

PALOMINO FARMS

MASTER PLAN AMENDMENT and REGULATORY ZONE AMENDMENT



Prepared by:



January 10, 2022

PALOMINO FARMS
Master Plan Amendment
and
Regulatory Zone Amendment

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PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

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PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

Introduction

This application includes the following requests:

- A **Master Plan Amendment** and **Regulatory Zone Amendment** to amend and reconfigure land use designations within the Warm Springs Specific Plan (an element of the Warm Springs Area Plan).

Project Location

The project site consists of 1,144.58± acres located on the east side of Pyramid Highway/Highway 445, north of Whiskey Springs Road and Sage Flat Road. The site is accessed from Pyramid Highway and Whiskey Springs Road. Figure 1 (below) depicts the project location.

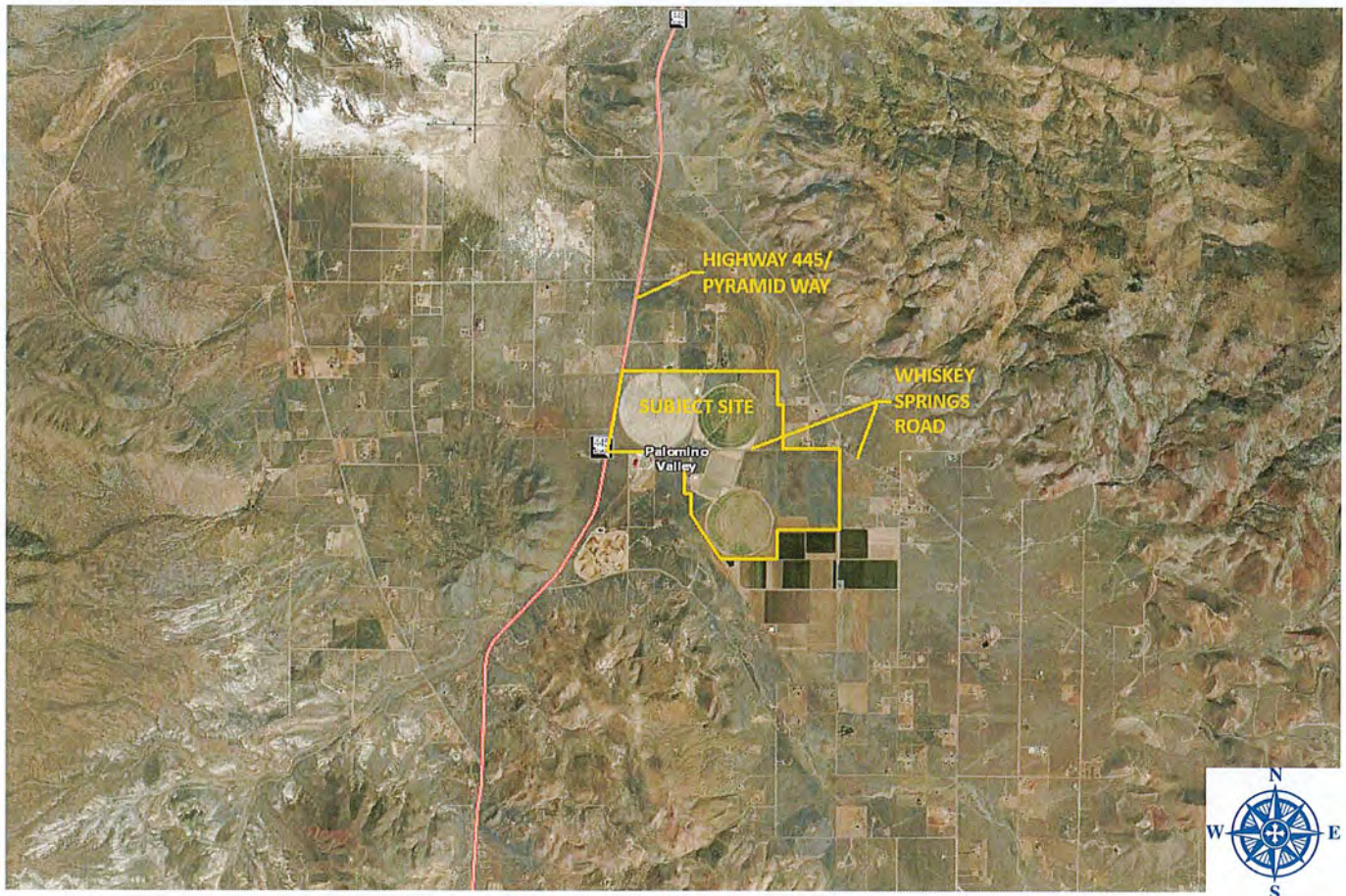


Figure 1 – Vicinity Map

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Existing Conditions

The project site consists of nine (9) parcels as shown in Table 1 below. The site is currently utilized as farmland and undeveloped open space. Surrounding land uses include single family residences to the north and east, an equestrian facility to the southwest, undeveloped rural agricultural lands to the west and a turf farm to the south.

Table 1: Parcel Summary	
Assessor's Parcel Number	Acres (±)
077-090-03	60.18
077-090-07	48.96
077-090-13	554.22
077-090-14	219.14
077-090-15	40.97
077-340-04	63.57
077-340-05	64.27
077-340-44	46.73
077-340-45	46.54
Total	1144.58

In general, the site slopes down from south to north. A north-south drainage culvert crosses under Whiskey Springs Road at the eastern portion of the site. The use of the site is consistent with the surrounding parcels in the area. As explained later in this report, this application proposes relocating future commercial uses to the highway frontage to achieve higher land use compatibility. Figures 2 and 3 (following pages) include photographs of the property.



Figure 2 – Existing Conditions

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Figure 3 – Existing Conditions

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Request Summary

This application includes two land use requests. The first is a Master Plan Amendment (MPA) to redesignate 12.3± acres of property from Suburban Rural (SR) to Commercial (C). The second request is a Regulatory Zone Amendment (RZA) to redesignate 12.3± acres from the current Public and Semi-Public Facility (PSP) to General Commercial (GC). Both requests reconfigure the land uses to locate the Commercial and Parks and Recreation land uses along the frontage of Pyramid Highway.

These requests further two main purposes. The first is to consolidate the commercial and public facility designations located throughout the property into a single commercial “strip” located along Pyramid Highway. Additionally, this includes the relocation of the Parks and Recreation (PR) area to the highway, north of the proposed GC area. The strip of land along the highway is well suited for a commercial designation and would be beneficial to the area, providing services to those living in the area. Additionally, it provides for a higher land use compatibility with surrounding properties.

The second purpose is to further the Palomino Farms Sustainable Water Resource Feasibility Study and water management planning being performed by the Truckee Meadows Water Authority (TMWA). This study is a part of a larger regional effort to optimize and expand available water resources. The project would bring recycled water to the Palomino Valley area for farmland irrigation. This benefits the area by reducing groundwater pumping from the agricultural wells and it would ensure the farmlands remain as farms. Once the project is implemented and TMWA begins operations, the farms would be preserved as open space and/or farmland with a deed restriction (or similar) to prevent any further future development. See Appendix B for the current updates on the Palomino Farms Sustainable Water Resource Feasibility Study.

It is important to note that this application is essentially the first step in establishing a consolidated commercial area along the highway and a future TMWA sustainable water management plan site. Approval of the MPA and RZA do not grant an approval of a specific project. Once the proper land use designations are in place, any future development of the site for commercial use will require additional review to establish conformance with Washoe County planning, engineering, public health, and safety standards. This includes the review and approval of any required use permits by the appropriate County approval boards in addition to encroachment permits reviewed by the Nevada Department of Transportation (NDOT). These processes will allow for site specific projects to be fully analyzed in terms of impacts, etc. and allows Washoe County to place proper conditions on a future project(s) to ensure all impacts are properly mitigated.

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Each of the land use requests included with this application are summarized below:

- **Master Plan Amendment**

It is proposed to amend 12.3± acres of property from Suburban Rural (SR) to Commercial (C) and reconfigure land uses to consolidate non-residential designations along the frontage of Pyramid Highway. The consolidation of the commercial designation is logical given traffic volumes and intensities along the highway. Additionally, consolidation of commercial use provides for a more compatible distribution of land use over what currently exists in the plan. The current nonresidential land use configuration has potential to generate conflicts with surrounding rural areas based on the allowed uses and requirements for lighting, paving, etc. By concentrating these uses along the highway, the rural character of the area will be further preserved. Property along the Pyramid Highway corridor is well suited for future small retail, such as a convenience store, gas station, postal and personal services, etc.

Table 2 below summarizes the proposed Master Plan use changes.

Table 2: Master Plan Amendment Parcels							
APN	Total (acres)	Existing Master Plan			Proposed Master Plan		
		SR (acres)	RR (acres)	C (acres)	SR (acres)	RR (acres)	C (acres)
077-090-03	60.18	60.18			60.18		
077-090-07	48.96	26.44	22.52		26.44	22.52	
077-090-13	554.22	471.09	66.51	16.63	480.67	50.24	23.31
077-090-14	219.14	149.02	67.93	2.19	153.44	57.90	7.80
077-090-15	40.97	10.24	30.73			40.97	
077-340-04	63.57	31.15	32.42		15.07	48.50	
077-340-05	64.27	52.70	11.57		52.70	11.57	
077-340-44	46.73	45.80	0.93		45.80	0.93	
077-340-45	46.54	43.75	2.79		43.75	2.79	
Total	1144.58	890.35	235.41	18.82	878.04	235.43	31.11

Figure 4 (following page) depicts the existing and proposed Master Plan designations for the project site.

PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

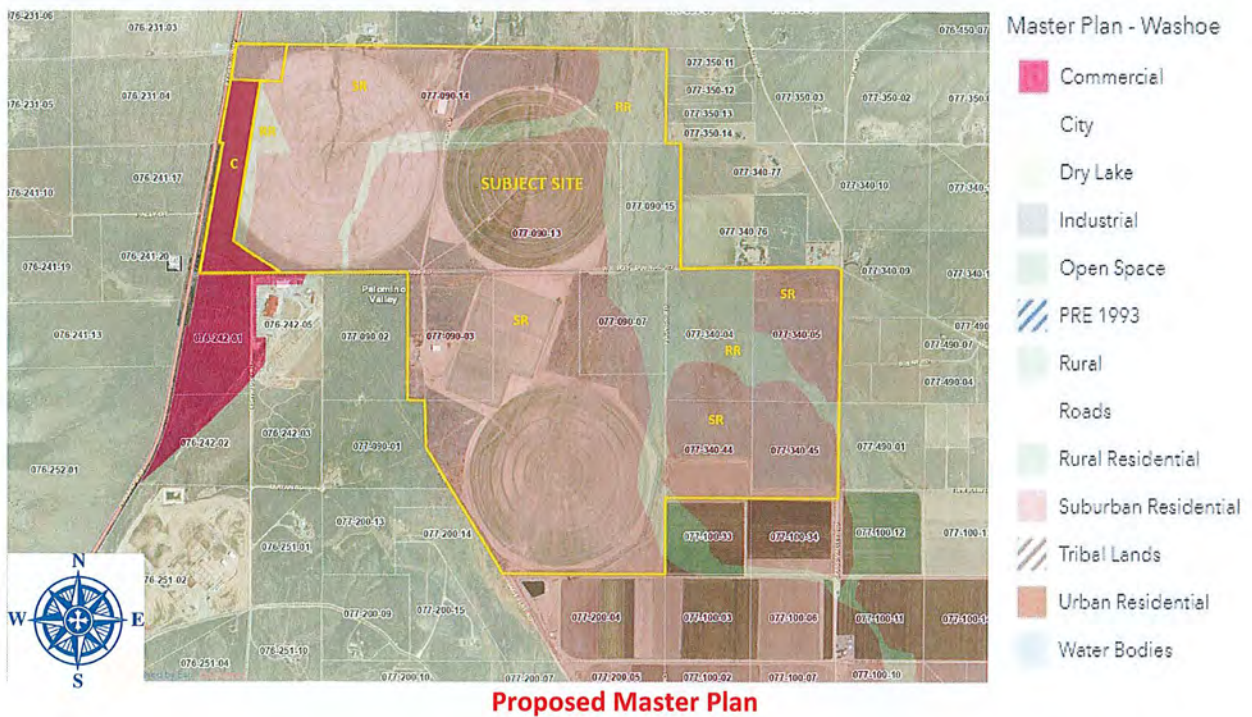
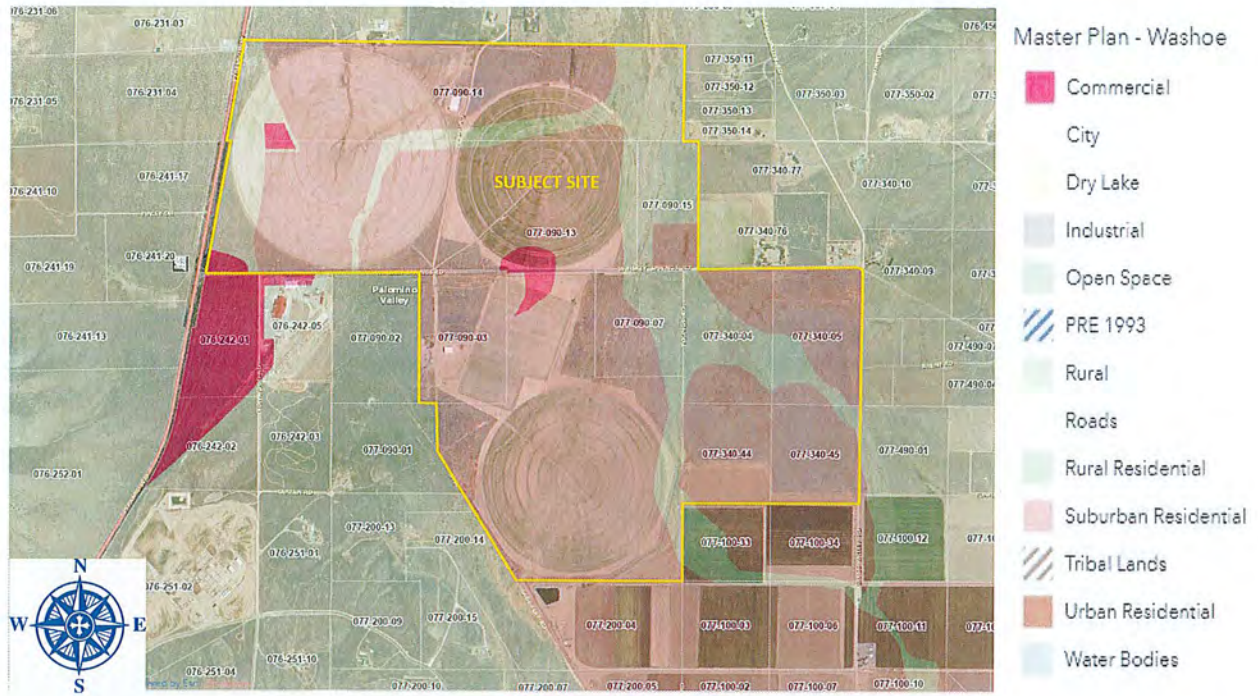


Figure 4 –Existing/Proposed Master Plan Designations

PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

- **Regulatory Zone Amendment**

The second component of this request is a Regulatory Zone Amendment (RZA). Currently, the project site is zoned as a mix of General Rural (GR), Low Density Suburban (LDS), General Commercial (GC), Parks and Recreation (PR), and Public and Semi-Public Facility (PSP). This application proposes to consolidate the higher intensity nonresidential zones (GC and PSP areas) into one consolidated strip along Pyramid Highway. Additionally, this request would relocate the PR area to the highway, north of the proposed GC area. The proposed zone changes have no net increase in overall intensity or allowed residential densities.

The park relocation is proposed to provide a better overall centralized location within the valley. Under the current zoning, the park is situated to serve only residents on the east side of the valley. By locating it along the Pyramid Corridor, it becomes more accessible to all residents of the Warm Springs Area Plan and access is greatly enhanced. This also will allow for the potential additions of facilities such as parks or picnic areas. Having community recreation facilities at the relocated area is much more appropriate than within the heart of the rural area, as exists today.

Table 3 below summarizes the proposed Regulatory Zone use changes.

Table 3: Regulatory Zoning Plan Amendment Parcels										
APN	Total (acres)	Existing Zoning					Proposed Zoning			
		LDS (acres)	GR (acres)	GC (acres)	PSP (acres)	PR (acres)	LDS (acres)	GR (acres)	PR (acres)	GC (acres)
077-090-03	60.18	58.98			1.20		60.18			
077-090-07	48.96	26.44	22.52				26.44	22.52		
077-090-13	554.22	460.00	66.51	16.63	11.08		480.70	50.20		23.31
077-090-14	219.14	149.02	67.93	2.19			143.20	57.90	10.24	7.80
077-090-15	40.97		30.73			10.24		40.97		
077-340-04	63.57	31.15	32.42				15.07	48.50		
077-340-05	64.27	52.70	11.57				52.70	11.57		
077-340-44	46.73	45.80	0.93				45.80	0.93		
077-340-45	46.54	43.75	2.79				43.75	2.79		
Total	1144.58	867.83	235.41	18.82	12.29	10.24	867.83	235.40	10.24	31.11

The GC zoning is complementary to adjoining GC and NC designations that exist at the Pyramid Highway/Whiskey Springs Road intersection. Establishment of commercial use at the site can serve to provide needed commercial uses to the community, improve economic development opportunities, and is a centralized location that better serves the community as a whole. In contrast, the current distribution and “scattering” of nonresidential zoning does not serve the greater community and has the potential to result in land use incompatibility issues should it be developed.

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Figure 5 (below) depicts the existing and proposed site zoning.

