

Application for Master Plan Amendment & a Regulatory Zone Amendment For The 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

May 15, 2019

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Community Services Department
Planning and Building
MASTER PLAN AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Marshall Ranch			
Project Description: A Master Plan Amendment to change the land use designation from Special Planning Area (City of Reno) to Rural Residential (Washoe County) in support of a recent removal from Reno's Sphere of Influence. A Character Management Plan is also proposed for the Marshall Ranch to help ensure that the unique characteristics of these properties are preserved if they are developed in the future.			
Project Address: 9055 Winnemucca Ranch Rd, Reno, NV 89510			
Project Area (acres or square feet): 1,088.88 Acres			
Project Location (with point of reference to major cross streets AND area locator): 9.4 Miles N. of Pyramid Highway on Winnemucca Ranch Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
079-220-23	244.16	079-220-26	41.51
079-220-37	803.21		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WMPA18-0006_WRZA18-0006			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Winnemucca Holdings, LLC		Name: Krater Consulting Group, PC	
Address: 11675 Rainwater Dr, Ste 220		Address: 901 Dartmouth Drive	
Alpharetta, GA Zip: 30009		Reno, NV Zip: 89509	
Phone: 1 404.250.4576 Fax:		Phone: 775-815-9561 Fax: 786-2702	
Email: jfisher@inlandcapitalfunds.com		Email: ken@kraterconsultinggroup.com	
Cell: (404) 931-8496 Other:		Cell: 775-815-9561 Other:	
Contact Person: James Sinnott		Contact Person: Kenneth Krater, P.E.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Krater Consulting Group, PC		Name:	
Address: 901 Dartmouth Drive		Address:	
Reno, NV Zip: 89509		Zip:	
Phone: 775-815-9561 Fax: 786-2702		Phone: Fax:	
Email: ken@kraterconsultinggroup.com		Email:	
Cell: 775-815-9561 Other:		Cell: Other:	
Contact Person: Kenneth Krater, P.E.		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Krater Consulting Group, PC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

Georgia
STATE OF ~~NEVADA~~)
Cobb)
COUNTY OF ~~WASHOE~~)

I, Jack Fisher, President of Winnemucca Holdings, LLC
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 079-220-23, 26, and 37

Printed Name Jack E. Fisher

Signed Jack E. Fisher

Address 405 Marsh Ave Ste 206

Reno NV 89509

Subscribed and sworn to before me this
13th day of May, 2019.

[Signature]
Notary Public in and for said county and state

My commission expires: 6/5/2021

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

**PROJECT
LEGAL DESCRIPTION**

All that certain real property situate within portions of the West One-Half (W 1/2) of Section Twenty-Seven (27), the Southeast One-Quarter (SE 1/4) of Section Twenty-Eight (28), the West One-Half (W 1/2) of Section Twenty-Nine (29), the East One-Half (E 1/2) of Section Thirty (30), the North One-Half (N 1/2) of Section Thirty-two (32), and the Northwest One-Quarter (NW 1/4) and the South One-Half (S 1/2) of Section Thirty-Three (33), Township Twenty-Four (24) North, Range Twenty (20) East, Mount Diablo Meridian, County of Washoe, State of Nevada, and being more particularly described as follows:

APN 079-220-23:

The Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) and the West One-Half (W 1/2) of the Southwest One-Quarter (SW 1/4) of said Section Twenty-Seven (27);

The North One-Half (N 1/2) of the Southeast One-Quarter (SE 1/4) and the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of said Section Twenty-Eight (28), as shown on the Record of Survey No. 5883, recorded on November 15, 2017, as File No. 4763520, filed in the Official Records of Washoe County, Nevada.

Containing 244.16 acres of land, more or less.

APN 079-220-26:

The Northeast One-Quarter (NE 1/4) of the Southeast One-Quarter (SE 1/4) of said Section Thirty-Three (33), as shown on the Record of Survey No. 5883, recorded on November 15, 2017, as File No. 4763520, filed in the Official Records of Washoe County, Nevada.

Containing 41.51 acres of land, more or less.

APN 079-220-37:

The Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4), the South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4), the West One-Half (W 1/2) of the Southwest One-Quarter (SW 1/4), and the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of said Section Twenty-Nine (29);

The West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4), the Southeast (SE 1/4) of the Northeast One-Quarter (NE 1/4), the Northeast One-Quarter (NE 1/4) of the Southeast One-Quarter (SE 1/4), the North One-Half (N 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4), and the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of said Section Thirty (30);

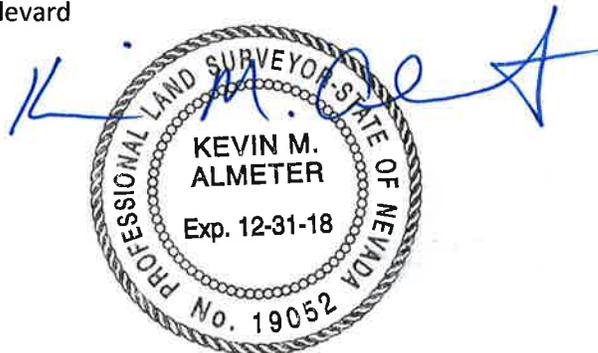
The Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4), the Northwest One-Quarter (NW 1/4) of the Northeast One-Quarter (NE 1/4), the South One-Half (S 1/2) of the Northeast One-Quarter (NE 1/4) of said Section Thirty-Two (32);

**PROJECT
LEGAL DESCRIPTION**

The Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4), the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4), the West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4), the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4), the West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4) of the Southwest One-Quarter (SW 1/4), the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4), and the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4), as shown on the Record of Survey No. 5883, recorded on November 15, 2017, as File No. 4763520, filed in the Official Records of Washoe County, Nevada.

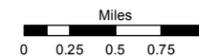
Containing 803.21 acres of land, more or less.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502

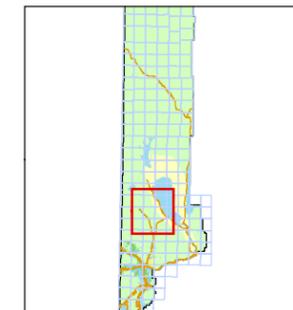


Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

9-14-18



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.

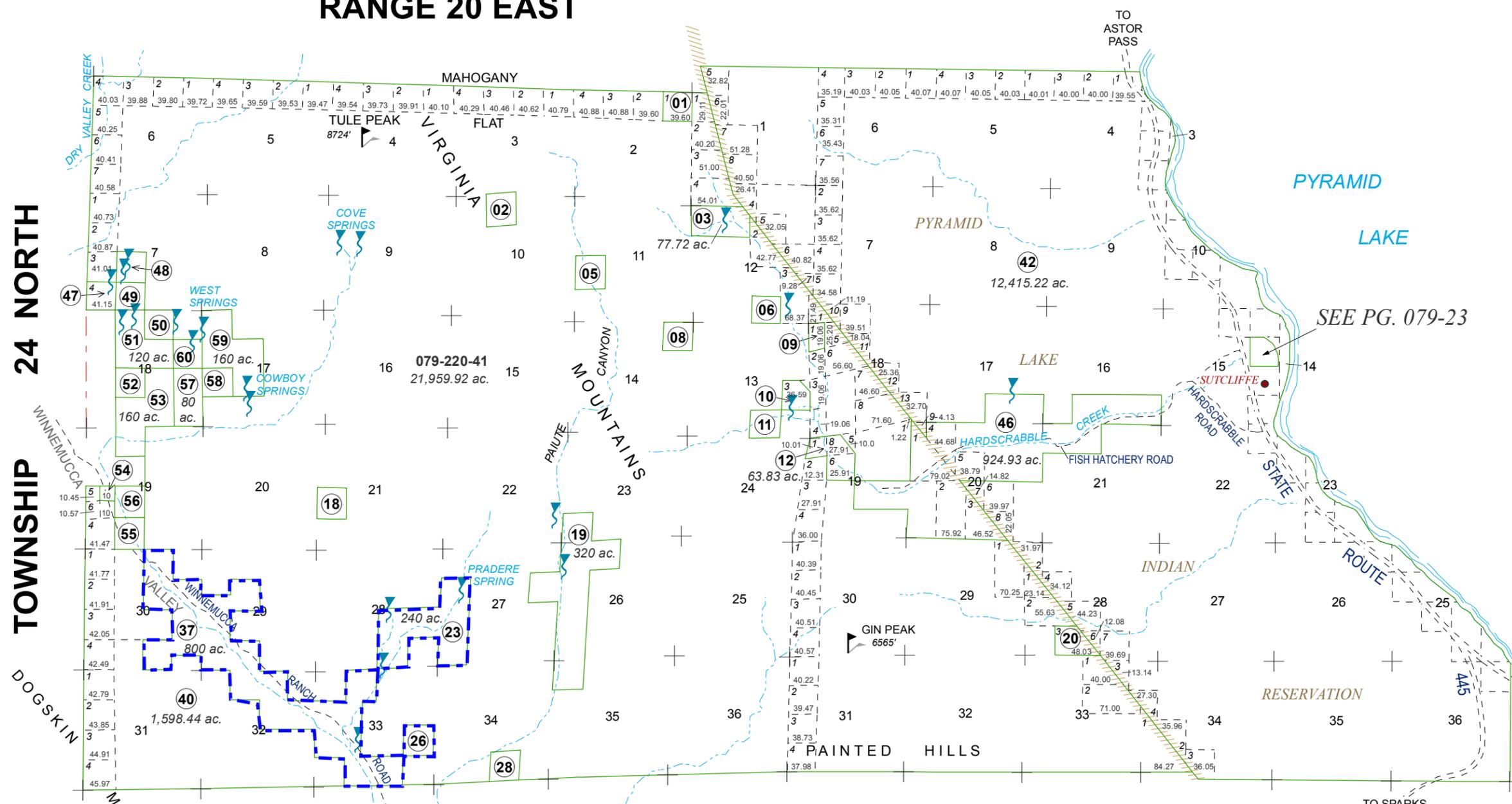
RANGE 21 EAST

RANGE 20 EAST

TOWNSHIP 24 NORTH

DOGSKIN MOUNTAIN

DOGSKIN MOUNTAIN



NOTE: All unmarked 1/4 1/4 section parcels are 40 acres

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input checked="" type="checkbox"/> Other (please identify): A Character Management Plan is proposed for the Marshall Ranch to help ensure that the unique characteristics of these properties are preserved if they are developed in the future in accordance with the Warm Springs Area Plan.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

See following pages for Additional Responses.

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

See following pages for Additional Responses.

3. Please provide the following specific information:

- a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

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.

b. Please list the following proposed changes (attach additional sheet if necessary):

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
079-220-23	Special Planning Area	244.16	Rural Residential	244.16
079-220-26	Special Planning Area	41.51	Rural Residential	41.51
079-220-37	Special Planning Area	803.21	Rural Residential	803.21

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.).

See following pages for Additional Responses.

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.

See following pages for Additional Responses.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

The area along the seasonal creek is located within a Zone A Flood zone. (See attached exhibit). FEMA FIRM Panel 32031C2450G.

b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input checked="" type="checkbox"/> Yes To be confirmed with development.	<input type="checkbox"/> No
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Explanation:

See following pages for Additional Responses.

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

See following pages for Additional Responses.

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

See following pages for Additional Responses.

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

See following pages for Additional Responses.

- 7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

See following pages for Additional Responses.

- 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. 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
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If yes, please identify the following quantities and documentation numbers relative to the water rights. 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).

a. Permit #	V-02737, V-02738, V-02739	acre-feet per year	688.2 (surface)
b. Certificate #	11974 & 11975 (groundwater)	acre-feet per year	140.784 & 179.272
c. Surface Claim #		acre-feet per year	
d. Other #	Permit #39593 (groundwater)	acre-feet per year	64.6

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

See following pages for Additional Responses.

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

- a. System Type:

<input checked="" type="checkbox"/> Individual wells	(For 4 lots or less)	
<input checked="" type="checkbox"/> Private water	Provider:	Developer Private Water System for more than 5 lots.
<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
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- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

N/A

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

- a. System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	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
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- c. If a public facility is proposed and is currently 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.

N/A

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

See following pages for Additional Responses.

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required.) **Less than 40 peak hour trips would be generated with development.**

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

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

- a. Population Element:

See following pages for Additional Responses.

- b. Conservation Element:

See following pages for Additional Responses.

- c. Housing Element:

See following pages for Additional Responses.

- d. Land Use and Transportation Element:

See following pages for Additional Responses.

- e. Public Services and Facilities Element:

See following pages for Additional Responses.

- f. Adopted area plan(s):

See following pages for Additional Responses.

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

N/A

Applicant Comments

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

See following pages for Additional Responses.

MPA Application (Supplemental Information to the County Application)

1. 1. What is the Master Plan amendment being requested at this time?
 - a. Response - *At a request by the property owner and applicant, the Marshall Ranch property was removed from the City of Reno's portion of the Truckee Meadows Service Area (TMSA) and subsequently designated as Rural Development Area (RDA) on Thursday October 26th, 2017. The staff report for the TMSA removal states, "The RDA is characterized as "dispersed residential, employment and other uses that do not require the provision of municipal services." Furthermore, the policy also limits residential development to parcels of five acres in size or larger. Material submitted with the sponsorship indicates that the property owner wishes to develop large lot residential uses, which would be approximately five acre lots. This is consistent with the RDA requirements in the Regional Plan". A Character Management Plan is also proposed for the Marshall Ranch. Hence, we respectfully submit this application.*
2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?
 - a. *The Marshall Ranch was recently withdrawn from the City of Reno's Sphere of Influence and Truckee Meadows Service Area. Policy 1.2.16 of the Truckee Meadows Regional Plan states: 2) When lands are removed from a city's SOI, the following policies apply: a) the city land use that is in existence at the time of the SOI change, as translated to corresponding County land use in Appendix 8 (Actually Appendix 7), shall provide guidance in the County until Policy 1.2.16(2)(b) is satisfied; and, b) the County shall prepare and submit its master plan amendment for conformance review with the land uses determined as described in Policy 1.2.16(2)(a) within 120 days and upon a finding of conformance take jurisdiction for actions covered under NRS 278.010- 630.*
 - b. *This Master Plan Amendment is submitted to comply with Policy 1.2.16, 2) (b). Note that the City of Reno's Land Use Designation of "Special Planning Area" is Allowed in All Washoe County Land Use Areas per Appendix 7 of the TMRPA Plan.*
 - c. *The Marshall Ranch property was master planned for 2,500 residential units and 130,680 sq. ft. of non-residential building area in the City of Reno via a Land Use Designation of Special Planning Area. The adjoining Spring Mountain Ranch property to the west that also has a Land Use Designation of Special Planning Area was entitled via a Planned Unit Development Handbook for 12,000 residential dwelling units and 2,000,000 sq. ft. of non-residential building area in the City of Reno. General Rural Zoning remained on the Marshall Ranch, but the property was designated within the city's Master Plan as a Special Planning area that would allow for filing of a Planned Unit Development to fully entitle the planned 2,500 lots and 130,680 sq. ft. of commercial development. With the removal of this property from the TMSA and city's SOI, it is appropriate to request a Rural Residential land use designation as both the proper and more appropriate use than the City of Reno's designation of Special Planning Area.*

6. Describe whether any of the following natural resources or systems are related to the proposed Amendment:
- a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)
 - i. **Response – YES** (*The area along the seasonal creek is located within a Zone A Flood zone. (See attached exhibit). FEMA FIRM Panel 32031C2450G*)
 - b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)
 - i. **Response – YES** (*Although a delineation has not yet been performed, there is a likelihood that some areas along the creek and within the "A" flood zone may meet the criteria to qualify as a Wetlands area. Note that a regulatory zone amendment has been filed concurrently with this MPA and all areas within the Zone A Floodplain Area are planned for an Open Space (OS) designation. A wetlands delineation will be conducted prior to submittal of a tentative map. No wetlands are identified within the Warm Springs Specific Plan.*)
 - c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, please note the slope analysis requirements contained in Article 424, Hillside Development of the Washoe County Development Code.)
 - i. **Response – YES** (*As noted above, 153.9 acres is considered development constrained with slopes exceeding 30%. Building envelopes and grading would not exist in these areas. A slightly larger amount of the property has slopes between fifteen and thirty percent. The majority or roughly 60% of the property has slopes less than 15%.*)
 - d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.
 - i. **Response – YES** (*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 the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

i. **Response – YES** (*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. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

a. **Response – NO** (*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 5 acre minimum lots (one single family home per 5-acre 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. Provide copies of all water rights document including chain of title to the original water right holder.) **Response – YES** (*Significant water resources are available on this property. The Warm Springs and Paiute Ranches also owned by the applicant (not a part of this application) include 384.66 Acre feet of groundwater rights. 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.*

a. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development. **Response -** *The removal of the property from Reno's TMSA will provide for a significant de-intensification of land use for this property; from the planned 2,500 residential units and 130,000 sq. ft. of commercial uses to less than forty single family homes with preservation of natural resources. The State Engineer previously ruled (Ruling #5066) that the consumptive use component of the decreed surface water rights to be 468.3 afa. Yet, abundant ground water rights are available to serve up to thirty-eight 5-acre minimum size 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. 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. What is the nature and timing of sewer services necessary to accommodate the proposed amendment? – *See County Application.*
10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment? – *See County Application.*
11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system. – **RESPONSE** - *The traffic associated with this project would use Winnemucca Ranch Road to access the Pyramid Highway that connects with Interstate 80 to the south. The maximum number of homes that could be achieved with only 192.9+/- acres planned for 5-acre minimum size lots would allow a maximum of 38 homes resulting in fewer than 40 peak hour trips. Hence, a future year traffic analysis would not be needed. Given that the city had this property in their Sphere of Influence with plans for 2,500 residential units and 130,000 sq. ft. of commercial uses, any impacts associated with less than forty 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.) – **RESPONSE-** *Less than 40 peak hour trips would be generated with development.*
13. Community Services (provided and nearest facility): – *See County Application.*
14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.
 - a. Population Element: - Goal Three: Plan for a balanced development pattern that includes employment and housing opportunities, public services and open spaces. - *Employment growth in the area requires substantial additional housing over the next several years. A small number of large lots in a rural and bucolic setting with easy access to public roads and facilities will provide small but necessary segment of housing types.*
 Goal Four: Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services. - *The ability to develop less than 40 lots and provide community water and sewer systems in an area with significant water resources and access to public roads will help meet this goal.*
 - b. Conservation Element: - Goal Two: Conduct development so that an area's visual features and amenities are preserved. - *A larger lot development with fewer than forty 5-acre lots and significant open space will be far more conducive to wildlife than the previous development plans filed with the City of Reno. A low-density development will be more compatible with the surrounding scenic area.*
 Goal Three: Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions. - *Any future development plans will include preservation of the pasture area, sensitive stream zone areas, and steep hillsides and will provide for wildlife corridors to be maintained.*

- c. Housing Element: - *Development of a small number of single family homes on larger 5-acre minimum lots (one single family home per 5 acres) in a beautiful and bucolic rural setting with sensitive stream zone areas and steep hillside areas preserved with open space and fantastic access to recreation areas will provide a desired housing type in an area seeing significant employment growth.*
- d. Land Use and Transportation Element: - *The ability to provide a limited number of homes (less than 40) on an existing county collector road with direct access to the Pyramid Highway will allow existing infrastructure to be utilized without over tasking area roadways that have limited capacities.*
- e. Public Services and Facilities Element: - *Any proposed development will include urban wildfire interface clear zone provisions, community water systems, and will be able to utilize existing fire and sheriff services in the Warm Springs area that is planned for additional population growth. But this development that lies within the Winnemucca Valley area and is planned for less than forty 5-acre lot home sites is in an area with significant water resources will not impact the over allocated aquifer that serves the Warm Springs Planning area.*
- f. Adopted area plan(s): - *A review of the Warm Springs Area Plans indicates that this property is suitable for development. Detailed studies and plans will be prepared upon application for a tentative map that consider sensitive stream zone areas, deer and antelope corridors, flood zones, and geological hazards. However, the removal of this property from the City of Reno's TMSA will allow for a project fully compatible with the Warm Springs Area Plan with significantly less impacts than the project previously planned for the City of Reno.*

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria. – **N/A**

Applicant Comments

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

MASTER PLAN AMENDMENT FINDINGS

(1) Consistency with Master Plan. *This is achieved. Predominately Open Space (896 acres) with roughly 193 acres of Medium Density Rural zoning are in keeping with the Rural Residential Land Use category and TMRPA Rural Development Area. The Character Management Area plan ensures compatibility with the Warm Springs Area Plan. The proposed amendment does not conflict with the policies and action programs of the Master Plan.*

(2) Compatible Land Uses. *Medium (MDR) to mainly high compatibility (OS) per the county's compatibility tables. The MDR designated areas will be buffered to a large degree by the proposed Open Space areas and requirements of the CMA. Some screening or buffering may be required with development and can be assessed at the time of Tentative Map. The proposed*

amendment will not adversely impact the public health, safety or welfare, and is a drastic reduction in potential density in comparison to what was approved/planned for while the property was under City of Reno jurisdiction.

