

**Questions for Washoe County Planning Commissioners regarding
*Master Plan Amendments and Regulatory Zone Amendments for
Estates at Marango Springs.* Prepared by Joe Jauregui**

1. **What is the threshold a development must meet to require a traffic study?**
(Page 15, Traffic, 10/18/2018 Staff Report)
Some may not agree with the applicant that a traffic study is not warranted, especially when they observe the large amount of traffic that is present in the roundabout at the intersection of Veterans Parkway and Highway 341 at peak traffic. Building has already started in the developments along Highway 341 from the roundabout to Kivett Road. Traffic from these finished projects and the traffic from 50 homes in Marango Springs could be the “straw” that breaks the back.
2. **What does the statement (Page 15, 10/18/2018 Staff Report) mean by stating “New development should not be permitted to prevent access from being established.” when it mentions the lack of emergency or secondary access to the area and the desired creation of a secondary access via Rhodes Road?**
3. **On Page 14 of the Staff Report it is stated that, “The development will increase water runoff and culverts will be needed to be constructed to convey runoff water.” What provisions will be made to control water flow and soil erosion and not create a “water slide” in the drainage way (wash) all the way to the Rhodes Road area?**
4. **How will the creation of culverts preserve scenic value and wildlife habitat?**
(Goal Two of the Washoe County Master Plan LUT.2.2)
5. **Who will be responsible for repair or replacement of the road crossing over the drainage way that provides the only access to the homes (10) in the Majestic Ranch Estates if the crossing is damaged due to heavy water runoff?**
6. **How will access to the existing water line along Ramona Road be obtained? The current water line runs parallel to Ramona Road through private property. I was told the water line ends in my neighbor’s driveway, less than 10 feet ~~from~~ from our property line. What recourse will owners have if they do not want their property dug up?**
7. **How will public access to public land be guaranteed?**
This question becomes more pertinent if the project becomes a gated community.
8. **What is Washoe County’s definition of a functioning ecosystem?**

Note: Page 18 of Staff Report: The issue of water drainage was mentioned at the 9/18/2018 neighborhood meeting.

From: [Joe Jauregui](#)
To: [Olander, Julee](#)
Subject: WMPA & WRZA to South Valleys Area Plan/Marango Rd.
Date: Tuesday, October 30, 2018 12:39:17 PM

Ms Olander,

Thank you again for contacting me and letting me know you received the correspondence I sent to your office.

I would like to add some comments in regards to the Master Plan Amendment Case concerning the 80+ Acres parcel at the end of Marango Rd..

First, the parcel is located in a "box canyon" at an elevation significantly higher than the residential areas below. There is a "wash" that extends from the back of the parcel all the way through the residential areas below and ends in the Rhodes Road residential area along Highway 395. The parcel resembles a basin with the "wash" serving as a drain all the way to the highway. With the significant slope from parcel to highway the velocity of water flow can be destructive.

In conversations with residents in the Rhodes Road area they mentioned significant problems with the flow of storm runoff. One individual who works at one of the stables stated that during one of the heavy rain storms in the Spring of 2018 individuals at the stable were briefly stranded due to heavy storm runoff.

Over the years residents along Ramona Rd. and Majestic View Estates have addressed various problems with drainage on their properties. Driveways destroyed; flooding at the corner of Ramona Rd. and Ravazza Rd.; runoff from one property to an adjoining property are some examples of these problems.

I would recommend an extensive study on the effect building any homesites on the parcel will have on drainage and storm runoff.

Again, thank you for your assistance.

Joe Jauregui

Julee Olander
Washoe County
Community Services Department
Reno, Nevada

October 25, 2018

Ms. Olander,

I attended the neighborhood meeting on September 19, 2018 at the South Valleys Library concerning the re-designation of the property at the end of Marango Road (in South Reno off of Toll Road.) One issue that was not discussed was the effect development of the property would have on water runoff and potential flooding of property below the development. I think the potential of flooding and damage to properties below the proposed development should be a major consideration in approving the project.

I think that any building of homes on the proposed property will increase water flow in the "wash" that extends from the NW corner of the property all the way to the Rhodes Road properties along the 395 Highway. With the construction of paved roads, paved driveways, etc. the increased runoff from rain and melting snow will be directed towards the wash. This increase of water runoff will put the existing homes along the "wash" in peril. In addition, certain properties in the Rhodes Road area could face damage due to increased water runoff.

Enclosed are the following illustrations:

Photo 1 - Aerial photo taken from Rubicon Design Group mailout

Photo 2 - Copy of photo taken from NW corner showing 1 of 2 crossings of "wash".

This is a private road but there is an easement for use in emergencies for emergency vehicles and residents who reside in the 10 homes south of the "wash".

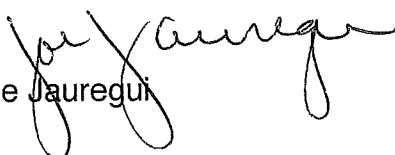
Photo 3 - Shows route of water flow in "wash". Homes are on North side of wash.

Photo 4 - Shows second crossing. This crossing and roadway had extensive damage due to runoff during storms in 2018.