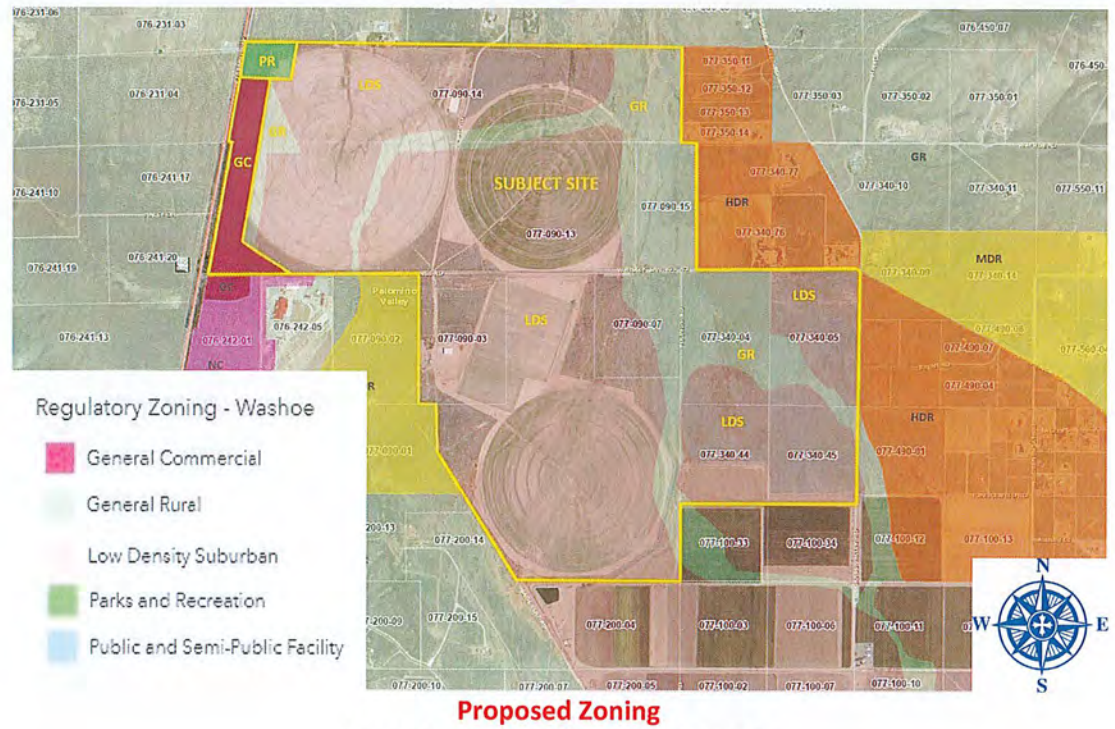
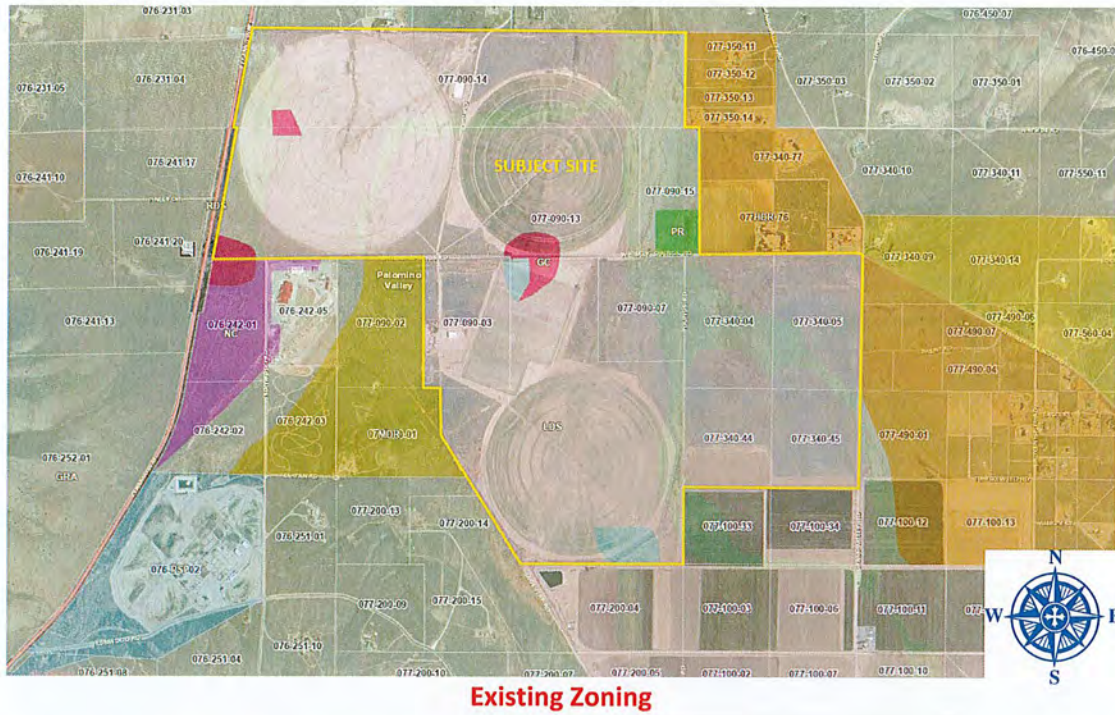


Figure 5 – Existing/Proposed Zoning

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As detailed in the previous tables and depicted in Figures 4 and 5, the proposed changes are essentially a reconfiguration of land uses within the Warm Springs Specific Plan. The change will not result in an increase in non-residential acreage. In fact, the request will help to preserve the rural character of the area by concentrating nonresidential use along the highway and eliminating them from areas central to the plan. The requested changes are not anticipated to generate any new impacts that were not already identified and considered with the previous adoption of the Specific Plan and supplemental Area Plan updates. In fact, it provides for a more logical location for commercial use, establishes a “commercial core,” and can help to reduce future impacts within the rural areas.

The reconfiguration of commercial/public facility uses will benefit the community in a number of ways. First, by providing commercial use along Pyramid Highway, traffic impacts will be concentrated along a major arterial roadway rather than along rural roadways such as Whiskey Springs Road. Second, the Pyramid Highway corridor is the area of greatest intensity within the Area Plan. In fact, the Pyramid Highway/Whiskey Springs Road intersection is the highest volume intersection within the Area Plan and includes the largest conglomeration of nonresidential uses within the valley. By concentrating commercial use at this location, the remainder of the valley will retain its rural character.

Another consideration is that the Pyramid Highway location is central to the entire Area Plan, not just the Specific Plan area. For example, the current commercial land use distribution is focused on the east side of the valley and within the Specific Plan. This makes the commercial less viable and would result in additional trips along Whiskey Springs Road and the importation of traffic into the area. In contrast, by locating commercial use along the Pyramid Corridor, it is well located to serve all residents of the valley (both east and west sides) as well as pass through traffic along the highway. More importantly, it focuses commercial traffic within a “commercial core” that is located along an arterial roadway, not a rural roadway. This will ensure ample roadway capacities and proper levels of service.

The current commercial and public facility designated locations could introduce more intense nonresidential uses within the rural core of the community. This has the potential to not only create traffic impacts, but impacts related to lighting, etc. not to mention the introduction of uses that are not entirely compatible with the surrounding rural character of the area. It much more logical for these uses to be focused along the highway corridor. This not only protects residents but supports the vision of the Area Plan in terms of preserving viable agricultural areas, rural character, etc.

The Community Vision included in the Area Plan states that the Specific Plan area is the “community service center for Warm Springs.” While this is certainly true, it can be logically argued that the current designations focus the “community center” within areas east of Pyramid Highway, not within the true center of the Warm Springs plan area. By clustering these commercial services along the highway, the community center will serve the greater Warm Springs community and a larger population of community residents.

Warm Springs Area Plan

The site is contained within the Warm Springs Area Plan. More specifically, the property is located within the Warm Springs Specific Plan. The Specific Plan was adopted nearly 30 years ago and reflects a plan that has not come to fruition. The proposed reconfiguration of land uses is better suited to meet the overall needs of the community while maintaining the integrity of the underlying Specific Plan goals and vision. The proposed land use better addresses today's environment and changes that have occurred in the area since the Specific Plan adoption.

The Area Plan outlines the existing pattern of development and provides a guide for growth within the community. The plan guides this growth by recognizing critical conservation areas, establishing existing and future land use and transportation patterns, and identifying current and future public services and facility needs. The Area Plan includes a Development Suitability Map that evaluates all lands within Warm Springs and identifies potential constraints, natural hazards, etc. While some areas of the Specific Plan include constrained areas, the area proposed for commercial use with this amendment request(s) is identified as "unconstrained" and most suitable for development.

Figure 6 (following page) provides an enlargement of the Development Suitability Map from the Area Plan and identifies the project area within an identified unconstrained area. Figure 7 (page 12) depicts the site within the Warm Springs Specific Plan Land Use Plan.

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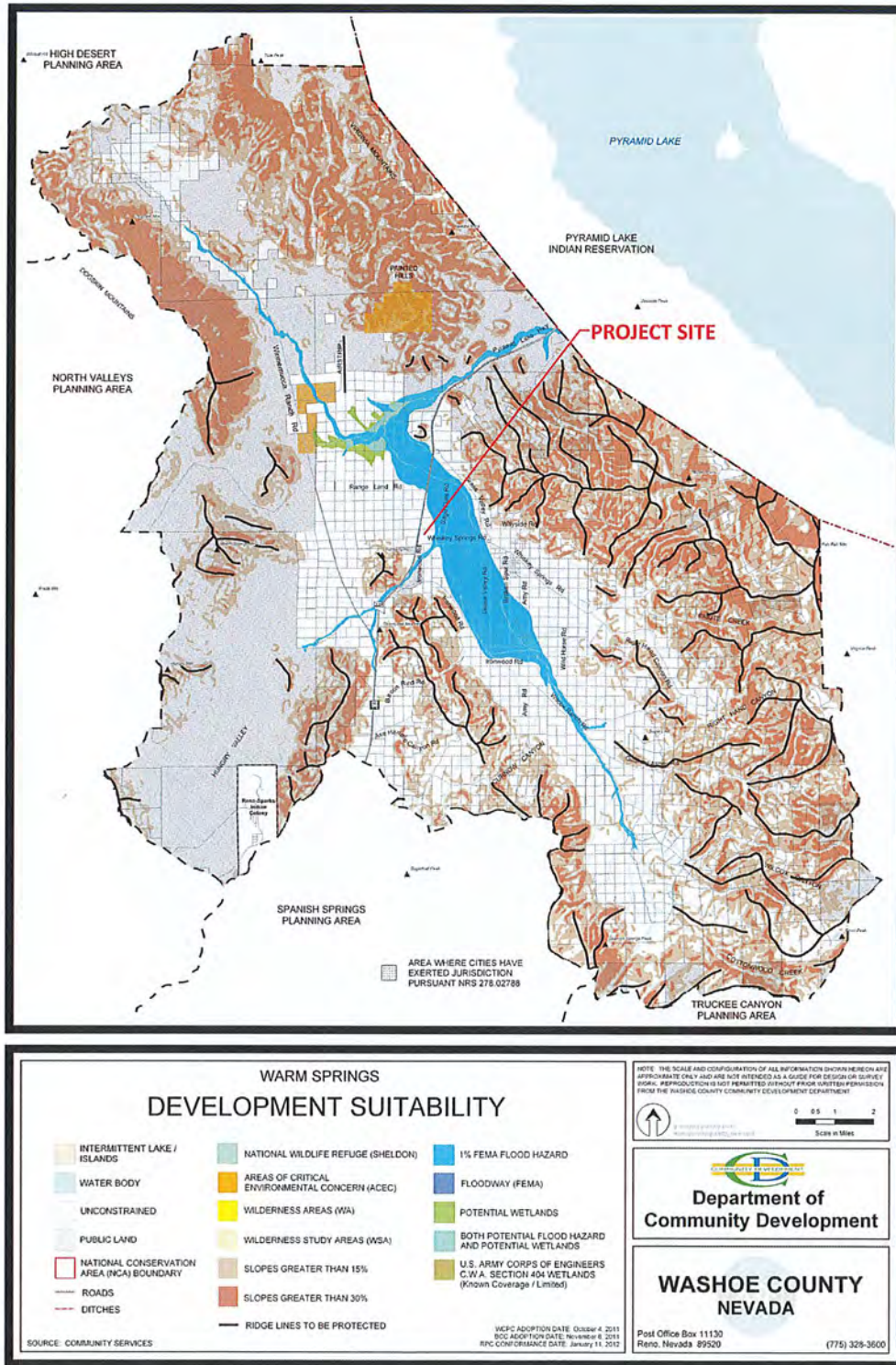


Figure 6 – Area Plan Development Suitability Map

PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

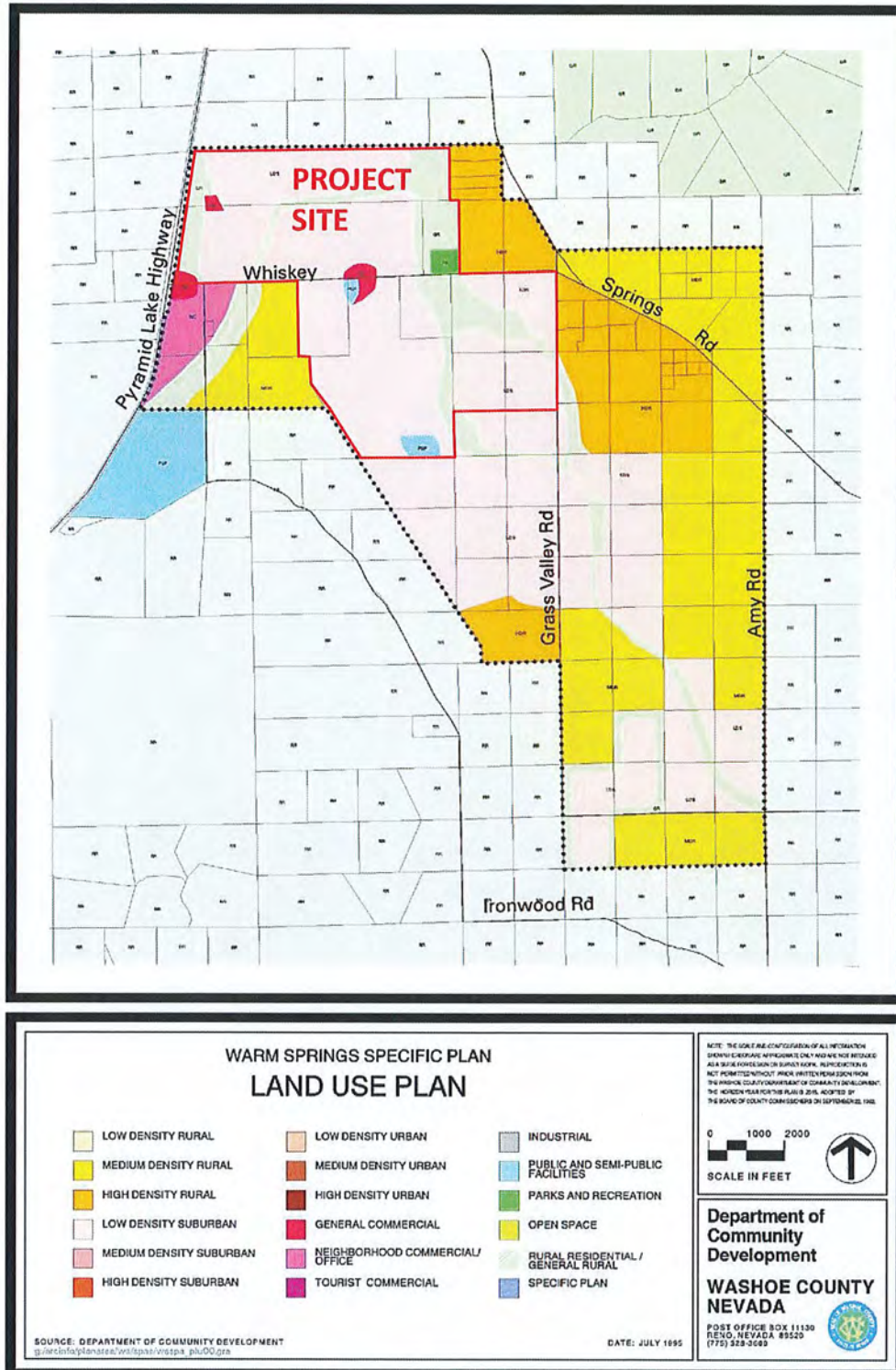


Figure 7 – Specific Area Land Use Plan Map

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In addition to the Development Suitability Map, the Area Plan includes various policies related to land use, transportation, etc. While the majority of these policies do not specifically apply to the MPA/RZA requests included with this application, those that do are listed and addressed below in **bold face** type:

WS.1.2 Maintain the rural character of the planning area and protect natural habitats and preserves.

WS.1.2.1 Washoe County should work closely with agencies and property owners seeking to preserve and protect both the rural character and natural surroundings of the area.

As noted previously, focusing a commercial core/community center along Pyramid Highway will protect the rural character of the areas central to the plan by removing the potential for more intense and incompatible use types. This will promote agricultural and rural residential uses that directly complement the areas surrounding those currently zoned for nonresidential use.

WS.1.3 Protect the agricultural resources and preserve the scenic resources and views of the Warm Springs planning area as seen from the Pyramid Lake Highway. Future development should be set back a sufficient distance from Pyramid Lake Highway to ensure that the scenic views of the wide valley floor and surrounding ridges and mountains are not degraded while not prohibiting use by the property owner. Future development adjacent to Pyramid Lake Highway should complement and enhance the rural character of the planning area.

By focusing the commercial use at a single point/area along Pyramid Highway, the intent of this policy is implemented. The plan identifies the need for a community center and nonresidential uses. By focusing these at the primary activity center within the valley, the overall corridor and its rural character is maintained. Furthermore, with a future site specific project(s), factors such as land use transitions, screening, buffering, lighting, building design and massing, etc. can be reviewed for consistency with the Area Plan and conditioned accordingly.

WS.2.1 Allow use and development of natural resources only when not detrimental to surrounding properties, land uses and the environment in general.

The proposed amendments support this policy by focusing more intense land use designations within areas that are unconstrained and that can support allowed densities/intensities. It can be argued that the current scattering of nonresidential use fails to achieve this and has the potential for far greater community impacts.

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WS.3.1 Ensure that applications for zone changes, major project reviews, tentative subdivision maps, parcel maps, special use permits, and division of land maps show that the following water resource criteria are met:

- A. Existing certificated and permitted agricultural and stockwater groundwater rights, issued as of July 31, 1990, are utilized in a proportional amount to serve proposed development. In order to balance the existing, issued groundwater rights with the planning perennial yield of the basin, two and one-half acre feet of groundwater rights per dwelling unit will be dedicated to Washoe County. A maximum of 3,097 residential dwelling units on individual wells may be developed in the Warm Springs Valley Hydrographic Basin based on the planning perennial yield of groundwater. Additional water rights will be dedicated to Washoe County for common landscaped areas, community swimming pools, pastures, etc. within residential developments.
- B. Parcels created by applications submitted through September 4, 1990, may develop for residential uses without the requirement for dedication of water rights. When existing parcels are subdivided, new parcels will require the dedication of water rights; however, one parcel will be designated as existing and will not have to dedicate water rights. The Washoe County Department of Community Development will track the date of parcel subdivisions.
- C. Commercial and industrial development, to include public facilities, golf courses, etc., will be required to document project water demand and supply sufficient groundwater rights for the project. If existing certificated and/or permitted irrigation or stock-watering groundwater rights, issued as of July 31, 1990, are used to serve the proposed project, then water rights will be dedicated to Washoe County at a ratio of 43 percent of existing groundwater rights to one acre-foot of demand. This ratio is necessary to balance the existing, issued groundwater rights with the planning perennial yield of the basin.
- D. Water rights for all development in the Warm Springs planning area will be dedicated to Washoe County at the time of parcel map filing or project recordation. These water rights will be irrevocably tied to the Warm Springs Hydrographic Basin.
- E. The creation of parcels and lots in the Warm Springs Valley Hydrographic Basin shall require dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by Washoe County Ordinance 586 and the policies adopted in this Area Plan.
- F. Residential, commercial, and industrial development must be based upon perennial yield groundwater resources without reliance upon groundwater mining or recharge from agricultural uses. The Washoe County Board of County Commissioners will not approve these types of development if the demands upon the proposed permanent source of water supply exceed the perennial yield of the hydrographic basin or exceed artificial recharge as authorized by the State Engineer under a recharge/recovery permit.