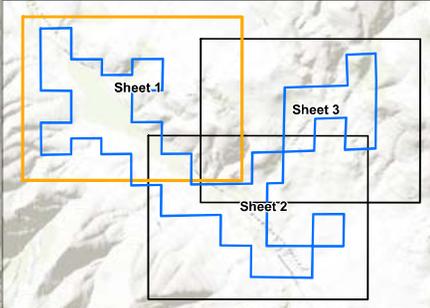
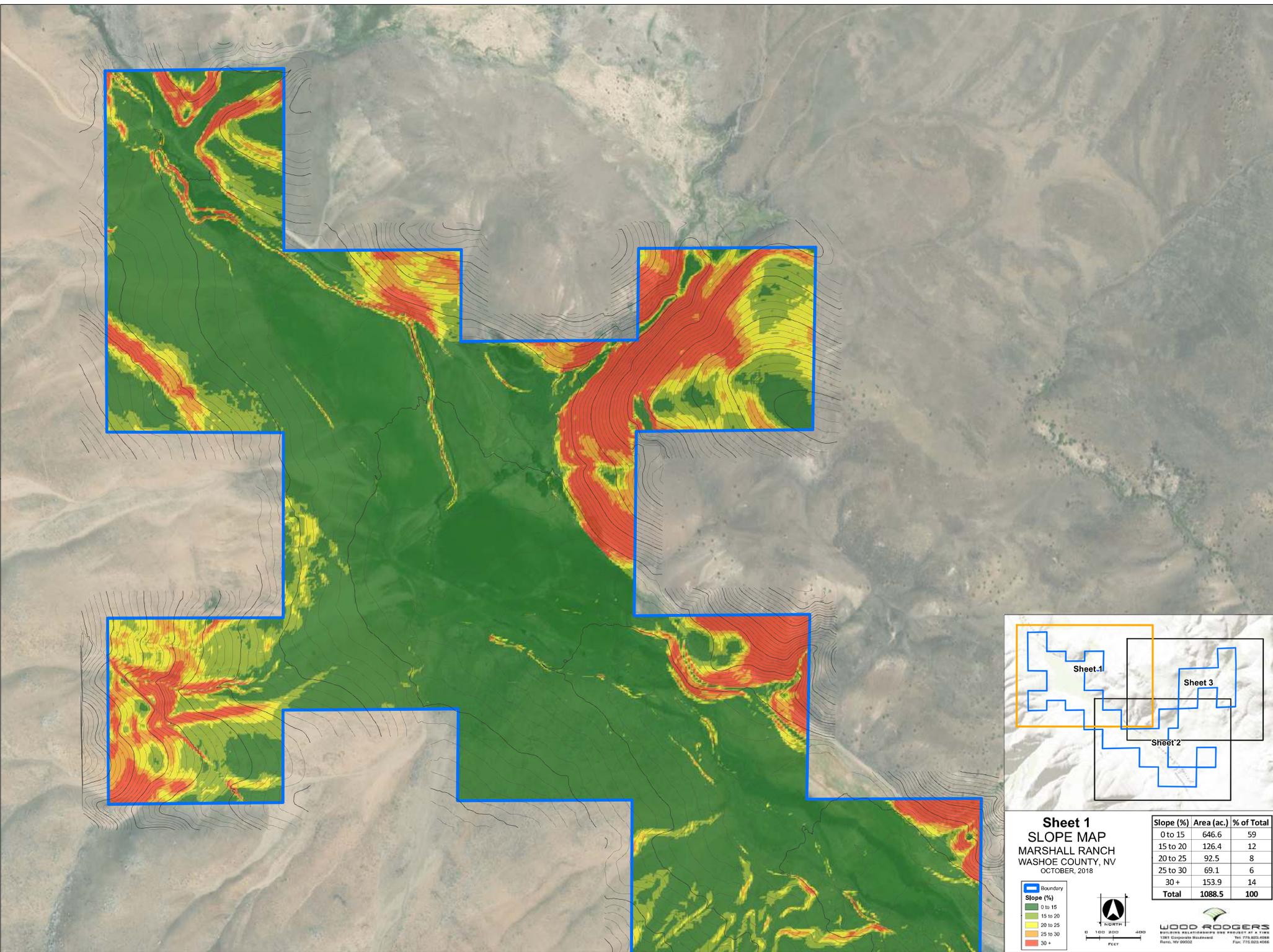
(3) Response to Change Conditions. *The removal of the property from the TMSA and Reno SOI mandates a Master Plan Amendment per TMRPA Policy 1.2.16, 2) (b). In addition, the staff report from the TMRPA for the withdraw from the TMSA stated, "**The proposed amendment would allow for large lot residential development (5-acre sites or greater) in an area with a rural setting. Due to the lack of proximity to existing services and facilities, this type of residential development is more appropriate for the area, as opposed to the previously contemplated densities**". The Marshall Ranch is immediately adjacent to the Spring Mountain Ranch that still lies in the TMSA and Reno's Sphere of influence. Spring Mountain has an approved Planned Unit Development handbook and is entitled for 12,000 residential units and 2,000,000 sq. ft. of non-residential building square footage.*

(4) Availability of Facilities. *With development, Winnemucca Ranch Road will be paved with asphalt concrete to Washoe County engineering standards from the project to the existing paved portion of Winnemucca Ranch Road; roughly 4 miles west of the Pyramid Highway. In addition, a northbound to westbound left turn pocket will be added at the intersection of Winnemucca Ranch Road and the Pyramid Highway. The proposed project of less than 40 lots coupled with septic, a private water system, and the Character Management Area plan will place a minimal burden on available infrastructure and services.*

(5) Desired Pattern of Growth. *The proposed development combined with the submitted Character Management Area plan will minimize natural resource impairment and ensure the efficient expenditure of funds for public services as development will fund water, sewer, roadway infrastructure improvements and likely reduce the burden on the county in comparison with the previous ability to develop 27 homes with minimal infrastructure. The CMA will also ensure a high-quality development that will generate a higher level of property taxes than 27 lots developed via division of land maps.*

(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.



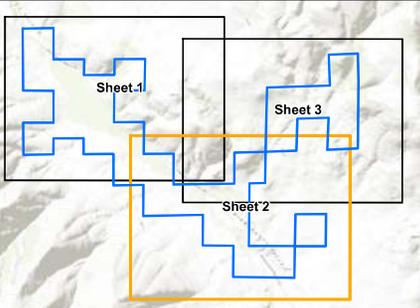
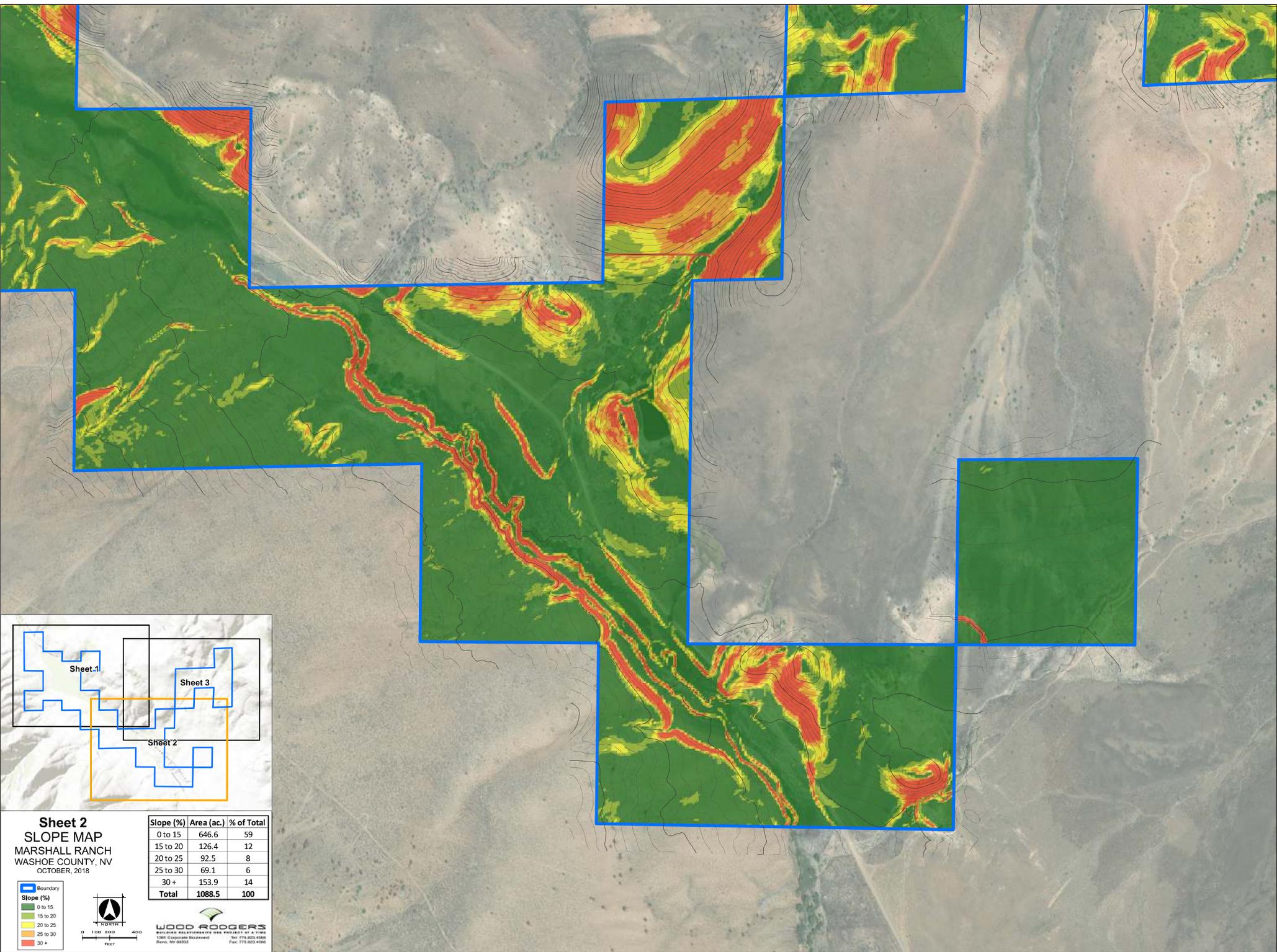
Sheet 1
SLOPE MAP
 MARSHALL RANCH
 WASHOE COUNTY, NV
 OCTOBER, 2018

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

- Boundary
- Slope (%)
- 0 to 15
- 15 to 20
- 20 to 25
- 25 to 30
- 30 +



WOOD ROGERS
 ENGINEERS, PLANNERS AND ARCHITECTS
 1381 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.855.4500
 Fax: 775.855.4506



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 (blue line)

 Slope (%)

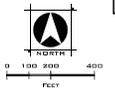
 0 to 15 (green)

 15 to 20 (light green)

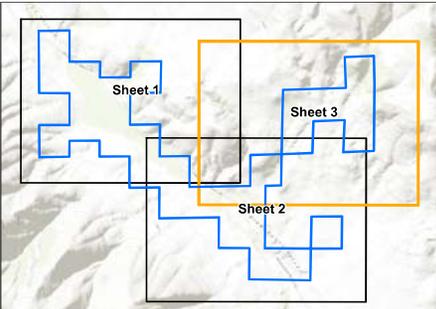
 20 to 25 (yellow)

 25 to 30 (orange)

 30 + (red)

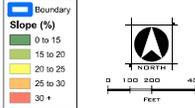


WOOD RODGERS
 REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS
 1381 Corporate Mall Drive Reno, NV 89503
 Tel: 775.852.4800 Fax: 775.852.4806

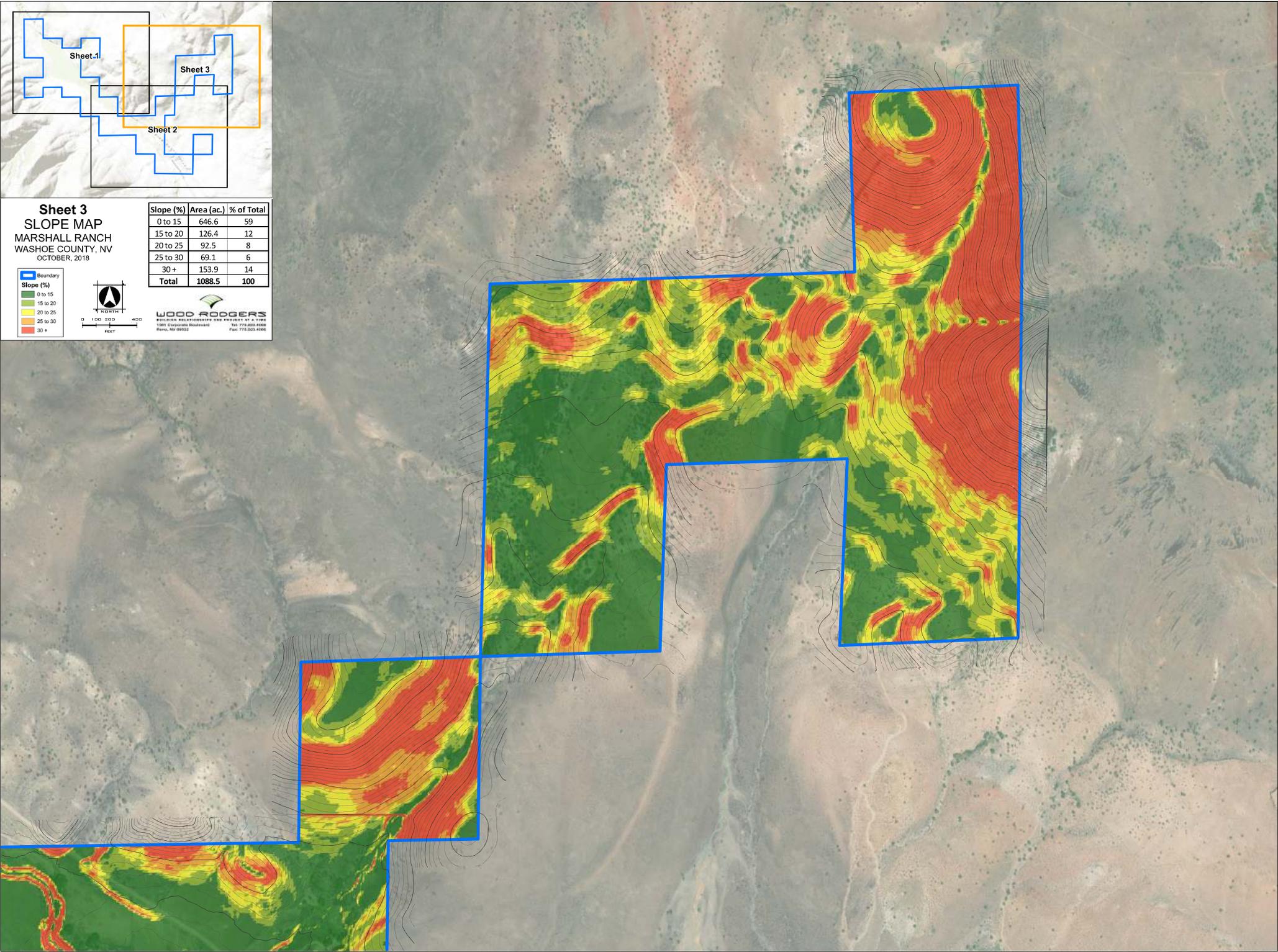


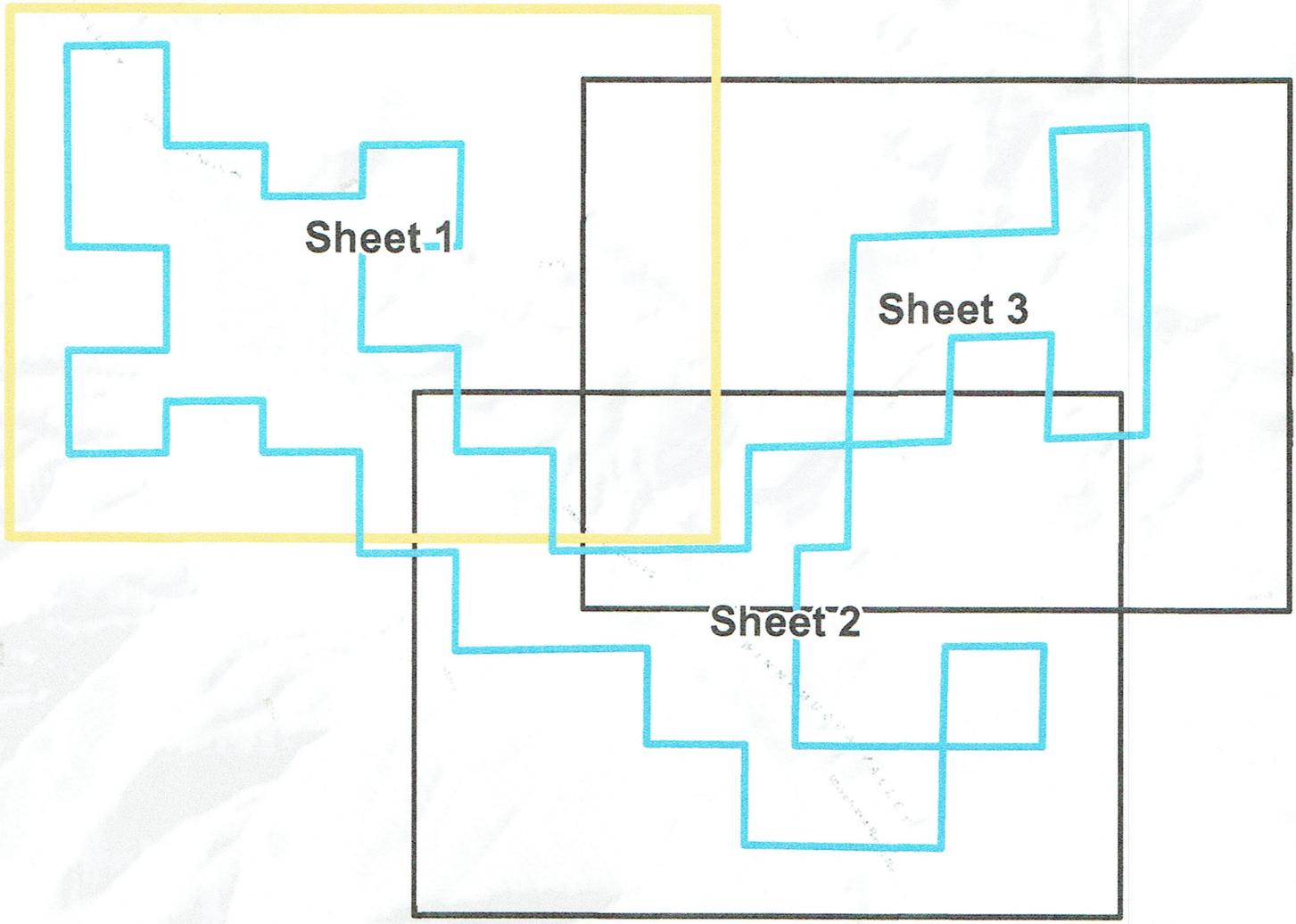
Sheet 3
SLOPE MAP
 MARSHALL RANCH
 WASHOE COUNTY, NV
 OCTOBER, 2018

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



WOOD ROGERS
 ENGINEERS, ARCHITECTS AND PLANNERS
 1300 Corporate Boulevard Reno, NV 89502 Tel: 775.825.4500 Fax: 775.825.4500





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

 Boundary

Slope (%)

-  0 to 15
-  15 to 20
-  20 to 25
-  25 to 30
-  30 +

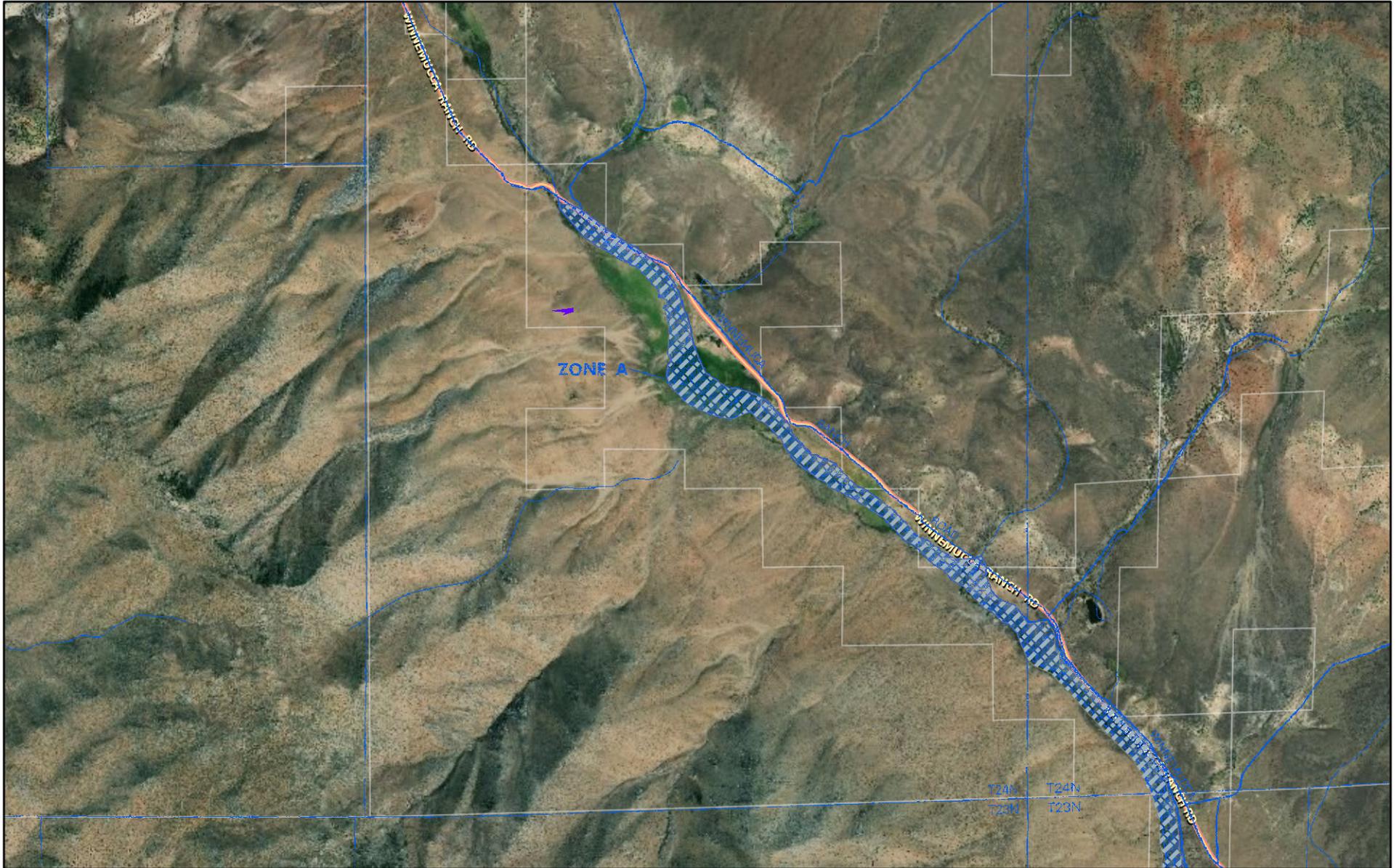

NORTH


0 100 200 400
FEET



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

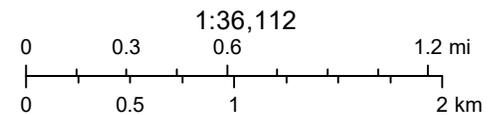
-  AH
-  AO
-  D

-  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.

