



# Planning Commission Staff Report

Meeting Date: June 7, 2022

Agenda Item: 8E

MASTER PLAN AMENDMENT AND REGULATORY ZONE AMENDMENT CASE NUMBERS:

WMPA22-0002 and WRZA22-0002 (Palomino Farms)

BRIEF SUMMARY OF REQUEST:

To reconfigure the master plan category and regulatory zone within the Warm Springs Specific Plan area.

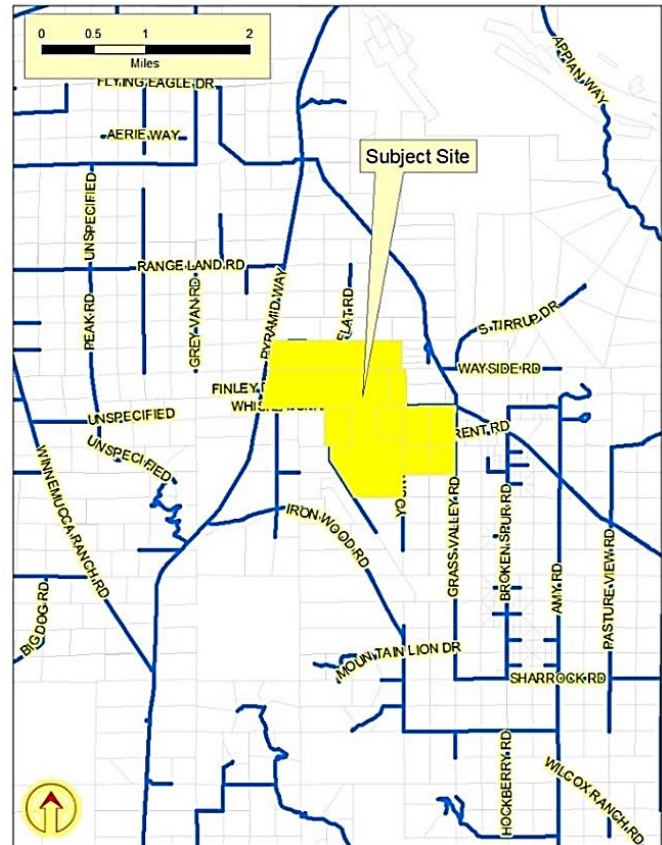
STAFF PLANNER:

Roger Pelham, Senior Planner  
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## CASE DESCRIPTION

**Master Plan Amendment Case Number WMPA22-0002 (Palomino Farms)** – For hearing, discussion and possible action to adopt a resolution amending the Washoe County Master Plan, Warm Springs Area Plan and the Warm Springs Specific Plan to reconfigure and adjust the master plan category on several parcels of land from ±890.35 acres of Suburban Residential, ±235.41 acres of Rural and ±18.82 acres of Commercial to ±889.08 acres of Suburban Residential, ±240.61 acres of Rural and ±18.78 acres of Commercial, which will concentrate all areas of commercial master plan designations near the intersection of Pyramid Highway and Whiskey Springs Road.

**Regulatory Zone Amendment Case Number WRZA22-0002 (Palomino Farms)** – For hearing, discussion and possible action to adopt a resolution recommending an amendment to the Warm Springs Regulatory Zone Map to reconfigure and adjust the regulatory zone on several parcels of land from ±867.83 acres of Low Density Suburban, ±235.41 acres of General Rural, ±18.82 acres of General Commercial, ±12.29 acres of Public/Semi-Public Facilities, and ±10.24 acres of Parks and Recreation to ±866.28 acres of Low Density Suburban, ±240.61 acres of General Rural, ±18.86 acres of General Commercial, ±12.63 acres of Public/Semi-Public Facilities and ±10.09 acres of Parks and Recreation, which will concentrate all areas of commercial regulatory zone near the intersection of Pyramid Highway and Whiskey Springs Road and relocate the Public and Semi Public Facilities and Parks and Recreation Regulatory zones adjacent to Whiskey Springs Road, approximately 3/4 mile east of its intersection with Pyramid Highway.



**Vicinity Map**

The regulatory zone amendment is subject to final approval by the Board of County Commissioners of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities. If approved, authorize the chair to sign resolutions to this effect.

Applicant/Owner: Palomino Farms, Attn: Michael Benjamin  
 Location: On both the north and south sides of Whiskey Springs Road, beginning at Pyramid Highway on the west, and continuing approximately two miles to the east  
 APN: 077-090-03, 070-090-07, 077-090-13, 077-090-14, 077-090-15, 077-340-04, 077-340-05, 077-340-44, 077-340-45  
 Parcel Size: ± 1144.6 acres (total)  
 Existing Master Plan: Suburban Residential (SR, ±890.35 acres), Rural (R, ±235.41 acres), Commercial (C, ±18.82 acres)  
 Existing Regulatory Zone: Low Density Suburban (LDS, 1 dwelling per acre, ±867.83 acres), General Rural (GR, 1 dwelling per 40 acres, ±235.41 acres), General Commercial (GC, ±18.82 acres), Public and Semi Public Facilities (PSP, ±12.29 acres), Parks and Recreation (PR, ±10.24 acres)  
 Proposed Master Plan: Suburban Residential (SR, ±889.08 acres), Rural (R, ±240.61 acres), Commercial (C, ±18.78 acres)  
 Proposed Regulatory Zone: Low Density Suburban (LDS, 1 dwelling per acre, ±866.28 acres), General Rural (GR, 1 dwelling per 40 acres, ±240.61 acres), General Commercial (GC, ±18.86 acres), Public and Semi Public Facilities (PSP, ±12.63 acres), Parks and Recreation (PR, ±10.09 acres)  
 Area Plan: Warm Springs  
 Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone.  
 Commission District: 5 – Commissioner Herman

**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH  
CONDITIONS**

**DENY**

**POSSIBLE MOTIONS**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report to amend the Master Plan as set forth in **Master Plan Amendment Case Number WMPA22-0002** having made at least 3 of the five findings required by Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of **Regulatory Zone Amendment Case Number WRZA22-0002** having made all findings required by Washoe County Code Section 110.821.15(d) I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution to this effect on behalf of the Washoe County Planning Commission.

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**Exhibit Contents**

MPA Resolution ..... Exhibit A

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Clarification Letter dated 3/24/2022..... Exhibit E

## **Explanation of a Master Plan Amendment**

The purpose of a master plan amendment application is to provide a method of review for requests to amend the master plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.gov>, select departments, planning and building, then planning documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

**Volume One** of the master plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e., water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

**Volume Two** of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is



required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

### **Explanation and Processing of a Regulatory Zone Amendment**

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request.

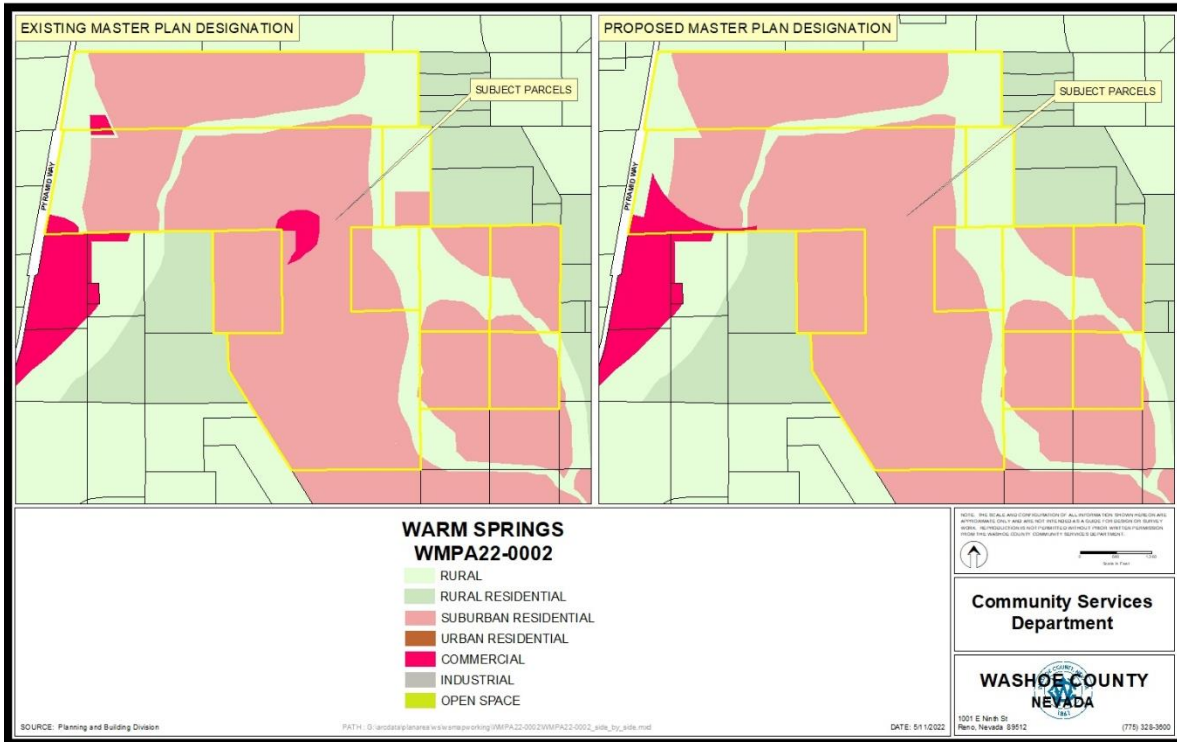
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e., zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the master plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

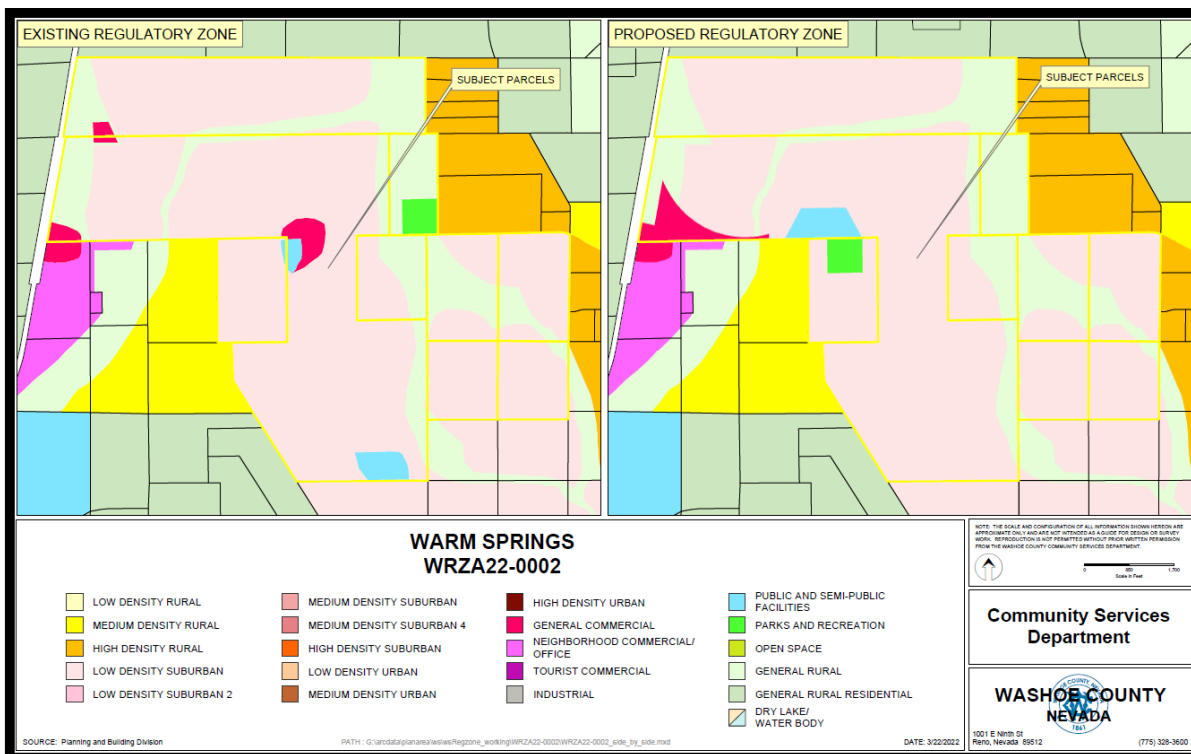
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate area plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment, or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



**Existing and Proposed Master Plan Category Map**



**Existing and Proposed Regulatory Zone Category Map**

## **Background**

In general terms, the applicant is seeking to modify the location of the master plan categories and regulatory zones on several parcels resulting in Suburban Residential (SR, ±889.08 acres), Rural (R, ±240.61 acres), Commercial (C, ±18.78 acres), Low Density Suburban (LDS, 1 dwelling per acre, ±866.28 acres), General Rural (GR, 1 dwelling per 40 acres, ±240.61 acres), General Commercial (GC, ±18.86 acres), Public and Semi Public Facilities (PSP, ±12.63 acres), Parks and Recreation (PR, ±10.09 acres). The overall result is a slight reduction in the potential number of dwellings, by approximately seven dwellings. Otherwise, the area of the master plan categories and regulatory zones remain essentially unchanged but relocated to other areas within the subject site. That subject site consists of several contiguous parcels of land.

There are several minor discrepancies between the existing and proposed amounts of both master plan and regulatory zone areas due to technological advances and better/updated mapping software and techniques.

The current request does not include any development, rather, the current requests are to “move the colors on the map” in the simplest of terms.

## **Current Conditions**

The majority of the subject site subject to this master plan and amendment and regulatory zone amendment is currently vacant and/or utilized for agricultural activity and that activity is not proposed to change as part of this MPA / RZA request. Future development of the proposed commercial area is anticipated at some point in the future and will be subject to all generally applicable development standards for the use proposed.

## **Change of Conditions**

The applicant seeks to consolidate all commercial area into one area, as may be later developed as a “village center” or a commercial “node” as contemplated in the Warm Springs Specific Plan, and as is further defined in the evaluation of compliance with Master Plan policies, later in this report.

## **Desired Pattern of Growth**

The proposed reconfiguration of commercial, suburban and rural land uses provides for the potential to keep large areas of agricultural use and reduces the number of allowable dwellings by approximately seven. This furthers the desired pattern of growth within the specific plan.

## **Compatible Land Uses**

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The overall compatibility of the proposed Master Plan Designations and Regulatory Zones essentially does not change. All of the changes are being made within the subject site, which consists of several parcels of land. The changes all take place within the overall site and do not materially change the compatibility in relation to surrounding parcels within the specific plan area.

## **Availability of Facilities**

Facilities have been evaluated and were found to be sufficient with the approval of the specific plan. Adjusting the location of proposed master plan and zoning areas does not materially affect the overall provision of appropriate facilities.

### **Area Plan Evaluation**

The subject site is located within the Warm Springs Area Plan and the Warm Springs Specific Plan. The following are area plan and specific plan policies. Staff's evaluation of the proposed changes in light of each policy follow in *italics*.

The following policy is contained both in the Area Plan at WS.3.1 and in the Specific Plan at WSSP.3.5:

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

A. Existing certificated and permitted agricultural and stockwater groundwater rights, issued as of July 31, 1990, are utilized in a proportional amount to serve proposed development. In order to balance the existing, issued groundwater rights with the planning perennial yield of the basin, two and one-half acre feet of groundwater rights per dwelling unit will be dedicated to Washoe County. A maximum of 3,097 residential dwelling units on individual wells may be developed in the Warm Springs Valley Hydrographic Basin based on the planning perennial yield of groundwater. Additional water rights will be dedicated to Washoe County for common landscaped areas, community swimming pools, pastures, etc. within residential developments.

B. Parcels created by applications submitted through September 4, 1990, may develop for residential uses without the requirement for dedication of water rights. When existing parcels are subdivided, new parcels will require the dedication of water rights; however, one parcel will be designated as existing and will not have to dedicate water rights. The Washoe County Department of Community Development will track the date of parcel subdivisions.

C. Commercial and industrial development, to include public facilities, golf courses, etc., will be required to document project water demand and supply sufficient groundwater rights for the project. If existing certificated and/or permitted irrigation or stock-watering groundwater rights, issued as of July 31, 1990, are used to serve the proposed project, then water rights will be dedicated to Washoe County at a ratio of 43 percent of existing groundwater rights to one acre-foot of demand. This ratio is necessary to balance the existing, issued groundwater rights with the planning perennial yield of the basin.

D. Water rights for all development in the Warm Springs planning area will be dedicated to Washoe County at the time of parcel map filing or project recordation. These water rights will be irrevocably tied to the Warm Springs Hydrographic Basin.

E. The creation of parcels and lots in the Warm Springs Valley Hydrographic Basin shall require dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by Washoe County Ordinance 586 and the policies adopted in this Area Plan.

F. Residential, commercial, and industrial development must be based upon perennial yield groundwater resources without reliance upon groundwater mining or recharge from agricultural uses. The Washoe County Board of County Commissioners will not approve these types of development if the demands upon the proposed permanent source of water supply exceed the perennial yield of the hydrographic basin or exceed artificial recharge as authorized by the State Engineer under a recharge/recovery permit.

*The relocation of areas of master plan and zoning, within the overall subject site, does not increase the demand for groundwater and may be one step in a series of possible subsequent*

*actions to bring treated effluent water to the area for agricultural use, thus increasing the overall water supply in the area. The following is an excerpt from page 4 of the application materials:*

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

WS.4.4 Ensure that land in the Warm Springs planning area shown as Rural on the Master Plan map is developed with the following additional conditions:

- A. Parcels will be permitted to be created for 40 acres or larger. No more than 1,604 residential parcels, on individual wells, will be created in the Warm Springs Hydrographic Basin. This development of parcels is based on the planning perennial yield of groundwater in the basin.

*The relocation of areas of master plan and zoning, within the overall subject site, and the minor reduction in allowable dwellings by approximately seven, does not allow for the creation of parcels of land smaller than 40 acres in the rural master plan area and does not allow for more than 1604 dwellings within the hydrographic basin.*

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)
- General Rural (GR)
- General Rural Agricultural (GRA)

*The proposed changes are within the specific plan (SP).*

WS.5.2 Restrict access to Pyramid Lake Highway.

*The relocation of areas of master plan and zoning, within the overall subject site, includes creation of a commercial “node” near the intersection of Pyramid Highway and Whiskey Springs Road, but does not locate more commercial adjacent to Pyramid Lake Highway, thus supporting restricted access to that facility.*

WS.6.2 Designate future park sites in the Warm Springs planning area.

*The relocation of areas of master plan and zoning, within the overall subject site, includes locating both Parks and Recreation and Public and Semi-Public Facilities regulatory zones just east of the proposed commercial node, creating the possibility for a “town center” area.*

WSSP.1.3 PRESERVE THE SCENIC RESOURCES AND VIEWS OF THE WARM SPRINGS PLANNING AREA AS SEEN FROM THE PYRAMID LAKE HIGHWAY. FUTURE DEVELOPMENT SHOULD BE SET BACK A MINIMUM OF 250 FEET FROM PYRAMID LAKE



HIGHWAY TO ENSURE THAT THE SCENIC VIEWS OF THE WIDE VALLEY FLOOR AND SURROUNDING RIDGES AND MOUNTAINS ARE NOT DEGRADED. FUTURE DEVELOPMENT ADJACENT TO PYRAMID LAKE HIGHWAY SHOULD COMPLEMENT AND ENHANCE THE RURAL CHARACTER OF THE PLANNING AREA.

WSSP.1.3.1 A buffer should be provided between all property lines and pavement along all rural collectors and the spine road. Fences, walls or structures should not be permitted in these areas. Development designs shall be encouraged to maintain a compatible landscaping theme for these buffer areas throughout the SP area.

*The relocation of areas of master plan and regulatory zones, within the overall subject site, includes placing commercial areas at least 250 feet from Pyramid Lake Highway, and supports this policy.*

WSSP.5.3 DEVELOP THE WARM SPRINGS SPECIFIC PLAN AREA WITH NO MORE THAN 1,571 RESIDENTIAL UNITS ON INDIVIDUAL DOMESTIC WELLS. THIS LEVEL OF RESIDENTIAL DEVELOPMENT WILL PROTECT THE GROUNDWATER AVAILABLE FOR EXISTING AND FUTURE RESIDENTIAL DEVELOPMENT OUTSIDE THE SPECIFIC PLAN AREA.

*The relocation of areas of master plan and zoning, within the overall subject site, and the minor reduction in allowable dwellings by approximately seven, does not allow for the creation of parcels of land smaller than 40 acres in the rural master plan area and does not allow for more than 1604 dwellings within the hydrographic basin.*

WSSP.6.2 RESTRICT ACCESS TO PYRAMID LAKE HIGHWAY.

*The relocation of areas of master plan and zoning, within the overall subject site, includes creation of a commercial “node” near the intersection of Pyramid Highway and Whiskey Springs Road, but does not locate more commercial adjacent to Pyramid Lake Highway, thus supporting restricted access to that facility.*

WSSP.7.3 PROVIDE LINKED OPEN SPACE CORRIDORS THROUGHOUT THE SP AREA TO ACCOMMODATE PEDESTRIAN, EQUESTRIAN AND BICYCLE MOVEMENT BETWEEN RESIDENTIAL AND MAJOR RECREATION NODES.

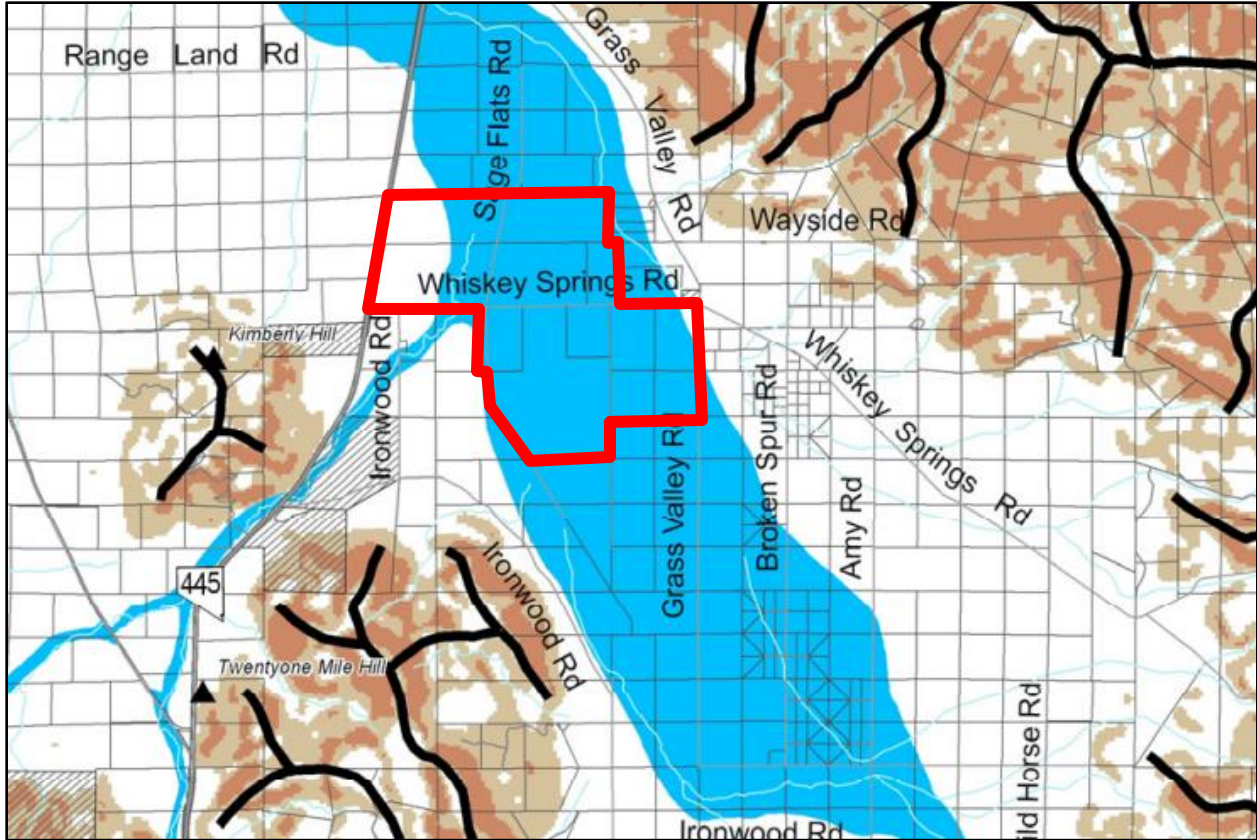
*The relocation of areas of master plan and zoning, within the overall subject site, neither promotes nor inhibits this goal. Compliance with this goal will be evaluated when a development project is proposed.*

WSSP.7.5 DESIGNATE FUTURE PARK SITES IN THE SPECIFIC PLAN AREA.