Extensive water studies were completed with both the adoption of the Specific Plan and overall Area Plan. The changes requested in this application do not represent an intensification in land use. Rather, they are a more logical reconfiguration of uses within the valley. Thus, the models and assumptions related to water are essentially unchanged.

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WS.4.2.1 The Washoe County Department of Community Development shall encourage future development to maintain and enhance the rural lifestyle of the planning area.

The current configuration of nonresidential land use conflicts with this policy. By creating a commercial community center that serves the valley as a whole (as proposed), the rural and agricultural character of the community core will be preserved, and more intense land use will be focused within the highway corridor.

Request Findings

The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners in order to approve Master Plan Amendment and Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

- **Master Plan Amendment Findings**

Section 110.820.15(d) of the Washoe County Development Code established findings for Master Plan Amendment requests. Similar to the Area Plan policies, these are listed below and addressed in **bold face** type.

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact:

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

As described previously in this report, the proposed land use changes are essentially a reconfiguration of nonresidential uses by clustering commercial use in a more logical location. As proposed, a “community service center” will be created as envisioned in the Area Plan that will serve all residents of the community, not just the Specific Plan. Overall, impacts within the rural areas will be reduced and there is no net increase in nonresidential land use. The proposed amendment does not conflict with any Area Plan polices and is consistent with or implements those noted in the previous section of this report.

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- (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.

The proposed amendment ensures that this finding can be met. Given the current scattering of nonresidential designations, there is potential for land use incompatibility and loss of rural character. By focusing commercial uses along Pyramid Highway, the rural character of the valley's core will be retained and a community center that services the greater area as a whole can be achieved. As proposed, potential impacts from allowed uses is less than what currently exists under the current land use configuration.

- (3) Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Specific Plan land uses have not been envisioned for 30+ years. This amendment provides for a more logical configuration of land use that better suits the valley as a whole and directly addresses today's needs. Additionally, the changes will establish a land use mix in support of TMWA's planned water project improvements, as detailed previously in this report. If the feasibility study proceeds and TMWA or a public entity takes ownership of the remaining farm land, a deed restriction (or similar) will be placed on the property that restricts the land (outside of the commercial designations) to agricultural and utility use associated with a water project.

- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

The area proposed for commercial use is more appropriate based on locational criteria, availability of utilities and services, and overall access. It is much more logical to locate commercial uses adjacent to a major arterial than internal to the plan area along rural roadways. This will also ensure more appropriate land use relationships and better serves residents of the valley overall.

- (5) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

As noted, the requested amendment will not increase the overall intensity of land use within the Specific/Area Plan. Instead, this application represents a reconfiguration of uses into a more logical pattern that will better serve the community and allow for the possibility of a future TMWA water project.

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- (6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Not applicable.

- **Regulatory Zone Amendment Findings**

Like the MPA findings previously addressed, The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners to approve Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

- (1) **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

This RZA request is coupled with a MPA request to fully ensure compatibility and compliance with Master Plan policies.

- (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.

It can be reasonably argued that the current zoning configuration within the Specific Plan does not provide for compatibility with the surrounding rural area. Concentrating commercial use along the highway will protect rural and agricultural areas and provides for more intense uses (i.e. commercial) within the Pyramid Highway corridor where it better serves the community as a whole.

- (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.

Given that the Specific Plan has not been developed in 30+ years, the redistribution of uses is highly appropriate and can serve to meet the current community needs. Additionally, the configuration of zoning will provide the framework for a potential TMWA water project that will benefit not only the Warm Springs Area Plan by maintaining agricultural and rural land use in perpetuity, but the region as a whole.

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- (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.

Under the current zoning configurations, adequate facilities and services do not exist. The proposed relocation of commercial and parks and recreation zoning to the highway corridor is much more logical and provides for more intense use types in an area where activity is already occurring and is a centralized location within the valley.

- (5) No Adverse Affects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

As detailed in previous sections of this report, this request(s) serves to implement goals and policies of the Specific Plan and Area Plan. Impacts from commercial use at the proposed location are anticipated to be significantly less than they would if kept at their current locations.

- (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.

The Specific Plan calls for the creation of a community center. By locating commercial use at the center of the valley, the vision of the Specific Plan and Area Plan is implemented. Additionally, this fully supports policies contained in the Area Plan that promote maintenance of the rural character of the area.

- (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 the military installation.

Not applicable.

APPENDICES

APPENDIX A

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: Palomino Farms			
Project Description: A Master Plan and Regulatory Zone Amendment to amend and reconfigure land use designations within the Warm Springs Specific Plan area.			
Project Address: Intersection of Pyramid Way/Highway 445 and Whiskey Springs Road			
Project Area (acres or square feet): 1,144.58± acres			
Project Location (with point of reference to major cross streets AND area locator): The project is located on the east side of Pyramid Way/Highway 445 and Clark Station Rd, north of Whiskey Springs Rd and Sage Flat Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-090-03 / 13	60.18 / 554.22	077-090-15	40.97
077-090-14	219.14	077-340-04	63.57
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Palomino Farms LLC		Name: Christy Corporation, LTD	
Address: 200 Mile Circle Drive		Address: 1000 Kiley Parkway	
Reno, NV	Zip: 89511	Sparks, NV	Zip: 89436
Phone:	Fax:	Phone: 775-502-8552	Fax:
Email: mikebenjamin@mac.com		Email: Mike@christynv.com	
Cell: 702-499-7404	Other:	Cell: 775-250-3455	Other:
Contact Person: Michael Benjamin		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Christy Corporation, LTD	
Address:		Address: 1000 Kiley Parkway	
	Zip:	Sparks, NV	Zip: 89436
Phone:	Fax:	Phone: 775-502-8552	Fax:
Email:		Email: Lisa@christynv.com	
Cell:	Other:	Cell: 908-763-6576	Other:
Contact Person:		Contact Person: Lisa Nash	
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: Palomino Farms, llc

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.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, MICHAEL BENJAMIN
(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): 077-090-03, 07, 13, 14, 15, 077-340-04, 05, 44, 45

Printed Name MICHAEL BENJAMIN

Signed [Signature]

Address 200 MILE CIRCLE DR.
RENO, NV 89511

Subscribed and sworn to before me this
4th day of January, 2022

(Notary Stamp)

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

My commission expires: Aug 15, 2024



*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

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 type="checkbox"/> Other (please identify):

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?

To redesignate 12.3± acres from Suburban Rural (SR) to Commercial (C) and reconfigure land uses to locate the Commercial uses along Pyramid Way frontage.

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?

Refer to the attached report for additional details and analysis.

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 project is located on the east side of Pyramid Way/Highway 445 and Clark Station Rd, north of Whiskey Springs Rd and Sage Flat Rd. Refer to the attached report for location details and a vicinity map.

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
077-090-13	SR / RR / C	471.09 / 66.51 / 16.63	SR / RR / C	480.67 / 50.24 / 23.31
077-090-14	SR / RR / C	149.02 / 67.93 / 2.19	SR / RR / C	153.44 / 57.90 / 7.80
077-090-15	SR / RR	10.24 / 30.73	RR	40.97
077-340-04	SR / RR	31.15 / 32.42	SR / RR	15.07 / 48.50

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

North	RR
South	RR, SR, C
East	RR
West	RR, SR

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

The site is currently utilized as farmland and undeveloped open space.

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.

Refer to the attached report for additional details and analysis.

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

Explanation:

The area proposed for commercial zoning is outside of any floodways. See attached report for details.

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

No regulated wetlands are located on site.

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

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

Explanation:

--

- 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
---	-----------------------------

Explanation:

Refer to the attached report for additional details and analysis.

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

Explanation:

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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
---	-----------------------------

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 #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- 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.

The proposal does not include an intensification in land use.

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	Not applicable currently	
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input checked="" type="checkbox"/> Now	<input 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.

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	Not applicable currently	
<input type="checkbox"/> Public system	Provider:	

- b. Available:

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

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

Pyramid Way/Highway 445, Whiskey Springs Rd and Cage Flat Rd

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District Station #46
b. Health Care Facility	Renown Urgent Care, Spanish Springs
c. Elementary School	Taylor
d. Middle School	Shaw Middle School
e. High School	Spanish Springs
f. Parks	Sparks Parks
g. Library	Spanish Springs Library
h. Citifare Bus Stop	NA

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:

Not applicable

- b. Conservation Element:

See attached report for details.

- c. Housing Element:

Not Applicable

- d. Land Use and Transportation Element:

See attached report for details

- e. Public Services and Facilities Element:

See attached report for details

- f. Adopted area plan(s):

Analysis of the Warm Springs Area Plan is included in the attached report.

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.

Not applicable

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.)

Please refer to the attached supplemental report that provides a detailed project description and analysis of the request.

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)?

The project is located on the east side of Pyramid Way/Highway 445 and Clark Station Rd, north of Whiskey Springs Rd and Sage Flat Rd. Refer to the attached report for location details and a vicinity map.

- 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
077-090-03	SR	LDS / PSP	58.98 / 1.20	LDS	60.18
077-090-13	SR / RR / C	LDS / GR / GC / PSP	460.0 / 66.51 / 16.63 / 11.08	LDS / GR / GC	480.70 / 50.20 / 23.31
077-090-14	SR / RR / C	LDS / GR / GC	149.02 / 67.93 / 2.19	LDS / GR / PR / GC	143.20 / 57.90 / 10.24 / 7.80
077-090-15	SR / RR	GR / PR	30.73 / 10.24	GR	40.97
077-340-04	SR / RR	LDS / GR	31.15 / 32.42	LDS / GR	15.07 / 48.50

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	GR	Residential, Vacant
South	GC, NC, GR, MDR, LDS	Commercial, Residential, Vacant, Farmland
East	HDR, MDR, GR, LDS	Residential, Vacant
West	GR	Residential, Vacant, Ranch Land

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

The site is currently utilized as farmland and undeveloped open space.

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.

Refer to the attached report for additional details and analysis.

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

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

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

Explanation:

The area proposed for commercial zoning is outside of any resources, floodways etc. See attached report for details.
--

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 #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- 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):

--

- 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.

The proposal does not include an intensification in land use.

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	Not applicable currently	
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

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

--

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	Not applicable currently	
<input type="checkbox"/> Public system	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input checked="" type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input 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.

--

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

Pyramid Way/Highway 445, Whiskey Springs Rd and Cage Flat Rd
--

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	Truckee Meadows Fire Protection District Station #46
b. Health Care Facility	Renown Urgent Care, Spanish Springs
c. Elementary School	Taylor
d. Middle School	Shaw Middle School
e. High School	Spanish Springs
f. Parks	Sparks Parks
g. Library	Spanish Springs Library
h. Citifare Bus Stop	NA

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
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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
------------------------------	-----------------------------

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Account Information

Parcel/Identifier: 07709003 Status: Active Last Update: 1/6/2022 11:24:15 AM
 Owner: PALOMINO FARMS LLC Property Address: 5555 SAGE FLAT RD WCTY

Tax Bills

Add to cart then select cart icon (🛒) above to checkout.

Total Due: \$0.00

Pay Partial:

☐ Paid Bills

2021 BILL NO.: 2021264922 PROPERTY TYPE: REAL NET TAX: \$2,847.00 PAID	Tax Breakdown
2020 BILL NO.: 2020437587 PROPERTY TYPE: REAL NET TAX: \$2,764.08 PAID	Tax Breakdown
2019 BILL NO.: 2019080197 PROPERTY TYPE: REAL NET TAX: \$2,632.46 PAID	Tax Breakdown
2018 BILL NO.: 2018071696 PROPERTY TYPE: REAL NET TAX: \$2,555.79 PAID	Tax Breakdown
2017 BILL NO.: 2017080024 PROPERTY TYPE: REAL NET TAX: \$2,452.77 PAID	Tax Breakdown

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 Account Information

Parcel/Identifier: 07709007 Status: Active Last Update: 1/6/2022 11:24:16 AM
 Owner: PALOMINO FARMS LLC Property Address: 0 YOUNGS RD
 WCTY

 Tax Bills

Add to cart then select cart icon () above to checkout.

Total Due: \$0.00

Pay Partial:

Paid Bills

2021 BILL NO.: 2021265005 PROPERTY TYPE: REAL NET TAX: \$5.35 PAID	Tax Breakdown
2020 BILL NO.: 2020436989 PROPERTY TYPE: REAL NET TAX: \$5.55 PAID	Tax Breakdown
2019 BILL NO.: 2019079827 PROPERTY TYPE: REAL NET TAX: \$5.96 PAID	Tax Breakdown
2018 BILL NO.: 2018071099 PROPERTY TYPE: REAL NET TAX: \$5.92 PAID	Tax Breakdown
2017 BILL NO.: 2017079985 PROPERTY TYPE: REAL NET TAX: \$5.68 PAID	Tax Breakdown

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 Account Information

Parcel/Identifier: 07709013 Status: Active Last Update: 1/6/2022 11:24:44 AM
 Owner: PALOMINO FARMS LLC Property Address: 0 WHISKEY SPRINGS RD WCTY

 Tax Bills

Add to cart then select cart icon () above to checkout.

Total Due: \$0.00

Pay Partial:


Paid Bills

2021 BILL NO.: 2021264567 PROPERTY TYPE: REAL NET TAX: \$3,666.30 PAID Tax Breakdown
2020 BILL NO.: 2020437901 PROPERTY TYPE: REAL NET TAX: \$3,659.51 PAID Tax Breakdown
2019 BILL NO.: 2019079624 PROPERTY TYPE: REAL NET TAX: \$3,695.12 PAID Tax Breakdown
2018 BILL NO.: 2018071327 PROPERTY TYPE: REAL NET TAX: \$3,877.24 PAID Tax Breakdown
2017 BILL NO.: 2017080523 PROPERTY TYPE: REAL NET TAX: \$3,857.01 PAID Tax Breakdown

i Attention: Important Information, please be advised:

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 Account Information

Parcel/Identifier: 07709014 Status: Active Last Update: 1/6/2022 11:35:21 AM
 Owner: PALOMINO FARMS LLC Property Address: 0 SAGE FLAT RD
 WCTY

 Tax Bills

Add to cart then select cart icon () above to checkout.

Total Due: \$0.00

Pay Partial:

 Paid Bills

2021 BILL NO.: 2021264995 PROPERTY TYPE: REAL NET TAX: \$2,219.93 PAID Tax Breakdown
2020 BILL NO.: 2020437241 PROPERTY TYPE: REAL NET TAX: \$1,306.01 PAID Tax Breakdown
2019 BILL NO.: 2019080477 PROPERTY TYPE: REAL NET TAX: \$1,274.29 PAID Tax Breakdown
2018 BILL NO.: 2018071063 PROPERTY TYPE: REAL NET TAX: \$1,447.69 PAID Tax Breakdown
2017 BILL NO.: 2017080304 PROPERTY TYPE: REAL NET TAX: \$1,422.22 PAID Tax Breakdown

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Account Information

Parcel/Identifier: 07709015

Status: Active

Last Update: 1/6/2022 11:36:05 AM

Owner: PALOMINO FARMS LLC

Property Address: 5800 WHISKEY SPRINGS RD WCTY

Tax Bills

Add to cart then select cart icon (🛒) above to checkout.

Total Due: \$0.00

Pay Partial:

☐ Paid Bills

2021 BILL NO.: 2021265048 PROPERTY TYPE: REAL NET TAX: \$4.49 PAID	Tax Breakdown
2020 BILL NO.: 2020437753 PROPERTY TYPE: REAL NET TAX: \$4.64 PAID	Tax Breakdown
2019 BILL NO.: 2019080444 PROPERTY TYPE: REAL NET TAX: \$5.02 PAID	Tax Breakdown
2018 BILL NO.: 2018071660 PROPERTY TYPE: REAL NET TAX: \$4.97 PAID	Tax Breakdown
2017 BILL NO.: 2017080263 PROPERTY TYPE: REAL NET TAX: \$4.77 PAID	Tax Breakdown

i Attention: Important Information, please be advised:

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 Account Information

Parcel/Identifier: 07734004 Status: Active Last Update: 1/6/2022 11:36:41 AM
 Owner: PALOMINO FARMS LLC Property Address: 0 WHISKEY SPRINGS RD WCTY

 Tax Bills

Add to cart then select cart icon (🛒) above to checkout.

Total Due: \$0.00

Pay Partial:

 Paid Bills

2021 BILL NO.: 2021264775 PROPERTY TYPE: REAL NET TAX: \$6.99 PAID	Tax Breakdown
2020 BILL NO.: 2020437280 PROPERTY TYPE: REAL NET TAX: \$7.17 PAID	Tax Breakdown
2019 BILL NO.: 2019080192 PROPERTY TYPE: REAL NET TAX: \$7.74 PAID	Tax Breakdown
2018 BILL NO.: 2018071779 PROPERTY TYPE: REAL NET TAX: \$7.73 PAID	Tax Breakdown
2017 BILL NO.: 2017080893 PROPERTY TYPE: REAL NET TAX: \$7.42 PAID	Tax Breakdown

i Attention: Important Information, please be advised:

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
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 Account Information

Parcel/Identifier: 07734005 Status: Active Last Update: 1/6/2022 11:37:24 AM
 Owner: PALOMINO FARMS LLC Property Address: 0 WHISKEY SPRINGS RD WCTY

 Tax Bills

Add to cart then select cart icon (🛒) above to checkout.

Total Due: \$0.00

Pay Partial:

Paid Bills

2021 BILL NO.: 2021265053 PROPERTY TYPE: REAL NET TAX: \$7.11 PAID	Tax Breakdown
2020 BILL NO.: 2020437312 PROPERTY TYPE: REAL NET TAX: \$7.27 PAID	Tax Breakdown
2019 BILL NO.: 2019080269 PROPERTY TYPE: REAL NET TAX: \$7.88 PAID	Tax Breakdown
2018 BILL NO.: 2018071802 PROPERTY TYPE: REAL NET TAX: \$7.83 PAID	Tax Breakdown
2017 BILL NO.: 2017081481 PROPERTY TYPE: REAL NET TAX: \$7.51 PAID	Tax Breakdown

i Attention: Important Information, please be advised:

- **ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.**
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 Account Information

Parcel/Identifier: 07734044 Status: Active Last Update: 1/6/2022 11:37:59 AM
 Owner: PALOMINO FARMS LLC Property Address: 0 YOUNGS RD
 WCTY

 Tax Bills

Add to cart then select cart icon (🛒) above to checkout.

Total Due: \$0.00

Pay Partial:

Paid Bills

2021 BILL NO.: 2021265083 PROPERTY TYPE: REAL NET TAX: \$14.32 PAID	Tax Breakdown
2020 BILL NO.: 2020437259 PROPERTY TYPE: REAL NET TAX: \$15.29 PAID	Tax Breakdown
2019 BILL NO.: 2019080057 PROPERTY TYPE: REAL NET TAX: \$15.89 PAID	Tax Breakdown
2018 BILL NO.: 2018071793 PROPERTY TYPE: REAL NET TAX: \$16.97 PAID	Tax Breakdown
2017 BILL NO.: 2017081203 PROPERTY TYPE: REAL NET TAX: \$16.29 PAID	Tax Breakdown

i Attention: Important Information, please be advised:

- **ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.**
- If payment confirmation is not received, please check the "SPAM" folder in your e-mail account. Add "Payments@Bill2Pay.com" to your safe-senders list in order to ensure that the payment confirmation is routed to your inbox.

