
155 N. Taylor Street, Suite 200
Fallon, NV 89406

NEW EMAIL: Leslie.Notestine@churchillcountynv.gov

Direct line: 775-428-0240

Main line: 775-423-6584 ext 1402

Fax: 775-423-2429

From: Heapy, Mary <mary.heapy@arcadis.com>
Sent: Monday, July 06, 2026 12:05 PM
To: Leslie Notestine <leslie.notestine@churchillcountynv.gov>
Cc: Usbeck, Matthew <matthew.usbeck@arcadis.com>
Subject: Zone Change App - Rivian Battery Testing

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Hi Leslie,

Dan Cahalane provided us with your contact information for a Zone Change Application for a remote battery testing facility for Rivian. Please see attached for the application files. Would you be able to provide email approval/signature, as we are not local to Churchill County?

Please let me know if you need any additional information.

Thank you,

Mary Heapy, NCIDQ, RDI

Senior Associate

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