



INITIAL REVIEW MEMORANDUM

TO: Jeff Foster, City of Reno

FROM: Chris Tolley, TMRPA

DATE: October 30, 2024

**SUBJECT: REVISED – TMRPA initial review of the City of Reno case LDC24-00051
(Stonegate Heinz Ranch MPA & ZMA)**

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (LDC24-00051), 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 the City of Reno, 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 memorandum has been **revised** to acknowledge the additional information submitted by the applicant to the City of Reno, which is intended to address the original comments provided by TMRPA on April 26, 2024 (see the Potential conformance issues section, below). The information provides additional context, which will be utilized and considered during TMRPA's forthcoming conformance review process, assuming that the proposal is approved by the City of Reno.

Additionally, the master plan amendment request was modified (as reflected below) to replace the Mixed Neighborhood (MX) land use designation with the Single-Family Neighborhood (SF) land use designation. Similarly, the originally proposed Single-Family Residential 11 units per acre (SF-11) was replaced with Single-Family Residential 5 units per acre (SF-5).

The request, as described in the materials provided by the City of Reno, is the following:

A request has been made for:

- 1) a **Master Plan amendment on ±1,363.33 acres from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF;** and
- 2) a zoning map amendment from ±1,767.3 acres of StoneGate Planned Unit Development (PUD) to ±923.3 acres of Industrial (I), ±385.7 acres of Single-Family Residential 5 units per acre (SF-5),

±54.6 acres of General Commercial (GC), and ±403.7 acres of Parks, Greenways, and Open Space (PGOS).

The ±1,767.3 acre site is generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs.

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

Potential conformance issues

TMRPA has not identified any conformance issues; however, request further clarification or additional information regarding the following listed items.

1. Please provide information regarding the project related to the Project of Regional Significance (PRS) thresholds listed in RPC Resolution 23-02 (see Appendix 2 of the 2019 Truckee Meadows Regional Plan). The original Stonegate project exceeded the employment, housing, sewage disposal, water usage, traffic, and student population thresholds.
2. Documentation regarding how the provision of public facilities and services will occur according to Policy *PF 1 – List of facilities and service standards*.

The first item (listed above) should be addressed in coordination with Regional Planning staff prior to the item proceeding to the City of Reno public hearing(s). Regarding the second item, the information is necessary for Regional Planning to consider the proposal and should be considered by the City of Reno during the public hearing(s).

Additionally, the documentation from the original Stonegate project identified the presence of Webber ivesia (scientific name: *Ivesia webberi*), a protected plant species, on the subject site. The plant species is listed as protected at the federal (threatened) and state (critically endangered) levels. According to the referenced documentation: “in order to remove or destroy the plant, a permit application must be approved and that decision and that decision is made by the State Forester.”

Regional Planning staff would appreciate being included in any communications (emails, meetings, etc.) regarding this plant species, as we will also need to address this during our conformance review process.

Regional Plan policies for consideration in the analysis

PG 4 – Affordable Housing Strategies

RF 3 – Density Requirements and Nonresidential Standards

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

PF 11 – Regional Utility Corridor and Sites Regional Plan Amendment Requirements

PF 12 – Regional Utility Corridor Width and Setbacks

NR 3 – Development Constraints Area

TMRPA Initial Review Memo – REVISED

City of Reno case LDC24-00051

Page 3

NR 5 – Natural slopes greater than 15% and less than or equal to 30%

NR 7 – Wildlife Habitat

NR 8 – Wildland/Urban Interface

NR 15 – Cultural Resources

RC 6 – Project of Regional Significance (PRS)

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 2

Development Constraints Area: natural slopes over 30%

Regional Utility Corridor: located on the subject site; however, no changes are currently being proposed

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

U.S. Fish and Wildlife Service and Nevada Natural Heritage Program regarding the Webber ivesia (scientific name: *Ivesia webberi*).

Other information for review

None at this time

TMRPA Staff Notes

As stated, this revised memorandum acknowledges the additional information submitted by the applicant to the City of Reno, which is intended to address the original comments provided by TMRPA on April 26, 2024. TMRPA staff has reviewed the materials and determined that they facilitate the understanding of the proposal specific PRS thresholds, the provision of public facilities and services according to Policy PF 1 – List of facilities and service standards, and the protected plant species found on the subject site: *Webber ivesia* (scientific name: *Ivesia webberi*). The information referenced here will be considered along with any analysis and information generated through the City of Reno’s public hearing processes.

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.

INITIAL REVIEW MEMORANDUM

TO: Jeff Foster, City of Reno

FROM: Chris Tolley, TMRPA

DATE: April 26, 2024

SUBJECT: TMRPA initial review of the City of Reno case LDC24-00051 (Stonegate Heinz Ranch MPA & ZMA)

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2) a zoning map amendment from ±1,767.3 acres of StoneGate Planned Unit Development (PUD) to ±923.3 acres of Industrial (I), ±385.7 acres of Single-Family Residential 11 units per acre (SF-11), ±54.6 acres of General Commercial (GC), and ±403.7 acres of Parks, Greenways, and Open Space (PGOS).

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Other information for review

None at this time

TMRPA Staff Notes

None at this time

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.

1 E 1st Street, 4th Floor
Reno, NV 89501
775-334-2300

David Cochran
Fire Chief



P.O. Box 1900
Reno, NV 89505
Reno.Gov/Fire

John Beck
Fire Marshal

May 14, 2024

Dear Jeff,

I am writing on behalf of the Reno Fire Department (RFD) to express my concern regarding the potential dissolution of the Stonegate PUD, and the effect it may have on the ability of RFD to provide adequate fire service to any future development in that area. As you are aware, while a PUD provides the Developer with increased flexibility in terms of design, land use and density, it also dictates that the Developer address other required needs of the Project including sanitary sewer, stormwater, and public safety. The proposed rezoning could negatively impact fire service to the area unless alternate commitments are made to support public safety.

