

June 14, 2018

Parcel Map Review Committee meeting June 14, 2018 — 2 pm  
Washoe County Administration Complex, Bldg A, Rm 265  
1001 East 9<sup>th</sup> St, Reno, NV

Re: Tentative Parcel Map Review of WTPM18-0006

The Washoe Valley Alliance would like to share our concerns and recommendations regarding the Skaggs Tentative Parcel Map with the hope of supporting one of the main tenets of the Washoe Valley Area Plan; public access to an integrated system of multi-use trails.

This property is the last undeveloped parcel on Eastlake Blvd between Douglas Drive and Deer Run Ranch, a distance of 2 miles. Washoe Lake State Park is directly across the street for the entire 2 mile distance. We do not dispute subdivision of this 40 acre parcel into 5 acre lots. But we believe an easement for a trail to access the BLM open space of the Virginia Range should be a necessary condition of approval.

We have been informed by a Washoe Valley equestrian group, the Nevada All-State Trail Riders, that the property owners are willing to arrange an appropriate easement for equestrian and hiker use. They may be working with the Nevada Land Trust for that purpose.

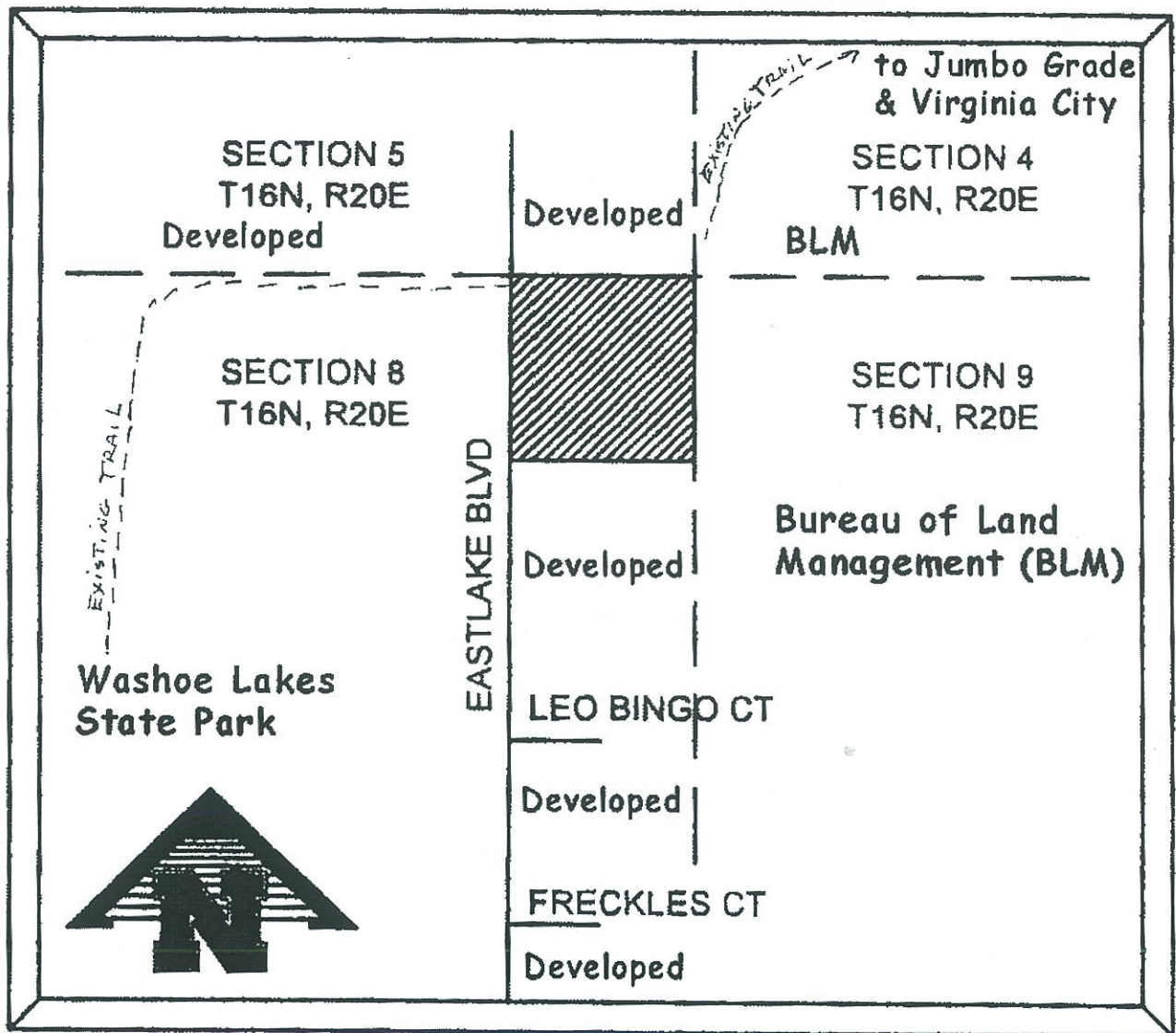
Without an easement for a public trail, private property will block access to all public lands east of the Washoe Lake State Park. (You have an edited Vicinity Map showing the existing State Park equestrian trail and a portion of the trail on BLM land going to the Jumbo Grade area). A non-motorized multi-use trail easement on this property would allow the equestrian trail within the Park to continue east along the Section 8 boundary to BLM land. The result would be trail continuity from the Washoe Lake State Park to the BLM Open Space of the Virginia Range, to Jumbo Grade and Virginia City.