Marshall Ranch Character Management Area

Character Statement

The boundaries of the Marshall Ranch CMA (Marshall Ranch) are defined by the Warm Springs Character Management map. Policies governing development of this area can be found within Appendix B of this document.

The Marshall Ranch Property is unique in its setting, being nestled between the Dogskin Mountains to the southwest and the Virginia Mountains & Tule Peak to the northeast. This property forms the far northeastern boundary of the Warm Springs Area Plan and is accessed via Winnemucca Ranch Road.

In 2017, the owners of the 1088.88 Acre 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 Marshall Ranch from the City of Reno's TMSA, which was approved by the Truckee Meadows Regional Planning Governing Board on October 26, 2017.

On December 28, 2018, the owners of the Marshall Ranch placed 812.43 acres of the 1,088.88 acre ranch into a permanent Conservation Easement to protect the most delicate and scenic part of the ranch in perpetuity (Washoe County Recorder Doc #4877194). The conservation easement prohibits commercial, industrial, and residential development even including any residential structure and will ensure that the 812.43 acres placed into the easement remain a working ranch and farm in perpetuity. No structures of any kind can be built upon the Conservation area. However, as the owners recognized that a working ranch needs a homestead and property for barns and supporting uses, 40.74 acres were left out of the Conservation Easement for a historic amenity area. In addition, 206+/- acres in the northeast corner of the ranch was left out of the Conservation Easement for future development. The remaining 30 acres consist mainly of road right-of way for Winnemucca Ranch Road and access to the 206-acre portion of the property.

The purpose of the Conservation Easement as stated in the recorded document is as follows:

) *Purpose. It is the exclusive purpose of this Conservation Easement to ensure that the Conservation Area will be retained forever predominantly in its open, relatively-natural, and relatively-undeveloped condition, and with its Conservation Values intact, and to prevent any use of the Conservation Area that will significantly impair or interfere with the Conservation Values of the Conservation Area, as defined herein and in the Baseline Documentation. Owner intends that this Conservation Easement will confine the use of the Conservation Area to such activities as are consistent with the Conservation Purposes of this Conservation Easement.*

With the conservation easement in place, the logical use for the majority of the Marshall Ranch becomes Open Space, leaving approximately 193 acres of land available for development.

Regardless of whether or not the Marshall Ranch Property is developed, it is in the best interest of the Warm Springs community to add additional development protections to the small portion of the

Marshall Ranch that remains open to development; assuming 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 development at a maximum density of one dwelling unit per five-acres will afford development opportunities in substantial conformance with the Goals and Policies of the Warm Springs Area Plan and the Truckee Meadows Regional Plan, while also encouraging conservation easements on the property.

The previous Reno TMSA designation was an oxymoron given the current rural nature of the Marshall Ranch. This area is a remote, beautiful, and bucolic area within 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. Winnemucca Ranch Road is the primary access to the Marshall Ranch from Pyramid Hwy to the far northeast corner of the Warm Springs Area Plan. Winnemucca Ranch Road is paved up to Range Land Road (approximately 4.5 miles) where it turns into a seasonally maintained gravel road for the remainder of the Marshall Ranch access. Any future development on parcels smaller than 40 acres that is accessed by Winnemucca Ranch Road will require paving of Winnemucca Ranch Road. Paving the entirety of Winnemucca Ranch Road up to and through the Marshall Ranch should improve access to public lands currently accessed from the existing gravel portion of the road.

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. These character management features, although not necessarily entirely unique to the Marshall Ranch property with perhaps the exception of the ponds, should be considered in any future development plans.

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 thus increasing the need for any future development to occur in a manner that respects the character of this area. In order to maintain the dark sky character of the area, future development should be required to mitigate uses with the potential light pollution impacts and 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.

The vision of this character management statement is to further the policies and protections of the Warm Springs Area Plan, while protecting private property rights, and to work to preserve the wildlife corridors, wildlife habitat, scenic beauty and vistas, rural lifestyle, existing agricultural activities, native vegetation, and water resources as any future development occurs.

Within the Marshall Ranch Character Management Area industrial and commercial development will not be allowed. Only large lot residential uses at a maximum density of one dwelling unit per 5-acres acre will be allowed within the Marshall Ranch Character Management Area.

To protect the unique qualities present within the Marshall Ranch Character Management Area, future development activities should be conducted in a manner that maintains open space and scenic views and provides connections to existing and planned public roads and trails systems. A recreational trail system should be planned in conjunction with the Washoe County Parks Program of the Community Services Department that will serve a dual purpose of providing access to open space within developed areas 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.

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 makes 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, earthquakes and wildland fires are a danger in much of the Marshall Ranch Character Management Area. Washoe County should continue to work in close collaboration with other agencies to reduce these threats through the application of development standards, hazard mitigation, emergency management practices, and educational 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 Area 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 implementation of the goals and policies specific to the Marshall Ranch Character Management Area. In addition, all other goals and policies of the Warm Springs Area Plan also apply to the character management area.



(L) View from west end of Marshall Ranch – looking west Area – looking south



(R) View from Marshall Ranch Pasture



(L) Downstream damage to creek from washed out culvert



(R) Moon Rocks

Appendix B – Marshall Ranch Character Management Area (CMA)

Policies Applicable to the Marshall Ranch CMA

- WS.B.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.B.2** Site development plans in the Marshall Ranch CMA 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.B.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.B.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.B.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.B.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. Prior to submitting any tentative map, special use permit or other discretionary application, the developer shall consult with the Nevada Division of

Wildlife (NDOW) to develop a wildlife mitigation plan acceptable to NDOW 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. This plan shall be included with all discretionary applications, and Washoe County staff shall establish the implementation measures as conditions of approval.

WS.B.7 Prior to submitting any tentative map, special use permit or other discretionary application, the developer shall consult with the U.S. Fish & Wildlife Service (USFWS) to address their concerns regarding potential direct and indirect impacts, if any, to the Carson Wandering Skipper, a butterfly classified as an endangered species. The applicant shall work with the USFWS to create a plan acceptable to USFWS addressing requirements of the Endangered Species Act in relation to the Skipper.

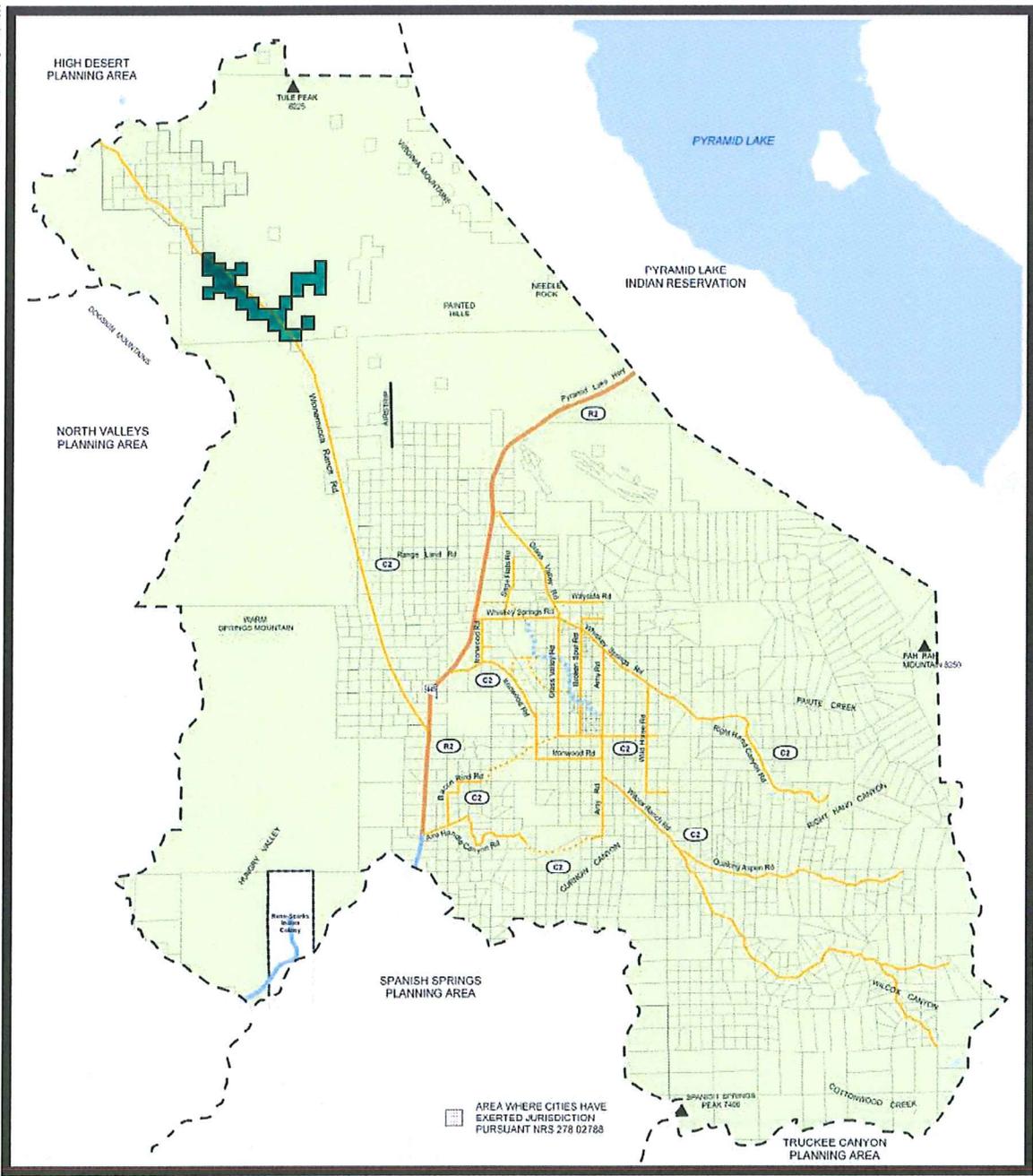
WS.B.8 A community water system shall be required with development to provide water service for the project with conceptual plans to be submitted with a tentative map application. The community water system shall be approved by the Washoe County Health District prior to approval of any final map. The 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.B.9 Washoe County is working with regional partners to ensure best practices for wildland fire prevention and management are used for development activities in the wildland suburban interface. Applications for any discretionary approval must show how their project will manage the potential threat of wildland fire in accordance with adopted codes. 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.B.10 A recreational trail system shall be planned in conjunction with Washoe County Parks staff 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.B.11 Development shall maintain access to all public roads and trails to the satisfaction of County 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, or as required by the County Engineer during tentative map review.

- WS.B.12** A traffic study shall be submitted with any Tentative Map application(s) 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 northbound 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.B.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.B.14** Significant portions of the CMA are subject to the standards of Washoe County Development Code Article 424, *Hillside Development*. Future development of these areas, including but not limited to tentative maps, shall adhere to the standards and requirements of the article, and a site analysis prepared by a qualified engineer shall be submitted to address hillside development standards. In order to reduce the visual impact of development in these areas, grading shall work with and complement the natural terrain and contours and minimize impacts to the natural topography. Graded slopes shall 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.
- WS.B.15** During review of tentative maps and other development proposals, County 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.B.16** The standards established in policies WS.B.1-WS.B.14 will be implemented through tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other methods deemed as appropriate by the Director of Planning & Building. 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: 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 WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



**WASHOE COUNTY
NEVADA**

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

Mullin, Kelly

From: Kenneth Krater <ken@kraterconsultinggroup.com>
Sent: Monday, May 20, 2019 9:26 PM
To: Mullin, Kelly
Cc: Giesinger, Chad; James Sinnott
Subject: RE: Marshall - changing policy 4.6?

Kelly, we also wish to modify Section 1, Policy 4.6 of the Warm Springs Area Plan to allow MDR only within the Marshall Ranch Character Management Area as shown in the text below. Please let me know if you have any questions or need additional information.

Thanks,

Ken.

SECTION 1

Existing Warm Springs Area Plan Policy WS.4.6 would be amended by adding new language as bolded below:

- 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)

From: Mullin, Kelly <KMullin@washoecounty.us>
Sent: Monday, May 20, 2019 9:28 AM
To: Kenneth Krater <ken@kraterconsultinggroup.com>
Subject: Marshall - changing policy 4.6?

Ken,

I'm seeking some clarification on the updated Marshall Ranch MPA/RZA. Are you still seeking to change area plan policy 4.6? I don't know if I just missed it, but I did not see that in the application.

Thank you,
Kelly



Kelly Mullin, AICP

Senior Planner | Planning & Building Division | Community Services Department

kmullin@washoecounty.us | Office: 775.328.3608 | Fax: 775.328.6133

1001 E. Ninth St., Reno, NV 89512



Community Services Department
Planning and Building
REGULATORY ZONE AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Marshall Ranch			
Project Description: A Regulatory Zone Amendment to change the Zoning designation from General Rural (40-acre lot size minimum) to Mainly Open Space (894 +/- acres) and Medium Density Rural (5-acre density) on 195+/- acres in support of a recent removal from Reno's Sphere of Influence.			
Project Address: 9055 Winnemucca Ranch Rd, Reno, NV 89510			
Project Area (acres or square feet): 1,088.88 Acres			
Project Location (with point of reference to major cross streets AND area locator): 9.4 Miles N. of Pyramid Highway on Winnemucca Ranch Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
079-220-23	244.16	079-220-26	41.51
079-220-37	803.21		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WMPA18-0006_WRZA18-0006			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Winnemucca Holdings, LLC		Name: Krater Consulting Group, PC	
Address: 11675 Rainwater Dr, Ste 220		Address: 901 Dartmouth Drive	
Alpharetta, GA Zip: 30009		Reno, NV Zip: 89509	
Phone: 1 404.250.4576 Fax:		Phone: 775-815-9561 Fax: 786-2702	
Email: jfisher@inlandcapitalfunds.com		Email: ken@kraterconsultinggroup.com	
Cell: (404) 931-8496 Other:		Cell: 775-815-9561 Other:	
Contact Person: James Sinnott		Contact Person: Kenneth Krater, P.E.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Krater Consulting Group, PC		Name:	
Address: 901 Dartmouth Drive		Address:	
Reno, NV Zip: 89509		Zip:	
Phone: 775-815-9561 Fax: 786-2702		Phone: Fax:	
Email: ken@kraterconsultinggroup.com		Email:	
Cell: 775-815-9561 Other:		Cell: Other:	
Contact Person: Kenneth Krater, P.E.		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Krater Consulting Group, PC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

Georgia
STATE OF ~~NEVADA~~)
Cobb)
COUNTY OF ~~WASHOE~~)

I, Jack Fisher, President of Winnemucca Holdings, LLC
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 079-220-23, 26, and 37

Printed Name Jack E. Fisher

Signed Jack E. Fisher

Address 405 Marsh Ave Ste 206

Reno NV 89509

Subscribed and sworn to before me this
13th day of May, 2019.

[Signature]
Notary Public in and for said county and state

My commission expires: 6/5/2021

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

**PROJECT
LEGAL DESCRIPTION**

All that certain real property situate within portions of the West One-Half (W 1/2) of Section Twenty-Seven (27), the Southeast One-Quarter (SE 1/4) of Section Twenty-Eight (28), the West One-Half (W 1/2) of Section Twenty-Nine (29), the East One-Half (E 1/2) of Section Thirty (30), the North One-Half (N 1/2) of Section Thirty-two (32), and the Northwest One-Quarter (NW 1/4) and the South One-Half (S 1/2) of Section Thirty-Three (33), Township Twenty-Four (24) North, Range Twenty (20) East, Mount Diablo Meridian, County of Washoe, State of Nevada, and being more particularly described as follows:

APN 079-220-23:

The Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) and the West One-Half (W 1/2) of the Southwest One-Quarter (SW 1/4) of said Section Twenty-Seven (27);

The North One-Half (N 1/2) of the Southeast One-Quarter (SE 1/4) and the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of said Section Twenty-Eight (28), as shown on the Record of Survey No. 5883, recorded on November 15, 2017, as File No. 4763520, filed in the Official Records of Washoe County, Nevada.

Containing 244.16 acres of land, more or less.

APN 079-220-26:

The Northeast One-Quarter (NE 1/4) of the Southeast One-Quarter (SE 1/4) of said Section Thirty-Three (33), as shown on the Record of Survey No. 5883, recorded on November 15, 2017, as File No. 4763520, filed in the Official Records of Washoe County, Nevada.

Containing 41.51 acres of land, more or less.

APN 079-220-37:

The Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4), the South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4), the West One-Half (W 1/2) of the Southwest One-Quarter (SW 1/4), and the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of said Section Twenty-Nine (29);

The West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4), the Southeast (SE 1/4) of the Northeast One-Quarter (NE 1/4), the Northeast One-Quarter (NE 1/4) of the Southeast One-Quarter (SE 1/4), the North One-Half (N 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4), and the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of said Section Thirty (30);

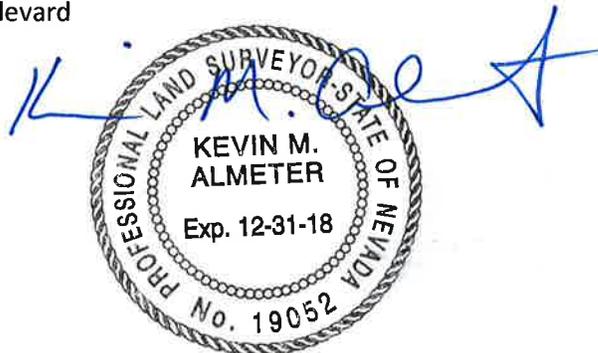
The Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4), the Northwest One-Quarter (NW 1/4) of the Northeast One-Quarter (NE 1/4), the South One-Half (S 1/2) of the Northeast One-Quarter (NE 1/4) of said Section Thirty-Two (32);

**PROJECT
LEGAL DESCRIPTION**

The Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4), the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4), the West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4), the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4), the West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4) of the Southwest One-Quarter (SW 1/4), the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4), and the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4), as shown on the Record of Survey No. 5883, recorded on November 15, 2017, as File No. 4763520, filed in the Official Records of Washoe County, Nevada.

Containing 803.21 acres of land, more or less.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502



Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

9-14-18

206 Acre Parcel

LEGAL DESCRIPTION FOR ZONE CHANGE

All that certain real property situate within the Southwest One-Quarter (SW 1/4) of Section Twenty-Seven (27) and the Southeast One-Quarter (SE 1/4) of Section Twenty-Eight (28), Township Twenty-Four (24) North, Range Twenty (20) East, Mount Diablo Base and Meridian, County of Washoe, State of Nevada being a portion of Parcel 3 per the Grant, Bargain, and Sale Deed Document No. 4765359 and shown on Record of Survey No. 5883 recorded November 15, 2017 as File No. 4763520 in the Official Records of Washoe County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 27 being the Southeast corner of said Section 28 as marked by a 3 1/2" aluminum cap stamped "PLS 19716", being on the South boundary of said Parcel 3;

THENCE departing said section corner and along the section line between said Sections 27 and 28 and along said South boundary, North 02°19'27" East, 1377.41 feet to the South 1/16th corner common to said Sections 27 and 28;

THENCE departing said common section line and said South 1/16th corner and along the South 1/16th line of said Section 28 and continuing along said South boundary, South 88°11'08" West, 1332.87 feet to the Southeast 1/16th corner of said Section 28;

THENCE departing said Southeast 1/16th corner and along the East 1/16th line of said Section 28 and continuing along said South boundary, South 01°54'04" West, 1375.70 feet to the East 1/16th corner between said Section 28 and Section 33, Township Twenty-Four (24) North, Range Twenty (20) East, Mount Diablo Base and Meridian;

THENCE departing said East 1/16th corner and along the South line of said Section 28 and continuing said South boundary of said Parcel 3, South 88°13'45" West, 1322.61 feet to the South 1/4 corner of said Section 28 as marked by a 2 1/2" aluminum cap marked "PLS 19716", being the Southwest corner of said Parcel 3;

THENCE departing said South 1/4 corner and said Southwest corner of said Parcel 3 and along the North-South center section line of said Section 28 and the West boundary of said Parcel 3, North 01°28'37" East, 2748.14 feet to the center 1/4 corner of said Section 28, being the Northwest corner of said Parcel 3;

THENCE departing said center 1/4 corner and said Northwest corner of said Parcel 3 and along the East-West center section line and the North boundary of said Parcel 3, North 88°08'33" East, 2686.27 feet to the 1/4 corner common to said Sections 27 and 28 as marked by a 20"x14"x4" scribed stone;

THENCE departing said 1/4 corner and said North boundary and along the East-West center section line of said Section 27, North 87°36'37" East, 1234.54 feet to the West 1/16th corner of said Section 27, being on the East boundary of said Parcel 3;

THENCE departing said West 1/16th corner and along said East boundary and the West 1/16th line of said Section 27, South 00°39'46" West, 2748.42 feet to the West 1/16th corner between said Section 27 and Section 34, Township Twenty-Four (24) North, Range Twenty (20) East, Mount Diablo Base and Meridian, being the Southeast corner of said Parcel 3;

THENCE departing said West 1/16th corner and said Southeast corner and along the South line of said Sections 27 and the South boundary of said Parcel 3, South 87°34'03" West, 1314.58 feet to the aforementioned Southwest corner of said Section 27 and the **POINT OF BEGINNING**.