When the Stonegate Project was originally approved in 2018, the project included a Fire and Public Safety Services Agreement (the Fire Agreement). After extensive deliberation of the specific project needs and full consideration of the impacts it would have on RFD, the City and Developer were able to reach an agreement. The Fire Agreement requires the Developer to provide a fire station along with a Type I pumper (Engine), a Type III Brush Truck, and a Type I Ambulance. This agreement specifically took into consideration the location, size and scope of the Project, and what would be appropriate for the Developer to provide in order to support public safety.

The PUD, and the Fire Agreement in particular, addressed the specific timing for delivery of the Station and Equipment. Enforcement mechanisms were also included to ensure that the terms of the Fire Agreement were met.

Under the current application to rezone the Stonegate area from PUD to industrial, commercial, and residential zoning, the safeguards that were built into the Project to support public safety and ensure that RFD could provide adequate fire service would disappear. Given the uncertain nature of the timing of construction of any future project, and the fiscal constraints of the City, it would not be realistic to think that the City or RFD would have the resources to fill the public safety void left by the dissolution of the Stonegate PUD. If we cannot provide for public safety, we cannot support development.

A decorative graphic at the bottom of the page consisting of two overlapping curved shapes. The left shape is a dark red triangle pointing downwards, and the right shape is a yellow triangle pointing upwards, creating a central white space.

Any project, once it is built, cannot be adequately served by existing RFD stations, the closest of which is at least 12 minutes from the edge of the Stonegate PUD area. The strategic plan for RFD targets a maximum 6 ½ minute response time for all incidents within the City. Without the station called for in the Fire Agreement, the RFD response time would be nearly double the standard.

Though what is being proposed following the requested rezoning is nominally a smaller project, it has not been reduced to a size that would alleviate the need for fire service or create a situation which would require a lower level of service.

The standard for RFD is a 4-person crew which can respond to any incident within 6 ½ minutes. There are 3 reasons why there is an acute need to meet that standard for the Stonegate Project or any similar development in the area.

First, as previously noted, the Stonegate Project is outside the standard RFD response time. The fire station proposed as part of the PUD addresses this need.

Second, any project would create exposure and increased risk in the wildland urban interface. That is why the Stonegate PUD calls for a Type III Brush Truck to be provided as part of the Fire Agreement. This type of apparatus is specifically designed and equipped to fight wildfires of the type that would be a threat to the Stonegate area. One additional factor with respect to wildfire is the need to maintain defensible space around homes in the wildland urban interface. The PUD includes language that requires the Project to have and maintain defensible space. Without the PUD this mandate will be eliminated, which makes it tougher for us to enforce fire-safe construction and defensible space standards.

Third, the Stonegate Project is on the northernmost edge of the City in an area serviced by RFD. As a result, even when a fire station is built, there will still be service challenges. Emergency Medical Service (EMS) from REMSA will likely have an extended response time. If there is a situation where there is an emergent need for transport, and REMSA is unavailable or delayed, RFD will need a Type I ambulance to provide transport services. Finally, being at the outer limits of RFD's service area also means that backup support will be coming from a distance, which is why the station needs the full complement of service and equipment that RFD can provide.

All the factors raised in this letter drove the need to reach an agreement regarding the provision for public safety in this area as part of the Stonegate PUD. The result was the Fire Agreement. RFD has and can continue to support the Stonegate Project within the parameters of the PUD and the Fire Agreement. RFD cannot support the Project if the PUD is dissolved, unless adequate guarantees can be made that RFD will be provided with the support it needs, in terms of a station and equipment, in order to deliver fire service to the area.

Sincerely,



David Cochran
Reno Fire Chief

From: [Jeff Foster](#)
To: [Charles Burow](#); [Michael Morris](#); [Joseph Hodges](#); [Trenton Johnson](#); [Mike Railey](#)
Subject: RE: LDC24-00051 (StoneGate MPA & ZMA)
Date: Friday, May 3, 2024 3:35:00 PM
Attachments: [image001.png](#)

Thank you, Officer Burow. You are correct that unwinding the PUD and going to straight zoning would preclude the ability to require a fire station/police substation as part of the MPA/ZMA. Unfortunately, there are no “plans” that I can send over as they have not provided that level of detail for this type of application. I can characterize that they are shifting from mostly residential (5,000 units) with limited commercial and industrial acreage under the PUD to mostly industrial zoning acreage with more commercial than before and much less residential (contemplated 950 units). Hopefully this proposed shift from mostly residential to mostly industrial generally means a reduced impact on RPD. If I can provide clarification or any additional information, please let me know. I would be happy to meet in person or virtually as well to discuss further.



Jeffrey A. Foster

Associate Planner
Development Services Department
775.393.4165 (o) or 775.399.5153 (c)
fosterj@reno.gov
1 E. First St., Reno, NV 89505

Reno.Gov

Please be advised that my working hours are as follows:
Mon-Fri - 8:00 am to 4:30 pm

From: Charles Burow <burowc@reno.gov>
Sent: Friday, May 3, 2024 1:39 PM
To: Michael Morris <MorrisM@reno.gov>; Joseph Hodges <HodgesJ@reno.gov>; Trenton Johnson <JohnsonTr@reno.gov>; Mike Railey <RaileyM@reno.gov>; Jeff Foster <FosterJ@reno.gov>
Subject: Fw: LDC24-00051 (StoneGate MPA & ZMA)

The first email didn't send so I'm resending.

