



# Marshall Ranch



**Washoe County Planning Commission**  
*February 5, 2019*

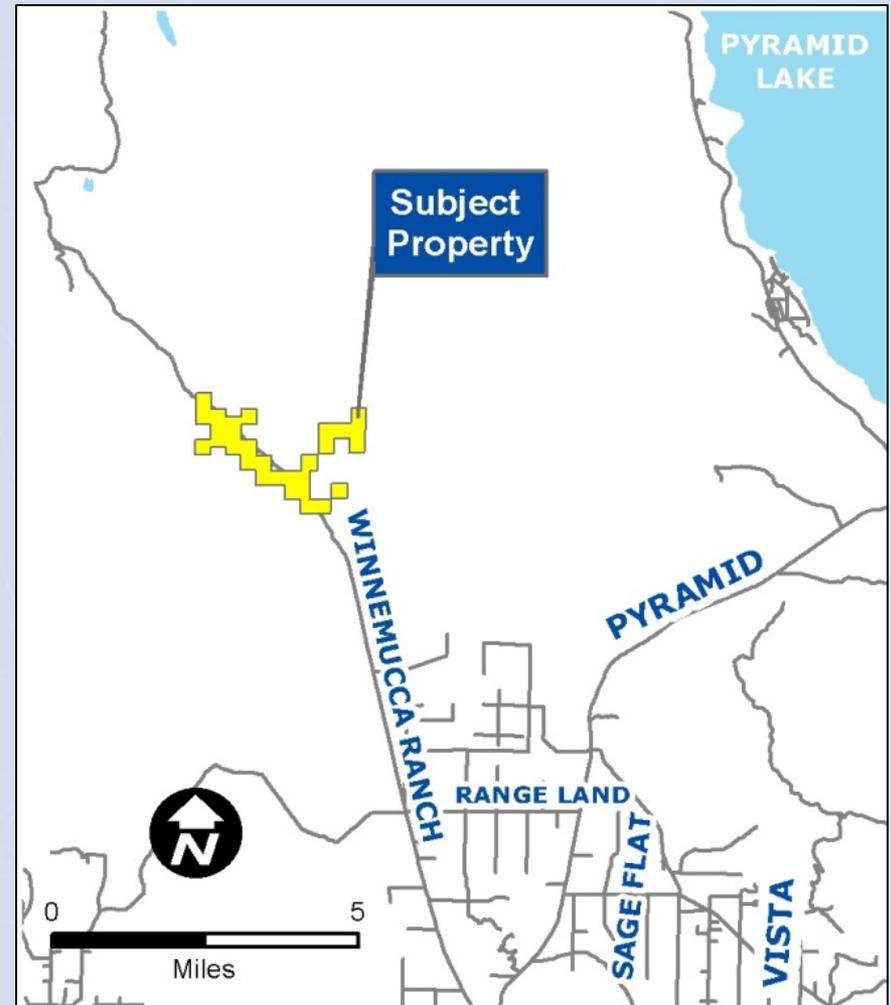
**WMPA18-0006 & WRZA18-0006**





# Vicinity Map

- Off Winnemucca Ranch Rd
- Just south of Spring Mountain
- 9 miles north of intersection with Pyramid Hwy
- 3 parcels
- ±1,100-acres
- Recently removed from Reno Sphere of Influence
- Rural/General Rural