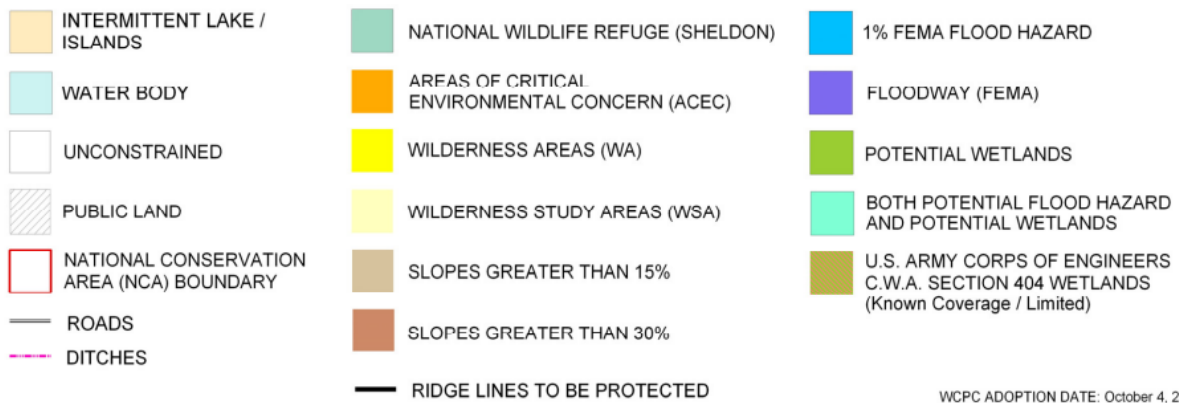
*The relocation of areas of master plan and zoning, within the overall subject site, includes locating both Parks and Recreation and Public and Semi-Public Facilities regulatory zones just east of the proposed commercial node, creating the possibility for a “town center” area.*

### **Development Suitability within the Warm Springs Area Plan**

According to the Warm Springs Development Suitability Map, much of the subject site is within the 1% FEMA flood hazard area. The relevant portion of that map follows:



## WARM SPRINGS DEVELOPMENT SUITABILITY



SOURCE: COMMUNITY SERVICES

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

Because the areas of master plan and zoning are proposed to be relocated, within the overall subject site, the proposed changes neither enhance nor degrade the development suitability of the area.

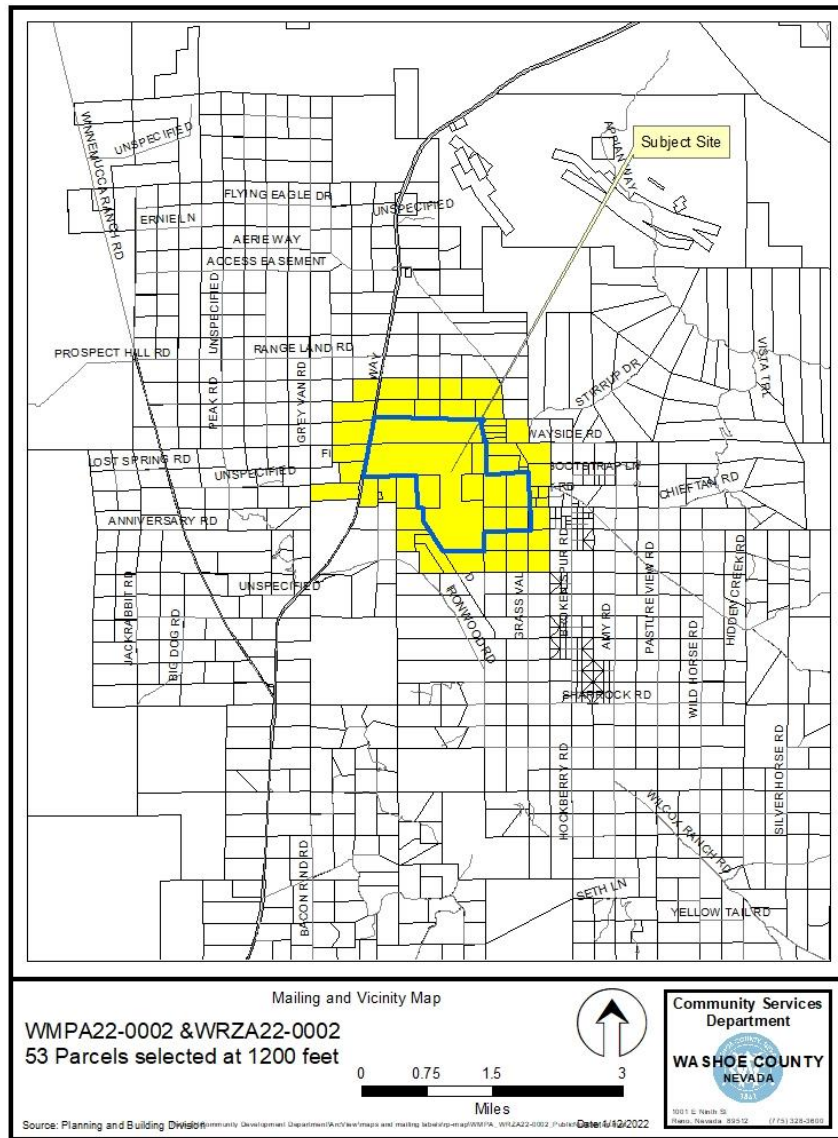
### **Public Notice**

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 53 property owners within 1,200 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing.



Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided in

a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for May 27, 2022.

### **Neighborhood Meeting**

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was held at Ironwood Event Center, 5600 Whiskey Springs Road, on Tuesday, April 26, 2022, from 5:30 to 6PM. No members of the community attended the meeting. Planning staff and the applicant's representatives were present beginning at 5:30PM, when no one arrived to discuss the proposed amendments, the meeting was ended at 6:00PM.

### **Agency Comments**

The following agencies/individuals received a copy of the project application for review and evaluation.

<b>Agency</b>	<b>Sent to Review</b>	<b>Responded</b>	<b>Provided Conditions</b>	<b>Contact</b>
Army Corp of Engineers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bureau of Indian Affairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NRCS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BLM – Nevada State Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
US Fish and Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
US Forest Service – State Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
US Postal Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NDF- Endangered Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman 775.328-3600
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vahid Behmaram, 775.328.3600
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Robert Wimer, 775.328.2059
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jackie Lawson, 775.326.6051
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon, 775.326.6079
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J.L. Shaffer, 775.750.8272
Washoe County School District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pyramid Lake Paiute Tribe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Reno/Sparks Indian Colony	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Tribe of Nevada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Palomino Valley GID	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
City of Sparks - Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Rundle, 775.353.7827
City of Reno – Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
AT&T	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cliff Cooper, 775.683.5258
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Regional Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nate Kusha, 775.321.8385
Utilities Inc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Staff Comment on Required Findings Master Plan Amendment**

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission’s consideration:

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

*Staff Comment: There are no policies that prohibit the relocation of areas of master plan and zoning, within the overall subject site. Locating both Parks and Recreation and Public and Semi-Public Facilities regulatory zones just east of the proposed commercial node, creating the possibility for a “town center” area, furthers the goals of the specific plan. All relocated commercial areas are more than 250 feet from Pyramid Lake Highway furthering the goals of the specific plan. Therefore, the proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.*

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

*Staff Comment: Relocation of areas of master plan and zoning, within the overall subject site does not allow for new uses that were not previously considered and found to be compatible with the surrounding area. Therefore, the proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.*

3. Response to Change Conditions. 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.

*Staff Comment: Conditions of the subject site are substantially similar to the past; however, the proposed configuration of master plan and zoning may facilitate a series of possible subsequent actions to bring treated effluent water to the area for agricultural use, thus increasing the overall water supply in the area.*

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.



*Staff Comment: The proposed configuration of master plan and zoning results in approximately seven fewer unit therefore the overall demand for facilities is reduced.*

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.

*Staff Comment: The proposed configuration of master plan and zoning within the specific plan results in approximately seven fewer unit therefore the overall demand for facilities is reduced. The future possibility of importation of treated effluent for agricultural use may decrease the demand for groundwater, thus reducing the natural resource impairment.*

### **Staff Comment on Required Findings Regulatory Zone Amendment**

WCC Section 110.821.15(d) of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

*Staff Comment: There are no policies that prohibit the relocation of areas of master plan and zoning, within the overall subject site. Locating both Parks and Recreation and Public and Semi-Public Facilities regulatory zones just east of the proposed commercial node, creating the possibility for a "town center" area, furthers the goals of the specific plan. All relocated commercial areas are more than 250 feet from Pyramid Lake Highway furthering the goals of the specific plan. Therefore, the proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.*

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

*Staff Comment: Relocation of areas of master plan and zoning, within the overall subject site does not allow for new uses that were not previously considered and found to be compatible with the surrounding area. Therefore, the proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.*

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

*Staff Comment: Conditions of the subject site are substantially similar to the past; however, the proposed configuration of master plan and zoning may facilitate a series of possible subsequent actions to bring treated effluent water to the area for agricultural use, thus increasing the overall water supply in the area*

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.

*Staff Comment: The specific plan as adopted, has been found to be in conformance with the Truckee Meadows Regional Plan therefore 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, as no intensification of land use is proposed.*

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

*Staff Comment: Locating both Parks and Recreation and Public and Semi-Public Facilities regulatory zones just east of the proposed commercial node, creating the possibility for a "town center" area, furthers the goals of the specific plan. All relocated commercial areas are more than 250 feet from Pyramid Lake Highway furthering the goals of the specific plan. Therefore, the proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.*

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

*Staff Comment: The proposed configuration of master plan and zoning within the specific plan results in approximately seven fewer unit therefore the overall demand for facilities is reduced. The future possibility of importation of treated effluent for agricultural use may decrease the demand for groundwater, thus reducing the natural resource impairment.*

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

*Staff Comment: There is no military installation within the area required to be noticed for this change, therefore there cannot be an effect.*

**Recommendations**

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0002. It is further recommended that the Planning Commission forward the master plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption.

Those agencies which reviewed the regulatory zone amendment application provided commentary in support of approval of the project. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment Case Number WRZA22-0002 be recommended for adoption to the Board of County Commissioners.

The following motions are provided for your consideration:

**Motion for Master Plan Amendment WMPA22-0002**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0002 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0002 as set forth in

this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
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.

#### **Motion for Regulatory Zone Amendment WRZA22-0002**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0002 having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

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

**Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant/Property Owner: Palomino Farms, Attn: Michael Benjamin  
E-mail: [mikebenjamin@mac.com](mailto:mikebenjamin@mac.com)

Representatives: Christy Corporation, Attn: Mike Railey and Lisa Nash  
E-mail: [mike@christynv.com](mailto:mike@christynv.com), [lisa@christynv.com](mailto:lisa@christynv.com)



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

**ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, WARM SPRINGS AREA PLAN, AND THE WARM SPRINGS SPECIFIC PLAN, MASTER PLAN MAP (WMPA22-0002), TO RECONFIGURE AND ADJUST THE MASTER PLAN CATEGORY ON SEVERAL PARCELS OF LAND FROM ±890.35 ACRES OF SUBURBAN RESIDENTIAL, ±235.41 ACRES OF RURAL AND ±18.82 ACRES OF COMMERCIAL TO ±889.08 ACRES OF SUBURBAN RESIDENTIAL, ±240.61 ACRES OF RURAL AND ±18.78 ACRES OF COMMERCIAL, WHICH WILL CONCENTRATE ALL AREAS OF COMMERCIAL MASTER PLAN DESIGNATIONS NEAR THE INTERSECTION OF PYRAMID HIGHWAY AND WHISKEY SPRINGS ROAD AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS (APNS 077-090-03, 070-090-07, 077-090-13, 077-090-14, 077-090-15, 077-340-04, 077-340-05, 077-340-44, 077-340-45)**

Resolution Number 22-11

Whereas, Master Plan Amendment Case Number WMPA22-0002 came before the Washoe County Planning Commission for a duly noticed public hearing on June 7, 2022; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA22-0002, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.



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

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA22-0002, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on June 7, 2022

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Francine Donshick, Chair

Attachment: Exhibit A – Warm Springs Master Plan Map





## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

**RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA22-0002 AND AMEND THE WARM SPRINGS REGULATORY ZONE MAP TO RECONFIGURE AND ADJUST THE REGULATORY ZONE ON SEVERAL PARCELS OF LAND FROM ±867.83 ACRES OF LOW DENSITY SUBURBAN, ±235.41 ACRES OF GENERAL RURAL, ±18.82 ACRES OF GENERAL COMMERCIAL, ±12.29 ACRES OF PUBLIC/SEMI-PUBLIC FACILITIES, AND ±10.24 ACRES OF PARKS AND RECREATION TO ±866.28 ACRES OF LOW DENSITY SUBURBAN, ±240.61 ACRES OF GENERAL RURAL, ±18.86 ACRES OF GENERAL COMMERCIAL, ±12.63 ACRES OF PUBLIC/SEMI-PUBLIC FACILITIES AND ±10.09 ACRES OF PARKS AND RECREATION, WHICH WILL CONCENTRATE ALL AREAS OF COMMERCIAL REGULATORY ZONE NEAR THE INTERSECTION OF PYRAMID HIGHWAY AND WHISKEY SPRINGS ROAD AND RELOCATE THE PUBLIC AND SEMI PUBLIC FACILITIES AND PARKS AND RECREATION REGULATORY ZONES ADJACENT TO WHISKY SPRINGS ROAD, APPROXIMATELY 3/4 MILE EAST OF ITS INTERSECTION WITH PYRAMID HIGHWAY. (APNS 077-090-03, 070-090-07, 077-090-13, 077-090-14, 077-090-15, 077-340-04, 077-340-05, 077-340-44, 077-340-45)**

Resolution Number 22-12

Whereas Regulatory Zone Amendment Case Number WRZA22-0002, came before the Washoe County Planning Commission for a duly noticed public hearing on June 7, 2022; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA22-0002) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment meets the following:

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

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA22-0002 and the amended Warm Springs Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on June 7, 2022.

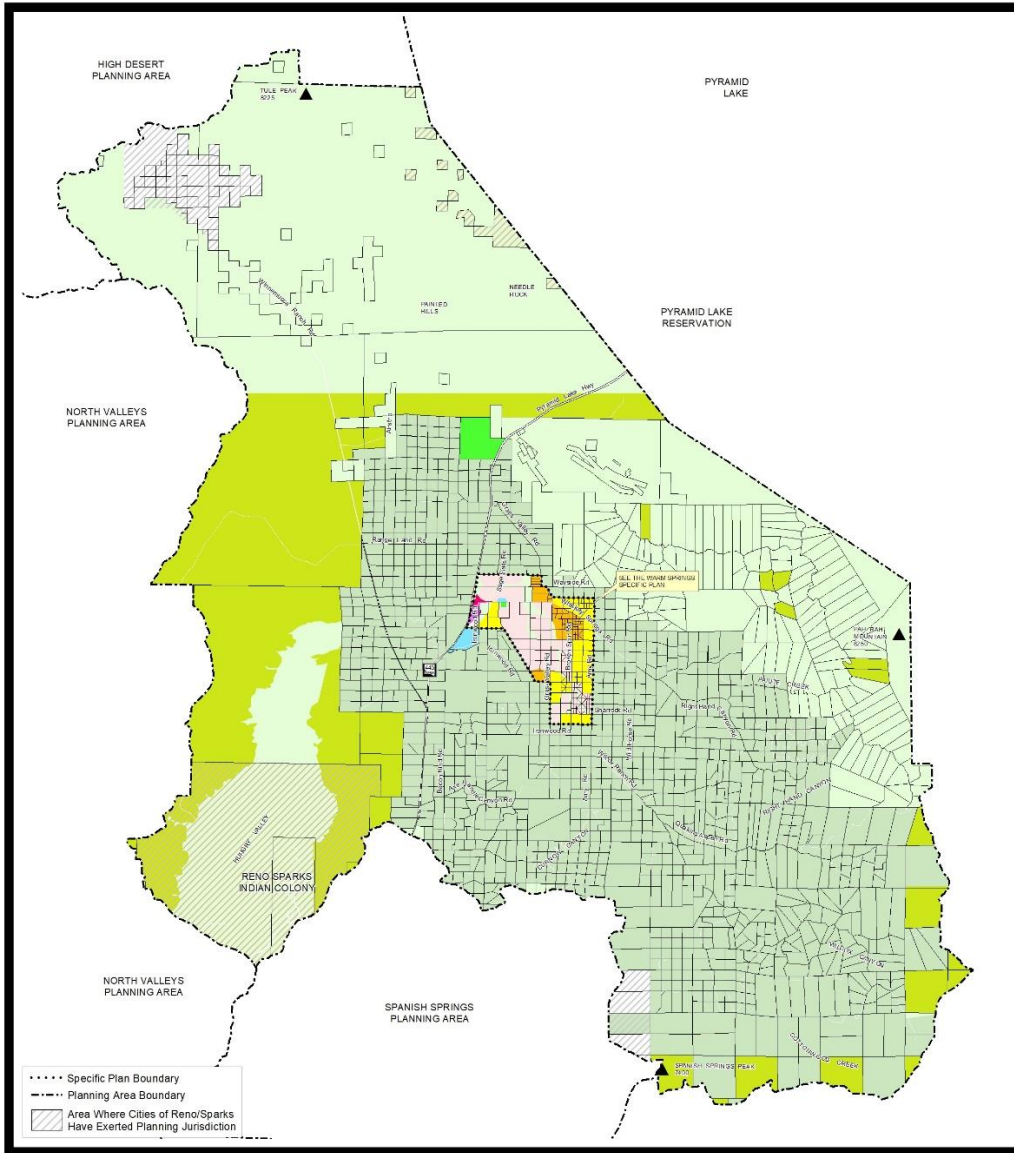
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Francine Donshick, Chair

# Exhibit A, WRZA22-0002



## WARM SPRINGS REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffe4e1; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffb6c1; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cd5c5c; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN 4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffa500; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cc6633; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/ OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c1e1c1; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c1e1c1; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL AGRICULTURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/ WATER BODY</li> </ul>
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SOURCE: PLANNING AND BUILDING DIVISION

NOTE: THE SCALE AND COMPLETION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR EXISTING HOME REPRESENTATION AND NOT INTENDED TO BE USED PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: \_\_\_\_\_ DIRECTOR

**Community Services Department**

**WASHOE COUNTY NEVADA**

1001 E Ninth St. Reno, Nevada 89512 (775) 328-3600

## Warm Springs Regulatory Zone Map



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects**

1001 EAST 9<sup>TH</sup> STREET  
PO BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: January 26, 2022

To: Roger Pelham, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Palomino Farms  
Master Plan Amendment WMPA22-0002; Regulatory Zone Amendment WRZA22-0002  
APN: 077-090-03, 070-090-07, 077-090-13, 077-090-14, 077-090-15, 077-340-04, 077-340-05,  
077-340-44, 077-340-45

**GENERAL COMMENTS**

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no general engineering comments.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Robert Wimer, P.E. (775) 328-2059

The project does substantially lie within Zone A per FIRM 32031C2675G. Development of the site shall be in conformance with Article 110.416 Flood Hazards and 110.438 Grading Standards.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitchell Fink, P.E. (775) 328-2050

There are no Traffic related comments

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments





**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th Street  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

January 20, 2022

TO: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department Planning and Building Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Master Plan Amendment Case Number WMPA22-0002 and Regulatory Zone  
Amendment Case Number WRZA22-0002 (Palomino Farms)

**Project description:**

- (1) To adopt an amendment to the Washoe County Master Plan, Warm Springs Area Plan to change Master Plan Categories on nine parcels totaling ±1,144.6-acres from 890.35 acres Suburban Residential, 235.41 acres Rural Residential and 18.82 acres Commercial to 878.04 acres Suburban Residential, 235.43 acres Rural Residential and 31.11 acres Commercial; and
- (2) Subject to final approval of the associated Master Plan change and a finding of conformance with the 2012 Truckee Meadows Regional Plan, to recommend adoption of an amendment to the Warm Springs Regulatory Zone Map, changing the acreage of Regulatory Zones for Low Density Suburban, General Rural, General Commercial, Public and Semi Public Facilities. For the ±1,144.6-acre project area, 12.29 acres of Public and Semi Public Facilities will be converted to General Commercial.

Location: On both the north and south sides of Whiskey Springs Road, beginning at Pyramid Highway on the west, and continuing approximately two miles to the east, Assessor's Parcel Numbers: 077-090-03, 070-090-07, 077-090-13, 077-090-14, 077-090-15, 077-340-04, 077-340-05, 077-340-44 and 077-340-45

*The Community Services Department (CSD) offers the following Water Rights conditions and /or comments regard these amendments:*

- 1) The application does not indicate an intensification of land use and proposes to utilize existing water rights within the project area.
- 2) Washoe County recommends approval of this project, contingent on the acquisition of sufficient water rights for the appropriate manner of use prior to construction.



WWW.WASHOECOUNTY.US



## INITIAL REVIEW MEMORANDUM

**TO:** Roger Pelham, Washoe County

**FROM:** Nate Kusha, TMRPA

**DATE:** January 26, 2022

**SUBJECT:** TMRPA initial review of the Washoe County Case WMPA22-0002 (Palomino Farms)

---

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA22-0002), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as identified by Washoe County, is the following:

Master Plan Amendment Case Number WMPA22-0002 and Regulatory Zone Amendment Case Number WRZA22-0002 (Palomino Farms) –

- 1) For hearing, discussion, and possible action to approve an amendment to the Warm Springs Area Plan and the Warm Springs Specific Plan to change the master plan category on several parcels of land by concentrating all areas of commercial master plan designations adjacent to Pyramid Highway and to increase the amount of area of commercial master plan area by approximately 12.3 acres and to reduce the area of Suburban Residential master plan area by approximately 12.3 acres.
- 2) For hearing, discussion, and possible action to approve an amendment to the Warm Springs Regulatory Zone Map to change the regulatory zone on several parcels of land by concentrating General Commercial regulatory zone and Parks and Recreation regulatory zone along Pyramid Highway, by eliminating approximately 12.3 acres of Public and Semi-Public Facilities regulatory zone and by increasing the area of General Commercial regulatory zone by approximately 12.3 acres.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

**Potential conformance issues**

None identified at this time, however if it is determined that the proposed land use changes constitute an intensification, a Regional Land Designation Amendment may be required.

