

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

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

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

September 17, 2018

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Community Services Department  
Planning and Building  
MASTER PLAN AMENDMENT  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.6100

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Marshall Ranch</b>			
<b>Project Description:</b> A Master Plan Amendment to change the land use designation from Special Planning Area (City of Reno) to Rural Residential (Washoe County) in support of a recent removal from Reno's Sphere of Influence. A Character Management Plan is also proposed for the Marshall Ranch to help ensure that the unique characteristics of these properties are preserved if they are developed in the future.			
Project Address: 9055 Winnemucca Ranch Rd, Reno, NV 89510			
Project Area (acres or square feet): 1,088.88 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>9.4 Miles N. of Pyramid Highway on Winnemucca Ranch Road.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
079-220-23	244.16	079-220-26	41.51
079-220-37	803.21		
Section(s)/Township/Range: Sections 27, 28, 29, 30, 32, and 33, T. 24 N., R. 20 E. M.D.M.			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). N/A			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b> Winnemucca Holdings, LLC		<b>Professional Consultant:</b> Kenneth Krater, P.E.	
Name: Jack Fisher, President		Name: Ken Krater	
Address: 750 Hammond Drive, Bldg #17		Address: 901 Dartmouth Drive	
Atlanta, GA	Zip: 30328	Reno, NV	Zip: 89509
Phone: 1 404.250.4576	Fax:	Phone: 775-815-9561	Fax: 786-2702
Email: jfisher@inlandcapitalfunds.com		Email: ken@kraterconsultinggroup.com	
Cell: (770) 722-0855	Other:	Cell: 775-815-9561	Other:
Contact Person: Jeff Herman		Contact Person: Ken Krater	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Krater Consulting Group, PC		Name:	
Address: 901 Dartmouth Drive		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 775-815-9561	Fax: 786-2702	Phone:	Fax:
Email: ken@kraterconsultinggroup.com		Email:	
Cell: 775-815-9561	Other:	Cell:	Other:
Contact Person: Kenneth Krater, P.E.		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Property Owner Affidavit**

**Applicant Name:** Krater Consulting Group, PC

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

STATE OF NEVADA      )  
                                  )  
COUNTY OF WASHOE  )

I, Jack Fisher, President of Winnemucca Holdings, LLC

(please print name)

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

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

Assessor Parcel Number(s): 079-200-29; 079-220-18; 078-220-23; 079-220-26; 079-220-28; 079-220-37

Printed Name Jack Fisher, President

Signed *Jack E Fisher*

Address 405 Marsh Ave., Suite 206, Reno, NV 89509

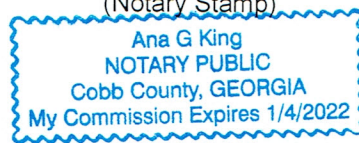
*Ana King*

Subscribed and sworn to before me this 13 day of SEPTEMBER, 2018.

COBB, GEORGIA  
Notary Public in and for said county and state

My commission expires: 01-04-2022

(Notary Stamp)



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

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

**PROJECT  
LEGAL DESCRIPTION**

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

**APN 079-220-23:**

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

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

Containing 244.16 acres of land, more or less.

**APN 079-220-26:**

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

Containing 41.51 acres of land, more or less.

**APN 079-220-37:**

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

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

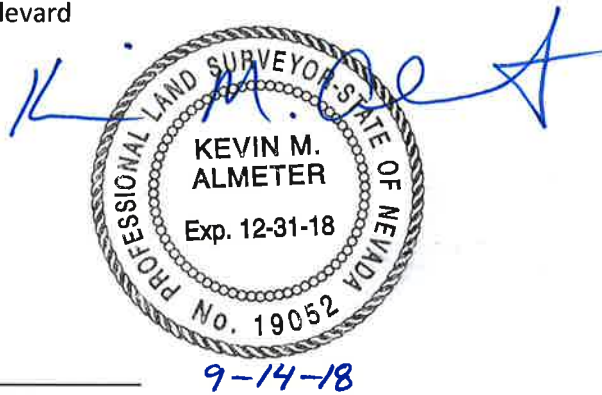
The Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4), the Northwest One-Quarter (NW 1/4) of the Northeast One-Quarter (NE 1/4), the South One-Half (S 1/2) of the Northeast One-Quarter (NE 1/4) of said Section Thirty-Two (32);

**PROJECT  
LEGAL DESCRIPTION**

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

Containing 803.21 acres of land, more or less.

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

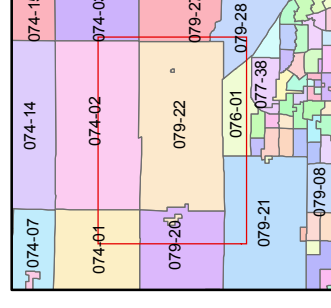
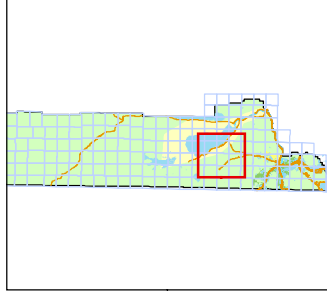


\_\_\_\_\_  
Kevin M. Almeter, P.L.S.  
Nevada Certificate No. 19052

9-14-18



Miles  
0 0.25 0.5 0.75 1  
1 inch = 5,280 feet



created by TWT 2/10/2011

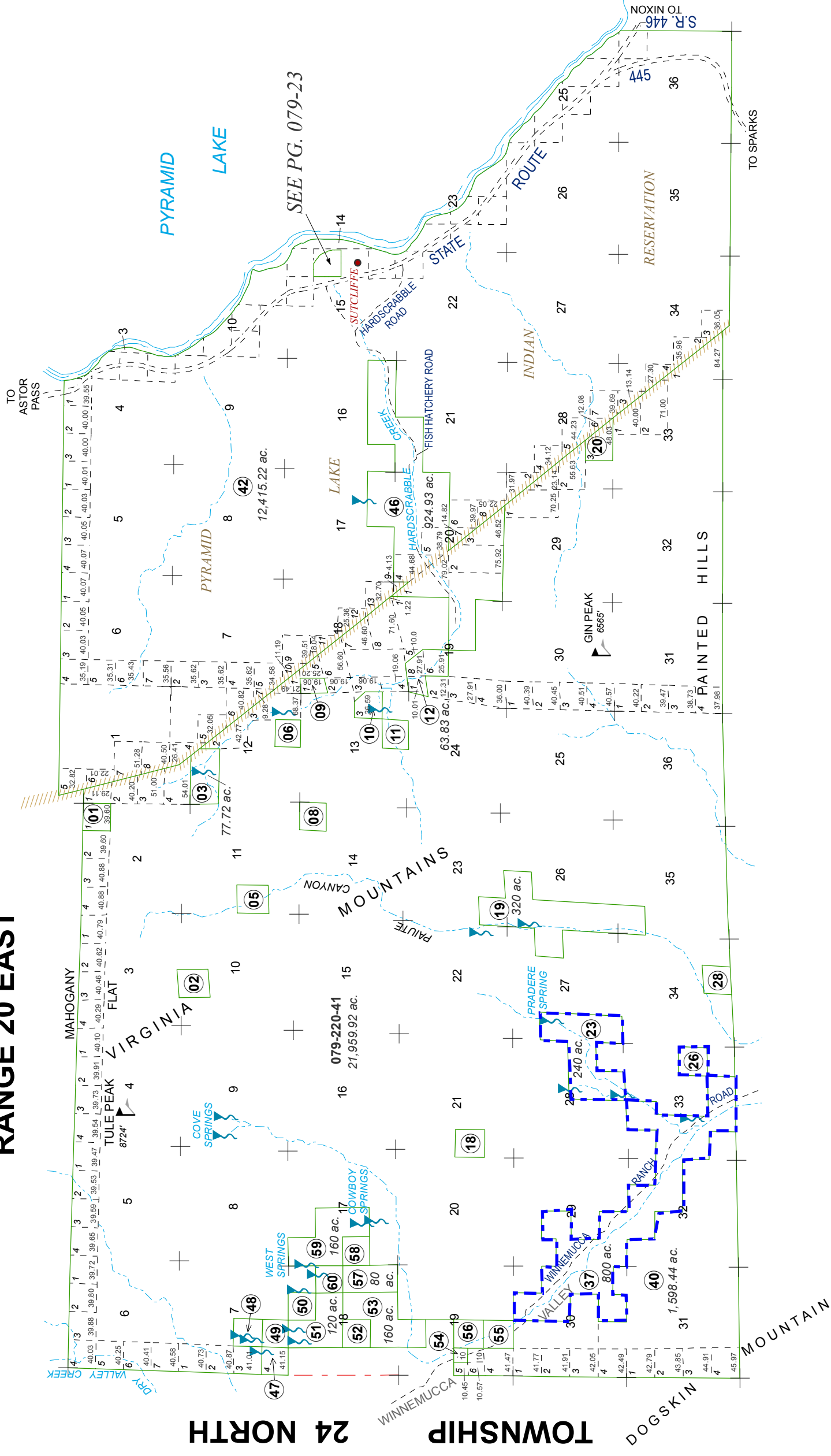
last updated: KSB 12/12/16

area previously shown on map(s)

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

**RANGE 21 EAST**

**RANGE 20 EAST**



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



# Master Plan Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

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

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

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

At a request by the property owner and applicant, the Marshall Ranch property was removed from the City of Reno's portion of the Truckee Meadows Service Area (TMSA) and subsequently designated as Rural Development Area (RDA) on Thursday October 26th, 2017. The staff report for the TMSA removal states, "The RDA is characterized as "dispersed residential, employment and other uses that do not require the provision of municipal services." Furthermore, the policy also limits residential development to parcels of five acres in size or larger. Material submitted with the sponsorship indicates that the property owner wishes to develop large lot residential uses, which would be approximately five acre lots. This is consistent with the RDA requirements in the Regional Plan". A Character Management Plan is also proposed for the Marshall Ranch. Hence, we respectfully submit this application.

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

Policy 1.2.16 of the Truckee Meadows Regional Plan states: 2) When lands are removed from a city's SOI, the following policies apply: a) the city land use that is in existence at the time of the SOI change, as translated to corresponding County land use in Appendix 8 (Actually Appenix 7), shall provide guidance in the County until Policy 1.2.16(2)(b) is satisfied; and, b) the County shall prepare and submit its master plan amendment for conformance review with the land uses determined as described in Policy 1.2.16(2)(a) within 120 days and upon a finding of conformance take jurisdiction for actions covered under NRS 278.010- 630.

This Master Plan Amendment is submitted to comply with Policy 1.2.16, 2) (b). Note that the City of Reno's Land Use Designation of "Special Planing Area" is Allowed in All WC Land Use Areas per Appendix 7 of the TMRPA Plan.

3. Please provide the following specific information.  
 a. What is the location (address or distance and direction from nearest intersection)? Please attach a legal description.

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

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

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
079-220-23	Special Planning Area	244.16	Rural Residential	244.16
079-220-26	Special Planning Area	41.51	Rural Residential	41.51
079-220-37	Special Planning Area	803.21	Rural Residential	803.21

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

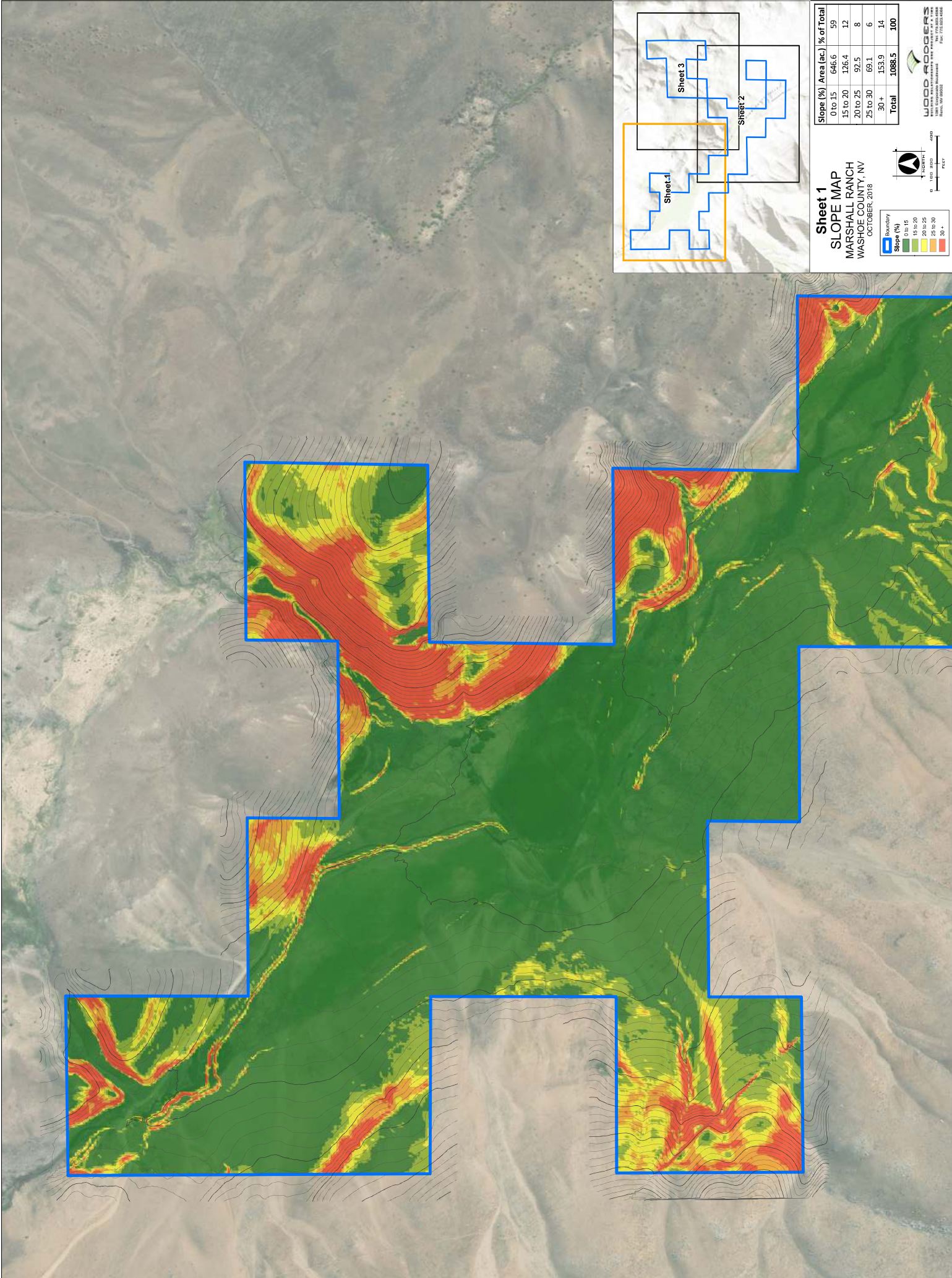
North	Rural
South	Rural
East	Rural
West	Special Planning Area (City of Reno)

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

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

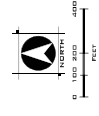
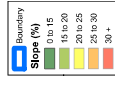
5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

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

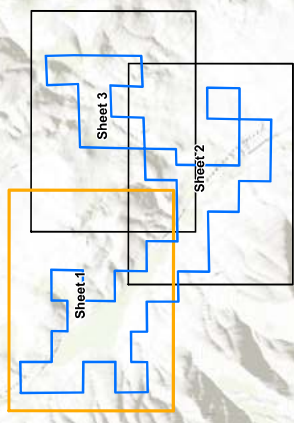


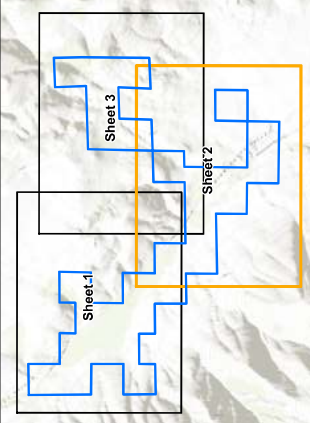
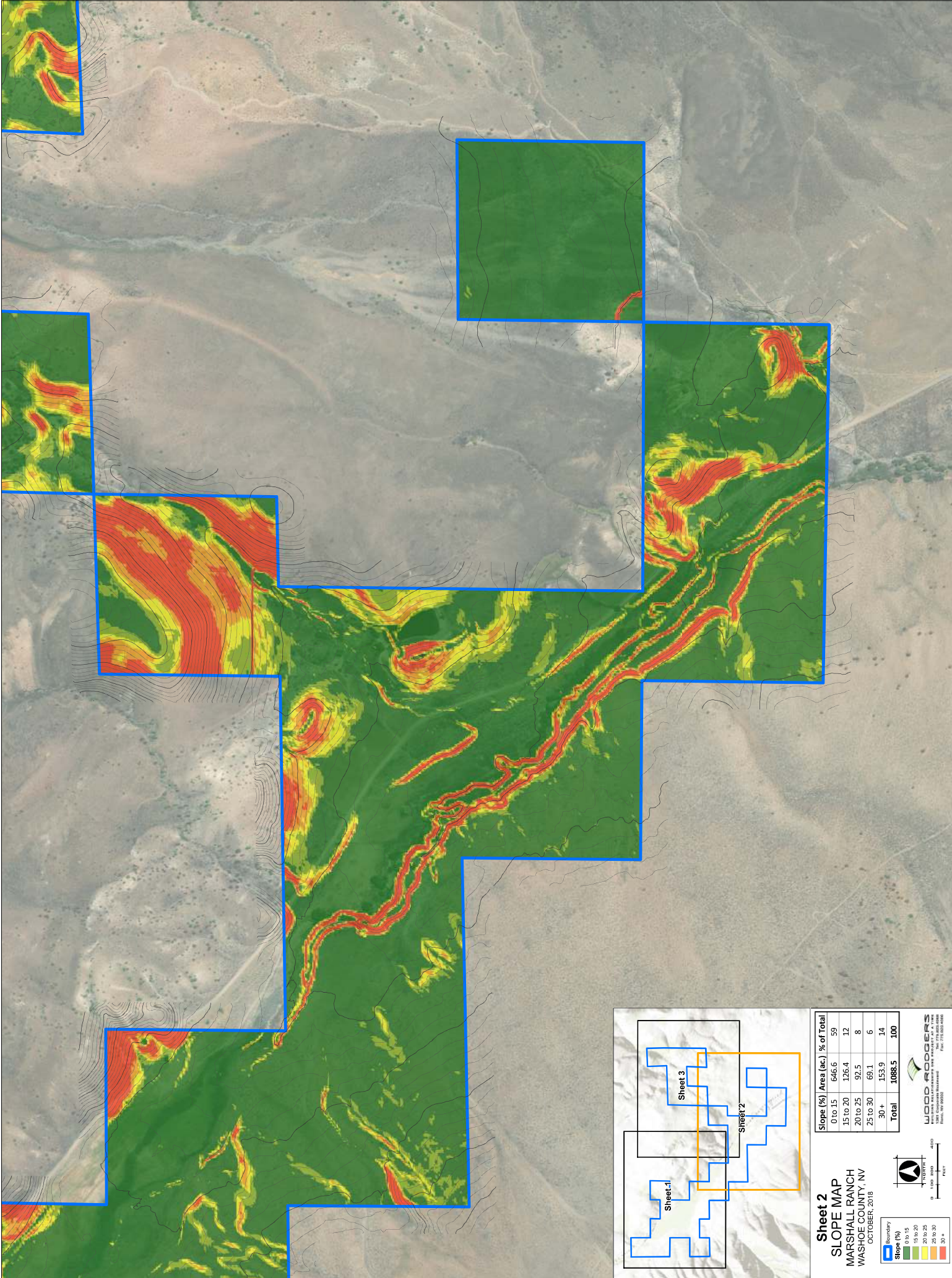
**Sheet 1**  
**SLOPE MAP**  
 MARSHALL RANCH  
 WASHOE COUNTY, NV  
 OCTOBER, 2018

Slope (%)	Area (ac.)	% of Total
0 to 15	646.6	59
15 to 20	126.4	12
20 to 25	97.5	8
25 to 30	69.1	6
30 +	153.9	14
<b>Total</b>	<b>1,088.5</b>	<b>100</b>