- [Return](#)
- [New Search](#)
- [Change of Address](#)
- [Print Page](#)
- [Assessment Data](#)

 Account Information

Parcel/Identifier: 07734045 Status: Active Last Update: 1/6/2022 11:39:10 AM
 Owner: PALOMINO FARMS LLC Property Address: 0 UNSPECIFIED
 WCTY

 Tax Bills

Add to cart then select cart icon () above to checkout.

Total Due: \$0.00

Pay Partial:

 Paid Bills

2021 BILL NO.: 2021264424 PROPERTY TYPE: REAL NET TAX: \$104.48 PAID Tax Breakdown
2020 BILL NO.: 2020437860 PROPERTY TYPE: REAL NET TAX: \$101.06 PAID Tax Breakdown
2019 BILL NO.: 2019080260 PROPERTY TYPE: REAL NET TAX: \$103.57 PAID Tax Breakdown
2018 BILL NO.: 2018071511 PROPERTY TYPE: REAL NET TAX: \$102.31 PAID Tax Breakdown
2017 BILL NO.: 2017080977 PROPERTY TYPE: REAL NET TAX: \$100.54 PAID Tax Breakdown

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- ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
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APPENDIX B



Palomino Hydrogeologic Study Update

Dec. 1, 2021

Introduction

OneWater Nevada's Palomino Farms Sustainable Water Resource Feasibility Study (Study) is part of a regional effort to optimize and expand available water resources. The purpose of the Study is to explore the coordinated use of surface water, groundwater, and recycled water (known as conjunctive use) to better manage our water resources. More specifically, the Study is focused on determining the viability of bringing water to the Palomino Farms area as part of a long-term sustainable water management plan. The hope is to preserve farmland and open space and determine whether the aquifer could be utilized as an underground reservoir to store large quantities of water for the future. The Hydrogeologic Study underway now is a part of the overall Study and aims to understand existing hydrogeologic conditions, water quality, potential deal-breakers, and help evaluate future recharge scenarios. This memo briefly discusses initial groundwater modeling, historic water quality assessments, and preliminary results of recent field work including monitoring well installation, flow testing, water quality sampling, and updated groundwater flow modeling.

Initial Groundwater Modeling

Preliminary groundwater modeling using existing data from previous studies found that over 50,000 acre-feet of water could be stored in the Palomino Valley Aquifer through irrigation, infiltration, and/or injection. Preliminary analysis also suggested that elevated concentrations of arsenic, fluoride, and nitrate measured in the mid-1980's may impact groundwater recharge operations. The Hydrogeologic Study aims to verify the presence of these and other groundwater contaminants, assess aquifer storage potential, and understand the flow and direction of groundwater movement under pumping, non-pumping, and recharge conditions.

Historic Water Quality Analyses

Water quality data from wells collected from 1962 to 1986 were compiled and presented spatially to evaluate where concentrations are highest and where more data is needed. Figures 2 through 5 depict maximum concentrations of total dissolved solids (TDS), arsenic, nitrate, and fluoride over that period. TDS concentrations (Figure 2) ranged from 218 – 3,530 milligrams per liter (mg/L), with concentrations above 1,000 mg/L occurring at the north end of Hungry Valley and at a thermal well in the northwest. Water with TDS concentrations above 500 mg/L is generally not suitable as a potable water supply due to its salty taste and potential to leave water deposits. Arsenic concentrations (Figure 3) ranged from 0.1 to 640 micrograms per liter (ug/L). Concentrations of arsenic are generally below the drinking water Maximum Contaminant

Figure 1 (below) depicts the approximate location of the Hydrogeologic Study area. See all figures at the back of this document.



Level (MCL) of 10 ug/L in the vicinity of the study area. Fluoride concentrations (Figure 4) ranged from 0.1 to 7 mg/L throughout the study area, with few sites greater than the MCL of 4 mg/L. Nitrate-N concentrations (Figure 5) ranged from 0.1 to 93 mg/L throughout the study area. Nitrate-N concentrations were generally higher than the MCL of 10 mg/L throughout the agricultural properties east of Pyramid Highway.

New Monitoring Well Installations

Between July and October 2021, TMWA installed eight new monitoring wells to collect additional geologic, water quality, and groundwater flow data. Figure 6 shows the location of the new wells (PF-MW01 through PF-MW08). Six of the new wells are 6-inch steel wells completed to depths ranging from 600 feet to 800 feet below land surface. Two of the new wells were drilled using the sonic method to obtain a continuous core of the subsurface to depths of 600 feet below land surface. Figure 7 depicts a typical 6" steel monitoring well construction and the geology encountered. All eight wells have been tested for water level and water quality, and six have been tested for groundwater flow. Figure 8 depicts the water levels and areas of high groundwater flow based on the information gained from these new wells, domestic wells, and historic information from the valley.

Soil Sampling

Core samples from the two sonic borings were sent to DRI for analysis to evaluate the compatibility of both recycled and potable water with native groundwater to understand the potential for mobilization of arsenic or other constituents during recharge. Arsenic can be mobilized when two different water sources combine to change the water chemistry enough that the arsenic already existing in subsurface minerals dissolves into groundwater. Core samples were also sent to a geotechnical lab for grain size analysis and to a chemistry lab to assess concentrations of nitrate and other constituents in the unsaturated zone with depth. Figures 9 and 10 depict results of soil moisture (%), pH, chloride, and nitrate analyses in soil with depth in PF-MW03 and PF-MW08. Results indicate that high chloride and nitrate concentrations occur at shallow depths in unirrigated areas, whereas high concentrations of chloride and nitrate occur deeper in irrigated areas; likely pushed down under the influence of irrigation.



TMWA plans to drill five additional sonic borings in irrigated areas to determine the extent to which nitrate has been flushed from the unsaturated zone over the past 50+ years of irrigation. Figure 11 depicts the location of potential new soil boring sites. That work is tentatively scheduled to begin late November 2021.



Existing and New Well Water Quality Testing

There are many existing monitoring wells in the study area, but several of them are old and required a video inspection to determine screened intervals. Some of these wells needed cleaning to allow installation of a large-capacity sampling pump for collecting water quality samples.

Water quality samples were collected over the past 18 months at 3 government owned wells, 5 agricultural wells, 9 existing monitoring wells, 8 new monitoring wells, and 20 domestic wells. Figures 12 and 13 depict preliminary results of arsenic and nitrate from these recent samples (2021) compared to historic values (1986).

Arsenic concentrations are high in the valley, due to the influence of geothermal activity. Arsenic concentrations in the aquifer beneath the farms are not as high, as the farms occur east of the faults that control the occurrence of arsenic. Concentrations of arsenic from 1986 to 2021 appear relatively stable

Nitrate concentrations are generally low in the valley but are higher within the study area. Depth-dependent water quality sampling confirmed that high nitrate concentrations occur in the shallow aquifer and decrease in concentration with depth. Nitrate concentrations in the

study area have decreased from 1986 to 2021. TDS and Fluoride were found to be low throughout the study area and have not been included in this Memo.

Water Quality and Profiling

Four of the eight new monitoring wells and two existing wells have been tested, aka “profiled”, to see how groundwater flow and water quality changes with depth. Reporting and analyses are still underway, but preliminary results from two of the monitoring wells (PF-MW01 and PF-MW04) are described below.

Each well has site-specific geology and flow characteristics, but in general there appears to be greater flow contribution from a shallow zone (200-250') and a mid-depth zone (300-450').

In general, nitrate and chloride concentrations are higher in the shallow portions of the aquifer and decrease with depth. These results indicate a surficial source of nitrate (fertilizer and/or naturally occurring). Samples have been collected and sent to the lab for isotopic analysis to help determine the source of nitrate; results are pending. Wellhead arsenic concentrations from these two profiles are well below the MCL of 10 ug/L but vary with depth within the well. Areas of higher arsenic are generally associated with finer-grained sediments (silts and clays) and therefore do not contribute much arsenic to the total wellhead concentration.

The new Western Turf irrigation well will be profiled the week of November 29th.

Updated Groundwater Flow Modeling

Groundwater flow and transport models were developed for the Warm Springs/Palomino Valley groundwater system. The modeling tools were used to evaluate the hydrogeologic conceptual model, calculate the change in groundwater storage over the historical period, estimate how much water can be recharged in the future, and to understand how water quality might change during recharge.

The groundwater model was able to simulate trends in groundwater levels for the previous 3 – 4 decades, which builds confidence in our understanding of the subsurface conceptual model. Preliminary results from the updated model are discussed below and are subject to revision as additional data is returned from the field and laboratory analyses.

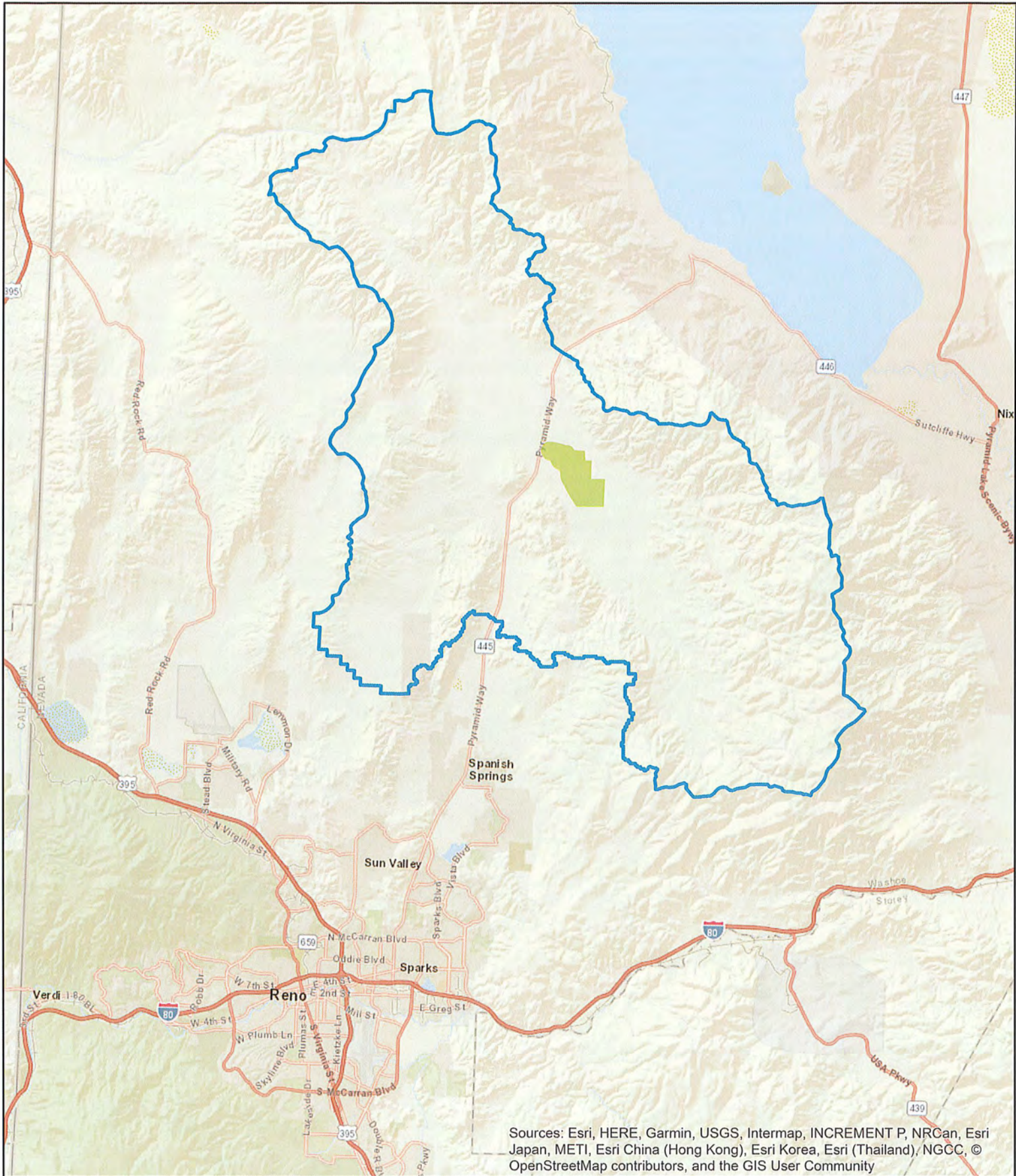
The updated model calculated a net loss of approximately 75,000 acre-feet in groundwater storage since pumping began in the late 1960s. The 75,000 AF of storage could

be replenished with recharged water over time. The model indicates that thousands of acre-feet of water can be recharged annually to replenish the aquifer without any harmful effects. Recharge rates can exceed pumping rates for many years into the future until the system reaches a new equilibrium condition. At that point pumping will need to exceed recharge to ensure that no undesirable shallow groundwater conditions occur.

Transport models were developed for nitrate and arsenic. Elevated arsenic concentrations are generally found on the west side of Warm Springs Valley. Recharge of potable water and pumping operations should result in arsenic concentrations well below the MCL in the Palomino Farms Area. High nitrate mass was found in the upper portion of the aquifer and much of the unsaturated zone. Nitrate transport simulations suggest that nitrate could be mobilized as water levels increase following fluid injection. Nitrate concentrations could exceed the MCL in the proposed municipal supply wells if mitigation strategies are not employed. Shallow pump and treat operations, strategic well location, and/or well screen isolation could limit the impacts.

Next Steps

- Collect water samples from three more wells in the area
- Collect water levels and water quality samples from interested Domestic Well owners
- Complete flow and quality profile on a large-diameter irrigation well
- Collect additional soil samples under irrigated areas to assess nitrate depth
- Use the groundwater model to evaluate various groundwater recharge scenarios and nitrate or arsenic mitigation strategies. DRI analyzing compatibility of potable and recycled water with existing Palomino Valley groundwater – complete by end of February 2022
- Prepare Hydrogeologic Feasibility Report – Draft Report available mid-January. Final Report due no later than March 31, 2022

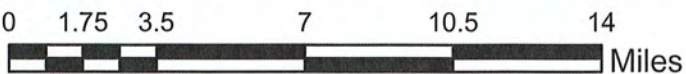


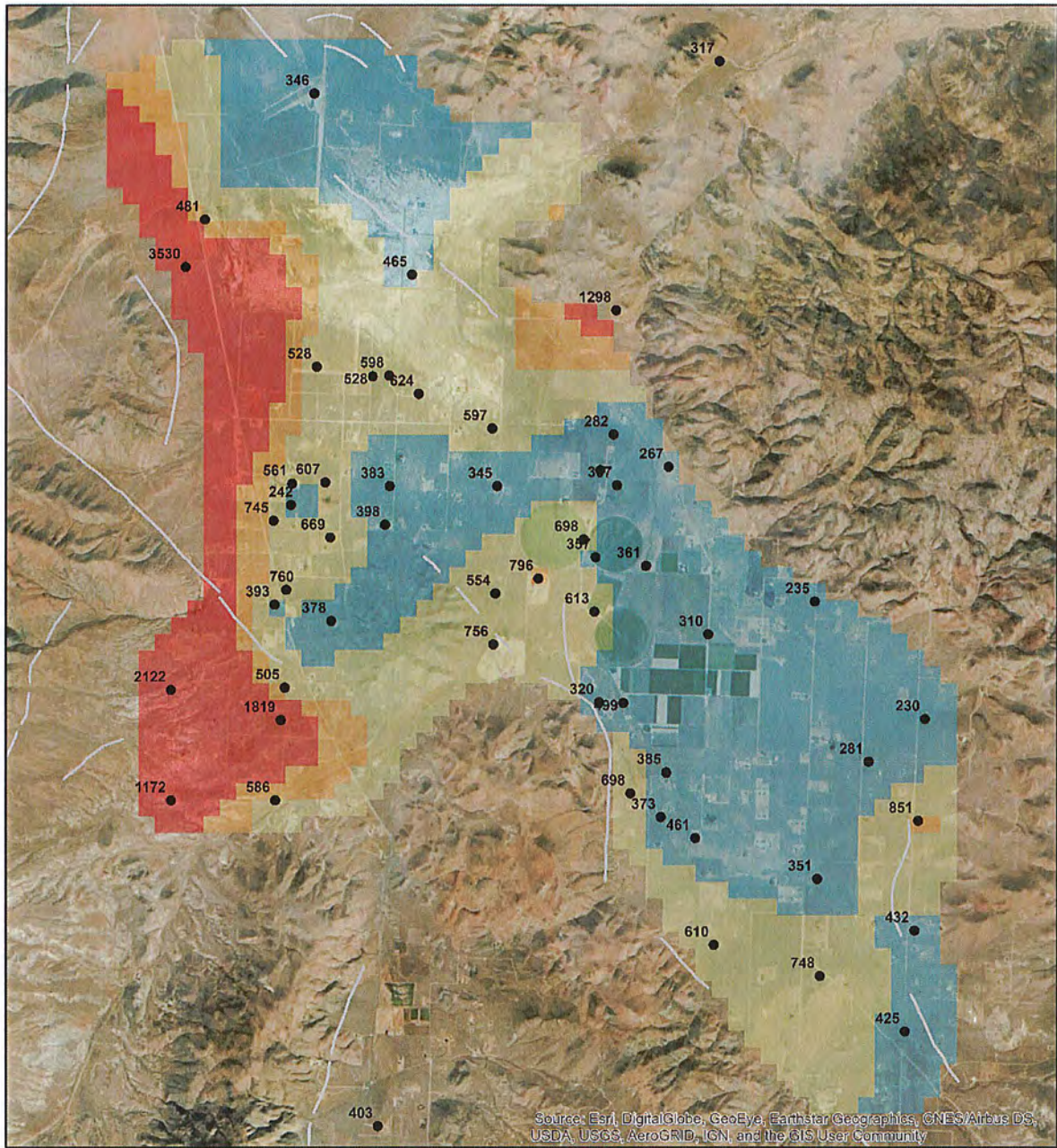
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Legend

- Warm Springs Valley HA (084)
- Proposed ASR Site





Legend



- TDS meas. (mg/L)
 - Quaternary faults
- | TDS (mg/L) |
|-------------|
| < 500 |
| 500 - 750 |
| 750 - 1,000 |
| > 1,000 |