**Related Regional Plan policies**

Please review the list of policies provided in this section, as the requirements of each should be addressed (or connected to the implementing policy in the Washoe County Master Plan) in the analysis presented

RF 3 – Density Requirements and Nonresidential Standards

RF 5 – Regional Land Designation Amendments

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

PF 7 – Water/Wastewater Requirements for Master Plans

NR 12 – Regional Water Management Plan

RC 9 – Conformance Review Findings

**Data and information related to Regional Plan implementation**

Regional Land Designation: Tier 3

**Request for comment from other local government and/or affected entities**

If comments have not been received from TMWA regarding this project, please reach out to get their input on this proposal.

**Other information for review**

TMRPA supports the reconfiguration of the subject site to enable a regional effluent management solution, however TMRPA suggests further coordination between the applicant, Washoe County staff, and TMRPA staff in order to ensure desired outcomes (e.g. transition of 12.3 acres of SR land use with PSP zoning to C land use).

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at [www.tmrpa.org](http://www.tmrpa.org).



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

**TO:** Roger Pelham, Senior Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** January 27, 2022

**SUBJECT:** Master Plan Amendment Case Number WMPA22-0002 and Regulatory Zone Amendment Case Number WRZA22-0002 (Palomino Farms)



I have reviewed the application for case number WMPA22-0002 and WRZA22-0002 (Palomino Farms) on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this master plan and regulatory zone amendment would reconfigure the master planning and regulatory zoning designations on ±1144.6 acres of land located along the east side of Pyramid Highway, north and south of Whiskey Spring Roads. The subject site is part of the Warm Springs Specific Plan. The amendments would concentrate commercial, and parks and recreation uses along Pyramid Highway. The amendments would also convert 12.3 acres of public and semi-public facility use potential to commercial use potential.

According to the 2019 Regional Parks and Open Space Master Plan, parks that are 5-15 acres in size are considered neighborhood parks, as consistent with National Recreation and Parks Association standards. They generally serve neighborhoods within a quarter to a half mile radius. The current location of the 10.24 acres with a Parks and Recreation Regulatory Zoning within the Warm Springs Specific Plan is farther east of Pyramid Highway, adjacent to lands with General Rural and High Density Rural Regulatory Zoning, and in close proximity to lands with a Low Density Suburban Regulatory Zoning. Should a park be built in this location in the future, it would be able to serve a decent portion of the residents living within the Warm Springs Specific Plan Area. The new proposed location would serve significantly fewer future residents. Additionally, locating a neighborhood park directly adjacent to a major highway poses safety concerns. The Parks Program recommends that the land with a Parks and Recreation Regulatory Zone remain in its current location or in a new location that would better serve future residents.

Additionally, it is also the perspective of the Parks Program that clustering commercial development along the Pyramid Highway corridor would be in direct conflict with Warm Springs Specific Plan Policy 1.3, which includes language specific to development adjacent to Pyramid Highway complementing and enhancing the rural character of the planning area. Concentrating commercial uses in one location creates a more urban environment and would impact scenic views from the highway. The Parks Program recommends reconsideration of clustering lands with the potential for commercial development directly adjacent to Pyramid Highway.



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January 26, 2021

Roger Pelham  
Washoe County Community Services Department  
Planning and Building Division  
PO Box 11130  
Reno, NV 89520  
rpelham@washoecounty.gov

**RE: Master Plan Amendment Case Number WMPA22-0002 AND Regulatory Zone Amendment WRZA22-0002 (Palomino Farms)**

Dear Mr. Pelham:

The City of Sparks Community Services Department has reviewed Master Plan Amendment Case Number WMPA22-0002 and Regulatory Zone Amendment Number WRZA22-0002.

City of Sparks staff believes these requests will increase the intensity of development within the Warm Springs Specific Plan by: 1) redesignating the Master Plan land use on 12.3 acres from Suburban Residential (SR) to Commercial (C); 2) rezoning 12.3 acres from Public and Semi-Public Facility (PSP) to General Commercial (GC); and 3) reconfiguring the Master Plan land use designations and zoning districts within the Warm Springs Specific Plan to consolidate nonresidential land along Pyramid Highway. This increase could impact the priorities for development and infrastructure investment in the Truckee Meadows region, which includes both Washoe County and the City of Sparks. The City of Sparks requests Washoe County:

- Identify how the Master Plan Amendment request complies with Policy RF3 of the 2019 Truckee Meadows Regional Plan that: 1) limits non-residential master plan land use amendment requests in Tier 3 Regional Land Designations to three acres per request; and 2) limits the proliferation of nonresidential uses by prohibiting the expansion of nonresidential acres that result in more than 10 contiguous acres per project area.
- Identify how the establishment of a 12.3-acre commercial strip adjacent to a large area of land already designated Commercial (C) and zoned Neighborhood Commercial (NC) promotes and does not conflict with the priority hierarchy for managing regional growth set forth in Policy RF2 of the 2019 Truckee Meadows Regional Plan.
- Analyze infrastructure and services needed to support the Master Plan Amendment and rezoning requests that, if approved, would allow for a range of uses that are wider and more intense than the current Suburban Residential land use and Public and Semi-Public Facility zoning. The application does not indicate how the facilities and services standards within the TMSA pursuant to Policy PF1 of the Truckee Meadows Regional Plan are met.
- Analyze potential impact to Regional Road facilities and costs in the RTC Regional Road Impact Fee North Service Area.

Without the additional information identified above, City staff cannot complete its analysis of the above requests. Accordingly, City staff currently objects to the proposed Master Plan Amendment and Regulatory Zone Amendment.

If you have any questions, please call Jim Rundle, City Planner at 775.353.7827.

Sincerely,



Jim Rundle  
City Planner

cc: John Martini, Armando Ornelas, Jon Ericson

**From:** [Lemon, Brittany](#)  
**To:** [Pelham, Roger](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WMPA22-0002 and WRZA22-0002 (Palomino Farms) Conditions of Approval  
**Date:** Wednesday, January 19, 2022 10:53:19 AM  
**Attachments:** [image001.png](#)

Hi Roger,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you!

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



**From:** [Steve Shell](#)  
**To:** [Pelham, Roger](#)  
**Subject:** RE: January Agency Review Memo II  
**Date:** Wednesday, January 19, 2022 2:19:49 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

There are no active water rights appurtenant to the described lands in this proposed project. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office. All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise. Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office. Please be aware that only a limited number of clients are allowed on the floor at any given time. The State of Nevada requires that a mask be worn at all times regardless of vaccination status.

**Steve Shell**  
Nevada Division of Water Resources  
775-684-2836



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

January 24, 2022

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WMPA22-0002, WRZA 22-00012 Palomino Farms

Dear Roger,

In reviewing the master plan and regulatory amendment case for Palomino Farms, the Conservation District has the following comment.

The District would encourage a regional trail network to the Warm Springs area that would eventually link to the upper reaches of Warm Springs regional trail network.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775) 750-8272.

Sincerely,

J. L. Shaffer

**From:** [Wines-Jennings, Tammy L](#)  
**To:** [Pelham, Roger](#)  
**Subject:** WMPA22-0002 and WRZA22-0002 (Palomino Farms)  
**Date:** Wednesday, January 19, 2022 12:52:47 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hello,

We see no issues from a WCRAS perspective.

Thanks,



**Tammy Wines-Jennings**

Assistant Director | Washoe County Regional Animal Services

[Twines-jennings@washoecounty.gov](mailto:Twines-jennings@washoecounty.gov) | Office: 775-353-8945 | Dispatch 775-322-3647

2825 Longley Lane, Suite A, Reno, Nv 89502



**From:** [COOPER, CLIFFORD E](#)  
**To:** [Pelham, Roger](#)  
**Subject:** WMPA22-0002 Palomino Farms WRZA22-0002  
**Date:** Tuesday, January 18, 2022 2:29:34 PM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Roger,

AT&T has reviewed this proposal and finds no conflict. AT&T is the provider of telecommunication service for the area and has sufficient facilities in the are to serve the proposed project.

Thanks!

Cliff Cooper  
MGR OSP PLNG & ENGRG DESIGN  
AT&T NEVADA  
ROW Office: 775-683-5282  
Cell: 775-233-0434  
E-mail: [cc2132@att.com](mailto:cc2132@att.com)  
**TEXTING and DRIVING... It Can Wait.**

**From:** [Program, EMS](#)  
**To:** [Pelham, Roger](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: January Agency Review Memo I  
**Date:** Wednesday, January 19, 2022 12:42:52 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[January Agency Review Memo I.pdf](#)

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Mr. Pelham,

The EMS Oversight Program has reviewed Master Plan Amendment Case Number WMPA22-0002 and Regulatory Zone Amendment Case Number WRZA22-0002 (Palomino Farms) and does not currently have any questions, comments or concerns regarding these applications.

*Thank you,*

*Jackie Lawson*

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)  
[Jlawson@washeocounty.gov](mailto:Jlawson@washeocounty.gov) | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE



# PALOMINO FARMS

## MASTER PLAN AMENDMENT and REGULATORY ZONE AMENDMENT



Prepared by:



January 10, 2022  
Revised February 25, 2022



**PALOMINO FARMS**  
**Master Plan Amendment**  
**and**  
**Regulatory Zone Amendment**

**Prepared for:**

Palomino Farms LLC  
200 Mile Circle Drive  
Reno, Nevada 89511

**Prepared by:**

Christy Corporation, Ltd.  
1000 Kiley Parkway  
Sparks, Nevada 89436  
(775) 502-8552

**January 10, 2022**

**Revised February 25, 2022**

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Appendix A

- Washoe County Development Application
- Owner Affidavit
- Master Plan Amendment Application Checklist
- Regulatory Zone Amendment Application Checklist
- Property Tax Report
- Zoning Plan – Proposed and Existing
- Master Plan – Proposed and Existing

Appendix B

- Palomino Farms Sustainable Water Resource Feasibility Study



# PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

## Introduction

This application includes the following requests:

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

## Project Location

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

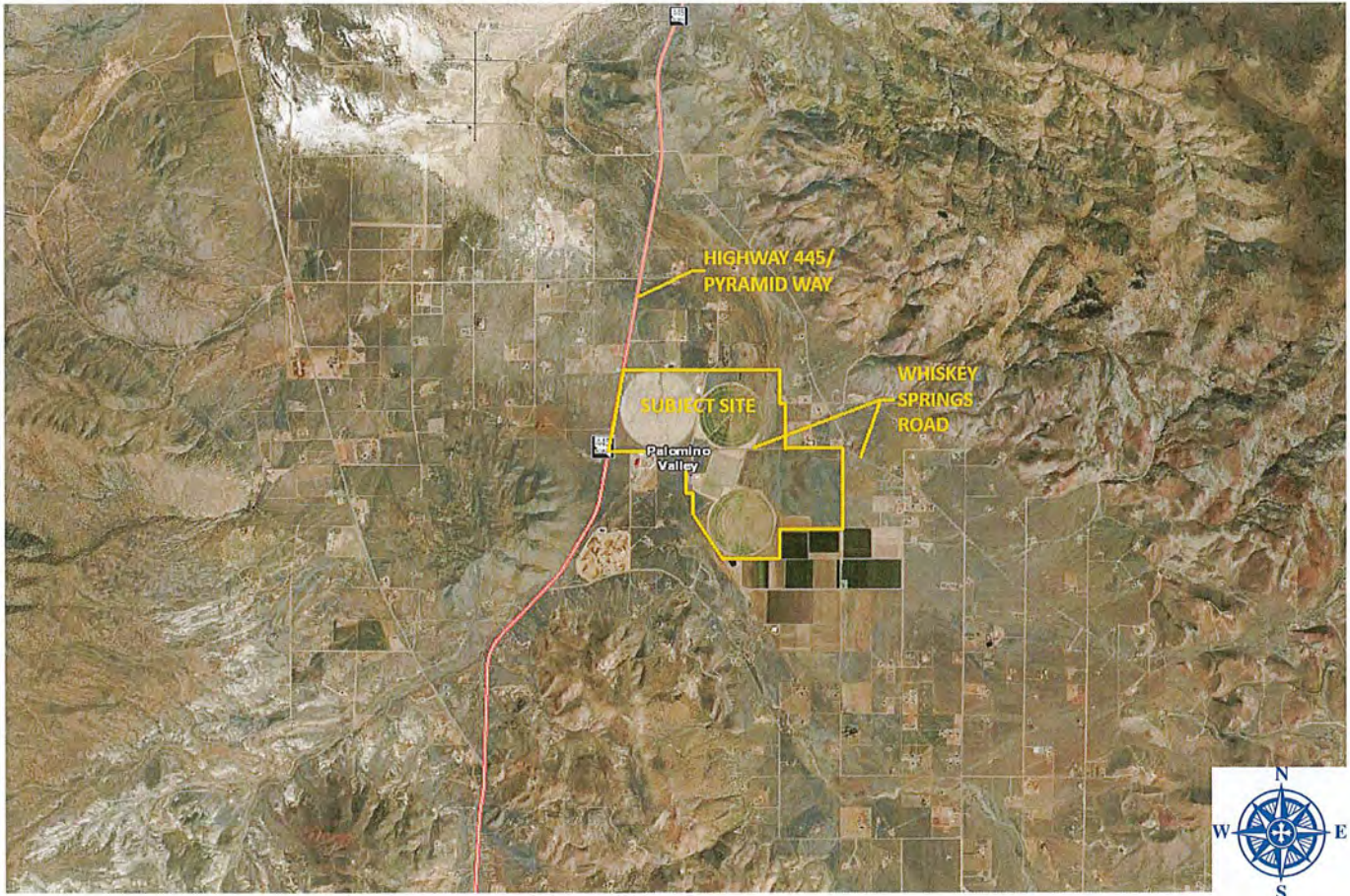


Figure 1 – Vicinity Map



## PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

### Existing Conditions

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

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

In general, the site slopes down from south to north. A north-south drainage culvert crosses under Whiskey Springs Road at the eastern portion of the site. The use of the site is consistent with the surrounding parcels in the area. As explained later in this report, this application proposes relocating future commercial uses to a node near the intersection of Whiskey Springs Road and Pyramid Highway and relocating the Public and Semi-Public and the Parks and Recreation zones to a central location at the intersection of Whiskey Springs and Sage Flat Roads, maintaining a Village Center as outlined in the specific plan. Figures 2 and 3 (following pages) include photographs of the property.



Figure 2 – Existing Conditions



**PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS**

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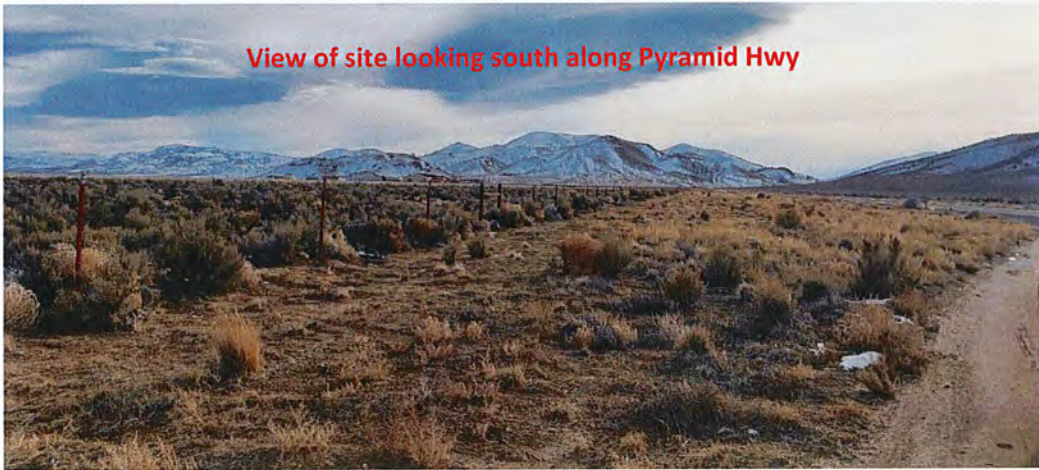


Figure 3 – Existing Conditions



## PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

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### Request Summary

This application includes two land use requests. The first is a Master Plan Amendment (MPA) to redesignate 6.8± acres of property from Suburban Rural (SR) to Rural Residential (RR). The second request is a Regulatory Zone Amendment (RZA) to redesignate 6.8± acres from the current Low Density Suburban (LDS) to General Rural (GR). Both requests reconfigure the land uses to locate the Commercial land use to a node near the intersection of Whiskey Springs Road and Pyramid Highway, with access from Whiskey Springs Road. Additionally, the Regulatory Zone Amendment reconfigures the Public and Semi-Public and the Parks and Recreation zones to a central location at the intersection of Whiskey Springs and Sage Flat Roads, maintaining a Village Center as outlined in the specific plan.

These requests further two main purposes. The first is to consolidate the PSP and PR designations located throughout the property into a “village center” area spanning across Whiskey Springs Road. Additionally, this includes the relocation of the scattered commercial areas to a node near the intersection of Whiskey Springs Road and Pyramid Highway.

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

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



## PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

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

- **Master Plan Amendment**

It is proposed to amend 6.8± acres of property from Suburban Rural (SR) to Residential Rural (RR) and reconfigure land uses to consolidate non-residential designations in a node. The consolidation of the commercial designation is logical given traffic volumes and intensities along the highway. Additionally, consolidation of commercial use provides for a more compatible distribution of land use over what currently exists in the plan. The current nonresidential land use configuration has potential to generate conflicts with surrounding rural areas based on the allowed uses and requirements for lighting, paving, etc.

Table 2 below summarizes the proposed Master Plan use changes.

Table 2: Master Plan Amendment Parcels							
APN	Total (acres)	Existing Master Plan			Proposed Master Plan		
		SR (acres)	RR (acres)	C (acres)	SR (acres)	RR (acres)	C (acres)
077-090-03	60.18	60.18			60.18		
077-090-07	48.96	26.44	22.52		26.44	22.52	
077-090-13	554.22	471.09	66.51	16.63	474.48	60.91	18.82
077-090-14	219.14	149.02	67.93	2.19	149.02	70.13	
077-090-15	40.97	10.24	30.73			40.97	
077-340-04	63.57	31.15	32.42		31.15	32.42	
077-340-05	64.27	52.70	11.57		52.70	11.57	
077-340-44	46.73	45.80	0.93		45.80	0.93	
077-340-45	46.54	43.75	2.79		43.75	2.79	
<b>Total</b>	<b>1144.58</b>	<b>890.35</b>	<b>235.41</b>	<b>18.82</b>	<b>883.51</b>	<b>242.25</b>	<b>18.82</b>

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



# PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

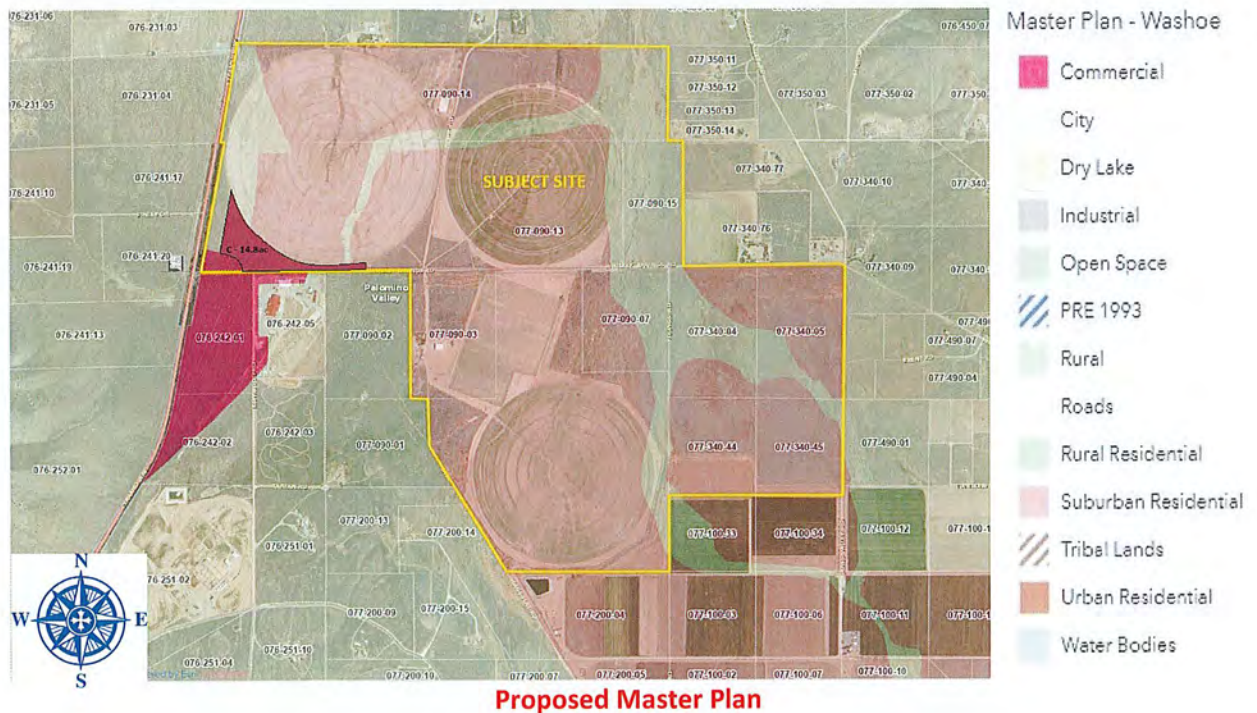
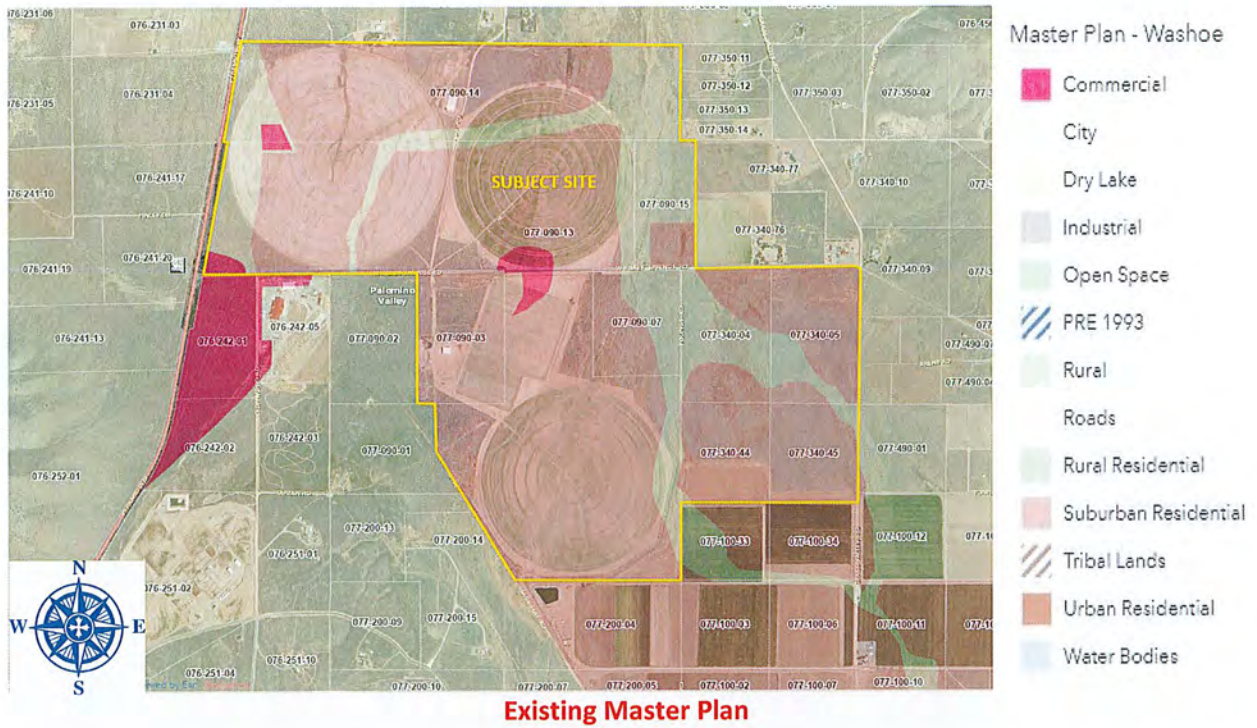


Figure 4 –Existing/Proposed Master Plan Designations



## PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

- **Regulatory Zone Amendment**

The second component of this request is a Regulatory Zone Amendment (RZA). Currently, the project site is zoned as a mix of General Rural (GR), Low Density Suburban (LDS), General Commercial (GC), Parks and Recreation (PR), and Public and Semi-Public Facility (PSP). This application proposes to consolidate the higher intensity nonresidential zones (GC) into one node near the intersection of Whiskey Springs Road and Pyramid Highway, with access to the commercial area coming from Whiskey Springs Road. Additionally, this request would relocate the PR and PSP areas to a centralized location at the intersection of Whiskey Springs and Sage Flat Roads, promoting the village center plan called out in the specific plan. The proposed zone changes have a decrease in overall intensity and allowed residential densities.

