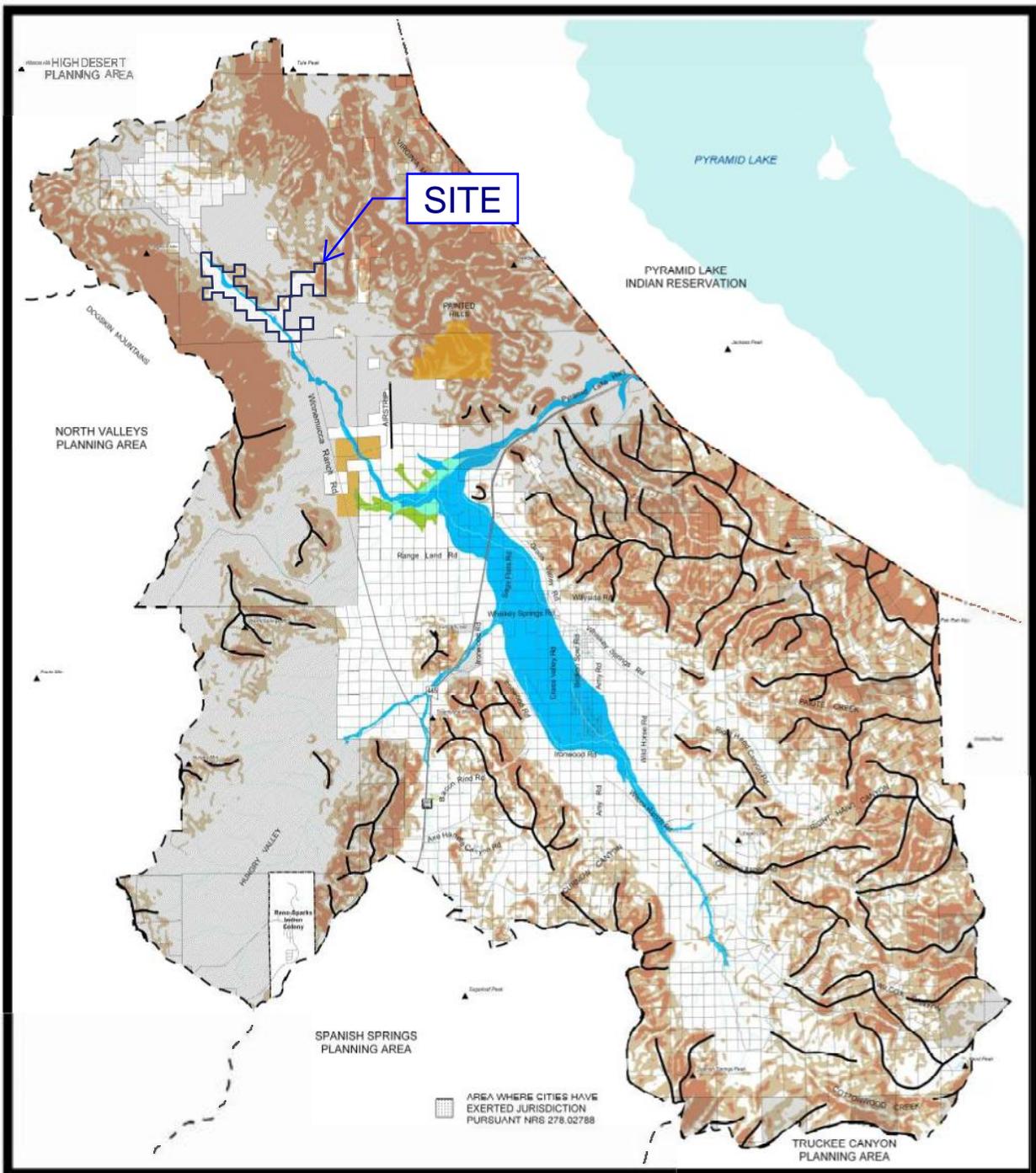


Application for Master Plan Amendment & a Regulatory Zone Amendment For The Bob Marshall Ranch in Winnemucca Valley

Prepared For:
Winnemucca Holdings, LLC
750 Hammond Drive, Bldg #17
Atlanta GA 30328

Prepared By:
KRATER CONSULTING Group, PC
A Nevada professional corporation
901 Dartmouth Drive
Reno, Nevada 89509
(775) 815-9561

September 17, 2018



WARM SPRINGS DEVELOPMENT SUITABILITY

- | | | |
|---|---|--|
| INTERMITTENT LAKE / ISLANDS | NATIONAL WILDLIFE REFUGE (SHELDON) | 1% FEMA FLOOD HAZARD |
| WATER BODY | AREA FAR OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) | FLOODWAY (FEMA) |
| UNCONSTRAINED | WILDERNESS AREAS (WA) | POTENTIAL WETLANDS |
| PUBLIC LAND | WILDERNESS STUDY AREAS (WSA) | BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS |
| NATIONAL CONSERVATION AREA (NCA) BOUNDARY | SLOPES GREATER THAN 15% | U.S. ARMY CORPS OF ENGINEERS CWA SECTION 404 WETLANDS (Known Coverage / Limited) |
| ROADS | SLOPES GREATER THAN 30% | |
| DITCHES | RIDGE LINES TO BE PROTECTED | |

SOURCE: COMMUNITY SERVICES

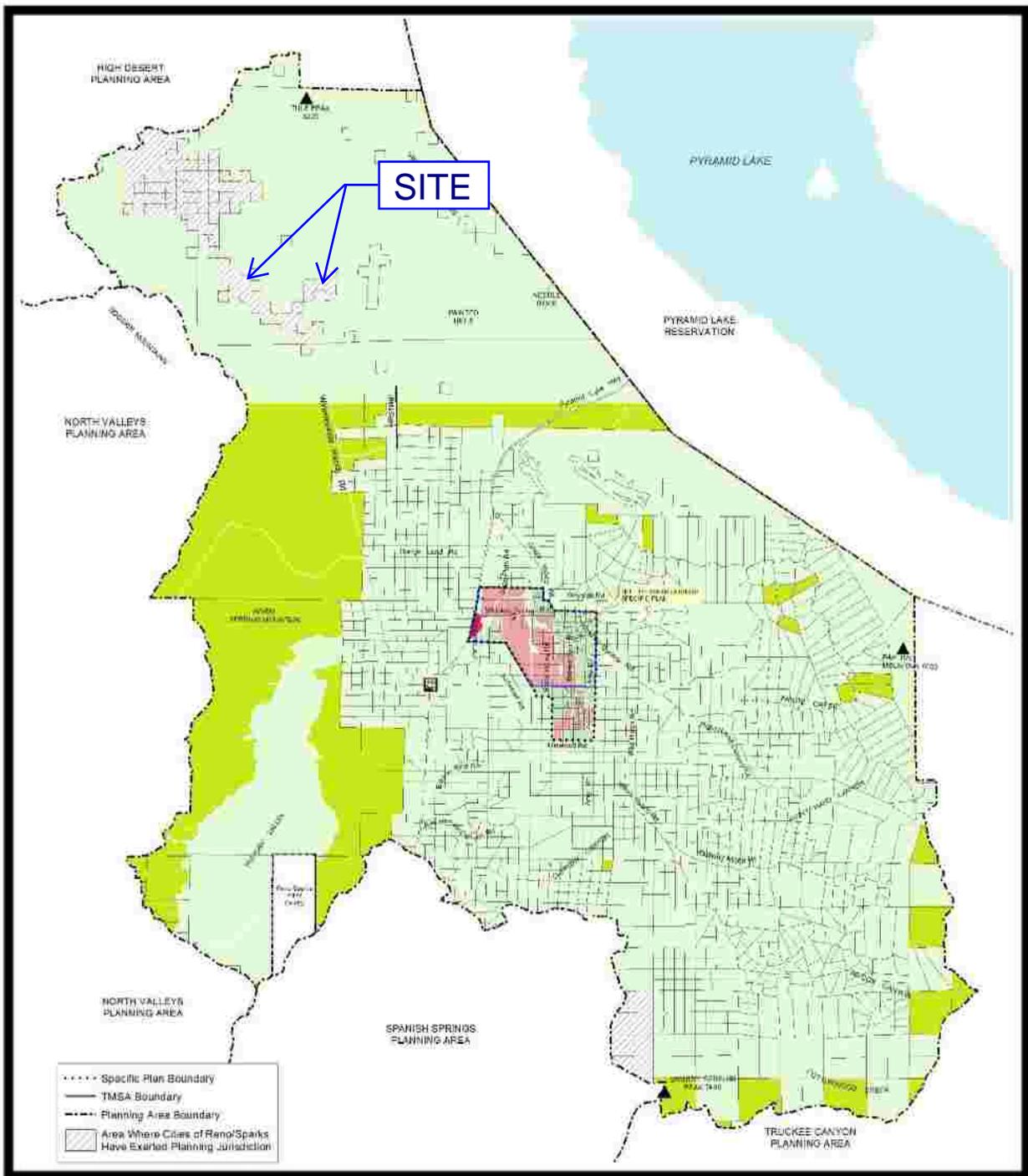
WCPC ADOPTION DATE: October 4, 2011
 BCC ADOPTION DATE: November 6, 2014
 RPC CONFORMANCE DATE: January 11, 2012

NOTE: THE SCALE AND COMPARISON OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE. FIELD AND AIR PHOTO SURVEYS ARE USED FOR DETERMINING DEVELOPMENT SUITABILITY. REPRODUCTION IS NOT PERMITTED WITHOUT THE WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



**WASHOE COUNTY
NEVADA**

Post Office Box 11130
 Reno, Nevada 89520 (775) 328-3600



..... Specific Plan Boundary
 ——— TMSA Boundary
 - - - - - Planning Area Boundary
 [Hatched Box] Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction

WARM SPRINGS MASTER PLAN MAP

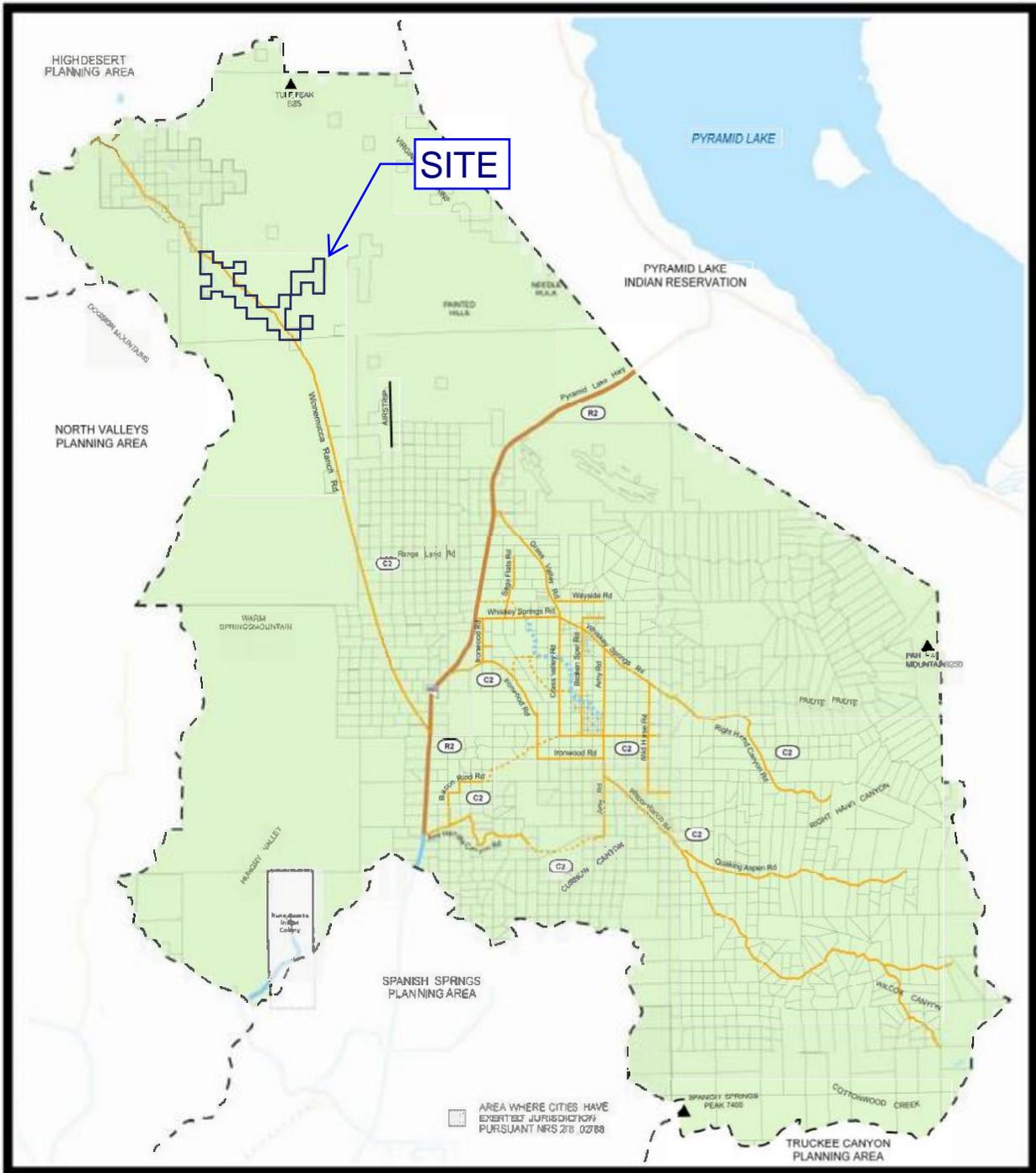
- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPENSOURCE

FOR THE MOST ACCURATE INFORMATION, PLEASE CONSULT THE ORIGINAL MASTER PLAN DOCUMENT. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT. DATE: 11/15/13 BY: William W. Kelley

**Community Services
 Department**

**WASHOE COUNTY
 NEVADA**

POST OFFICE BOX 11130
 RENO, NEVADA 89502
 (775) 328-3600



WARM SPRINGS STREETS AND HIGHWAYS SYSTEM PLAN

- | EXISTING | PROPOSED | PLANNED GEOMETRIC DESIGN |
|----------|-----------------------------|---|
| | FREEWAY | DEGREE OF ACCESS CONTROL
H - HIGH CONTROL
M - MODERATE CONTROL
L - LOW CONTROL
U - ULTRA & LOW CONTROL

NUMBER OF TRAFFIC LANES

FUNCTIONAL CLASSIFICATION
F - FREEWAY
A - ARTERIAL
O - COLLECTOR
R - RURAL
L - LIMITED/UNLIMITED ACCESS
E - EMERGENCY |
| | ARTERIAL | |
| | RURAL HIGHWAY | |
| | COLLECTOR | |
| | GRADE SEPARATED INTERCHANGE | |
| | SIGNALIZED INTERSECTION | |

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATELY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

Scale: 1" = 1000'



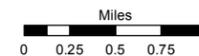
**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520

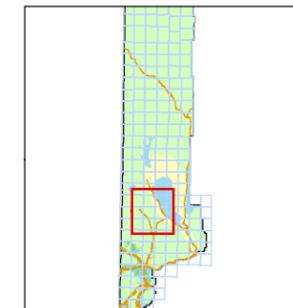
(775) 328-3600

WSPC ADOPTION DATE: October 2009
 BCC ADOPTION DATE: November 2009
 RPCC CONFORMANCE DATE: January 11, 2012

COLLECTORS: ADDITIONAL RIGHT OF WAY MAY BE NEEDED TO ACCOMMODATE FUTURE MASTER PLAN DEVELOPMENT IN THE FUTURE



1 inch = 5,280 feet



074-07	074-14	074-15
074-01	074-02	074-03
079-26	079-22	079-27
079-21	076-01	079-28
079-08	077-38	



created by: TWT 2/10/2011

last updated: KSB 12/12/16

area previously shown on map(s)

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

RANGE 21 EAST

RANGE 20 EAST

TOWNSHIP 24 NORTH

DOGSKIN MOUNTAIN

WINEMUCCA VALLEY

PAIUTE MOUNTAINS

PAINTED HILLS

RESERVATION

INDIAN ROUTE

STATE ROUTE

TO SPARKS

TO ASTOR PASS

TO NIXON

MAHOGANY

TULE PEAK

VIRGINIA FLAT

PAIUTE CANYON MOUNTAINS

GIN PEAK

SCRABBLE CREEK

FISH HATCHERY ROAD

WATER SPRINGS

WEST SPRINGS

COVE SPRINGS

COWBOY SPRINGS

PRADERE SPRING

DRY VALLEY CREEK

WINEMUCCA VALLEY

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PAINTED HILLS

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INDIAN ROUTE

STATE ROUTE

TO SPARKS

TO ASTOR PASS

TO NIXON

MAHOGANY

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

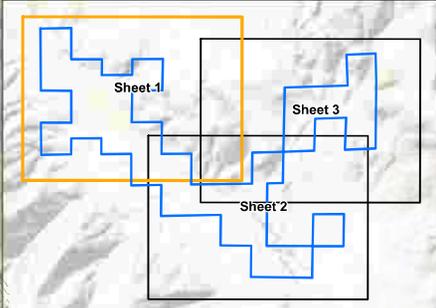
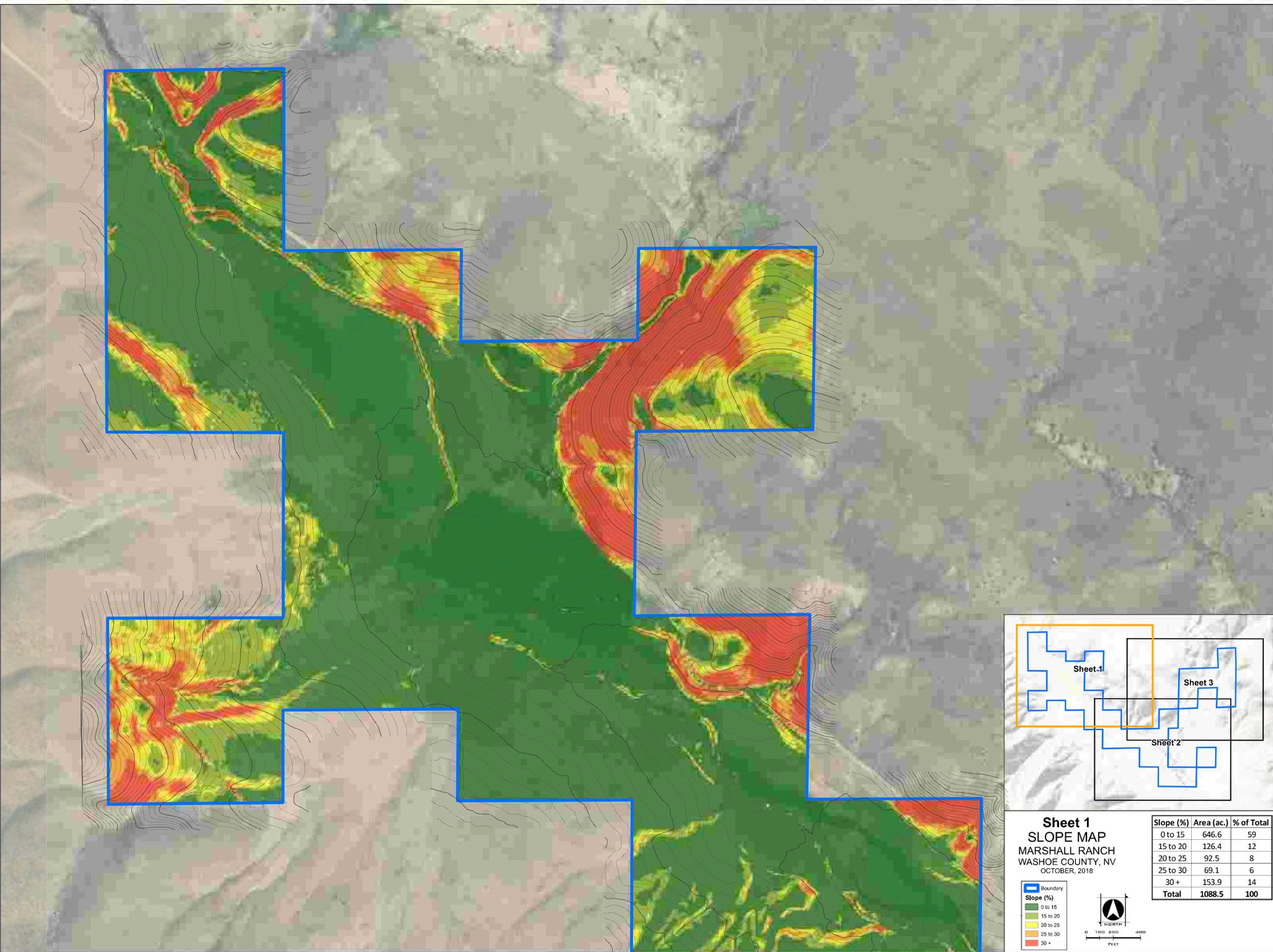
North	Rural
South	Rural
East	Rural
West	Special Planning Area (City of Reno)

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.):

The Marshall Ranch remains a working ranch nestled between the Dogskin Mountains to the southwest and the Virginia Mountains & Tule Peak to the northeast. Various outbuildings in poor condition remain on the ranch. Winnemucca Ranch Road, a county maintained gravel road runs through the site and provides excellent access to the property. Winnemucca Ranch Road continues north and east to US 395 near Red Rock Road. West of and adjacent to the Marshall Ranch is the Spring Mountain Ranch Planned Unit Development (City of Reno) approved for 12,000 residential units and 2,000,000 sq. ft. of commercial development.

