

**PLANNING COMMISSION
STAFF REPORT**

Date: April 2, 2025

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action – Recommendation to City Council): Case No. LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA) - 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. The request seeks to amend an existing Project of Regional Significance (PRS) designation. The proposal is a PRS based on anticipated employment, housing, sewage, water usage, traffic, and student population thresholds being met, thereby requiring additional review at a regional level.

From: Jeff Foster, Associate Planner

Ward #: 4

Case No.: LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA)

Applicant: Heinz Ranch Land Co., LLC

APN: 081-010-18, 081-110-35, 081-110-36, 087-010-48, 087-010-49, 558-021-08, 558-031-03, 558-031-08, 558-031-10, 558-031-11, 558-031-12, 558-031-16, 558-031-17, 558-031-20, 558-031-21, 558-031-22, 558-031-23, 558-031-27, 558-031-28, and 558-031-29

Request:

- **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.

- **Zoning Map Amendment:** From $\pm 1,767.3$ 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).

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council adopt the Master Plan and zoning map amendments by ordinance, subject to conformance review by the Regional Planning Commission.

Summary: This is a request for a Master Plan amendment on $\pm 1,363.33$ 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 a zoning map amendment from $\pm 1,767.3$ 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 $\pm 1,767.3$ acre site is generally located north of U.S. Highway 395, west of White Lake Parkway, and south of White Lake and U.S. Highway 395 in Cold Springs. The request seeks to amend an existing Project of Regional Significance (PRS) designation. The key issues related to this request are: 1) compatibility of the proposed Master Plan land use designations and zoning with surrounding land use designations and development; and 2) provision of public utilities and services. The requested amendments are consistent and compatible with surrounding development and public infrastructure and services are available, or can be extended, to serve future development. Staff can make all applicable findings and recommends approval subject to a Truckee Meadows Regional Plan conformance review by the Regional Planning Commission for the Master Plan amendment request and PRS.

Background: In March 2005, City Council approved annexation of $\pm 7,045$ acres of which this property was a part (LDC03-00148 – Granite, Petersen, Peavine).

In February 2006, City Council approved a Master Plan amendment on the site to Industrial (I) on ± 821.93 acres, Single Family Residential (SFR) on ± 412.34 acres, Unincorporated Transition (UT) on ± 118.59 acres, and Urban/Residential Commercial (U/RC) on ± 25.14 acres as part of a $\pm 6,802$ acre Master Plan and zoning map amendment decision (LDC06-00196 - Granite, Petersen, Peavine - Cold Springs). In conjunction with the Master Plan amendment, the site was rezoned to Industrial Commercial (IC) on ± 821.93 acres, Large Lot Residential - 1 Acre (LLR1) on ± 412.34 acres,

Unincorporated Transition - 40 acres (UT40) on ± 118.59 acres, and Arterial Commercial (AC) on ± 25.14 acres.

In July 2016, applications were submitted proposing Master Plan and PUD zoning map amendments to allow a maximum of 5,000 dwelling units; $\pm 80,000$ square feet of nonresidential (office, commercial, restaurant); community center uses; commercial and industrial designations on the north side of U.S. Highway 395; ± 435 acres of common open space; and ± 50 acres for parks. In July 2018, City Council certified the Master Plan Amendment and StoneGate Planned Unit Development (PUD) Handbook.

In April 2024, applications were submitted proposing Master Plan and zoning map amendments to effectively dissolve the PUD and return to standard zoning designations for the site. This includes an emphasis on industrial zoning, similar to what existed prior to the PUD rezoning. The applicant's shift towards predominantly non-residential zoning is a result of their assessment of market demand within the foothill neighborhoods. With existing housing and workforce supply in Cold Springs and the North Valleys, in comparison with available employment and commercial service opportunities, many residents must commute out of the Cold Springs area for work and everyday services. Providing increased industrial and commercial zoning would allow for development of employment generating uses and support commercial uses that can create a better work-life balance within the valley(s).