Containing 206.48 acres of land more or less.

The basis of bearings for this description are identical to Record of Survey No. 5883, recorded November 15, 2017 as File No. 4763520 in the Official Records of Washoe County, Nevada.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502



Daniel A. Bigrigg, P.L.S.
Nevada Certificate No. 19716

40 Acre Parcel

LEGAL DESCRIPTION FOR ZONE CHANGE

All that certain real property situate within the West One-Half (W 1/2) of Section Twenty-Nine (29) and the East One-Half (E 1/2) of Section Thirty (30), Township Twenty-Four (24) North, Range Twenty (20) East, Mount Diablo Base and Meridian, County of Washoe, State of Nevada being a portion of Parcel 6 per the Grant, Bargain, and Sale Deed Document No. 4765359 and shown on Record of Survey No. 5883 recorded November 15, 2017 as File No. 4763520 in the Official Records of Washoe County, Nevada, being more particularly described as follows:

COMMENCING at the East 1/4 corner of said Section 30 as marked by a 2.5" aluminum cap stamped "PLS 19716";

THENCE departing said 1/4 corner and along the section line between said Sections 29 and 30, North 00°24'16" East, 677.76 feet to the Northwest corner of the South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of said Section 29, being on the North boundary of said Parcel 6, being the **POINT OF BEGINNING**;

THENCE departing said common section line and said Northwest corner and along the said North boundary and the North line of the South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of said Section 29, North 89°29'36" East, 1302.97 feet to the Northeast corner of the South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of said Section 29;

THENCE departing said Northeast corner and said North line and along the following six (14) courses:

- 1) South 44°04'53" West, 611.83 feet;
- 2) South 00°53'09" East, 894.96 feet;
- 3) South 02°03'05" West, 146.90 feet;
- 4) South 47°56'21" West, 496.59 feet;
- 5) North 54°50'07" West, 187.81 feet;
- 6) North 24°35'53" West, 226.97 feet;
- 7) North 21°35'02" West, 314.61 feet;
- 8) North 08°32'20" West, 228.22 feet;
- 9) North 14°02'12" West, 162.41 feet;
- 10) North 20°24'56" West, 296.30 feet;
- 11) North 15°54'16" West, 169.73 feet;

- 12) North 23°16'35" West, 177.41 feet;
- 13) North 37°43'16" West, 65.48 feet;
- 14) North 49°00'45" East, 238.29 feet to the aforementioned Northwest corner of the South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of said Section 29, the North boundary of said Parcel 6 and the **POINT OF BEGINNING**.

Containing 33.16 acres of land more or less.

The basis of bearings for this description are identical to Record of Survey No. 5883, recorded November 15, 2017 as File No. 4763520 in the Official Records of Washoe County, Nevada.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502



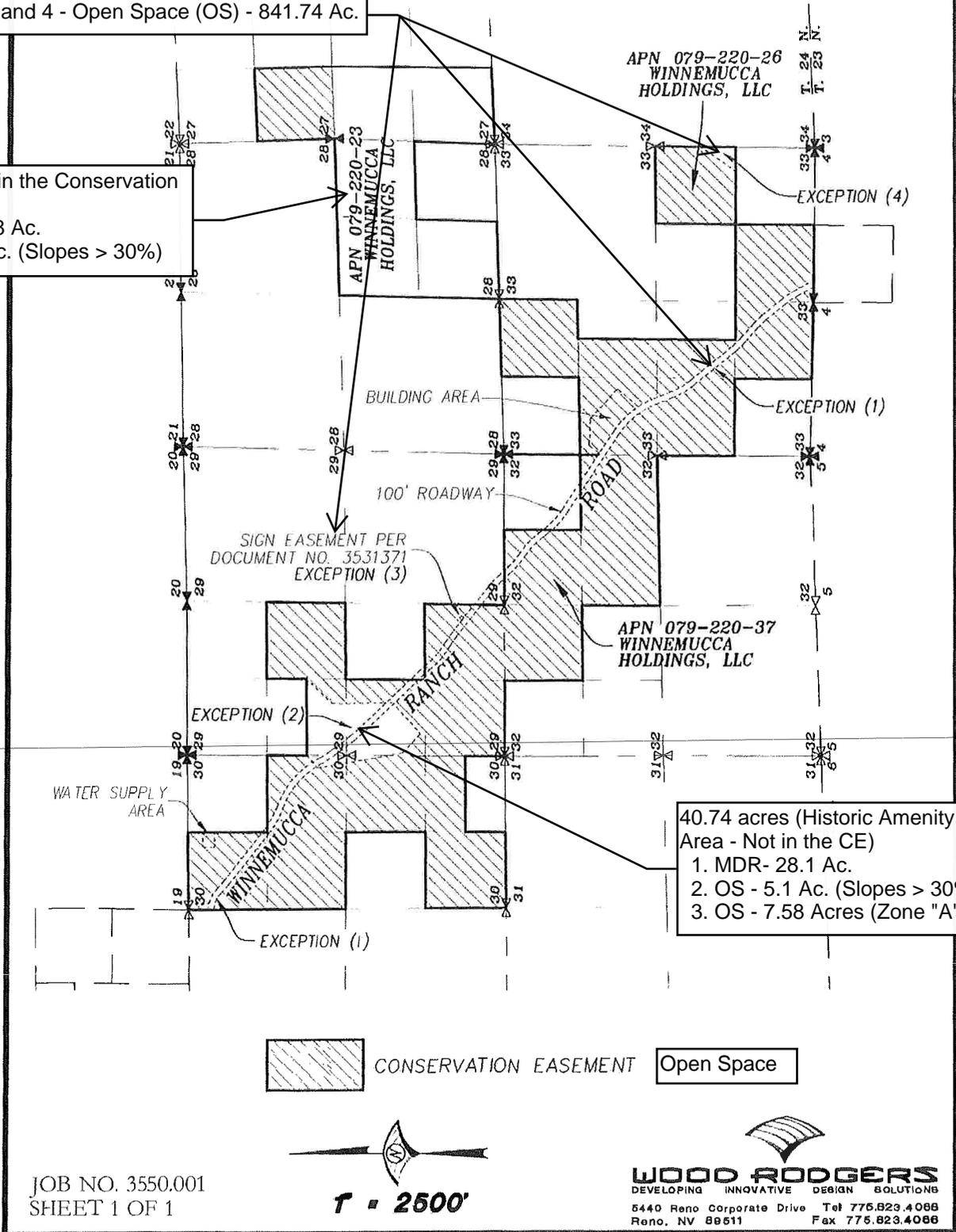
Daniel A. Bigrigg, P.L.S.
Nevada Certificate No. 19716

EXHIBIT "A-1"
 PLAT TO ACCOMPANY

CONSERVATION AREA
 BEING PORTION OF SECTIONS 27, 29, 30, 32 & 33,
 TOWNSHIP 24 NORTH, RANGE 20 EAST, M.D.M

Exception 1, 3 and 4 - Open Space (OS) - 841.74 Ac.

206 Acres (Not in the Conservation Easement)
 1. MDR - 164.8 Ac.
 2. OS - 41.6 Ac. (Slopes > 30%)



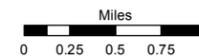
40.74 acres (Historic Amenity Area - Not in the CE)
 1. MDR- 28.1 Ac.
 2. OS - 5.1 Ac. (Slopes > 30%)
 3. OS - 7.58 Acres (Zone "A")

JOB NO. 3550.001
 SHEET 1 OF 1

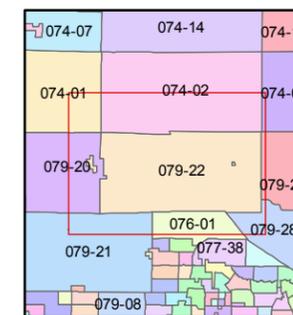
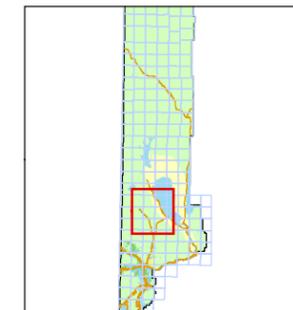


WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel 775.823.4088
 Reno, NV 89511 Fax 775.823.4088

Summary:
 Open Space (OS) - 896 Acres
 Medium Density Rural (MDR) - 192.9 Acres



1 inch = 5,280 feet



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.

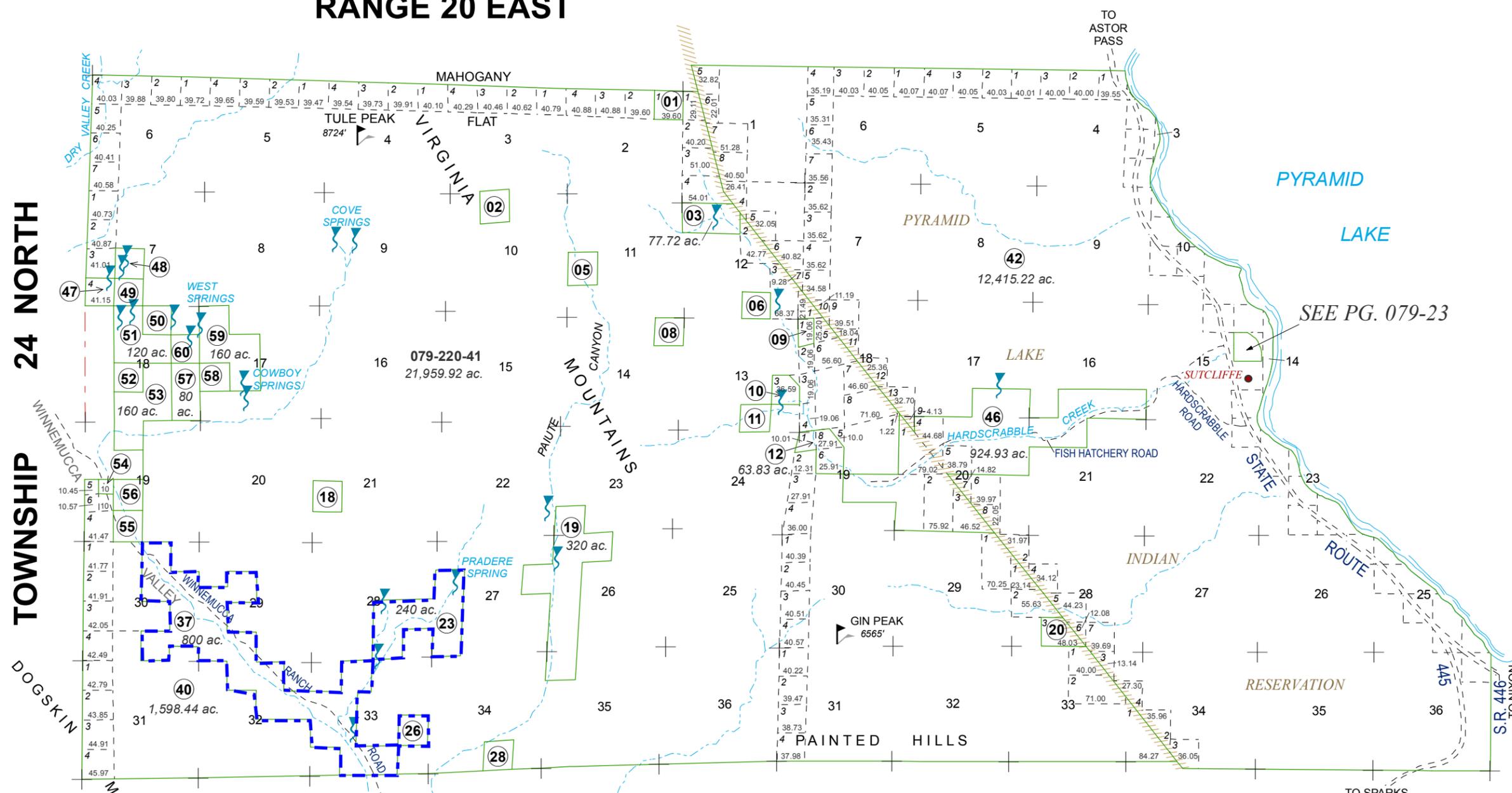
RANGE 21 EAST

RANGE 20 EAST

TOWNSHIP 24 NORTH

DOGSKIN MOUNTAIN

DOGSKIN MOUNTAIN



NOTE: All unmarked 1/4 1/4 section parcels are 40 acres

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, distance and direction from nearest intersection)?

9055 Winnemucca Ranch Rd, Reno, NV 89510, 9.4 Miles north of the Pyramid Highway on Winnemucca Ranch Road

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
079-220-23	SPA (Reno)	GR	244.16	OS and MDR	OS(79.4) MDR(164.8)
079-220-26	SPA (Reno)	GR	41.51	OS	OS (41.51)
079-220-37	SPA (Reno)	GR	803.21	OS and MDR	OS(775.1) MDR(28.1)

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

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

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

Working Ranch - See following pages for Additional Responses.

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

See following pages for Additional Responses.

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

<input checked="" type="checkbox"/> Yes, provide map identifying locations	<input type="checkbox"/> No
--	-----------------------------

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

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

Explanation:

See following pages for Additional Responses.

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

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

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

a. Permit #	V-02737, V-02738, V-02739	acre-feet per year	688.2 (surface)
b. Certificate #	11974 & 11975 (groundwater)	acre-feet per year	140.784 & 179.272
c. Surface Claim #		acre-feet per year	
d. Other #	Permit #39593 (groundwater)	acre-feet per year	64.6

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

Both groundwater and surface water rights in sufficient quantities to serve the project.

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

27 lots currently allowed with GR zoning. 39 lots is not a significant intensification of land use compared to the 2,500 planned homes

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

- a. System Type:

<input checked="" type="checkbox"/> Individual wells	(For 4 lots or less)
<input checked="" type="checkbox"/> Private water	Provider: Developer Private Water System for more than 5 lots.
<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. Is this part of a Washoe County Capital Improvements Program project?

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

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

N/A

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

- a. System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	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. Is this part of a Washoe County Capital Improvements Program project?

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

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

N/A

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

Winnemucca Ranch Road & Pyramid Highway

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

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

12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	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

Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines “Projects of Regional Significance”. Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A “Yes” answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

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

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

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

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

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

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

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

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

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

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

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

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

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

Regulatory Zone Amendment Findings

Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

Findings. To make a recommendation for approval, all of the following findings must be made by the Commission:

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
- (3) Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
- (5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Regulatory Zone Amendment Findings

1. Consistency with Master Plan. This is achieved. Predominately Open Space (896 acres) with roughly 193 acres of Medium Density Rural are in keeping with the Rural Residential Land Use category and TMRPA Rural Development Area. The Character Management Area plan ensures compatibility with the Warm Springs Area Plan. The proposed amendment does not conflict with the policies and action programs of the Master Plan.

2. Compatible Land Uses. Medium (MDR) to mainly high compatibility (OS) per the county's compatibility tables. The MDR designated areas will be buffered to a large degree by the proposed Open Space areas and requirements of the CMA. Some screening or buffering may be required with development and can be assessed at the time of Tentative Map. The proposed amendment will not adversely impact the public health, safety or welfare, and is a drastic reduction in potential density in comparison to what was approved while the property was under City of Reno jurisdiction.

3. Response to Change Conditions; more desirable use. The removal of the property from the TMSA and Reno SOI mandates a Master Plan Amendment per TMRPA Policy 1.2.16, 2) (b). In addition, the staff report from the TMRPA for the withdraw from the TMSA stated, "**The proposed amendment would allow for large lot residential development (5-acre sites or greater) in an area with a rural setting. Due to the lack of proximity to existing services and facilities, this type of residential development is more appropriate for the area, as opposed to the previously contemplated densities**". The Marshall Ranch is immediately adjacent to the Spring Mountain Ranch that still lies in the TMSA and Reno's Sphere of influence. Spring Mountain has an approved Planned Unit Development handbook and is entitled for 12,000 residential units and 2,000,000 sq. ft. of non-residential building square footage.

4. Availability of Facilities. With development, Winnemucca Ranch Road will be paved with asphalt concrete from the project to the existing paved portion of Winnemucca Ranch Road, approximately 4 miles west of the Pyramid Highway, In addition, a northbound to westbound left turn pocket will be added at the intersection of Winnemucca Ranch Road and the Pyramid Highway. The proposed project of less than 40 lots coupled with septic, a private water system, and the Character Management Area plan will place a minimal burden on available infrastructure and services.

5. No Adverse Effects. The proposed amendment and CMA are in compliance with the goals and policies of the Washoe County Master Plan and Warm Springs Area Plan. As stated above, the proposed amendment does not conflict with the policies and action programs of the Master Plan.

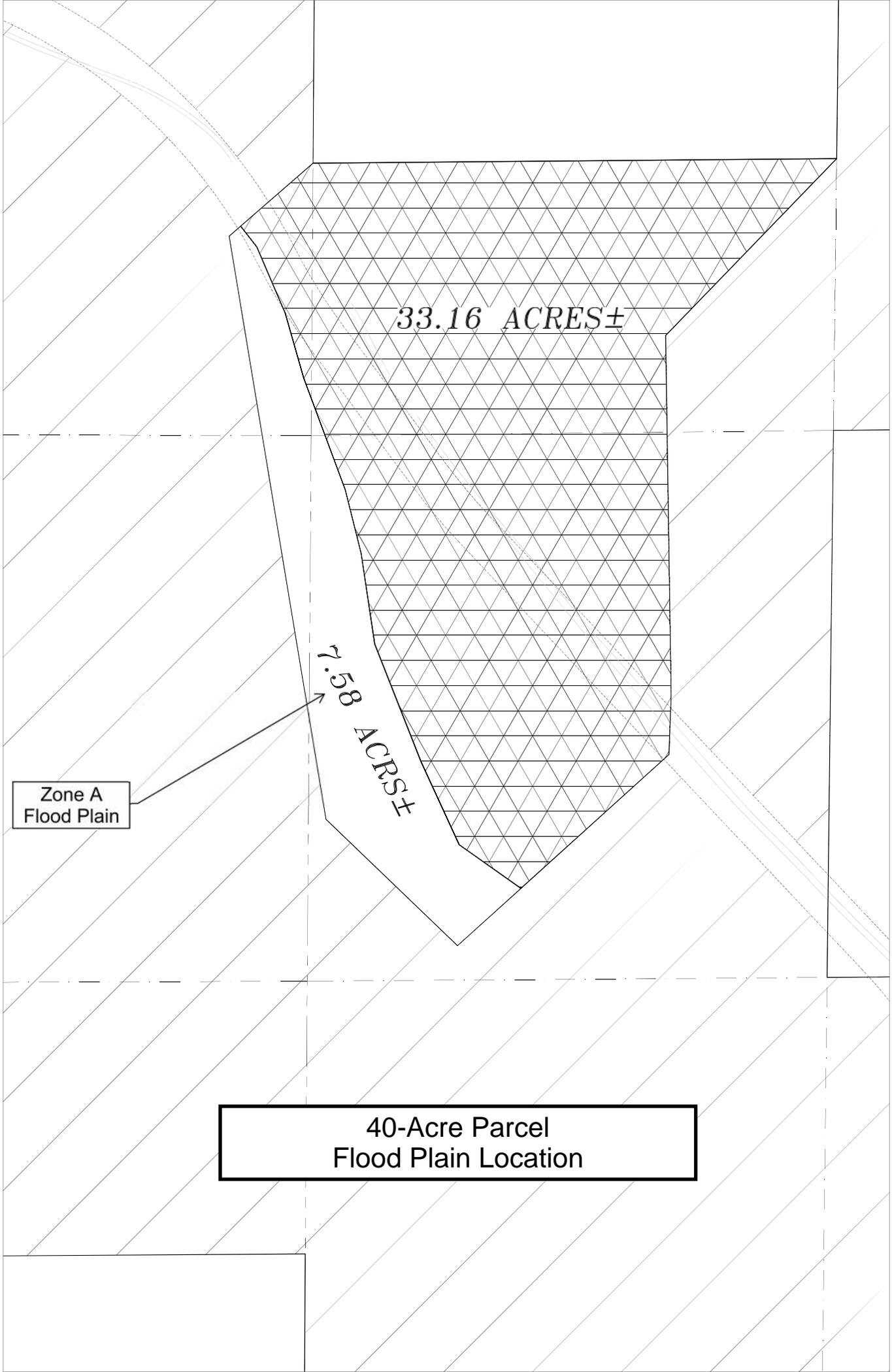
6. Desired Pattern of Growth. The proposed development combined with the submitted Character Management Area plan will minimize natural resource impairment and ensure the efficient expenditure of funds for public services as development will fund water, sewer, roadway infrastructure improvements and greatly reduce the burden on the county in comparison with the City of Reno's plan for 2,500 residential units and 130,000 sq. ft. of commercial development. The CMA will ensure a high-quality development.