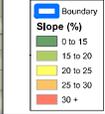
5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

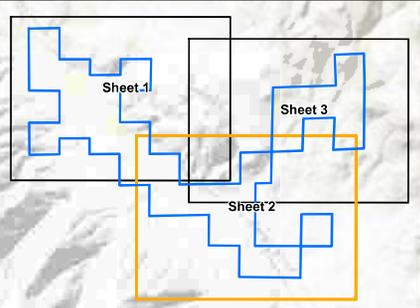
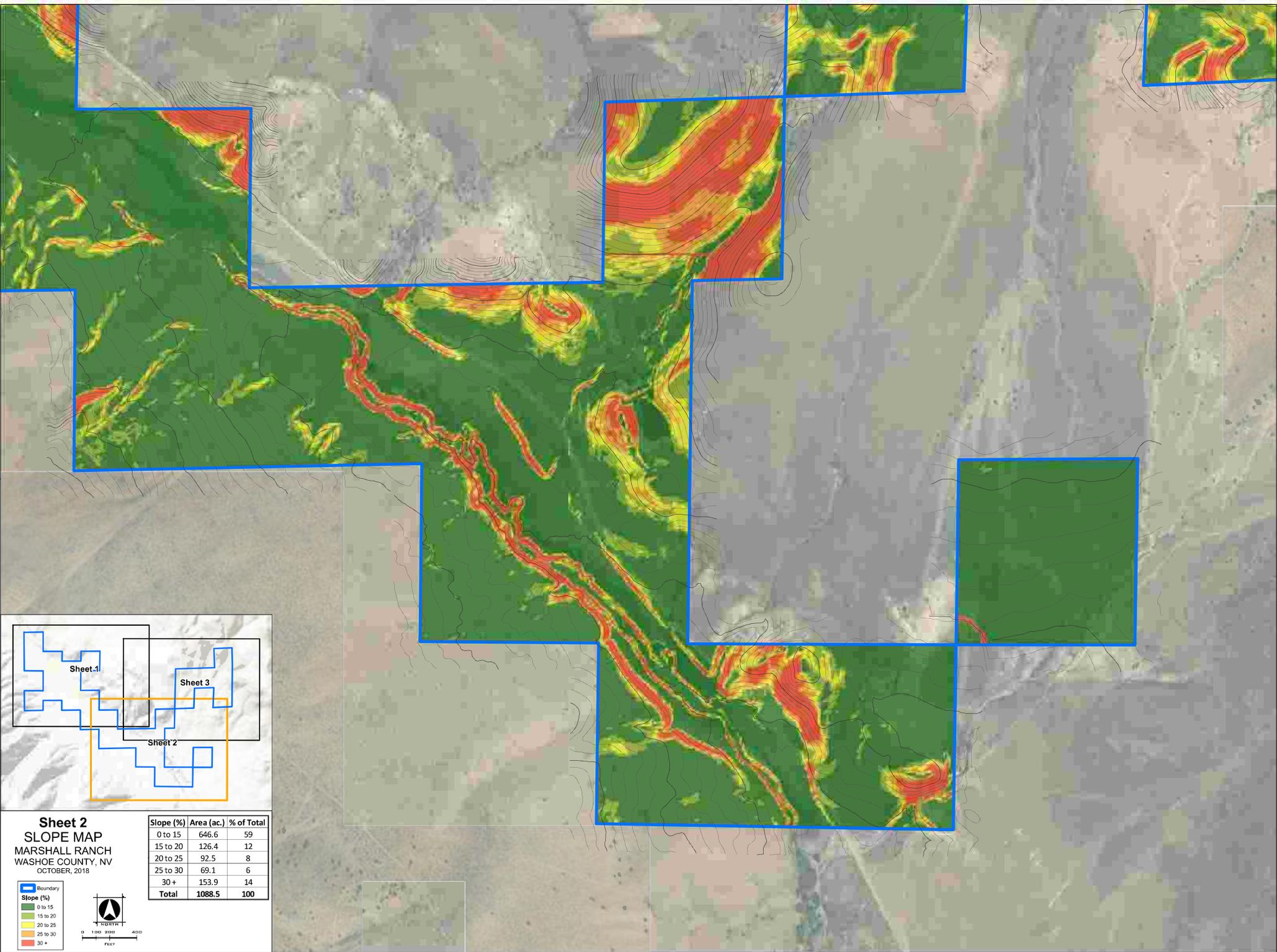
While the property is situated between two mountain ranges with peaks exceeding 8,000 feet in elevation, the Truckee Meadows Regional Plan indicates that 56 acres are considered development constrained with slopes exceeding 30%. A slope analysis shows that 153.9 acres exceed 30% slopes. A seasonal creek runs through the property parallel to Winnemucca Ranch Road and a few additional creeks and small ponds lie on the property. Small to medium size rocks are scattered along the hillsides while a 40 +/- acre pasture lies in the heart of the ranch. A small well run by a generator is used to irrigate the pasture. Large cottonwood trees, many at or nearing their useful lifespan lie near the old ranch house while the adjoining hillsides are largely upland. This area is known to have deer and antelope populations move through the property and a larger lot clustered development of less than 190 lots with substantial open space will be far more conducive to wildlife than previous development plans filed with the City of Reno.



Sheet 1
SLOPE MAP
 MARSHALL RANCH
 WASHOE COUNTY, NV
 OCTOBER, 2018

Slope (%)	Area (ac.)	% of Total
0 to 15	646.6	59
15 to 20	126.4	12
20 to 25	92.5	8
25 to 30	69.1	6
30 +	153.9	14
Total	1088.5	100

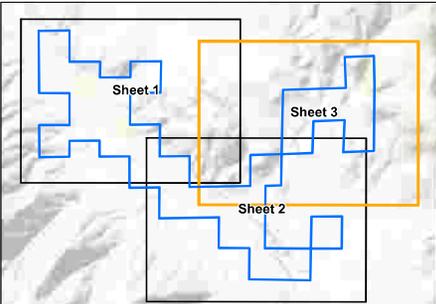




Sheet 2
SLOPE MAP
 MARSHALL RANCH
 WASHOE COUNTY, NV
 OCTOBER, 2018

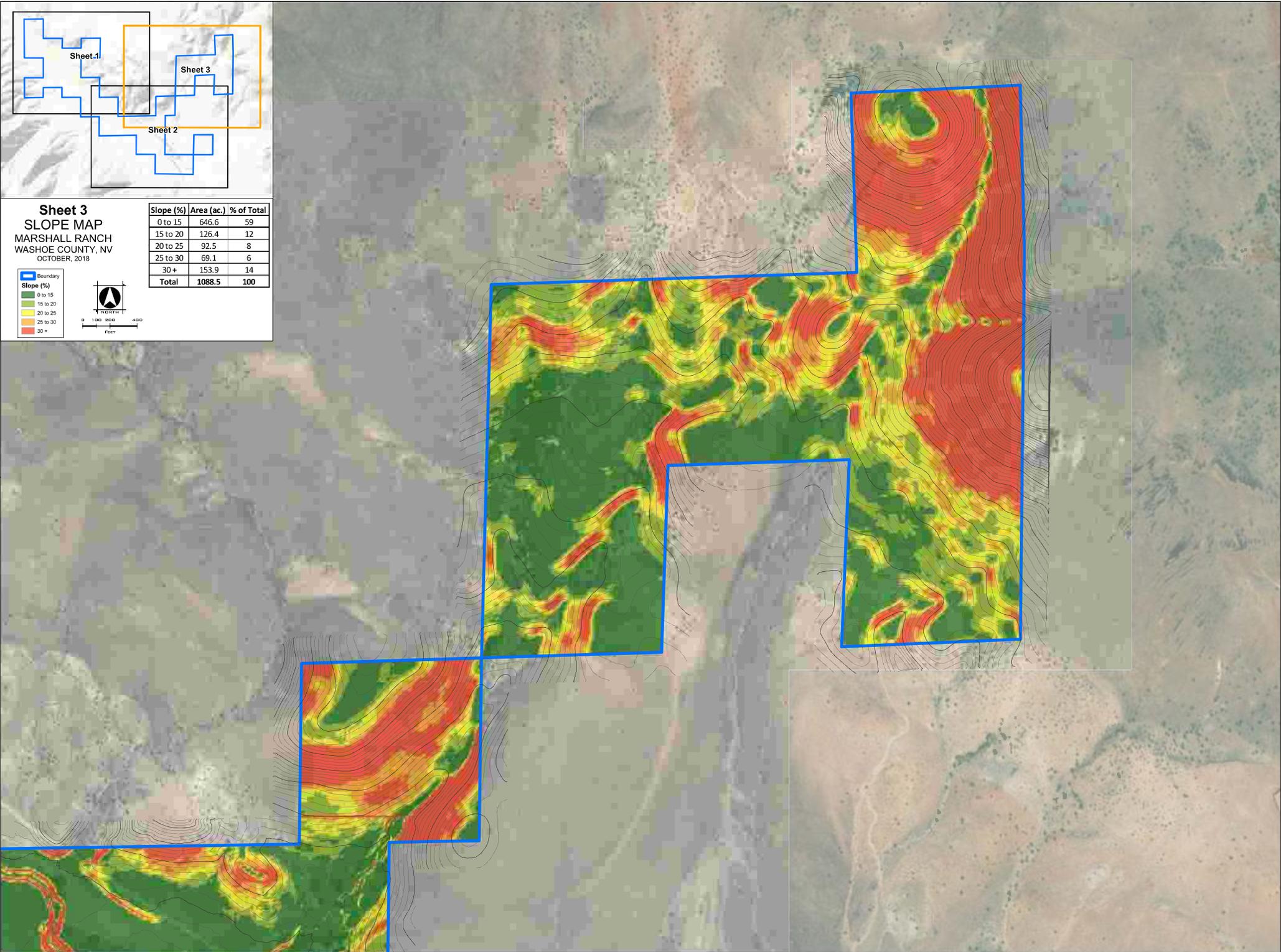
Slope (%)	Area (ac.)	% of Total
0 to 15	646.6	59
15 to 20	126.4	12
20 to 25	92.5	8
25 to 30	69.1	6
30 +	153.9	14
Total	1088.5	100