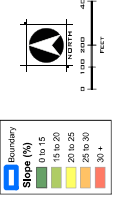
**WOOD ROGERS**  
 1801 WASHINGTON BOULEVARD  
 LAS VEGAS, NEVADA  
 PHONE: 702.735.0000  
 FAX: 702.735.0000



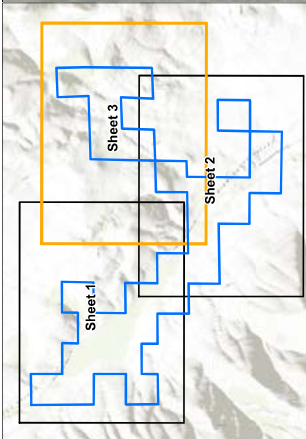


Slope (%)	Area (ac.)	% of Total
0 to 15	646.6	59
15 to 20	126.4	12
20 to 25	92.5	8
25 to 30	69.1	6
30 +	153.9	14
<b>Total</b>	<b>1088.5</b>	<b>100</b>

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



**WOOD ROGERS**  
 3000 W. WASHINGTON BLVD.  
 LAS VEGAS, NV 89102  
 PHONE: 702.735.8888  
 FAX: 702.735.8888



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

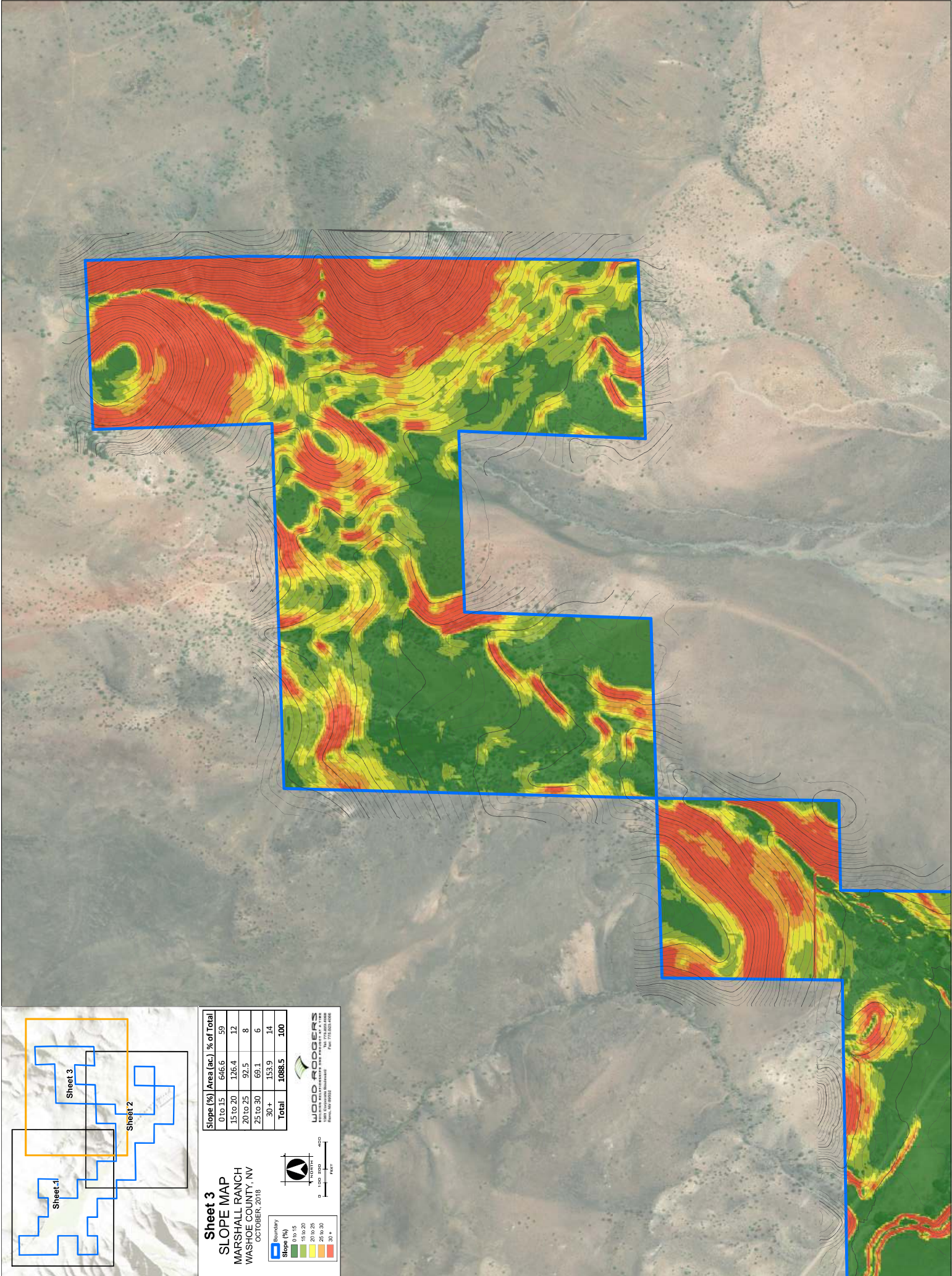
Slope (%)	Area (ac.)	% of Total
0 to 15	646.6	59
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30 +	153.9	14
<b>Total</b>	<b>1088.5</b>	<b>100</b>

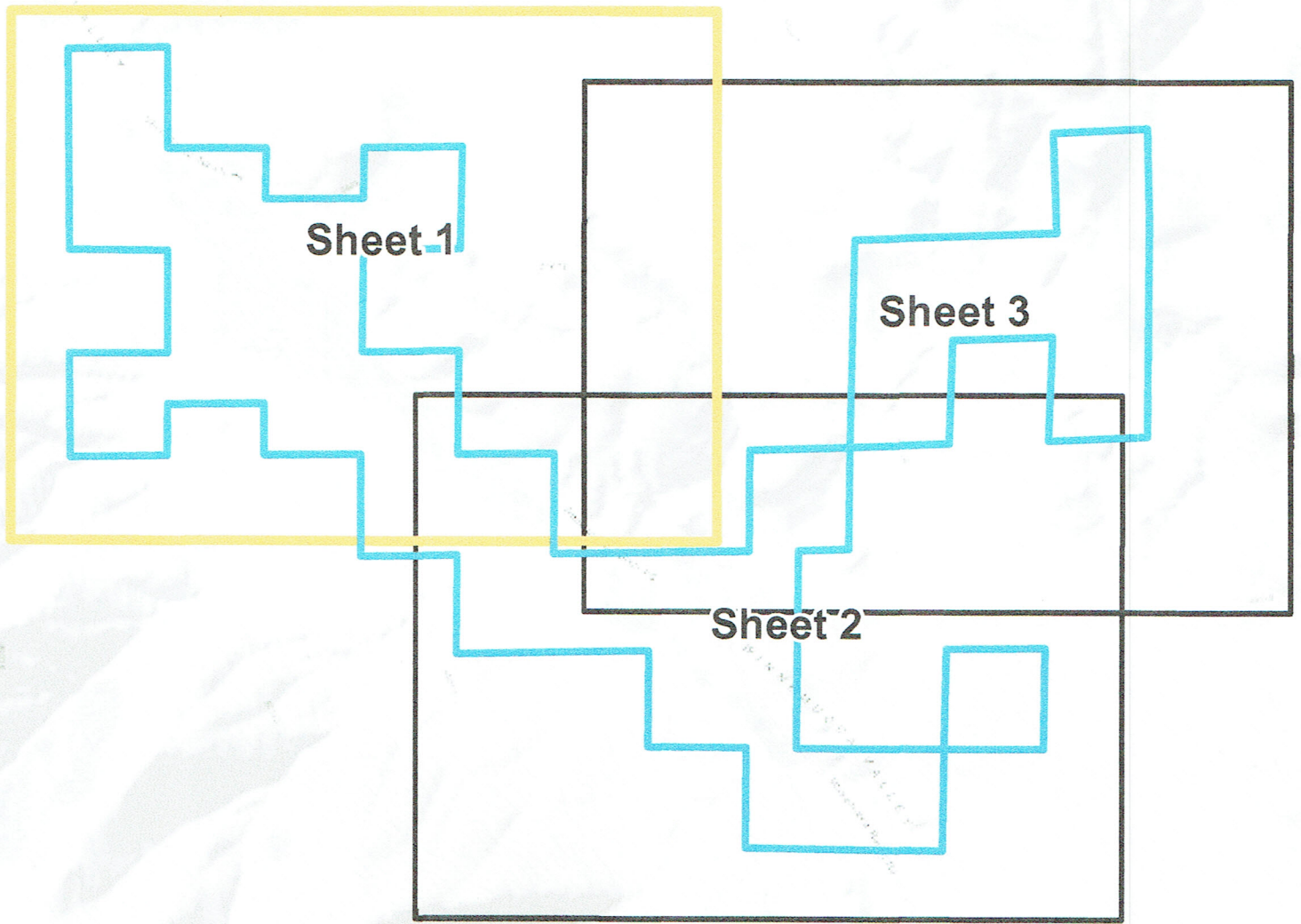
Boundary

Slope (%)

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

**WOOD ROGERS**  
 1800 COLUMBIAN BLVD. STE. 100  
 RENO, NV 89502  
 PH: 775.850.4444  
 FAX: 775.850.6666





# Sheet 1

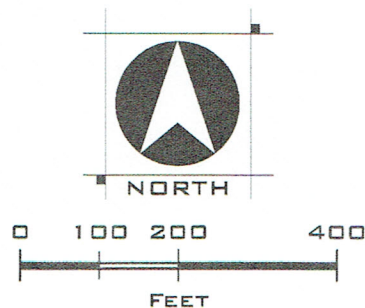
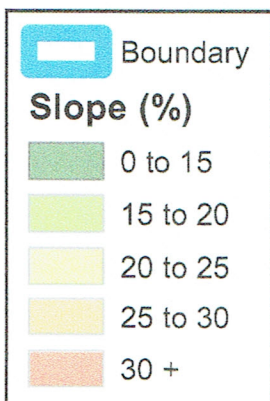
## SLOPE MAP

### MARSHALL RANCH

### WASHOE COUNTY, NV

OCTOBER, 2018

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




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

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, please 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.)

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

Explanation:

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

- b. Does property contain wetlands? (If yes, please 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
------------------------------	--

Explanation:

Although a delineation has not yet been performed, there is a potential that the area along the creek and within the "A" flood zone could meet the criteria to qualify as a Wetlands area. Note that if the property is developed, a common open space development with clustering would be proposed to avoid wetlands to the absolute extent possible. A wetlands delineation will be conducted prior to submittal of a tentative map. No wetlands are identified within the Warm Springs Specific Plan.
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- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, please note the slope analysis requirements contained in Article 424, Hillside Development of the Washoe County Development Code.)

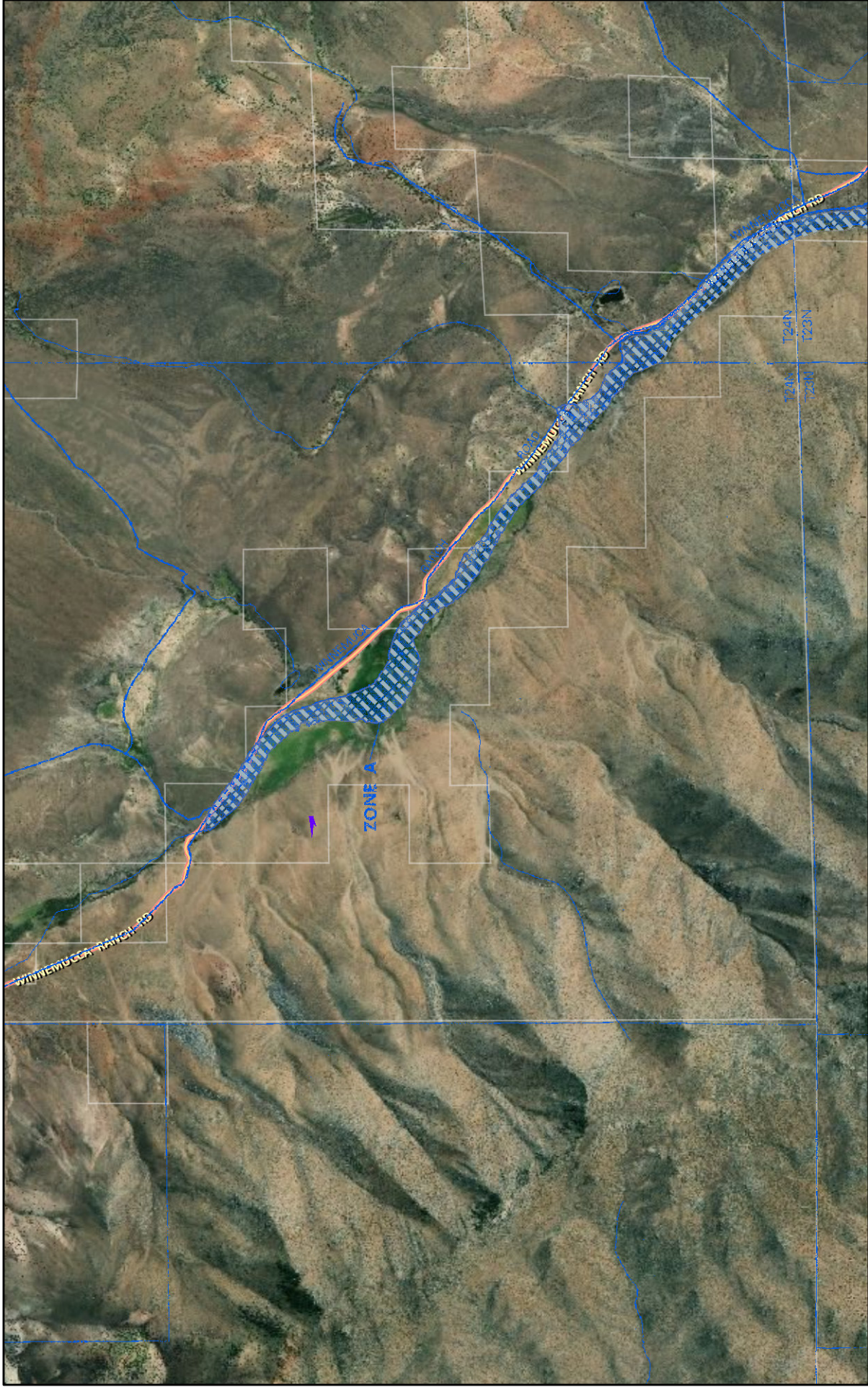
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

As noted above, 153.9 acres is considered development constrained with slopes exceeding 30%. Building envelopes and grading would not exist in these areas. A slightly larger amount of the property has slopes between fifteen and thirty percent. The majority or roughly 60% of the property has slopes less than 15%.
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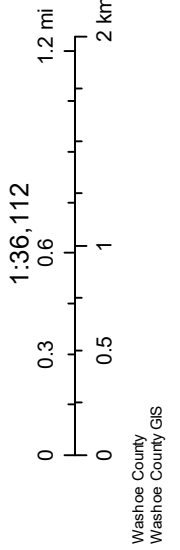


# "A" Flood Zone



September 15, 2018

<b>polygonLayer</b>	<b>Flood Zones</b>	<b>Historic FIRM</b>	<b>APN</b>
Override 1	A	Shaded X	
	AE		



This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.  
 Washoe County Technology Services - Regional Services Division, PO Box 11130, Reno, NV 89520-0027 www.washoecounty.us/gis (775) 328-2345

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

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

Explanation:

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

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

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

Explanation:

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

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

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

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

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

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

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

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

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

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

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

a. System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

<p>If and when a development is proposed, a private water system would be planned along with a package waste water treatment facility to allow clustering of single family lots as small as 2.5 acres and allow preservation of desirable open space and minimize required infrastructure. The package plant would be placed on the Warm Springs Ranch near the entrance to the Moon Rocks where soils are more conducive to RIB's (Rapid Infiltration Units). A package plant at this location could also serve any future development of the Warm Springs Ranch (APN #'s 079-210-42 &amp; 076-200-37). This location would also help preserve the ground water quality at the Marshall Ranch with the placement of the RIB's far downstream from the property.</p> <p>As discussed above, groundwater would be used for the homes and surface and irrigation rights would be utilized to help recharge ground water resources.</p>
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10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

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

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

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

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

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

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

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

a. Population Element:

Goal Three: Plan for a balanced development pattern that includes employment and housing opportunities, public services and open spaces. - Employment growth in the area requires substantial additional housing over the next several years. Large lots in a rural and bucolic setting with easy access to public roads and facilities will provide small but important segment of needed housing types.  
Goal Four: Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services. - The ability to cluster less than 190 lots and provide community water and sewer systems in an area with significant water resources and access to public roads will help meet this goal.

b. Conservation Element:

Goal Two: Conduct development so that an area's visual features and amenities are preserved. - A larger lot clustered development with fewer than 190 lots and significant open space will be far more conducive to wildlife than the previous development plans filed with the City of Reno. A low density development will be more compatible with the surrounding scenic area.  
Goal Three: Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions. - Any future development plans will include preservation of the pasture area, sensitive stream zone areas, and steep hillsides and will provide for wildlife corridors to be maintained.

c. Housing Element:

Development of a small number of single family homes on larger 2.5 acre minimum lots with a maximum density of 5 units per acre (one single family home per 5 acres) in a beautiful and bucolic rural setting with sensitive stream zone areas and steep hillside areas preserved with open space and fantastic access to recreation areas will provide a desired housing type in an area seeing significant employment growth.

d. Land Use and Transportation Element:

The ability to provide a limited number of homes (less than 190) on an existing county collector road with direct access to the Pyramid Highway will allow existing infrastructure to be utilized without over tasking area roadways that have limited capacities.

e. Public Services and Facilities Element:

Any proposed development will include urban wildfire interface clear zone provisions, community water and sewer systems, and will be able to utilize existing fire and sherriff services in the Warm Springs area that is planned for additional population growth. But this development that lies within the Winnemucca Valley area and is planned for less than 190 homes is in an area with significant water resources that will not impact the over allocated acquifer that serves the Warm Springs Planning area.

f. Adopted area plan(s):

A review of the Warm Springs Area Plans indicates that this property is suitable for development. Detailed studies and plans will be prepared upon application for a tentative map that consider sensitive stream zone areas, deer and antelope corridors, flood zones, and geological hazards. However, the removal of this property from the City of Reno's TMSA will allow for a project fully compatible with the Warm Springs Area Plan with significantly less impacts than the project previously planned for the City of Reno.