7. Effect on a Military Installation When a Military Installation is Required to be Noticed. N/A.

RZA Application (Supplemental Information to the County Application)

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).
 - a. Response - *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.*
4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.
 - a. *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 forty lots with substantial open space will be far more conducive to wildlife than previous development plans filed with the City of Reno.*
5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources or major drainages or prime farmland?
 - a. *Although a delineation has not yet been performed, there is a potential that the area along the creek and within the "A" flood zone could meet the criteria to qualify as a Wetlands area. A wetlands delineation will be conducted prior to submittal of a tentative map. No wetlands are identified within the Warm Springs Specific Plan. 153.9 acres is considered a development constrained area with slopes exceeding 30% based on a slope analysis. A slightly larger amount of the property has slopes between fifteen and thirty percent. The majority or roughly 60% of the property has slopes less than 15%. A geotechnical report will be submitted with a tentative map application. Any known active faults will be avoided as required.*

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?
- a. *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 with 5-acre minimum size lots with less than 40 lots will allow preservation of 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.*
7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.
- a. *Yes – Significant water resources are available on this property, the Warm Springs and Paiute Ranches; all owned by the applicant (But only the Marshall Ranch is part of this application. The Paiute Ranch and Warm Springs Ranches were not in the city's sphere of influence or Truckee Meadows Service area and will remain General Rural). Only **groundwater rights** will be used to provide water service for homes. Only ground water rights pertinent to the Warm Springs basin will be used for this project. Available water rights include:*
- i. *Permit #39593 for 64.6-acre feet of groundwater rights,*
- ii. *Permit #49669, Certificate c, for 140.784 afa of groundwater rights;*
- iii. *Permit #49670, Certificate 11975, for 179.272 afa of groundwater rights*
- Total ground water rights available = 384.656 acre-feet.*
- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.
- i. *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 forty single family homes to allow preservation of natural resource and scenic views.*



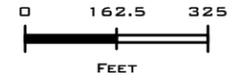
33.16 ACRES±

7.58 ACRES±

Zone A
Flood Plain

40-Acre Parcel
Flood Plain Location

SLOPE MAP
WINNEMUCCA RANCH RD EAST
RENO, NV
MAY, 2019



Slope (%)

0 to 15 (MDR)
15 to 20 (MDR)
20 to 25 (MDR)
25 to 30 (MDR)
30 + (OS)

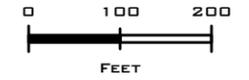
Slope (%)	Area (ac.)	% of Total
0-15	68.3	33.1
10.1+	41.1	19.9
20.1-25	34.3	16.6
25.1-30	21.1	10.2
30+	41.6	20.1
TOTAL	206.4	99.9

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PRELIMINARY



SLOPE MAP
 WINNEMUCCA RANCH RD WEST
 RENO, NV
 MAY, 2019



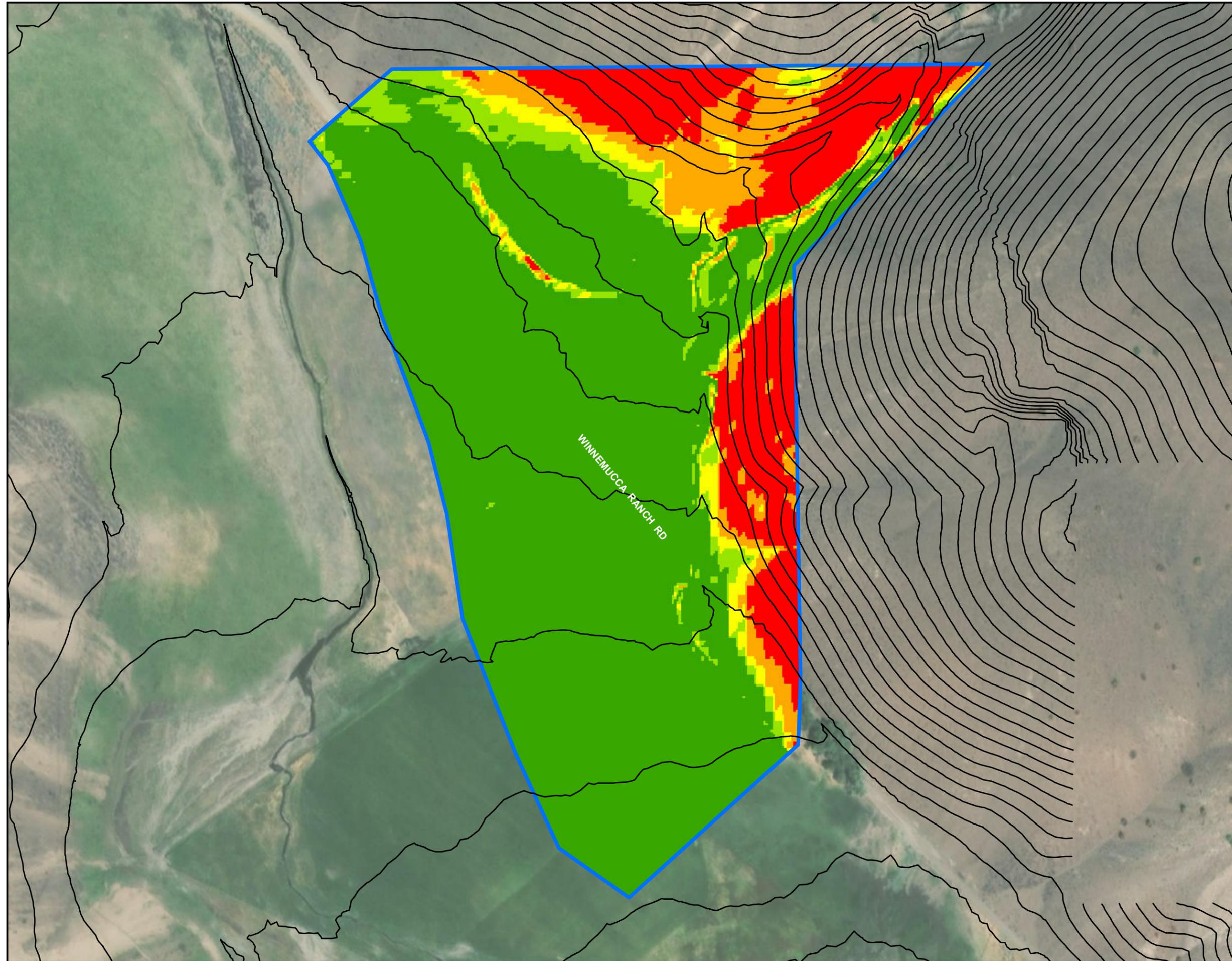
Slope (%)

0 to 15 (MDR)
15 to 20 (MDR)
20 to 25 (MDR)
25 to 30 (MDR)
30 + (OS)

Slope (%)	Area (ac.)	% of Total
0-15	22.5	67.9
10.1+	1.8	5.4
20.1-25	1.3	3.8
25.1-30	2.5	7.4
30+	5.1	15.4
TOTAL	33.2	99.9

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PRELIMINARY





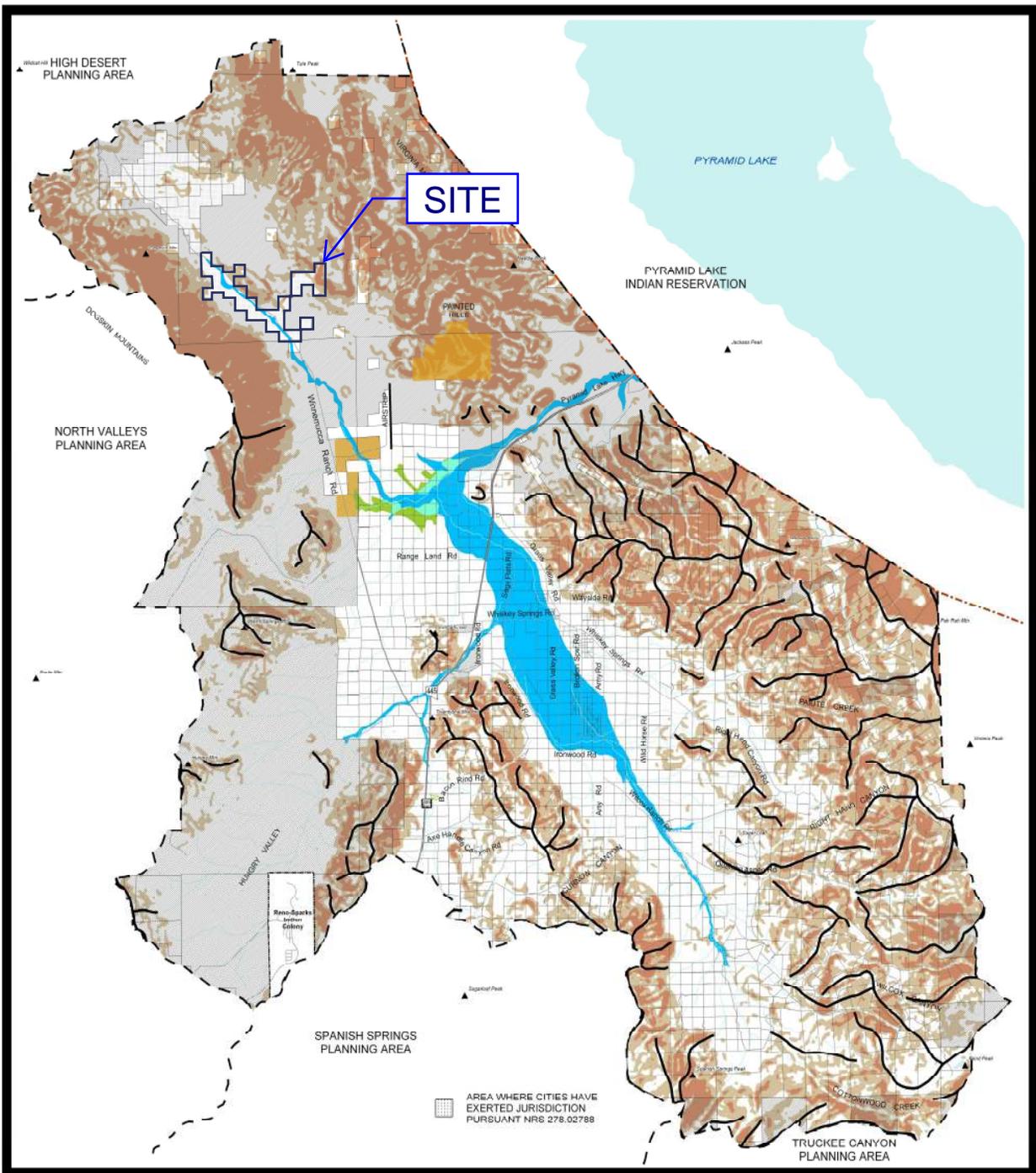
**Department of
Community Development**

Master Plan Warm Springs Area Plan

**WASHOE COUNTY
NEVADA**



Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512
Telephone: 775.328.6100 – Fax: 775.328.6133 – www.washoecounty.us/comdev/



WARM SPRINGS DEVELOPMENT SUITABILITY

- | | | |
|---|--|---|
| INTERMITTENT LAKE / ISLANDS | NATIONAL WILDLIFE REFUGE (SHELDON) | 1% FEMA FLOOD HAZARD |
| WATER BODY | AREAS 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 C.W.A. SECTION 404 WETLANDS (Known Coverage / Limited) |
| ROADS | SLOPES GREATER THAN 30% | |
| DITCHES | RIDGE LINES TO BE PROTECTED | |

SOURCE: COMMUNITY SERVICES

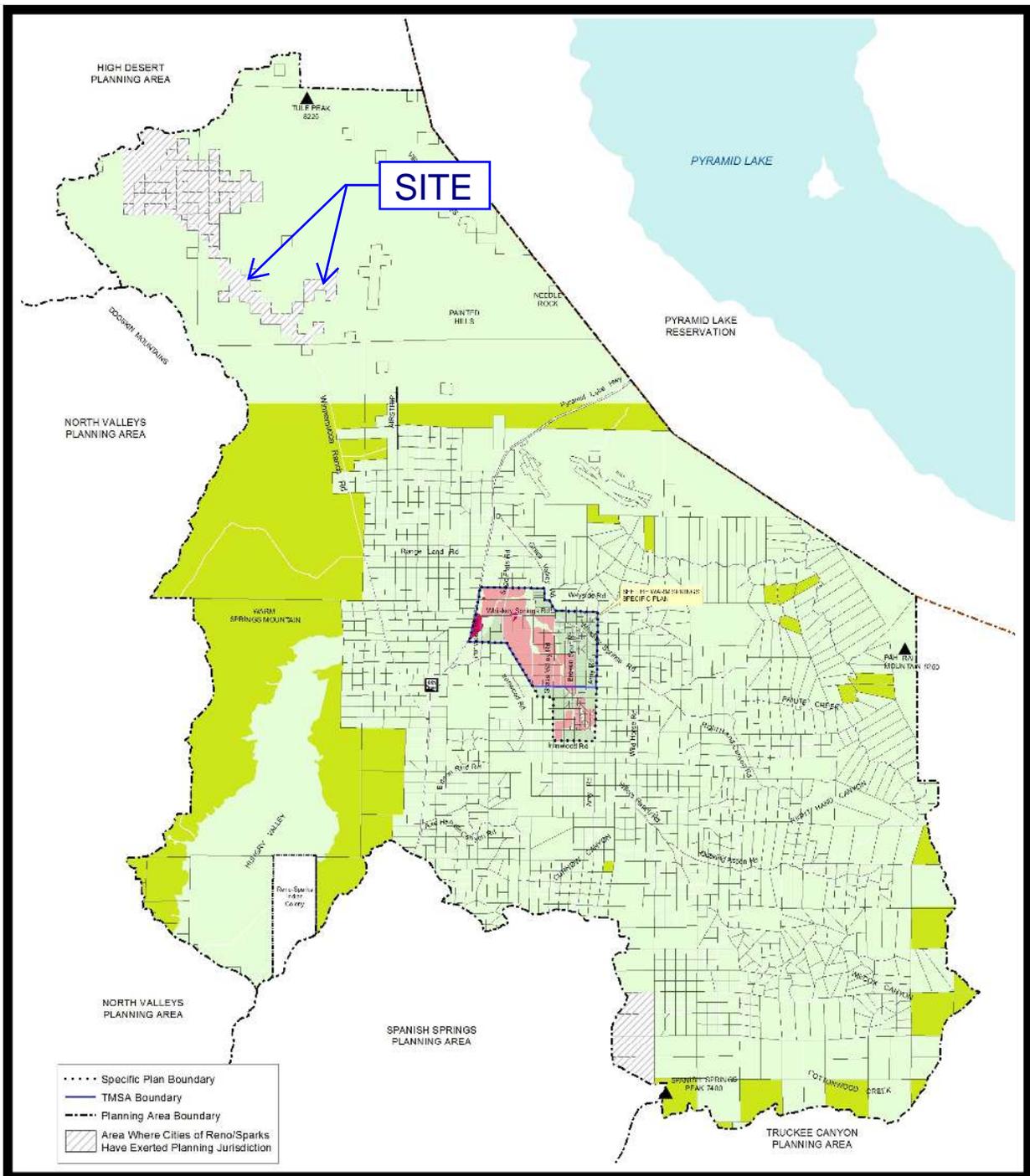
WCP ADOPTION DATE: October 4, 2011
 RPC ADOPTION DATE: November 6, 2014
 RPC CONFORMANCE DATE: January 11, 2012

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 WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



**WASHOE COUNTY
NEVADA**

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



WARM SPRINGS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

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 WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

CERTIFICATION:
 THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.
 DATE: 11/15/13 DIRECTOR: William L. Stray

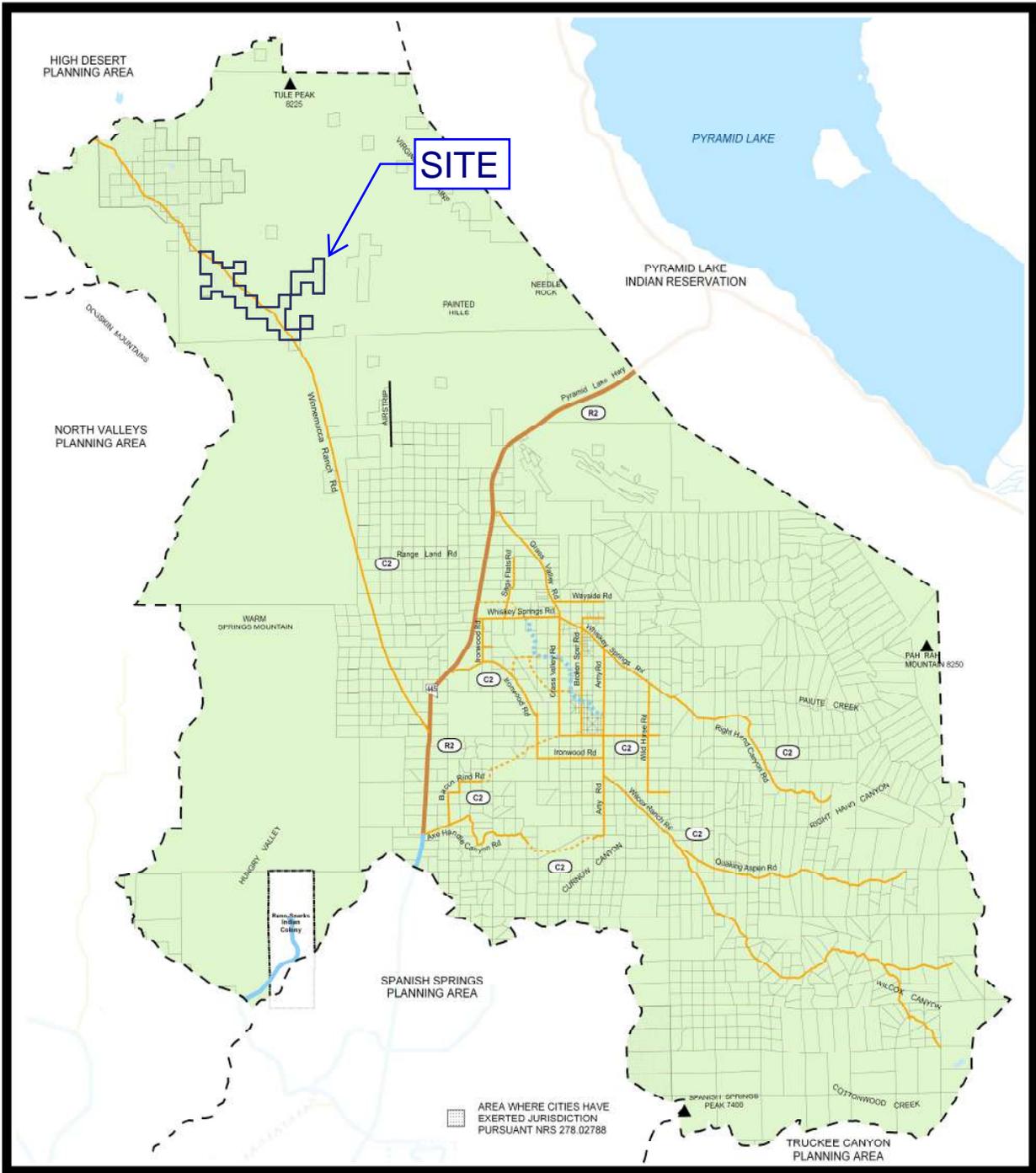
**Community Services
 Department**

**WASHOE COUNTY
 NEVADA**

WCPC ADOPTION DATE: October 4, 2011
 BCC ADOPTION DATE: November 8, 2011
 HPC ADOPTION DATE: January 11, 2012

Post Office Box 11130
 Reno, Nevada 89520

(775) 328-3600



WARM SPRINGS STREETS AND HIGHWAYS SYSTEM PLAN

EXISTING	PROPOSED	
		FREEWAY
		ARTERIAL
		RURAL HIGHWAY
		COLLECTOR
		GRADE SEPARATED INTERCHANGE
		SIGNALIZED INTERSECTION

PLANNED GEOMETRIC DESIGN

	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
	C - COLLECTOR
	R - RURAL
	L - PRIVATE/LIMITED ACCESS
	E - EMERGENCY

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 WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



KRATER CONSULTING GROUP

A Nevada professional corporation

Krater Consulting Group
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 INFLUCENCE ON THREE PARCELS LOCATED OFF WINNEMUUCA 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.



The Bob Marshall Ranch was originally envisioned as part of a new community roughly 30 miles from the I-80/I-580 System Interchange and a 40 to 50-minute drive from downtown Reno. We feel that this property is too far from the city to have any realistic chance of providing services necessary for a large and dense project and that the highest and best use of the property is a large lot subdivision (approximate 5 acre lots) that preserves the more sensitive lands and takes full advantage of the topography, access, views, water features, and rural nature of the property. In our view, provision of primary and secondary access alone for the originally envisioned 2,500 lots plus commercial would be unrealistic given the distance of the property from major freeways. Four new travel lanes would be needed to accommodate the amount of traffic that would be generated by such a project.