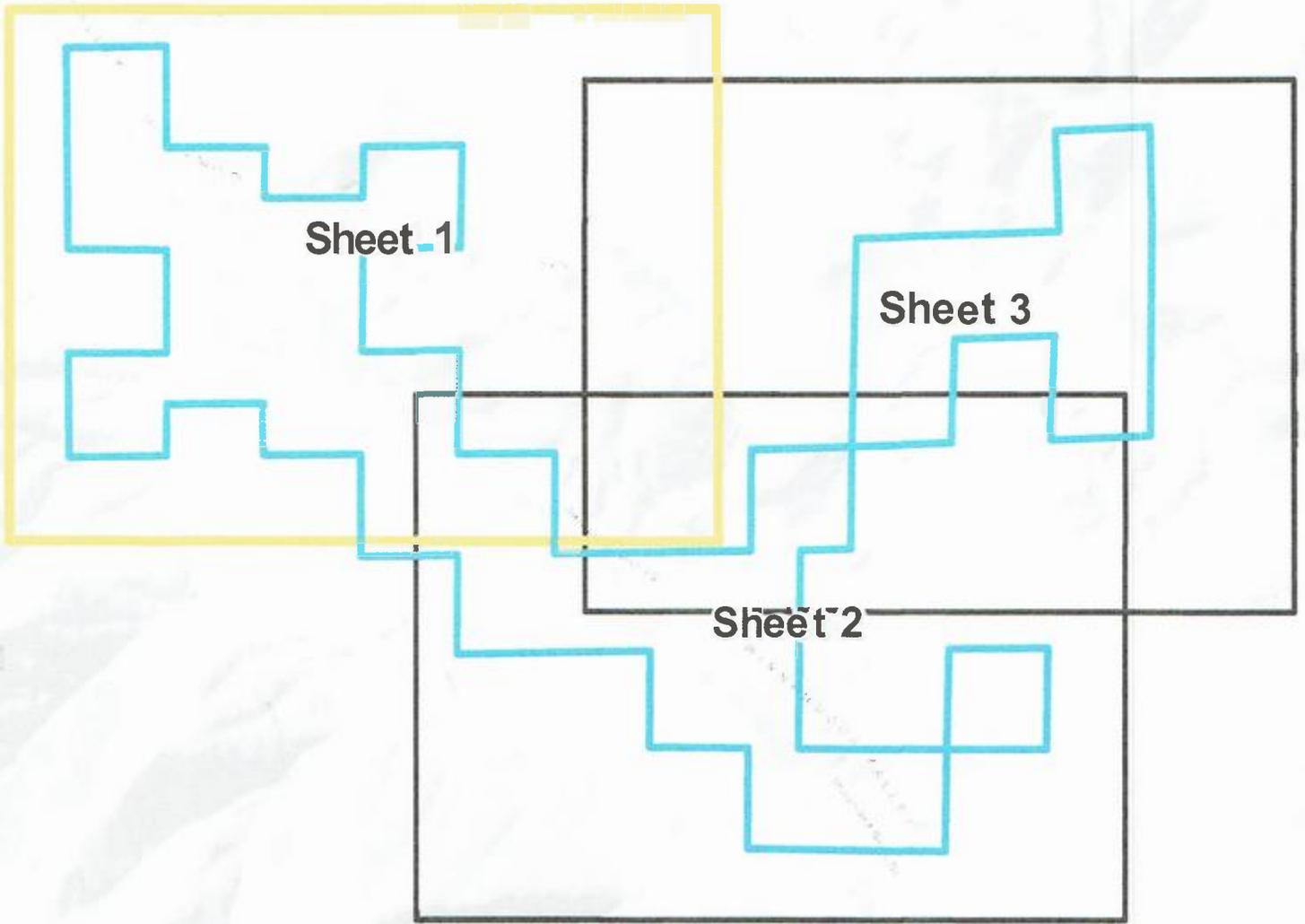
Boundary
 Slope (%)
 NORTH
 0 1000 2000 4000 FEET



Sheet 3
SLOPE MAP
 MARSHALL RANCH
 WASHOE COUNTY, NV
 OCTOBER, 2018

Slope (%)	Area (ac.)	% of Total
0 to 15	646.6	59
15 to 20	126.4	12
20 to 25	92.5	8
25 to 30	69.1	6
30 +	153.9	14
Total	1088.5	100





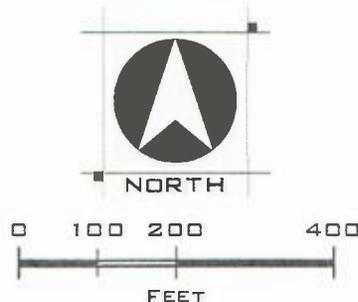
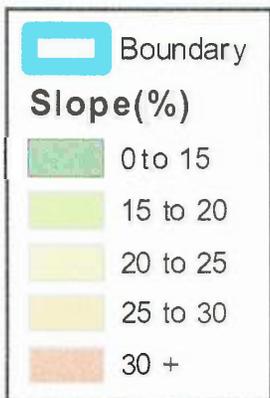
Sheet 1

SLOPE MAP

MARSHALL RANCH

WASHOE COUNTY, NV

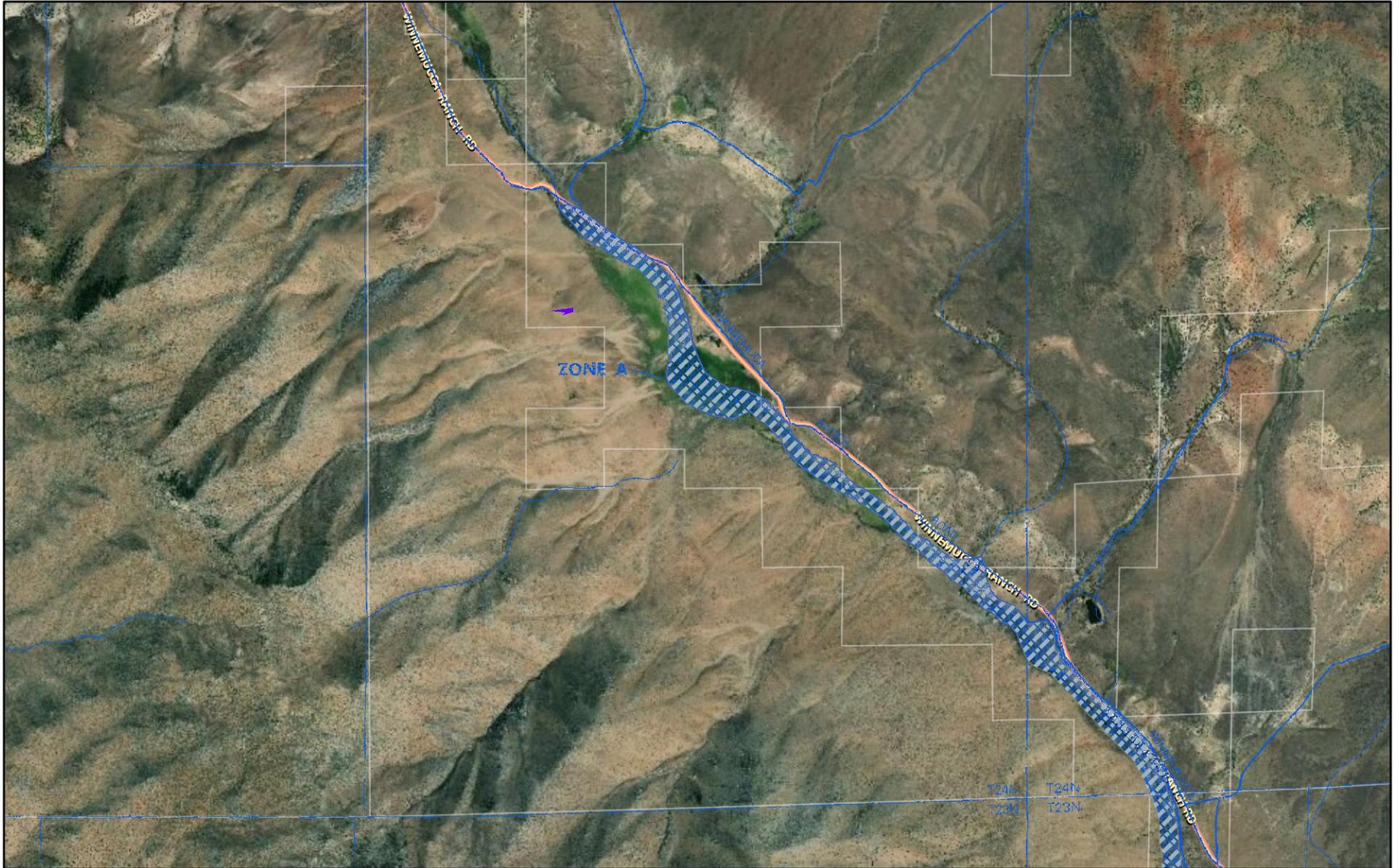
OCTOBER, 2018



Slope(%)	Area (ac.)	% of Total
0 to 15	646.6	59
15 to 20	126.4	12
20 to 25	92.5	8
25 to 30	69.1	6
30+	153.9	14
Total	1088.5	100


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4066

"A" Flood Zone



September 15, 2018

polygonLayer

Override 1

Flood Zones

-  A
-  AE

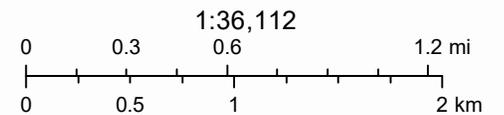
-  AH
-  AO
-  D

-  X
-  Shaded X

Historic FIRM

- 
- 

APN



Washoe County
Washoe County GIS

This information for illustrative purposes only. Not to be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.

- d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

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

Explanation:

A geotechnical report will be submitted with a tentative map application. Any known active faults will be avoided as required. Only a minor portion of the property (153.9 acres or 14%) is considered a development constrained area with steep slopes. Per the Geologic Hazard Map contained within the Conservation Element of the Washoe County Master Plan, the Winnemucca Valley area is not considered a high hazard area for earthquakes or avalanches.

- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

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

Explanation:

The property lies in a "high" risk fire rating area. With development, we will work with the Truckee Meadows Fire Protection District to ensure that the 2012 International Wildland Urban Interface Code, including any amendments as adopted by the Truckee Meadows Fire Protection District are complied with.

7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

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

Explanation:

No scenic resources as adopted by the county are known to exist in this area. However, the natural beauty of the property and surrounding area justifies the withdraw of the property from Reno's TMSA and development of a common open space development with clustering of 2.5 minimum acre lots (one single family home per lot) to preserve the pasture, steep hillside, riparian areas, and other desirable features of the area so both homeowners and county residents can continue to enjoy this area. (In lieu of the planned 2,500 residential units and 130,000 sq. ft. of commercial space).

A cultural resource survey will be completed and submitted with the final map to ensure that any eligible resources are avoided and protected.

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

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

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

a. Permit#	V-02737, V-02738, V-02739	acre-feet per year	688.2
b. Certificate#	16807	acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other#	Permit #39593	acre-feet per year	64.6

- e. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Significant water resources are available on this property, the Warm Springs and Paiute Ranches also owned by the applicant, available option agreements, and the overall Winnemucca Ranch area. If the property is developed, the applicant proposes to use surface irrigation rights to help recharge the groundwater table through plug and pond improvements and through restoration of creeks to allow for slower velocities and hence additional recharge.