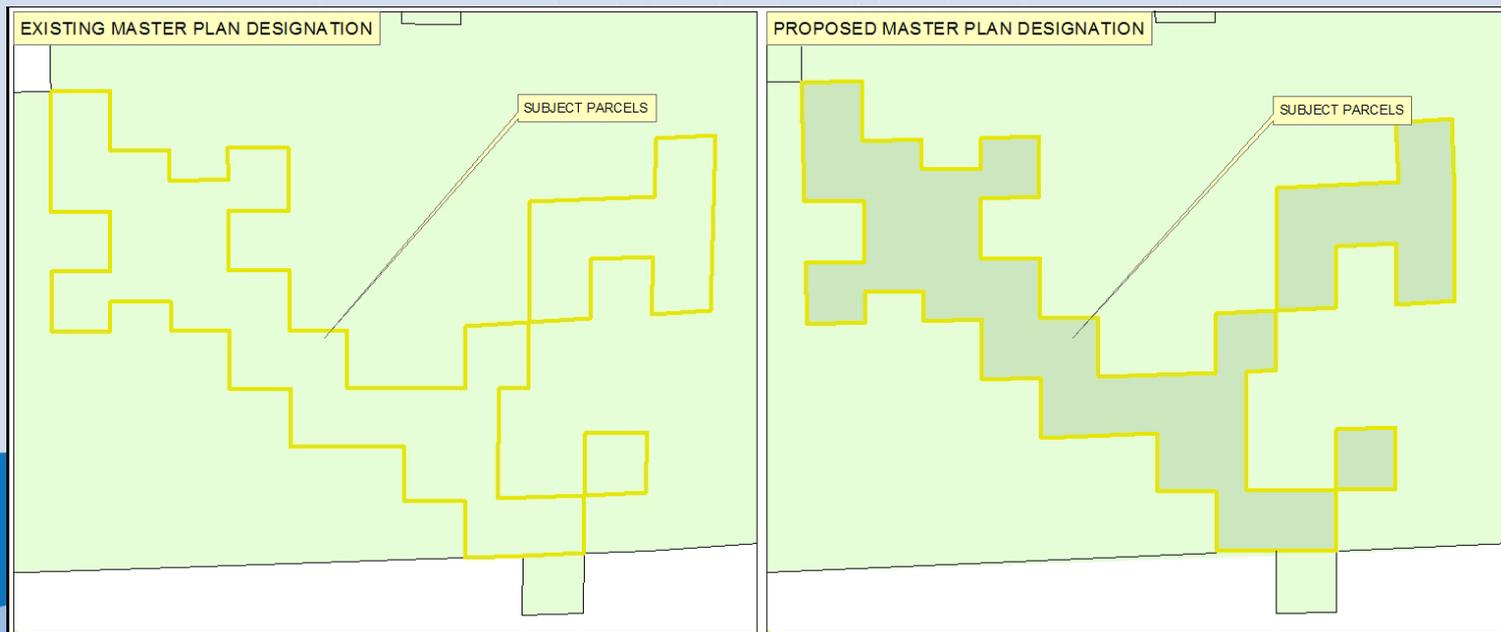




# Overview of Request

## ■ Master Plan Amendment

- Change from Rural to Rural Residential
- Establish character management area (CMA) and policies
- Amend Policy 4.6 to allow Medium Density Rural in CMA





# Policy 4.6 (new text highlighted)

**WS.4.6** The following Regulatory Zones are permitted within the Warm Springs planning area.

- Public/Semi Public Facilities (PSP)
- Parks and Recreation (PR)
- Open Space (OS)
- Specific Plan (SP)
- **Medium Density Rural (MDR) (*Only within the Marshall Ranch Character Management Area*)**
- General Rural (GR)
- General Rural Agriculture (GRA)