From: Charles Burow <burowc@reno.gov>
Sent: Friday, May 3, 2024 1:36 PM
To: Michael Morris <MorrisM@reno.gov>; FosterJ@reno.gov; Trenton Johnson <JohnsonTr@reno.gov>; Joseph Hodges <HodgesJ@reno.gov>
Subject: Re: LDC24-00051 (StoneGate MPA & ZMA)

Jeff,

I just got this email regarding Stonegate changing from a PUD to straight zoning. I did CPTEDs in the past and can help with this but will be out of the office until 5/10. If you send over the plans I can take a deeper look to estimate a more realistic impact to the City.

After reviewing the previous Stonegate CPTED, which I had previously provided feedback for, the concerns remain the same regardless of zoning designation. My concern is that a zoning change would allow the developer to build without the previous City requirements for police/fire infrastructure designed to reduce some response time concerns.

The previous comments provided June 25th 2019 for LDC19-00073 are still valid and provided below.

Regarding the proposed plans for the Stonegate development, it is not the design that causes any concern, rather the geographic location of the property in question. As you are aware, the Reno Police Department operates from a central headquarters concept; meaning that we deploy resources from one location in the downtown core of the City. As such, response time from the central location is typically longer to the outer-most ends of the City and generally fails to meet the expectations of the members of the community.

The proposed plans indicate the Stonegate development will consist of 1737 acres of master planned community that incorporates a mix of uses and densities and includes residential, retail and industrial uses, schools, police and fire facilities and parks, trails and open space. Utilizing previous formulas, the proposed 670 dwelling units will equate to an additional 1,600 additional residents and therefore require an additional 2 officers in order to adequately police a new development of this size.

Reno PD will always do what is needed to serve the citizens of Reno. That said, adding additional homes or citizens does add additional demand on services. Currently, the Police Department is staffed at 1.33 officers per 1000 residents, that is low compared to the national average and the west coast average.

Nationally the average is just under 2.0 per 1000, and in the west (a more comparable average) it is 1.77 per 1000. We would like to see our staffing increased city-wide to 1.5 Officers per 1000 residents. Based on the number of new citizens that that could potentially move into the Stonegate project, the realization of additional of officers could mitigate our concerns related to response time.

Respectfully,
Officer Charlie Burow

From: Michael Morris <MorrisM@reno.gov>
Sent: Wednesday, May 1, 2024 11:00 AM
To: Charles Burow <burowc@reno.gov>
Subject: Fw: LDC24-00051 (StoneGate MPA & ZMA)

Charlie,
Can you reach out to Jeff Foster with City Development and see what he needs from us regarding this project. In his original email in this thread he said there was an attachment with some info, but I don't see the attachment. We missed the original and not realistic deadline of last Thursday, but please try and get ahold of him this week.

Thanks,

Sergeant Michael Morris #10988
Community Action and Outreach
Reno Police Department
455 E 2nd St

From: Trenton Johnson <JohnsonTr@reno.gov>
Sent: Wednesday, April 24, 2024 8:20 AM
To: Michael Morris <MorrisM@reno.gov>
Subject: Fw: LDC24-00051 (StoneGate MPA & ZMA)

Lieutenant Trenton Johnson

Community Action and Outreach

Downtown Enforcement Team

Mobile Outreach Safety Team

(Office) 775-334-2540

johnsontr@reno.gov

From: Jeff Foster <FosterJ@reno.gov>



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

April 25, 2024

Jeff Foster, Associate Planner
Development Services
City of Reno
1 East First Street
Reno, NV 89501

RE: Stonegate Heinz Ranch MPA & ZMA – LDC24-00051 – RTC Comment Letter

Dear Mr. Foster,

RTC appreciates the opportunity to comment on the Stonegate Master Plan Amendment and Regulatory Zone Amendment project located along US 395 near the Cold Springs neighborhood of Reno. RTC is committed to working with City staff, developers, and other stakeholders across Washoe County on transit-supportive developments that grow ridership, reduce driving, and promote walkable neighborhoods.

The purpose of this letter is to make comments ensuring that the Project is in compliance with approved RTC plans, programs, and initiatives, and to provide recommendations based on the project's proximity to any RTC existing or upcoming roadway improvements and/or transit services.

2050 Regional Transportation Plan (RTP)

This project impacts a regional road, White Lake Parkway, as identified as a arterial with moderate access control as identified in Appendix D – Access Management in the [2050 RTP](#).

The Policy level of service (LOS) standard for White Lake Parkway is LOS D.

Planning Studies

The Regional Transportation Plan, the Regional Freight Study, and the Active Transportation Plan all emphasize the need for multimodal workforce connectivity. RTC encourages the City to require developers to provide accessible, economically-supportive building design strategies that also promote convenient bicyclist and pedestrian access. The Regional Freight Plan, which has a completion date of mid-2024, will contain tools and information that City staff and project sponsors can reference as this project progresses. Please contact the plan's project manager, Marquis Williams, at mwilliams@rtcwashoe.com for more information.

The applicant may be eligible for RRIF Waivers for right-of-way and/or construction for of improvements to White Lake Parkway through a RRIF Offset Agreement. To be eligible for RRIF Waivers against the RRIF Program, capital improvements must be included in the RRIF CIP. A letter requesting to enter into a RRIF Offset Agreement must be submitted prior to the initiation of work with a fully executed agreement in place before completion of work on the improvements. Questions regarding RRIF credits should be directed to Jeff Wilbrecht, RTC Engineering Manager at jwilbrecht@rtcwashoe.com.