The park relocation is proposed to provide a better overall centralized location within the specific plan area. Under the current zoning, the park is situated on the east side of the specific plan area. By locating it in a more central location of the specific plan and adjacent to the PSP zone, it furthers the village center objective of the Warm Springs Valley Specific Plan and access is greatly enhanced

Table 3 below summarizes the proposed Regulatory Zone use changes.

Table 3: Regulatory Zoning Plan Amendment Parcels											
APN	Total (acres)	Existing Zoning					Proposed Zoning				
		LDS (acres)	GR (acres)	GC (acres)	PSP (acres)	PR (acres)	LDS (acres)	GR (acres)	GC (acres)	PSP (acres)	PR (acres)
077-090-03	60.18	58.98			1.20		60.18				
077-090-07	48.96	26.44	22.52				26.44	22.52			
077-090-13	554.22	460.00	66.51	16.63	11.08		451.94	60.93	18.82	12.29	10.24
077-090-14	219.14	149.02	67.93	2.19			149.02	70.12			
077-090-15	40.97		30.73			10.24		40.97			
077-340-04	63.57	31.15	32.42				31.15	32.42			
077-340-05	64.27	52.70	11.57				52.70	11.57			
077-340-44	46.73	45.80	0.93				45.80	0.93			
077-340-45	46.54	43.75	2.79				43.75	2.79			
<b>Total</b>	<b>1144.58</b>	<b>867.83</b>	<b>235.41</b>	<b>18.82</b>	<b>12.29</b>	<b>10.24</b>	<b>860.97</b>	<b>242.26</b>	<b>18.82</b>	<b>12.29</b>	<b>10.24</b>

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

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



# PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

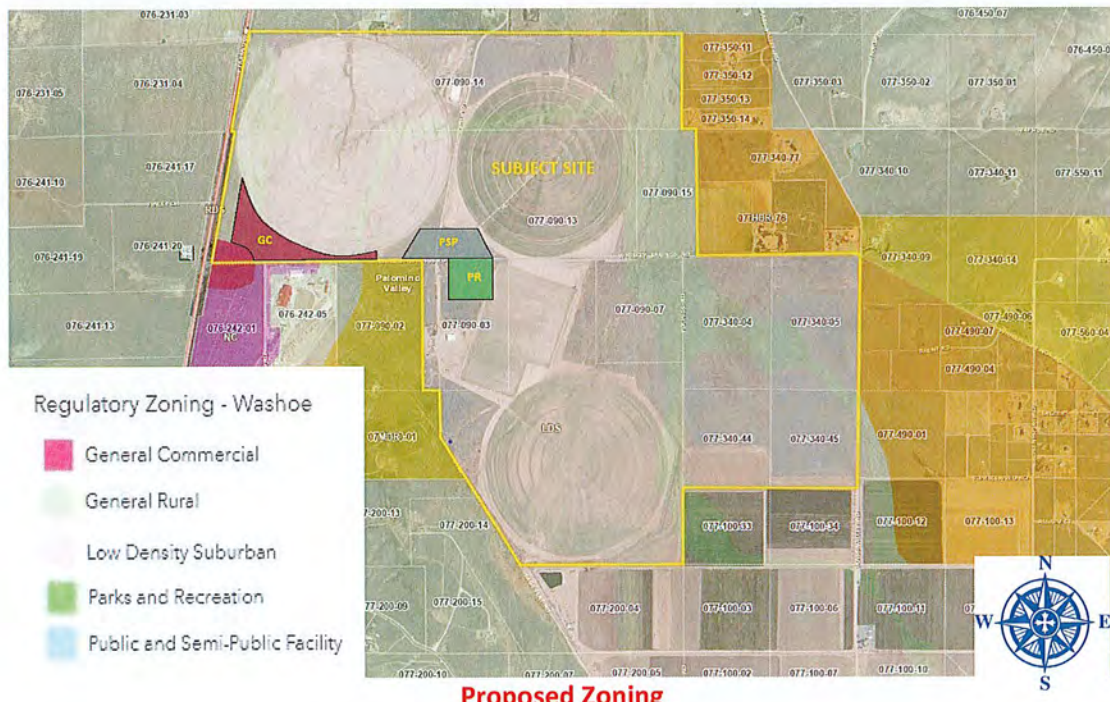
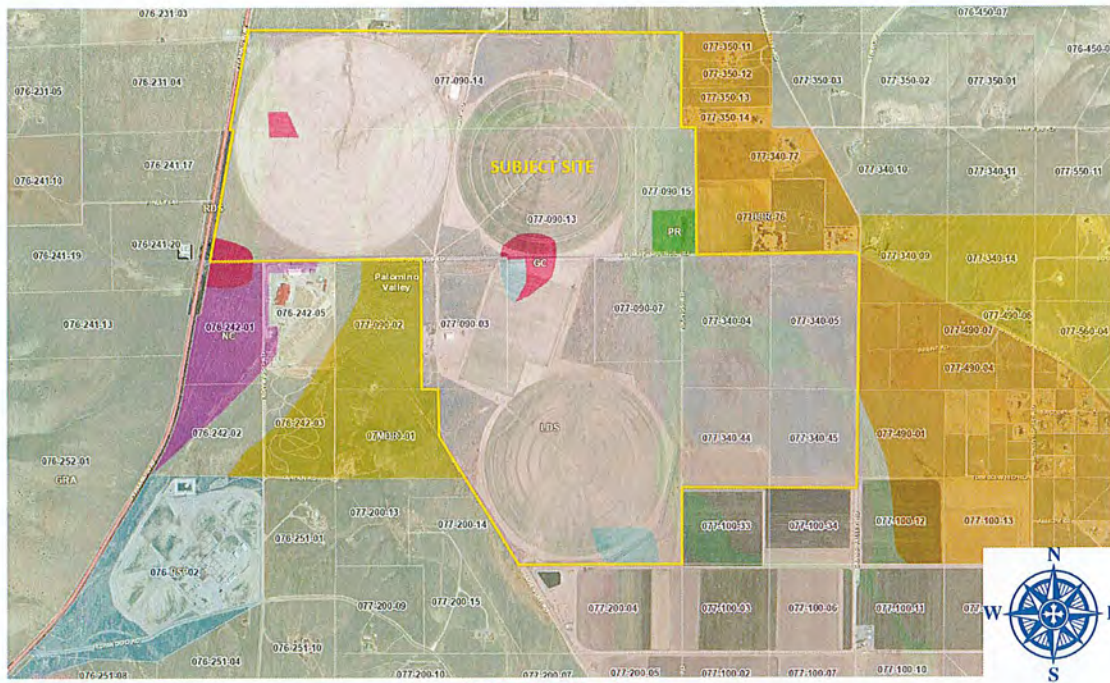


Figure 5 – Existing/Proposed Zoning

## PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

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As detailed in the previous tables and depicted in Figures 4 and 5, the proposed changes are essentially a reconfiguration of land uses within the Warm Springs Specific Plan. The change will not result in an increase in non-residential acreage. In fact, the request will replace 6.8+ acres of Low Density Suburban with General Rural, reducing the intensity of allowed residential development and helping to preserve the rural character of the area. The requested changes are not anticipated to generate any new impacts that were not already identified and considered with the previous adoption of the Specific Plan and supplemental Area Plan updates.

The reconfiguration of commercial, public facility and parks and recreation uses will benefit the community in several ways. First, by providing commercial node near the intersection of Whiskey Springs Road and Pyramid Highway, traffic impacts will be concentrated at that intersection. Second, the Pyramid Highway corridor is the area of greatest intensity within the Area Plan. In fact, the Pyramid Highway/Whiskey Springs Road intersection is the highest volume intersection within the Area Plan and includes the largest conglomeration of nonresidential uses within the valley. By making a commercial use node at this location, the remainder of the valley will retain its rural character.

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

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



### Warm Springs Area Plan

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

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

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



# PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

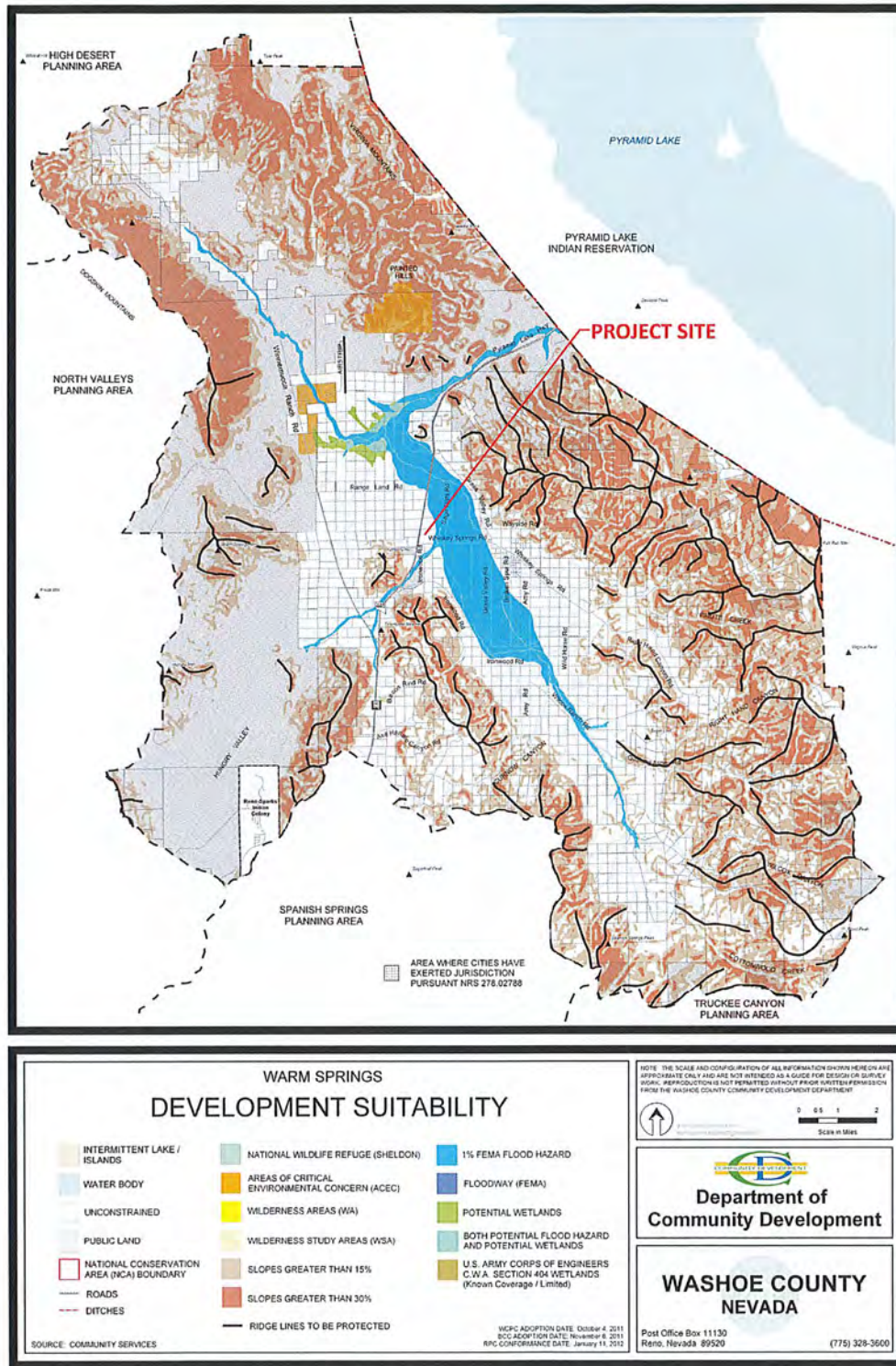


Figure 6 – Area Plan Development Suitability Map

# PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

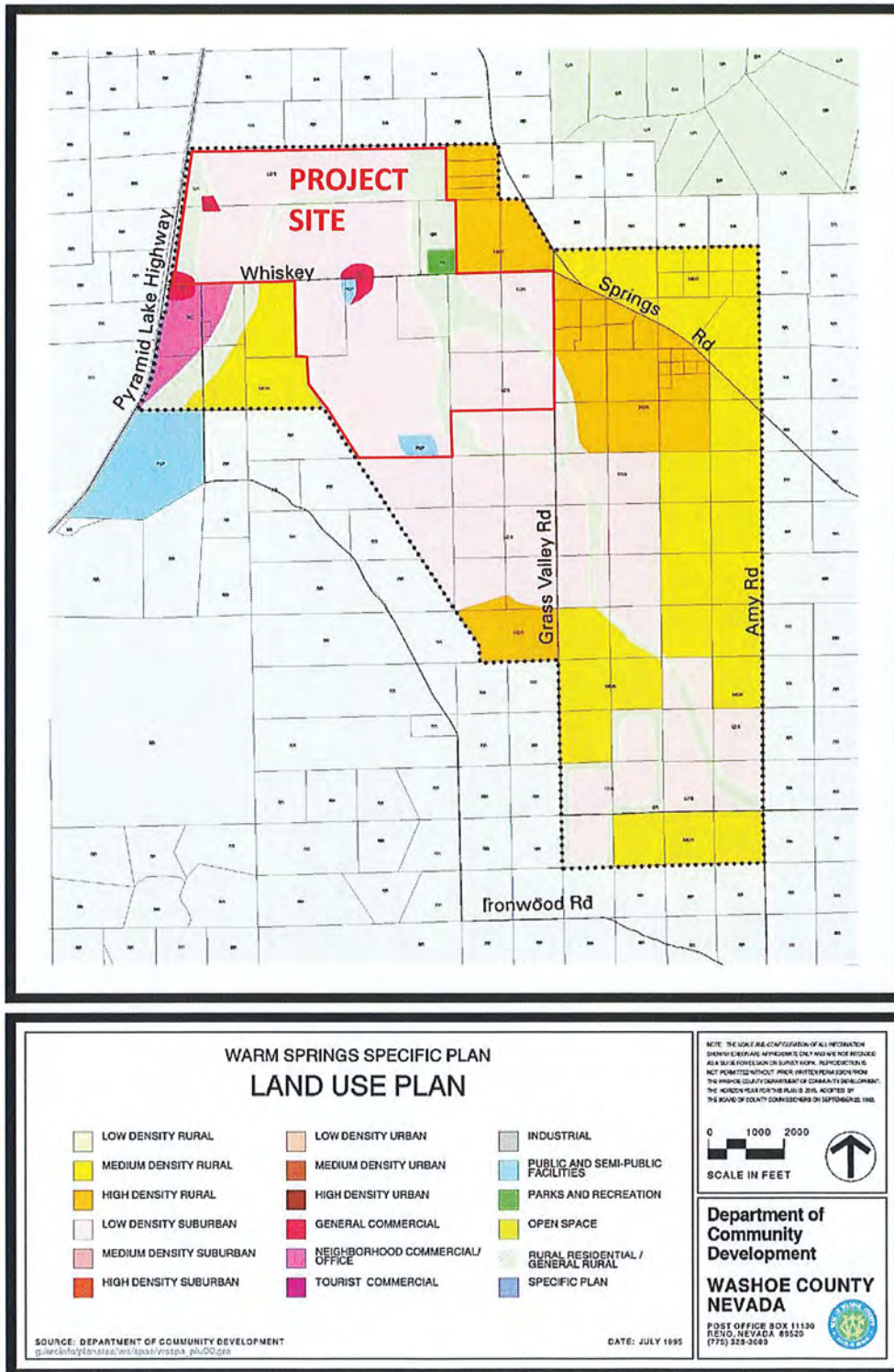


Figure 7 – Specific Area Land Use Plan Map



## **PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS**

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

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

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

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

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

**By placing the commercial node with a 250-foot setback from Pyramid Highway, the intent of this policy is implemented. The plan identifies the need for a community center and nonresidential uses. By focusing these at the primary activity center within the valley, the overall corridor and its rural character is maintained. Furthermore, with a future site specific project(s), factors such as land use transitions, screening, buffering, lighting, building design and massing, etc. can be reviewed for consistency with the Area Plan and conditioned accordingly.**

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

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

## PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

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

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

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



## PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

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

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

### Request Findings

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

- **Master Plan Amendment Findings**

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

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

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

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

## PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS

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- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

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

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

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

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

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

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

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



## **PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS**

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

**Not applicable.**

- **Regulatory Zone Amendment Findings**

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

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

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

- (2) **Compatible Land Uses.** The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

**It can be reasonably argued that the current zoning configuration within the Specific Plan does not provide for compatibility with the surrounding rural area. Consolidating commercial use in a node near the intersection of Whiskey Springs Road and Pyramid Highway protect rural and agricultural areas and provides for more intense uses (i.e. commercial) where it better serves the community as a whole.**

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

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

## **PALOMINO FARMS MASTER PLAN AND REGULATORY ZONE AMENDMENTS**

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

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

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

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

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

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

- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

**Not applicable.**

# APPENDICES

# APPENDIX A

## Washoe County Development Application

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

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

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

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, MICHAEL BENJAMIN  
(please print name)

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

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

Assessor Parcel Number(s): 077-090-03, 07, 13, 14, 15, 077-340-04, 05, 44, 45

Printed Name MICHAEL BENJAMIN

Signed [Signature]

Address ZOO MILE CIRCLE DR.  
RENO, NV 89511

Subscribed and sworn to before me this  
4<sup>th</sup> day of January, 2022

(Notary Stamp)

[Signature: Tonya Cate]  
Notary Public in and for said county and state  
My commission expires: Aug 15, 2024



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

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



## Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

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

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

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

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

Refer to the attached report for additional details and analysis.

3. Please provide the following specific information:

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

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

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

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
077-090-13	SR / RR / C	471.09 / 66.51 / 16.63	SR / RR / C	474.48 / 60.91 / 18.82
077-090-14	SR / RR / C	149.02 / 67.93 / 2.19	SR / RR	149.02 / 70.13
077-090-15	SR / RR	10.24 / 30.73	RR	40.97

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

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

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

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

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

Refer to the attached report for additional details and analysis.

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

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

Yes  No

Explanation:

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

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

Yes  No

Explanation:

**No regulated wetlands are located on site.**

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

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

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

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

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

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

**Refer to the attached report for additional details and analysis.**

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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

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

The proposal includes a decrease in intensification of land use.

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

a. System Type:

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

b. Available:

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

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

a. System Type:

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

b. Available:

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

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

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



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

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

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

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

a. Population Element:

Not applicable
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b. Conservation Element:

See attached report for details.
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c. Housing Element:

Not Applicable
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d. Land Use and Transportation Element:

See attached report for details
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e. Public Services and Facilities Element:

See attached report for details
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f. Adopted area plan(s):

Analysis of the Warm Springs Area Plan is included in the attached report.
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15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

Not applicable
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### Applicant Comments

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

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

## Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.

a. What is the location (address, distance and direction from nearest intersection)?

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

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
077-090-03	SR	LDS / PSP	58.98 / 1.20	LDS	60.18
077-090-13	SR / RR / C	LDS / GR / GC / PSP	460.0 / 66.51 / 16.63 / 11.08	LDS / GR / GC / PSP / PR	461.94 / 60.93 / 18.82 / 12.29 / 10.24
077-090-14	SR / RR / C	LDS / GR / GC	149.02 / 67.93 / 2.19	LDS / GR	14.902 / 70.12
077-090-15	SR / RR	GR / PR	30.73 / 10.24	GR	40.97

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

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

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

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

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

Refer to the attached report for additional details and analysis.

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

<input type="checkbox"/> Yes, provide map identifying locations	<input checked="" type="checkbox"/> No
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6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

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

The area proposed for commercial zoning is outside of any resources, floodways etc. See attached report for details.
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7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

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

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

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

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

The proposal includes a reduction in intensification of land use.
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8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

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

- b. Available:

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

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

--

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

- a. System Type:

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

- b. Available:

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

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

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

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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12. Community Services (provided name, address and distance to nearest facility).