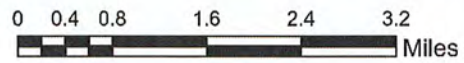
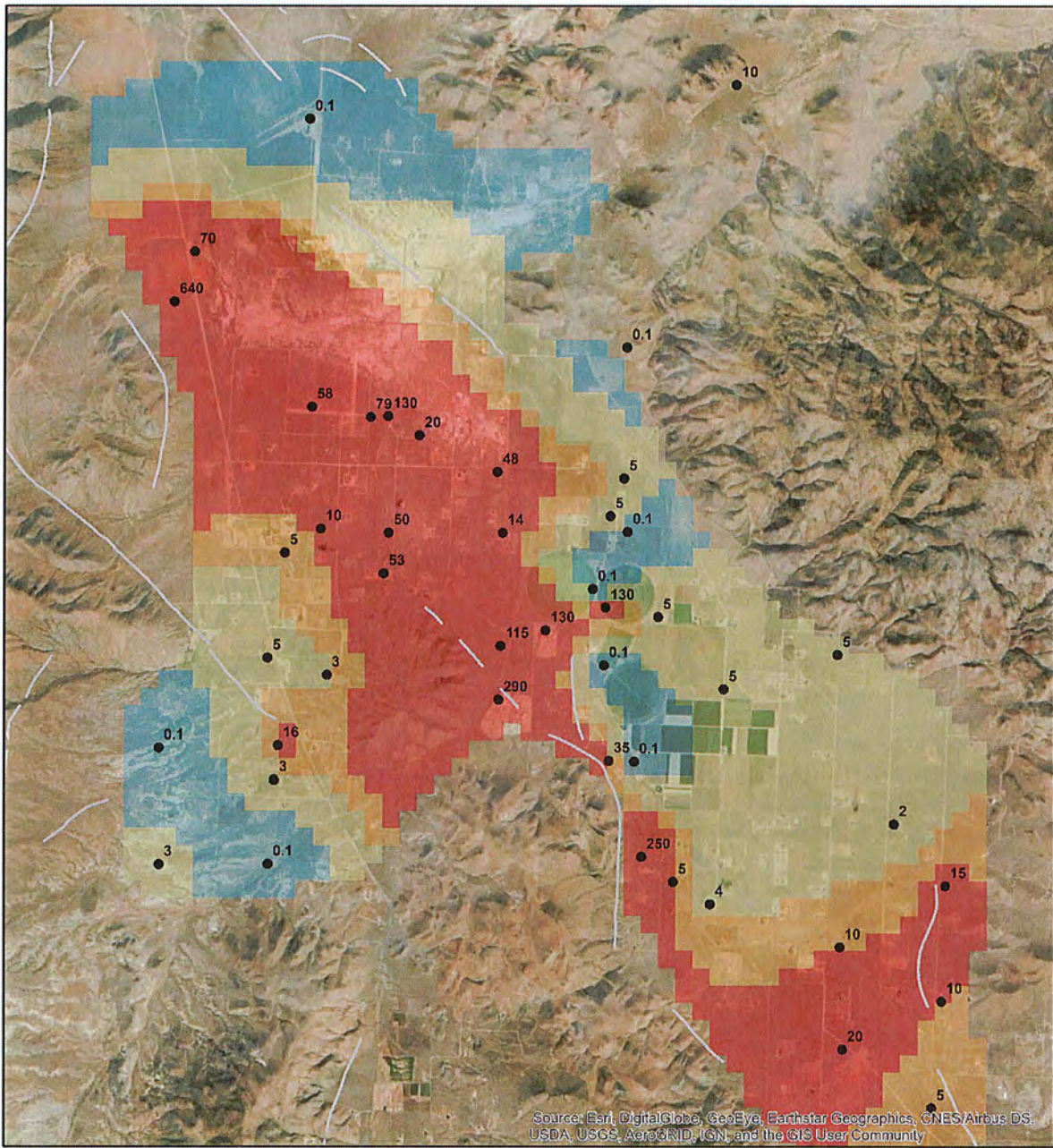


Figure 2. Maximum measured total dissolved solids (TDS) concentration over the period 1962 – 1986 in the shallow (< 750 feet) aquifer in Warm Springs Valley. Adapted from Guyton, 1987.



Legend

- Arsenic Meas. (ug/L)
 - Quaternary faults
- | Arsenic Conc. (ug/L) | |
|----------------------|--------|
| | < 1 |
| | 1 - 5 |
| | 5 - 10 |
| | > 10 |

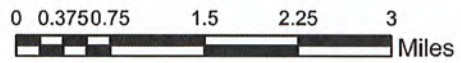
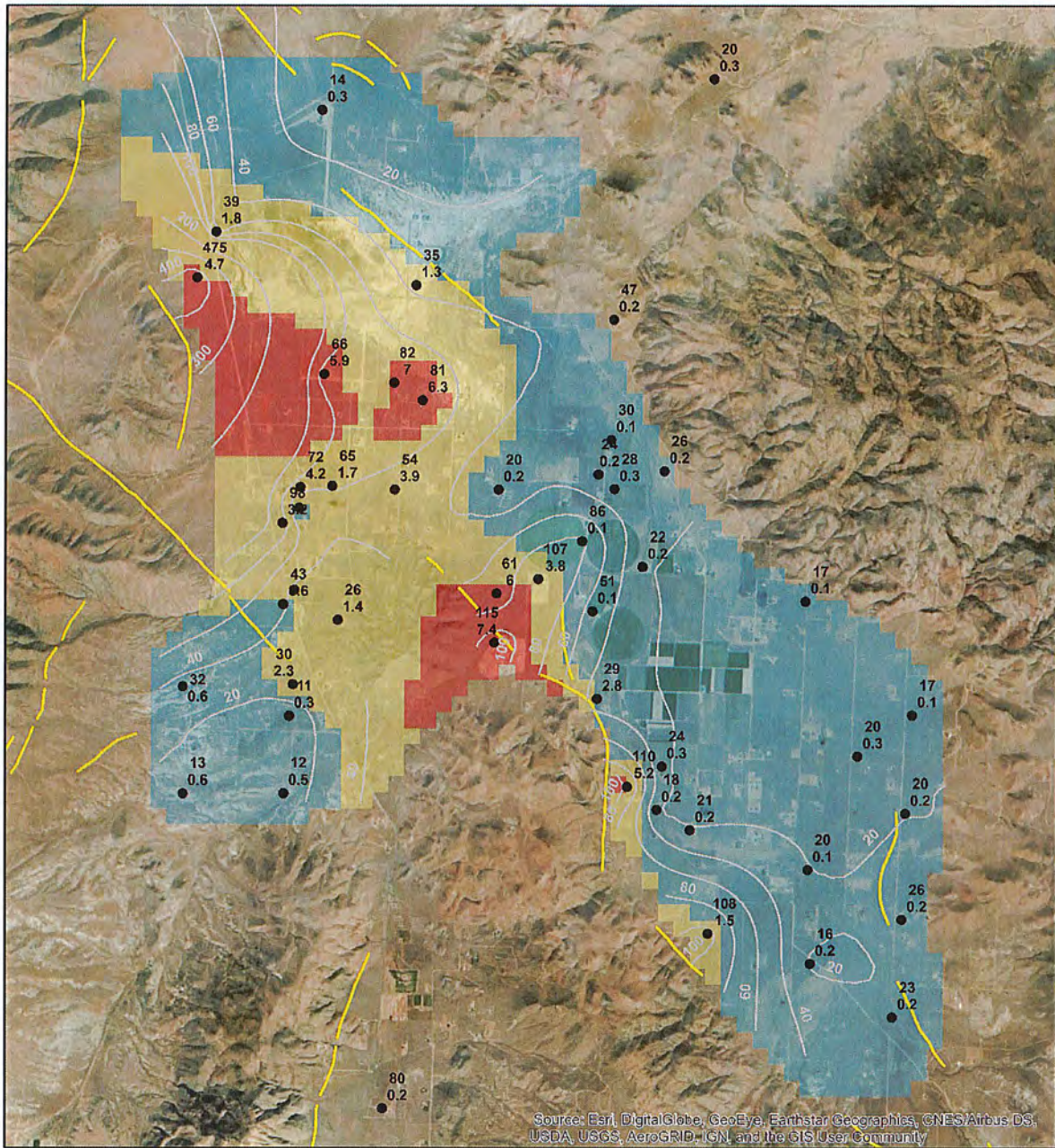


Figure 3. Maximum measured arsenic concentration over the period 1962 – 1986 in the shallow (< 750 feet) aquifer in Warm Springs Valley. Adapted from Guyton, 1987.



Legend

- Chloride/fluoride (mg/L)
 - Chloride conc. (mg/L)
 - Quaternary faults
- | Fluoride conc. (mg/L) | |
|-----------------------|-------|
| | < 1 |
| | 1 - 4 |
| | > 4 |

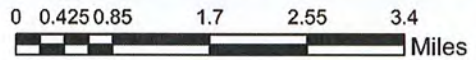


Figure 4. Maximum measured chloride and fluoride concentrations over the period 1962 – 1986 in the shallow (< 750 feet) aquifer in Warm Springs Valley. Adapted from Guyton, 1987.

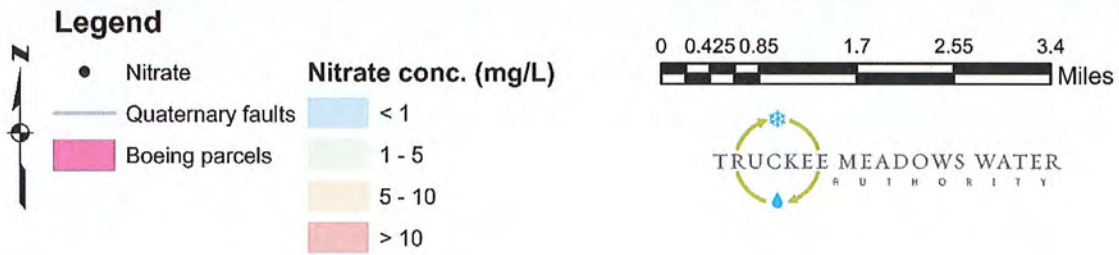
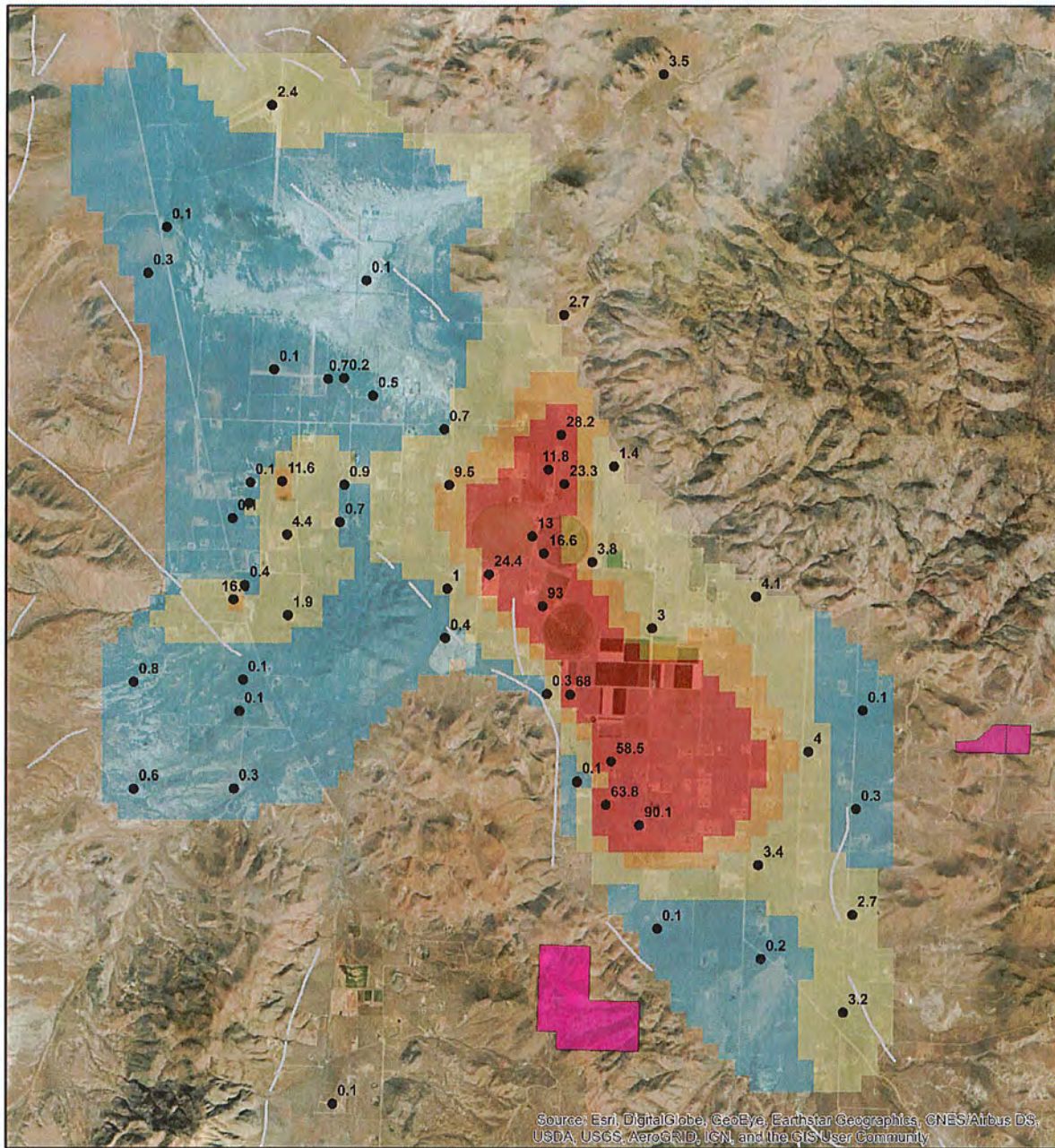
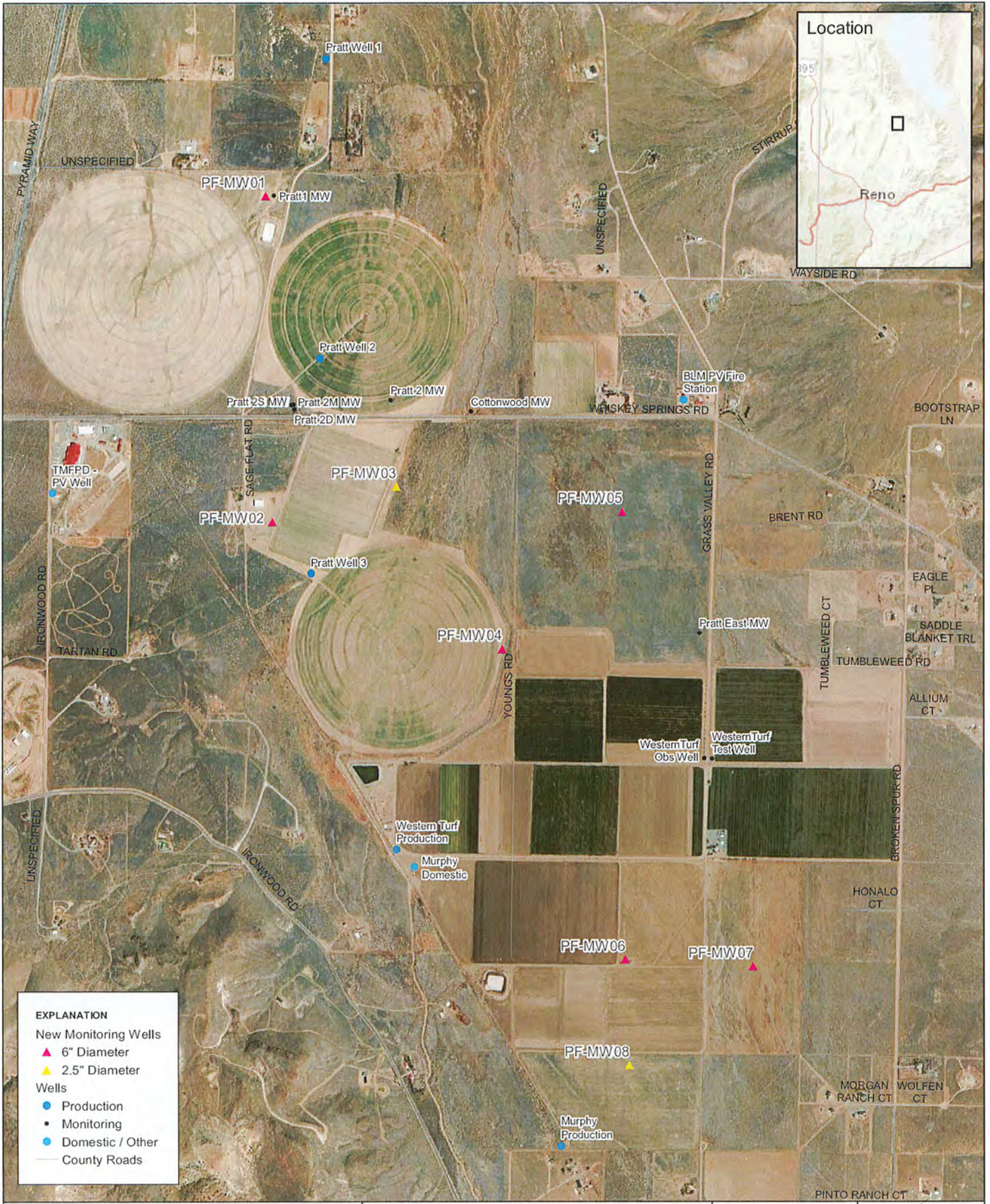


Figure 5. Maximum measured nitrate concentration (as nitrogen) over the period 1962 – 1986 in the shallow (< 750 feet) aquifer in Warm Springs Valley. Adapted from Guyton, 1987.