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

N/A

## Applicant Comments

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

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

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

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

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

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

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

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



# Marshall Ranch Character Management Area

## Character Statement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**View from west end of Marshall Ranch – Looking West**



**View from Marshall Ranch, Pasture Area – Looking South**



**Downstream damage to creek from Washed out Culvert**



**Moon Rocks**

# Policies and Action Programs

## Amended Policies

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

## New Policies

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

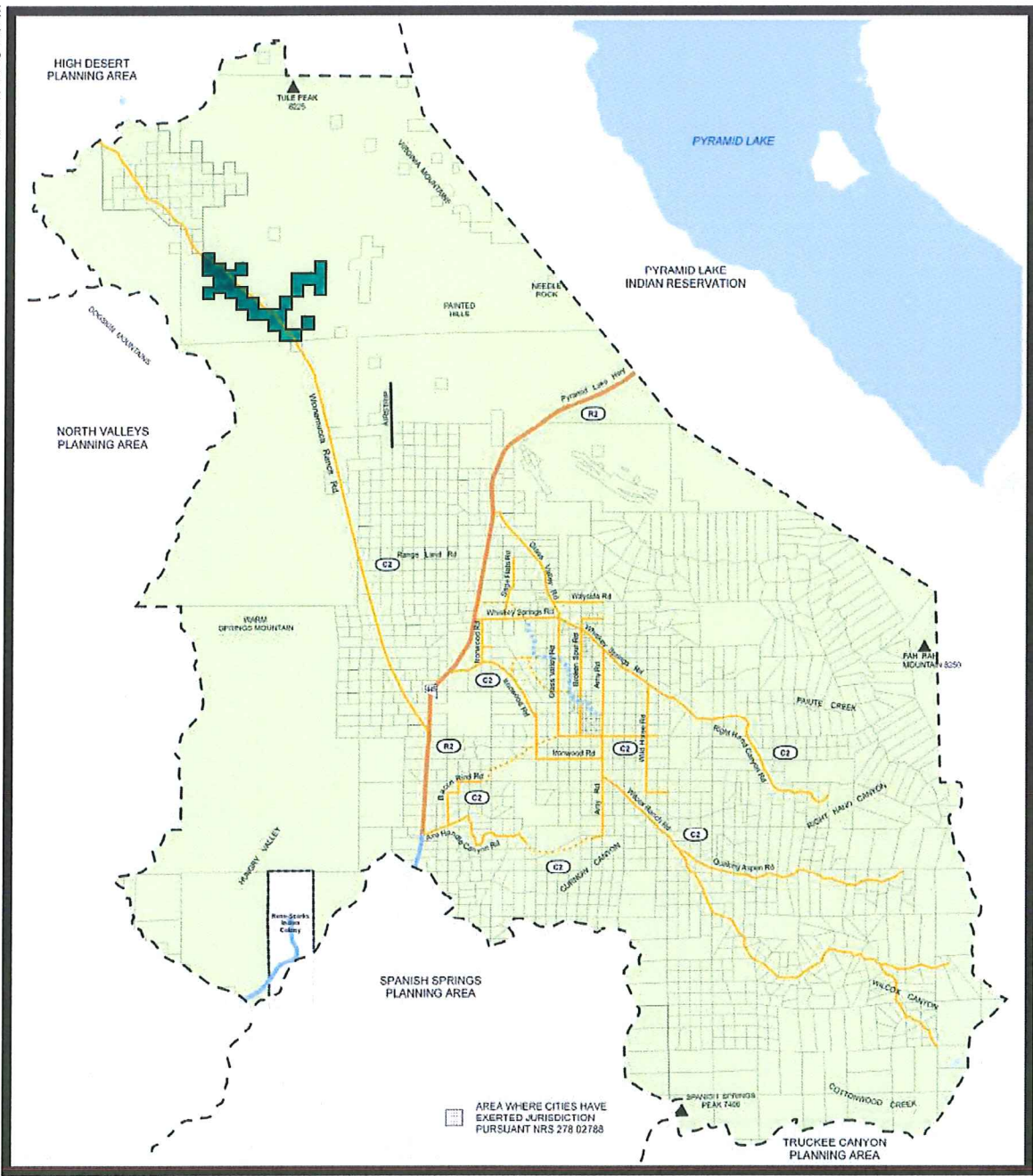
including building lighting, parking lots, and streetlights. Motion sensors shall be used on building and parking lot lighting such that lights shall only be on from the hours of 11:00 pm to dusk when activated by motion sensors.

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

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



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



## WARM SPRINGS CHARACTER MANAGEMENT PLAN

Marshall Ranch  
Character Management Area

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



**WASHOE COUNTY  
NEVADA**

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

Community Services Department  
Planning and Building  
**REGULATORY ZONE AMENDMENT  
APPLICATION**



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.6100

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Bob Marshall Ranch</b>			
Project Description: A Regulatory Zone Amendment to change the Zoning designation from General Rural (40-acre lot size minimum) to Medium Density Rural (5-acre density) in support of a recent removal from Reno's Sphere of Influence.			
Project Address: 9055 Winnemucca Ranch Rd, Reno, NV 89510			
Project Area (acres or square feet): 1,088.88 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>9.4 Miles N. of Pyramid Highway on Winnemucca Ranch Road.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
079-220-23	244.16	079-220-26	41.51
079-220-37	803.21		
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). N/A			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b> Winnemucca Holdings, LLC		<b>Professional Consultant:</b> Kenneth Krater, P.E.	
Name: Jack Fisher, President		Name: Ken Krater	
Address: 750 Hammond Drive, Bldg #17		Address: 901 Dartmouth Drive	
Atlanta, GA	Zip: 30328	Reno, NV	Zip: 89509
Phone: 1 404.250.4576	Fax:	Phone: 775-815-95	Fax: 786-2702
Email: jfisher@inlandcapitalfunds.com		Email: ken@kraterconsultinggroup.com	
Cell: (770) 722-0855	Other:	Cell: 775-815-9561	Other:
Contact Person: Jeff Herman		Contact Person: Ken Krater	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Krater Consulting Group, PC		Name:	
Address: 901 Dartmouth Drive		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 775-815-9561	Fax: 786-2702	Phone:	Fax:
Email: ken@kraterconsultinggroup.com		Email:	
Cell: 775-815-9561	Other:	Cell:	Other:
Contact Person: Kenneth Krater, P.E.		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



**PROJECT  
LEGAL DESCRIPTION**

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

**APN 079-220-23:**

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

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

Containing 244.16 acres of land, more or less.

**APN 079-220-26:**

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

Containing 41.51 acres of land, more or less.

**APN 079-220-37:**

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

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

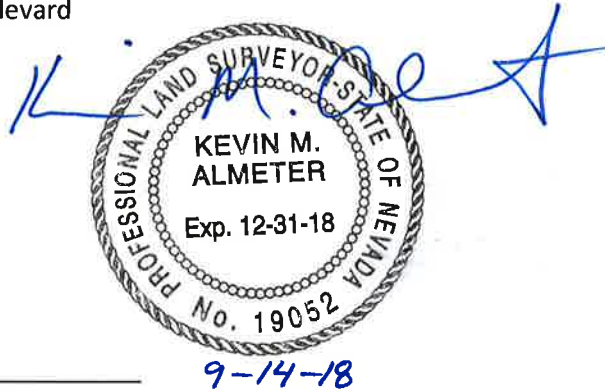
The Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4), the Northwest One-Quarter (NW 1/4) of the Northeast One-Quarter (NE 1/4), the South One-Half (S 1/2) of the Northeast One-Quarter (NE 1/4) of said Section Thirty-Two (32);

**PROJECT  
LEGAL DESCRIPTION**

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

Containing 803.21 acres of land, more or less.

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

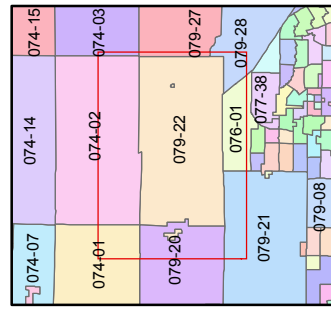
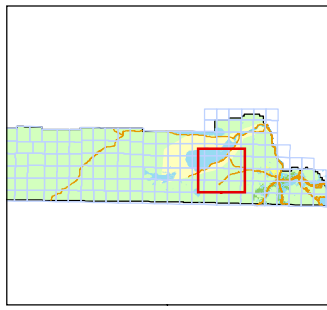


\_\_\_\_\_  
Kevin M. Almeter, P.L.S.  
Nevada Certificate No. 19052

9-14-18



Miles  
0 0.25 0.5 0.75 1  
1 inch = 5,280 feet



created by TWT 2/10/2011

last updated: KSB 12/12/16

area previously shown on map(s)

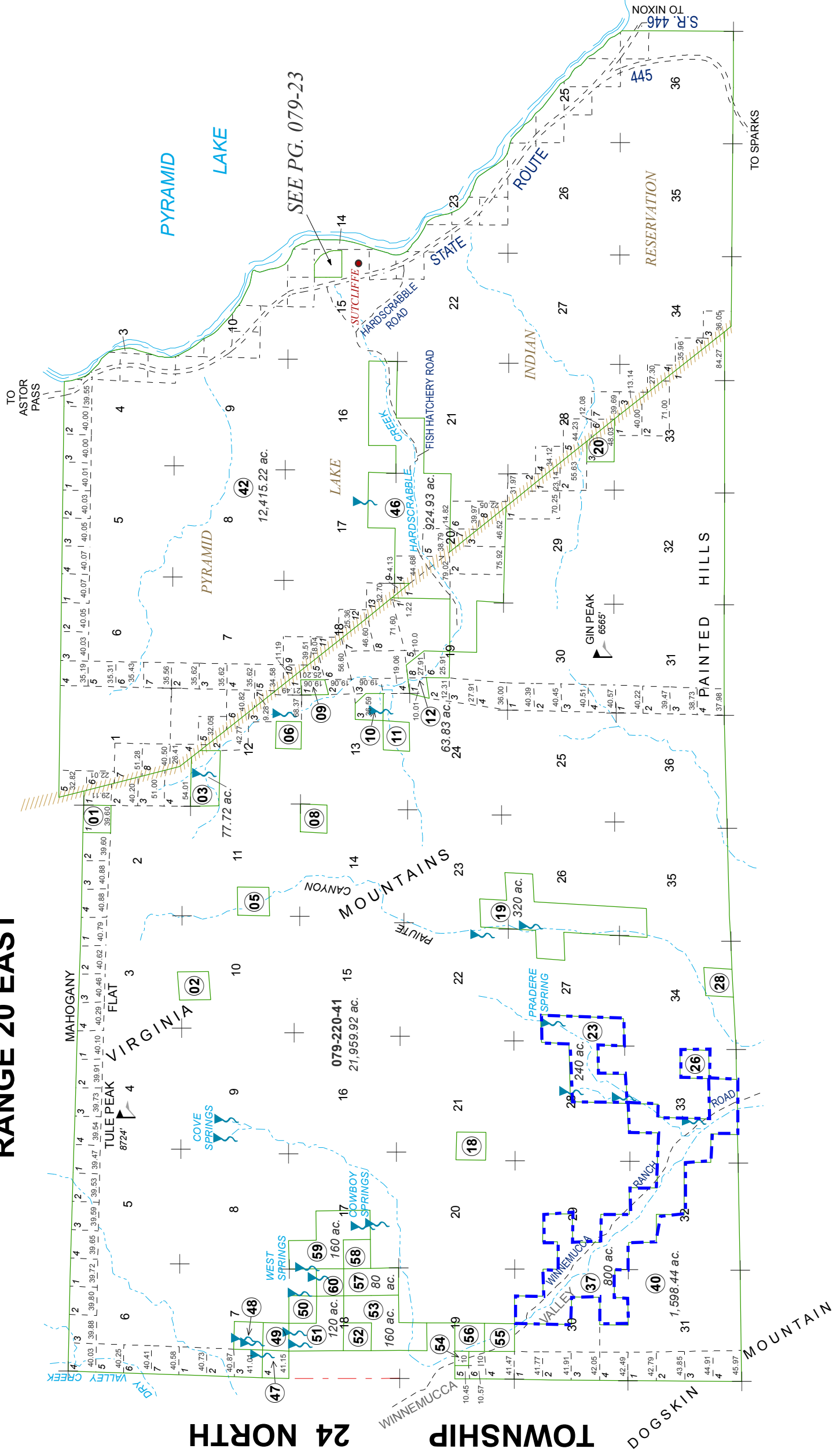
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**RANGE 21 EAST**

**RANGE 20 EAST**

**TOWNSHIP 24 NORTH**

**TOWNSHIP 24 NORTH**



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



# Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

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

1. Please describe the Regulatory Zone amendment request:

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

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

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

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

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

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

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

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

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

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.

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

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

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

Explanation:

Although a delineation has not yet been performed, there is a potential that the area along the creek and within the "A" flood zone could meet the criteria to qualify as a Wetlands area. Note that if the property is developed, a common open space development with clustering would be proposed to avoid wetlands to the absolute extent possible. A wetlands delineation will be conducted prior to submittal of a tentative map. No wetlands are identified within the Warm Springs Specific Plan. 153.9 acres is considered a development constrained area with slopes exceeding 30% based on a slope analysis. A slightly larger amount of the property has slopes between fifteen and thirty percent. The majority or roughly 60% of the property has slopes less than 15%. A geotechnical report will be submitted with a tentative map application. Any known active faults will be avoided as required.

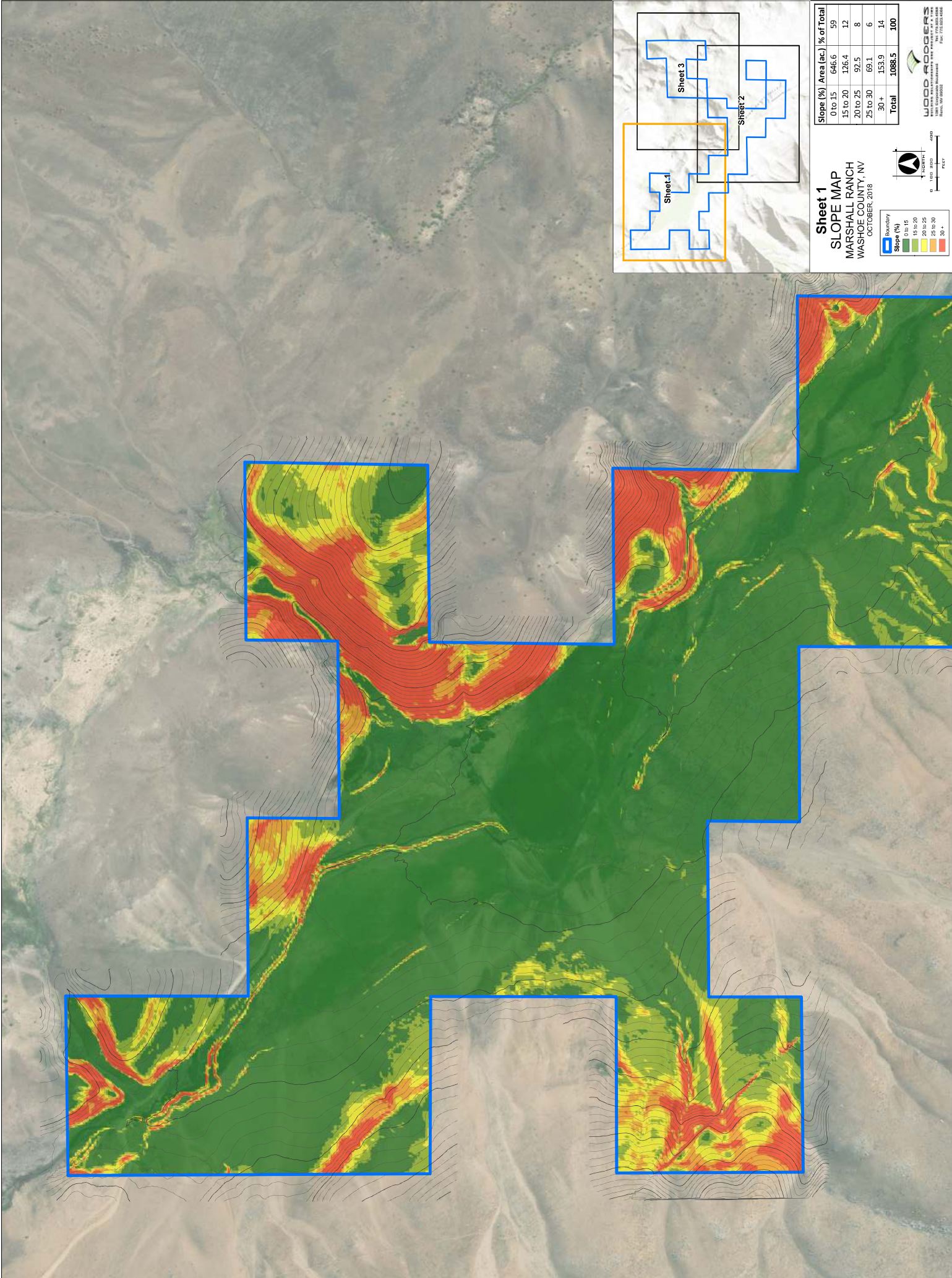
6. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

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

Explanation:

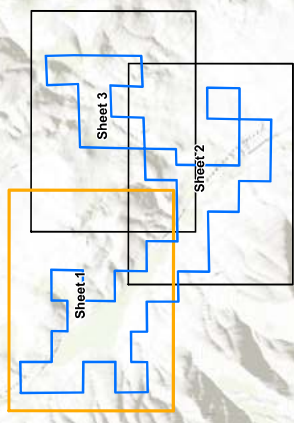
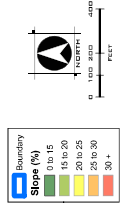
No scenic resources as adopted by the county are known to exist in this area. However, the natural beauty of the property and surrounding area justifies the withdraw of the property from Reno's TMSA and development of a common open space development with clustering of 2.5 minimum acre lots and 5-acre maximum density to preserve the pasture, steep hillside, riparian areas, and other desirable features of the area so both homeowners and county residents can continue to enjoy this area. (In lieu of the planned 2,500 residential units and 130,000 sq. ft. of commercial space).

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

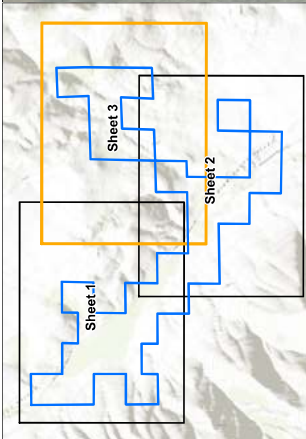


**Sheet 1**  
**SLOPE MAP**  
 MARSHALL RANCH  
 WASHOE COUNTY, NV  
 OCTOBER, 2018

Slope (%)	Area (ac.)	% of Total
0 to 15	646.6	59
15 to 20	126.4	12
20 to 25	97.5	8
25 to 30	69.1	6
30 +	153.9	14
<b>Total</b>	<b>1,088.5</b>	<b>100</b>