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

The removal of the property from Reno's TMSA will provide for a significant de-intensification of land use for this property; from a planned 2,500 residential units and 130,000 sq. ft. of commercial uses to less than 190 single family homes with preservation of natural resources.

The State Engineer previously ruled (Ruling #5066) that the consumptive use component of the decreed surfacewater rights to be 468.3 afa. Between available ground water rights and the consumptive use component of the decreed surface water rights, more than adequate water rights are available to serve 187 lots at 2.5 acre feet per lot. In addition, all unused surface water rights would be used to enhance natural recharge of the existing aquifer. Rapid infiltration basins associated with a package wastewater treatment plant would also help natural recharge of the aquifer and with much greater water quality than septic systems.

Detailed engineering plans for a water delivery system would be developed and submitted with an application for a final map.

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

a. System Type:

<input type="checkbox"/> Individual wells		
<input checked="" type="checkbox"/> Private water	Provider:	Developer Private Water System
<input type="checkbox"/> Public water	Provider:	

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

If and when a development is proposed, a private water system would be planned along with a package waste water treatment facility to allow clustering of single family lots as small as 2.5 acres and allow preservation of desirable open space and minimize required infrastructure. The package plant would be placed on the Warm Springs Ranch near the entrance to the Moon Rocks where soils are more conducive to RIB's (Rapid Infiltration Units). A package plant at this location could also serve any future development of the Warm Springs Ranch (APN #'s 079-210-42 & 076-200-37). This location would also help preserve the ground water quality at the Marshall Ranch with the placement of the RIB's far downstream from the property.

As discussed above, groundwater would be used for the homes and surface and irrigation rights would be utilized to help recharge ground water resources.

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

a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Developer Private Sanitary Sewer System

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

To be determined with development but a package waste water treatment facility would be used with sufficient capacity to serve the development and a certified operator would be hired to operate and maintain the system. Rapid infiltration basins would be used to safely dispose of treated effluent. Plans would call for piping the treated effluent to the Warm Springs Ranch that lies approximately 3.15 miles to the south (gravity flow) and under the same ownership group (APN #'s 079-210-42 and 076-200-37). This same package plant could then also be used for development of the two Warm Springs Ranch parcels. Per county code, the waste water treatment facility would be offered for dedication to Washoe County.

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

The traffic associated with this project would use Winnemucca Ranch Road to access the Pyramid Highway that connects with Interstate 80. Note that an actual project has not yet been planned for the site. However, it can be noted that that the maximum number of homes that could be achieved with 5 acre densities and 153.9 acres of development constrained areas with slopes exceeding 30% would allow a maximum of 187 lots; resulting in fewer than 200 peak hour trips. Hence, a future year traffic analysis would not be needed. **A detailed traffic study will be submitted with any tentative map.** However, given that the city had this property in their Sphere of Influence with plans for 2,500 residential units, any impacts associated with 5 acre lots will be negligible in comparison. If Spring Mountain is ever developed, significant infrastructure will be required. **See the attached summary traffic report.**

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

Yes No

13. Community Services (provided and nearest facility):

a. Fire Station	Palomino Valley Volunteer Fire Station & Truckee Meadows Fire Station #17.
b. Health Care Facility	Renown Hospital .
c. Elementary School	Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	Lazy 5 Regional Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	N/A

Applicant Comments

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

(1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan. - Per the above application, based on a comparison with the Warm Springs Area Plan, and with the addition of a Character Management Plan for the Bob Marshall Ranch Property (see attachments), this is achieved.

(2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare. - Rural Residential is an appropriate use in a Rural Development Area and will provide a transition from the rural areas to the east to the City of Reno Spring Mountain Planned Unit Development project to the west.

(3) Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land. - The recent removal of the property from the City of Reno TMSA requires the county to submit a master plan amendment upon approval of the TMSA rollback. This application satisfies this requirement.

(4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation. - A Rural Residential land use designation and a Medium Density Rural regulatory zone will be far less impactful to county residents than previous plans for the City of Reno and are in line with available infrastructure within this area of the county.

(5) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services. - Per the above discussion, this will be achieved with development of a small number of lots (less than 200) that take into account sensitive stream zone areas, deer and antelope corridors, flood zones, and geological hazards.

(6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation. - There is no military installation in the vicinity of the project.

Also see the attached TMSA rollback application to the Truckee Meadows Regional Planning Agency for additional planning analysis.

Marshall Ranch Character Management Area

Character Statement

The Bob Marshall Ranch Property identified in this Warm Springs Plan as part of the “Reno TMSA area” is unique in both its setting, being nestled between the Dogskin Mountains to the southwest and the Virginia Mountains & Tule Peak to the northeast and the fact that it was intended to become part of an island of the City of Reno with high density, urban type development. This property forms the far northeastern boundary of the Warm Springs Plan and is accessed via Winnemucca Ranch Road.

However, in 2017, the owners of the Bob Marshall Ranch property recognized that the highest and best use of their ranch is large lots with maximum five-acre densities (one single family home per five acres) that preserves the scenic views of the adjoining mountains, wildlife corridors, and rural and agricultural character of the area while protecting the water resources and stream zone environments on the properties. Larger lots would provide a buffer between rural properties to the north, east, and south and the Spring Mountain property located to the west. Thus, the property owners took action to withdraw the Bob Marshall Ranch from the City of Reno’s TMSA, which was approved by the Truckee Meadows Regional Planning Governing Board on October 26, 2017.

Whether or not the Bob Marshall Ranch (Marshall Ranch) Property is developed, it is in the best interest of the Warm Springs community to add additional development protections to the Marshall Ranch if it is developed within the Rural Development Area of the Truckee Meadows Regional Plan within Washoe County under the requirements of the Warm Springs Area Plan. Furthermore, the additional protections coupled with the ability to achieve maximum five-acre densities or develop specific plans for the properties will afford development opportunities in substantial conformance with the Goals and Policies of the Warm Springs Area Plan and encourage conservation easements on the property.

The Reno TMSA area is an oxymoron given the current rural nature of the Marshall Ranch. This area is one of the most remote, beautiful, and bucolic areas of Washoe County yet it is only a 45+/- minute drive from the system interchange of I-80 and I-580. Mountain peaks in the vicinity of the Marshall Ranch exceed 8,000 feet above mean sea level and numerous springs feed the creek that runs parallel to Winnemucca Ranch Road. Herds of mule deer and pronghorn antelope are known to frequent the area as their habitat includes much of the Virginia Mountains while portions of the southern part of the Warm Springs Planning area serve as winter range for mule deer. The area provides important habitat to numerous additional wildlife species as noted under the Wildlife and Wildlife Habitats section of the Warm Springs Area Plan.

The majority of land surrounding the Marshall Ranch are public lands, predominantly under the ownership of the Bureau of Land Management (BLM). Winnemucca Ranch Road provides convenient access to many popular recreation areas including the Moon Rocks Recreation area and the Bedell Flats area. Per the Nevada Bureau of Mines and Geology, the Moon Rocks area is described as follows: “*This eerily beautiful landscape looks more like a movie set than a naturally occurring landform. The rounded, strangely patterned boulders tell a story of geologic processes at work.*” Moon Rocks serves as a staging area for off-road enthusiast, motorcycle riders, campers, and hikers. Numerous dirt roads in the area provide access to these public lands. And Winnemucca Ranch Road is a county maintained road from Pyramid to the far northeast corner of the Warm Springs Area Plan ensuring

nearly year-round access. Required paving of Winnemucca Ranch Road would improve access to public lands.

In the winter and spring of 2017, an incredible amount of rain and snow fell on Washoe County, causing major damage to Winnemucca Ranch Road. A large culvert that allows a creek to flow under the road between the Marshall and Spring Mountain Ranch to the west was washed out as the flow of the creek far exceeded the capacity of the culvert. This resulted in major downstream erosion, washing gravel, silt and debris downstream into the Warm Springs Valley. Future development should ensure that adequate capacity is made available for drainage features within and impacted by a project to help mitigate future flash floods and major storm damage. Letter of Map Revisions (LOMR) will be required with development to accurately characterize flood plain areas within the Marshall Ranch where flood zones exist.

Wildfires are another major issue in this area. In 2018, a major fire started near Herlong at US 395 and burned through Winnemucca Valley and far up the hillsides of the Dogskin and Virginia Mountains. Helicopters used to fight the fires used their pumps to suction water out of a large pond on the north side of the Marshall Ranch. If the property had been developed at high densities within the City of Reno, it would not have been safe to use this pond and firefighting efforts would have been negatively impacted. Future developers should work with the Truckee Meadows Fire Protection District to ensure that the 2012 International Wildland Urban Interface Code, including any amendments as adopted by the Truckee Meadows Fire Protection District are complied with.

As the Marshall Ranch remains largely undeveloped, residents of the Warm Spring Planning area, the North Valleys area, and numerous Truckee Meadows residents and tourists are discovering the peace, tranquility, and dark skies that this area affords. There will be increasing pressure from citizens to maintain public access as this area is discovered increasing the need for any future development to occur in a manner that respects the character of this area. Future development should be required to use all Dark Sky certified and fully shielded lighting. Both street and building lighting should only be used for safety purposes and motions sensors should be encouraged to activate the lights during late night hours to help preserve and maintain the area's dark skies.

Thus, the vision of the county is to continue the direction of the Warm Springs Area Plan to protect private property rights and work to preserve the wildlife corridors and habitat, scenic beauty and vistas, rural lifestyle, existing agricultural activities, vegetation, and water resources as any future development occurs.

Within the Marshall Ranch Character Management Area industrial development and commercial development should not be allowed. Only large lot residential uses should be allowed on the Marshall Ranch.

Within the Marshall Ranch, future development activities should be conducted in a manner to maintain open space and scenic views and provide connections to existing and planned public roads and trails systems. A recreational trail system should be planned in conjunction with the Washoe County Parks Department that will serve a dual purpose of providing access to open space within the development and to public lands while minimizing impacts to wildlife. Developers should work with the Nevada Division of Wildlife and county staff to develop a wildlife mitigation plan to ensure that adequate wildlife

corridors are maintained for mule deer and pronghorn antelope. The plan should also consider other wildlife species including bighorn sheep, sage grouse, and other upland and migratory bird species.

A significant amount of property within the Marshall Ranch will fall under Article 424 of the Washoe County development code, Hillside Development. Section 110.424.05 of Article 424 states that “Properties containing slopes in excess of fifteen (15) percent or greater on 20% or more of the site” are subject to the Hillside Development code. Approximately 41% of the Marshall Ranch property that consist of three parcels totaling 1088.88 acres exceeds 15% in slope (based on 1-foot contour intervals). Furthermore, approximately 153.9 acres of the three parcels exceeds 30% slopes, which is classified as a “Development Constrained Area”. Thus, the Marshall Ranch property will fall under the Hillside Development code if developed in the county and with the submittal of a tentative map, a site analysis prepared by a qualified engineer shall be submitted to address the Hillside Development regulations.