Photo 5 - Picture taken in Spring of 2018 during heavy rain storm.

I would urge the Planning Commission to consider the effect of increased water runoff and how it will be addressed to make certain properties below the proposed development will not be placed in peril.

Respectfully,

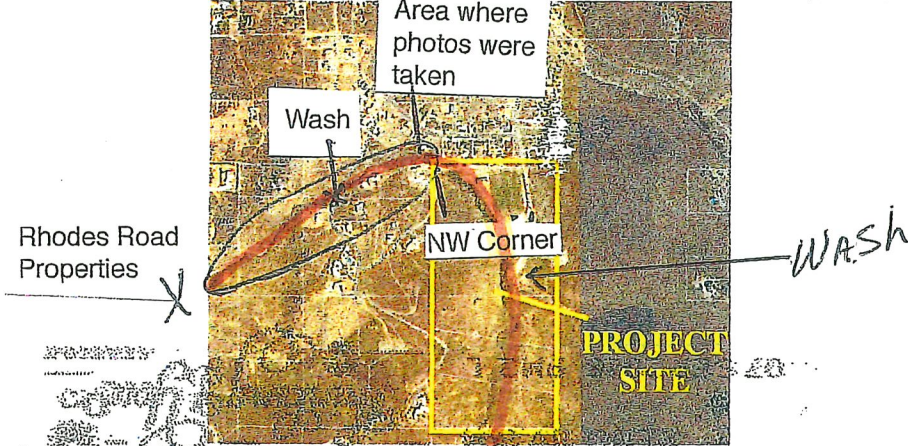

Joe Jauregui

NOTICE OF NEIGHBORHOOD MEETING

A meeting will be held to solicit input on a proposed Master Plan Amendment (MPA) and Regulatory Zone Amendment (RZA) related to an 80± acre parcel at end of Marango Road (see map below). Specifically, an MPA is requested to re-designate the property from Rural Residential and Rural to Suburban Residential, Rural Residential, and Rural and the zoning from Medium Density Rural, Low Density Rural, and General Rural, to Low Density Suburban, Medium Density Rural, and General Rural.

Meeting Date and Time: September 19, 2018 at 6:00 p.m.

Location: South Valleys Library, Community Room, 15650A Wedge Parkway, Reno, NV



You may also contact Scott Wright at Rubicon Design Group for additional information at (775) 425-4800

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Wash

Wash

-NW corner of
proposed development

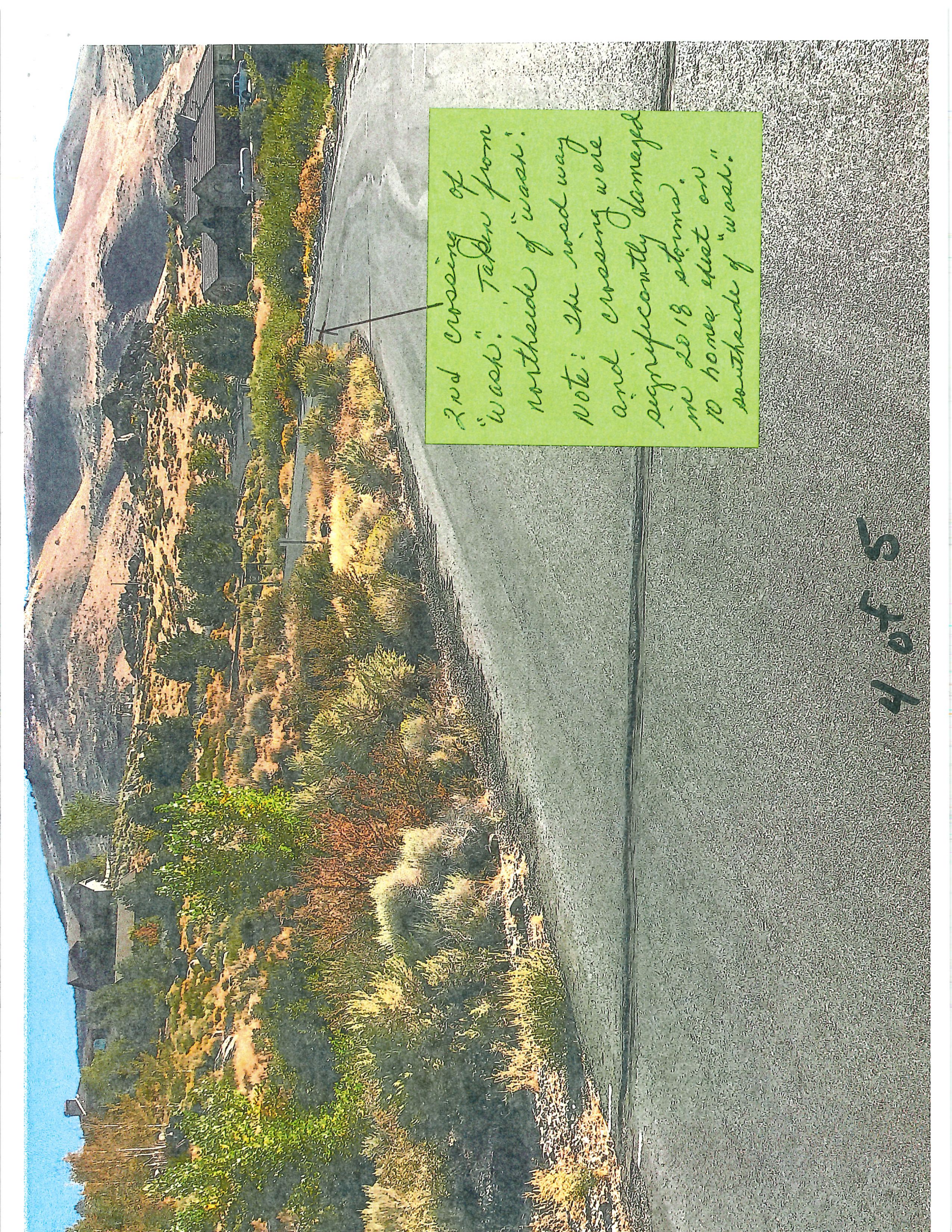
1 of 2 crossings
of "wash". This is
a private road but
easement exists for
emergency exit for
10 Homes south of
"wash".