Thus, we respectfully request that the Reno City Council take action to initiate a Regional Plan amendment to roll back the sphere of influence and allow Washoe County to once again be the overseeing local government for the property. Assuming approval by the Regional Planning Commission and then Regional Governing Board to rollback the Sphere of Influence, we will then submit a zone change to Washoe County to develop a rural type project fitting with the surrounding mountains, pastureland, meadows, and creeks.

We feel that this request is very logical for the city as not only is it impractical for the city to provide services that would be needed for a large development so far from existing city boundaries, it will remove 1,080 acres from the city's sphere of influence helping eliminate the city's current negative status with respect to the total amount of land contained within the city's Sphere of Influence.

To support this request, following is a summary of the Truckee Meadows Regional Plan and pertinent sections, goals, and policies in support of this request:

Truckee Meadows Regional Plan – Pertinent Sections, Goals, and Policies

Approval by the Truckee Meadows Regional Planning Agency of the requested amendment will place this property back into a Rural Development Area (RDA) with a Washoe County Master Plan Designation of Rural Residential. Per the Regional Plan:

- ***The Rural Development Area (RDA)***
The RDA is outside the Truckee Meadows Service Areas, and contains dispersed development and employment on large parcels of land. The RDA will only receive limited public services and facilities. **Ranches, agriculture, forestry, scattered residences and business or commercial services, and certain types of industrial and recreational uses not compatible with urban or suburban development, characterize the rural area.** It is important to recognize, however, that future Regional Plan updates and amendments may extend the Truckee Meadows Service Areas into portions of the Rural Development Area.

This is achieved as the property in question is 30 miles from the I-80/I-580 Spaghetti Bowl, rural in nature, and has no reasonable access to public utilities and services.

- **Policy 1.1.5**

The Regional Plan defines properties outside of the Truckee Meadows Service Areas as the Rural Development Area (RDA) (see Map 2). The Rural Development Area consists of dispersed residential, employment and other uses that do not require the provision of municipal services. To be in conformance with the Regional Plan, master plans of local governments, facilities plans and other similar plans must not plan for the provision of municipal services within the RDA.

Master plans, facilities plans and other similar plans may allow for the conveyance of reclaimed water outside the TMSA as a method to effectively manage reclaimed water from wastewater treatment facilities.

To be in conformance with the Regional Plan, local government master plans must not allow additional development within the RDA that requires the provision of municipal service, and must not allow new divisions of land that would create a parcel less than 5 acres in size.

The property in question is far outside of the core TMSA. Although the City of Reno once had plans to make this property part of the City of Reno, we understand that no current plans exist to provide public services to the property as the cost would far exceed any benefits resulting from additional tax revenue. The current owner has no desire to fund what would be an extraordinary cost to bring public services and utilities to the site.

We do encourage the Regional Planning Agency to modify the Regional Plan to allow for smaller lots for Rural Development Areas to allow clustering, preservation of open space, and lesser amounts of utility runs and asphalt pavement that will decrease storm drain run off and maintenance costs. We suggest TMRPA consider lot sizes as small as 2.5 acres but a minimum overall density of 5 dwelling units per acre. Smaller lots would make small privately maintained package wastewater treatment plants more economical for rural developments, helping to avoid long term ground water quality impacts associated with septic systems and leach fields. In any case, tentative maps or parcel maps must be approved and findings made to ensure smaller lots to don't impact public health or public safety. However, this is not a part of this request, just a suggestion based on several decades of planning and engineering experience.

- **Policy 1.2.16**

The Regional Plan establishes the following policies which apply when lands are added to, or removed from, a city's Spheres of Influence (SOI):

2) When lands are removed from a city's SOI, the following policies apply:

a) the city land use that is in existence at the time of the SOI change, as translated to corresponding County land use in Appendix 8, shall provide guidance in the County until Policy 1.2.16(2)(b) is satisfied; and,

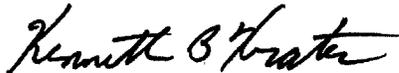
b) the County shall prepare and submit its master plan amendment for conformance review with the land uses determined as described in Policy 1.2.16(2)(a) within 120 days and upon a finding of conformance take jurisdiction for actions covered under NRS 278.010- 630.

Per the Appendices of the Truckee Meadows Regional Plan, TRANSLATION OF LAND USE UPON REMOVAL OF A CITY'S SPHERE OF INFLUENCE (SOI) (SEE POLICY 1.2.16):

The current land use designation for the property per the City of Reno Master Plan is "Special Planning Area". Per the appendices, Special Planning Area is allowed in all Washoe County Land Uses of the Washoe County Master Plan Land Use tables. In addition, per discussions with TMRPA and Washoe County staff, the property will come back into the county with a Master Plan Land Use Designation of "Rural Residential". Rural Residential is the desired land use designation for the property so no master plan amendment will be required upon the SOI rollback.

In summary, we feel that this request is a great benefit to both the City of Reno and Washoe County and expect that the request will be well received by the residents of Warm Springs and all citizens that use the Pyramid Highway on a daily basis. Please do not hesitate to contact me with any questions.

Sincerely,



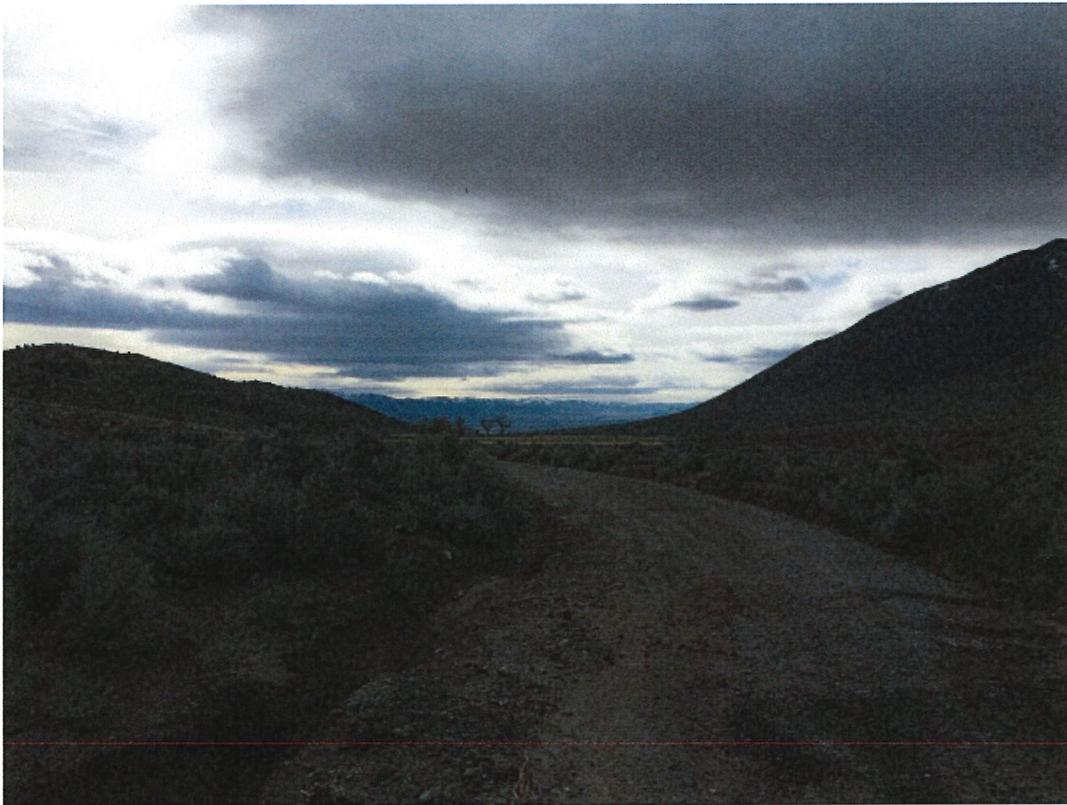
Kenneth Krater, P.E.

Attachments:

- Photos
- Owner Affidavit
- Assessor Parcel Map
- Location Overview
- TMRPA – Truckee Meadows Service Areas
- Previously Proposed Development Plan

PHOTOS







OWNER AFFIDAVIT

OWNER AFFIDAVIT

I am the owner/authorized agent of the property involved in this petition and that I authorize Kenneth Krater (name) to request development related applications for COI Rollback (*use list below) on my property. This authorization is inclusive of Assessor Parcel Numbers 079-220-23,26,37, which are further described in the attached legal descriptions. I declare under penalty of perjury that the foregoing is true and correct for development case number LDC _____ (to be filled in by City of Reno staff).

Executed on 4/7/17, in Reno, NV
(date) (City) (State)

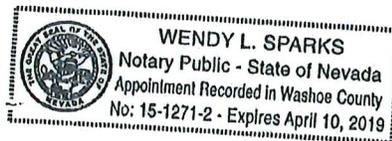
Robert W. Marshall
Signature

Robert W. Marshall
Printed Name

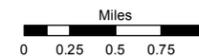
STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this 7th day of April, 2017, Robert W. Marshall (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.

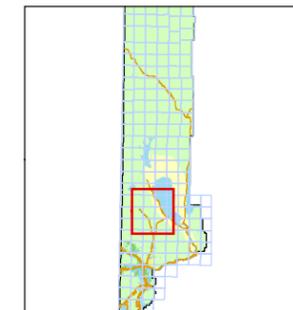
Wendy L Sparks
Notary Public



ASSESSOR PARCEL MAP



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.