EXPLANATION

- New Monitoring Wells
- ▲ 6" Diameter
- ▲ 2.5" Diameter
- Wells
- Production
- Monitoring
- Domestic / Other
- County Roads



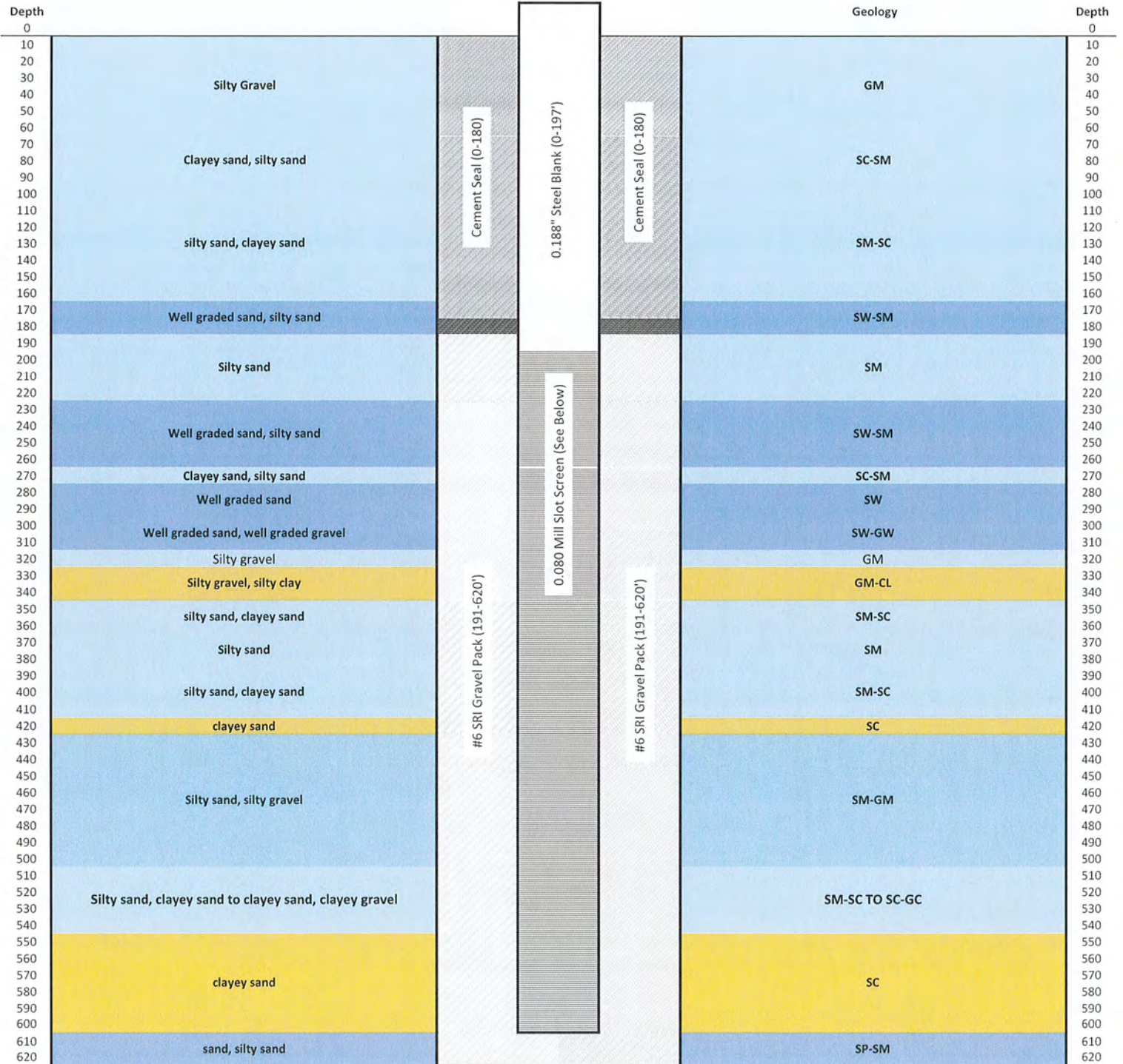
Figure 6. Wells Monitored within the Hydrogeologic Study Area Palomino Valley, Nevada

DATE	9/29/2021
MAP BY:	JK
REQUESTED BY:	CK
SCALE:	0 500 1,000 Feet



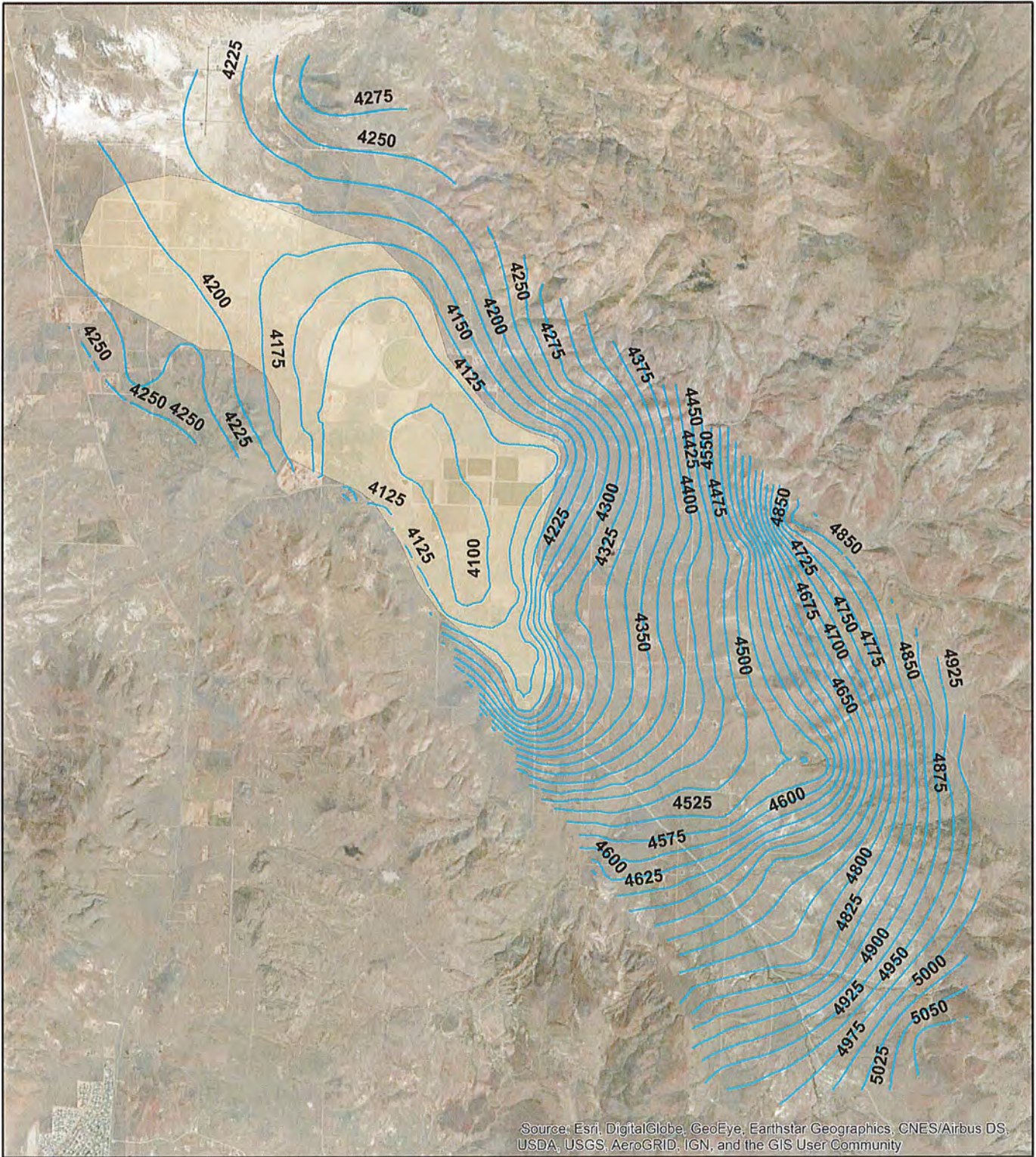
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PF-MW06



197' - 297' Double Row
 297' - 317' Single Row
 317' - 597' Double Row

Figure 7. Typical 6" Steel Monitoring Well Construction and Geology Encountered



Legend

- Hydraulic Head (ft amsl)
- High K Zone



Figure 8. Water Levels and High Conductivity Zones

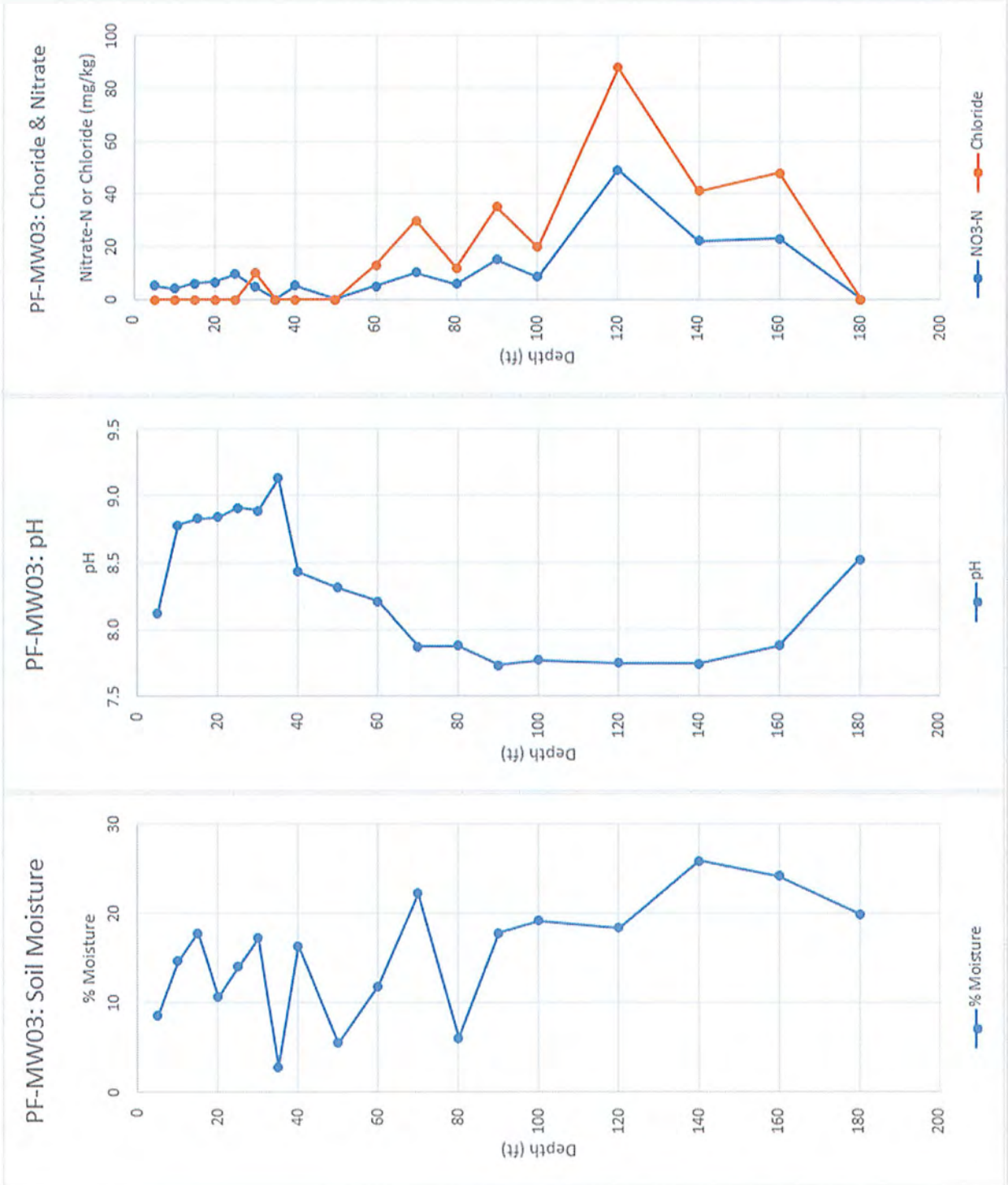


Figure 9. Results of Soil Moisture, pH, Chloride, and Nitrate Analysis in the Unsaturated Zone at PF-MW03

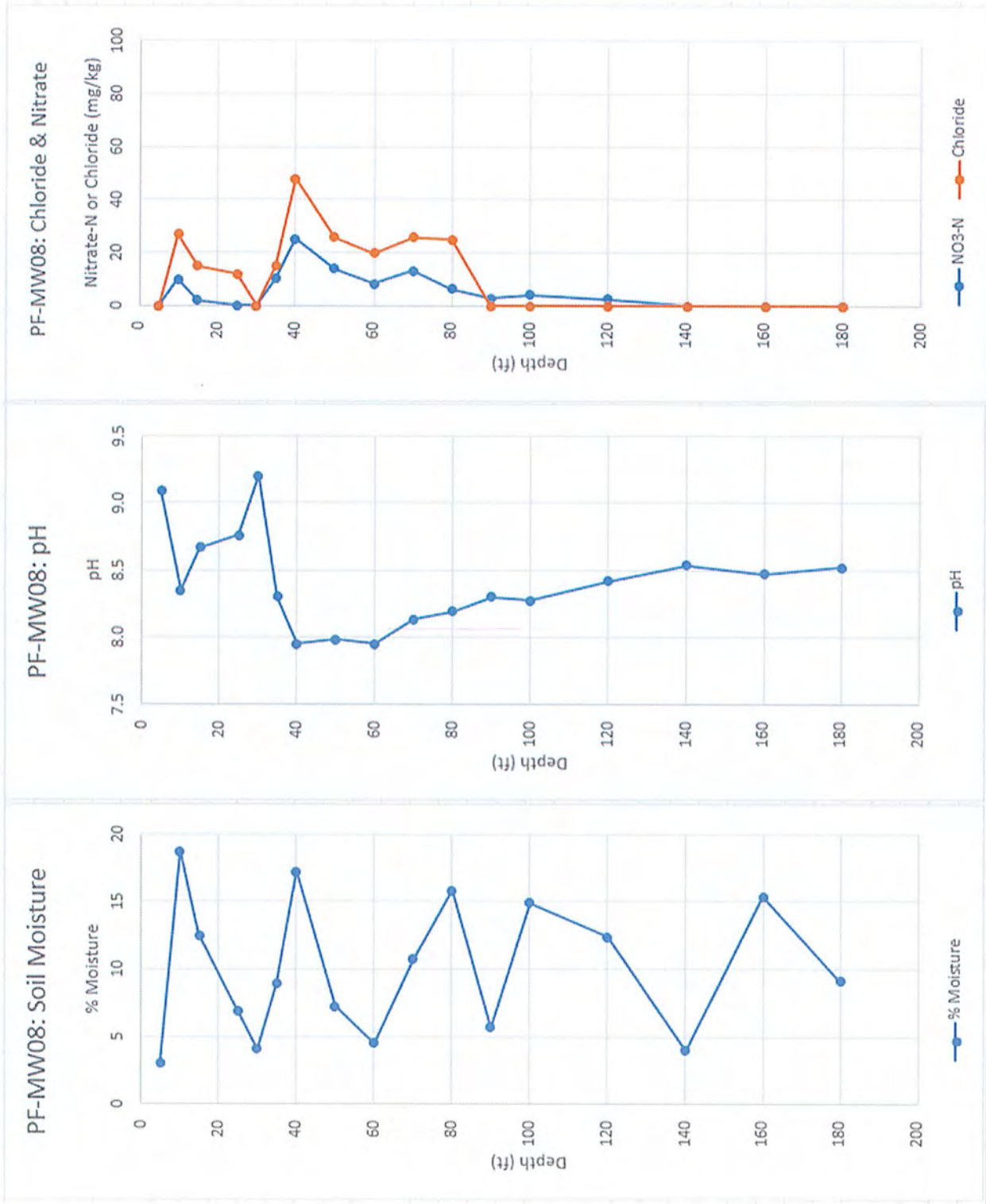
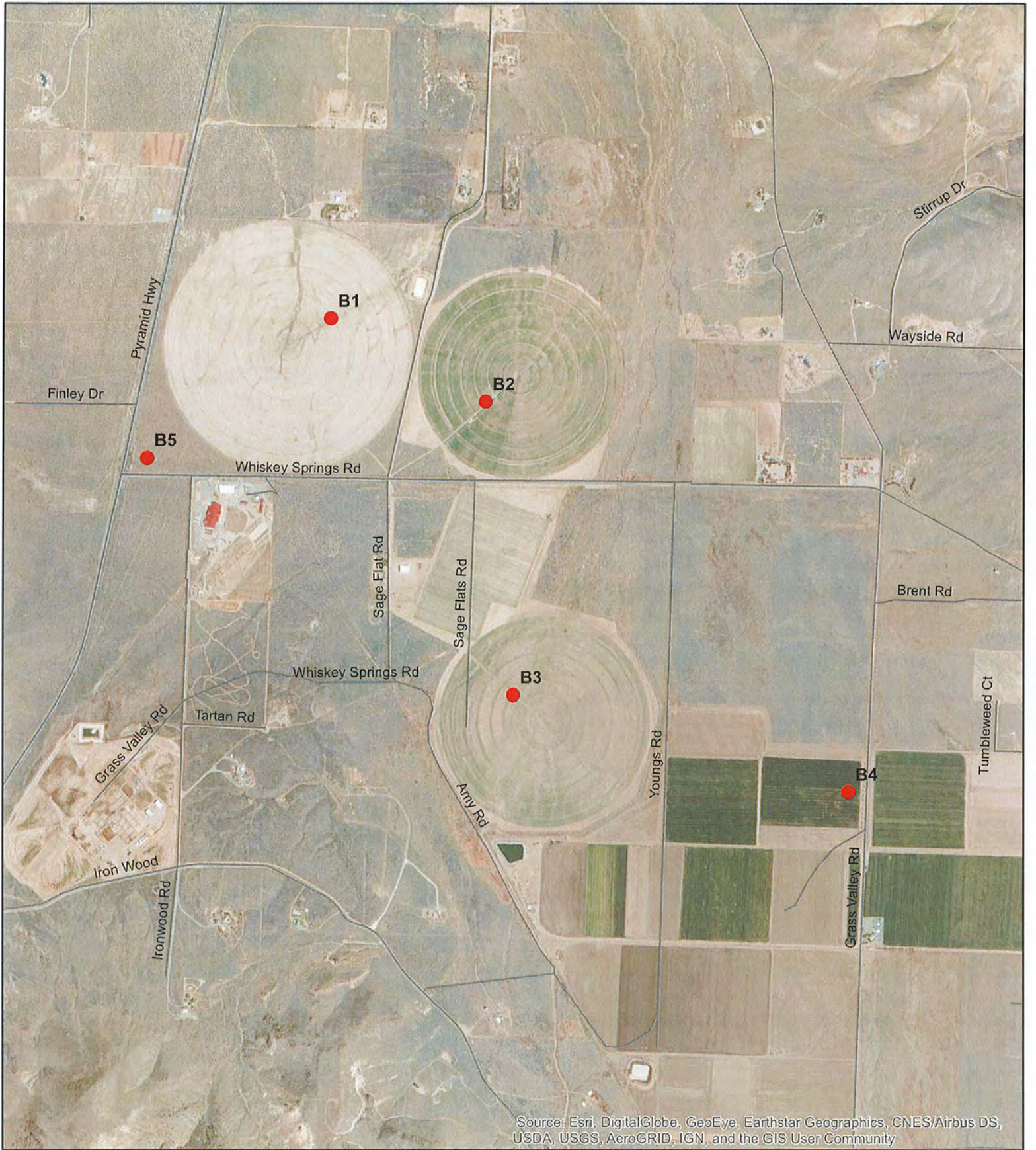


Figure 10. Results of Soil Moisture, pH, Chloride, and Nitrate Analysis in the Unsaturated Zone at PF-MW08