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

## Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

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

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

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

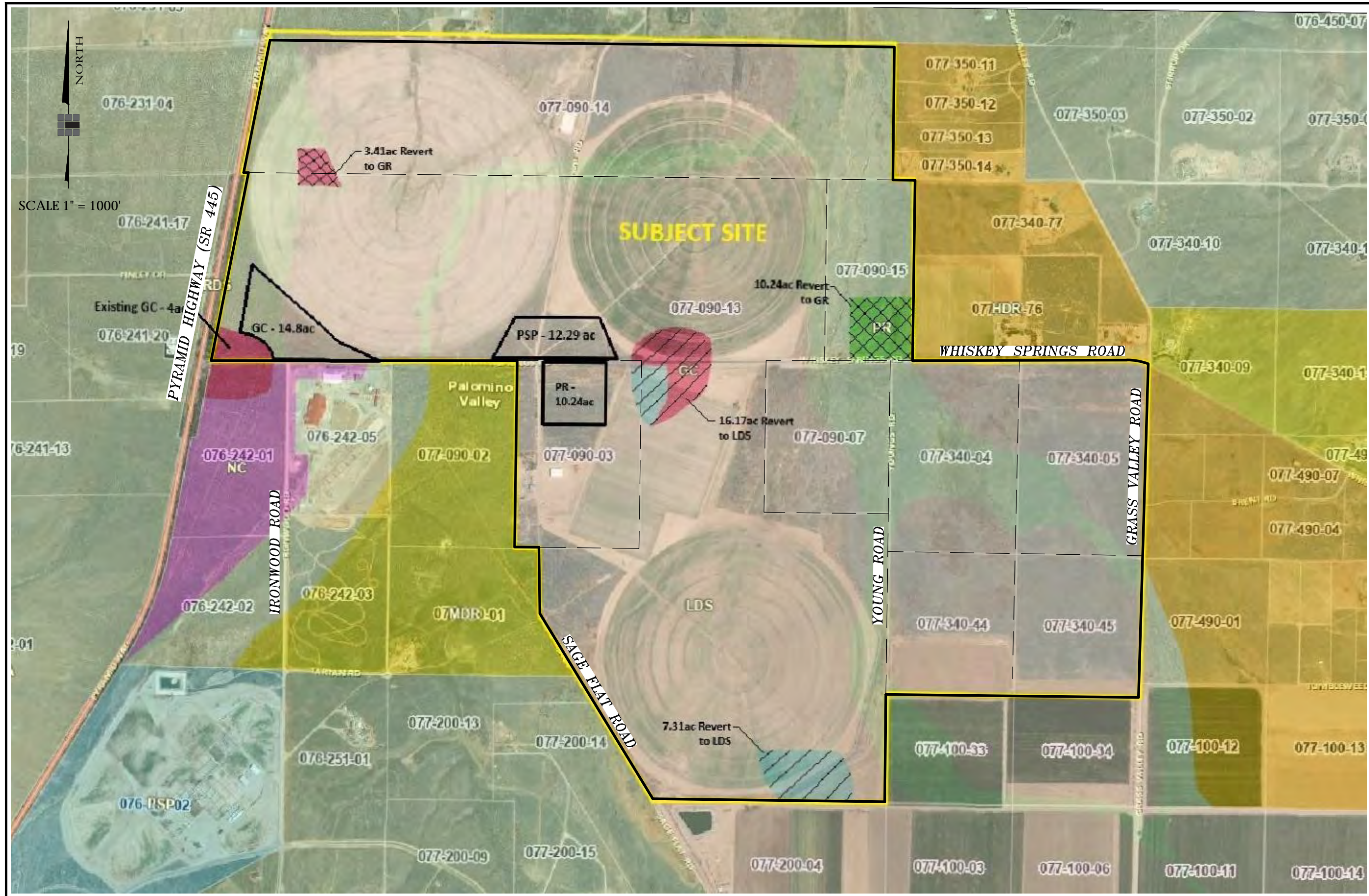
6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

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





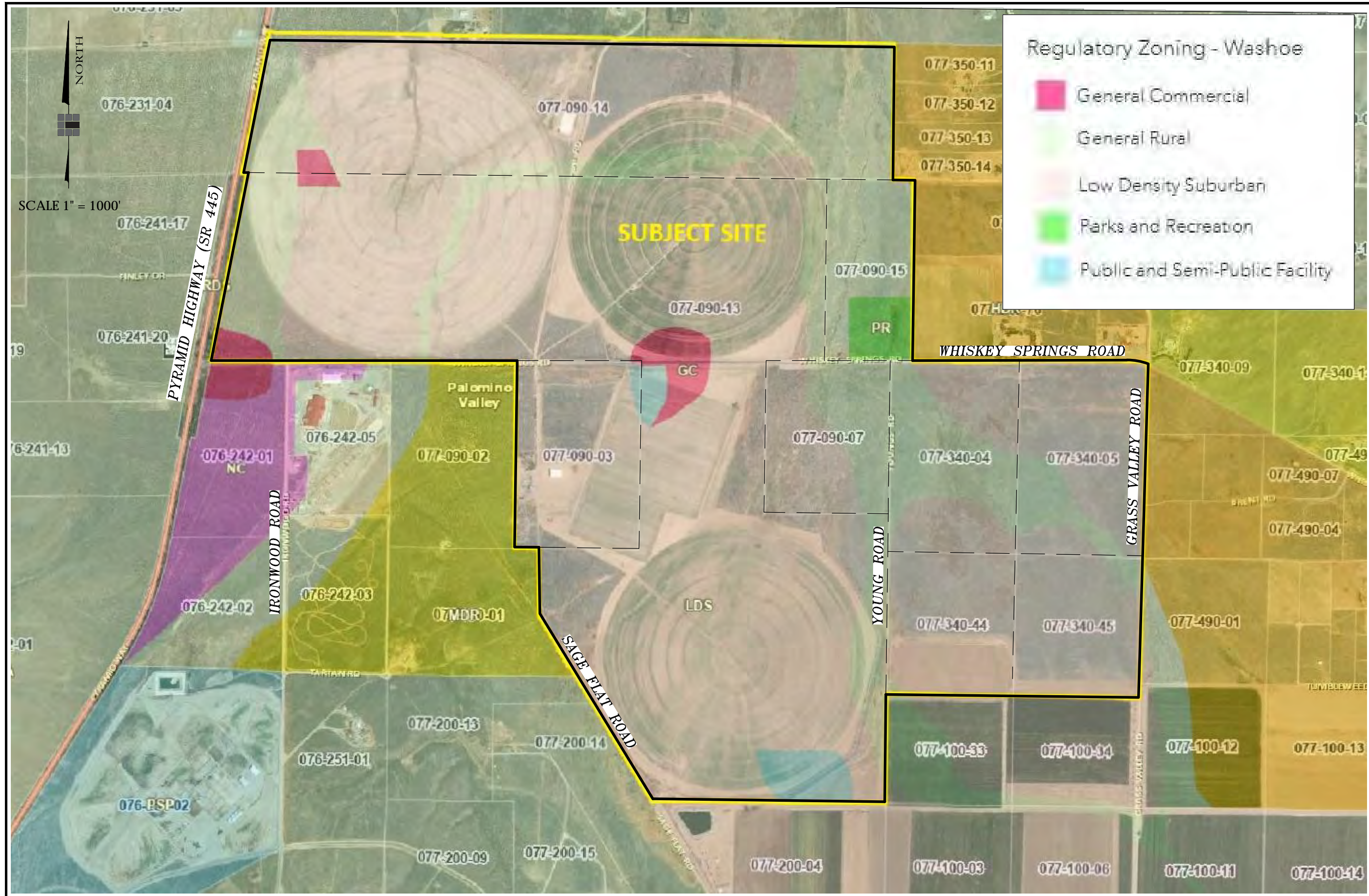
SCALE 1" = 1000'



**CHRISTY CORPORATION**  
 1000 Kiley Pkwy | Sparks Nevada 89436  
 775.502.8552 | christynv.com

EXHIBIT  
**OVERALL ZONING CHANGES**  
 COUNTY OF WASHOE, STATE OF NEVADA  
 SHEET 1 OF 1





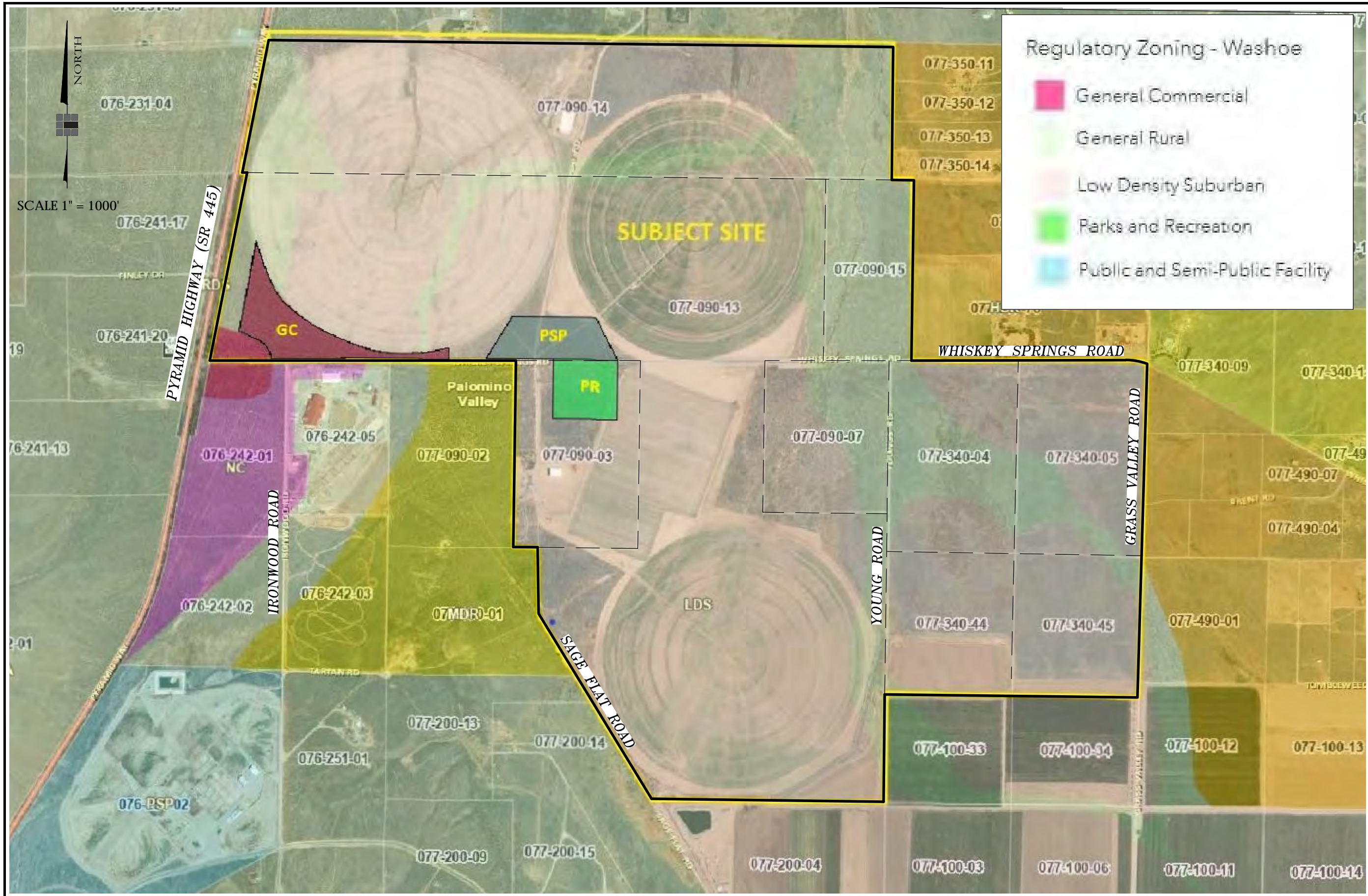
Regulatory Zoning - Washoe

- General Commercial
- General Rural
- Low Density Suburban
- Parks and Recreation
- Public and Semi-Public Facility

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 1000 Kiley Pkwy | Sparks Nevada 89436  
 775.502.8552 | christynv.com

EXHIBIT  
**EXISTING ZONING**  
 COUNTY OF WASHOE, STATE OF NEVADA  
 SHEET 1 OF 1





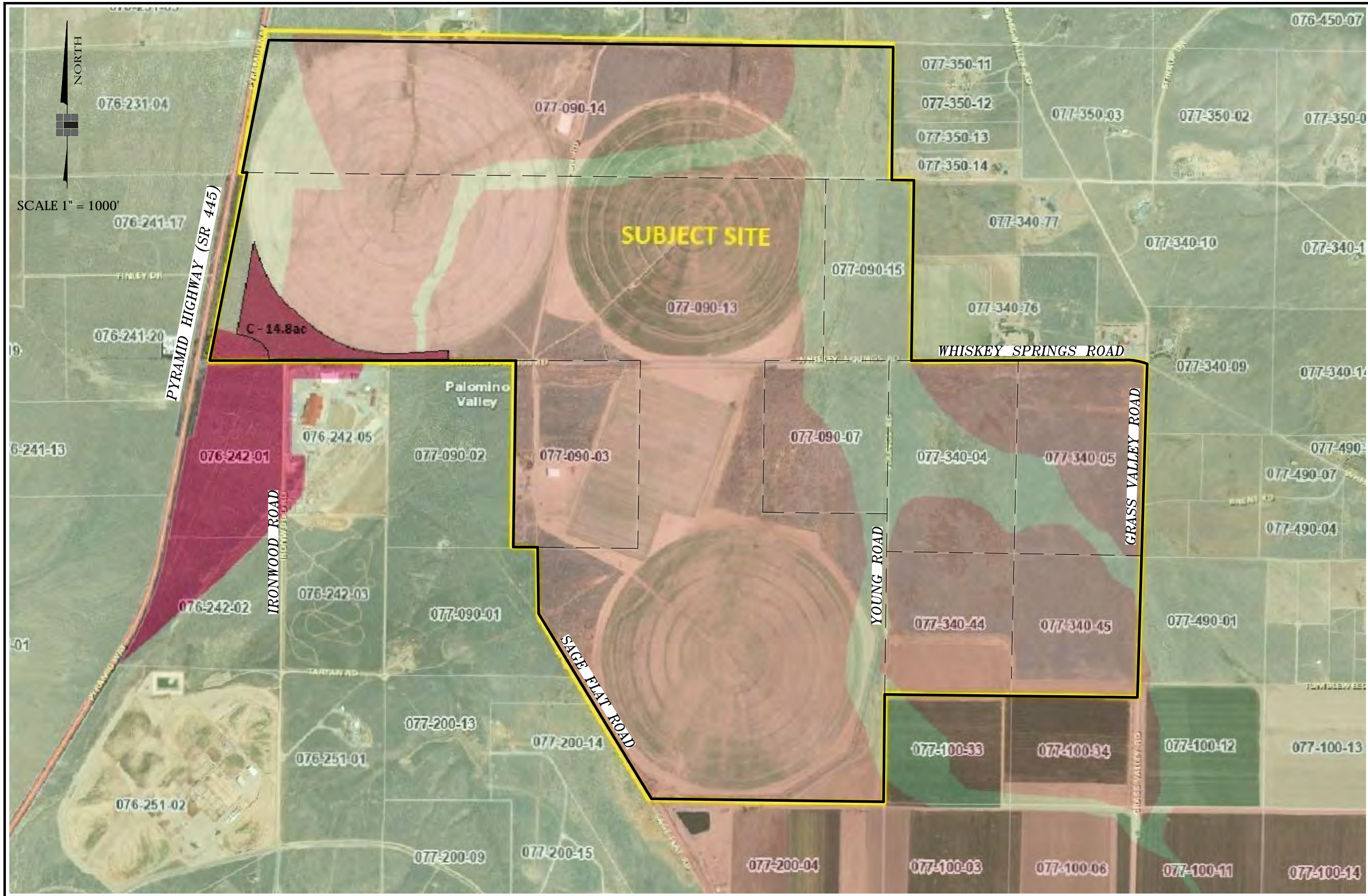
Regulatory Zoning - Washoe

- General Commercial
- General Rural
- Low Density Suburban
- Parks and Recreation
- Public and Semi-Public Facility

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 775.502.8552 | christynv.com

EXHIBIT  
**PROPOSED ZONING**  
 20220224  
 COUNTY OF WASHOE, STATE OF NEVADA  
 SHEET 1 OF 1





NORTH

SCALE 1" = 1000'

**SUBJECT SITE**

PYRAMID HIGHWAY (SR 445)

IRONWOOD ROAD

SAGE FLAT ROAD

YOUNG ROAD

WHISKEY SPRINGS ROAD

GRASS VALLEY ROAD

C - 14.8ac

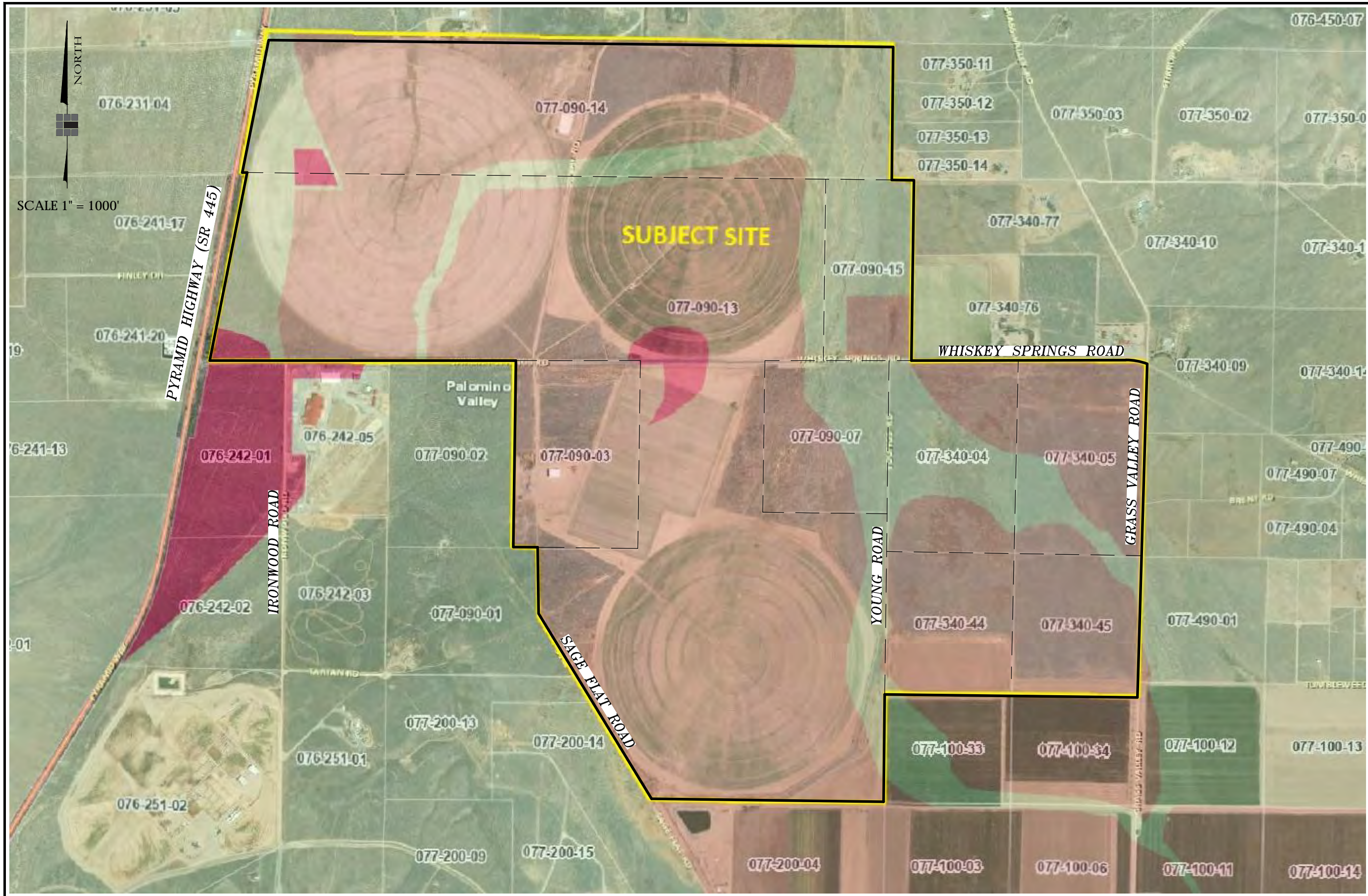
Palomino Valley



1000 Kiley Pkwy | Sparks Nevada 89436  
775.502.8552 | christynv.com

EXHIBIT  
**PROPOSED MASTER PLAN**  
20220224  
COUNTY OF WASHOE, STATE OF NEVADA  
SHEET 1 OF 1





**CHRISTY CORPORATION**  
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EXHIBIT  
**EXISTING MASTER PLAN**  
 COUNTY OF WASHOE, STATE OF NEVADA  
 SHEET 1 OF 1