Attached are comments previously provided by RTC regarding this project. RTC looks forward to reviewing any further documents related to this project. If you have any questions regarding this response, please contact Marquis Williams by phone at 775-332-0174, by email at MWilliams@rtcwashoe.com, or by mail at the following address:

RTC Development Review
1105 Terminal Way, Suite 211
Reno, NV 89502

Sincerely,

graham dollarhide

Graham Dollarhide, on behalf of
Marquis Williams
Senior Technical Planner

Attachments:

- November 6, 208 Comment Letter RE: LDC19-000012 (Stonegate Phase 1)



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

November 6, 2018

FR: Chrono/PL 181-18

Ms. Heather Manzo, Assistant Planner
Community Development Department
City of Reno
P.O. Box 1900
Reno, NV 89505

RE: LDC19-000012 (Stonegate Phase 1)

Dear Ms. Manzo,

The Regional Transportation Commission (RTC) has reviewed this request for a Special Use Permit for the following:

- Cuts and fills, and disturbance of a major drainageway.
- Request for sequential parcel maps
- Addition of westbound left-turn lane on US 395 northbound off-ramp approach at the Whitelake Parkway/US 395 northbound ramp intersection
- Addition of channelized free right-turn pocket on northbound StoneGate Parkway approaching the US 395 southbound ramp intersection
- Realignment of North Virginia Street
- New 4 lane arterial (Stonegate Parkway)

The 2040 Regional Transportation Plan (RTP) Amendment No. 1 identifies Whitelake Parkway and North Virginia Street as arterials with moderate-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to:

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

³ Minimum spacing from signalized intersections/spacing other driveways.

⁴ If there are more than 60 inbound, right-turn movements during the peak-hour.

The policy Level of Service (LOS) standard for Whitelake Parkway and North Virginia Street is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project

should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The RTP Amendment No. 1 identifies the need to widening Whitelake Parkway from 2 to 4 lanes between US 395 ramp terminals in the 2022-2026 timeframe. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards. See the attached typical 98' right of way section for a 4-lane facility. Additional right of way may be required for dedicated turn lanes at intersections.

It is anticipated the widening of Whitelake Parkway will be included in the upcoming 6th Edition RRIF Capital Improvement Plan (CIP). The applicant may be eligible for impact fee waivers against the RRIF for construction of improvements to Whitelake Parkway and ramp intersections pending approval of the RRIF CIP. Questions regarding RRIF waivers should be directed to Julie Masterpool, RTC Engineering Manager at 775-348-0171.

The realignment of North Virginia Street and new 4 lane Stonebrook Parkway are not currently in the Regional Transportation Plan or RRIF CIP and therefore are not eligible for RRIF waivers. We recommend the improvements meet the regional standards for 2 and 4 lane regional roadways including bike lanes and sidewalk.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,



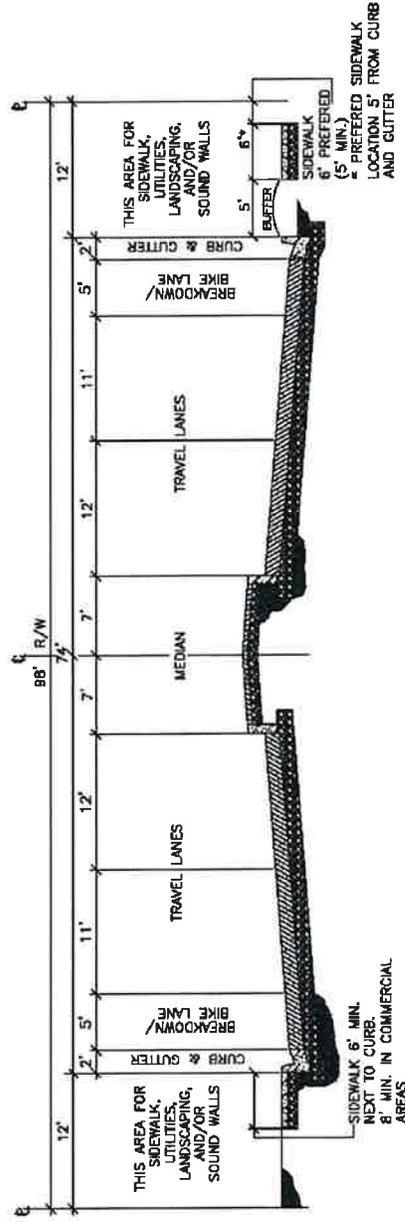
Rebecca Kapuler
Planner

RK/jm

Attachments

Claudia Hanson, City of Reno Community Development
Janelle Thomas, City of Reno Community Development
OJ Oujevolk, Nevada Department of Transportation District II
Daniel Doenges, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission

TYPICAL 4-LANE RIGHT-OF-WAY SECTION



TYPICAL 98' RIGHT-OF-WAY SECTION
FOUR TRAVEL LANES

REGIONAL TRANSPORTATION COMMISSION
RIGHT-OF-WAY SECTION





May 3, 2024

To: Grace Mackedon, Associate Planner, City of Reno

From: Trevor Lloyd, Planning Manager
tlloyd@washoecounty.gov, 775-328-3617

Subject: LDC24-00051 Stonegate MPA/ZMA

The applicants, Heinz Ranch Land Co., LLC are asking to make sign considerable changes to the master plan and zoning on their ±1,767 acre property. Washoe County has reviewed the application materials for Case No. LDC24-00051 (Stonegate Master Plan and Zoning Map Amendments) and recommends expanding the buffering and additional mitigation measures if possible. Specifically, Washoe County recommends significant buffering and mitigation measures specifically adjacent to the Washoe County residential developments to the north and US 395 to the east.

According to the application, the amount of industrially zoned land will increase from approximately 41 acres to over 900 acres. The area of the proposed industrial zoning will be located adjacent many existing residences in the Northridge Subdivision. The Washoe County Master Plan, Land Use and Transportation Element (LUTE, Table 3, page 56) shows that there is a “Low” compatibility rating between the proposed Industrial zoning in the City and the existing Low Density Suburban (LDS) zoning in the County. LDS zoning allows for one dwelling unit per acre. The plan identifies a thin strip of land proposed for PGOS zoning that is intended to act as a buffer separating the residential properties from the proposed industrial lands. It is unclear how wide this strip of land is from the proposed plans, however, due to the low compatibility rating between the two zoning categories, Washoe County recommends a minimum 100-foot buffer.