# New CMA – Statement & Policies

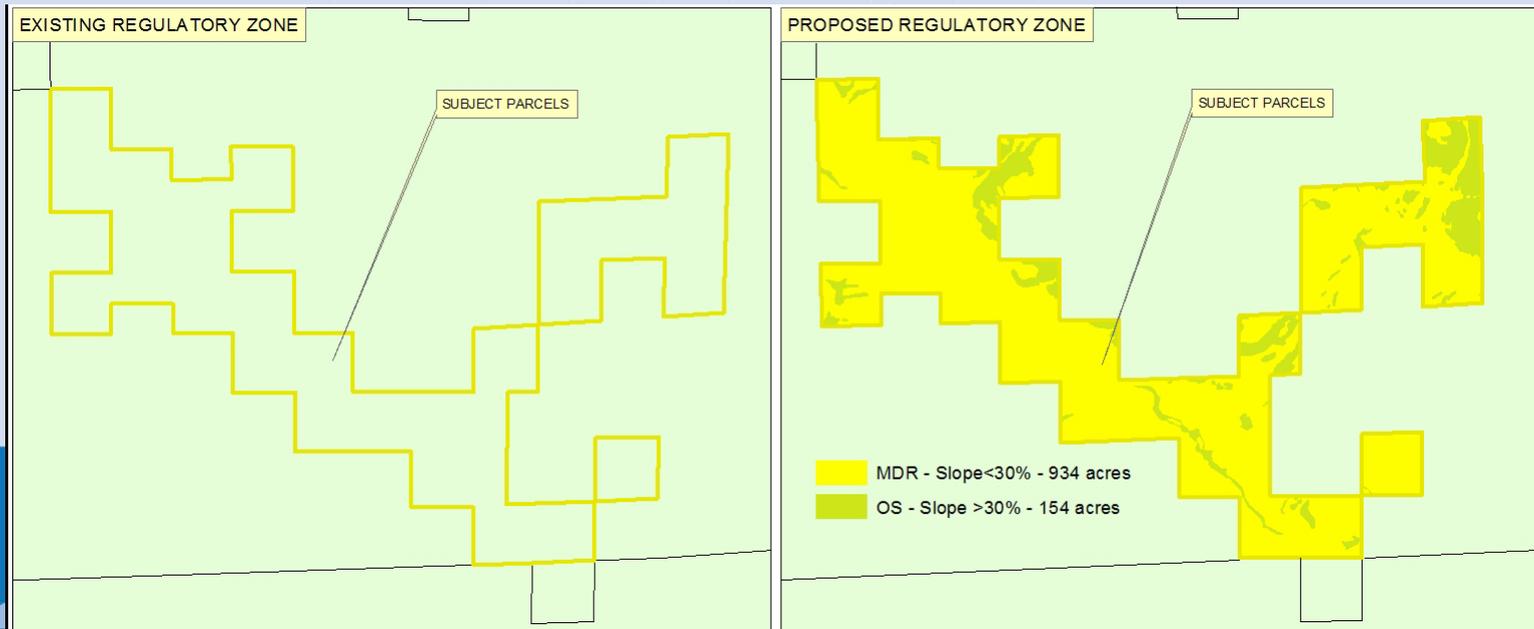
- **Character statement:** history; rural nature; preservation areas
- **Policies to guide future development**
  - Water provision
  - Wildlife impacts
  - Fire safety
  - Trail access
  - Access improvements, etc.



# Overview of Request

## ■ Regulatory Zone Amendment

- From: 1,088 ac. General Rural (1 du/40 ac.)  
To: 934 ac. Medium Density Rural (1 du/5 ac.)  
and 154 ac. Open Space (on slopes over 30%)
- Current zoning (GR) allows up to 27 homes
- Proposed zoning (MDR/OS) allows up to 187





# Sidebar: Conservation Easement

- **Applicant:** conservation easement with North American Land Trust on over ±812 ac. recorded Dec. 2018.
  - Severely limits residential development
  - Provides tax benefits
- **Not part of County review**
  - Not part of application; MPA/RZA to be reviewed without regard to easement, nor its merits, quality, longevity or revocability



# Site Characteristics

- Limited vegetation; largely grasses
- Winnemucca Ranch Rd and seasonal creek traverse center of property
- Varied topography
  - Sloping lowlands to steep hillsides
  - 14% ( $\pm 154$ -ac.) has slopes over 30%: OS
  - 26% ( $\pm 288$ -ac.) has slopes of 15-30%
  - Remainder ( $\pm 646$ -ac.) has slopes less than 15%