# APPENDIX B





## Palomino Hydrogeologic Study Update

Dec. 1, 2021

### Introduction

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

### Initial Groundwater Modeling

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

### Historic Water Quality Analyses

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

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



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



## New Monitoring Well Installations

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

## Soil Sampling

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



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



## Existing and New Well Water Quality Testing

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

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

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

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



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

### Water Quality and Profiling

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

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

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

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

### Updated Groundwater Flow Modeling

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

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

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

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

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

### Next Steps

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



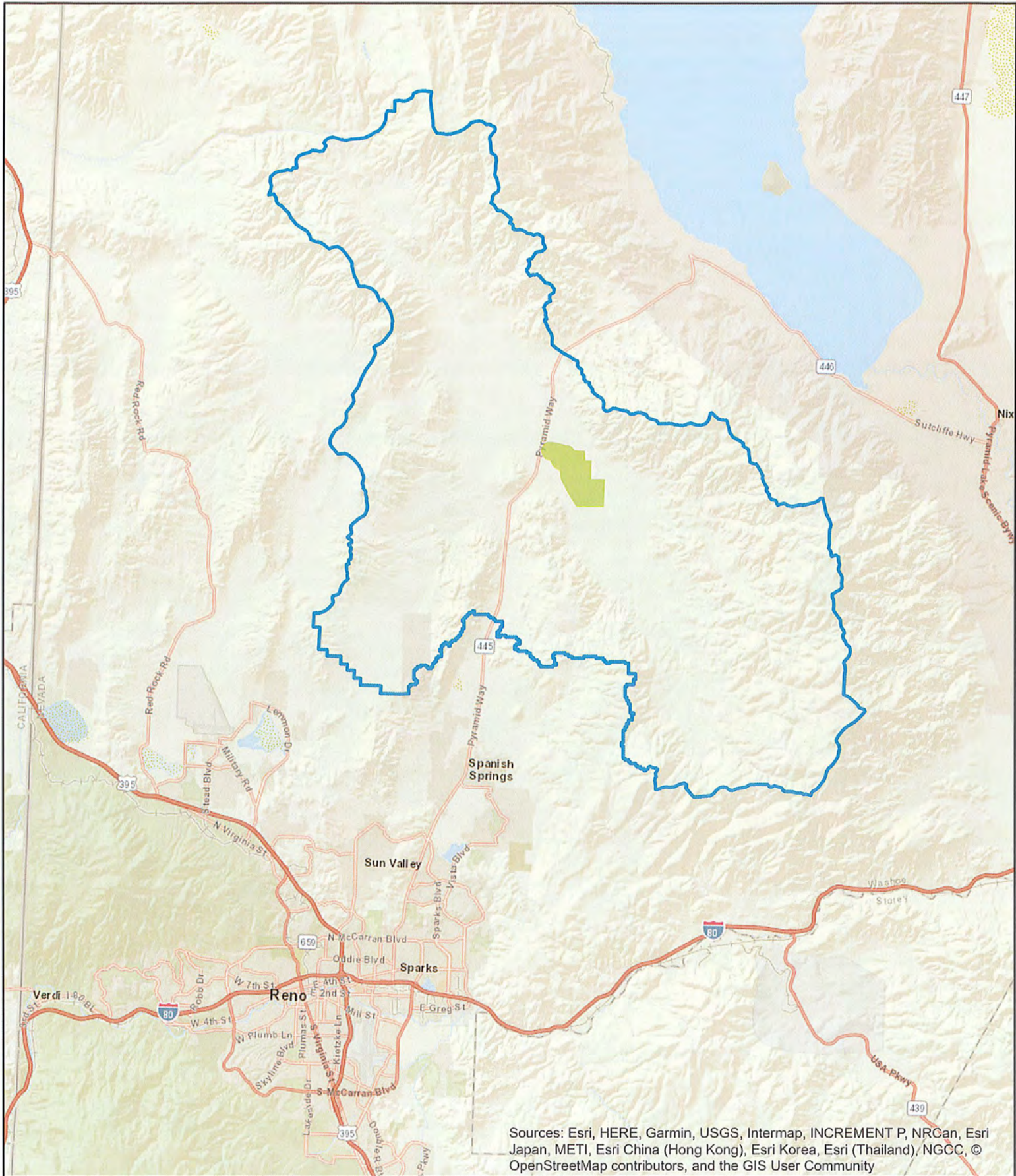
**OneWater Nevada**

Our Sustainable Water Future

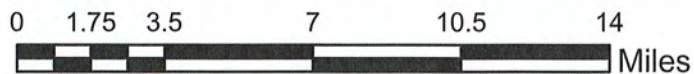
**WMPA22-0002 & WRZA22-0002**

**EXHIBIT D**





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



**Legend**

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



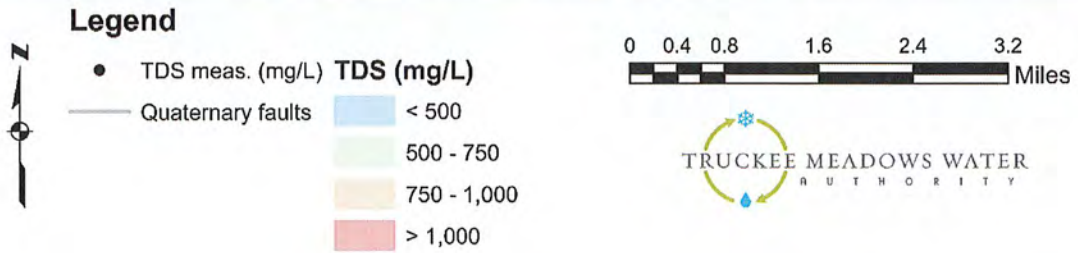
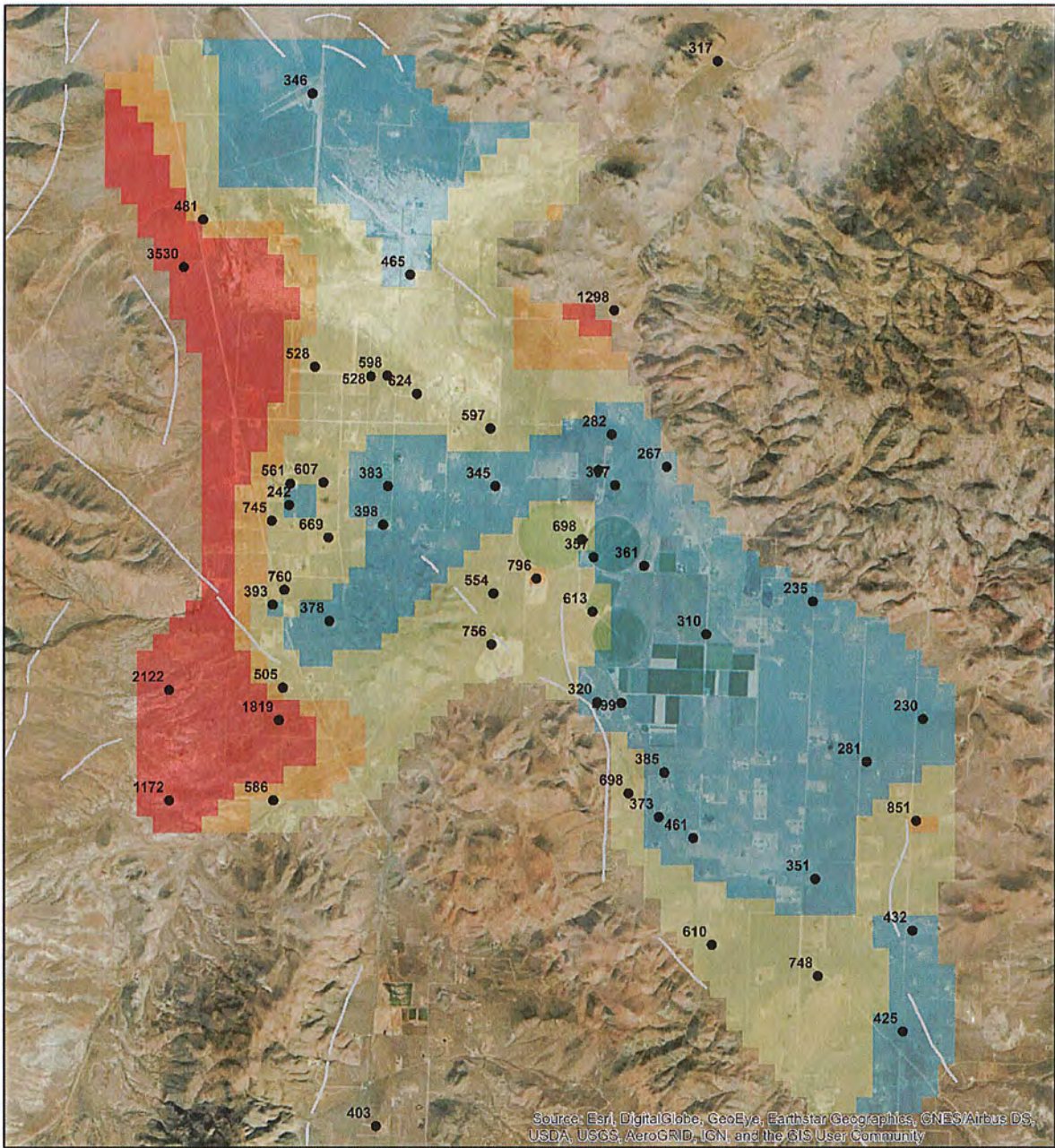
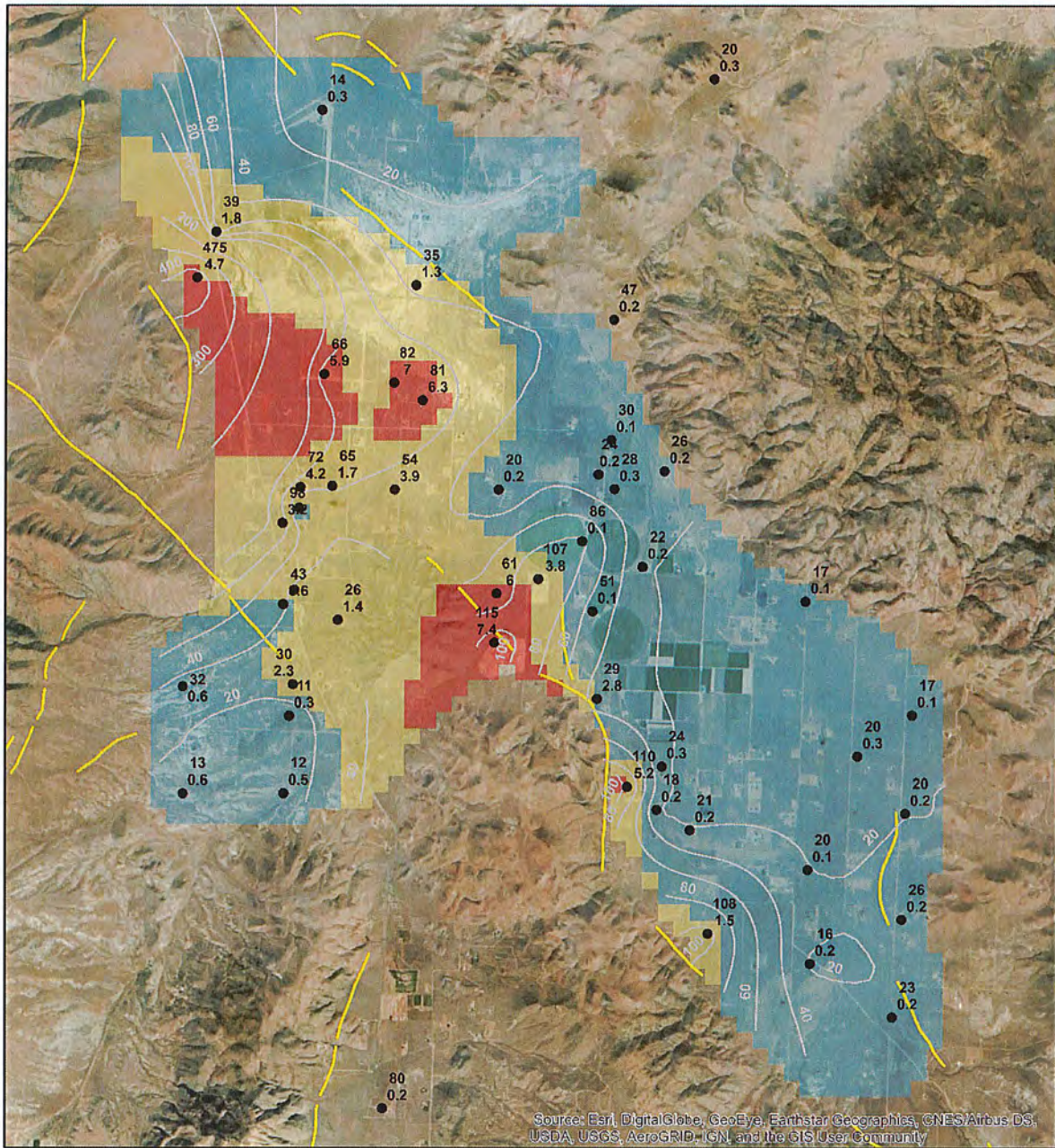


Figure 2. Maximum measured total dissolved solids (TDS) concentration over the period 1962 – 1986 in the shallow (< 750 feet) aquifer in Warm Springs Valley. Adapted from Guyton, 1987.









**Legend**

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

0 0.425 0.85 1.7 2.55 3.4 Miles



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



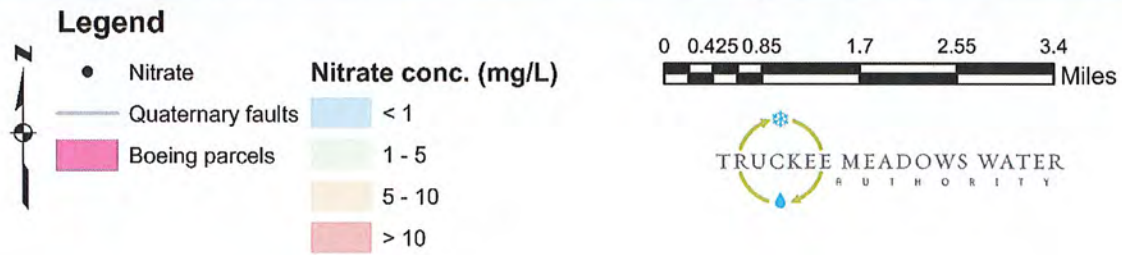
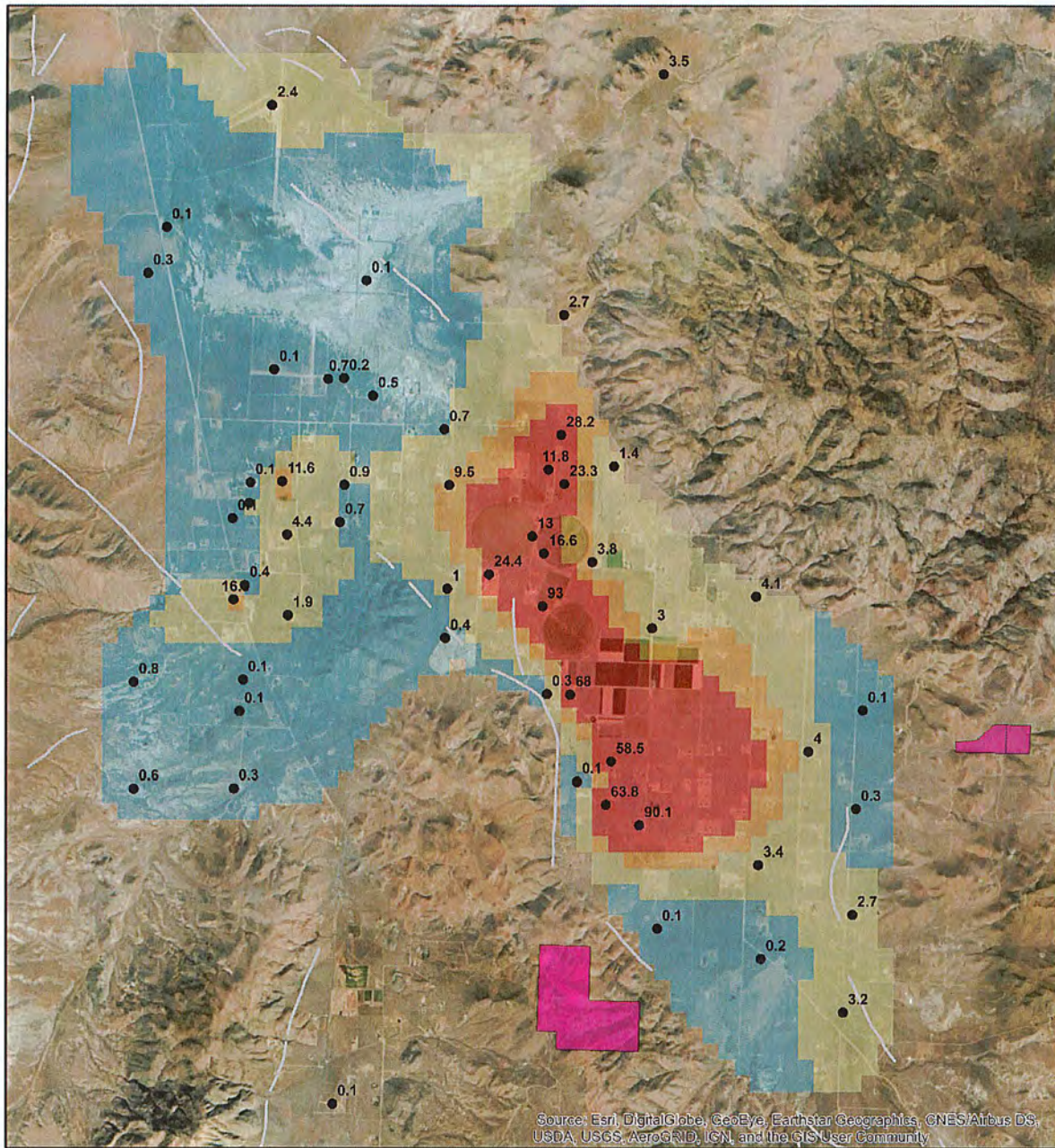


Figure 5. Maximum measured nitrate concentration (as nitrogen) over the period 1962 – 1986 in the shallow (< 750 feet) aquifer in Warm Springs Valley. Adapted from Guyton, 1987.





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



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

DATE	9/29/2021
MAP BY:	JK
REQUESTED BY:	CK



**WMPA22-0002 & WRZA22-0002 EXHIBIT D**



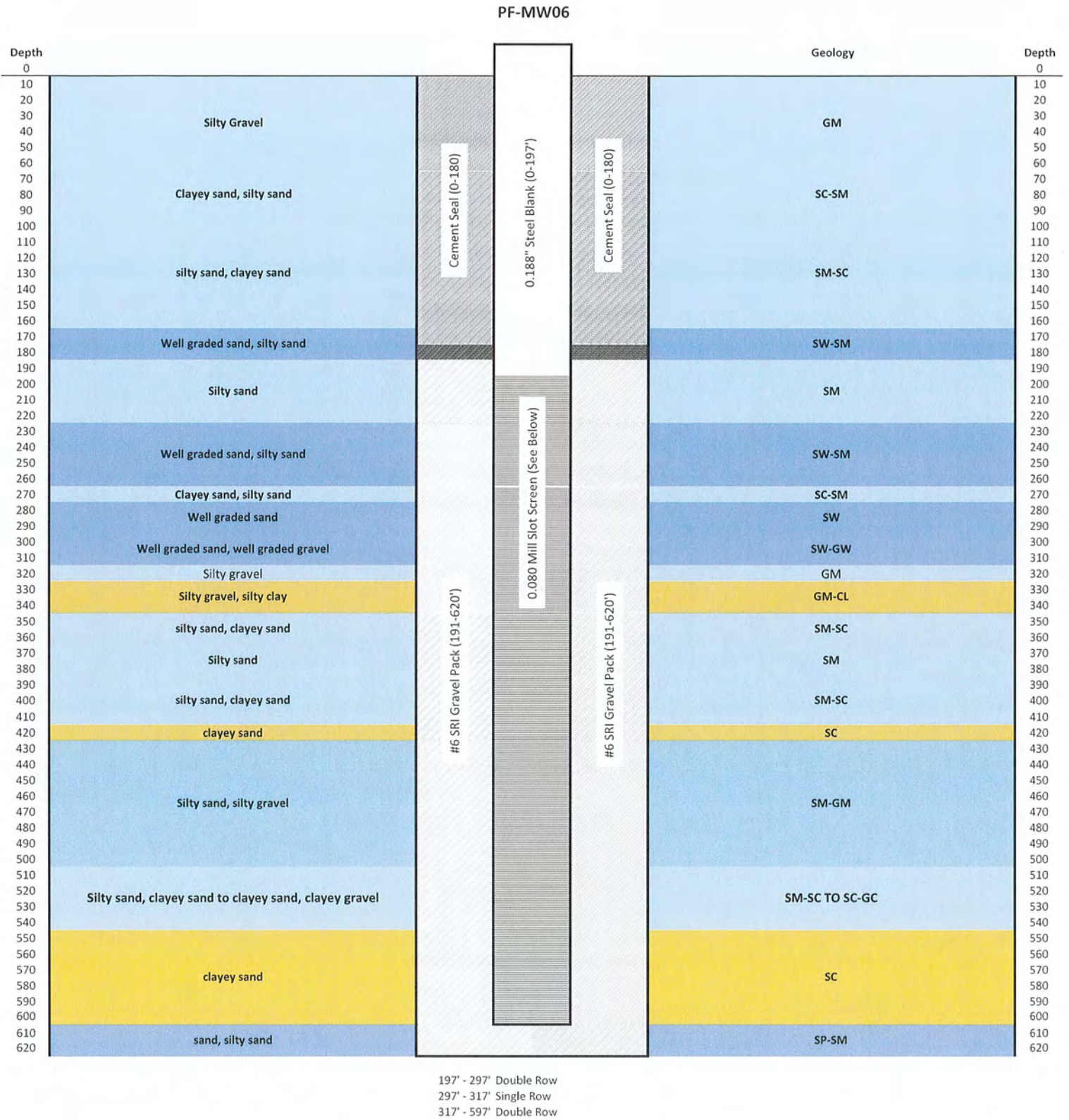
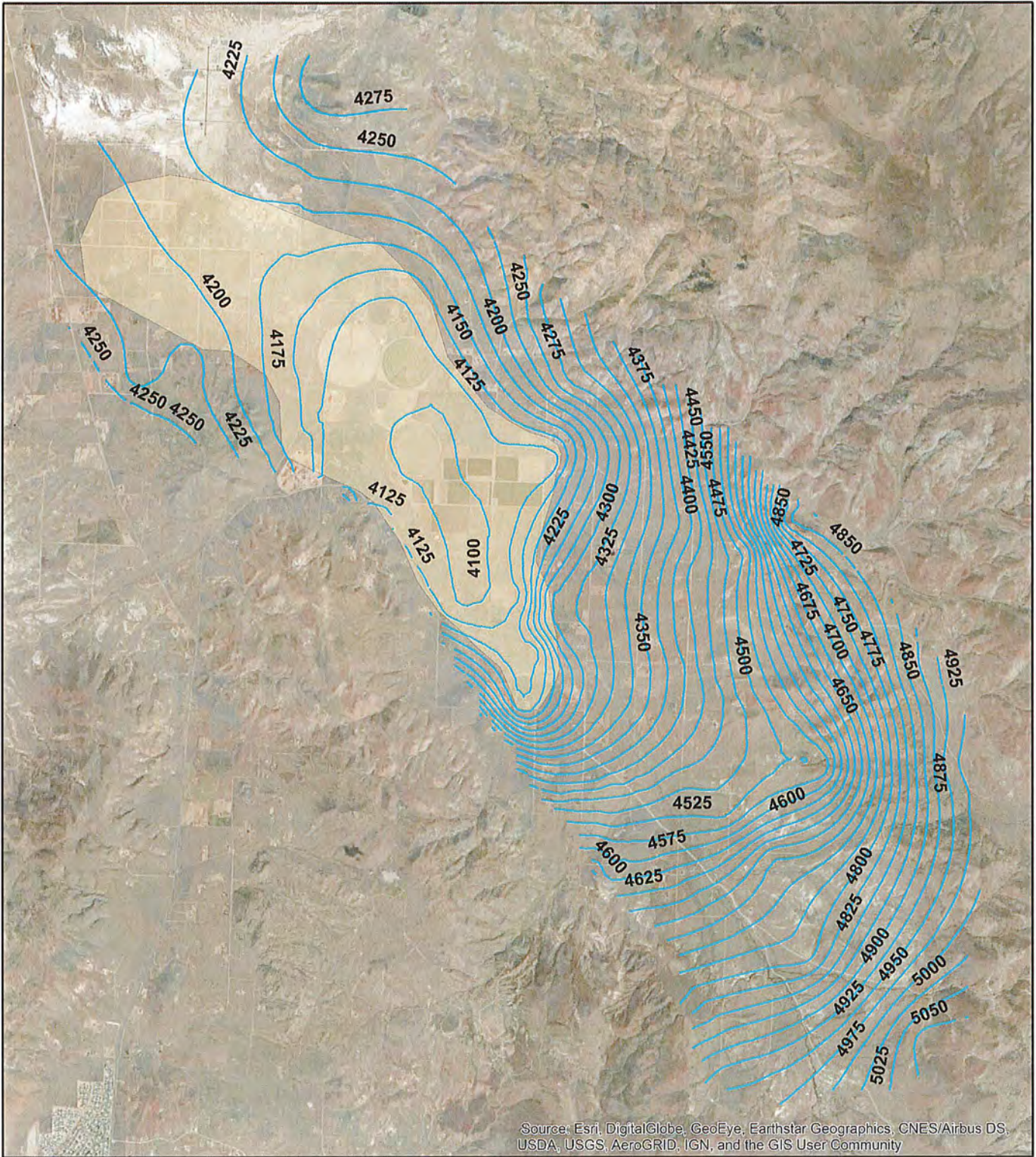