Legend

- Borings
- Road

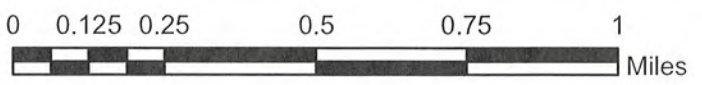
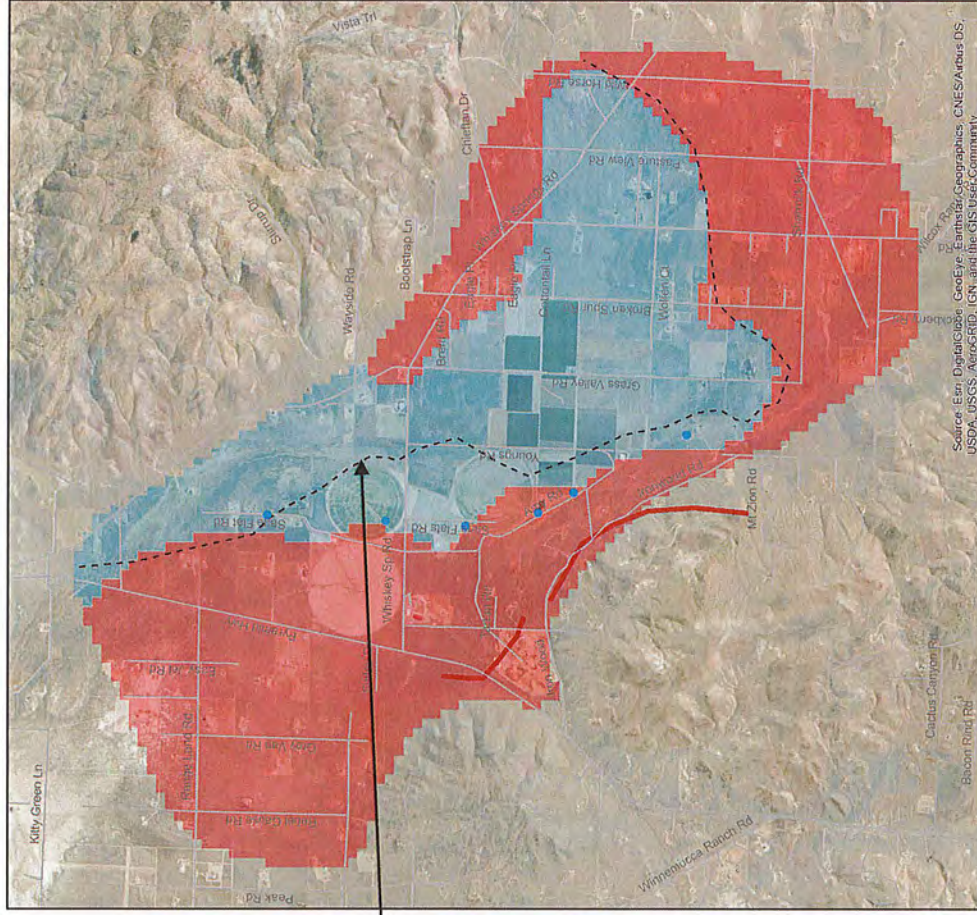
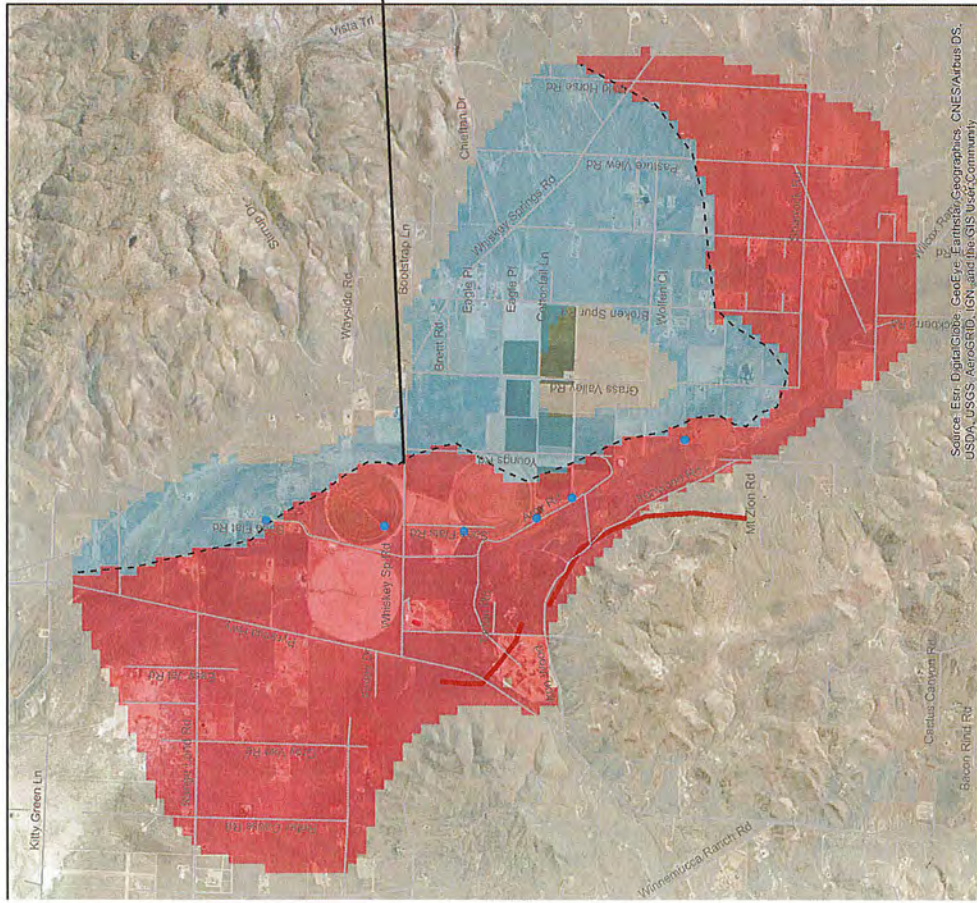


Figure 11. Proposed soil boring locations.

1962 - 1986

2020 - 2021



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

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



Figure 12. Arsenic over time in Palomino Valley

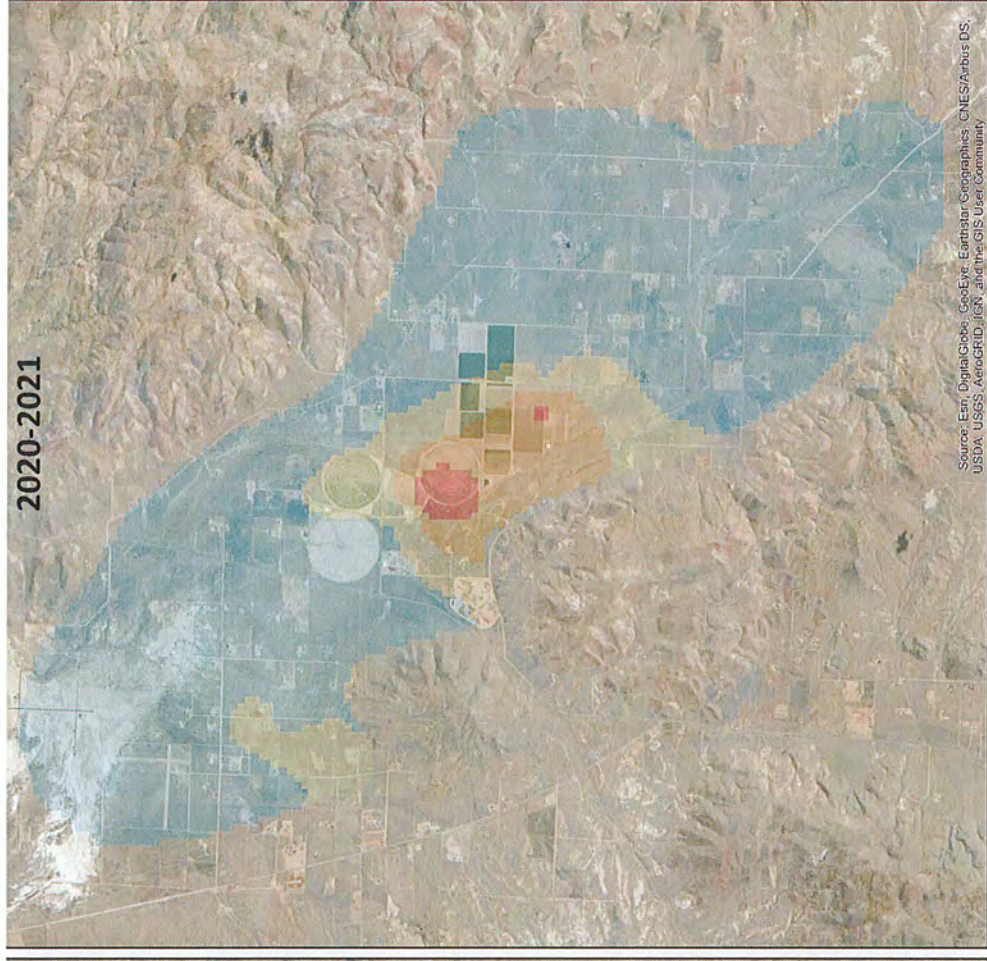
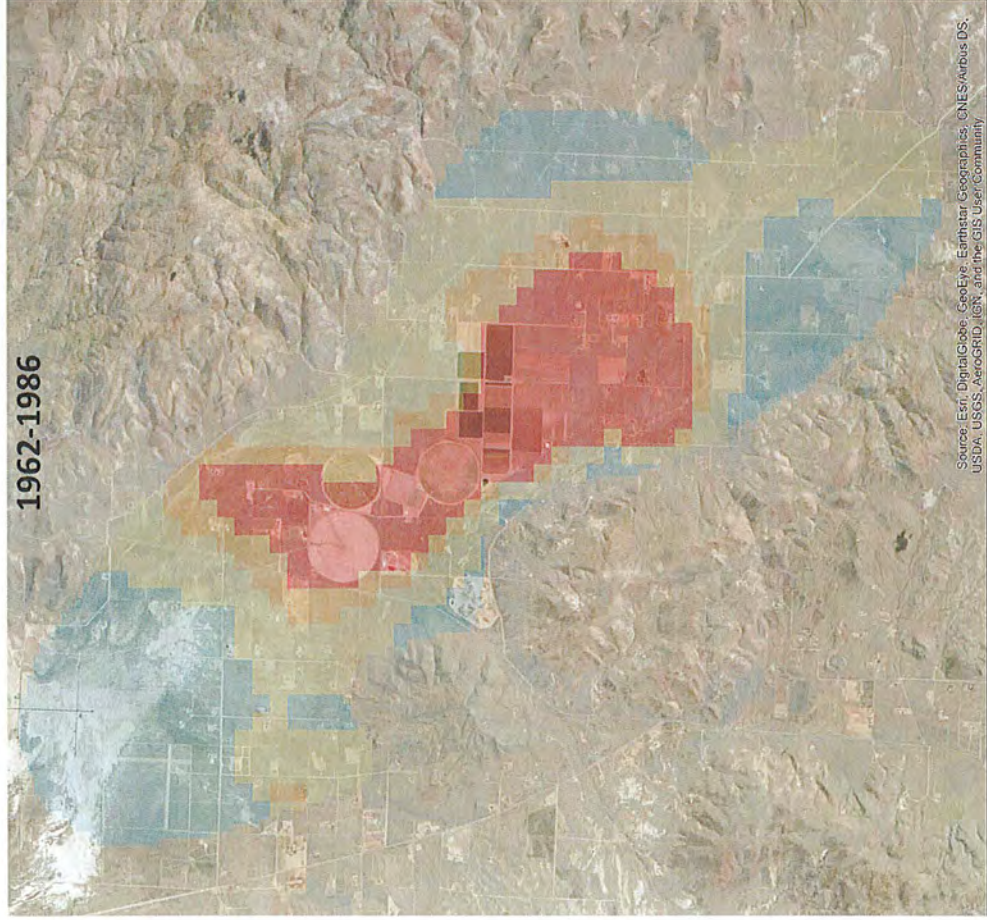


Figure 13. Nitrate over time in Palomino Valley



Palomino Farms Sustainable Water Resource Feasibility Study

UPDATE

OneWater Nevada's Palomino Farms Sustainable Water Resource Feasibility Study (Study) is part of a regional effort to optimize and expand available water resources. The purpose of the Study is to explore the coordinated use of surface water, groundwater, and recycled water (known as conjunctive use) to better manage our water resources.

The Hydrogeologic Study underway now is a part of the overall Study and aims to understand existing hydrogeologic conditions, water quality, potential deal-breakers, and help evaluate future recharge scenarios. Page 2 of this handout depicts the location of the Hydrogeologic Study Area.

Preliminary Groundwater Modeling

Preliminary groundwater modeling using existing data from previous studies found that the Palomino Valley Aquifer has the potential to store large quantities of water through groundwater recharge. However, preliminary analysis also suggested that elevated concentrations of arsenic and nitrate measured in the 1960's to 1980's may affect groundwater recharge operations.

Summer and Fall 2021 Field Work

Between July and October 2021, TMWA installed and tested eight monitoring wells to collect additional geologic, water quality, and groundwater flow data. Page 3 shows the location of the new wells (PF-MW01 through PF-MW08). Page 4 depicts the water levels and areas of high groundwater flow based on the information gained from these new wells, domestic wells, and historic information.

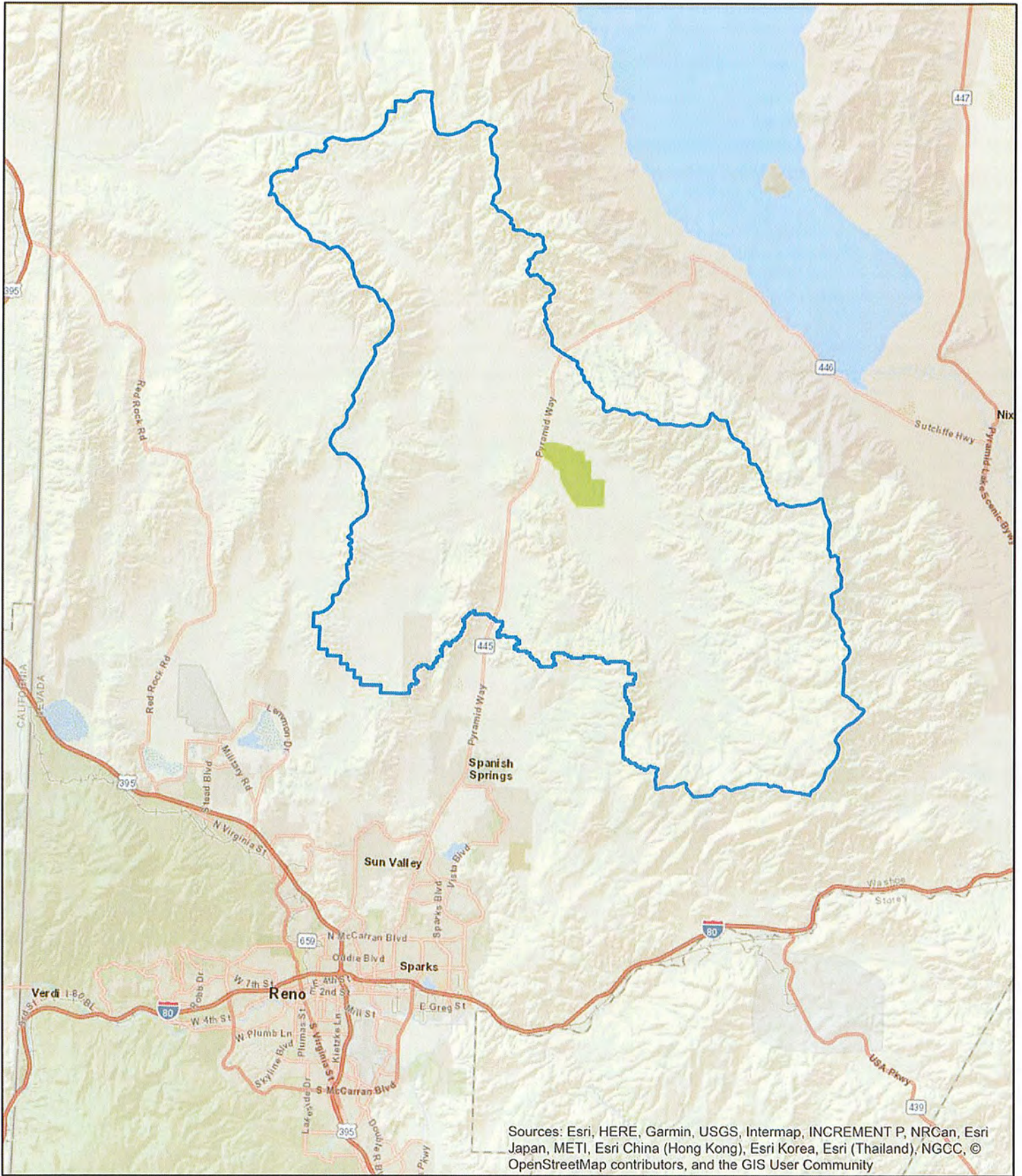
Preliminary Results

Soil samples show that high nitrate occurs at shallow depths in unirrigated areas, whereas high nitrate occurs at greater depths in irrigated areas. In most cases, water quality sampling confirmed that high nitrate occurs in the shallow aquifer and decreases with depth (see page 5).

Arsenic can be high in the valley due to the influence of geothermal activity. Arsenic concentrations are generally elevated in the west and south parts of the basin and lower in the central portion near the agricultural areas (see page 6).

Next Steps

- Collect water samples from three more wells in the area
- Collect water levels and water quality samples from interested Domestic Well owners
- Collect additional soil samples under irrigated areas to assess nitrate depth
- Update the groundwater model: geology, geophysics, water quality, hydraulics
- DRI analyzing compatibility of potable and recycled water with existing Palomino Valley groundwater – complete by end of February 2022



Legend

- Warm Springs Valley HA (084)
- Proposed ASR Site

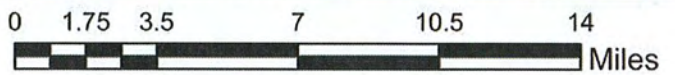


Figure 1: Hydrogeologic Study Area



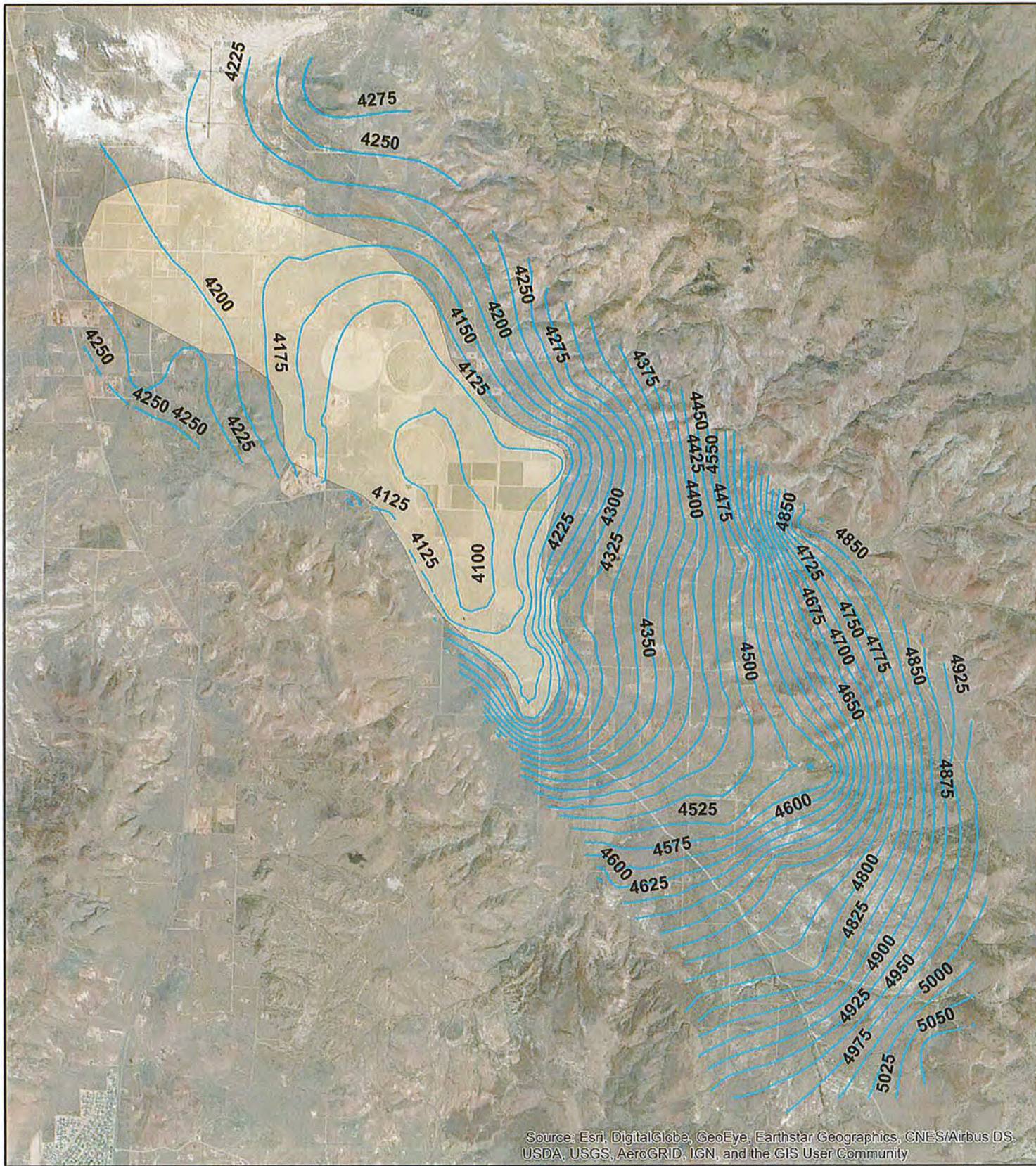
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Wells Monitored within the Hydrogeologic Study Area Palomino Valley, Nevada