Please do not hesitate to contact me if you need further clarification.

From: [Lloyd, Trevor](#)
To: [Jeff Foster](#)
Subject: RE: LDC24-00051 StoneGate MPA/ZMA: resubmittal
Date: Friday, October 4, 2024 4:19:50 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Jeff, it appears that they've addressed our request for a minimum 100' buffer from the LDS residential properties. I don't have any additional comments. Thank you.



Trevor Lloyd
Planning Manager, Planning & Building Division | Community Services Department

tlloyd@washoecounty.gov | Direct Line: 775.328.3617

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: Jeff Foster <FosterJ@reno.gov>
Sent: Thursday, October 3, 2024 4:16 PM
To: Lloyd, Trevor <TLloyd@washoecounty.gov>
Subject: RE: LDC24-00051 StoneGate MPA/ZMA: resubmittal

Trevor,

Following up on our communication a week ago, please find attached the document we received today from Wood Rodgers regarding StoneGate (note that I have not had a chance to fully review yet).

Please let us know if you have any questions or feedback at this time. Thank you much!

Jeffrey A. Foster

Associate Planner
Development Services Department
775.393.4165 (o) or 775.399.5153 (c)
fosterj@reno.gov
1 E. First St., Reno, NV 89505



05/17/2024

Jeff Foster
City of Reno
1 E. First St.
Reno, NV 89505

RE: Stone Gate Development

We are writing to introduce Great Basin Water Company (GBWC) to the City of Reno and express our strong interest in providing future water services to the Stone Gate development located within the city of Reno and Washoe County, Nevada.

About Great Basin Water Co.

Great Basin Water Company (“GBWC”) is a water and wastewater provider in Nevada across four different divisions throughout the state, regulated by the Public Utilities Commission of Nevada (“PUCN”). GBWC operates water systems in Cold Springs and Spanish Springs and both water and wastewater systems in Pahrump and Spring Creek. Customers served are as follows:

Approximate Water Connections

- Cold Springs: 4,000
- Spanish Springs: 600
- Pahrump: 6,500
- Spring Creek: 5,100

Approximate Wastewater Customers

- Pahrump: 4,600
- Spring Creek: 150

GBWC is a wholly owned subsidiary of Nexus Water Group. Nexus was formed as a result of a merger of Corix and Southwest Water companies. Nexus operates in 20 states across the United States as well as British Columbia and Alberta, Canada. Nexus serves over 300,000 water customers and over 200,000 wastewater customers in total, and is the 5th largest private water/wastewater utility in the United States.

GBWC is the largest private water/wastewater regulated utility in Nevada, generates \$24 million in revenue annually, and has a capital spend budget of approximately \$11 million. All PUCN dockets associated with GBWC systems can be found on the Commission website (<https://puc.nv.gov/Dockets/Dockets/>). Attached below is the introduction of GBWC's 2024 Integrated Resource Plan ("IRP"), Volume 1 for your review, which provides additional information regarding all the service areas in Nevada and how GBWC maintains and operates water and wastewater systems.

GBWC continues to support and expand its interest in growing the Cold Springs service territory and providing safe and reliable drinking water to all of our customers. GBWC just recently annexed the Lakefront area into the Cold Springs service territory (PUCN Docket No. 23-08027) and received approval in March 2024 from the Commission.

New Development Process

Our understanding is that the new Stone Gate development is considering GBWC as a partner and a provider of water service only for their new project. Below is an overview of how a new development typically receives final service from GBWC:

1. **Developer Inquiry:** Developer provides an inquiry to GBWC outlining their project, location, and type of service they are requesting from the utility.
2. **Infrastructure Review:** GBWC authorized engineer works with the developer's engineer to establish the required infrastructure for the development.
3. **PUCN Approval:** GBWC submits an application to the Nevada Public Utilities Commission (PUCN) for approval of the annexation. GBWC's outside legal counsel guides the utility and the developer through this process.
4. **Water Rights:** Water rights are provided by the developer for their project and the transfer of water rights requires the approval of The Nevada Division of Water Resources (DWR).
5. **Developer-Provided Infrastructure:** Developer is responsible for constructing the necessary water infrastructure within the development to meet GBWC's Standards and Specification.
6. **NDEP and Local Government Approval:** Approval from the Nevada Division of Environmental Protection (NDEP) and relevant local government agencies is required for all projects prior to dedication.
7. **Developer Final Dedication:** Upon completion of the infrastructure and obtaining all necessary permits, the developer will formally dedicate the system to GBWC.
8. **GBWC Acceptance:** After a final inspection and system acceptance, GBWC will assume responsibility for operation and maintenance of the water infrastructure.
9. **Operation of the Infrastructure:** All GBWC infrastructure, existing, new and future, is subject to continual review or approval by state and federal regulators to ensure that all GBWC's customers receive safe, clean, and reliable drinking water within our systems. All of our systems are inspected and tested monthly, quarterly, or annually by our staff or state regulators, and every three years, GBWC does a complete evaluation of all water and



wastewater systems as part of the IRP process. GBWC submits the IRP for review and approval by the PUCN. The IRP outlines GBWC's 3-year capital improvement plan and identifies our 20-year capital plan for future infrastructure improvement and replacement. Attached is Volume 4 of the IRP, which specifically addresses the Cold Springs service area and future capital improvements proposed by GBWC for prudence determination by the Commission.

We are confident that GBWC can provide Stone Gate residents with exceptional water service, while continuing to maintain exceptional water and wastewater service for our existing customers. We are committed to working collaboratively with the developer (Stone Gate), the City of Reno, and all other regulators during this process.

Please don't hesitate to contact me at James.Eason@NexusWG.com to discuss any questions or requests for further information that you may have.