# Site Photos





# Site Photos



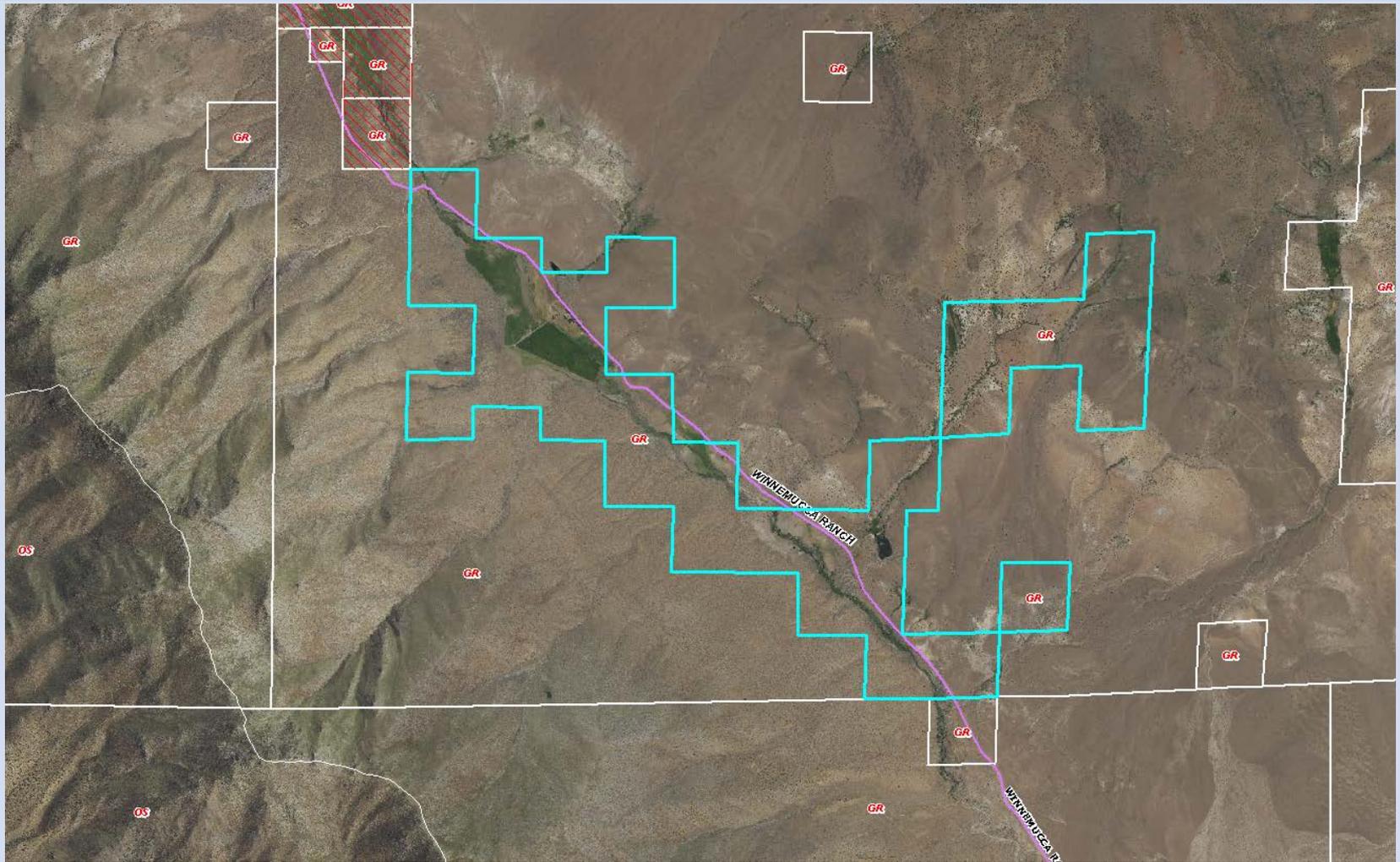


# Site Photos





# Compatibility





# Water Provision

- **Private community water system proposed; regulated by PUC and maintained by HOA**
- **467.5 a.f. required for 187 lots in Warm Springs**
- **Initial application proposed using surface water for groundwater injection project + treatment**
- **Policy WS.3.1 requires existing groundwater rights for zone changes**
- **Subsequently, applicant demonstrated ownership of 385 a.f.; remainder to be acquired**
- **Without private water system, WS.B.8 only allows 4 homes on wells**



# Wastewater

- **Private off-site package treatment facility proposed**
- **Would be regulated by State PUC**
- **Site is outside of TMSA and facility would not be accepted by County**
- **If not feasible, individual septic systems would be required**



# Traffic and Fire

- **Access via Winnemucca Ranch Rd**
  - 5 miles currently unpaved; subdivision would require improvements to County standards (incl. paving)
- **ADT: 1,780; AM peak: 140; PM peak: 187**
- **More detailed traffic study required at tentative map**
- **TMFPD – @ La Posada/Pyramid**
- **Palomino Valley Volunteer Fire Station**



