- Off Winnemucca Ranch Rd
- Just south of Spring Mountain
- 9 miles north of intersection with Pyramid Hwy
- 3 parcels
- $\pm 1,100$-acres
- Recently removed from Reno Sphere of Influence
- Rural/General Rural
Overview of Request

- **Master Plan Amendment**
  - Change from Rural to Rural Residential
  - Establish character management area (CMA) and policies
  - Amend Policy 4.6 to allow Medium Density Rural in CMA
WS.4.6 The following Regulatory Zones are permitted within the Warm Springs planning area.

- Public/Semi Public Facilities (PSP)
- Parks and Recreation (PR)
- Open Space (OS)
- Specific Plan (SP)
- Medium Density Rural (MDR) *(Only within the Marshall Ranch Character Management Area)*
- General Rural (GR)
- General Rural Agriculture (GRA)
New CMA – Statement & Policies

- **Character statement:** history; rural nature; preservation areas
- **Policies to guide future development**
  - Water provision
  - Wildlife impacts
  - Fire safety
  - Trail access
  - Access improvements, etc.
Overview of Request

- Regulatory Zone Amendment
  - From: 1,088 ac. General Rural (1 du/40 ac.)
  - To: 934 ac. Medium Density Rural (1 du/5 ac.) and 154 ac. Open Space (on slopes over 30%)
  - Current zoning (GR) allows up to 27 homes
  - Proposed zoning (MDR/OS) allows up to 187
Sidebar: Conservation Easement

- **Applicant:** conservation easement with North American Land Trust on over ±812 ac. recorded Dec. 2018.
  - Severely limits residential development
  - Provides tax benefits

- **Not part of County review**
  - Not part of application; MPA/RZA to be reviewed without regard to easement, nor its merits, quality, longevity or revocability
Site Characteristics

- Limited vegetation; largely grasses
- Winnemucca Ranch Rd and seasonal creek traverse center of property
- Varied topography
  - Sloping lowlands to steep hillsides
  - 14% (±154-ac.) has slopes over 30%: OS
  - 26% (±288-ac.) has slopes of 15-30%
  - Remainder (±646-ac.) has slopes less than 15%
Site Photos
Water Provision

- Private community water system proposed; regulated by PUC and maintained by HOA
- 467.5 a.f. required for 187 lots in Warm Springs
- Initial application proposed using surface water for groundwater injection project + treatment
- Policy WS.3.1 requires existing groundwater rights for zone changes
- Subsequently, applicant demonstrated ownership of 385 a.f.; remainder to be acquired
- Without private water system, WS.B.8 only allows 4 homes on wells
Wastewater

- Private off-site package treatment facility proposed
- Would be regulated by State PUC
- Site is outside of TMSA and facility would not be accepted by County
- If not feasible, individual septic systems would be required
Traffic and Fire

- Access via Winnemucca Ranch Rd
  - 5 miles currently unpaved; subdivision would require improvements to County standards (incl. paving)
- ADT: 1,780; AM peak: 140; PM peak: 187
- More detailed traffic study required at tentative map
- TMFPD – @ La Posada/Pyramid
- Palomino Valley Volunteer Fire Station
Wildlife Impacts

Nevada Department of Wildlife (NDOW)

- Antelope: ±300 use the area; entire site is within crucial winter range
- Mule deer: southern portion of ranch is key winter habitat; remainder is year-round habitat
- Nearby: Bighorn sheep, sage-grouse
- Coordination with NDOW required to develop
Antelope Habitat

- Crucial Winter Range in dark pink
- Marshall Ranch outlined in blue
Mule Deer Habitat

- **Year Round Habitat** in light pink
- **Key Winter Habitat** in dark pink
- **Marshall Ranch** outlined in blue
- U.S. Fish & Wildlife Service (FWS)
  - Interested in potential direct and indirect impacts to Carson Wandering Skipper (endangered butterfly in Warm Springs area)
  - Population 3 mi. south/southeast of site
  - Off-site treatment area near ACEC
  - Coordination with FWS required to develop
Notice provided to 35 owners of 109 parcels within ±3.8 miles of project site

Legal ad published in the RG-J Jan. 25, 2019
CAB and Public Comment

- CAB: Nov. 13, 2018 (official) – no action
  Jan. 9, 2019 (unofficial)
- 7 letters received from public
- Topics:
  - Conservation easement
  - Water rights
  - Wastewater plans
  - Emergency services
  - Access/traffic impacts
  - Distance to services
  - Quality of life
Agency Comments

- Comments from local, state & federal agencies
  - Planning; Water Rights; Engineering; Health; Fire; Parks & Open Space; TMWA; NDOT; NDEP; NDOW; School District; US Fish & Wildlife
  - Largest issues related to water and potential wildlife impacts, as noted in staff report
  - Addressed with proposed policies
Required Findings (combined)

- Consistency with Master Plan
- Compatible Land Uses
- Response to Changed Conditions; More Desirable Use
- Availability of Facilities
- No Adverse Effects
- Desired Pattern of Growth
“The minimum allowed lot size will be 5-acres and no clustering or density transfers will be allowed.”

– Add to Introduction: Attachment A, 2nd page, 2nd to last paragraph as last sentence

– Add to Appendix B: proposed Policy WS.B.13 after “(MDR)”
Recommendations

- Master Plan Amendment
  - Adopt with modifications; certify/sign resolution; forward to BCC
  - Motion on page 27; with addition of language on minimum 5-acre lot sizes

- Regulatory Zone Amendment
  - Adopt/sign resolution; recommend BCC adopt amendment
  - Motion on page 27
Here to Answer Questions:

- **Planning Program**
  - Kelly Mullin, Senior Planner
  - Chad Giesinger, Planning Manager

- **Water Rights**
  - Vahid Behmaram, Water Management Planner Coordinator

- **Engineering Division**
  - Dwayne Smith, Division Director

- **U.S. Fish & Wildlife**