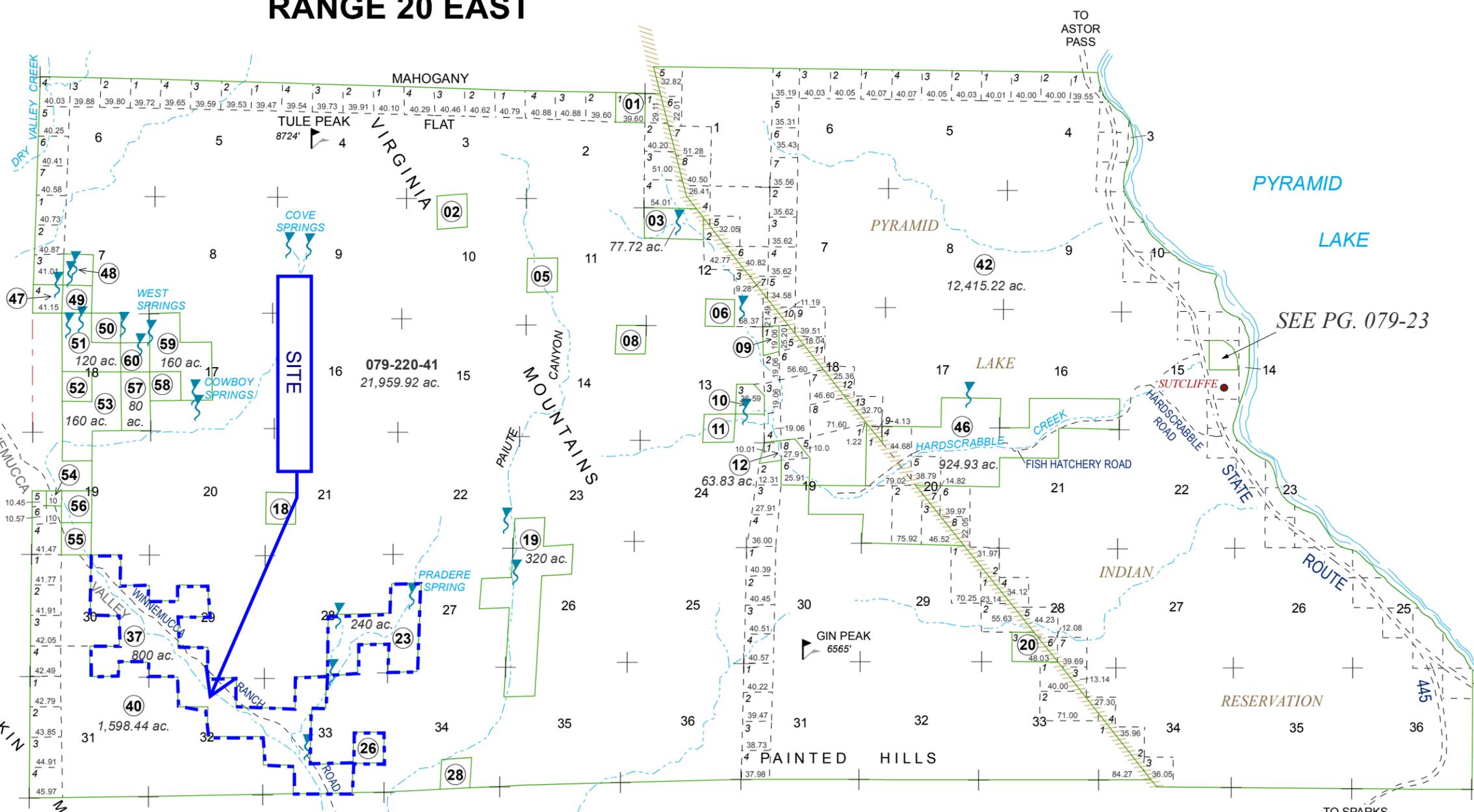
RANGE 21 EAST

RANGE 20 EAST

TOWNSHIP 24 NORTH

TOWNSHIP 24 NORTH

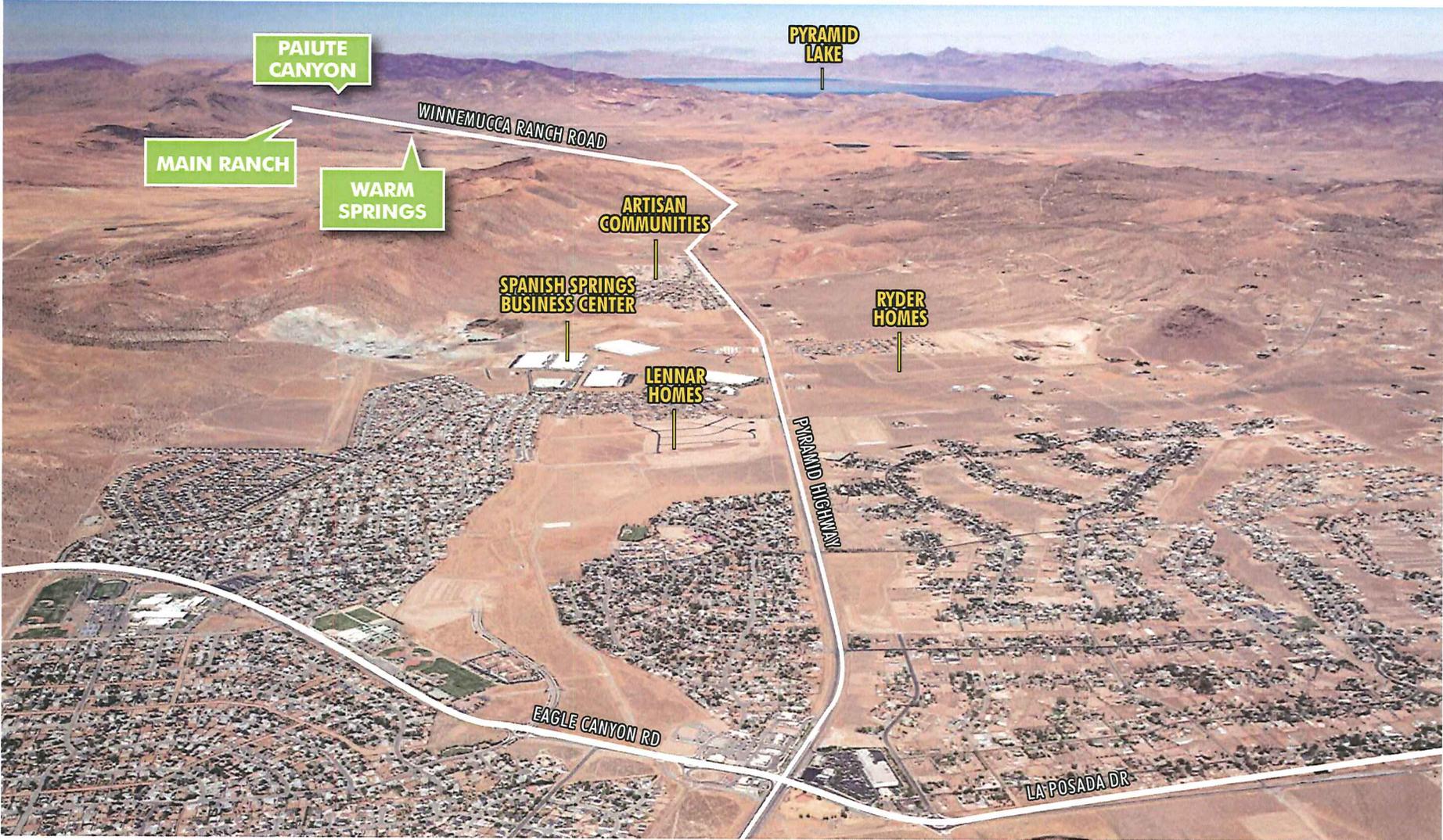
DOGSKIN MOUNTAIN



NOTE: All unmarked 1/4 1/4 section parcels are 40 acres

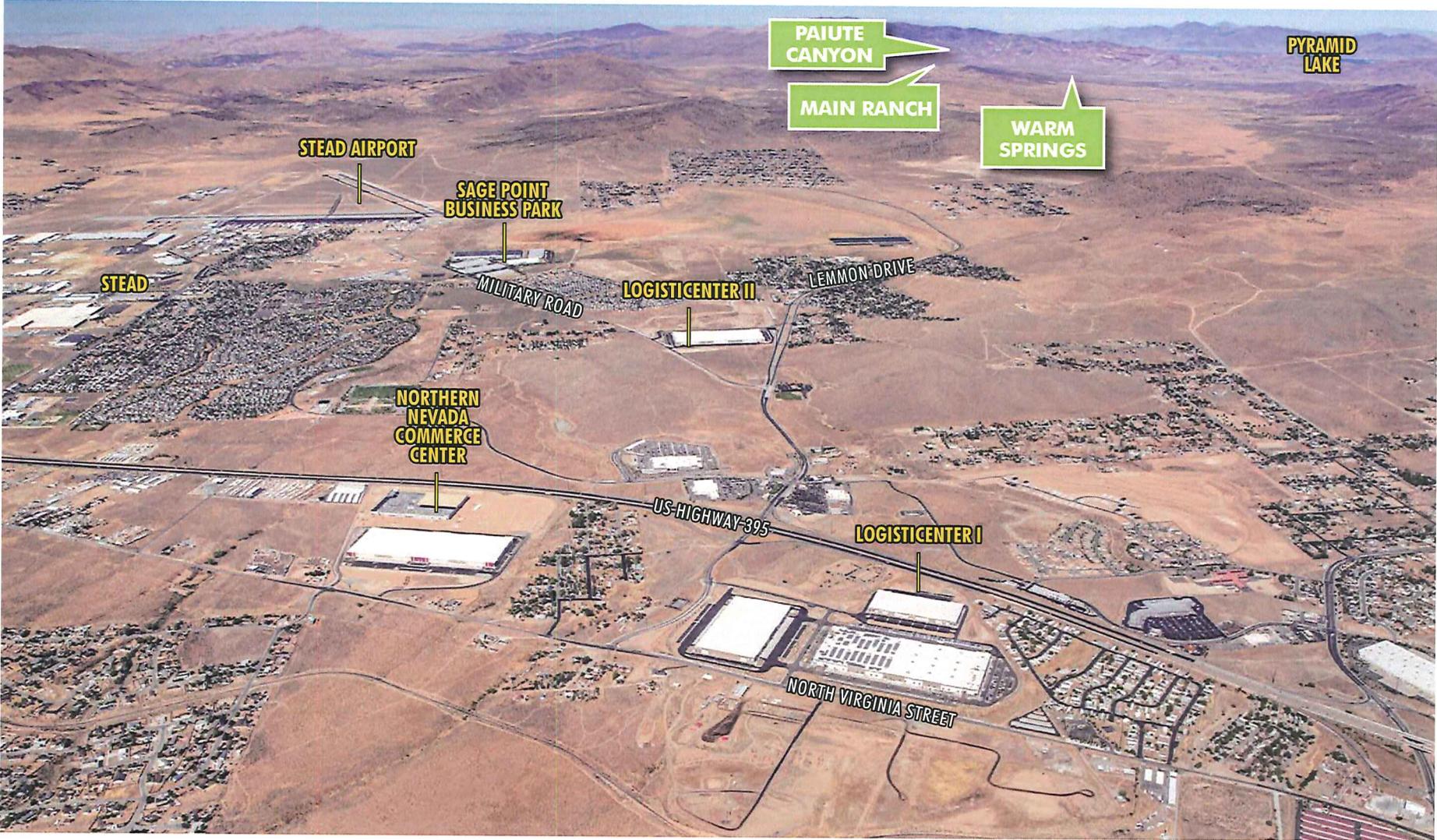


LOCATION OVERVIEW

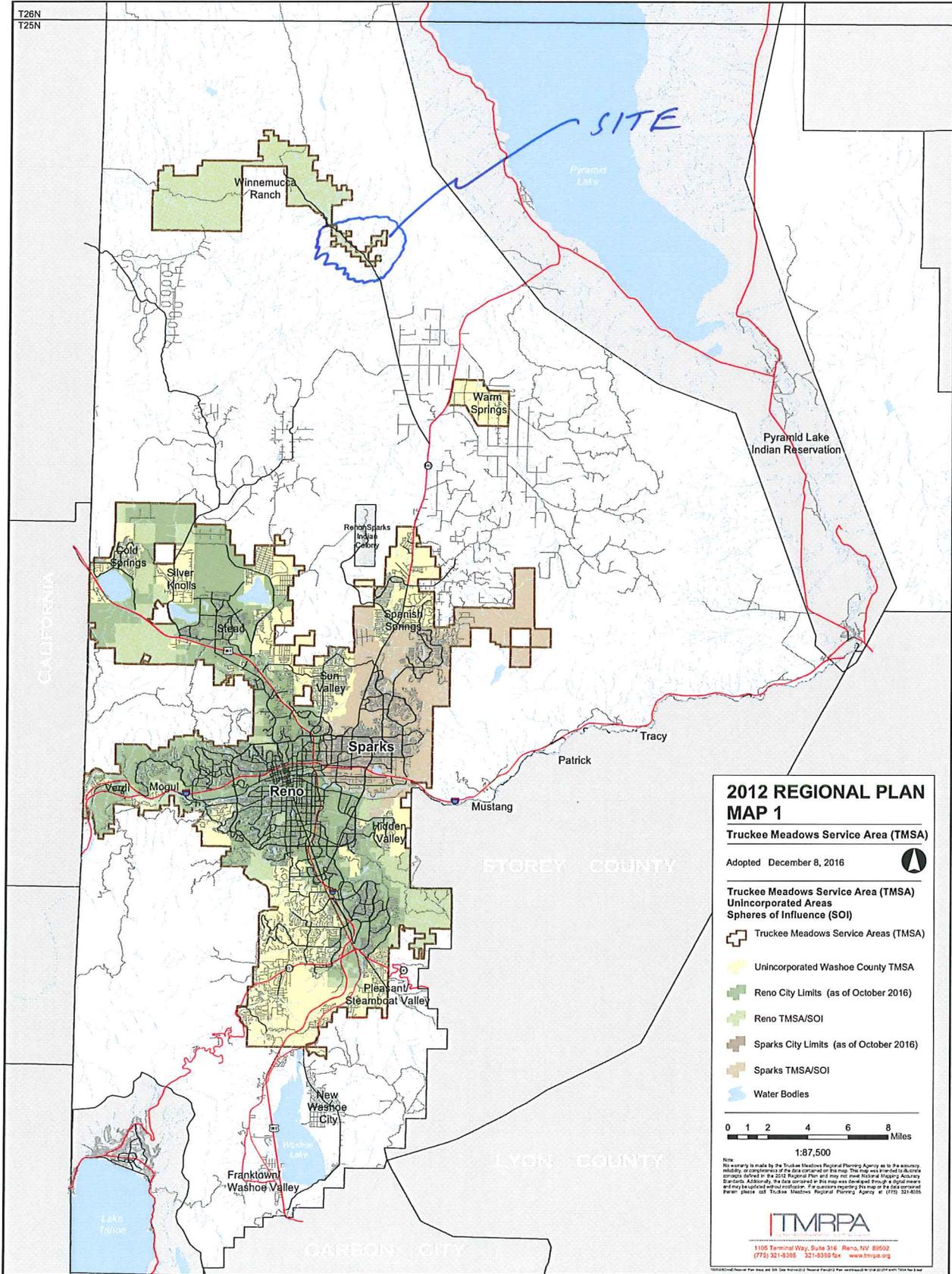




LOCATION OVERVIEW



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. The map and associated planning concepts defined in the 2012 Regional Plan and may not have the same accuracy. Accuracy of the data contained on this map may vary depending on the type of data used and may be updated without notification. For questions regarding this map or the data contained herein, please call Truckee Meadows Regional Planning Agency at (775) 321-8355.

TMRPA

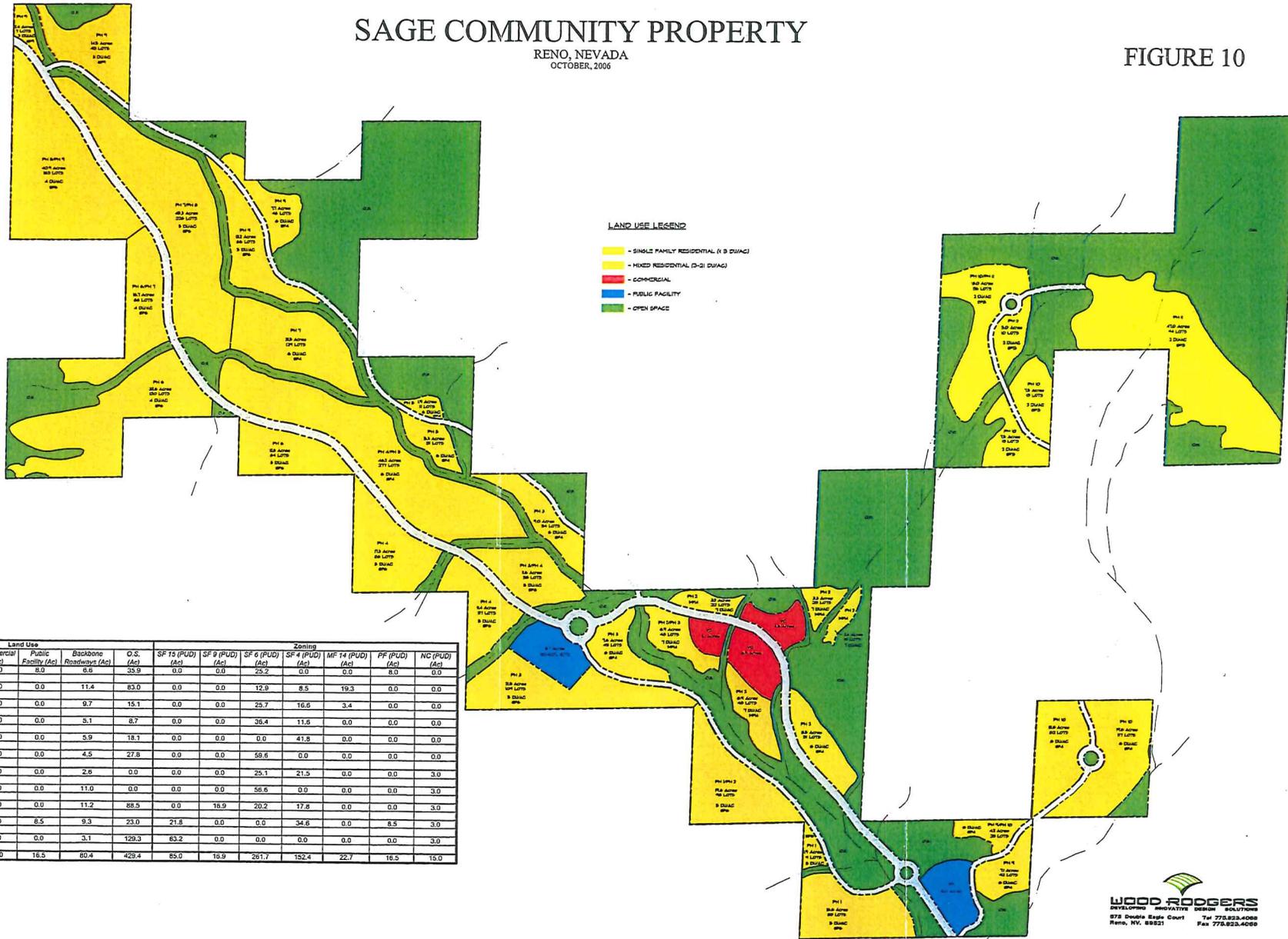
1105 Terminal Way, Suite 316 Reno, NV 89502
(775) 321-8355 321-8355 fax www.tmrpa.org

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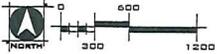
SAGE COMMUNITY PROPERTY

RENO, NEVADA
OCTOBER, 2006

FIGURE 10



Year	Assumed Build Out				Land Use					Zoning							
	Phase	Units	Acres	SF (Ac)	Mix Res. (Ac)	Commercial (Ac)	Public Facility (Ac)	Backbone Roadways (Ac)	O.S. (Ac)	SF 10 (PUD) (Ac)	SF 9 (PUD) (Ac)	SF 6 (PUD) (Ac)	SF 4 (PUD) (Ac)	MF 14 (PUD) (Ac)	PF (PUD) (Ac)	NG (PUD) (Ac)	
2010	PH 1	125	75.7	0.0	25.2	0.0	0.0	8.6	35.9	0.0	0.0	25.2	0.0	0.0	0.0	0.0	
2011	PH 2	250	135.1	0.0	40.7	0.0	0.0	11.4	83.0	0.0	0.0	12.8	8.5	19.3	0.0	0.0	
2012	PH 3	250	70.5	0.0	45.7	0.0	0.0	9.7	15.1	0.0	0.0	25.7	16.6	3.4	0.0	0.0	
2013	PH 4	250	61.8	0.0	48.0	0.0	0.0	5.1	8.7	0.0	0.0	36.4	11.6	0.0	0.0	0.0	
2014	PH 5	250	65.8	0.0	41.6	0.0	0.0	5.9	18.1	0.0	0.0	0.0	41.8	0.0	0.0	0.0	
2015	PH 6	250	91.0	0.0	59.6	0.0	0.0	4.5	27.8	0.0	0.0	56.6	0.0	0.0	0.0	0.0	
2016	PH 7	250	52.2	0.0	46.6	3.0	0.0	2.6	0.0	0.0	0.0	25.1	21.5	0.0	0.0	3.0	
2017	PH 8	250	70.6	0.0	56.6	3.0	0.0	11.0	0.0	0.0	0.0	56.6	0.0	0.0	0.0	3.0	
2018	PH 9	250	107.6	0.0	54.9	3.0	0.0	11.2	86.5	0.0	0.0	18.9	30.2	17.8	0.0	3.0	
2019	PH 10	250	100.2	21.8	34.6	3.0	8.5	9.3	23.0	21.8	0.0	0.0	34.6	0.0	8.5	3.0	
2020	PH 11	125	199.6	63.2	0.0	3.0	0.0	3.1	129.3	63.2	0.0	0.0	0.0	0.0	0.0	3.0	
TOTAL		2,500	1,080	65.0	453.7	15.0	16.5	80.4	429.4	85.0	18.9	261.7	152.4	22.7	16.5	15.0	



Property Owner Application to Request Amendment to the Boundaries of the Truckee Meadows Service Areas (TMSA) or Future Service Area (FSA) for submission to the Regional Planning Commission (RPC) or the Regional Planning Governing Board (RPGB)

Pursuant to the *Regional Planning Governing Board Regulations on Procedure, Section II.B*, this application is for use by property owners to request consideration to amend the boundaries of the Truckee Meadows Service Areas (TMSA) or Future Service Areas (FSA). Within the regulations identified above, the evaluation process and schedule are outlined. A copy of the regulations can be obtained by contacting the Truckee Meadows Regional Planning Agency (TMRPA) at 775-321-8385, located at 1105 Terminal Way, Suite 316, Reno, Nevada 89502. The document is also located on the TMRPA website: www.tmrpa.org.

There are 5 PARTS of this application to complete:

- PART 1: PROPERTY OWNER DECLARATION OF INTENT.** Property owner declaration of intent contact information, and property identification (which clearly identifies the property (ies) included in this application, their location and their legal owners, refer to page 3).
- PART 2: OWNER AFFIDAVIT.** Two original notarized affidavits per property owner declaring legal authority to exercise this application and be responsible for all fees associated with this application (refer to page 5).
- PART 3: EVALUATION CRITERIA.** A proposal addressing all of the evaluation criteria listed in this application and relevant policies contained in the comprehensive Regional Plan (refer to page 7).
- PART 4: LOCAL GOVERNMENTS QUESTIONNAIRES.** A local government supplemental questionnaire must be attached for the jurisdiction in which you wish the property to be included (refer to page 10, 11, and 12).
- PART 5: FEES AND PROCESS.** There is a minimum fee of \$4,070.00. Checks must be made payable to TMRPA.

If the resulting governing body is either the City of Reno or Sparks, an additional fee of \$3,750.00 is required. Checks for this fee must be made payable to the applicable city. Currently, Washoe County does not have a fee associated with this process. In the future, Washoe County may elect to adopt fees associated with this process. Contact the Washoe County Community Development Department at 775-328-3600 for more information.

Any fee associated with this process may change without notice. Please confirm fees prior to submitting an application. No applications will be accepted without the collection of these fees.

In addition to the TMRPA fee outlined above, actual costs will be tracked during the review process. More complex applications may create additional TMRPA costs. Therefore additional fees in excess of the fees outlined above may be levied at the end of the process. The property owners listed in this application will be responsible for all fees.

This application must be complete in all respects before the Regional Planning Commission (RPC) will take action. Within 15 days of receipt, the Regional Planning Agency will transmit a written notification to the contact person for this application regarding the application's completeness. In the event the application is incomplete or contains discrepancies, the Truckee Meadows Regional Planning Agency (TMRPA) will in its notification set forth the deficiencies. No administrative action will be taken on incomplete applications. In the event that the deficiencies are not rectified within 90 days from the written notification, the application will be deemed denied and all fees will be forfeited.

Required copies:

-  2 original TMSA or FSA applications containing signed original affidavits
-  6 duplicate applications (photocopies)

This application will be processed in accordance with but not limited to NRS 278.0272 (Development, review and amendment of regional plan; public hearings required), NRS 278.0276 (Adoption of Regional Plan) and the adopted *Regional Planning Governing Board Regulations on Procedure*.

Completed applications may be returned to the Truckee Meadows Regional Planning Agency or the Community Development Departments at either Reno, Sparks, or Washoe County. Contact information is below.



City of Reno
Community Development Department
One East First Street, 2nd Floor
Reno, NV 89501
(775) 334-2063



Truckee Meadows Regional
Planning Agency
1105 Terminal Way, Suite 316
Reno, NV 89502
(775) 321-8385



Washoe County
Community Services Department
1001 East Ninth Street, Building A
Reno, NV 89512
(775) 328-3600



City of Sparks
Community Services Department
431 Prater Way
Sparks, NV 89432
(775) 353-2340

PART 1: PROPERTY OWNER DECLARATION OF INTENT

I am applying for a modification to the boundary of the: (check only one)

TMSA

FSA

Specifically I seek inclusion in or exclusion from:

Reno TMSA/Sphere of Influence

Reno FSA

Sparks TMSA/Sphere of Influence

Sparks FSA

Washoe County TMSA

Washoe County FSA

Please complete a proposal addressing the criteria listed on page 7 of this application. In addition, you are required to complete the appropriate supplemental questionnaire that corresponds to the jurisdiction you wish to be included in.

Property Owner Name(s) Robert W. & Nannette H. Marshall
Address 625 Onyx Way, Sparks NV 89441
Phone Number _____
Fax Number _____
Email Address _____
Applicant/Representative Name (if different from above) Kenneth Krater
Address 901 Hartmouth Drive, Reno NV 89509
Phone Number (775) 815-9561
Fax Number (775) 786-2702
Email Address ken@kraterconsultinggroup.com

All of the parcels to be considered in this application must be clearly identified. A map is required that clearly identifies the boundaries of each property. In addition, the following must be completed:

Street address(es) of the property (if applicable):

90.55 Winnemucca Ranch Road, Reno NV
89510

Number of parcels included in the request:

Three parcels
079-220-37
079-220-26
079-220-23

Assessor's parcel number(s):

079-220-37	800 Acres
079-220-26	40 Acres
079-220-23	240 Acres
	<u>240 Acres</u>
	1,080 Acres

Attach a separate sheet if necessary

PART 2: OWNER AFFIDAVIT

STATE OF NEVADA)
)
COUNTY OF WASHOE)

Assessor's parcel number(s):

079-220-37
079-220-26
079-220-27

I, _____, being duly sworn, depose and say that I am an owner* of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Community Development Departments or TMRPA staff. I have read the *Regional Planning Governing Board Regulations on Procedure* and am aware of the fees. I understand that I am responsible for all levied fees associated with this application.

Two (2) original notarized affidavits are required for each property owner. The undersigned declares the legal authority to exercise this application and is responsible for all fees associated with this application

*Owner refers to the following (please mark appropriate box);

- Owner
- Corporate officer/partner (provide a list of corporate officers in addition to a copy of record document indicating authority to sign)
- Power of Attorney (provide copy of Power of Attorney)
- Owner Agent (provide notarized letter from property owner giving legal authority to agent)
- Property Agent (provide copy of record document indicating authority to sign)
- Letter from government agency with stewardship

Signed: Robert Marshall
Address: 625 Dava Way
Sparks, NV, 89441

(Notary Stamp)

Subscribed and sworn to before me this 27th day of April, 2017

Notary Public in and for said county and state

My commission expires: 9-9-2017

Margarite L. Roma



PART 2: OWNER AFFIDAVIT

STATE OF NEVADA)
)
COUNTY OF WASHOE)

Assessor's parcel number(s):

079-220-37
079-220-26
079-220-27

I, _____, being duly sworn, depose and say that I am an owner* of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Community Development Departments or TMRPA staff. I have read the *Regional Planning Governing Board Regulations on Procedure* and am aware of the fees. I understand that I am responsible for all levied fees associated with this application.

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*Owner refers to the following (please mark appropriate box);

- Owner
- Corporate officer/partner (provide a list of corporate officers in addition to a copy of record document indicating authority to sign)
- Power of Attorney (provide copy of Power of Attorney)
- Owner Agent (provide notarized letter from property owner giving legal authority to agent)
- Property Agent (provide copy of record document indicating authority to sign)
- Letter from government agency with stewardship

Signed: Ronald Marshall
Address: 625 Dayo Way
Sparks, NV, 89441

(Notary Stamp)

Subscribed and sworn to before me this
27th day of April 2017.
Notary Public in and for said county and state
My commission expires: 9-9-2017



PART 2: OWNER AFFIDAVIT

STATE OF NEVADA)
)
COUNTY OF WASHOE)

Assessor's parcel number(s):

079-220-37
079-220-26
079-220-27

I, _____,
being duly sworn, depose and say that I am an owner* of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Community Development Departments or TMRPA staff. I have read the *Regional Planning Governing Board Regulations on Procedure* and am aware of the fees. I understand that I am responsible for all levied fees associated with this application.

Two (2) original notarized affidavits are required for each property owner. The undersigned declares the legal authority to exercise this application and is responsible for all fees associated with this application

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- Corporate officer/partner (provide a list of corporate officers in addition to a copy of record document indicating authority to sign)
- Power of Attorney (provide copy of Power of Attorney)
- Owner Agent (provide notarized letter from property owner giving legal authority to agent)
- Property Agent (provide copy of record document indicating authority to sign)
- Letter from government agency with stewardship

Signed: Rachel Marshall
Address: 625 Onyx Way
Sparks, NV, 89441

(Notary Stamp)

Subscribed and sworn to before me this
21st day of April, 2017.

Notary Public in and for said county and state

My commission expires: 9-9-2017
Margarite Roma



PART 3: EVALUATION CRITERIA

TMSA or FSA EVALUATION CRITERIA CHECKLIST

The following checklist is designed to assist with the completion of PART 3 of this application, property owner's proposal for TMSA or FSA modification. The check boxes on the left side of the page are for use by the property owner to ensure that all criteria have been addressed.

Check if completed		<u>For staff only</u>	
		Local Govt	RPA
<input checked="" type="checkbox"/>	Need	<input type="checkbox"/>	<input type="checkbox"/>
	<u>I. Regional Form & Pattern</u>		
<input checked="" type="checkbox"/>	A. Relationship with existing service area	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	B. Consistency with goals, policies, and principles	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> N/A	C. Transportation corridors	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> N/A	D. Clear, logical boundary	<input type="checkbox"/>	<input type="checkbox"/>
	<u>II. Natural resource management</u>		
<input checked="" type="checkbox"/>	A. Development constraints	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	B. Streams and drainages	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	C. Connected open space	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> N/A	D. Urban/rural interface	<input type="checkbox"/>	<input type="checkbox"/>
	<u>III. Public services and infrastructure</u>		
<input checked="" type="checkbox"/>	A. Leveraging existing services and facilities	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> N/A	B. Service and infrastructure plans	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> N/A	C. Priorities	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> N/A	D. Additional infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> N/A	E. Cost of service	<input type="checkbox"/>	<input type="checkbox"/>
	<u>Other Criteria</u>		
<input type="checkbox"/> N/A	IV. Cumulative effects	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	V. Requests to not remove property from the TMSA	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	VI. Relevant policies in the adopted Regional Plan including but not limited to Policy 1.1.7 (and all subsections)	<input type="checkbox"/>	<input type="checkbox"/>
	<u>Supplemental Questionnaire (select one jurisdiction only)</u>		
<input type="checkbox"/>	City of Reno	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	City of Sparks	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Washoe County	<input type="checkbox"/>	<input type="checkbox"/>

TMSA or FSA EVALUATION CRITERIA

Each application must consider and describe how relevant policies in the adopted Regional Plan will be addressed. All applications must address policy 1.1.7.

In addition, each application must address **all** of the criteria listed below. Use the checklist on page 6 to ensure applications are complete. Please use the headings and format listed below to organize the submission.