6-13-18

Photo taken on "bridge" at top
of wash located at NW corner
of property of proposed development

x - Location of Spring
2018 photo
←←← - WATER ROUTE





2nd crossing of
"wash". Taken from
northside of "wash".
Note: the road way
and crossing were
significantly damaged
in 2018 storms.
10 home east on
southside of "wash".

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SPRING RAIN
2018

Crossing #2



2710 RAMONA

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From: [Kathleen Pfaff](#)
To: [Lawson, Michael](#); [Olander, Julee](#); [Lucey, Robert \(Bob\) L](#)
Subject: WMPA 18- 0004 (Estates at Marango Springs)
Date: Wednesday, October 31, 2018 3:29:01 PM

Hello,

I am writing in regards to the recommendation of the planning commission to approve zoning changes in the South Valleys Master Plan. As voters, tax payers and residents of the South Valleys, our family would like to have it be noted we do not support this recommendation. We value the character and open space of our community as is. There are not sufficient services to accommodate this proposed development. The traffic through the round-about is already clogged and will continue to clog once the apartments next to it are finished. Other concerns include: sufficient schools in this area, fire and emergency services and impact on wildlife.

Current property owners purchased land in accordance with current zoning laws (and at a premium) because of the quality of life this zoning offers to the inhabitants.

Finally, please read this publication done by UNR on alluvial fans. This entire area is in an alluvial fan and if you actually read this, you will find that the more you develop in this area, the worse the potential for flooding becomes. Both Bailey Creek and Steamboat Creek are on this list indicating flash flood history (see page 3).

<https://www.unce.unr.edu/publications/files/nr/other/SP9801.pdf>

Thank you,
Joel and Kathleen Pfaff

Marijke Bekken, D. Env.
132 Andrew Lane
Pleasant Valley, NV 89521

*Please add to the
record. Thx*

Washoe County Commissioners

7 November 2018

Re: 7A. Master Plan Amendment Case Number WMPA18-0004 and Regulatory Zone
Amendment Case Number WRZA18-0004 (Estates at Marango Springs)

I read this proposal when it was scheduled a while back. Fry is proposing to change the zoning to allow an increase in homes from about 7 to about 50. The additional 40+ houses can be commented on by others. But zoning is an issue we need to consider, since he proposes to change rural zoning to suburban. He could fit nearly 40 homes on this parcel using high density rural zoning. However, a whole passel of neighborhood characteristics come into play when a place is a suburb, as opposed to rural, in terms of what residents can do with their properties, street lights, and so on. We don't want to see that happening in what's left of Truckee Meadows.

But what I wanted to talk about tonight is water. There is little water available for these acres, so I understand Fry intends to bring in piped water. But the pipes still need to have water.

In 2016, TMWA published water projections for the Truckee Meadows. Their analyses projected that there are sufficient water supplies for a population of about 500,000 in the area. We are nearly at that now. If we keep approving more and more housing developments, and grow Reno bigger and bigger, the next drought will find us in a very bad situation. And the next drought is coming. The last projections I have seen on the likely effect of global climate change indicate a 70 percent reduction in Sierra Nevada snowpack. That is our drinking water. If you take projected supplies for 500,000 and reduce it by 70%, we could anticipate in the next 50 years that we might have enough water for only 150,000 people. I am not suggesting we tell half the population to pack up and move back to Los Angeles from whence they came, but I would like this and other decision-making entities to start considering water when making their decisions.

One last thing on water, please remember that water RIGHTS do not equal water. I have nearly 14 acre-feet of water rights per year. Thus, I have the "right" to nearly 4 MILLION GALLONS of water. I'd like to use some of this water in the summer. But since the wells went in at Montrose to supply water to Reno, Steamboat Creek behind my house dries up in the summer. So I have Rights but not Water. I see developments get approved that have purchased rights. The amount of rights available in a hydrogeologic basin should be based on sustainable yield. But those yield calculations seem to be way off in too many places. Let's not develop so much that we end up turning Reno into an arid ghost town.