Figure 7. Typical 6" Steel Monitoring Well Construction and Geology Encountered





**Legend**

- Hydraulic Head (ft amsl)
- High K Zone



Figure 8. Water Levels and High Conductivity Zones



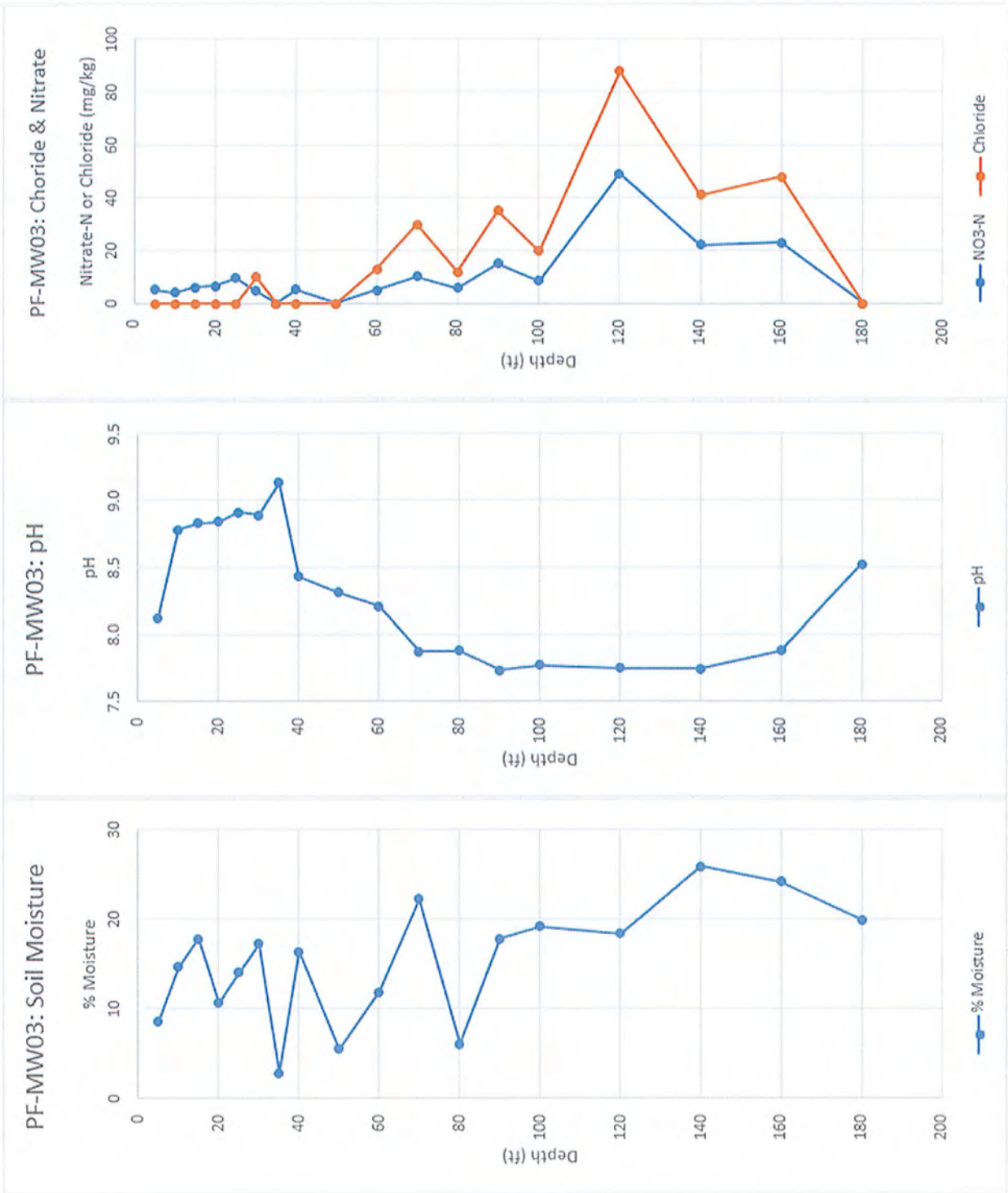


Figure 9. Results of Soil Moisture, pH, Chloride, and Nitrate Analysis in the Unsaturated Zone at PF-MW03



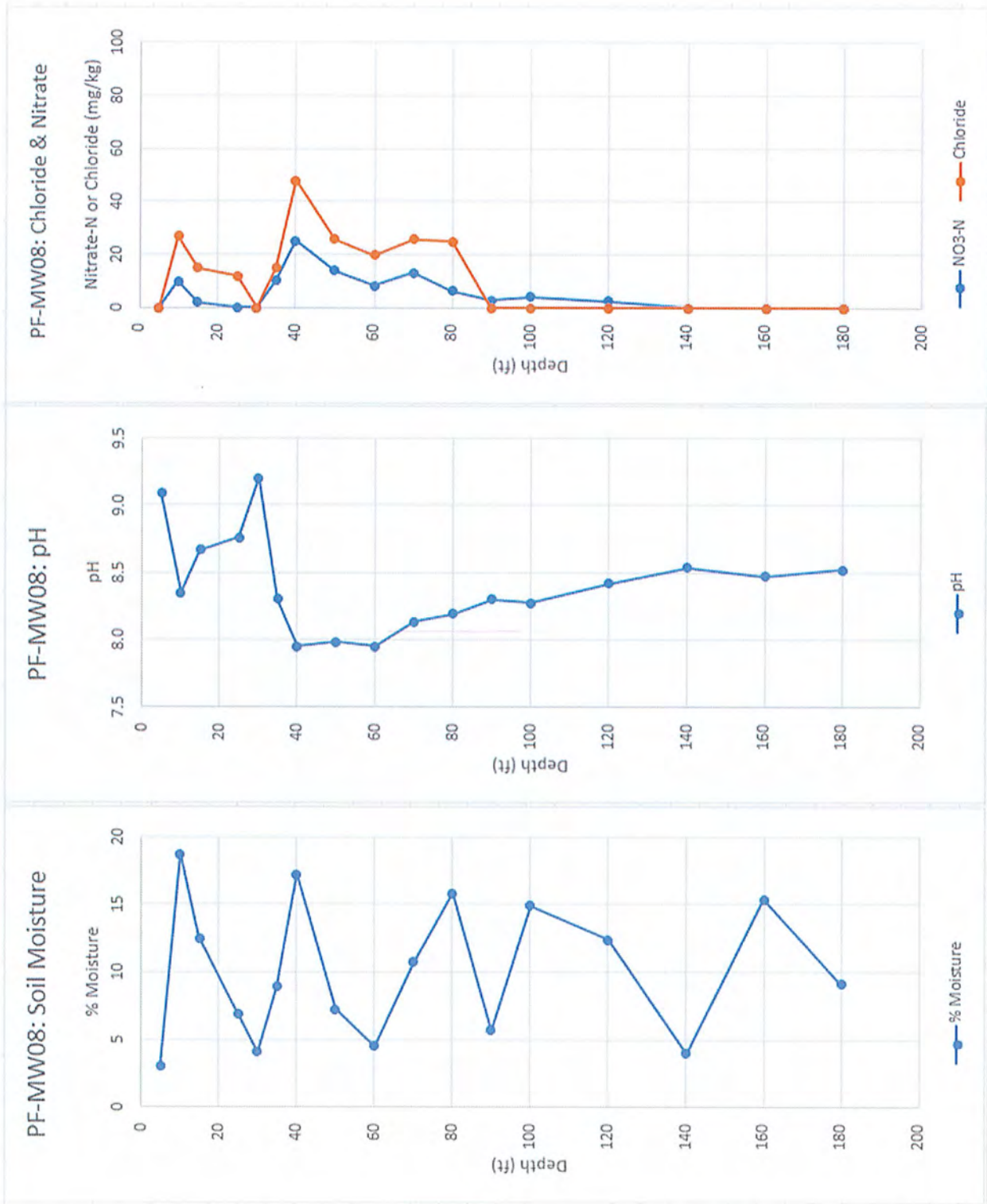
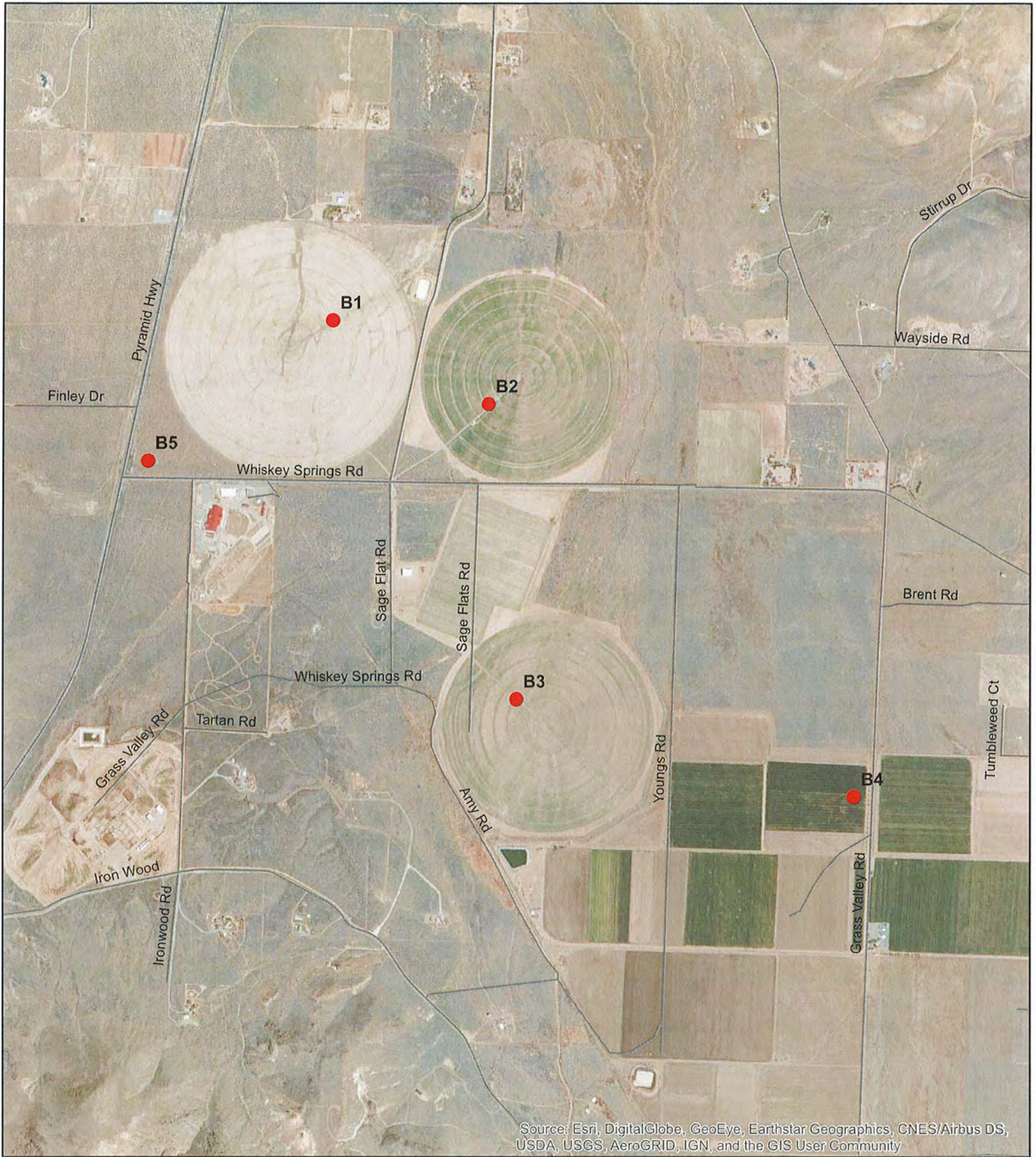


Figure 10. Results of Soil Moisture, pH, Chloride, and Nitrate Analysis in the Unsaturated Zone at PF-MW08

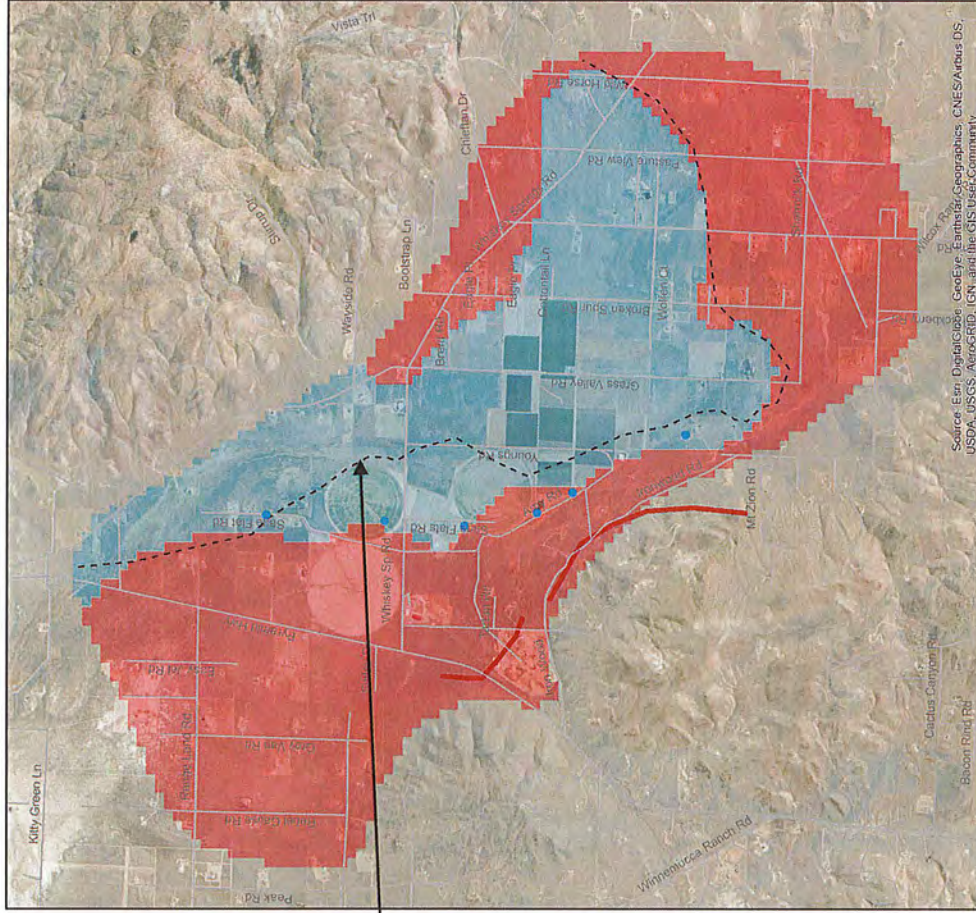




91 Figure 11. Proposed soil boring locations.



2020 - 2021



1962 - 1986

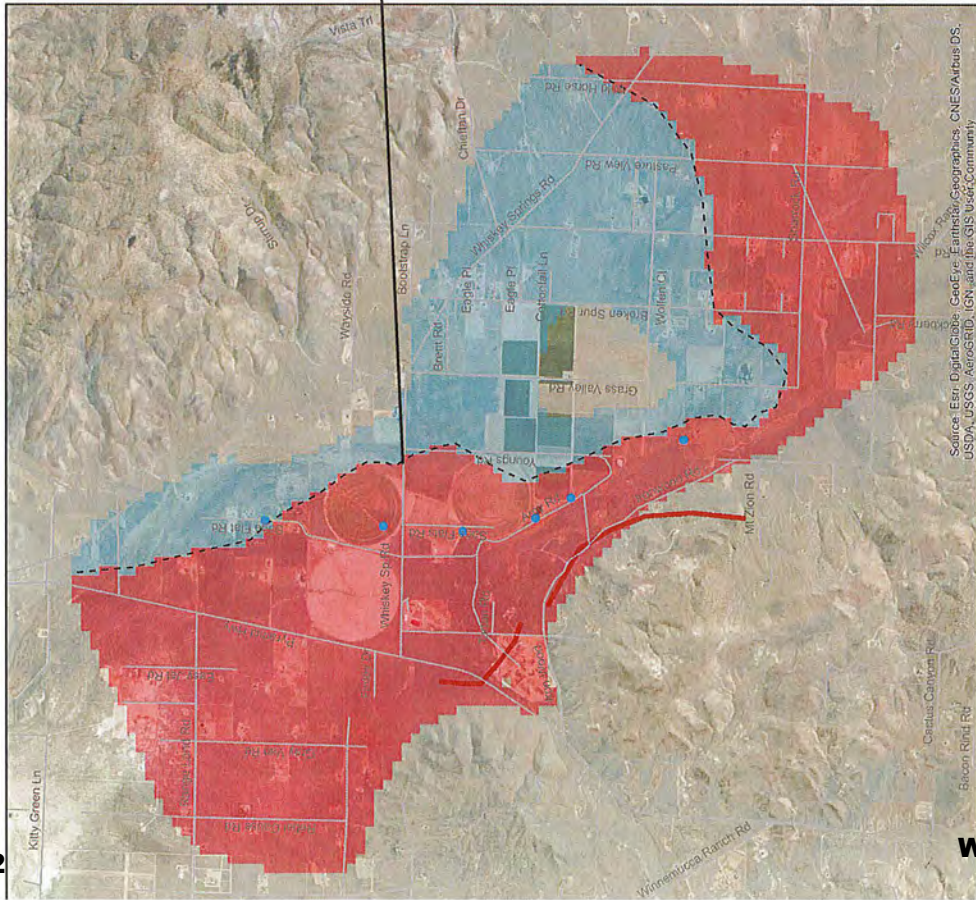


Figure 12. Arsenic over time in Palomino Valley



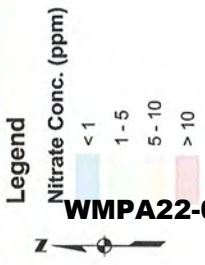
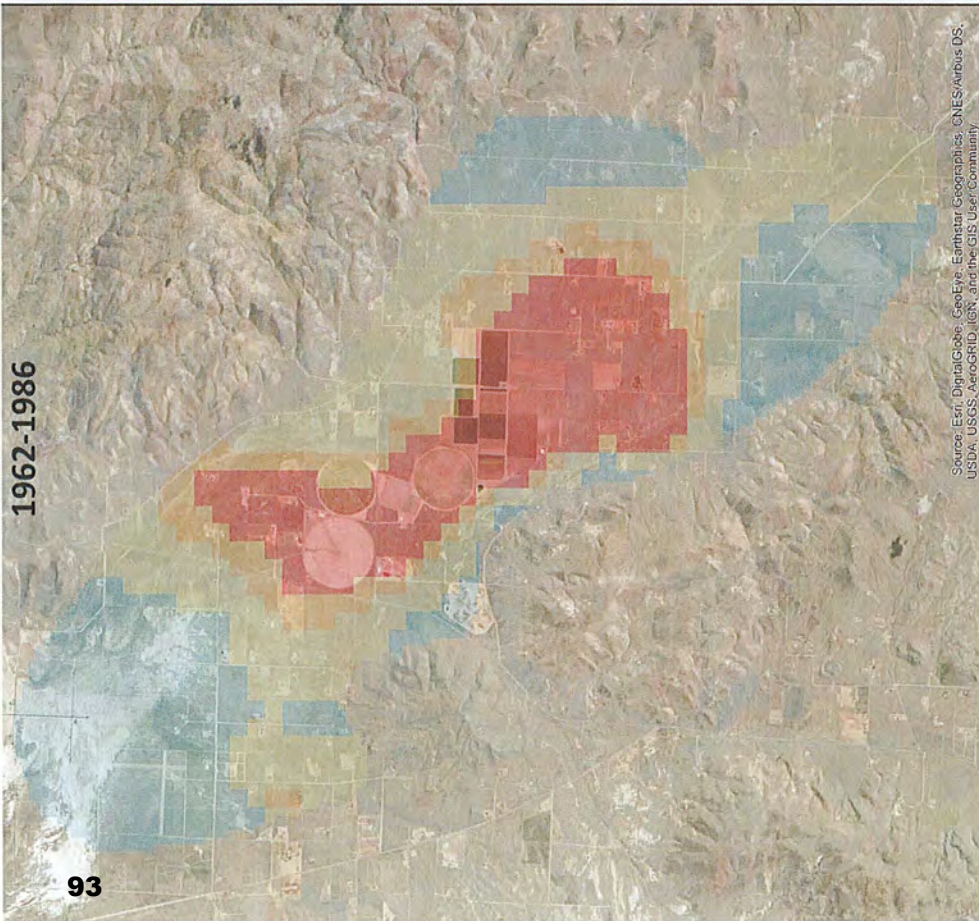
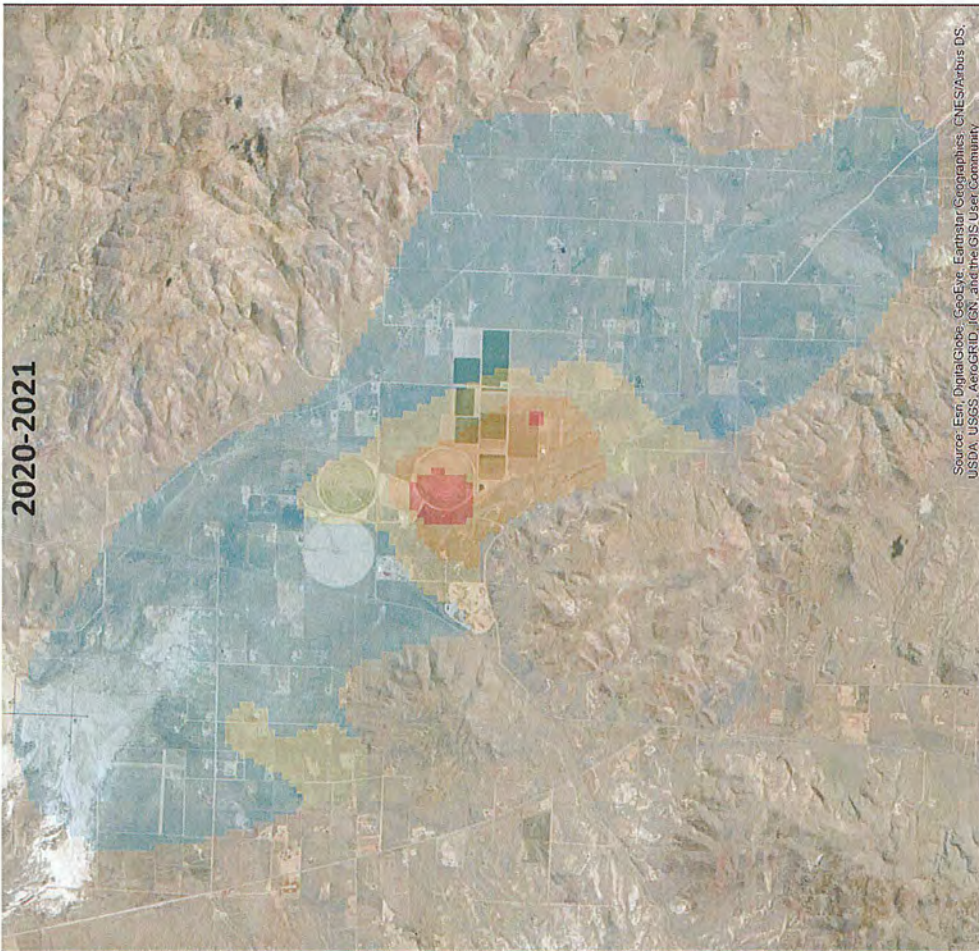


Figure 13. Nitrate over time in Palomino Valley





## Palomino Farms Sustainable Water Resource Feasibility Study

# UPDATE

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

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

### Preliminary Groundwater Modeling

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

### Summer and Fall 2021 Field Work

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

### Preliminary Results

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

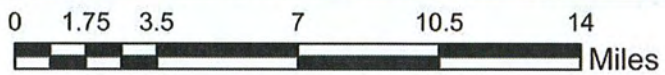
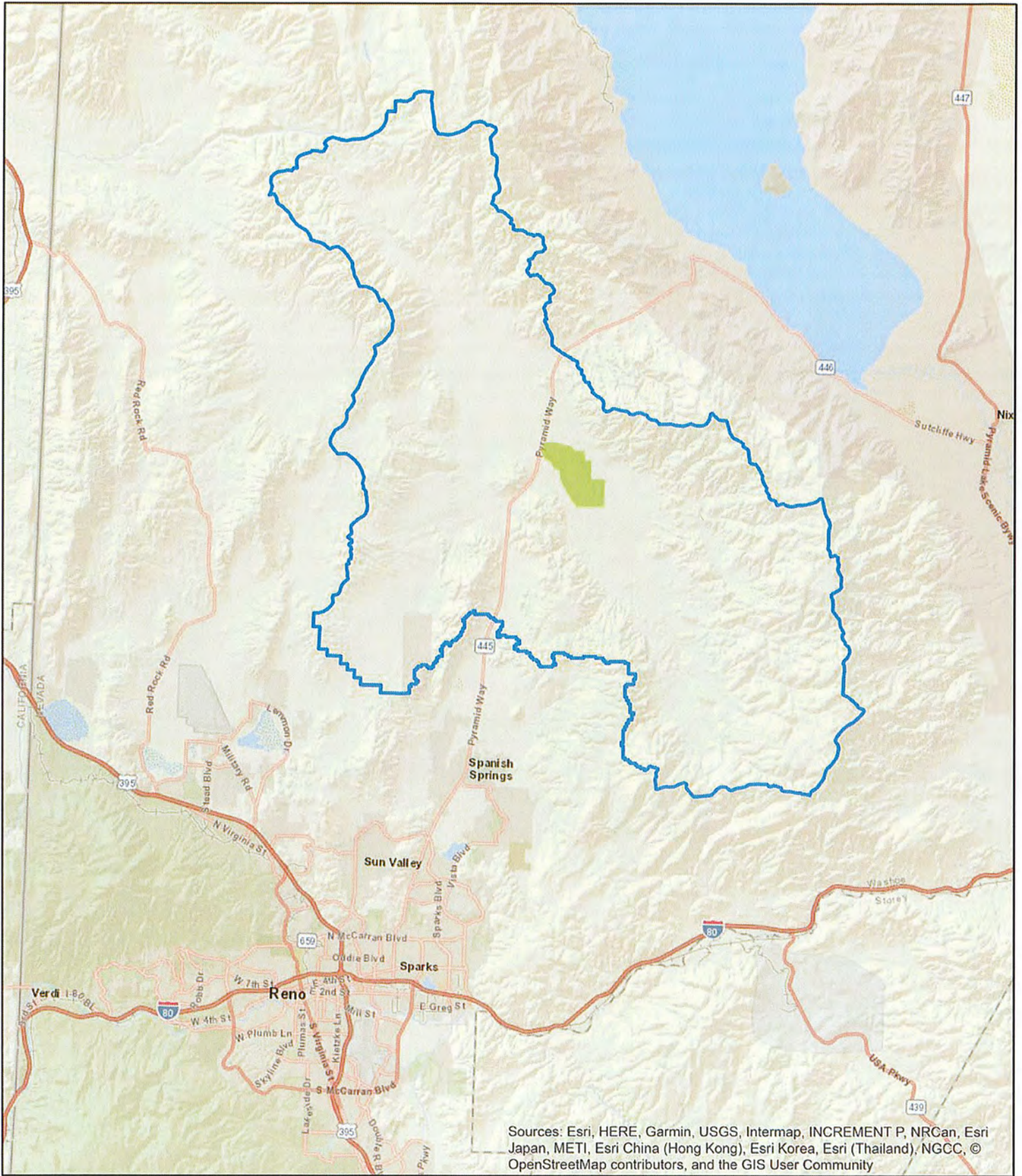
Arsenic can be high in the valley due to the influence of geothermal activity. Arsenic concentrations are generally elevated in the west and south parts of the basin and lower in the central portion near the agricultural areas (see page 6).