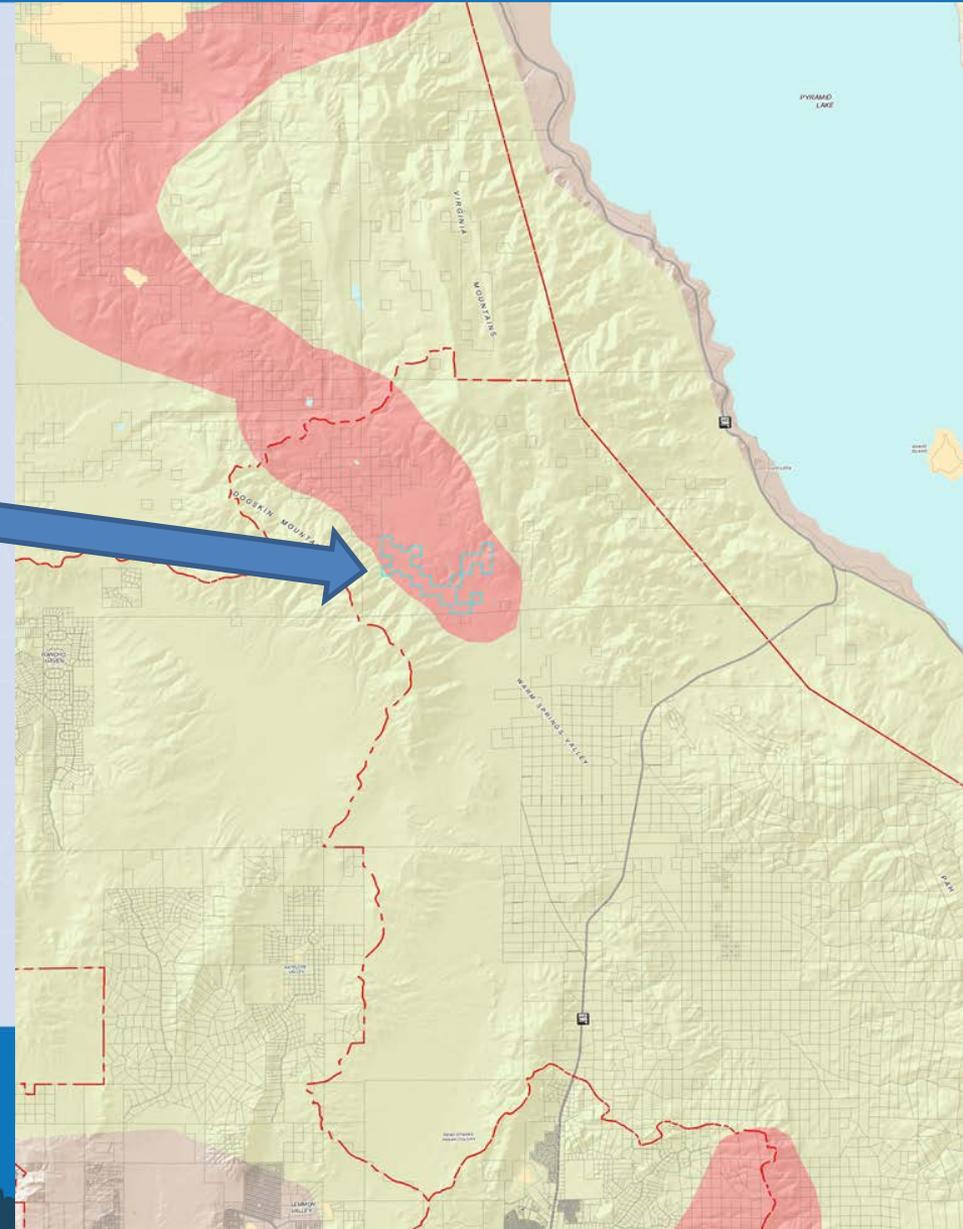
# Wildlife Impacts

- **Nevada Department of Wildlife (NDOW)**
  - Antelope:  $\pm 300$  use the area; entire site is within crucial winter range
  - Mule deer: southern portion of ranch is key winter habitat; remainder is year-round habitat
  - Nearby: Bighorn sheep, sage-grouse
  - Coordination with NDOW required to develop