NEED

Is Reno, Sparks, or Washoe County willing to accept the proposal as part of its designated portion of the TMSA or FSA? If the proposal were adopted, how much more could that local government expand its portion of the TMSA or FSA? **Yes, Washoe County is willing to accept the property and supports the request to rollback the sphere of influence and have the TMSA fall within the county.**

SPATIAL/LOCATIONAL CRITERIA

I. Regional Form & Pattern

- A. Relationship with existing service area. If the proposal were approved, what would be the relationship between the new TMSA or FSA area and uses in the existing TMSA or FSA? How much opportunity for synergy and interaction would exist between the new and existing areas? **The property in question is 30 miles away from the I-80/I-580 system interchange and far away from all City of Reno services. Minimal services will be needed with the proposed rural type development.**
- B. Consistency with goals, policies, and principles. To what extent would the proposal be consistent with the goals, policies, and principles on regional form set forth in the Regional Plan? What is the distance from the nearest TOD corridors and regional centers or emerging employment centers (EECs) and the two downtown centers? To what extent would residents and businesses in the proposed area be able to take advantage of services and uses in existing and planned corridors and centers? **Development of roughly 5-acre lots will be entirely consistent with all regional plan goals, policies, and principles.**
- C. Transportation corridors. To what extent would the adoption of the proposal create an opportunity to extend an existing TOD corridor? **Not applicable and it would make zero sense to extend a TOD corridor to this property.**
- D. Clear, logical boundary. If the proposal were approved, would the resulting TMSA or FSA boundary give local governments and service providers a clear, logical boundary to administer? **Rolling back Reno's Sphere of Influence will result in a logical boundary as this property will then be developed in the county as a rural type development requiring minimal services, indicative of the county.**

II. Natural Resource Management

- A. Development constraints. How much of the area included in the proposal consists of slopes over 30 percent, significant water bodies, flood ways, flood zones, critical habitat, special management areas, and other development constraints? How is the balance of the area configured? **Only a small portion of the property is identified as development constrained. But a more rural type development will be far more consistent with the availability of services.**
- B. Streams and drainages. What is the relationship between the area included in the proposal and major streams and drainages? What is the condition of streams and drainages in and around the area? **A major drainage crosses Winnemucca Ranch Road at the west end of the property. The road crossing was wiped out in this years major January storm; highlighting the lack of infrastructure.**
- C. Connected open space. If the proposal were adopted, would it break up large, connected areas of open space that may be important for continuity of wildlife habitat? **Wildlife habitat would be negatively impacted if the project were developed to urban densities.**
- D. Urban/rural interface. Given the size of the proposed area, would it add a disproportionate amount of urban/rural interface area? **This will be a moot point if the request is approved.**

III. Infrastructure & Services

- A. Leveraging existing services and facilities. To what extent is the area included in the proposal adjacent to or contiguous with existing urban/suburban areas that could provide services and facilities, and provide logical starting points for extension of services and infrastructure? To what extent could existing services and facilities provide service to the proposed area?
[There are no significant services in this area or anywhere near this area.](#)
- B. Service and infrastructure plans. To what extent are necessary services and infrastructure included in existing, approved master plans, facilities plans, similar plans, and/or capital improvement programs (CIPs)? How feasible would it be to provide all necessary services and infrastructure? Who would provide them, when, and how?
[See above.](#)
- C. Priorities. What would be the effect on existing CIPs and facilities plans of providing services and infrastructure to the proposed area? How would the provision of services and infrastructure affect already-established priorities, particularly with respect to infill opportunities elsewhere in the region?
[See above.](#)
- D. Additional infrastructure. How would the proposal affect plans and opportunities for creating parks, bikeways, greenbelts, flood ways, drainage ways, recreational trails, and multi-purpose corridors?
[A rural type development would allow existing floodways and drainageways to continue in their natural state and opportunity would exist to create recreational trails to enjoy the natural beauty of the area.](#)
- E. Cost of service. In terms of per-unit and/or per-capita costs, would the capital and operating costs of providing services and infrastructure be higher, lower, or about the same as they are within the existing TMSA or FSA, considering both monetary and non-monetary costs? How would monetary costs (capital and operating) be defrayed?
[Costs will be minimal with a rural type development.](#)

OTHER CRITERIA

- IV. Cumulative effects. Considering other known proposals to include adjacent property or other property in the same vicinity in the TMSA or FSA, what would be the additive effects of those proposals on regional form, natural resource management, and public services and infrastructure?
[Although a significant property will remain to the west in the city's sphere of influence, cumulative affects will be positive.](#)
- V. Requests to not remove property from the TMSA or FSA. Did the affected property have a land use designation at the time of the 2002 update (May 9, 2002) that would have allowed division of the property into parcels smaller than five acres? Did the affected property have a land use designation on May 9, 2002, that would not have allowed division into parcels smaller than five acres?
[The Reno Master Plan land use for the property is Special Planning Area that allows all types of uses.](#)
- VI. Relevant policies in the adopted Regional Plan. Please address at a minimum policy 1.1.7., including all subsections. Are there any other policies in the Regional Plan that apply to this request? Please describe.
[See attached.](#)

Property Owner Application to Request Amendment to the Boundaries of the Truckee Meadows Service Areas (TMSA) or Future Service Areas (FSA)

Washoe County Supplemental Questionnaire

Please attach a proposal addressing the following questions **in addition** to those criteria listed on page 7 of this application.

1. Is the requested TMSA or FSA amendment a logical extension of unincorporated development? **Yes**
2. Is the requested TMSA or FSA amendment consistent with the applicable Area Plan, or will an amendment be needed for anticipated future development? **Yes**
3. Will the requested amendment create future "service islands" for public safety services such as sheriff and fire? **No**
4. Does the request provide for a logical extension of utility services (water, sewer)? **N/A**
5. Does the proposal provide a benefit for Washoe County? **Yes, by eliminating urban development in a rural area.**
 - a. For example, will the costs of future development be borne through special assessments or developer-funded improvements? **N/A**
 - b. Will future development be fiscally positive? **Yes, as minimal infrastructure will be required.**
 - c. Are there unique values or characteristics to the area or future anticipated development that will benefit Washoe County?
The proposed request will protect the rural nature of the area and quality of life that folks in this area now enjoy.

The supplemental application requested by the Washoe County is for use in local government analysis only; the Regional Planning Agency will not evaluate proposals for amending the TMSA or FSA against the criteria and analysis required by the local government. For questions regarding this supplemental questionnaire, please contact the Washoe County Community Development Department at (775) 328-3600.

*For more information on fees, refer to the Fact Sheet entitled *Fees for Private Property Owner Applications (PPOs) to Request an Amendment to the Boundaries of the Truckee Meadows Service Areas (TMSA) or Future Service Areas (FSA)* and page 12.

PART 5: FEES AND PROCESS

FEES

NRS 278.0265 authorizes the Regional Planning Governing Board (RPGB) to "establish and collect reasonable fees for the provision of any service that is authorized pursuant to the provisions" of statute that describe regional planning in Washoe County. On July 19, 2007, the RPGB approved fees regarding private property owner requests to amend the TMSA/FSA.

There is a minimum fee of \$4,070.00. Checks must be made payable to the TMRPA.

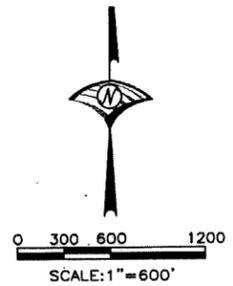
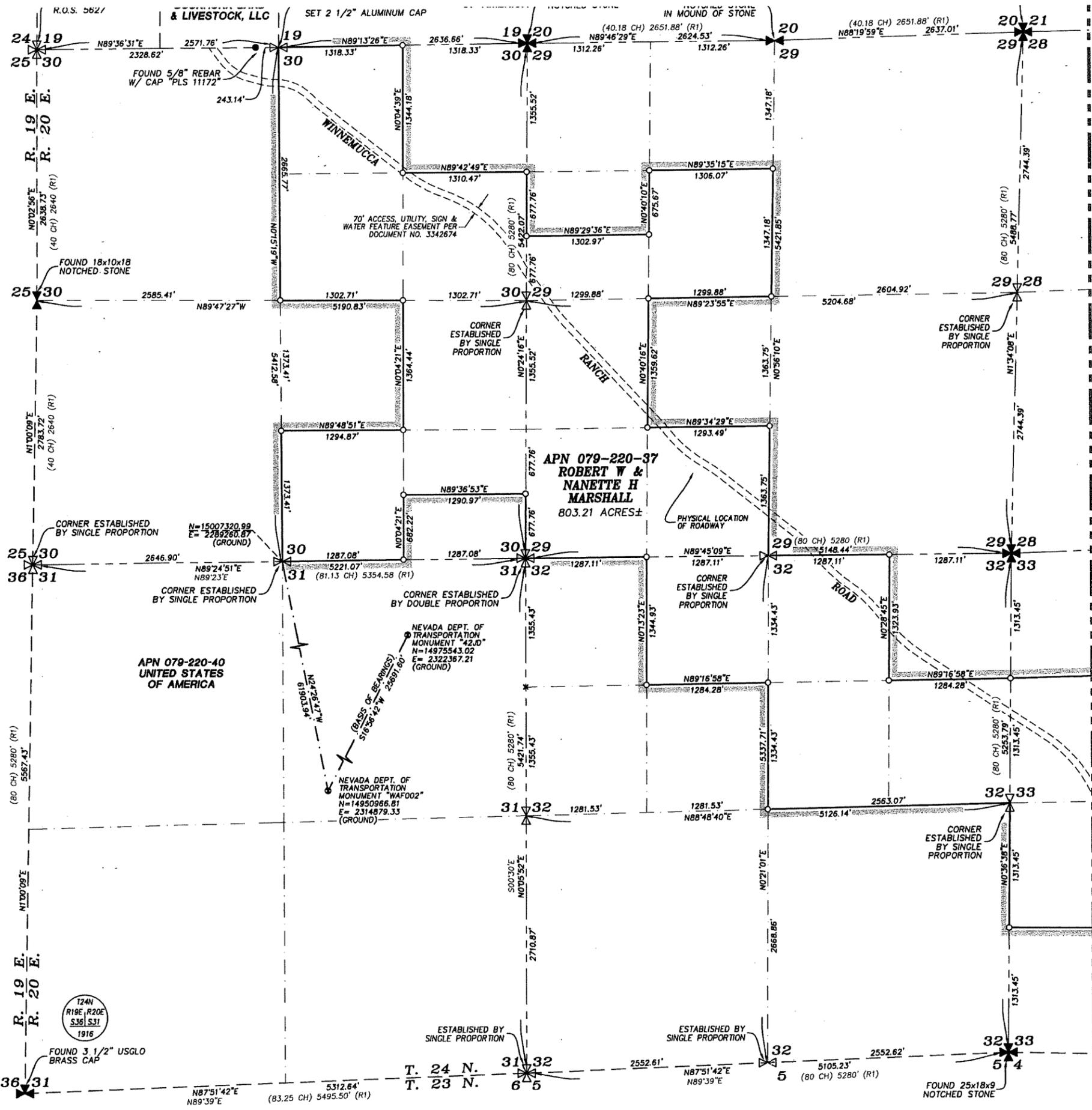
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Any fee associated with this process may change without notice. Please confirm fees prior to submitting any application. No applications will be accepted without the collection of these fees.

In addition, actual costs will be tracked during the review process. More complex applications may create additional TMRPA costs. Therefore additional fees in excess of the fees outlined above may be levied at the end of the process. The property owners listed in this application will be responsible for all fees. More information on fees are provided in the Fact Sheet entitled *Fees for Private Property Owner Applications (PPOs) to Request an Amendment to the Boundaries of the Truckee Meadows Service Areas (TMSA) or Future Service Areas (FSA)*.

PROCESS

On July 19, 2007 the Regional Planning Governing Board approved a set of regulations to govern the process for requests to amend the TMSA/FSA. The evaluation process and schedule is outlined in *the Regional Planning Governing Board Regulations on Procedure, Section II.B*. A copy of *the Regional Planning Governing Board Regulations on Procedure* can be obtained by contacting the Truckee Meadows Regional Planning Agency at 775-321-8385, located at 1105 Terminal Way, Suite 316, Reno, Nevada 89502. The document is also located on the TMRPA website: www.tmrpa.org.



BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS TO NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) MONUMENTS "42JD" AND "WAF002". THE BEARING BETWEEN "42JD" AND "WAF002" IS TAKEN AS SOUTH 16°56'42" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.0001895710.

LEGEND:

- FOUND MONUMENT AS NOTED
- ⊕ FOUND PLSS CORNERS AS NOTED
- x DIMENSION POINT - NOTHING FOUND OR SET
- SET 5/8" REBAR & CAP "PLS 19716"
- ⊗ SET 3 1/3 ALUMINUM CAP SECTION CORNER "PLS 19718"
- ⊗ SET 2 1/2 ALUMINUM CAP 1/4 CORNER "PLS 19716"
- GPS CONTROL POINTS (SEE BASIS OF BEARINGS)
- (80 CH) 5280 (R1) RECORD DIMENSIONS & REFERENCE NUMBER
- BOUNDARY
- GRAPHIC BORDER
- PUBLIC LAND SURVEY SYSTEM LINES
- PLSS ALIQUOT PART LINES
- ADJACENT PARCEL
- EASEMENT

SURVEYOR'S CERTIFICATE:

- I, DANIEL A. BIGRIGG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROBERT W. & NANETTE H. MARSHALL;
 - THE LANDS SURVEYED LIE WITHIN THE WEST 1/2 OF SECTION 27, THE SE 1/4 OF SECTION 28, THE W 1/2 OF SECTION 29, THE EAST 1/2 OF SECTION 30, THE NORTH 1/2 OF SECTION 32 AND SECTION 33, TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWENTY (20) EAST, MOUNT DIABLO BASE MERIDIAN, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON SURVEY WAS COMPLETED ON NOVEMBER 12, 2017.
 - THIS MAP COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
 - THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.



DANIEL A. BIGRIGG, P.L.S.
NEVADA CERTIFICATE NO. 19716

MATCHLINE SEE SHEET 2 OF 2

FILE NO. 4763520
FILED FOR RECORD AT THE REQUEST OF Wood Rodgers, Inc.
ON THIS 15th DAY OF November, 2017, AT 01 MINUTES PAST 9 O'CLOCK A.M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.
Lawrence R. Burtress
COUNTY RECORDER
BY: A. Peaslee

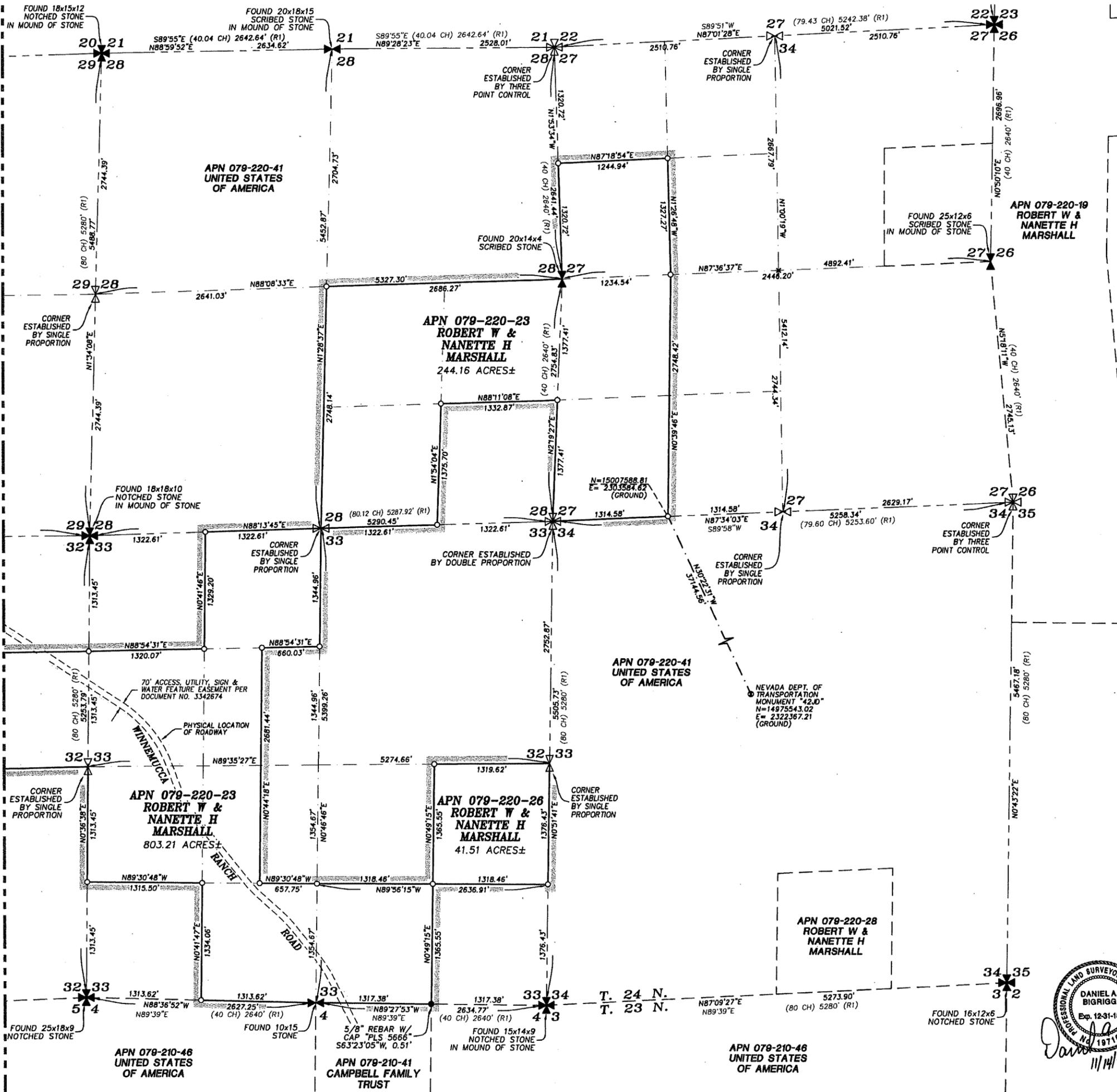
RECORD OF SURVEY
FOR
ROBERT W & NANETTE H MARSHALL
SITUATE WITHIN THE W 1/2 OF SECTION 27, THE SE 1/4 OF SECTION 28, THE SE 1/4 OF SECTION 29, THE W 1/2 OF SECTION 29, THE E 1/2 OF SECTION 30, THE NORTH 1/2 OF SECTION 32 & SECTION 33 TOWNSHIP 24 NORTH, RANGE 20 EAST, M.D.B.M.
WASHOE COUNTY NEVADA
JOB NO. 3550.001

CUMULATIVE INDEX SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5883

ULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

MATCHLINE SEE SHEET 1 OF 2

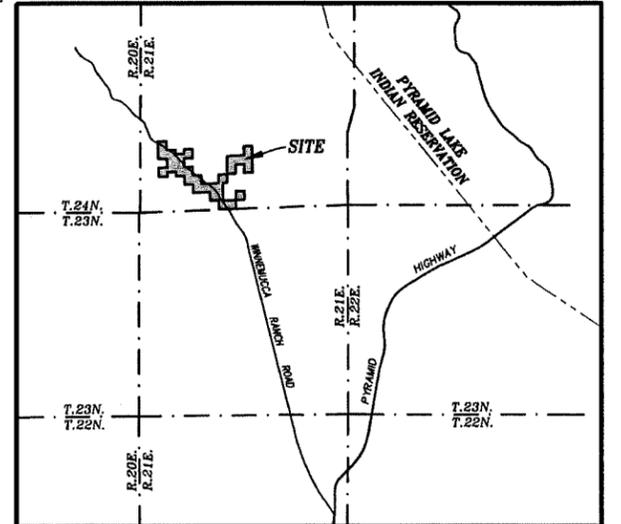


LEGEND:

- FOUND MONUMENT AS NOTED
- ⊕ FOUND PLSS CORNERS AS NOTED
- x DIMENSION POINT - NOTHING FOUND OR SET
- SET 5/8" REBAR & CAP "PLS 19716"
- ⊗ SET 3 1/3 ALUMINUM CAP SECTION CORNER "PLS 19716"
- ⊕ SET 2 1/2" ALUMINUM CAP 1/4 CORNER "PLS 19716"
- GPS CONTROL POINTS (SEE BASIS OF BEARINGS)
- (80 CH) 5280 (R1) RECORD DIMENSIONS & REFERENCE NUMBER
- BOUNDARY
- GRAPHIC BORDER
- PUBLIC LAND SURVEY SYSTEM LINES
- PLSS ALIQUOT PART LINES
- ADJACENT PARCEL
- EASEMENT

REFERENCES

- 1) BUREAU OF LAND MANAGEMENT SURVEY OF TOWNSHIP 24 NORTH, RANGE 20 EAST, M.D.M., DATED JANUARY 19, 1888.
- 2) RECORD OF SURVEY NO. 5627, FILE NO. 4453495, 4/2/2015.



VICINITY MAP NOT TO SCALE



RECORD OF SURVEY
FOR
ROBERT W & NANETTE H MARSHALL

SITUATE WITHIN THE W 1/2 OF SECTION 27,
THE SE 1/4 OF SECTION 28, THE SE 1/4 OF SECTION 28,
THE W 1/2 OF SECTION 29, THE E 1/2 OF SECTION 30,
THE NORTH 1/2 OF SECTION 32 & SECTION 33
TOWNSHIP 24 NORTH, RANGE 20 EAST, M.D.B.M.
WASHOE COUNTY NEVADA

3550.001

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

58837

RELATIVE INDEXES JLD BE EXAMINED ANY SUBSEQUENT CHANGES TO THIS MAP