### Next Steps

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







**Legend**

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

Figure 1: Hydrogeologic Study Area





**EXPLANATION**

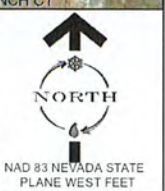
- New Monitoring Wells
- ▲ 6" Diameter
- ▲ 2.5" Diameter
- Wells
- Production
- Monitoring
- Domestic / Other
- County Roads

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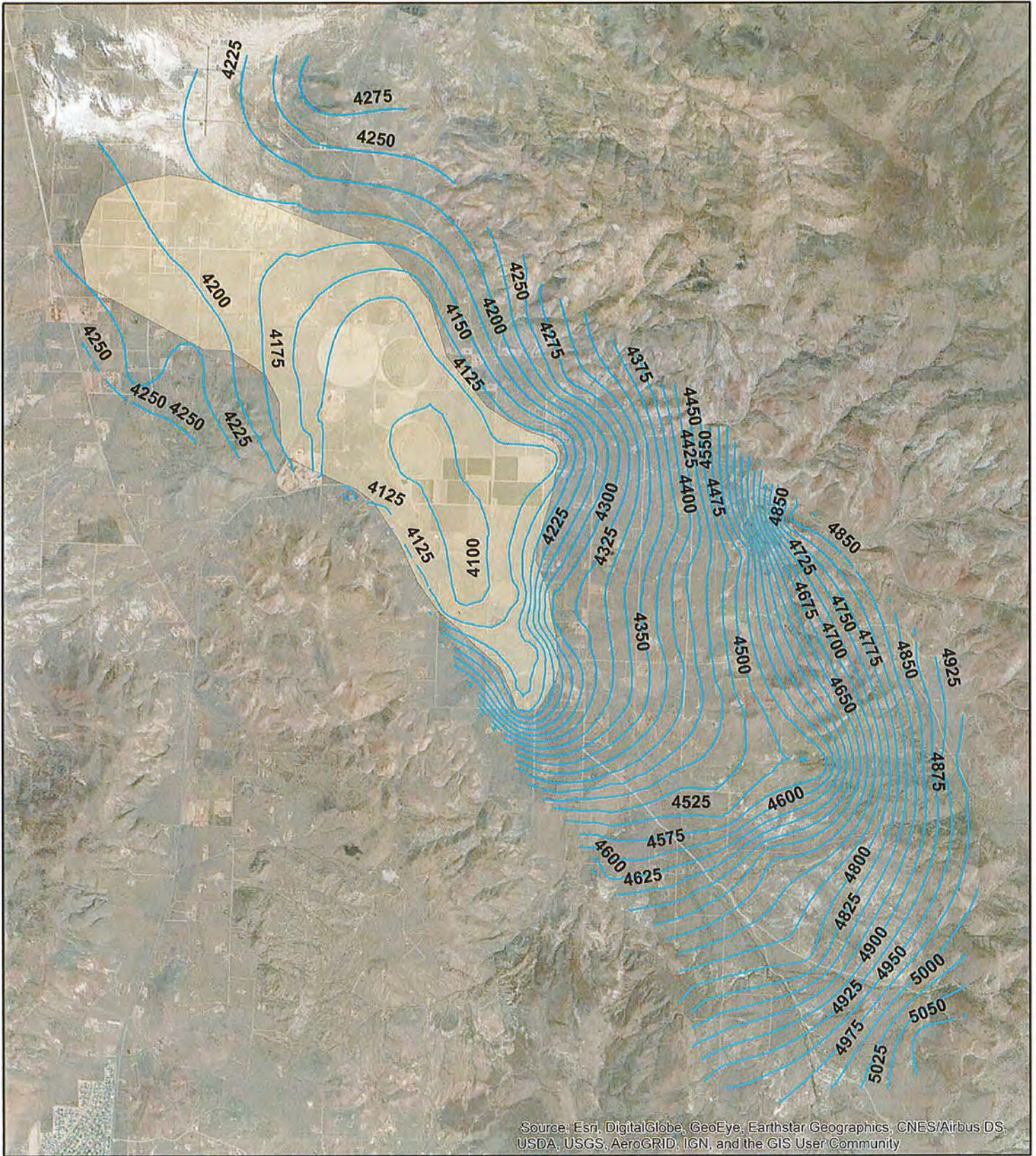


**Wells Monitored within the Hydrogeologic Study Area Palomino Valley, Nevada**



DATE	11/10/2021
MAP BY:	JK
REQUESTED BY:	CK
SCALE:	0 500 1,000 Feet

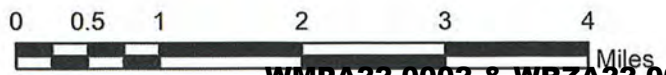






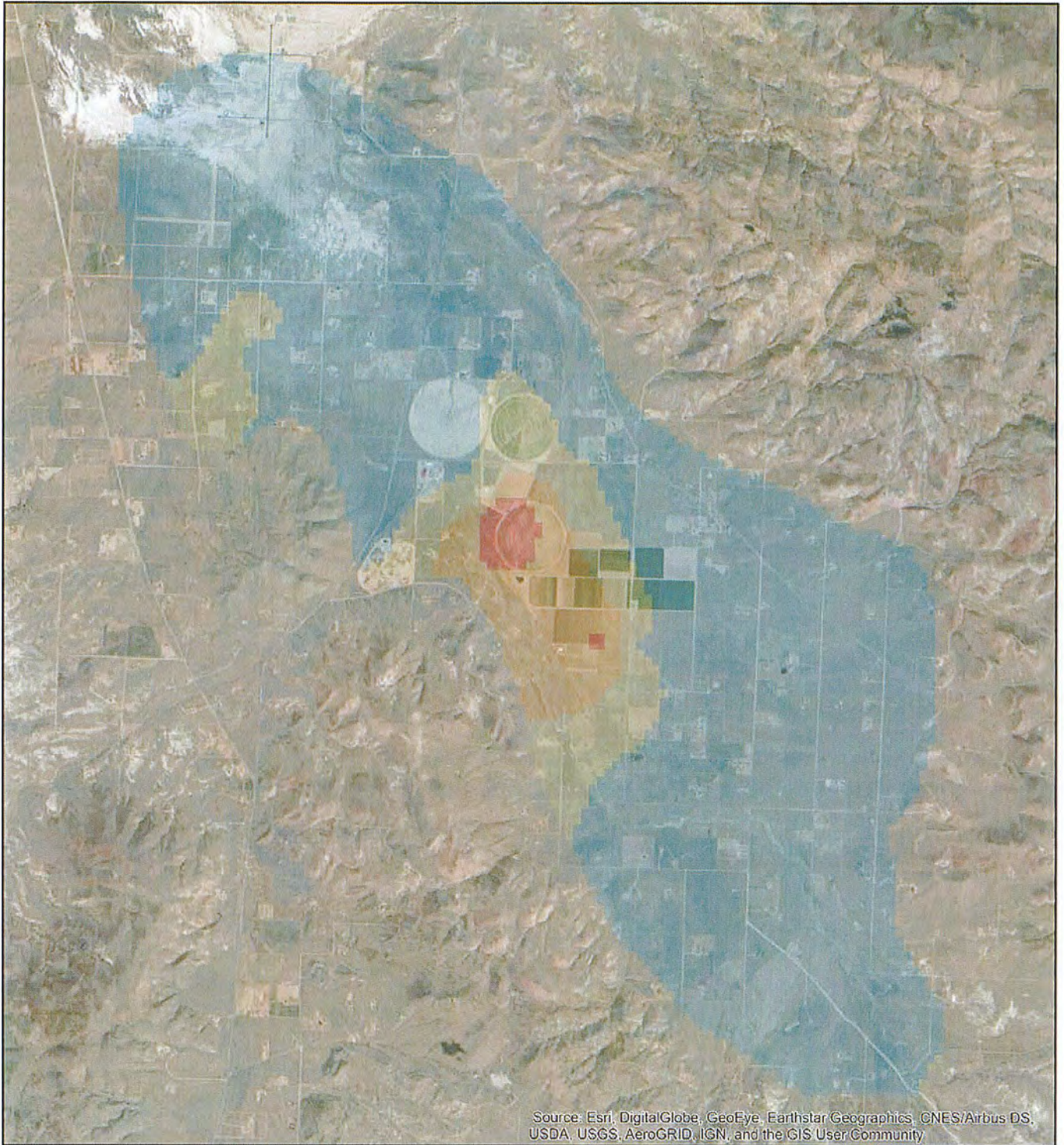
### Legend

-  Hydraulic Head (ft amsl)
-  High K Zone





# Nitrate







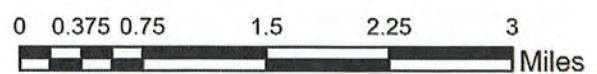
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



## Legend

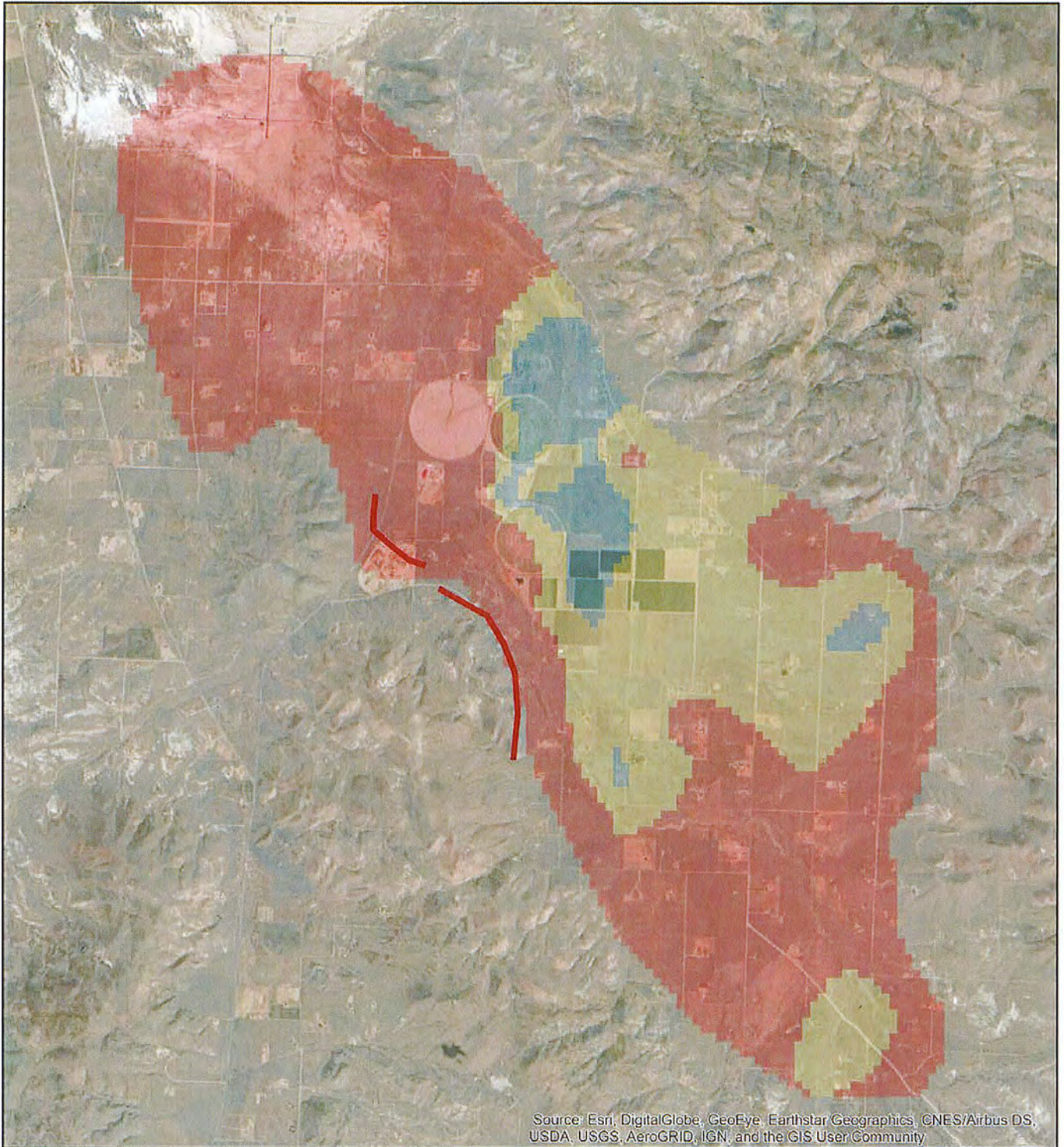
Nitrate Conc. (ppm)

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





# Arsenic



## Legend



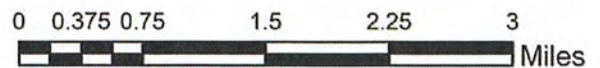
— Geothermal Faults

Arsenic Conc (ppm)

< 5

5 - 10

> 10







## Palomino Farms Sustainable Water Resource Feasibility Study

### What is the Study?

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

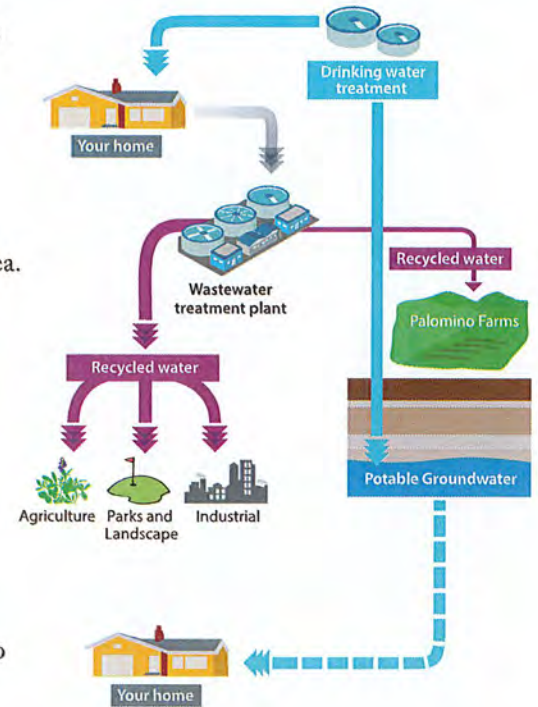
More specifically, the Study is focused on determining the viability of bringing water to the Palomino Farms area as part of a long-term sustainable water management plan. The hope is to preserve farmland and open space, and determine whether the aquifer could be utilized as an underground reservoir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

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



### Here's how it would work:

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



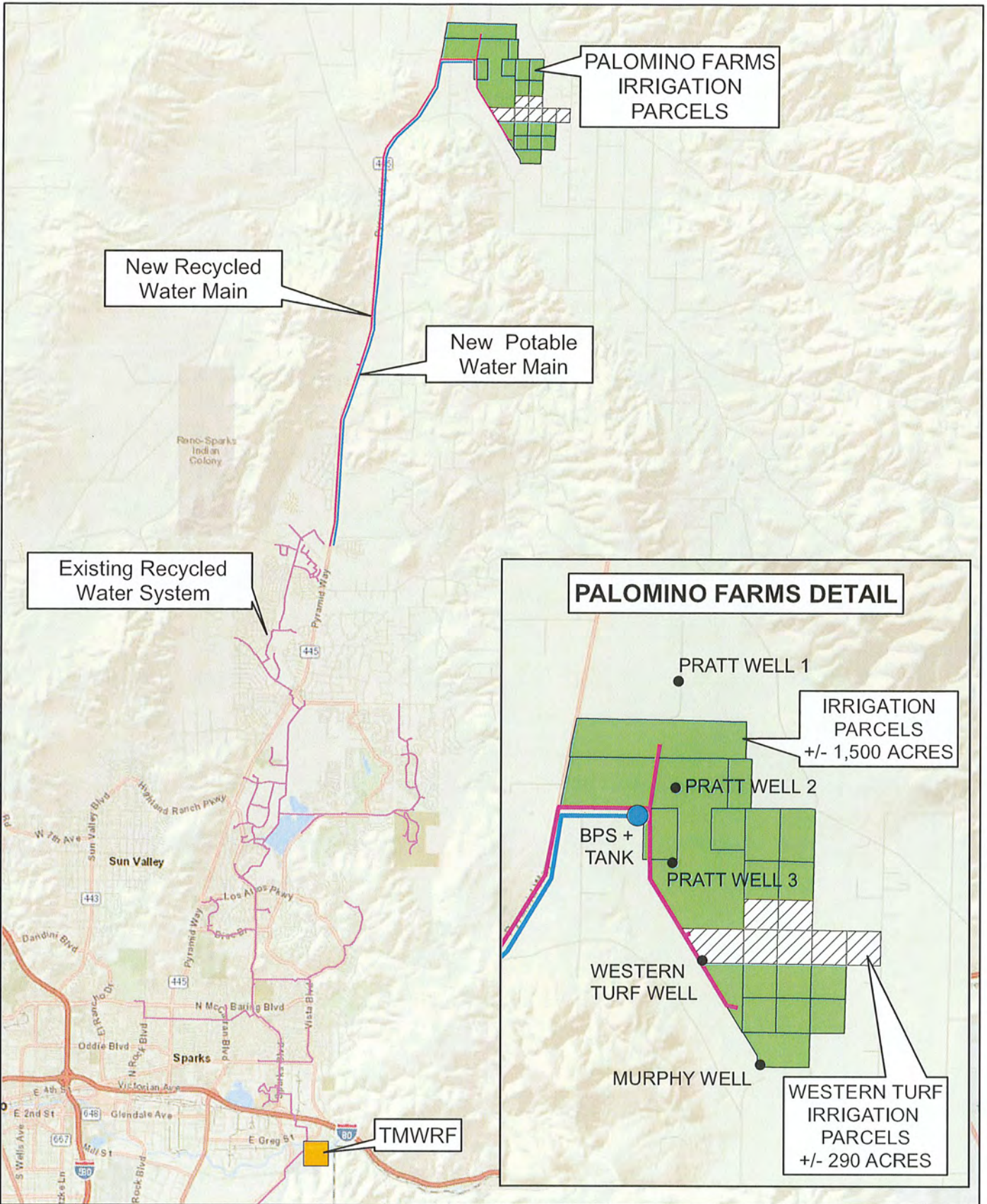
Providing a new potable and agricultural water supply to Palomino Farms would improve local groundwater levels, help preserve farmland and open space, and maintain the rural lifestyle and character of the area. The imported water would be for groundwater basin replenishment only, not for domestic well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

### Potential future benefits of this project include:

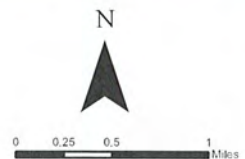
- A potable water pipeline running between Sparks and Palomino Farms would provide TMWA greater flexibility and resilience in improving water supply and potentially water quality in the coming years.
- The recycled water and potable water infrastructure improvements being contemplated by the Study could also complement the potential later addition of A+ Advanced Purified Water to the overall water supply.

OneWater Nevada's Palomino Farms Sustainable Water Resource Feasibility Study is one part of a regionally comprehensive, research-driven approach to water resource management being supported collaboratively by the University of Nevada, Reno, City of Reno, City of Sparks, Washoe County, and Truckee Meadows Water Authority.





**Map of Feasibility Study Area and Conveyance System**







**OneWater Nevada**  
Our Sustainable Water Future  
[OneWaterNevada.com](http://OneWaterNevada.com)

## Palomino Farms Sustainable Water Resource Feasibility Study

# Frequently Asked Questions

### **Is this project about facilitating growth in Palomino Valley?**

**No. Quite the opposite.**

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

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

**No.**

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

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

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

### **Is using recycled water for irrigation safe?**

**Yes.**

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

### **Will the aquifer be sustainably managed?**

**Yes.**

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

### **What work is being performed for the feasibility study?**

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

### **What is the timeline for the feasibility study?**

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

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

**No.**

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

For more information visit: [www.palomino-farms.com](http://www.palomino-farms.com)

We welcome public input about the feasibility study. **WMPA22-0002 & WRZA22-0002**

March 24, 2022

Roger Pelham  
Washoe County Planning  
1001 E. Ninth Street, Building B  
Reno, Nevada 89512

**Re: Palomino Farms Master Plan and Regulatory Zone Amendments**

Dear Roger,

As discussed, the purpose of this letter is to provide clarifications on two minor points raised by Washoe County staff in their review of the above noted project. First, the submitted application references a Rural Residential Master Plan designation in both the existing and proposed land use plan. Please accept this letter as an acknowledgment that the land use designation should be Rural rather than Rural Residential.

Second, the land use areas presented in the submitted materials reflect the best data available to us at the time and are based on Washoe County Assessor records. It is fully recognized that due to technological advances and better/updated mapping software and techniques that the final acreages of the proposed land uses may vary slightly from what was presented in the application.

Thank you for your ongoing assistance with the Palomino Farms project. Please do not hesitate to contact me at [mike@christynv.com](mailto:mike@christynv.com) or (775) 250-3455 should you have any questions, concerns, or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Railey".

Mike Railey  
Planning Manager

cc: Mike Benjamin/Brian Murphy – Palomino Farms