Sincerely,

James T. Eason

James T. Eason
President

Attachments:

1. IRP Introduction Volume 1
2. Cold Springs Division Volume 4 from 2024 IRP.
3. High Level Map of Cold Springs with potential Stone Gate boundaries.



May 15, 2024

Jeremy M. Smith, Ph.D.
Director of Regional Planning
Truckee Meadows Regional Planning Agency

Dear Jeremy,

Washoe County appreciates the opportunity to comment on the White Lake Parkway Master Plan Amendment and the StoneGate Master Plan Amendment and Regulatory Zone Amendment which are currently with City of Reno Community Development for review.

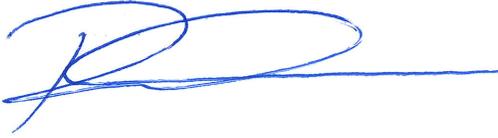
Washoe County, in collaboration with the Western Region Water Commission and the Truckee Meadows Water Authority (TMWA), initiated a ground and surface water hydrological analysis (regional water balance) of the Cold Springs closed basin to evaluate the potential impacts of new development within the closed-basin environment. The analysis is looking at the historic and current response of the basin surface and groundwater interaction along with White's Lake water level responses, and how recharge of treated effluent generated at Washoe County's Lemmon Valley Wastewater Reclamation Facility and the potential impacts to importing water into the basin may have on the basin water levels. Recognizing that new development has a measurable reduction to impervious surface areas, the analysis is also addressing the relationship between absorption and evapotranspiration of precipitation.

Understanding the analysis is in process and while findings are not available, it is anticipated that the outcome of this effort will position Washoe County, the City of Reno and the TMWA, and others to appropriately condition new development and the necessary mitigation requirements. It is anticipated that this conditioning would be applied at the appropriate phase of the approval process for new development, likely at building permit.

This information is provided with the intent to make the agencies as well as the development community aware of the current efforts and that these efforts will be considered in the project approval processes including the appropriate conditioning of new projects.

Thank you for incorporating this information into the process related to the current and future considerations of new development within the Cold Springs area.

Sincerely,



Dwayne Smith, P.E.
Director of Engineering
Washoe County Community Services Department

cc: Alan Jones, Washoe County
Angela Fuss, City of Reno
Jeff Foster, City of Reno
Trina Magoon, City of Reno
Kim Rigdon, WRWC
John Enloe, TMWA



May 25, 2024

Jeremy Smith
Director of Regional Planning
Truckee Meadows Regional Planning Agency

Director Smith,

Thank you for the opportunity to comment on the White Lake Parkway Master Plan Amendment and the Stonegate Master Plan Amendment and Regulatory Zone Amendment, which are currently with the City of Reno Community Development for review.

The Western Regional Water Commission is currently contracted with a local consultant in collaboration with the City of Reno, Washoe County and Truckee Meadows Water Authority, to analyze aspects of surface water flow, groundwater flow, storage, water quality and water use in the Cold Springs Valley. The Cold Springs hydrographic basin is a closed basin, which means there is no natural water outflow from the basin.

The investigation will evaluate variations in water volume entering and leaving the basin due to future development. For instance, new development increases water demand and wastewater disposal. The study will assess existing and potential future water inputs to the basin and the impacts on the groundwater aquifer.

Once the investigation is complete, the results will be shared with the Northern Nevada Water Planning Commission and regional agencies for review.

Sincerely,

Kim Rigdon

Kim Rigdon
Program Manager, Western Regional Water Commission

Cc (by email): Angela Fuss, City of Reno
Jeff Foster, City of Reno
Trina Magoon, City of Reno
Dwayne Smith, Washoe County
John Enloe, Truckee Meadows Water Authority



May 15, 2024

Jeremy Smith
Director of Regional Planning
Truckee Meadows Regional Planning Agency

RE: Cold Springs Regional Water Balance Investigation

By this letter, TMWA wants to ensure your agency is aware of an ongoing regional water balance investigation for Cold Springs. This work is being performed in collaboration with the WRWC/NNWPC, Washoe County, the City of Reno and TMWA. The overarching question being researched is: how will planned development within the Cold Springs hydrographic basin affect the natural water balance of the basin? This is particularly important because Cold Springs is a closed basin, with no natural outlet other than evaporation from Whites Lake and evapotranspiration from vegetation in shallow groundwater areas.

The regional water balance investigation will attempt to quantify changes in water inputs and outflows as a result of new development. For example, new development will create an increased demand for new water supplies and wastewater disposal. Much of the water needed to support development will likely be imported water from the Stead area, a potentially significant new water input to the basin. Wastewater disposal is currently provided by infiltration basins. How much additional treated wastewater can be introduced into the aquifer without creating undesirable shallow groundwater conditions?

Water supply and effluent management are just two considerations; there are numerous other factors to evaluate, such as:

- Increased impervious coverage and changes to runoff and/or infiltration;
- Affects of stormwater detention and/or retentions basins;
- Impervious coverage placed over what are currently evapotranspiration areas;
- Increased recharge due to excess turf irrigation;
- Increased local groundwater pumping;
- Changes to the natural water balance of Whites Lake including impacts to seasonal water surface elevations;

Currently, the WRWC/NNWPC is under contract with a local consultant looking primarily at water supply and effluent management considerations. This work is ongoing and there will be more analyses to conduct, which will likely take several years to complete. Today, these development impacts cannot be quantified, nor can we identify specific mitigation recommendations. However, we feel it is important to disclose this information and the potential for future mitigation measures to ALL new development

proponents, such as the White Lake Parkway Master Plan Amendment and the StoneGate Master Plan Amendment and Regulatory Zone Amendment which are currently working with the City of Reno through their entitlement processes.

Thank you for accepting this letter and including it in appropriate public disclosure documents related to current and future land entitlement processes in Cold Springs.