Grading should work with and complement the natural terrain and contours and minimize impacts to the natural topography. Abrupt slopes are discouraged and 2:1 slopes should only be allowed in areas where abrupt grade changes are necessary such as roadway crossing or culvert areas. Graded slopes should be revegetated with either native plants or other species that are deemed desirable for the area that match the height of surrounding species and are fire resistant. These grading requirements will help reduce the visual impact of development and reduce the cost to maintain infrastructure.

Property owners on the Marshall Ranch who farm, ranch, and run cattle may continue to do so and any future development should be highly respectful of these private property rights and design their development to minimize the impacts of the residential and agricultural interfaces. Good fencing does make for good neighbors and high-quality fencing should be used along with cattle guards that only restrict access of livestock into developed properties and not public lands. County policies supporting and facilitating a rural approach to the maintenance of animals: including livestock, hobby livestock, and pets will contribute to the preservation of the area’s character.

The threat of periodic natural hazards including floods, avalanche, earthquake and wildland fires is a danger in much of the Marshall Ranch and Washoe County works in close collaboration with other agencies to reduce these threats through the application of development standards and practices and through education programs.

Prolonged droughts that occur on a regular basis and over utilization of permitted water rights within the Warm Springs Planning Area has resulted in a drawdown of the main aquifers associated with this area. The sustainable management of the area’s water resources is necessary to maintain the quality of these aquifers. Development of the Marshall Ranch should meet or exceed the strict sustainability requirements of the Water Budget contained in appendix A of the Warm Springs Areas Plan including any updates to the water budget. New development activities should be planned and conducted in such a manner as to enhance water recharge, fully utilize treated wastewater, and minimize the amount of water required for landscaping and amenities.

Due to the Marshall Ranch’s function as a gateway to and from public lands and recreation areas, its key natural assets, and its ability to contribute to the Conservation goals of the plan, the Warm Springs Area plan’s unique and valuable character is carefully managed and preserved through the thoughtful and deliberate pursuit of the following goals and policies specific to the Marshall Ranch. In addition, all other goals and policies contained in previous Sections of the Warm Springs Area Plan shall apply.



View from west end of Marshall Ranch – Looking West



View from Marshall Ranch, Pasture Area – Looking South



Downstream damage to creek from Washed out Culvert



Moon Rocks

Policies and Action Programs

Amended Policies

- WS.4.6 The following Regulatory Zones are permitted within the Warm Springs planning area.
- Public/Semi Public Facilities (PSP)
 - Parks and Recreation (PR)
 - Open Space (OS)
 - Specific Plan (SP)
 - **Medium Density Rural (MDR) (Only within the Marshall Ranch Character Management Area)**
 - General Rural (GR)
 - General Rural Agriculture (GRA)

New Policies

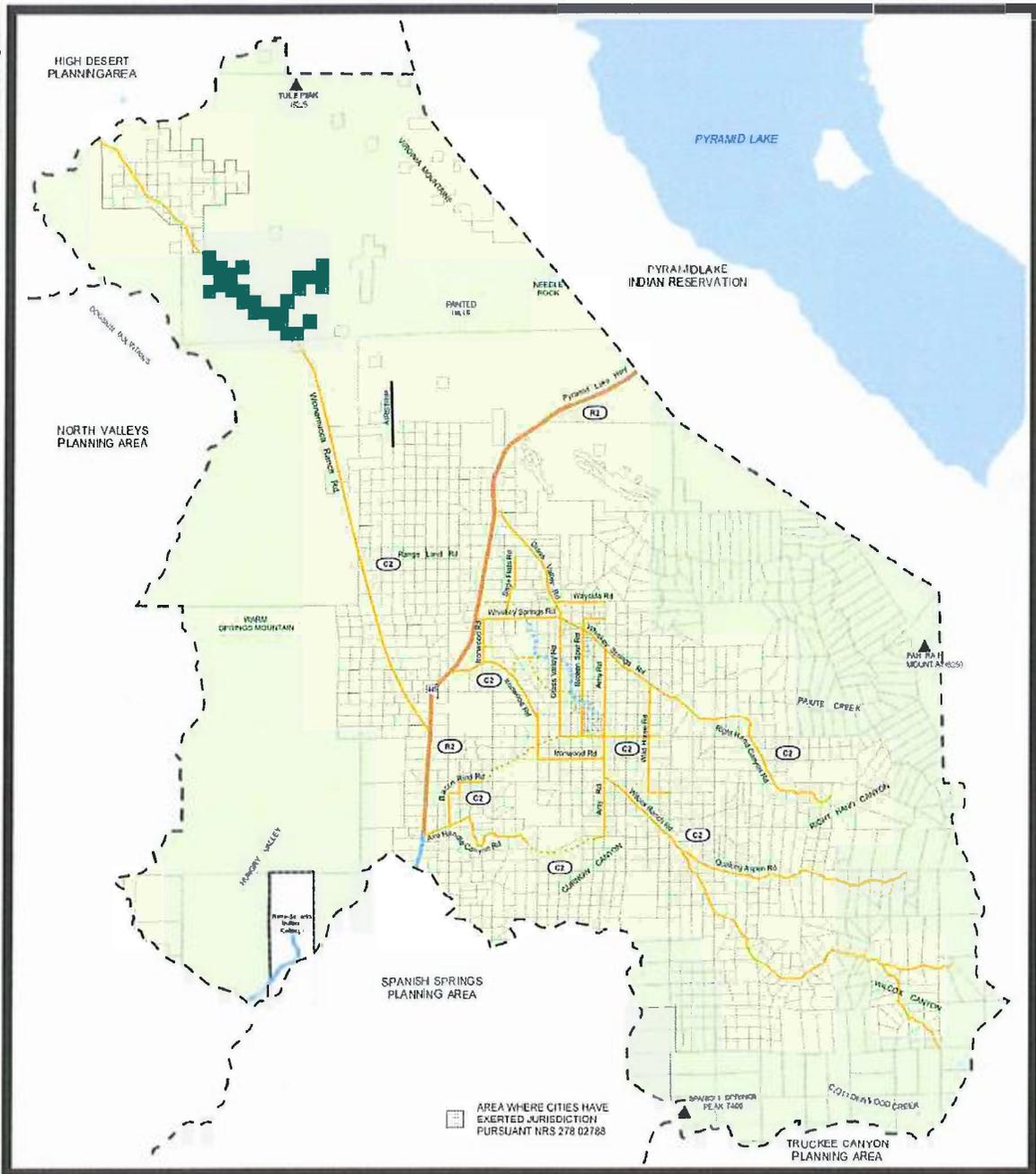
- WS.7.1 When feasible, given utility access constraints, **grading** for development purposes after the date of final adoption of this plan will:
- a. Minimize disruption to the natural topography of the surrounding area.
 - b. Utilize natural looking contours and slopes as specified in Article 424 of the Washoe County Development Code.
 - c. Complement the natural characteristics of the landscape.
 - d. Preserve existing vegetation and ground coverage in areas to be left undisturbed to the extent possible to minimize erosion.
 - e. Graded slopes shall be stabilized with a dust palliative or vegetation within 60 days of completion of grading activities. The developer/applicant shall be required to obtain a dust control permit.
- WS.7.2 Site development plans in the Marshall Ranch must submit a plan for the **control of noxious weeds**. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis and **shall include both eradication of noxious weeds and reseeding with native grasses and plants**.
- WS.7.3 **Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.**
- WS.7.4 **All lighting must be “dark-sky” certified.** The use of streetlights will be minimized and lighting shall be used only for safety purposes. All lighting shall be fully shielded,

including building lighting, parking lots, and streetlights. **Motion sensors shall be used on building and parking lot lighting such that lights shall only be on from the hours of 11:00 pm to dusk when activated by motion sensors.**

- WS.7.5 **All landscape designs will emphasize the use of native and low water requirement vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Fire resistant landscaping is desirable, especially in clear zones around structures.**
- WS.7.6 **Development activities should be designed to support the efficient use of infrastructure and the conservation of recharge areas, wetland areas, wildlife habitat areas, wildlife corridors, and open vistas.** The developer shall consult with the Nevada Division of Wildlife to develop a **wildlife mitigation plan to maintain wildlife corridors for mule deer and pronghorn antelope adequate** to allow them to move between their natural habitat and winter habitat areas. The plan shall also address bighorn sheep, sage grouse, and other upland and migratory bird species. Washoe County staff shall establish the implementation measures as conditions of tentative approval.
- WS.7.7 **A community package wastewater treatment facility (WWTF) is required with development** to provide sewer service for the project with conceptual plans to be submitted with a tentative map application. The selection of the WWTF shall be to the approval of county staff. A discharge permit from the Nevada Division of Environmental Protection (NDEP) will be required prior to approval of any final map. The WWTF shall be offered for dedication to the county at the time of recordation of the first final map. The only exception to the requirement for a package WWTF is that up to four (4) single family homes, each on an individual 5-acre minimum size lot may use a septic system in accordance with county requirements.
- WS.7.8 **A community water system shall be required with development** to provide water service for the project with conceptual plans to be submitted with a tentative map application. The community water system shall be approved by the Washoe County District Health Department prior to approval of any final map. The community water system shall be approved by the Public Utility Commission of the State of Nevada (PUCN) and the developer shall obtain necessary certificates of operation from the PUCN prior to approval of any final map. The only exception to the requirement for a community water system is that up to four (4) single family homes, each on an individual 5-acre minimum size lot may use a water well in accordance with county requirements.
- WS.7.9 Washoe County is working with regional partners to ensure that the County's Development Code reflects best practices for wildland fire prevention and management for development activities in the wildland suburban interface. Prior to the amendment of the Development Code to incorporate the relevant codes and practices, **applicants for any discretionary approval must show how their project will manage the potential threat of wildland fire. Plans that propose the use of defensible space must include a maintenance plan** for that space that demonstrates how that area will be maintained and managed for the life of the project.