Enclosed is a list of statements from the Washoe Valley Area Plan that support equestrian and hiking trail continuity.

Thank you,

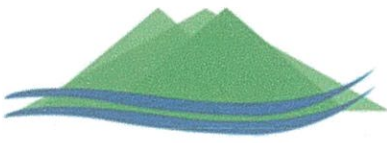
Carol Christensen

Representing: Washoe Valley Alliance  
Board of Directors



# VICINITY MAP

N. T. S.



From: WASHOE VALLEY ALLIANCE  
Re: WTPM18-006

June 14, 2018

These statements from the WASHOE VALLEY AREA PLAN, part of SOUTH VALLEY AREA PLAN are provided in support of the requested trail easement.

**VISION STATEMENT:** Implementing this plan will require consideration of improving nonmotorized multi-use trails, ... (Pg 1)

**CHARACTER STATEMENT:** Access to an integrated system of equestrian, nonmotorized, and multi-use trails is an important component of the local character. Proximity to trails and public lands greatly facilitates the pleasure riding and other outdoor activities associated with this aspect of the area's character. (Pg 3)

Ready access to the equestrian and hiking trails that run through the mountains on either side of the valley contributes to this character and facilitates a closer relationship with the area's rich natural resources. (Pg 6)

To the greatest degree possible, ... these trails should form an integrated network of trails. These trails should link points of interest in the history and environment of the valley. (Pg 9)

Access to trails for equestrian and other recreational activities is a key component of the area's character. (Pg 11)

**Goal Six: East Washoe Valley Rural Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the East Washoe Valley Rural Community Character as described in the South Valleys Vision and Character Statement.**

**SV.6.14** A comprehensive trails plan shall be developed that maintains access to the public lands that border the planning area. The trails plan will be consistent with the South Valleys Recreational Opportunities Plan map. As new residential and commercial properties develop in the South Valleys planning area, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.

**SV.6.15** Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Regional Parks and Open Space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the South Valleys planning area or connect existing trails.

**Goal Fifteen: The South Valleys planning area will contain a system of trails that integrates other recreational facilities, the Regional Trail System, public lands and schools, and transit facilities, and contributes to the preservation and implementation of the community character.**

**SV.15.6** Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Regional Parks and Open Space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the South Valleys planning area or connect existing trails or otherwise implement Goal 15.

**SV.15.8** Washoe County Departments of Community Development and Regional Parks and Open Space will work together with the East and West Washoe Valley Citizen Advisory Boards to ensure that the concerns of local residents in regard to proposed new trails are taken into consideration.