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REQUESTED BY:	CK
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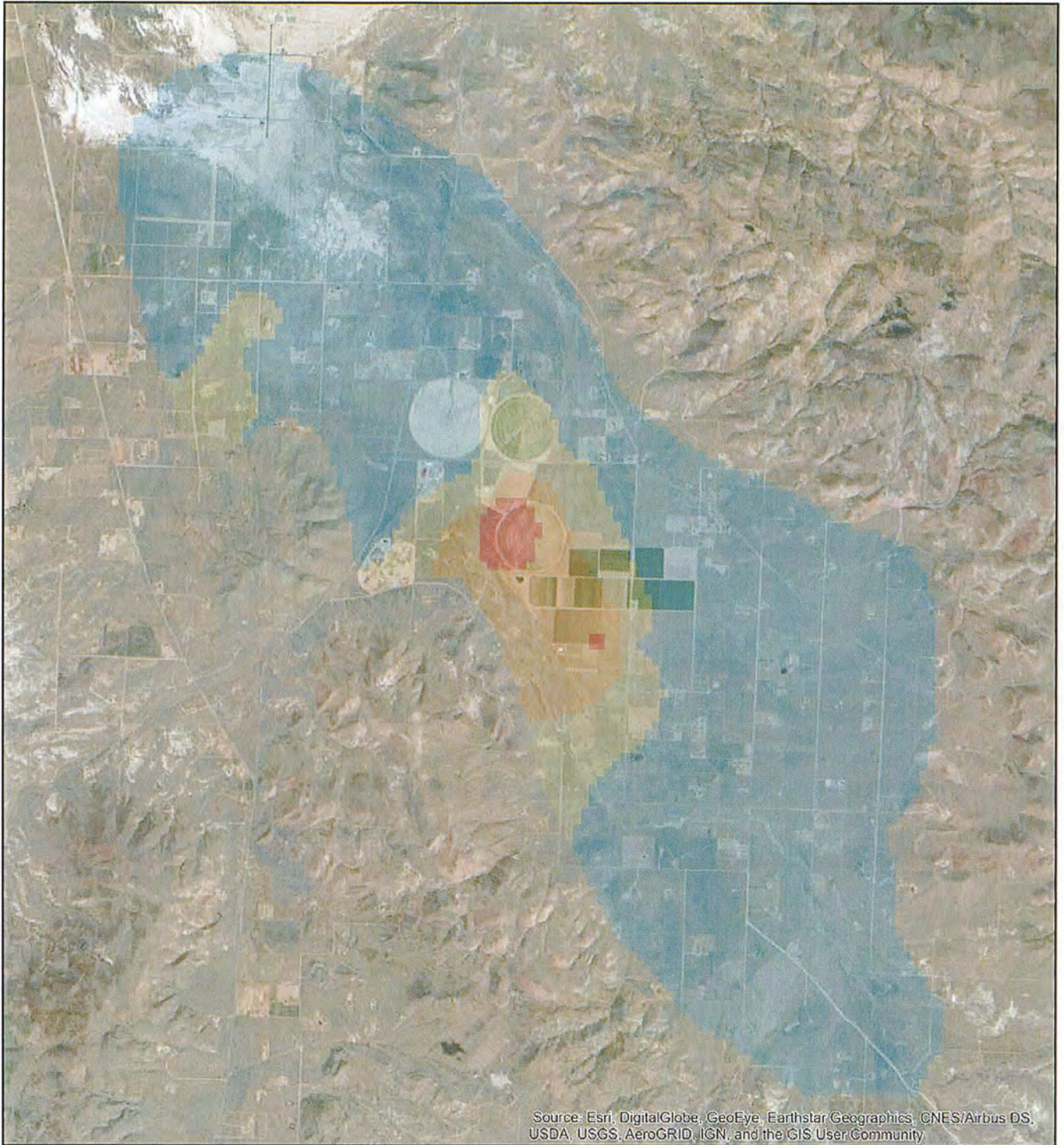


Legend

- Hydraulic Head (ft amsl)
- High K Zone



Nitrate







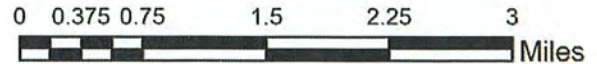
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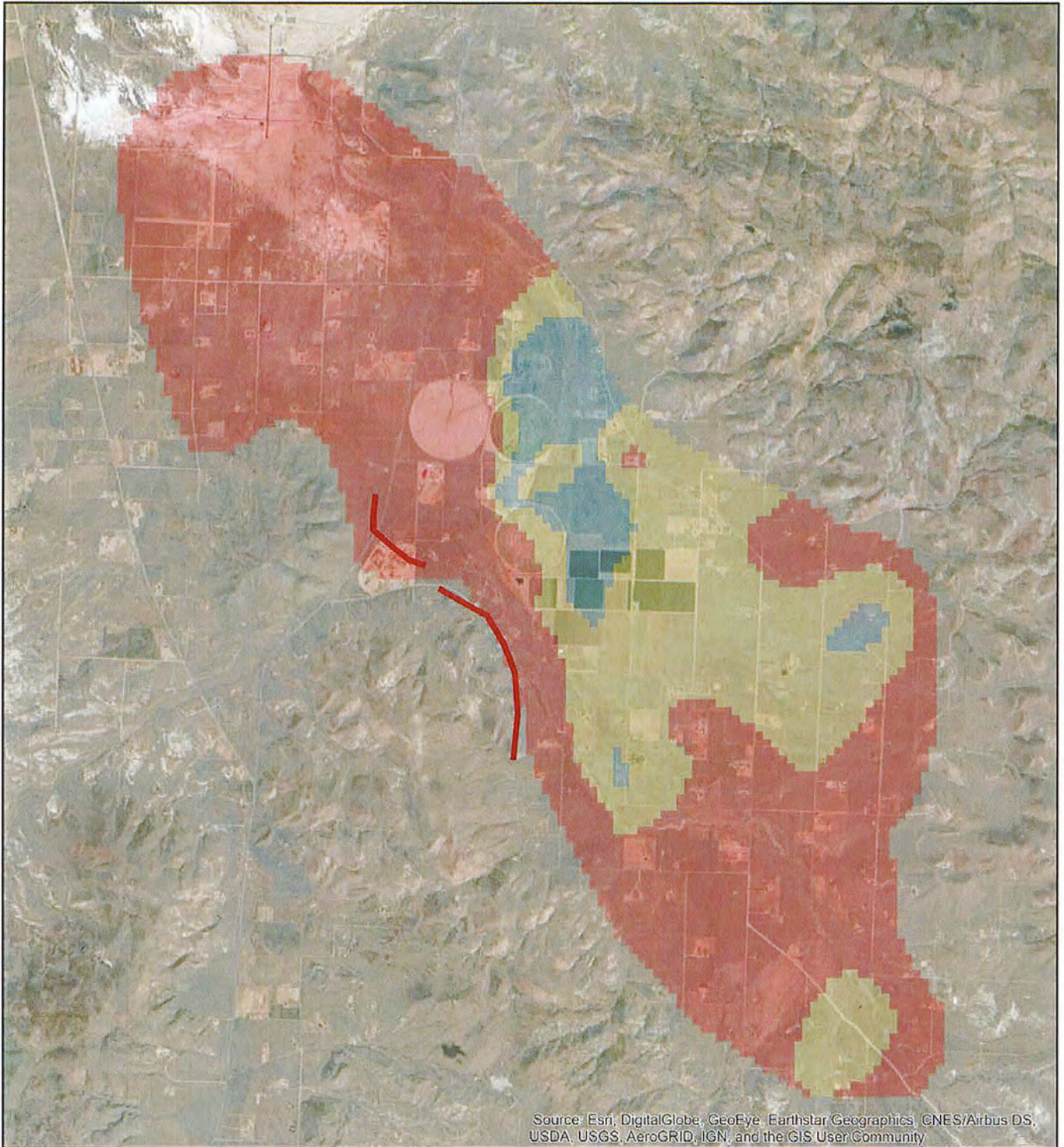
Legend

Nitrate Conc. (ppm)

-  < 1
-  1 - 5
-  5 - 10
-  > 10



Arsenic



Legend



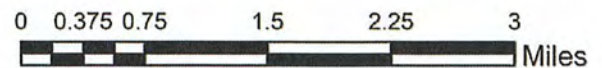
— Geothermal Faults

Arsenic Conc (ppm)

— < 5

— 5 - 10

— > 10





Palomino Farms Sustainable Water Resource Feasibility Study

What is the Study?

OneWater Nevada's *Palomino Farms Sustainable Water Resource Feasibility Study* (Study) is part of a regional effort to optimize and expand available water resources. The purpose of the Study is to explore the coordinated use of surface water, groundwater, and recycled water (known as conjunctive use) to better manage our water resources.

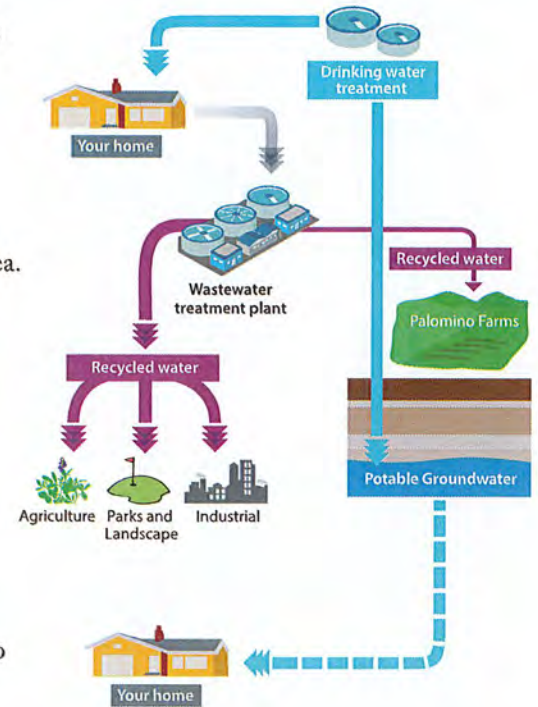
More specifically, the Study is focused on determining the viability of bringing water to the Palomino Farms area as part of a long-term sustainable water management plan. The hope is to preserve farmland and open space, and determine whether the aquifer could be utilized as an underground reservoir to store large quantities of water for the future.

Additional benefits for residential well owners and agricultural users in the area would be improved groundwater levels, and potential improvement to water quality.



Here's how it would work:

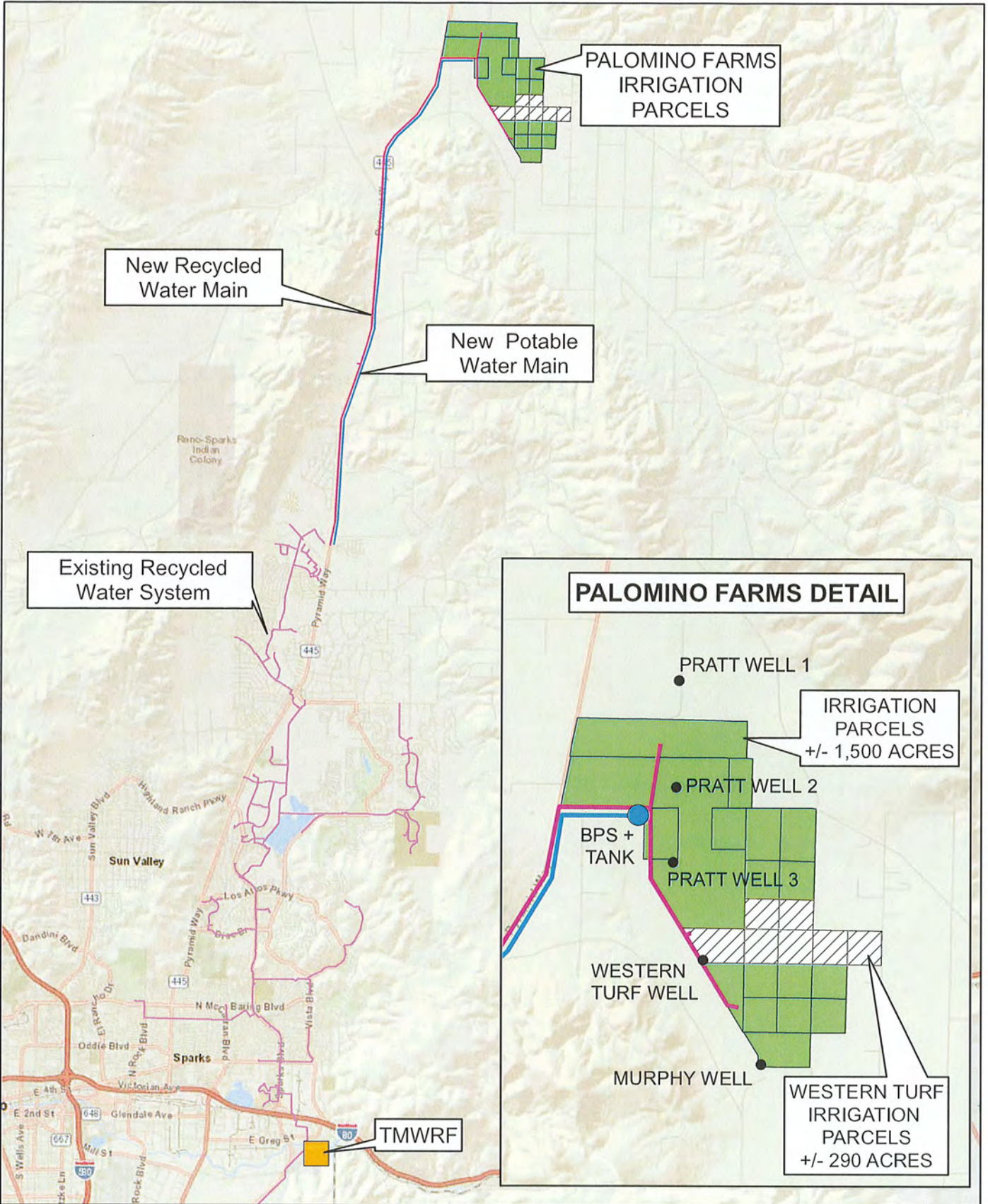
- Recycled water from Reno, Sparks and Washoe County water reclamation facilities would be piped to Palomino Farms for use in farmland irrigation. This would dramatically reduce the need for groundwater pumping by the agricultural wells supplying this area.
- Potable water from Truckee Meadows Water Authority would also be sent through a separate pipeline to Palomino Farms in the winter, when water is more plentiful, and recharged into the Palomino Valley aquifer via injection wells.
- The aquifer would be replenished, storing water for later use. The groundwater basin in the Palomino Farms area would be brought into balance and sustainably managed.



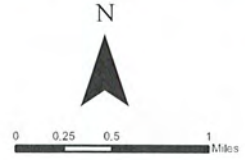
Providing a new potable and agricultural water supply to Palomino Farms would improve local groundwater levels, help preserve farmland and open space, and maintain the rural lifestyle and character of the area. The imported water would be for groundwater basin replenishment only, not for domestic well hook ups.

Potential future benefits of this project include:

- A potable water pipeline running between Sparks and Palomino Farms would provide TMWA greater flexibility and resilience in improving water supply and potentially water quality in the coming years.
 - The recycled water and potable water infrastructure improvements being contemplated by the Study could also complement the potential later addition of A+ Advanced Purified Water to the overall water supply.
- OneWater Nevada's Palomino Farms Sustainable Water Resource Feasibility Study is one part of a regionally comprehensive, research-driven approach to water resource management being supported collaboratively by the University of Nevada, Reno, City of Reno, City of Sparks, Washoe County, and Truckee Meadows Water Authority.



Map of Feasibility Study Area and Conveyance System





OneWater Nevada
Our Sustainable Water Future
OneWaterNevada.com

Palomino Farms Sustainable Water Resource Feasibility Study

Frequently Asked Questions

Is this project about facilitating growth in Palomino Valley?

No. Quite the opposite.

The feasibility study is exploring the pros and cons of bringing recycled water to the Palomino Valley area for farmland irrigation, which will decrease groundwater pumping by large agricultural wells. In return, the farms will remain farms with no opportunity to be developed. Potable, drinking water would also be recharged into the aquifer and banked for later use in Spanish Springs.

Will Palomino Farms and LW Land be developed in the future?

No.

If the project is implemented, the farms will be preserved as open space and farmland, with a deed restriction to prevent development.

Why would Palomino Farms and LW Land Company agree to this?

Because it is a win/win for everyone involved. Palomino Farms and LW Land Company believe that the highest and best use of the farms in Palomino Valley is for them to remain farms. While they will make money through the sale of surplus water rights and the continued agricultural use of the land, if this transaction occurs, their underlying intention is to preserve the rural nature of the valley—which is the reason most people moved out there in the first place.

Is using recycled water for irrigation safe?

Yes.

There are numerous places around the country where recycled water is used for farmland irrigation. Recycled water is used in Washington, Texas, Arizona, Florida, California, and many other states for irrigating a variety of edible food crops—including lettuce, strawberries, and grapes, as well as silage and alfalfa.

Will the aquifer be sustainably managed?

Yes.

By irrigating farmland with recycled water, the aquifer will be allowed to rest and begin to recover naturally. Drinking water would also be recharged and banked in the aquifer for later use. ***There would always be more water preserved in the aquifer than taken out.*** The amount of water stored in the aquifer would be permitted by, and reported to, the State Engineer's office. This would be public information, verifiable by anyone.

What work is being performed for the feasibility study?

New monitoring wells are being drilled to help understand the aquifer and to thoroughly evaluate water quality.

What is the timeline for the feasibility study?

The hydrogeologic study, monitoring well drilling and water quality testing will be completed by early 2022. Water rights, land ownership, costs and permitting considerations will also be evaluated during this same period. Information will be shared with Palomino Valley residents, the State Engineer's office, Pyramid Lake Paiute Tribe, and other stakeholders as the study progresses.

Will Palomino Valley residents have to pay a recharge fee like they do in Golden Valley?

No.

There will be no fees for Palomino Valley residents as a result of this project.