Sincerely,



John Enloe

Cc: (by email) Angela Fuss, City of Reno
Jeff Foster, City of Reno
Trina Magoon, City of Reno
Dwayne Smith
Kim Rigdon, WRWC/NNWPC



October 31, 2024

Jeff Foster

Associate Planner

City of Reno Development Services Department

RE: LDC24-00051 Stonegate MPA/ZMA

Thank you for the opportunity to provide comments on the Stonegate Development Master Plan Amendment and Zoning Change application. TMWA's comments are limited to concerns regarding water quality and quantity for this development in the future.

In TMWA's 2020-2040 Water Resource Plan, the TMWA Board recommended staff continue to analyze the geographic extent of TMWA's water resource planning area and encourage local jurisdictions to analyze all conforming regional master plans to determine what growth pressures may be placed on existing small water systems and identify which water utilities could be integrated into TMWA in the future. For the build out of Cold Springs, and potentially with the Stonegate development ("Project"), we believe water service from TMWA will ultimately be required due to water resource limitations in Cold Springs.

TMWA has been working with the Stonegate Development for several years regarding water service to the Project. The development parcels were previously annexed into TMWA's service territory in 2018. At one point in time the Project had 13 different infrastructure projects in process with TMWA. Stonegate did not move forward with these projects, and the parcels were de-annexed from the service territory in February 2024 consistent with TMWA's annexation process. However, TMWA has continued to execute time extension requests for Project permitting and easement acquisitions.

TMWA understands that the current Planned Unit Development (PUD) requires TMWA to be the retail service provider and that by reverting to zoning only (without a PUD) it would effectively remove this requirement. TMWA would like to provide additional context based on previous experience with other projects.

Historic growth in Washoe County has, in part, consisted of fringe developments outside TMWA's core service territory that rely on small water systems. These developments have generally relied solely on groundwater and have proven to have issues with water quality and quantity. TMWA has concerns about future water quality and water supply being developed by small fringe water systems that ultimately may be incorporated into TMWA's water system and require improvements or additional investments to ensure a reliable, high quality, and sustainable water service to those fringe water systems. Future investments, due to lack of upfront investment in a sustainable water supply and system at the time of development, are shouldered entirely by the customers of those smaller water systems. TMWA is providing this information to demonstrate past issues and to urge our community not to repeat history.

As an example, TMWA, Washoe County and STMGID spent many years planning the merger and/or acquisition of 18 separate water systems into TMWA as a regional water purveyor with a robust level of service and sustainable supply approach. TMWA has spent over \$50 Million dollars to bring these systems up to the level of service and water quality our community and customers have come to appreciate and expect. The implementation of the Mt. Rose Water Treatment Plant and the acquisition and integration of the West Reno (Boomtown) water system into TMWA's service area are two recent examples of the positive benefits of conjunctive water management, drought supply reliability, high water quality and cost-effective service.

Stonegate is exploring methods to decrease their upfront water infrastructure costs by rephrasing the required improvements. Specifically, Stonegate proposes to annex into Great Basin Water Company's (GBWC) service territory, develop their own inner basin groundwater resources and concurrently integrate with the existing GBWC infrastructure, and collaborate with TMWA and GBWC on a future wholesale water connection. TMWA acknowledges that maintaining sustainable water standards comes with substantial upfront costs that mitigates future risk of unforeseen failures and helps ensure sustainable growth. TMWA and GBWC both place the financial burden of infrastructure expansion on those who create demand, i.e., new development to ensure that existing users are not unfairly burdened with the costs of growth, promoting fiscal responsibility and fairness. TMWA is committed to working with Stonegate and GBWC to plan for these investments.

Thank you for the opportunity to comment and we would be happy to answer any questions staff and policy makers at the Planning Commission and City Council may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Rotter', with a long horizontal flourish extending to the right.

Danny Rotter

Director of Engineering



May 23, 2024

Jeff Foster

Associate Planner

City of Reno Development Services Department

RE: LDC24-00051 Stonegate MPA/ZMA

Thank you for the opportunity to provide comments on the Stonegate Development Master Plan Amendment and Zoning Change application. TMWA's comments are limited to concerns regarding water quality and quantity for this development in the future.

In TMWA's 2020-2040 Water Resource Plan, the TMWA Board recommended staff continue to analyze the geographic extent of TMWA's water resource planning area and encourage local jurisdictions to analyze all conforming regional master plans to determine what growth pressures may be placed on existing small water systems and identify which water utilities could be integrated into TMWA in the future. For the Stonegate development, we believe water service from TMWA will be required due to water resource limitations in Cold Springs regardless of the outcome of their proposed onsite groundwater development plan. We have not been provided all the applicant's hydrogeological and water quality information, but our understanding of the onsite groundwater exploration suggests that groundwater treatment for arsenic will be required. There is a history of small water systems designing and constructing facilities that meet the basic NAC requirements for a water system. While these facilities satisfy the bare minimum requirements, they do not ensure long-term sustainability. TMWA's design standards ensure a reliable, sustainable, and safe drinking water supply into the future.

TMWA has been working with the Stonegate Development for several years regarding water service to the project. The development parcels were annexed into TMWA's service territory in November of 2018. At one point in time the Stonegate Development had 13 different infrastructure projects in process with TMWA. Stonegate did not move forward with these projects, and the parcels were de-annexed from the service territory in February 2024 consistent with TMWA's annexation process due to inactivity. However, TMWA has continued to execute time extension requests for permitting and easement acquisitions.

TMWA understands that the current Planned Unit Development (PUD) requires TMWA to be the retail service provider and that by reverting to zoning only (without a PUD) it would effectively remove the requirement for TMWA to be the retail water service provider. TMWA has concerns and wants to provide additional context.