- WS.7.10 **A recreational trail system shall be planned in conjunction with the Washoe County Parks Department** that will serve a dual purpose of providing access to open space within the development and to public lands while minimizing impacts to wildlife. The recreational trail system shall be approved by county staff prior to approval of any tentative map for a project and conditioned by Washoe County staff to be constructed in phases with development prior to issuance of any Certificate of Occupancy.
- WS.7.11 **Development shall maintain access to all public roads and trails to the satisfaction of staff. Drainage features both within a project and impacted by the project shall be designed and constructed in accordance with current county requirements to convey the 100-year storm** and minimize flood impacts to public and private roads and trails. All roads within and serving the development shall be constructed or improved to Washoe County standards including paving of Winnemucca Ranch Road to its current paved terminus at Range Land Road prior to the issuance of any Certificate of Occupancy.
- WS7.12 **A traffic study shall be submitted with the Tentative Map application with a scope of work approved by the county traffic engineer and shall include an analysis of the intersection of Winnemucca Ranch Road with the Pyramid Highway. Improvements at a minimum shall include a southbound to westbound left turn pocket and any other improvements as required by the Nevada Department of Transportation. The traffic study should also determine the amount of traffic that is likely to use Range Land Road based on existing traffic patterns in the area. If more than 10% of project traffic is estimated to use Range Land Road, then a chip seal surface treatment shall be applied to Range Land Road from Winnemucca Ranch Road to the Pyramid Highway in accordance with Washoe County requirements and best industry practices** prior to issuance of the first Certificate of Occupancy for the project.
- WS.7.13 The following Regulatory Zones are permitted within the Marshall Ranch Character Management Area of the Warm Springs planning area.
- Public/Semi Public Facilities (PSP)
 - Parks and Recreation (PR)
 - Open Space (OS)
 - Specific Plan (SP)
 - Medium Density Rural (MDR)
 - General Rural (GR)
 - General Rural Agriculture (GRA)
- WS.7.14 **During review of tentative maps** and other development proposals, Staff will review the adequacy of the minimum standards established under this plan; and **upon a finding that a standard is inadequate to implement these goals, may recommend to the Planning Commission other similar standards as necessary to implement the relevant goal.**
- WS.7.15 The standards established in policies WS.7.1-WS.7.13 will be implemented through tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other

methods deemed as appropriate by the Director of Community Development. When appropriate, Washoe County staff shall establish the implementation measures as conditions of tentative map approval.



WARM SPRINGS CHARACTER MANAGEMENT PLAN

Marshall Ranch
 Character Management Area

NOTE: THIS SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREIN ARE APPROXIMATE AND NOT INTENDED TO BE USED AS A BASIS FOR CONSTRUCTION OR ANY OTHER PURPOSES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**WASHOE COUNTY
NEVADA**

Post Office Box 11130
 Reno, Nevada 89520 (775) 328-3600

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. Please describe the Regulatory Zone amendment request:

This request is to change the regulatory zone from General Rural (GR, 0.025 dwelling units per acre minimum) to Medium Density Rural (MDR, 0.2 dwelling units per acre minimum). The regulatory zone amendment accompanies the adjoining Master Plan Amendment to change the current land use from the City of Reno's Special Planning Area following the removal of the property from the city's TMSA (Truckee Meadows Service Area). For purposes of clarification, MDR, 0.2 dwelling units per acre minimum equates to one single family home per five acres minimum density. For example, 100 acres would allow up to 20 single family homes (100 acres divided by one home per 5 acres).

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

The Marshall Ranch is located approximately 9.4 Miles north of the Pyramid Highway on Winnemucca Ranch Road (to the southeast portion of the property). The ranch parallels and lies on both sides of the Winnemucca Ranch Road for approximately 2.9 miles. See attached legal description.

KRATER CONSULTING GROUP

A Nevada professional corporation

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901 Dartmouth Drive
Reno, Nevada 89509

Phone (775) 815-9561
Fax (775) 786-2702
E-mail: Ken@KraterConsultingGroup.Com

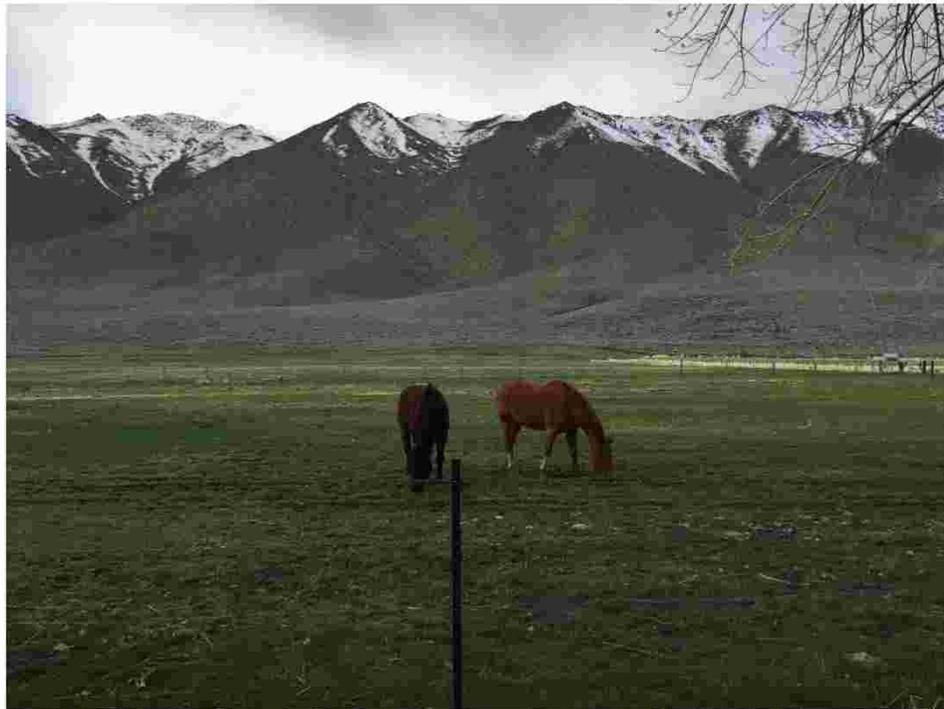
June 5, 2017

Claudia Hanson, Planning Manager
Community Development Department
City of Reno
P.O. Box 1900
Reno NV 89505

Dear Claudia:

SUBJECT: REQUEST TO HAVE THE RENO CITY COUNCIL SPONSOR A REGIONAL PLAN AMENDMENT TO ROLL BACK THE SPHERE OF INFLUENCE ON THREE PARCELS LOCATED OFF WINNEMUCCA RANCH ROAD (APN #079-220-23, 26 & 37)

I am pleased to submit this request on behalf of Bob Marshall the owner and Jeff Herman who is in contract to purchase 1,080 acres of land located off Winnemucca Ranch Road in the City of Reno Sphere of Influence. The property in question is part of a larger ranch and consist of uplands, pasture, creeks, springs, hillside, and is accessed via Winnemucca Ranch Road that runs northwest through the heart of the property.



David Bobzien, Chair • Marsha Berkgigler, Vice-Chair • Donald Abbott • Jenny Brekhus • Charlene Bybee • Naomi Duerr • Vaughn Hartung • Jeanne Herman • Ed Lawson • Paul McKenzie • Kimberly H. Robinson, Executive Director • LIAISON - Veronica Frenkel, WCSD Board of Trustees

REGIONAL PLANNING GOVERNING BOARD
Regular Meeting

Thursday, October 26, 2017, 2:00 p.m.

The Regional Planning Governing Board (RPGB) met in regular session at Reno City Council Chambers, 1 East First Street, Reno, Nevada, and conducted the following business:

The meeting was called to order by Chair David Bobzien at 2:00 p.m.

1. ROLL CALL

The clerk called the roll and RPGB Members in attendance were: David Bobzien, Donald Abbott, Marsha Berkgigler, Jenny Brekhus (*present at 2:11 p.m.*), Charlene Bybee, Naomi Duerr, Vaughn Hartung, Jeanne Herman, Ed Lawson, Paul McKenzie

RPGB Members absent: None

Non-voting Member Veronica Frenkel, Washoe County School District, was absent.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Kimberly H. Robinson, Executive Director of Regional Planning; Norman Azevedo, Legal Counsel; Jessica Prunty, Legal Counsel; Lauren Knox; Nate Kusha; Jeremy Smith; Chris Tolley

2. SALUTE TO THE FLAG

Sienna Reid, City of Reno Senior Planner, led the Pledge of Allegiance.

3. [For possible action] APPROVAL OF THE AGENDA

MEMBER HARTUNG MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY MEMBER BERKBIGLER. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

4. APPROVAL OF THE MINUTES

- A. [For possible action] August 10, 2017, RPGB Meeting
- B. [For possible action] August 24, 2017, RPGB and Regional Planning Commission (RPC) Meeting

Chair Bobzien noted a typographical error in the August 24, 2017 minutes to be corrected.

MEMBER HARTUNG MADE A MOTION TO APPROVE THE AUGUST 10, 2017, AND AUGUST 24, 2017, RPGB MEETING MINUTES AS AMENDED, SECONDED BY MEMBER HERMAN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- C. [For possible action] PUBLIC HEARING - Regional Plan Amendment (RPA17-005) - Consideration and possible adoption of RPGB Resolution 17-05 regarding an amendment to the Truckee Meadows Service Areas (TMSA) to modify the boundaries of the City of Reno's portion of the TMSA by removing three parcels totaling approximately ±1,091 acres located near Winnemucca Ranch Road, ±30 miles north of the Interstate 80/Interstate 580 System Interchange, and designating these parcels as Rural Development Area (RDA)

Ms. Knox presented information included in the staff report. The RPC voted unanimously to recommend approval by the RPGB.

[The public comment portion of the hearing was opened.]

Ken Krater, representing the property owner, spoke in support of removing this site from the City of Reno's portion of the TMSA.

[The public comment portion of the hearing was closed.]

Member Hartung asked how this land was put into the TMSA to begin with when no infrastructure existed.

Member Brekhus provided some history and context of this area and the decision to include it in the Sphere of Influence.

A MOTION WAS MADE AND SECONDED TO APPROVE RPGB RESOLUTION 17-05 RECOMMENDING THE ADOPTION OF A REGIONAL PLAN AMENDMENT TO REMOVE THE ±1,091 ACRE SITE FROM THE CITY OF RENO'S PORTION OF THE TMSA AS IDENTIFIED IN THE 2012 REGIONAL PLAN AND AS DETAILED IN THE STAFF REPORT. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

- D. [For possible action] Consideration and possible ratification of the recommendation of the Washoe County HOME Consortium (WCHC) Directors for the allocation of second round funding for FY2017-2018 funds for the development of affordable housing projects in the amount of \$440,000

Ms. Knox presented information included in the staff report.

Cylus Scarbrough, City of Reno Management Analyst, reviewed details of this second round of funding. He also stated that the Ridge House project determined they had a conflict and withdrew their application, thus only leaving the Sky Mountain by Vintage project allocation to be ratified.

A MOTION WAS MADE AND SECONDED TO ALLOCATE \$100,000 TO THE SKY MOUNTAIN BY VINTAGE PROJECT. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

RPGB MEETING MINUTES
OCTOBER 26, 2017
PAGE 6

Reviewed by:



Kimberly H. Robinson, Executive Director
Truckee Meadows Regional Planning Agency

Approved by:



David Bobzien, Chair
Regional Planning Governing Board

APPROVED BY THE REGIONAL PLANNING GOVERNING BOARD IN SESSION ON
Dec. 14, 2017.