# Antelope Habitat

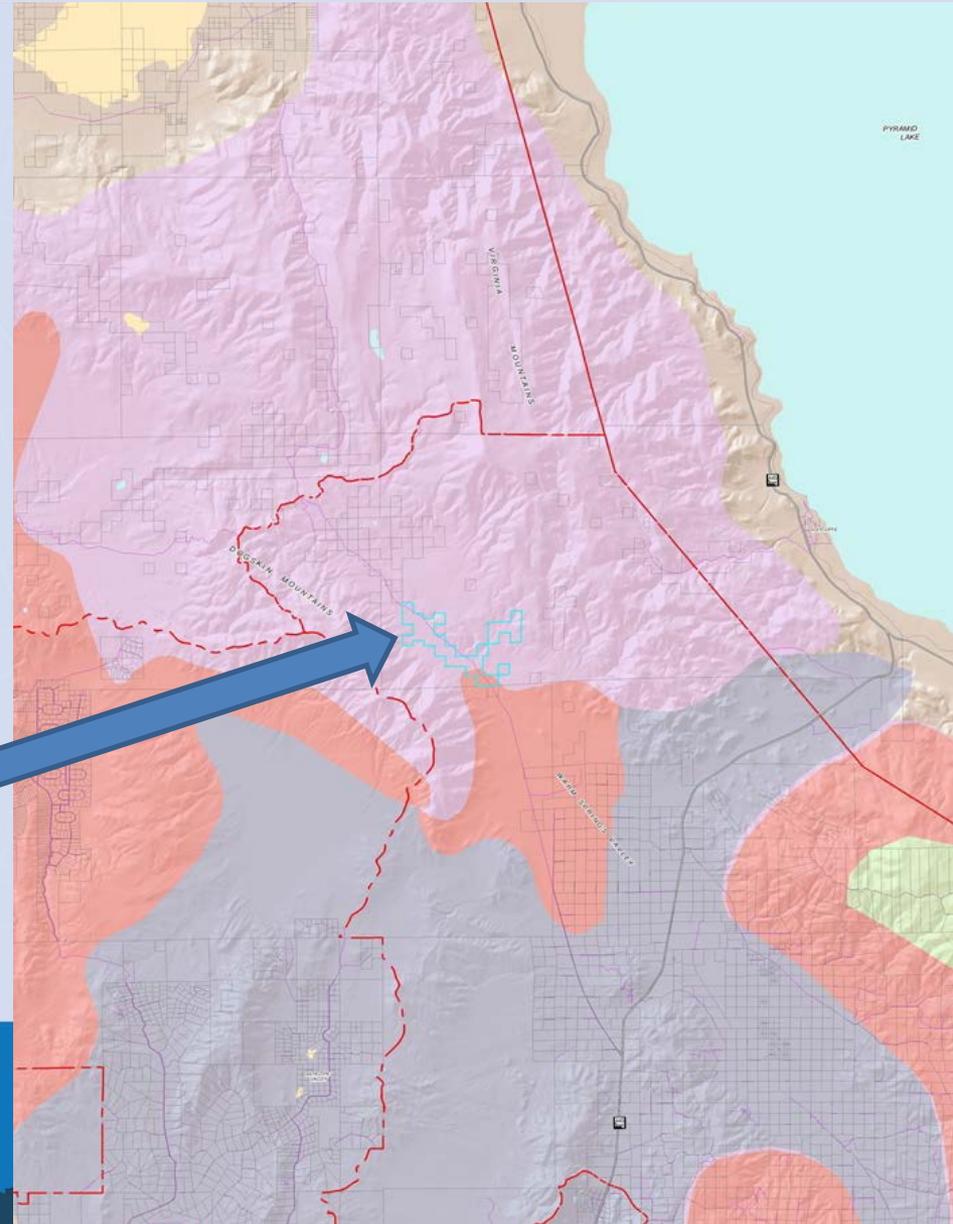
- Crucial Winter Range in dark pink
- Marshall Ranch outlined in blue





# Mule Deer Habitat

- Year Round Habitat in light pink
- Key Winter Habitat in dark pink
- Marshall Ranch outlined in blue