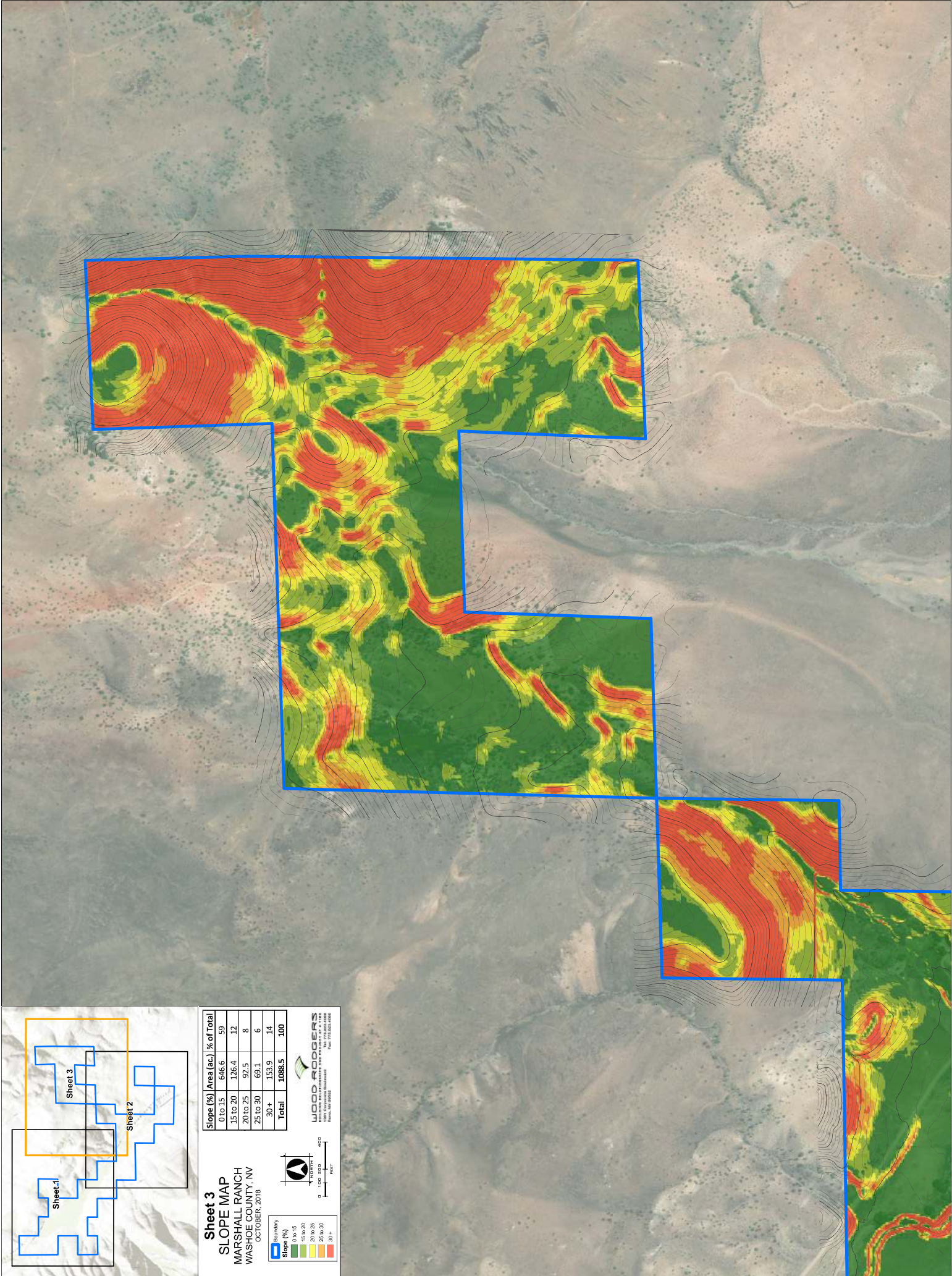


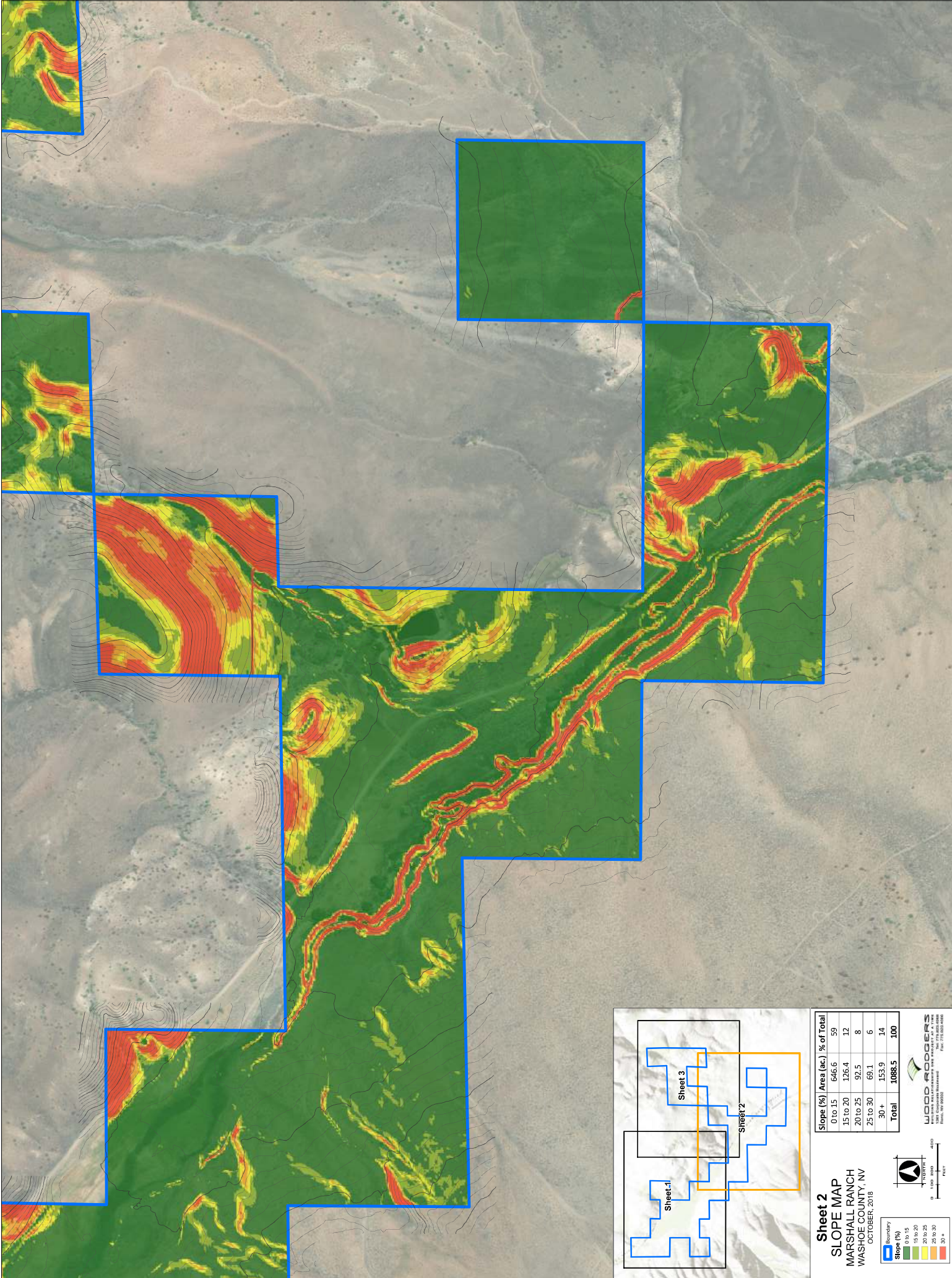
**WOOD ROGERS**  
 1801 WASHINGTON BOULEVARD  
 LAS VEGAS, NEVADA  
 PHONE: 702.735.0000  
 FAX: 702.735.0000



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

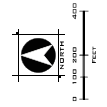
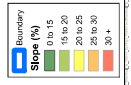
Slope (%)	Area (ac.)	% of Total
0 to 15	646.6	59
15 to 20	126.4	12
20 to 25	92.5	8
25 to 30	69.1	6
30 +	153.9	14
<b>Total</b>	<b>1088.5</b>	<b>100</b>



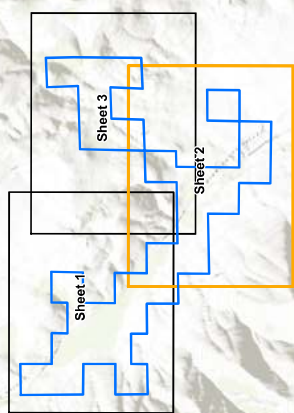


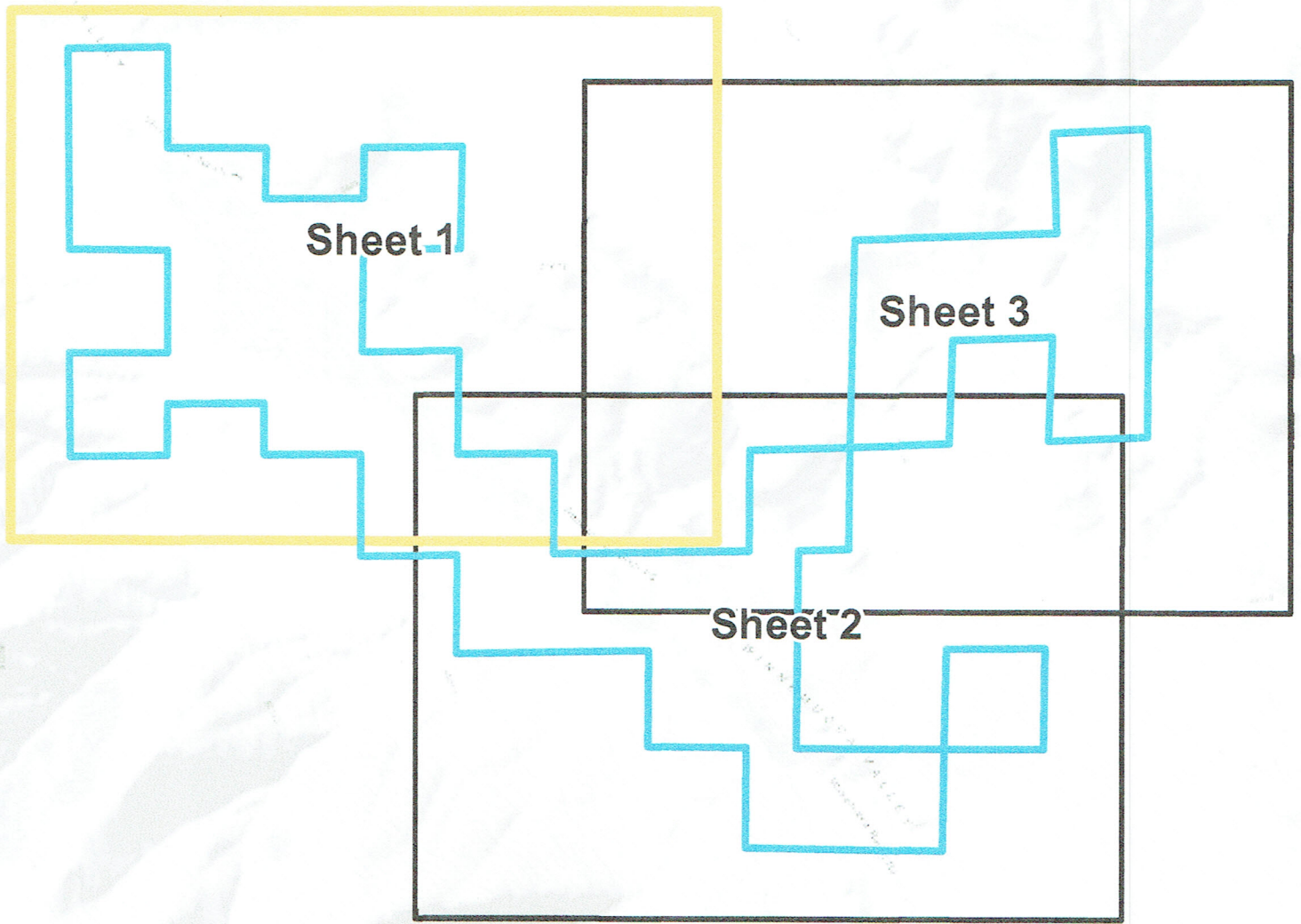
Slope (%)	Area (ac)	% of Total
0 to 15	646.6	59
15 to 20	126.4	12
20 to 25	92.5	8
25 to 30	69.1	6
30 +	153.9	14
<b>Total</b>	<b>1088.5</b>	<b>100</b>

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



**WOOD ROGERS**  
 3000 W. WASHINGTON BLVD.  
 LAS VEGAS, NV 89102  
 PHONE: 702.735.8888  
 FAX: 702.735.8888





# Sheet 1

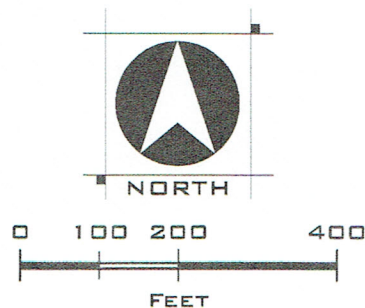
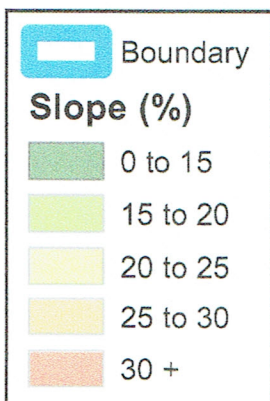
## SLOPE MAP

### MARSHALL RANCH

### WASHOE COUNTY, NV

OCTOBER, 2018

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



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

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

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

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

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

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

Vested surface irrigation water rights covered in the listed proofs of appropriation filed with the Nevada State Engineer and adjudicated by the Second Judicial Court of the State of Nevada in and for the County of Washoe in case No. 83-6641 in Department #2. Permit 39593, Certificate 16807 for 64.6 AFA of groundwater irrigation rights.

Significant water resources are available on this property, the Warm Springs and Paiute Ranches also owned by the applicant, available option agreements, and the overall Winnemucca Ranch area. If the property is developed, the applicant proposes to use surface irrigation rights to help recharge the groundwater table through plug and pond improvements and through restoration of creeks to allow for slower velocities and hence additional recharge. Per the Warm Springs Area Plan, 2.5 acre feet of groundwater rights will be dedicated to the county for every 1-dwelling unit.

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

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



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

a. System Type:

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

b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. 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 and not available, please describe the funding mechanism for ensuring availability of water service:

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

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

a. System Type:

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

b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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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 and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

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

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

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

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

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

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

## 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 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 12<sup>th</sup> grade by 325 students or more?

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

## Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

### Findings.

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

(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. - Medium Density Rural zoning with 5-acre densities is appropriate in a rural development area (RDA) and a suitable transition to the planned high density Spring Mountain Development located west of the site and planned for the City of Reno and compatible with the Warm Springs Area Plan.

(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. - The recent removal of the property from the City of Reno TMSA requires the county to submit a master plan amendment upon approval of the TMSA rollback. This application satisfies this requirement.

(4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment. - This is achieved and the planned land uses will not over impact available county infrastructure.

(5) No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan. - See attached Master Plan Amendment.

(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. - Per the above discussion, this will be achieved with development of a small number of lots (less than 190) that take into account sensitive stream zone areas, deer and antelope corridors, flood zones, and geological hazards.

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



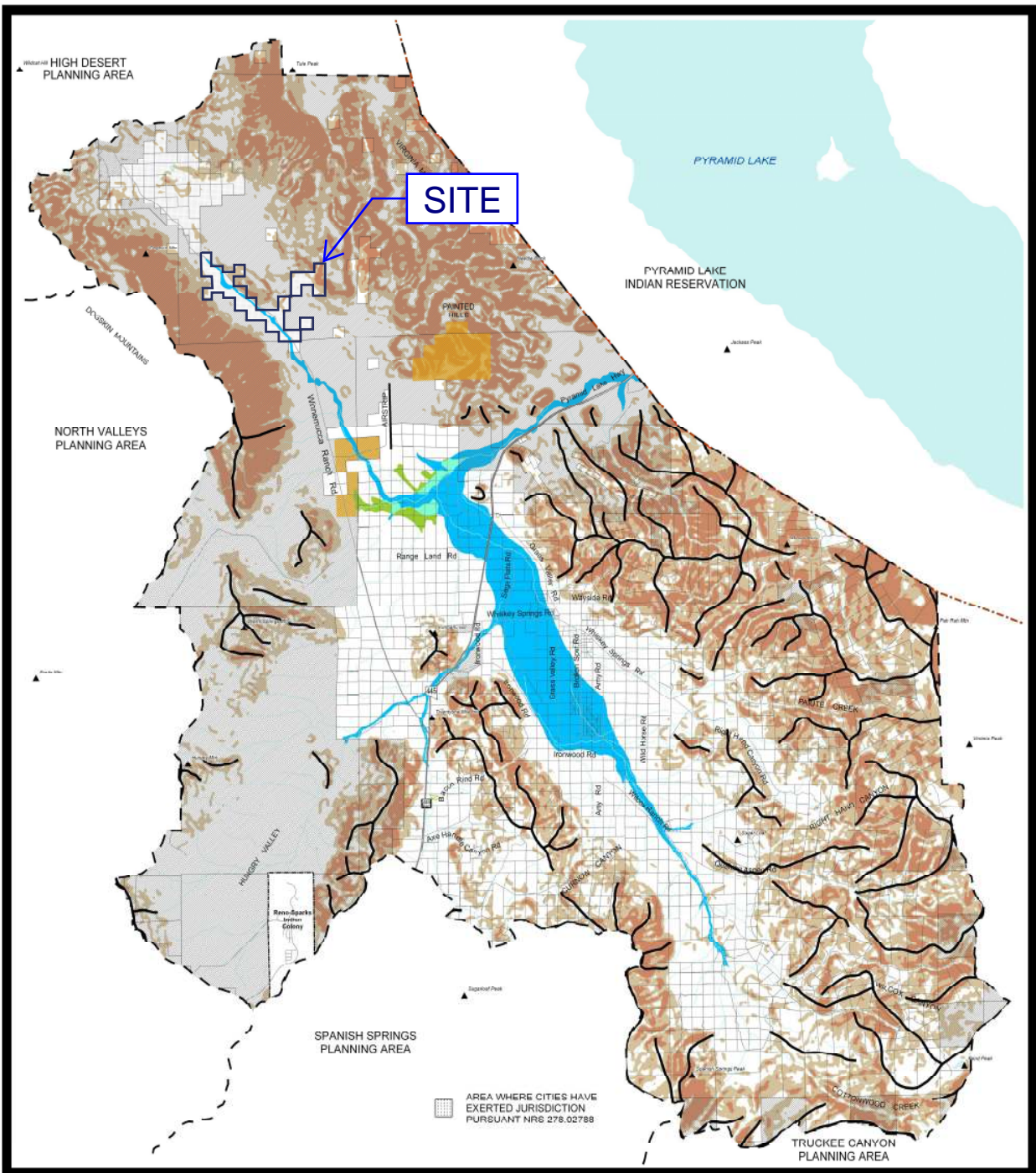
**Department of  
Community Development**

# **Master Plan Warm Springs Area Plan**

**WASHOE COUNTY  
NEVADA**



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



## WARM SPRINGS DEVELOPMENT SUITABILITY

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

SOURCE: COMMUNITY SERVICES

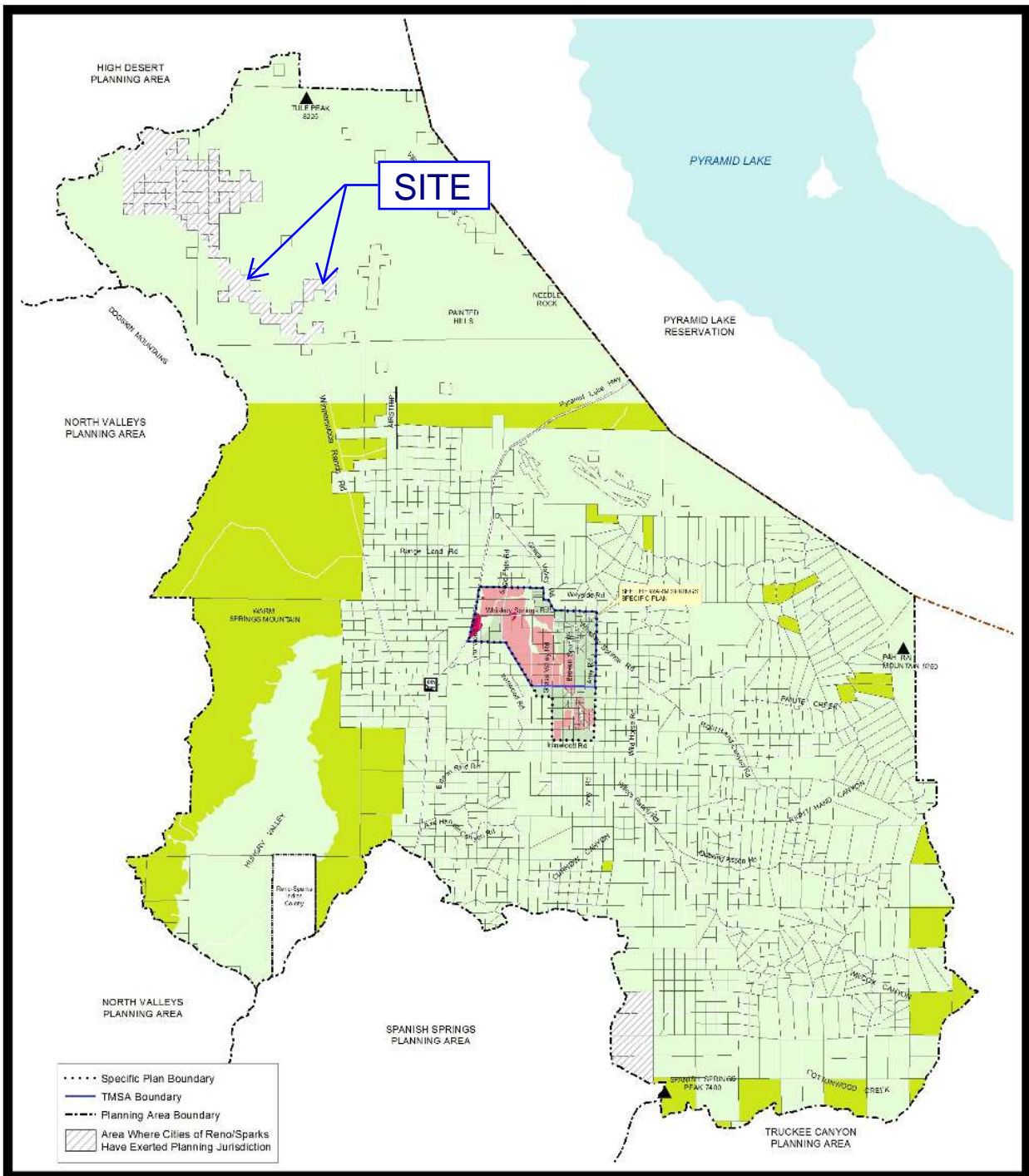
WCP ADOPTION DATE: October 4, 2011  
 RPC ADOPTION DATE: November 6, 2014  
 RPC CONFORMANCE DATE: January 11, 2012