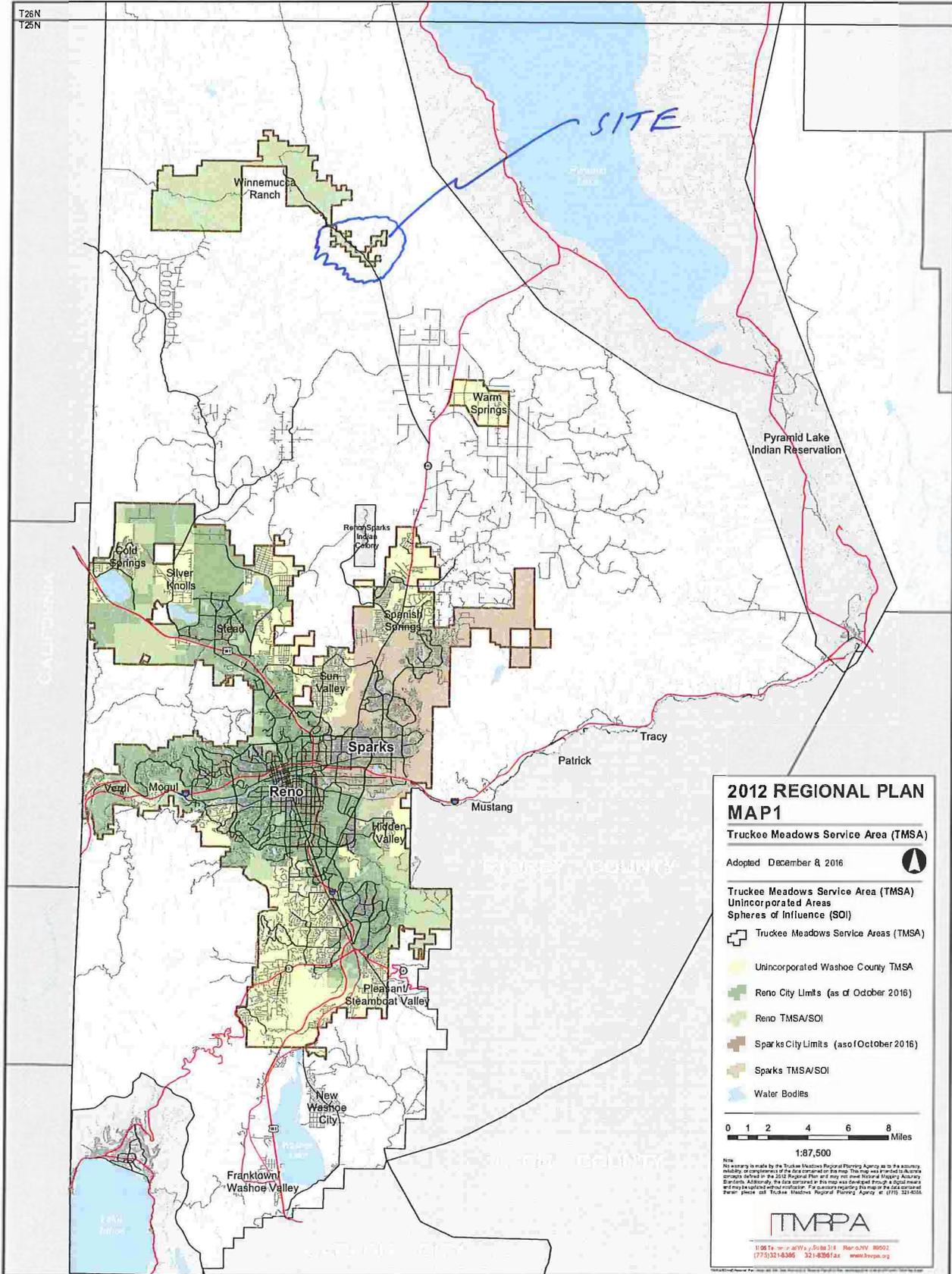
PHOTOS







T26N
T25N



2012 REGIONAL PLAN MAP 1

Truckee Meadows Service Area (TMSA)

Adopted December 8, 2016



Truckee Meadows Service Area (TMSA)
Unincorporated Areas
Spheres of Influence (SOI)

- Truckee Meadows Service Areas (TMSA)
- Unincorporated Washoe County TMSA
- Reno City Limits (as of October 2016)
- Reno TMSA/SOI
- Sparks City Limits (as of October 2016)
- Sparks TMSA/SOI
- Water Bodies

0 1 2 4 6 8 Miles

1:87,500

Note: No warranty is made by the Truckee Meadows Regional Planning Agency as to the accuracy, reliability, or completeness of the data contained on this map. This map was printed to illustrate concepts defined in the 2012 Regional Plan and may not meet National Map Accuracy Standards. Additionally, the data contained on this map was developed through a public process and may be updated without notification. For questions regarding this map or the data contained therein, please call Truckee Meadows Regional Planning Agency at (775) 321-6055.

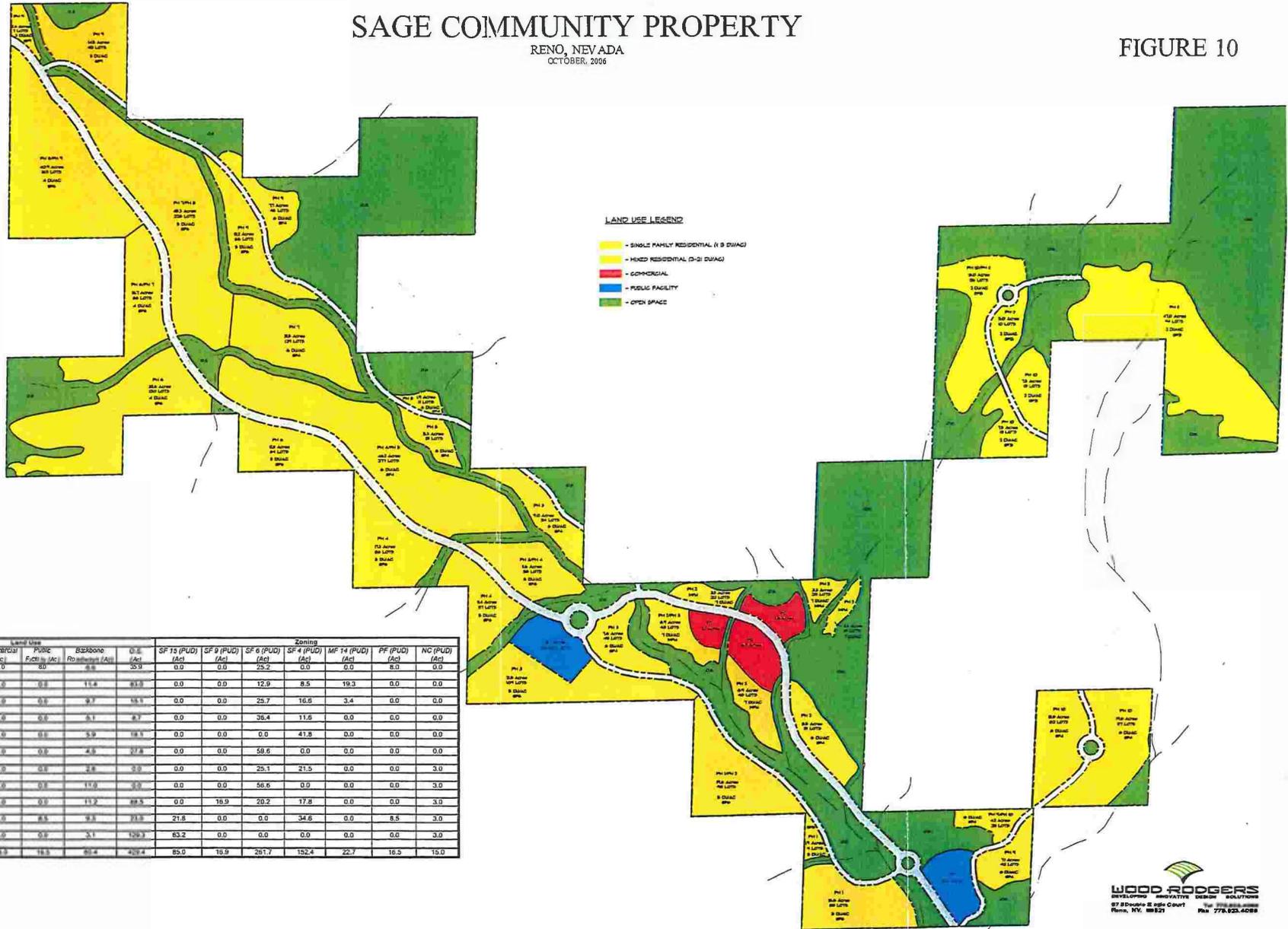


1105 Te...
(775) 321-6365 321-6367 fax www.tmprpa.org

SAGE COMMUNITY PROPERTY

RENO, NEVADA
OCTOBER, 2006

FIGURE 10



Year	Assessment Build Out			Land Use					Zoning						
	Phase	Units	Acres	Mix. Res. (Ac)	Commercial (Ac)	Public Facility (Ac)	Open Space (Ac)	Other (Ac)	SF 13 (PUD) (Ac)	SF 9 (PUD) (Ac)	SF 6 (PUD) (Ac)	MF 14 (PUD) (Ac)	PF (PUD) (Ac)	NC (PUD) (Ac)	
2000	Phase 1	125	11.7	0.0	25.2	0.0	0.0	35.9	0.0	0.0	25.2	0.0	0.0	0.0	
2001	Phase 2	125	115.1	0.0	45.7	0.0	0.0	11.4	0.0	0.0	12.9	8.5	19.3	0.0	
2002	Phase 3	250	19.3	0.0	45.7	0.0	0.0	9.7	0.0	0.0	25.7	16.6	3.4	0.0	
2003	Phase 4	250	67.8	0.0	49.0	0.0	0.0	3.1	0.0	0.0	36.4	11.6	0.0	0.0	
2004	Phase 5	250	59.8	0.0	41.8	0.0	0.0	3.9	0.0	0.0	41.8	0.0	0.0	0.0	
2005	Phase 6	250	97.9	0.0	59.8	0.0	0.0	4.5	0.0	0.0	58.6	0.0	0.0	0.0	
2006	Phase 7	250	92.3	0.0	49.8	0.0	0.0	2.8	0.0	0.0	25.1	21.5	0.0	0.0	
2007	Phase 8	250	71.5	0.0	56.5	0.0	0.0	17.9	0.0	0.0	56.6	0.0	0.0	0.0	
2008	Phase 9	250	117.6	0.0	54.9	0.0	0.0	11.7	0.0	0.0	16.9	20.2	17.8	0.0	
2009	Phase 10	250	100.3	0.0	71.8	0.0	0.0	9.5	0.0	0.0	34.6	0.0	8.5	0.0	
2009	Phase 11	125	198.6	0.0	0.0	0.0	0.0	3.1	0.0	0.0	0.0	0.0	0.0	0.0	
TOTAL		2,500	1,050	0.0	453.7	0.0	0.0	90.4	409.4	85.0	16.9	261.7	152.4	22.7	16.3