# Wildlife Impacts



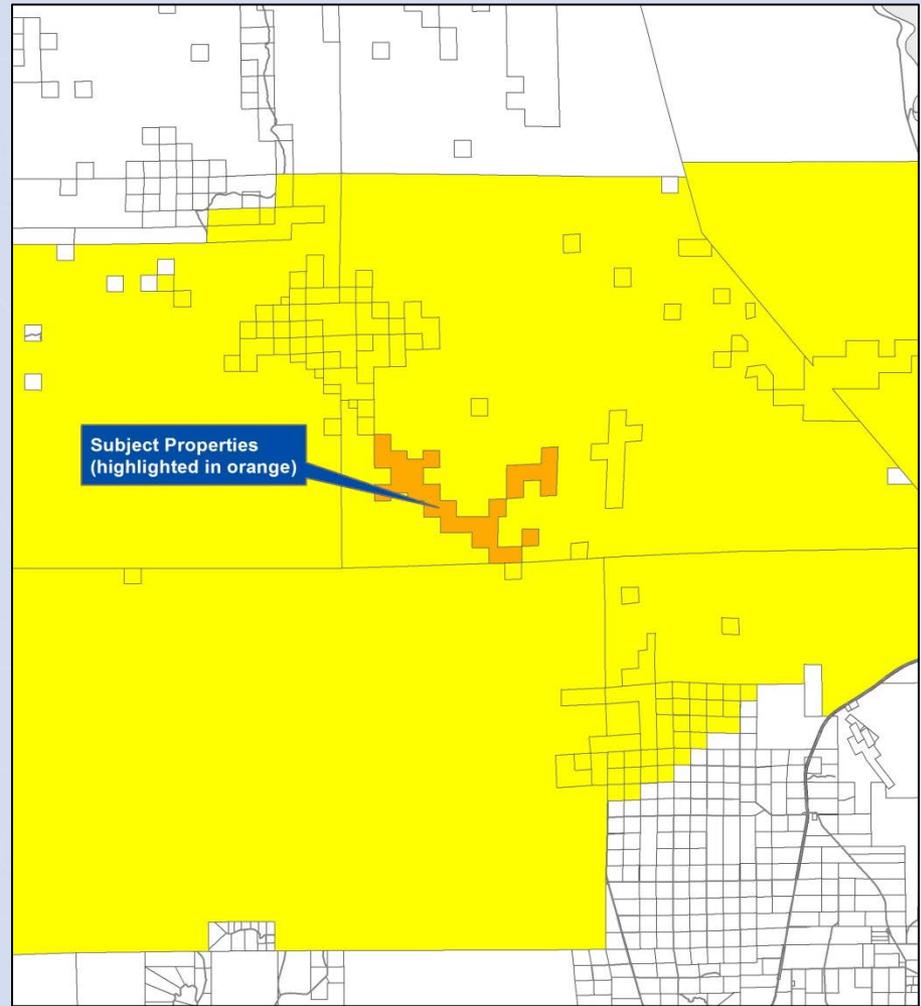
## ■ U.S. Fish & Wildlife Service (FWS)

- Interested in potential direct and indirect impacts to Carson Wandering Skipper (endangered butterfly in Warm Springs area)
- Population 3 mi. south/southeast of site
- Off-site treatment area near ACEC
- Coordination with FWS required to develop



# Public Notice

- Notice provided to 35 owners of 109 parcels within  $\pm 3.8$  miles of project site
- Legal ad published in the RG-J Jan. 25, 2019





# CAB and Public Comment

- **CAB: Nov. 13, 2018 (official) – no action  
Jan. 9, 2019 (unofficial)**
- **7 letters received from public**
- **Topics:**
  - Conservation easement
  - Water rights
  - Wastewater plans
  - Emergency services
  - Access/traffic impacts
  - Distance to services
  - Quality of life



# Agency Comments

- **Comments from local, state & federal agencies**
  - Planning; Water Rights; Engineering; Health; Fire; Parks & Open Space; TMWA; NDOT; NDEP; NDOW; School District; US Fish & Wildlife
  - Largest issues related to water and potential wildlife impacts, as noted in staff report
  - Addressed with proposed policies



# Required Findings (combined)

- **Consistency with Master Plan**
- **Compatible Land Uses**
- **Response to Changed Conditions; More Desirable Use**
- **Availability of Facilities**
- **No Adverse Effects**
- **Desired Pattern of Growth**



# Applicant's Proposed Change

**NEW**

- **“The minimum allowed lot size will be 5-acres and no clustering or density transfers will be allowed.”**
  - Add to Introduction: Attachment A, 2<sup>nd</sup> page, 2<sup>nd</sup> to last paragraph as last sentence
  - Add to Appendix B: proposed Policy WS.B.13 after “(MDR)”



# Recommendations

- **Master Plan Amendment**
  - Adopt with modifications; certify/sign resolution; forward to BCC
  - Motion on page 27; with addition of language on minimum 5-acre lot sizes
- **Regulatory Zone Amendment**
  - Adopt/sign resolution; recommend BCC adopt amendment
  - Motion on page 27



# Here to Answer Questions:

- **Planning Program**
  - Kelly Mullin, Senior Planner
  - Chad Giesinger, Planning Manager
- **Water Rights**
  - Vahid Behmaram, Water Management Planner  
Coordinator
- **Engineering Division**
  - Dwayne Smith, Division Director
- **U.S. Fish & Wildlife**