Historic growth in Washoe County has, in part, consisted of fringe developments outside TMWA's core service territory that rely on small water systems. These developments generally rely on groundwater and have proved to have issues with water quality and quantity. TMWA believes that the

Stonegate Development could be no different. TMWA has concerns about future water quality and water supply being developed by small fringe water systems that ultimately may be incorporated into TMWA's water system and require improvements or additional investments to ensure a reliable, high quality, and sustainable water service. These investments, when made in the future due to lack of upfront investment in a sustainable water supply and system, are shouldered entirely by the customers of those smaller water systems.

TMWA, Washoe County and STMGID spent many years planning the merger and/or acquisition of 18 separate water systems into TMWA as a regional water purveyor with a robust level of service and sustainable supply approach. TMWA has spent over \$50 Million dollars to bring these systems up to the level of service and water quality our community and customers have come to appreciate and expect. The implementation of the Mt Rose Water Treatment Plant and the acquisition and integration of the West Reno (Boomtown) water system into TMWA's service area are two recent examples of the positive benefits of conjunctive water management, drought supply reliability, high water quality and cost-effective service.

We acknowledge that these standards come at a higher cost, however, they are necessary to prevent failure of small water systems in the future. Because our Board policy is that "growth pays for growth," TMWA strongly advocates for this level of investment upfront, rather than pushing the costs into the future.

Thank you for the opportunity to comment and we would be happy to answer any questions staff and policy makers at the Planning Commission and City Council may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Rotter', with a long horizontal flourish extending to the right.

Danny Rotter

Director of Engineering

From: [Chisholm, Kyle W](#)
To: [Jeff Foster](#)
Subject: Re: [EXTERNAL] LDC24-00051 StoneGate MPA/ZMA
Date: Tuesday, May 28, 2024 3:09:01 PM
Attachments: [image001.png](#)
[Outlook-horiz2_web.png](#)

Hi Jeff,

Thank you for the allowing WCSD the opportunity to comment.

In regards to this Case No. LDC24-00051 (StoneGate MPA/ZMA), WCSD offers the following comments:

Although the potential enrollments of school-aged children into WCSD schools would be greatly reduced based on the lower overall allowed density proposed with this application, there could still be some impact on public schools depending on when and to what scale actual development occurs. Therefore, WCSD will reserve its right to comment further on school siting needs when tentative map applications are submitted and in accordance with NRS 278. In addition, it's worth noting that WCSD has the capital funds necessary to accommodate current and future growth in the region and has many planned projects and expansions in the North Valleys area that will help to accommodate such growth.

Please let me know if you have any questions.

Thank you,

Kyle Chisholm

School Property Planning Manager
Washoe County School District, Capital Projects

Office: (775) 789-3810

Email: Kyle.Chisholm@WashoeSchools.Net



From: Jeff Foster <FosterJ@reno.gov>
Sent: Wednesday, May 22, 2024 3:10 PM
To: Chisholm, Kyle W <Kyle.Chisholm@WashoeSchools.net>
Subject: [EXTERNAL] LDC24-00051 StoneGate MPA/ZMA



I wanted to check on whether WCSD has any issues with the referenced application. The applicant is applying to change the zoning from PUD (where 5,000 residential units could be built) to mostly industrial zoning and a significantly reduced number of residential units (the fiscal impact analysis factored in 950 single family homes and 400 MF units for a total of 1,350 residential units). According to Chris Tolley with TMRPA, he said the two of you talked and there are no ability to serve/enrollment issues.

Please advise.



Jeffrey A. Foster

Associate Planner
Development Services Department
775.393.4165 (o) or 775.399.5153 (c)
fosterj@reno.gov
1 E. First St., Reno, NV 89505

Reno.Gov

Please be advised that my working hours are as follows:

Mon-Fri - 8:00 am to 4:30 pm

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Environmental Control

MEMORANDUM

Date: April 16, 2024
To: Mike Railey – Planning Manager
Planning Desk
From: Eric Farrar, Environmental Control Officer
Subject: **April 8, 2024 Current Development Projects Review/Comments**

The Environmental Control Section (EC) under the Utility Services Department has reviewed the Development Projects memorandum dated April 11, 2024 for projects submitted by April 8, 2024. We offer the following comments or conditions:

North Valleys Corp Yard - SPR24-00016

Environmental Control has no comments on the proposed Site Plan Review.

Stonegate Heinz Ranch MPA & ZMA - LDC24-00051

Environmental Control has no comments on the proposed Master Plan Amendment and Zoning Map Amendment.

Chism Mobile Home Park MPA & ZMA - LDC24-00052

Environmental Control has no comments on the proposed Master Plan Amendment and Zoning Map Amendment.

La Rue Avenue and Martin Street Alley Abandonment - ABN24-00005

Environmental Control has no comments on the proposed Abandonment.

April 29, 2024

City of Reno
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Stonegate Heinz Ranch MPA & ZMA; Various APNs
Master Plan and Zoning Map Amendments; LDC24-00051

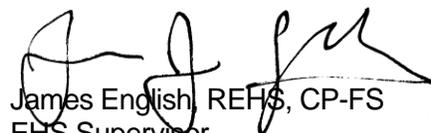
Dear City of Reno Staff:

Northern Nevada Public Health (NNPH), Environmental Health Services Division (EHS) has reviewed the above referenced project.

1. EHS as reviewed the application as submitted and has no concerns regarding the requested amendments to the master plan or zoning map.
2. The project and subsequent development shall be served by community water and sewer service.
3. If the application is approved, all future civil improvement or building plans must be routed to EHS for review and approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@nnph.org regarding all Environmental Health comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



From: [COOPER, CLIFFORD E](#)
To: [Jeff Foster](#)
Subject: LDC24-00051 Stonegate Heinz Ranch MPA & ZMA
Date: Monday, April 15, 2024 9:15:00 AM

Jeff,

AT&T does not have any adverse comments regarding this project.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait