



Plan and Promote

Memo

To Leah Piccotti - City of Reno, Chohnny Sousa - TMRPA

From Jay Howard

Date Mar 3, 2025

Subject: Comments Re: Milnes Family Zone Change Proposal, ZMA 02242025

Thank you for the opportunity to provide comments for the pending Milnes Family Zone Change application in northwest Reno. These comments are a result of the Truckee Meadows Regional Planning Agency / Truckee Meadows Trails Regional Trails Program development coordination system.

After review of the Milnes Family proposal and the TMT trail database, it has been determined that no planned or existing trail resources are impacted. There are, however, existing singletrack trail alignments approximately ½ mile to the south with the City of Reno Sierra Vista (Open Space) Park, and approximately 1 mile to the east with the Las Brisas Trail.

The TMT Regional Trails Program supports the concept of lower density development in this area and the formalizing of PGOS on these parcels. With future parceling and development, TMT recommends the following:

- Any future roadway that serves as the main axis through the developed area of these parcels to the PGOS, should have an adjacent shared use path or easement for a natural surface trail alignment.
- The PGOS, at the boundary of the developed area, should make accommodation for a public trailhead, and future connections to Sierra Vista Park to the south, and Las Brisas Trail to the east (and the greater Peavine Mountain trail system).

Thank you and please feel free to contact me with any questions.

Sincerely,

Jay Howard, Regional Trails Coordinator

TRUCKEE MEADOWS TRAILS

jay@tmparksfoundation.org * 775 301-3098

Truckee Meadows Parks Foundation, 50 Cowan Drive, Reno, Nevada 89509

Development Review Agency Comment

The review form has a new entry from a public agency or entity.

Case Number	LDC25-00046
Name of Agency	Nevada Division of Natural Heritage
Comments	<p>The Nevada Division of Natural Heritage manages biodiversity data for the state's at-risk plants, animals, and ecosystems. We provide mapping and biological data for rare species statewide, as well as scientific expertise and technical support to support informed land use and conservation planning decisions. We aim to proactively reduce impacts to rare species that might cause them to decline to the point where they require restrictive formal endangered species listings under state and federal laws. Upon brief review of this project, we have identified the presence of several rare species of plants and animals with habitat that may overlap the parcels of interest, including Townsend's big-eared bat (<i>Corynorhinus townsendii</i>) and altered andesite popcorn flower, (<i>Plagiobothrys glomeratus</i>). The latter is likely associated with the patches of altered andesite soil found on these parcels, identifiable in aerial imagery as the patches of light reddish to white soil with trees. This is a unique habitat type surrounding the Reno-Sparks area and we encourage the Planning Commission to consider how best to configure the zoning designations in this area so as to preserve it and the unique species associated with it while still meeting needs of residential development. To submit a data request, please visit our</p>

	website, https://heritage.nv.gov/request_data .
Name of Contact	Jamey McClinton
Email Address	jmcclinton@heritage.nv.gov
Phone Number	

Submitted: 3/14/2025 12:32:40 AM

Leah Piccotti

From: Mark Stone
Sent: Tuesday, March 4, 2025 3:46 PM
To: Leah Piccotti; Matthew Taylor
Subject: RE: Fiscal Impact Analysis LDC25-00046

Hi Leah,

I agree with the calculations based on the assumptions provided in this Fiscal Impact Analysis. If you have any additional questions, please let me know.



Mark Stone M.B.A.
Senior Management Analyst & Title VI Coordinator

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From: Leah Piccotti <PiccottiL@reno.gov>
Sent: Friday, February 28, 2025 10:33 AM
To: Matthew Taylor <TaylorM@reno.gov>; Mark Stone <StoneMa@reno.gov>
Subject: Fiscal Impact Analysis LDC25-00046

Good Morning,

I'm reviewing a project for a zoning map amendment on 132.2 acres. As required by code, any ZMA over 20 acres requires a fiscal impact analysis. Please take a look at the attached application. The FIA starts on page 29 of the PDF and let me know if you have any feedback.

Initial reviews are due by March 13th. Please let me know if you have any questions.

Thank you,
Leah



Leah Piccotti

(She/Her/Hers)

Associate Planner

Development Services

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