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



**WASHOE COUNTY  
NEVADA**

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



..... Specific Plan Boundary  
 — TMSA Boundary  
 - - - Planning Area Boundary  
 ▨ Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction

### WARM SPRINGS MASTER PLAN MAP

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

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMITS FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

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

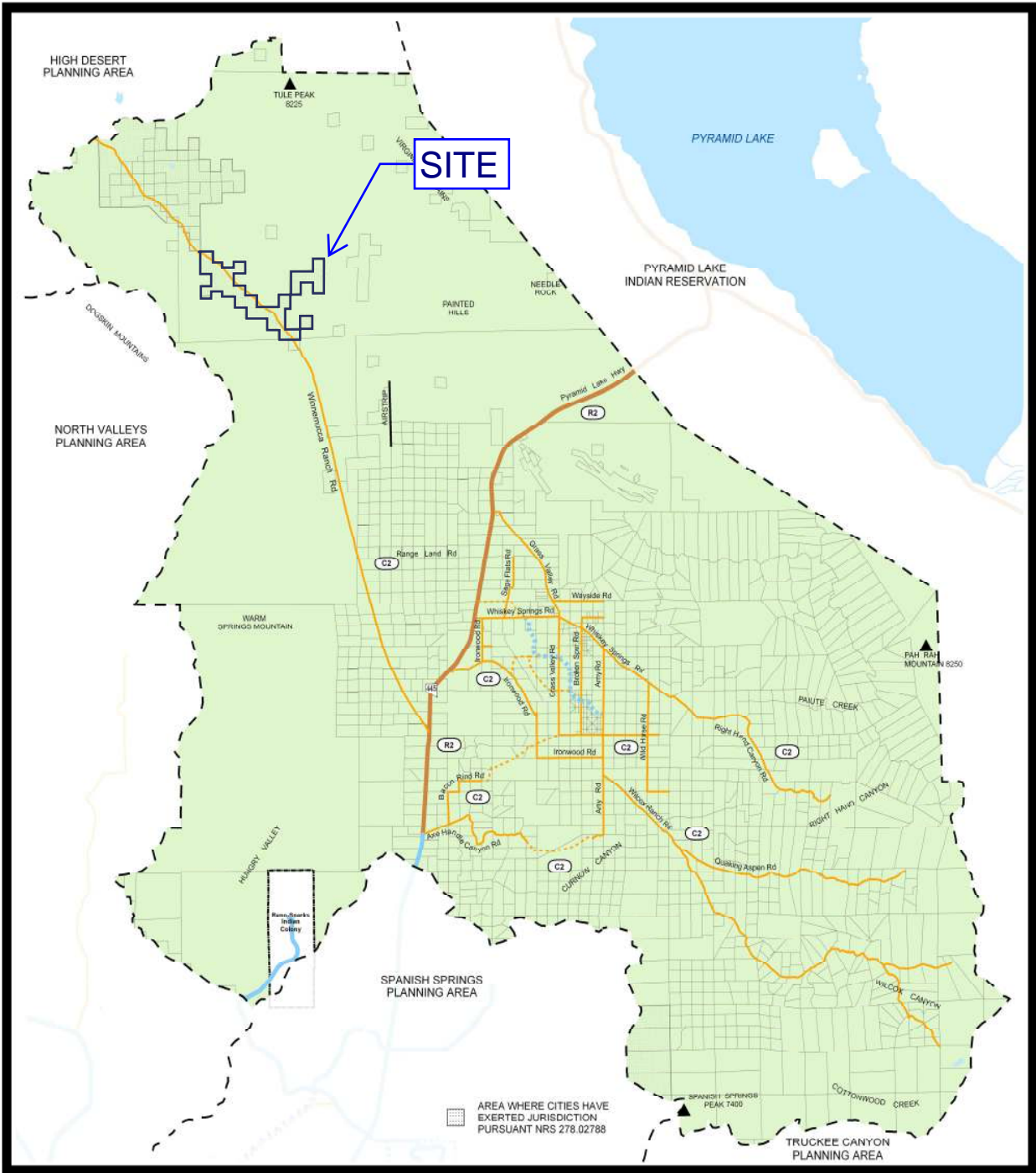
**Community Services  
 Department**

**WASHOE COUNTY  
 NEVADA**

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

Post Office Box 11130  
 Reno, Nevada 89520

(775) 328-3600



## WARM SPRINGS STREETS AND HIGHWAYS SYSTEM PLAN

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

PLANNED GEOMETRIC DESIGN	
	DEGREE OF ACCESS CONTROL
	H - HIGH CONTROL
	M - MODERATE CONTROL
	L - LOW CONTROL
	U - ULTRA LOW CONTROL
	NUMBER OF TRAFFIC LANES
	FUNCTIONAL CLASSIFICATION
	F - FREEWAY
	A - ARTERIAL
	C - COLLECTOR
	R - RURAL
	L - PRIVATE/LIMITED ACCESS
	E - EMERGENCY

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

0 0.5 1 2  
Scale in Miles



**WASHOE COUNTY  
NEVADA**

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

WPCP ADOPTION DATE: October 4, 2011  
 BCC ADOPTION DATE: November 8, 2011  
 RPC CONFORMANCE DATE: January 11, 2012



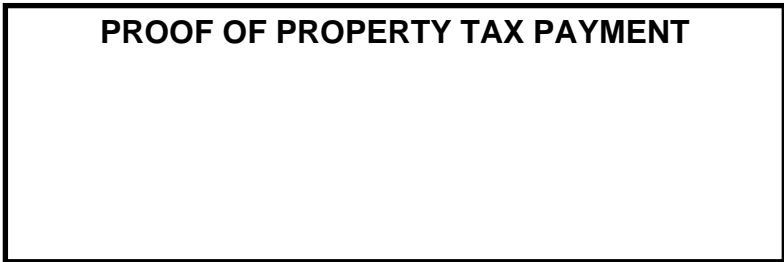
**Thank you** for using ePayment Services to process your payment on-line.

Payment will be considered received on the date/time submitted and will show payment pending until funds are actually received. Payments will be posted when funds are received, usually within 2-3 business days after submission.

By making your payment through this site, you are accepting responsibility for the accuracy of the information provided. If your chosen payment method is not honored (example, your account number is not entered correctly), you may be subject to late penalties and/or returned item charges.

Please keep this confirmation for your records and if you have any questions, please contact us at

Washoe County Treasurer  
P.O. 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email:tax@washoecounty.us



Email alerts regarding property taxes are now available by signing up at the link below and selecting: Treasurer - Property Taxes  
[https://www.washoecounty.us/county\\_news\\_update\\_subscription.php](https://www.washoecounty.us/county_news_update_subscription.php)

**Washoe County Treasurer - Tammi Davis**

Transaction: 35330042178

Approval: 3739833298

**Paid with:** Visa

**Approval:** 3739833298

**Posted:** 9/16/2018 9:57:09 AM

Description	Amount
Taxes for 07922005	\$4.75
Taxes for 07920029	\$4.19
Taxes for 07922018	\$4.19
Taxes for 07922026	\$4.19
Taxes for 07922002	\$4.19
Taxes for 07922023	\$40.03
Taxes for 07922028	\$4.19
Taxes for 07922019	\$42.45

Taxes for 07922037

\$1,046.09

Taxes for 07601102

\$4.19

Taxes for 07601103

\$4.19

**Sub total:**

\$1,162.65

**Service fee:**

\$28.48

**Transaction total:**

\$1,191.13

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box [REDACTED], Reno, NV [REDACTED]  
ph [REDACTED] fax [REDACTED]  
Email tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
07922023	Active	9/15/2018 2:06:27 AM
Current Owner: WINNEMUCCA HOLDINGS LLC		SITUS: 0 UNSPECIFIED WCTY NV
750 HAMMOND DR BLDG 17 STE 100 ATLANTA, GA 30328		
Taxing District 9000	Geo CD:	
Legal Description Range 20 SubdivisionName _UNSPECIFIED Township 24 Section 28		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2018</a>	\$38.49	\$0.00	\$1.54	\$0.00	\$40.03
<a href="#">2017</a>	\$36.94	\$36.94	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$36.00	\$36.00	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$35.93	\$35.93	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$34.82	\$34.82	\$0.00	\$0.00	\$0.00
Total					\$40.03

Important Payment Information

- 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.
- Monday, August 20, is the due date for the first installment of 2018/19 property taxes. Payments will be accepted without penalty through August 30, 2018.
- Please be aware that Credit Card payments in excess of \$25,000 and eChecks in excess of \$100,000 will not process. Please contact our office for alternative payment methods.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$40.03
- Partial

[ADD TO CART](#)

Cart: \$0.00

Pay By Check

Please make checks payable to  WASHOE COUNTY TREASURER

**Mailing Address:**  
P.O. Box [REDACTED]  
Reno, NV [REDACTED]

**Overnight Address:**  
[REDACTED] E. Ninth St., Ste D [REDACTED]  
Reno, NV [REDACTED]

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at [REDACTED] or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer [REDACTED], Mozilla Firefox or Safari.

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box [REDACTED], Reno, NV [REDACTED]  
ph [REDACTED] fax [REDACTED]  
Email tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
07922026	Active	9/15/2018 2:06:27 AM
Current Owner: WINNEMUCCA HOLDINGS LLC		SITUS: 0 UNSPECIFIED WCTY NV
750 HAMMOND DR BLDG 17 STE 100 ATLANTA, GA 30328		
Taxing District 9000	Geo CD:	
Legal Description Range 20 SubdivisionName _UNSPECIFIED Township 24 Section 33		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2018</a>	\$4.03	\$0.00	\$0.16	\$0.00	\$4.19
<a href="#">2017</a>	\$3.87	\$3.87	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$3.77	\$3.77	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$3.76	\$3.76	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$3.64	\$3.64	\$0.00	\$0.00	\$0.00
Total					\$4.19

Important Payment Information

- 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.
- Monday, August 20, is the due date for the first installment of 2018/19 property taxes. Payments will be accepted without penalty through August 30, 2018.
- Please be aware that Credit Card payments in excess of \$25,000 and eChecks in excess of \$100,000 will not process. Please contact our office for alternative payment methods.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$4.19
- Partial

[ADD TO CART](#)

Cart: \$0.00

Pay By Check

Please make checks payable to  WASHOE COUNTY TREASURER

**Mailing Address:**  
P.O. Box [REDACTED]  
Reno, NV [REDACTED]

**Overnight Address:**  
[REDACTED] E. Ninth St., Ste D [REDACTED]  
Reno, NV [REDACTED]

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at [REDACTED] or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer [REDACTED], Mozilla Firefox or Safari.

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph 775-334-2500 fax 775-334-2500  
Email tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
07922037	Active	9/15/2018 2:06:27 AM
Current Owner: WINNEMUCCA HOLDINGS LLC 750 HAMMOND DR BLDG 17 STE 100 ATLANTA, GA 30328		SITUS: 9055 WINNEMUCCA RANCH RD WASHOE COUNTY NV
Taxing District 9000	Geo CD:	
Legal Description		
Township 24 Section 29-33 Lot Block Range 20 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$258.94	\$10.36	\$0.00	\$269.30
INST 2	10/1/2018	2018	\$258.93	\$0.00	\$0.00	\$258.93
INST 3	1/7/2019	2018	\$258.93	\$0.00	\$0.00	\$258.93
INST 4	3/4/2019	2018	\$258.93	\$0.00	\$0.00	\$258.93
Total Due:			\$1,035.73	\$10.36	\$0.00	\$1,046.09

Tax Detail

	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$85.86	(\$20.66)	\$65.20
<a href="#">Washoe County</a>	\$702.91	(\$169.07)	\$533.84
<a href="#">Washoe County Sc</a>	\$575.03	(\$138.34)	\$436.69
Total Tax	\$1,363.80	(\$328.07)	\$1,035.73

Payment History

No Payment Records Found

Pay By Check

Please make checks payable to:  
WASHOE COUNTY  
TREASURER

Mailing Address:  
P.O. Box 30039  
Reno, NV 89520-3039

Overnight Address:  
1001 E. Ninth St., Ste  
D140  
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:  
Washoe County  
Treasurer  
P O Box 30039  
Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at 775-334-2500 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer, Mozilla Firefox or Safari.

# KRATER CONSULTING GROUP

A Nevada professional corporation

Krater Consulting Group  
901 Dartmouth Drive  
Reno, Nevada 89509

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

June □ □ □ □

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

Dear Claudia □

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

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



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

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

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

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

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

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

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

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

- **Policy 1.1.5**

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

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

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

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

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

- **Policy 1.2.16**

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

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



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

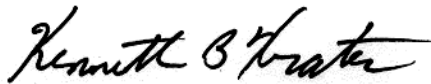
b) the County shall prepare and submit its master plan amendment for conformance review with the land uses determined as described in Policy 1.2.16(2)(a) within 120 days and upon a finding of conformance take jurisdiction for actions covered under NRS 278.010- 630.

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

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

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

Sincerely,



Kenneth Krater, P.E.

**Attachments:**

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

# PHOTOS







## OWNER AFFIDAVIT

OWNER AFFIDAVIT

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

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

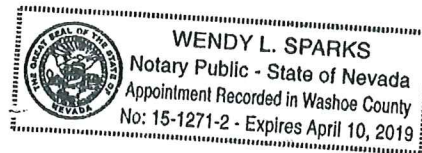
Robert W. Marshall  
Signature

Robert W. Marshall  
Printed Name

STATE OF NEVADA )  
 ) ss  
COUNTY OF WASHOE )

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

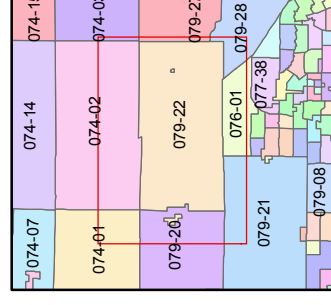
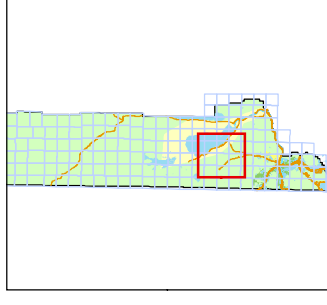
Wendy L Sparks  
Notary Public



# ASSESSOR PARCEL MAP



Miles  
0 0.25 0.5 0.75 1  
1 inch = 5,280 feet



created by TWT 2/10/2011

last updated: KSB 12/12/16

area previously shown on map(s)

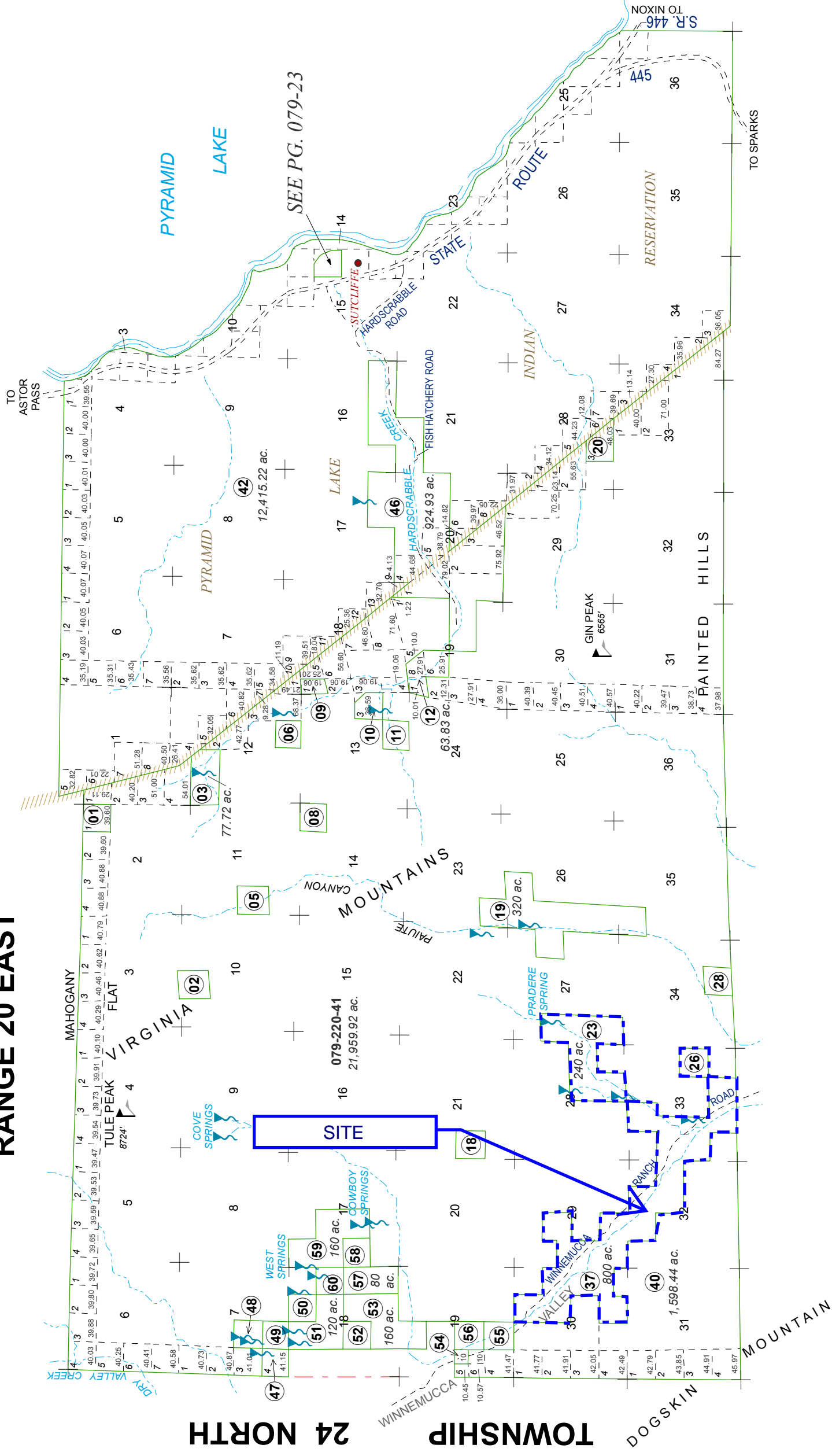
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**RANGE 21 EAST**

**RANGE 20 EAST**

**TOWNSHIP 24 NORTH**

**TOWNSHIP 24 NORTH**

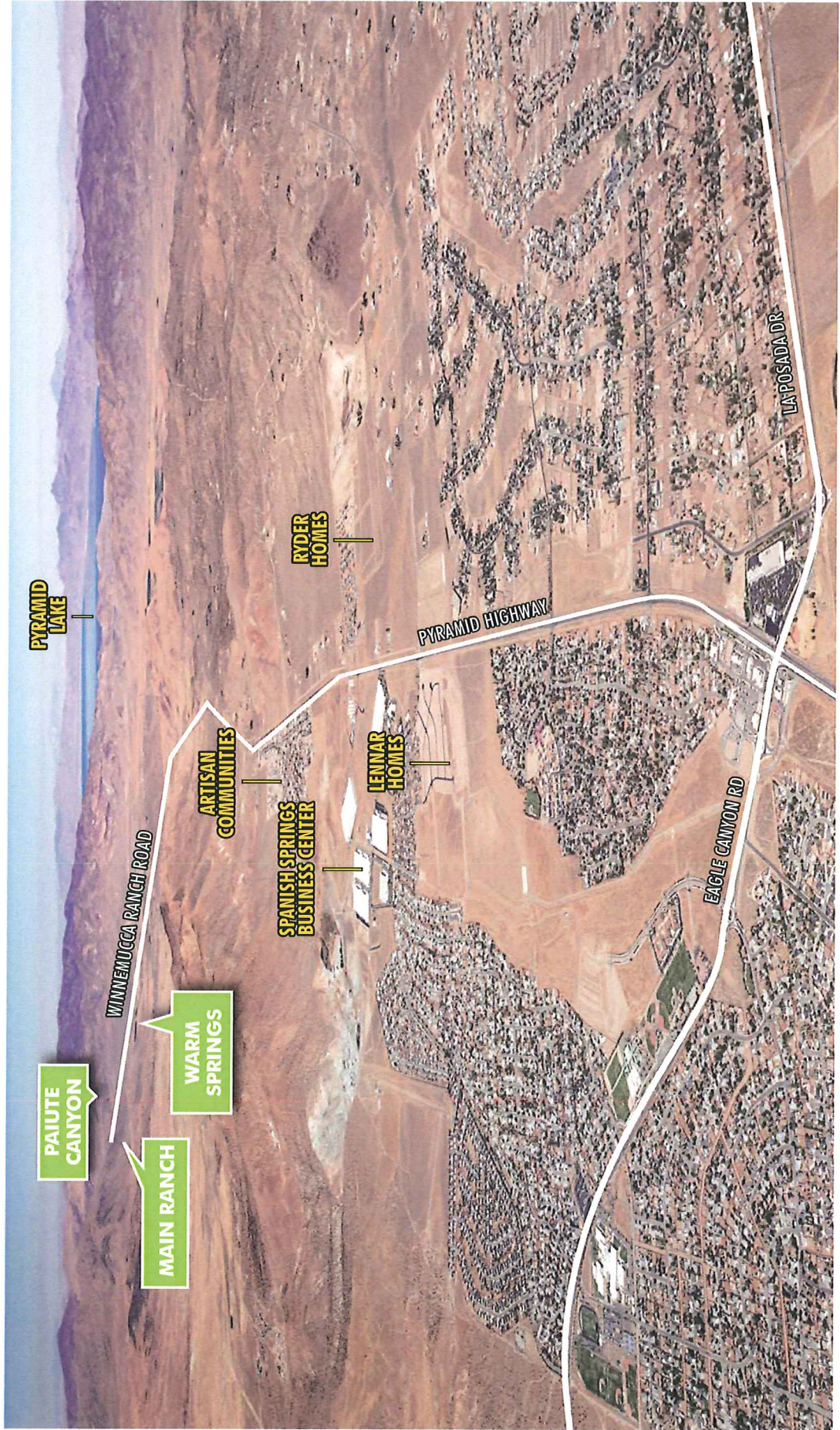


NOTE: All unmarked 1/4 1/4 section parcels are 40 acres

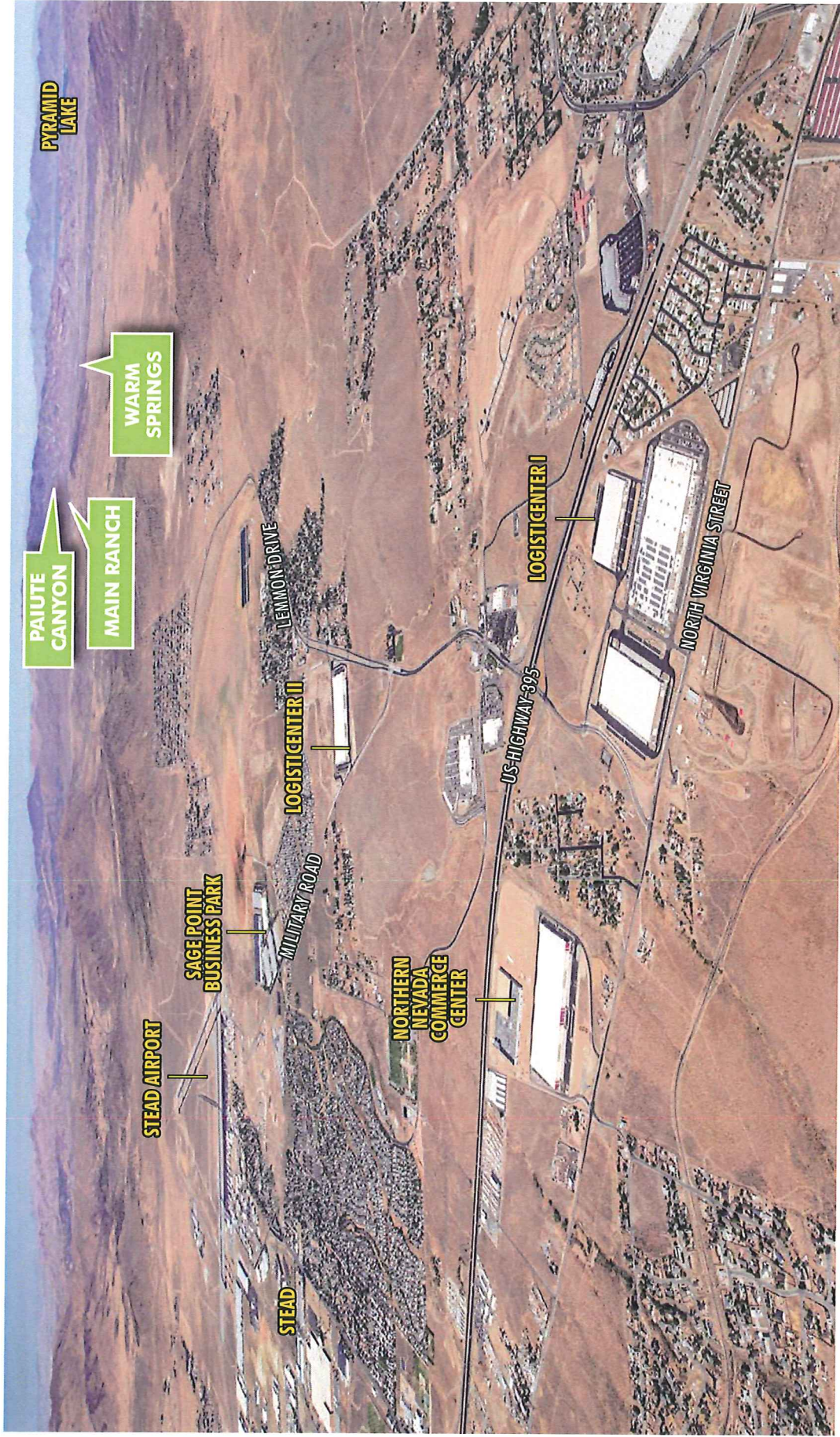




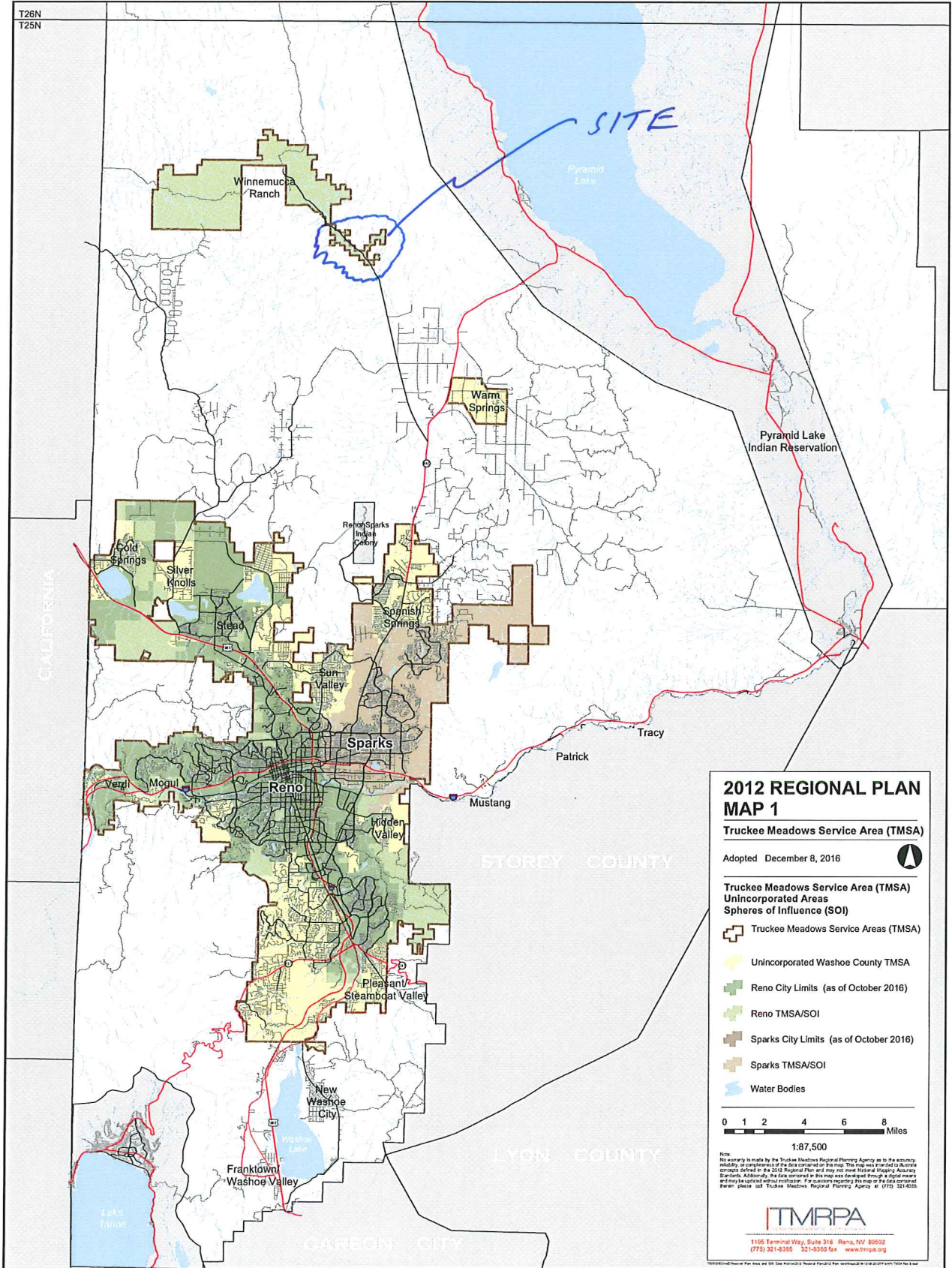
## LOCATION OVERVIEW



## LOCATION OVERVIEW



T26N  
T25N



**2012 REGIONAL PLAN  
MAP 1**

**Truckee Meadows Service Area (TMSA)**

Adopted December 8, 2016



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

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



Note:  
No warranty is made by the Truckee Meadows Regional Planning Agency as to the accuracy, reliability, or completeness of the data contained on this map. The map and associated planning concepts defined in the 2012 Regional Plan and may not have the same accuracy. Accuracy of the data contained on this map may vary depending on the source of the data and may be updated without notice. For questions regarding this map or the data contained herein, please call Truckee Meadows Regional Planning Agency at (775) 321-8355.

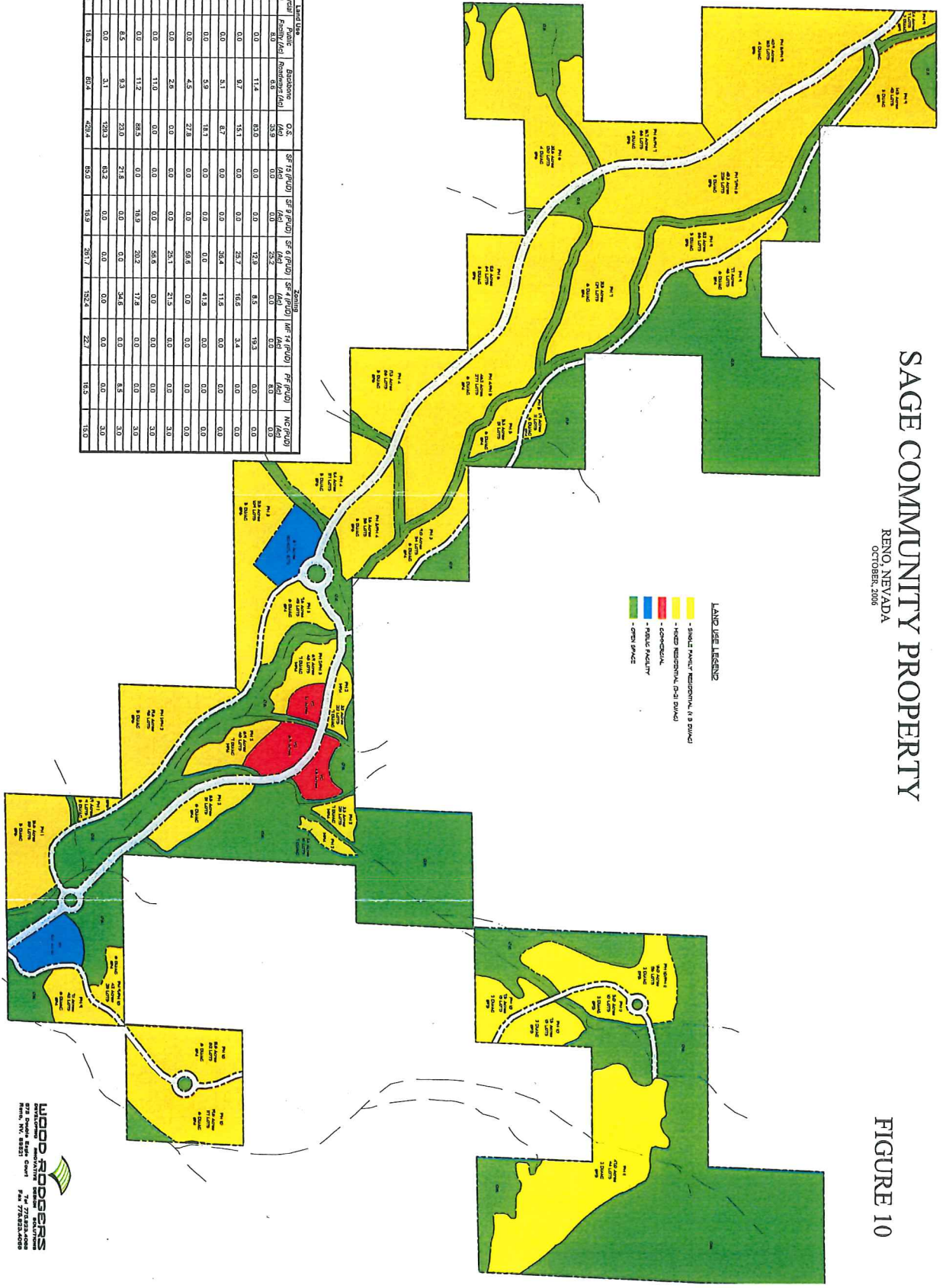


1105 Terminal Way, Suite 316 Reno, NV 89502  
(775) 321-8355 321-8355 fax [www.tmrpa.org](http://www.tmrpa.org)

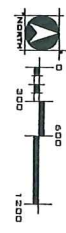
# SAGE COMMUNITY PROPERTY

RENO, NEVADA  
OCTOBER, 2006

FIGURE 10



Year	Assumed Build Out			Land Use													
	Phase	Units	Acres	SF	Max Rm.	Commercial	Priority	Residential	Residential	O.S.	SF 12 (PHU)	SF 9 (PHU)	SF 6 (PHU)	SF 4 (PHU)	MF 4 (PHU)	FF (PHU)	NC (PHU)
2010	PH 1	120	75.7	0.0	120	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2011	PH 2	250	153.1	0.0	407	0.0	0.0	0.0	11.4	83.0	0.0	0.0	12.9	8.5	19.3	0.0	0.0
2012	PH 3	250	70.5	0.0	457	0.0	0.0	0.0	9.7	15.1	0.0	0.0	25.7	16.6	3.4	0.0	0.0
2013	PH 4	250	61.8	0.0	480	0.0	0.0	0.0	5.1	8.7	0.0	0.0	20.4	11.6	0.0	0.0	0.0
2014	PH 5	250	66.8	0.0	418	0.0	0.0	0.0	5.9	16.1	0.0	0.0	11.9	4.9	0.0	0.0	0.0
2015	PH 6	250	81.9	0.0	49.8	0.0	0.0	0.0	4.5	27.8	0.0	0.0	59.6	0.0	0.0	0.0	0.0
2016	PH 7	250	52.3	0.0	46.1	0.0	0.0	0.0	2.6	0.0	0.0	0.0	25.1	21.5	0.0	0.0	0.0
2017	PH 8	250	70.6	0.0	26.6	0.0	0.0	0.0	11.0	0.0	0.0	0.0	36.6	0.0	0.0	0.0	0.0
2018	PH 9	250	127.6	0.0	54.9	0.0	0.0	0.0	11.2	68.5	0.0	0.0	30.2	17.8	0.0	0.0	0.0
2019	PH 10	250	103.2	0.0	34.6	0.0	0.0	0.0	9.3	21.0	0.0	0.0	34.6	0.0	0.0	0.0	0.0
2020	PH 11	125	108.0	0.0	0.0	0.0	0.0	0.0	3.1	129.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL		2,500	1,080	0.0	4,637	0.0	0.0	0.0	60.4	429.4	0.0	0.0	281.7	152.4	22.7	0.0	0.0



**WOOD ROGERS**  
ARCHITECTURAL SOLUTIONS  
RENO, NV 89501  
PH: 778-233-4000

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

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

There are 5 PARTS of this application to complete:

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



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

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

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

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

Required copies:

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

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

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



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



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



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



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

**PART 1: PROPERTY OWNER DECLARATION OF INTENT**

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

TMSA

FSA

Specifically I seek  inclusion in or  exclusion from:

Reno TMSA/Sphere of Influence

Reno FSA

Sparks TMSA/Sphere of Influence

Sparks FSA

Washoe County TMSA

Washoe County FSA

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

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

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

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

90.55 Winnemucca Ranch Road, Reno NV  
89510

Number of parcels included in the request:

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

Assessor's parcel number(s):

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

Attach a separate sheet if necessary



**PART 2: OWNER AFFIDAVIT**

STATE OF NEVADA )  
 )  
COUNTY OF WASHOE )

Assessor's parcel number(s):

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

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

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

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

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

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

(Notary Stamp)

Subscribed and sworn to before me this 27<sup>th</sup> day of April, 2017

Notary Public in and for said county and state

My commission expires: 9-9-2017

*Margarite L. Roma*



**PART 2: OWNER AFFIDAVIT**

STATE OF NEVADA )  
 )  
COUNTY OF WASHOE )

Assessor's parcel number(s):

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

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

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

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

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

(Notary Stamp)

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



**PART 2: OWNER AFFIDAVIT**

STATE OF NEVADA )  
 )  
COUNTY OF WASHOE )

Assessor's parcel number(s):

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

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

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

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

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

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

(Notary Stamp)

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

Notary Public in and for said county and state

My commission expires: 9-9-2017  
Margarite Roma



## PART 3: EVALUATION CRITERIA

### TMSA or FSA EVALUATION CRITERIA CHECKLIST

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

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

## TMSA or FSA EVALUATION CRITERIA

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

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

### **NEED**

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

### **SPATIAL/LOCATIONAL CRITERIA**

#### I. Regional Form & Pattern

- A. Relationship with existing service area. If the proposal were approved, what would be the relationship between the new TMSA or FSA area and uses in the existing TMSA or FSA? How much opportunity for synergy and interaction would exist between the new and existing areas? **The property in question is 10 miles away from the I-80/I-595 system interchange and far away from all City of Reno services. Minimal services will be needed with the proposed rural type development.**
- B. Consistency with goals, policies, and principles. To what extent would the proposal be consistent with the goals, policies, and principles on regional form set forth in the Regional Plan? What is the distance from the nearest TOD corridors and regional centers or emerging employment centers (EECs) and the two downtown centers? To what extent would residents and businesses in the proposed area be able to take advantage of services and uses in existing and planned corridors and centers? **Development of roughly 10-acre lots will be entirely consistent with all regional plan goals, policies, and principles.**
- C. Transportation corridors. To what extent would the adoption of the proposal create an opportunity to extend an existing TOD corridor? **Not applicable and it would make zero sense to extend a TOD corridor to this property.**
- D. Clear, logical boundary. If the proposal were approved, would the resulting TMSA or FSA boundary give local governments and service providers a clear, logical boundary to administer? **Rolling back Reno's Sphere of Influence will result in a logical boundary as this property will then be developed in the county as a rural type development requiring minimal services, indicative of the county.**

#### II. Natural Resource Management

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

### III. Infrastructure & Services

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

#### **OTHER CRITERIA**

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

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

## Washoe County Supplemental Questionnaire

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

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

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

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

## **PART 5: FEES AND PROCESS**

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### **FEES**

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

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

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

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

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

### **PROCESS**

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



# KRATER CONSULTING GROUP, PC

A Nevada professional corporation

Krater Consulting Group  
901 Dartmouth Drive  
Reno, Nevada 89509

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

October 28, 2018

Mitchell Fink  
Community Services Department | Engineering Division  
Washoe County  
1001 E. 9<sup>th</sup> Street, Reno, NV 89521

Dear Mitch:

## **Subject: Bob Marshall Ranch - Traffic Report**

### **INTRODUCTION & PROJECT DESCRIPTION**

I analyzed the potential traffic impacts associated with a proposed regulatory zone amendment on the Bob Marshall Ranch from General Rural (40-acre lot size minimum) to Medium Density Rural (5-acre density). The Bob Marshall Ranch is located at 9055 Winnemucca Ranch Road, Washoe County, Nevada; approximately 9.4 Miles north of the Pyramid Highway on Winnemucca Ranch Road (to the southeast portion of the property). The ranch parallels and lies on both sides of the Winnemucca Ranch Road for approximately 2.9 miles.

Assuming approval of the regulatory zone amendment, the 1088.88-acre property has 153.9 acres of development constrained property (slopes exceeding 30%) that will allow for up to 187 lots with 5-acre density. Thus, for purposes of this report, the maximum allowable number of buildable lots equal to 187 was used for the analysis.

If the property is developed in the future, the current property owner would look to prepare a common open space development to preserve areas with steep slopes, the pasture area, and stream environment zone to preserve the rural nature of the property. A package waste water treatment facility would be used to allow clustering and smaller lots.

The purpose of this report is to determine whether approval of the regulatory zone amendment from General Rural to Medium Density Rural and the associated additional project traffic would unduly burden the regional road system in the vicinity of the project. In order to determine if the nearby regional roads can adequately accommodate anticipated traffic volumes, trip generation was determined, project traffic was distributed to the regional roadway network and then assigned to the regional roads to determine if existing adopted Levels of Service would still be met.

### **TRIP GENERATION, DISTRIBUTION, AND ASSIGNMENT**

To determine trip generation for the site, Version 9 of the ITE Trip Generation Manual was reviewed. Trip generation for the 187 potential lots was based on number of dwelling units and ITE Land Use Code 210 for single Family Detached Housing was used to determine project trip generation. Per the attached trip generation table, the 187-single family lots will be expected to generate approximately 1,780 average daily trips, 140 AM peak hour trips, and 187 PM peak hour trips. Note that current GR zoning would allow up to 27 lots or 257 average daily trips.

To determine the distribution and assignment of traffic, the regional roadway network was reviewed. Winnemucca Ranch Road does extend west to US 396 near Doyle and Herlong California and it is likely that some small percentage of trips would occasionally travel in this direction. To be conservative though, it was assumed that 100% of project traffic would travel to the Pyramid Highway on Winnemucca Ranch Road. It was assumed that a very small percentage of trips would travel north to Pyramid Lake (5%) and the remaining trips would head south to Reno and Sparks. Note that a motorist driving to Fernley Nevada and points east will actually save a few minutes by heading north to Pyramid Lake and then southeast on SR 447 to Wadsworth as further justification for the 5% distribution.

## **DESCRIPTION OF THE LOCAL ROAD NETWORK**

Winnemucca Ranch Road is designated as a collector roadway on the Streets and Highways System Plan within the Warm Springs Area Plan. Winnemucca Ranch Road is a two-lane road and is a paved road from the Pyramid Highway to Range Land Road (+/-4.2 miles) and then becomes a graded gravel road north of Range Land Road to the property (5.15 miles) and continuing through the property. It is noted that if the property is developed, county code would require that Winnemucca Ranch Road be paved in accordance with county code requirements through the end of the developed portion of the property.

The Pyramid Highway is designated as a rural highway on the Streets and Highways System Plan within the Warm Springs Area Plan with the exception that south of Axe Handle Canyon Road it becomes an arterial roadway. The Pyramid Highway is a two-lane paved road within the entire Warm Springs planning area. Note that the Regional Transportation Commission lists the Pyramid highway as an Arterial with Moderate Access control from Calle de la Plata to Winnemucca Ranch Road.

## **CURRENT TRAFFIC VOLUMES**

A review of the Nevada Department of Transportation's (NDOT) Annual Traffic Report for Washoe County, 2017 shows the following traffic volumes in the vicinity of the project:

1. SR445 (Pyramid Highway) 2.8 miles N. of Whiskey Springs Road = 6,800 AADT
2. SR445 (Pyramid Highway) 0.36 miles N. of Sunset springs road = 12,200 AADT  
(Note: approximately 0.7 miles south of Calle de la Plata)

(AADT = Annual Average Daily Trips).

No NDOT count data is available for Winnemucca Ranch Road but given the minimal amount of development along the road, it is considered a low volume road with minimal traffic volumes on a weekday average basis. Note that the Moon Rocks area does attract recreational traffic, especially on weekends and holidays during fair weather and a more detailed traffic study that would be required upon submittal of a tentative map will need to consider said traffic.

## **ROADWAY CAPACITIES**

Table 3-4 below that was contained in the 2030 RTC Regional Transportation Plan (prior to the current 2040 RTP) estimates roadway capacities based on adopted levels of service and facility type. Per Table G-4 from the 2040 RTP, the adopted Level of Service for Regional Roadway facilities projected to carry less than 27,000 ADT at the latest RTP horizon is LOS "D".

Winnemucca Ranch road would be classified as a "Collector-Ultra-Low Access Control; Facility. At a LOS "D", the estimated roadway capacity is 13,300 ADT. The Pyramid Highway that is classified as an Arterial with Moderate Access control has an estimated capacity of 17,500 ADT at the adopted level of service, LOS "D".

## PROJECT IMPACTS TO THE REGIONAL ROADWAY NETWORK

Based on available capacities and current traffic volumes, both Winnemucca Ranch Road and the Pyramid Highway both operate within the adopted level of service within the Warm Springs Planning Area. With the addition of project traffic of approximately 1,780 ADT with a 95% distribution southbound (1,690 ADT) the traffic volume on the Pyramid Highway 0.36 miles N. of Sunset springs road would increase from 12,200 AADT to approximately 13,890 AADT, well under the estimated capacity of 17,500 ADT for a LOS "D".

Winnemucca Ranch Road would see the full increase (100% distribution) of the project's estimated 1,780 ADT. Even assuming a conservative ADT on Winnemucca Ranch Road of 2,000 ADT, existing plus project traffic of approximately 3,780 ADT is still well under the estimated capacity of 13,300 ADT.

South of the Warm Springs Planning area, the Regional Transportation Commission (RTC) has several major roadway capacity projects planned for the Pyramid Highway to accommodate the significant ongoing growth in the Spanish Springs Area. In addition, the RTC is working on an Environmental Impact Statement for a planned future connection from the Pyramid Highway to US 395 at the Dandini Interchange. This future roadway improvement will provide an additional means for motorists traveling between the Spanish Springs and Warm Springs area to access the north valleys without having to travel on N. McCarran Boulevard. Several attachments are included that document planned RTC improvements.

## DESIRED FUTURE STUDIES

If the property is developed, at the time of a Tentative Map a more detailed traffic analysis should be required to look at specific intersections including the Pyramid Highway/Winnemucca Ranch Road intersection to assess key turning movements and the need for left turn pockets and deceleration lanes. Updated traffic counts and actual projected traffic based on the actual number of planned lots can be used to determine what specific improvements may be needed to accommodate project traffic. This would include planned growth within the Warm Spring Planning Area based on the ability of the local aquifer to support said growth.

## CONCLUSION

In conclusion, the addition of project traffic for a likely development scenario would not unduly burden area roadways and the regional roadway network within the Warm Springs Area Plan will continue to operate within the adopted Level of Service standard "D". this project will be subject to Regional Road Impact Fees to address the impact of the project on the Regional Roadway Network.

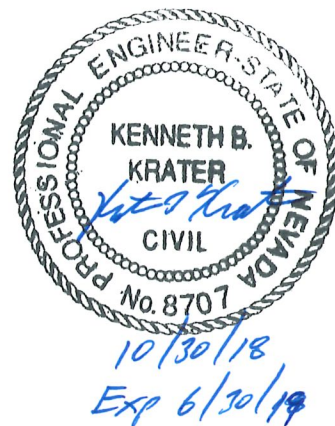
Sincerely,



Kenneth Krater, P.E.

cc: Jeff Herman

Attachments: Trip Generation  
Distribution and Assignment  
NDOT Traffic Count Data – 2017  
RTC Regional Highway Designations (Functional Classifications)  
RTC Level of Service Criteria  
RTC ADT Level of Service Thresholds by Facility Type



RTC – RTP Projects (2017 – 2021)  
RTC – RTP Projects (2022 – 2026)  
RTC – RTP Projects (2027 – 2040)

**Trip Generation - Detached SFR Project**  
 ITE Trip Generation Manual - 9th Edition

Project Acreage 1088.88  
 Development Constrained 153.9  
 Developable Acreage 934.98  
 Allowable Number of 5 acre lots 187  
 Use 187

	Quantity	Type	ADT		AM Peak			PM Peak				
			Rate	Volume	Rate	Volume	Enter	Exit	Rate	Volume	Enter	Exit
1. Single Family Residential, Estimated Max Units (To account for slopes and flood plain)	187	Homes	9.52	1,780	0.75	140	43	97	1.00	187	123	64
						31%	69%				66%	34%
<b>Total New Trips</b>				1,780		140	43	97		187	123	64

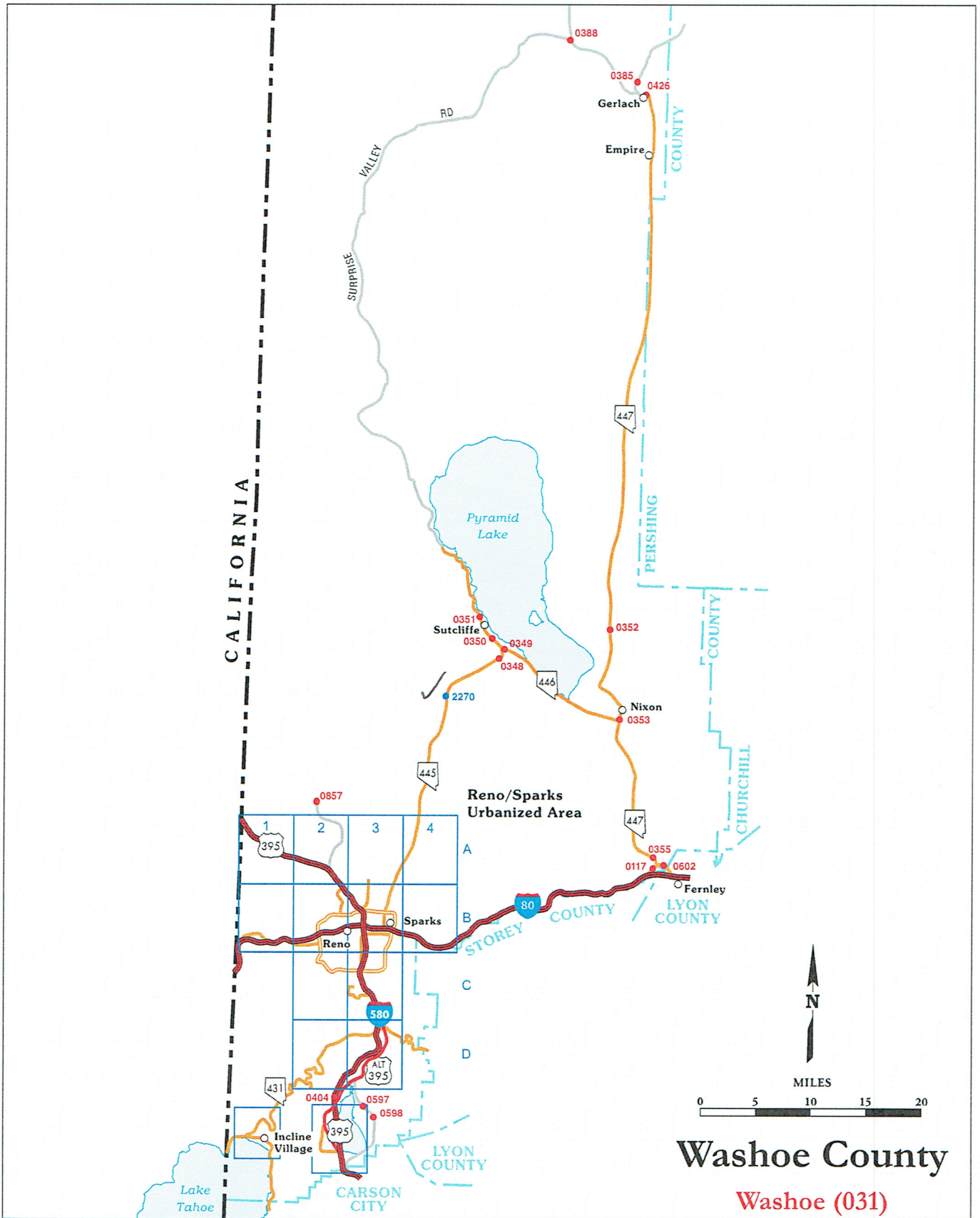
Project Distribution	PM Peak Hour Assignment		Enter	Exit
	Enter	Exit		
Winnemucca Ranch Road - Eastbound	100%		123	64
Pyramid Highway Southbound	95%		117	61
Pyramid Highway Northbound	5%		6	3
AM Peak Hour Assignment				
Winnemucca Ranch Road - Eastbound			43	97
Pyramid Highway Southbound			41	92
Pyramid Highway Northbound			2	5

**Pyramid Highway - Calle de la Plata to Winnemucca Ranch Road**

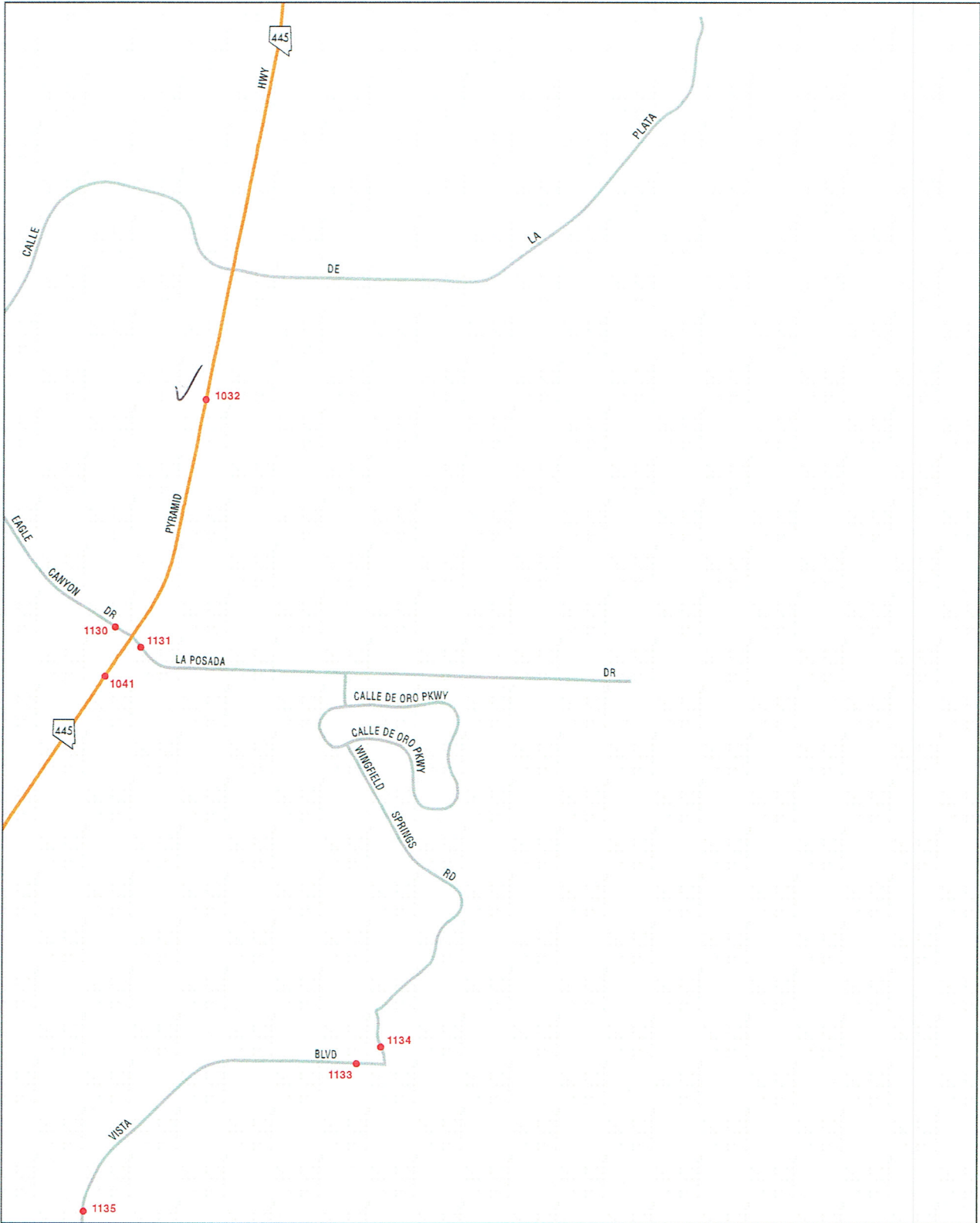
Per the Regional Transportation Commission, Regional Transportation Plan, this Section of the Pyramid Highway is Classified as an Arterial with Moderate Access Control

Approximate Available Capacity per Table 3-4 = 17,500 ADT @ LOS "D" (The adopted level of service standard)

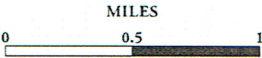
# NDOT Traffic Count Data



**Washoe County**  
**Washoe (031)**



**Reno/Sparks**  
Urbanized Area

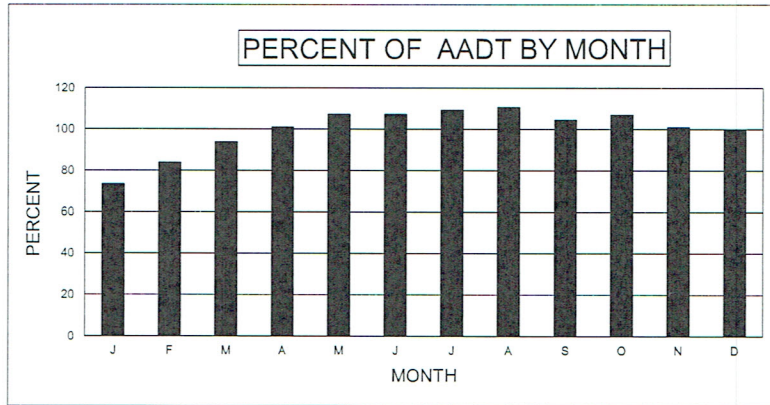


**Sheet A-4**  
Washoe (031)

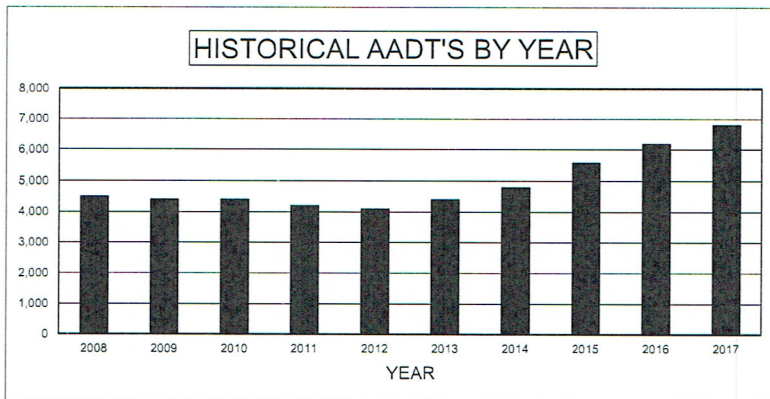
# ATR 0312270 ✓

SR445 (Pyramid Way) 2.8 mi N of Whiskey Springs Rd

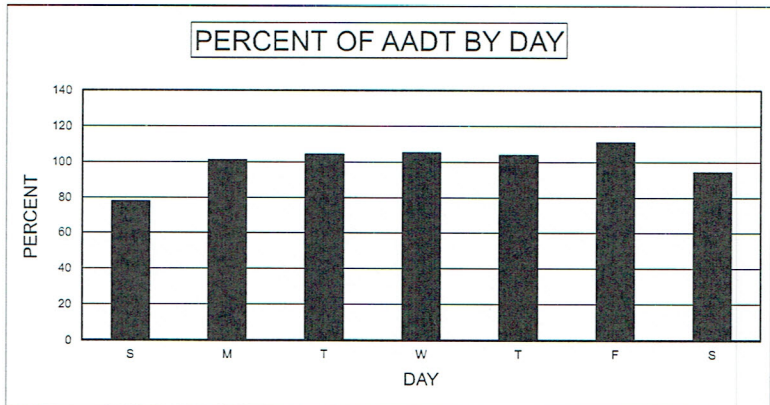
MONTHLY PERCENT		
MONTH	MADT	% OF AADT
JANUARY	5,000	73.5%
FEBRUARY	5,707	83.9%
MARCH	6,376	93.8%
APRIL	6,860	100.9%
MAY	7,302	107.4%
JUNE	7,299	107.3%
JULY	7,428	109.2%
AUGUST	7,532	110.8%
SEPTEMBER	7,099	104.4%
OCTOBER	7,276	107.0%
NOVEMBER	6,867	101.0%
DECEMBER	6,768	99.5%



HISTORICAL RECORD		
YEAR	AADT	% OF PREVIOUS YEAR
✓ 2017	6,800	109.7%
2016	6,200	110.7%
2015	5,600	116.7%
2014	4,800	109.1%
2013	4,400	107.3%
2012	4,100	97.6%
2011	4,200	95.5%
2010	4,400	100.0%
2009	4,400	97.8%
2008	4,500	91.8%



DAY OF WEEK		
DAY	ADT	% OF AADT
SUN	5,306	78.0%
MON	6,894	101.4%
TUE	7,108	104.5%
WED	7,166	105.4%
THU	7,089	104.3%
FRI	7,563	111.2%
SAT	6,425	94.5%
AVG WEEKDAY	7,064	103.9%
AVG WEEKEND	5,866	86.3%



PERCENT DESIGN HOUR VOLUME (DHV) IS OF ANNUAL AVERAGE 9.6%

PERCENT HIGH DIRECTION IS OF DHV 44.8%



Station	Route/Location	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
		AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT
0311032	SR445, .36 mi N of Sunset Springs Rd	10,000	10,000	10,000	10,000	9,600	10,500	10,000	11,500	12,000	12,200
0311033	IR80, W/B off-ramp to US395 N/B & S/B	29,000	30,000	29,000	30,000	28,000	29,000	30,000	32,500	35,000	36,000
0311035	IR80, W of Thisbe/Derby Dam Intch 'Exit 36'	25,000	24,000	24,000	23,000	23,000	24,500	24,500	24,500	25,000	28,000
0311039	Queens Way, 480ft E of Probasco Way	1,400	1,300	1,200	1,200	1,100	1,100	1,100	1,100	730	890
0311040	Lincoln Way, 165ft W of SR659 (McCarran Blvd)	2,100	2,200	2,000	4,900	4,600	2,000	1,800	1,900	1,900	1,900
0311041	SR445, .25 mi S of La Posada Dr	27,000	27,000	28,000	28,000	26,000	27,000	29,500	32,500	35,000	31,000
0311042	Red Baron Blvd, 150ft N of Silver Lake Rd	1,500	1,400	1,300	1,200	1,200	1,200	1,500	1,500	1,400	1,300
0311043	Silver Lake Blvd, 430ft S of Stead Blvd	5,700	5,600	5,800	5,600	5,200	6,300	6,800	6,900	6,600	7,000
0311044	Hunter Lake Dr, 185ft N of California Ave	3,100	2,600	2,300	2,300	2,300	2,600	2,400	2,600	2,500	2,700
0311045	Greensburg Cr, 550ft S of Bridgewater Dr	360	350	330	330	350	300	300	250	310	280
0311046	Gibraltar Dr, 90ft S of Cashill Blvd	460	420	410	440	400	450	400	350	350	370
0311047	E Taylor St, 200ft E of Kirman Ave	2,400	2,400	2,500	2,200	2,200	2,300	2,000	2,000	2,000	2,100
0311048	Ridgeview Dr, 100ft W of Plumas St	4,600	4,200	4,300	4,300	4,100	4,400	4,100	4,200	4,100	4,000
0311049	Pioneer Dr, 525ft W of Dant Blvd	660	670	630	670	600	650	650	600	590	530
0311050	Dant Blvd, 160ft N of Pioneer Dr	720	640	640	750	600	650	650	500	580	580
0311051	Market St, 360ft N of Vassar St.	1,400	1,300	1,300	1,400	1,100	1,300	1,200	1,200	1,200	1,200
0311052	Shadow Ln, 100ft E of Sparks Blvd	3,300	3,000	3,100	3,300	2,600	3,100	2,900	2,900	2,500	2,900
0311053	Lillard Ln, 500ft N of Brierley Way	1,600	1,200	1,600	1,600	1,700	1,700	1,700	2,600	2,700	2,700
0311054	Freeport Blvd, 360ft E of Souther St	900	680	680	760	700	750	800	750	1,400	1,200

Color indicates that the AADT value is estimated

# RTC Functional Classification

Street Name	From	To	Functional Class	Policy Access
Moya Blvd	Red Rock Rd	Echo Ave	Arterial	LAC
N Virginia St	Truckee River	McCarran Blvd	Arterial	LAC
N Virginia St	McCarran Blvd	Business 395	Arterial	HAC
N Virginia St	Business 395	Red Rock Rd	Arterial	MAC
N Virginia St	White Lake Pkwy	Village Pkwy	Arterial	MAC
N Wingfield Pkwy	Vista Blvd	Wingfield Springs Rd	Collector	LAC
Neighborhood Way	Eagle Canyon Dr	North terminus	Arterial	MAC
Neil Ln	Meadowood Mall Cir	Neil Rd	Arterial	MAC
Neil Rd	Kietzke Ln	Gentry Way	Arterial	LAC
Neil Way	Meadowood Mall Cir	Neil Rd	Arterial	MAC
Nichols Blvd	McCarran Blvd	Howard Dr	Arterial	MAC
Nugget Ave	Rock Blvd	McCarran Blvd	Arterial	MAC
Oddie Blvd	Wells Ave	Pyramid Way	Arterial	MAC
Offenhauser Dr	Portman Ave	Gateway Dr	Arterial	MAC
Old US-395	Eastlake Blvd	S Virginia St	Arterial	MAC
Parr Blvd	N Virginia St	US 395	Arterial	LAC
Patriot Blvd	S Virginia St	Bluestone Dr	Arterial	MAC
Peckham Ln	Lakeside Dr	Longley Ln	Arterial	MAC
Pembroke Dr	McCarran Blvd	SouthEast Connector	Collector	LAC
Plumas St	Ridgeview Dr	California Ave	Arterial	MAC
Plumb Ln	McCarran Blvd	Terminal Way	Arterial	MAC
Portman Ave	Bluestone Dr	Offenhauser Dr	Arterial	MAC
Prater Way	Galletti Way	McCarran Blvd	Arterial	LAC
Prater Way	McCarran Blvd	E of Vista Blvd	Arterial	MAC
Prototype Dr	Gateway Dr	Double R Blvd	Arterial	LAC
Putnam Dr	Washington St	Sierra St	Arterial	LAC
Pyramid Hwy	Queen Way	Calle de la Plata Dr	Arterial	HAC
✓ Pyramid Hwy	Calle de la Plata Dr	Winnemucca Ranch Rd	Arterial	MAC
Pyramid Way	Nugget Ave	Queen Way	Arterial	MAC
Queen Way	Farr Ln	Pyramid Hwy	Collector	LAC
Raggio Pkwy	Dandini Blvd (east)	Dandini Blvd (west)	Arterial	MAC

# RTC Level of Service Criteria

and F representing bumper to bumper traffic. The qualitative description of the conditions that correspond to each level of service is shown in Table G-3.

Table G-3. Level of Service Definitions

LOS	Condition of Traffic Flow
A	Free flow; individual users are virtually unaffected by the presence of others in the traffic stream
B	Reasonably free flow; the presence of other users in the traffic stream begins to be noticeable
C	Stable flow; each user is significantly affected by the presence of others
D	Approaching unstable flow; users experience poor level of comfort and convenience
E	Unstable flow; users experience decreasing speed and increasing traffic
F	Forced or breakdown flow; users experience frequent slowing and vehicles move in lockstep with the vehicle in front of it

The level of service standards used for assessing the need for street and highway improvements at a planning level are shown in Table G-4. These are the same standards that were first adopted in 2008. Design of the specific facilities will be based on more detailed operational analysis.

Table G-4. Adopted Level of Service Standards

Regional Level of Service Standards	
LOS D	<ul style="list-style-type: none"> <li>All regional roadway facilities projected to carry less than 27,000 ADT at the latest RTP horizon</li> </ul>
LOS E	<ul style="list-style-type: none"> <li>All regional roadway facilities projected to carry 27,000 or more ADT at the latest RTP horizon</li> </ul>
LOS F	<ul style="list-style-type: none"> <li>Plumas Street—Plumb Lane to California Avenue</li> <li>Rock Boulevard—Glendale Avenue to Victorian Avenue</li> <li>South Virginia Street—Kietzke Lane to South McCarran Boulevard</li> <li>Sun Valley Boulevard—2<sup>nd</sup> Avenue to 5<sup>th</sup> Avenue</li> <li>Intersection of North Virginia Street and Interstate 80 ramps</li> </ul>
<p>Except as noted above, all intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridors.</p>	

TransCAD allows the RTC to perform more a refined analysis of the level of service on the region's roadways. The current method of establishing the level of service on a roadway is based on the ratio of the volume of traffic to the capacity of the road (V/C). This methodology is widely accepted in the industry as a more accurate method of calculating level of service. Table G-5 shows LOS based on V/C.

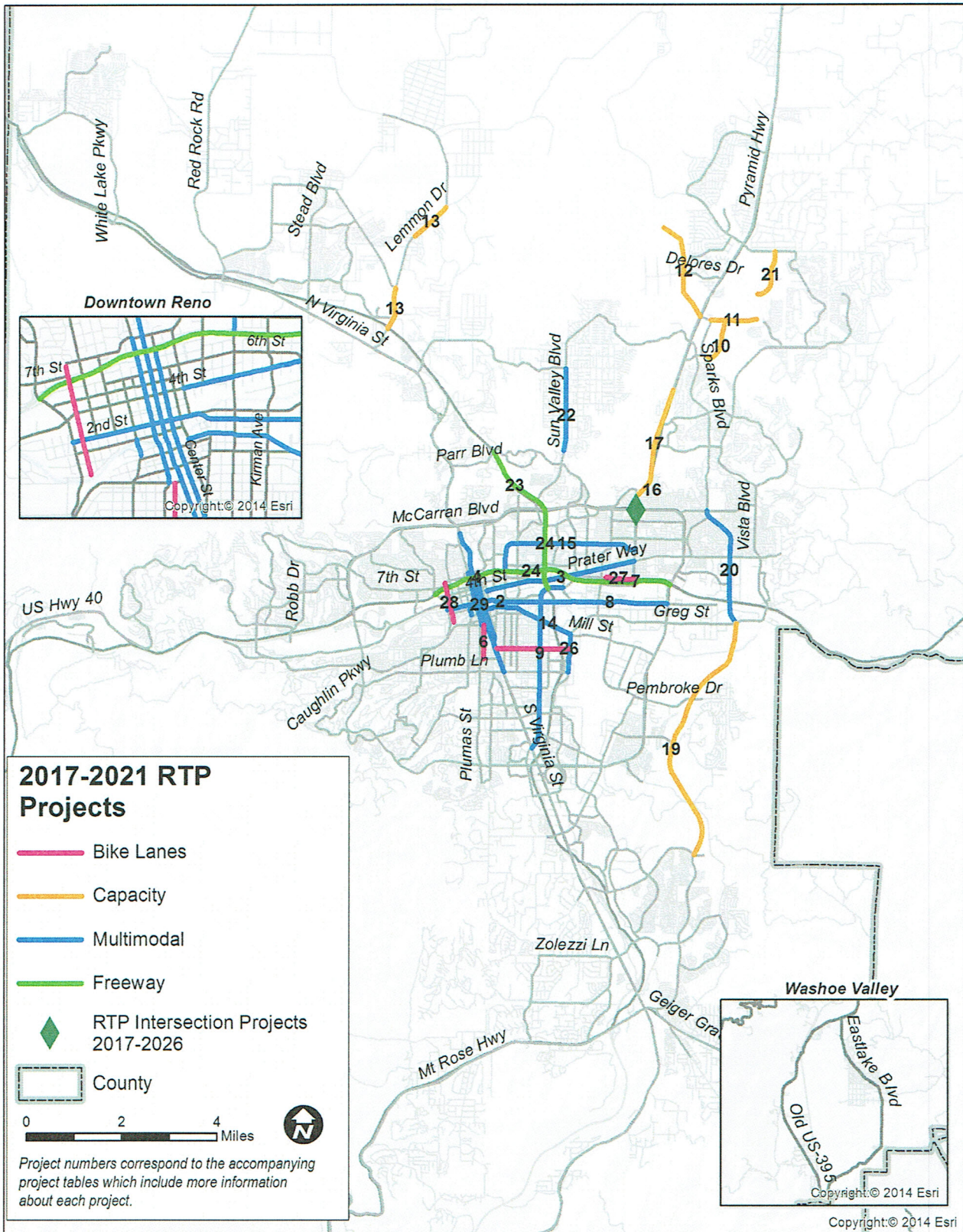
# RTC ADT Level of Service Thresholds by Facility Type

**Table 3-4**  
**Average Daily Traffic Level of Service Thresholds**  
**By Facility Type for Roadway Planning**

Facility Type	Maximum Service Flow Rate (daily for Given Service Level)				
Number of Lanes	LOS A	LOS B	LOS C	LOS D	LOS E
<b>Freeway</b>					
4	≤ 28,600	42,700	63,500	80,000	90,200
6	≤ 38,300	61,200	91,100	114,000	135,300
8	51,100	81,500	121,400	153,200	180,400
10	63,800	101,900	151,800	191,500	225,500
<b>Arterial-High Access Control</b>					
2	n/a	9,400	17,300	19,200	20,300
4	n/a	20,400	36,100	38,400	40,600
6	n/a	31,600	54,700	57,600	60,900
8	n/a	42,500	73,200	76,800	81,300
<b>✓ Arterial-Moderate Access Control</b>					
✓ 2	n/a	5,500	14,800	17,500 ✓	18,600
4	n/a	12,000	32,200	35,200	36,900
6	n/a	18,800	49,600	52,900	55,400
8	n/a	25,600	66,800	70,600	73,900
<b>Arterial/Collector-Low Access Control</b>					
2	n/a	n/a	6,900	13,400	15,100
4	n/a	n/a	15,700	28,400	30,200
6	n/a	n/a	24,800	43,100	45,400
8	n/a	n/a	34,000	57,600	60,600
<b>✓ Arterial/Collector-Ultra-Low Access Control</b>					
✓ 2	n/a	n/a	6,500	13,300 ✓	14,200
4	n/a	n/a	15,300	27,300	28,600
6	n/a	n/a	24,100	41,200	43,000
8	n/a	n/a	33,300	55,200	57,400

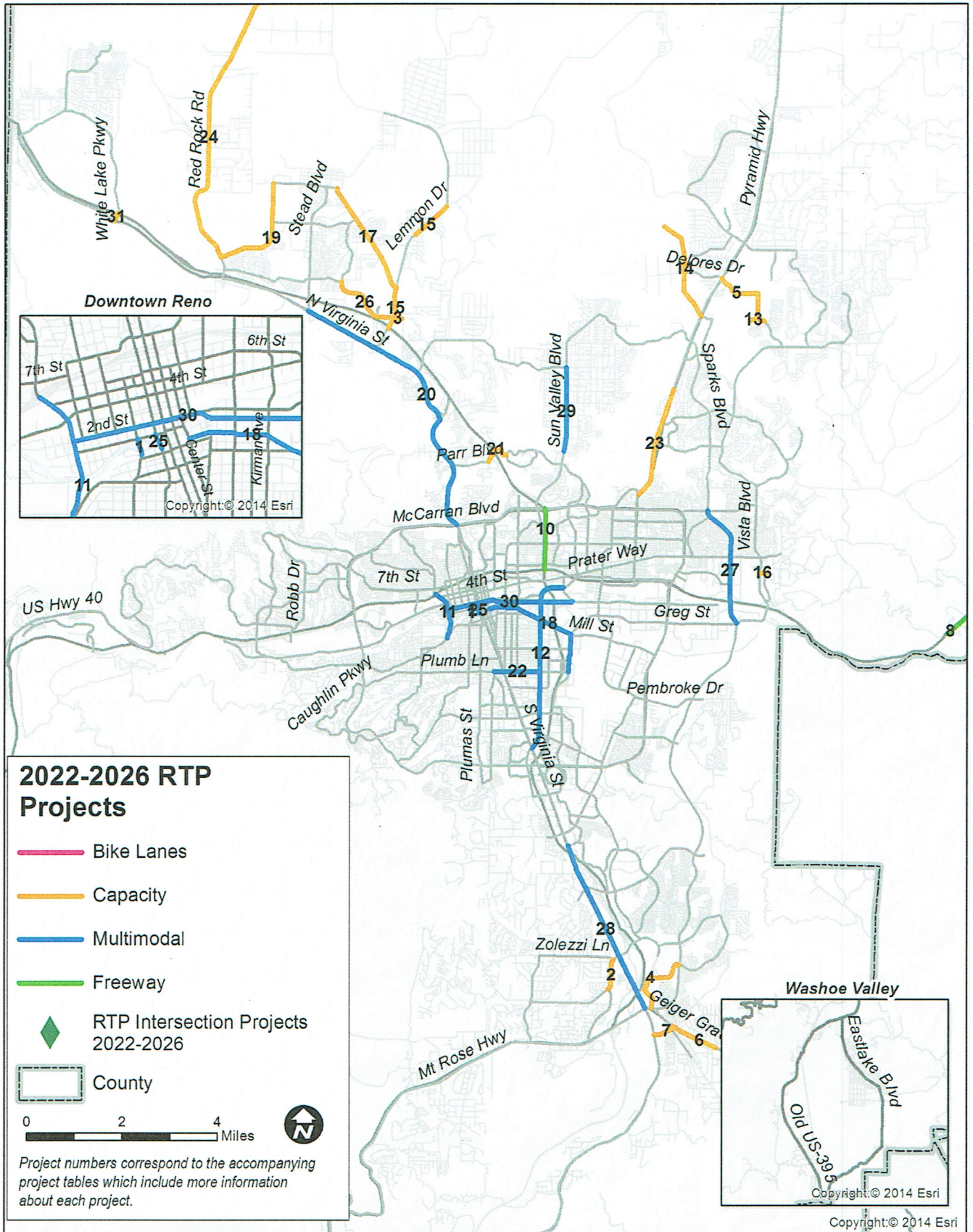
# RTC

## RTP Projects (2017 - 2021)



# RTC

## RTP Projects (2022 - 2026)



# RTC

## RTP Projects (2027 - 2040)