The site has been used for ranching since the mid 1850's and is largely vacant except for historic ranch buildings (abandoned barn and outbuildings). The site slopes down from south to north from the slopes of Peavine Mountain toward White Lake. It contains steeper slopes with a pine forest, creeks, and some wetlands located south of the Union Pacific Railroad (UPRR) tracks. The UPRR tracks bisect the site and generally run east-west through the southern portion of the property, including an existing road undercrossing. The area to the north of the UPRR tracks is generally flatter and has been cleared and graded for grazing and associated flood irrigation features. The site contains four major drainageways. In addition, the Alturas 345 kV overhead power line bisects the site from east-west, roughly parallel to the UPRR tracks. A new 120 kV overhead power line is proposed to run through the StoneGate property. The Planning Commission and City Council have approved the project, which has been appealed (based on proposed alignment) and is in judicial review. The project still needs to be reviewed by the Regional Planning Commission.

Discussion: The requests propose converting eight Master Plan land use designations to four and rezoning from PUD to four zoning districts. A summary of the existing and proposed Master Plan and zoning designations, along with acreages, is included in the tables below.

Master Plan Designation	Current Acreage	Proposed Acreage
Single-Family Neighborhood (SF)	±172 acres	±385.7 acres
Large-Lot Neighborhood (LL)	±337 acres	---
Mixed Neighborhood (MX)	±475 acres	---
Multi-Family Neighborhood (MF)	±39 acres	---
Suburban Mixed-Use (SMU)	±188 acres	±54.6 acres
Industrial (I)	±41 acres	±923.3 acres
Parks, Greenways, and Open Space (PGOS)	±485 acres	±403.7 acres
No Land Use (NOLU)	±30 acres	---
Total	±1,767 acres	±1,767 acres

Zoning District	Current Acreage	Proposed Acreage
StoneGate Planned Unit Development (PUD)	±1,767.3 acres	---
Single-Family Residential - 5 units/acre (SF-5)	---	±385.7 acres
General Commercial (GC)	---	±54.6 acres
Industrial (I)	---	±923.3 acres
Parks, Greenways, and Open Space (PGOS)	---	±403.7 acres
Total	±1,767 acres	±1,767 acres

SF is primarily for single family detached homes, and the SF-5 district is similarly intended to accommodate single family detached residential uses. SMU is intended to accommodate a diverse mix of commercial and residential uses. The corresponding GC zone is intended to accommodate a mix of established low-intensity auto-oriented uses, while supporting the gradual transition of the city's suburban corridors to a mix of higher-density residential, retail, commercial, and other employment and service-oriented uses. The I land use designation is intended to accommodate industrial uses, including manufacturing/processing operations, maintenance and repair shops, and warehousing and distribution facilities. The I zoning district is intended to accommodate intensive land uses that require mitigation of impacts, including the heaviest industrial uses. Sites are commonly comprised of large-footprint buildings designed for warehousing, flex space, manufacturing, and supporting office uses. This district should be in areas with access to air, roadway, and/or railway transportation systems and should be separated from residential development and schools by natural and man-made buffers. PGOS is intended for parks, open space, greenways, natural areas, and agriculture lands that have been preserved through conservation easements or other mechanisms, and PGOS zoning is intended to preserve areas for drainage facilities, utilities, open space, conservation, recreation, or multi-use trails. In addition to

providing active and passive recreational opportunities for the community, the district is intended to protect the scenic and environmental quality of sensitive natural areas.

Portions of the property are constrained by topography, vegetation, year-round streams, and existing easements, and will be subject to constraints review with future entitlements and/or building permits. General site constraints are shown in **Exhibit B**.

Multiple public review processes will be required for future buildout, similar to those required by the PUD Handbook. The property will still be developed in phases with the first phase focused on site improvements and backbone infrastructure. While a number of uses may be permitted by right under the proposed zoning districts, a major site plan review will be required to address preservation of an on-site major drainageway as well as limits on grading (cuts and fills) associated with development of backbone infrastructure. Additional public review will be required for future tentative subdivision maps, subsequent parcel maps, abandonments, conditional use permits, and/or major/minor site plan reviews. In all cases, these required entitlements would allow the City and other reviewing agencies to ensure that any future development meets Title 18 standards and that all potential impacts to the general area and surrounding neighborhoods are addressed and properly mitigated.

Analysis:

Compatibility with Surrounding Planning Designations and Development: The requested SMU, I, and SF land use designations are generally compatible with the existing uses, land use designations, and zoning that border the project site. The SMU land use and corresponding GC zoning would mostly adjoin I and PGOS land use and industrial and commercial zoning. The SF land use and zoning are adjacent to undeveloped open space and rural parcels in unincorporated Washoe County, undeveloped unincorporated transition parcels, other SF property, and PGOS. The SF land use would be separated from the I land use by the UPRR tracks and PGOS buffers. The I land use would be adjacent to existing PGOS, SF, SMU, and I land use designations surrounding the site. The I land use designation would also be adjacent to existing residential uses and zoning in the unincorporated County. A 100-foot wide PGOS buffer is proposed in this area, to the satisfaction of the Washoe County Community Services Department, and a minor site plan review for any nonresidential development adjacent to residential zoning would be required.

Project of Regional Significance (PRS): The StoneGate PUD obtained approval for conformance with the Regional Plan and a PRS by the Regional Planning Commission on June 6, 2018. The PUD exceeded the PRS housing, traffic, water usage, sewage, student population, and employment thresholds. While a final project plan is not specifically included with these amendments, the applicant has proactively prepared various studies and analyses to demonstrate compliance with the PRS requirements for conformance. The following table compares the previously approved

PUD with the new anticipated project plan. It is important to note that the anticipated plan cannot be conditioned with these land use related requests. Thus, PRS thresholds will be further analyzed as specific phases/projects are presented.

2018 Approved PUD	2024 Potential Project Plan
5,000 residential units	1,350 residential units
290,000 SF retail/commercial/medical office	210,000 SF retail/commercial/medical office
950,000 SF industrial/warehouse	11.75 million SF manufacturing/distribution/data center
2,310 K-12 students	424 K-12 students

These development densities/intensities result in the triggering of several PRS thresholds. The following table outlines the various PRS thresholds, the approved 2018 PRS, and the potential 2024 project plan estimates.

Project of Regional Significance (PRS) Trigger		2018 PRS	2024 PRS Estimates
Housing Units	>625 units	5,000 units	1,350 units
Traffic	>6,250 average daily trips (ADT)	60,554 ADT	49,778 ADT
Water Usage	>625 acre-feet (AF)/year	2,518 AF/year	1,008 AF/year
Sewage	>187,500 gallons/day (GPD)	1,401,649 GPD	790,520 GPD
Student Population	>325 students	2,310 students	424 students
Employment	>938 employees	2,257 jobs	8,881 jobs

With the exception of employment, this information demonstrates that the proposed rezoning could decrease the overall impact on the region as a whole.

Traffic, Access and Circulation: No specific development plans are proposed at this time. As this application only addresses the Master Plan and zoning map amendments, a variety of additional entitlements will be required for future development. Vehicular and pedestrian access and circulation will be reviewed at that time and traffic studies may be required to assess the need for potential onsite and offsite improvements.

As noted in the PRS table above, overall estimated trip generation for the project area is envisioned to be reduced from 60,554 ADT to 49,778 ADT, an approximate 18% reduction. The 2018 PUD was expected to generate approximately 40,072 external trips per day versus an estimated 39,343 external trips per day with the rezoning. A comparison of the trip distribution found that approximately 9% of the previous external trips generated could be retained within the North Valleys region. This finding is indicative of a better jobs-housing balance and results in approximately 9% fewer trips to the urban core of Reno. Traffic capacity improvements to U.S. Highway 395 have been completed or are expected to be under construction before StoneGate generates any traffic. StoneGate has an existing agreement with the Nevada Department of Transportation that outlines certain improvements to the White Lake interchange and connecting

roadways. The rezoning of StoneGate is expected to generate approximately \$18.14 million in Regional Transportation Commission (RTC) regional road impact fees.

Utilities and Services: The PUD requires the Truckee Meadows Water Authority (TMWA) to be the retail service provider. The development parcels were annexed into TMWA's service territory in 2018 and were later de-annexed in February 2024, consistent with TMWA's annexation process.

The potential water demand to serve future development after rezoning has been reduced by about 60% due to the change in land use from residential to industrial. Since the 2018 approval of the PUD, the landowner completed an adjudication process with the State Engineer which resulted in the landowner owning over 1,700 acre-feet of decreed water rights. The landowner is in the process of converting those rights to quasi-municipal for dedication to obtain water will serve letters. There appear to be viable water supply options for serving future development via Great Basin Water Company (GBWC). GBWC is the primary water purveyor in Cold Springs and has expressed interest in serving the development. This may be in conjunction with TMWA via an interconnection to import water from the North Valleys. StoneGate proposes to annex into GBWC's service territory, develop its own inner basin groundwater resources, and concurrently integrate with the existing GBWC infrastructure. StoneGate may collaborate with TMWA and GBWC on a future wholesale water connection.

A regional water balance investigation for Cold Springs is currently being performed in collaboration with the Western Regional Water Commission/Northern Nevada Water Planning Commission, Washoe County, TMWA, and the City of Reno. This work is ongoing and there will be more analyses to conduct, which will likely take several years to complete. Development impacts cannot be quantified and specific mitigation recommendations cannot be identified at this stage. The agencies disclosed this information since future mitigation measures may be required for new development, including buildout of the StoneGate project after rezoning.

Sewer service will be provided by the Washoe County Cold Springs Water Reclamation Facility per an interlocal agreement between Washoe County and the City of Reno for municipal wastewater services jointly signed in May 2019. The estimated sewage generation for development after rezoning is approximately 44% less than the previously approved PUD (estimates may change with final development as actual uses are determined).

The significant reduction in the number of potential residential units results in approximately 82% fewer potential students being generated by the project. Preliminary discussions with Washoe County School District (WCSD) identified that no new school facilities would be planned within the development, and it is anticipated that existing school facilities are adequate to serve the projected students. WCSD reserves its right to comment further on school siting needs when future tentative maps, conditional use permits, etc. for residential development are submitted. WCSD

also identified that it has the capital funds necessary to accommodate current and future growth in the region. This includes planned projects and expansions in the North Valleys area that would help to accommodate growth.

In combination with the PUD and handbook approval, the applicant entered into a Fire and Public Safety Services Agreement (July 2018, amended May 2022), wherein they voluntarily agreed and offered to construct, and allow the City to occupy, a residential unit to be used for a two-person fire, emergency medical services, and police station, as well as a permanent fire and police substation. Similarly, the applicant entered into a Parks and Open Space Agreement (July 2018), wherein they agreed to construct the Flatfield Park and Community Park as part of the PUD. Even with the proposed dissolution of the PUD zoning and handbook, these separate Public Safety and Parks agreements remain in place and are proposed to be amended with City Council approval.

Master Plan Conformance: The Master Plan is a planning document outlining the City’s vision, goals, and policies relative to topics such as economics, population, housing, streets, and resource management. The application has requested a change in the Master Plan designations for the property 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. The site is located partly within the Industrial/Logistics Employment Areas and mostly within the Outer Neighborhoods and Foothill Neighborhoods per the Structure Plan Framework of the Reno Master Plan. The proposed Master Plan and zoning map amendments are in substantial conformance with the Master Plan and the following applicable Master Plan goals and policies:

- GP 1.1B: Community Development
- GP 1.2B: Modern Industrial Hub
- GP 1.2D: Employment Centers
- GP 1.2G: Business Retention and Attraction
- GP 1.5A: Quality of Life
- GP 2.1B: Concurrency Management System
- GP 2.3E: Parks and Recreational Facilities
- EA-ILA.1: Overall Mix
- EA-ILA.3: Residential Compatibility
- N-ON.1: Mix of Housing Types
- N-ON.2: Neighborhood Centers
- N-ON.3: Connectivity
- N-ON.5: Cluster Development
- N-FN.1: Cluster Development
- N-FN.5: Viewsheds
- N-FN.9: Access to Public Lands

The application supports policies found within the Master Plan by increasing access to services and employment for the Outer Neighborhoods and Foothill Neighborhoods that are currently underserved, potentially providing residents with decreased commuting time resulting in a better jobs-housing-lifestyle balance. The site has direct freeway access, potential rail access, and proximity to existing power facilities and major fiber optic backbone. This, coupled with the surrounding workforce population and housing, provides an opportunity for potential businesses seeking to relocate to northern Nevada. By focusing on employment opportunities through industrial and commercial development, this application could result in a higher tax base. Compared to the approved PUD, the proposed change in land uses could reduce overall trip generation and congestion, water and sewage use, school impacts, public safety costs, and generate surplus tax revenue for public benefit/use.

Approval of Master Plan amendment requests are subject to Truckee Meadows Regional Plan conformance review by the Regional Planning Commission. Initial review by the Truckee Meadows Regional Planning Agency (TMRPA) did not identify any potential conformance issues. TMRPA requested additional information related to the PRS thresholds and documentation regarding how the provision of public facilities and services will occur according to Regional Plan Policy PF 1. TMRPA staff subsequently reviewed additional information provided by the applicant and determined that the materials facilitate understanding of the proposal specific PRS thresholds; the provision of public facilities and services according to Policy PF 1; and the protected plant species found on the site. At the request of TMRPA staff, additional information was provided by the applicant in response to the Natural Resource Plan recently adopted as part of the Regional Plan. Under the Regional Plan, Natural Resource Consideration Areas were added to help define areas that should be vetted and further considered. All of this information will be evaluated during the conformance review process.

Public and Stakeholder Engagement: The amendment requests were reviewed by various City divisions and partner agencies and comments were incorporated into the analysis as appropriate (**Exhibit C**). A courtesy notice was sent out to surrounding property owners upon initial submittal of the requests. Five public comments were received regarding affordable housing, opposition to more industrial development, traffic, and water availability (**Exhibit D**). The applicant held three neighborhood meetings on May 13, September 16, and October 21, 2024, in compliance with NRS 278.210, and presented the requests at the May 16, 2024, Ward 4 Neighborhood Advisory Board (NAB) meeting. NAB members asked questions regarding the improvement of intersections and freeway interchanges; schools, police and fire stations; and multi-family development. The NAB was mixed but generally supportive of the request (**Exhibit E**). Any future comments will be forwarded to the Planning Commission.

Financial Implications: A fiscal impact analysis demonstrates the project would not be a fiscal burden and over 20 years shows a positive fiscal impact to the City.

General Fund Impacts: Over the 20-year analysis period, the project is estimated to generate a revenue surplus for the City's General Fund in the amount of \$45 million. This includes estimated revenue for the General Fund of \$161 million and expenditures for the General Fund estimated at \$116 million.

Street Fund Impacts: Over the 20-year analysis period, the project is estimated to generate a revenue surplus for the City's Street Fund in the amount of \$25.1 million. This includes estimated revenue for the Street Fund of \$43.1 million and expenditures for the Street Fund estimated at \$18 million.

Findings:

General Review Criteria and Considerations: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- a. The amendment is in substantial conformance with Master Plan priorities and policies;

- b. Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c. Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, and the following findings:

- 1) The amendment, together with changed components of the Title, promotes, or does not conflict with the provisions of NRS 278.250(2) (outlined below):

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems which use solar or wind energy;

- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.
- 2) The amendment is in substantial conformance with the Master Plan.

Attachments:

Planning Commission Resolution

Exhibit A. Case Maps

Exhibit B. Site Constraints Map

Exhibit C. Agency Comments

Exhibit D. Public Comments

Exhibit E. Ward 4 NAB Meeting Summary

Resolution No. 02-25

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC24-00051 (STONEGATE HEINZ RANCH MPA AND ZMA), FROM ±172 ACRES OF SF, ±337 ACRES OF LL, ±475 ACRES OF MX, ±39 ACRES OF MF, ±188 ACRES OF SMU, ±41 ACRES OF I, ±485 ACRES OF PGOS, AND ±30 ACRES OF NOLU TO ±385.7 ACRES OF SF, ±54.6 ACRES OF SMU, ±923.3 ACRES OF I, AND ±403.7 ACRES OF PGOS FOR TWENTY PARCELS 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, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC24-00051 (STONEGATE HEINZ RANCH MPA AND ZMA), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.230 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.230) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on April 2, 2025, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

1. That the maps, documents and descriptive material in Planning Case No. LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA) (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and
2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the Master Plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of _____, seconded by _____,
the foregoing Resolution was passed and adopted this 2nd day of April, 2025, by the following
vote of the Commission:

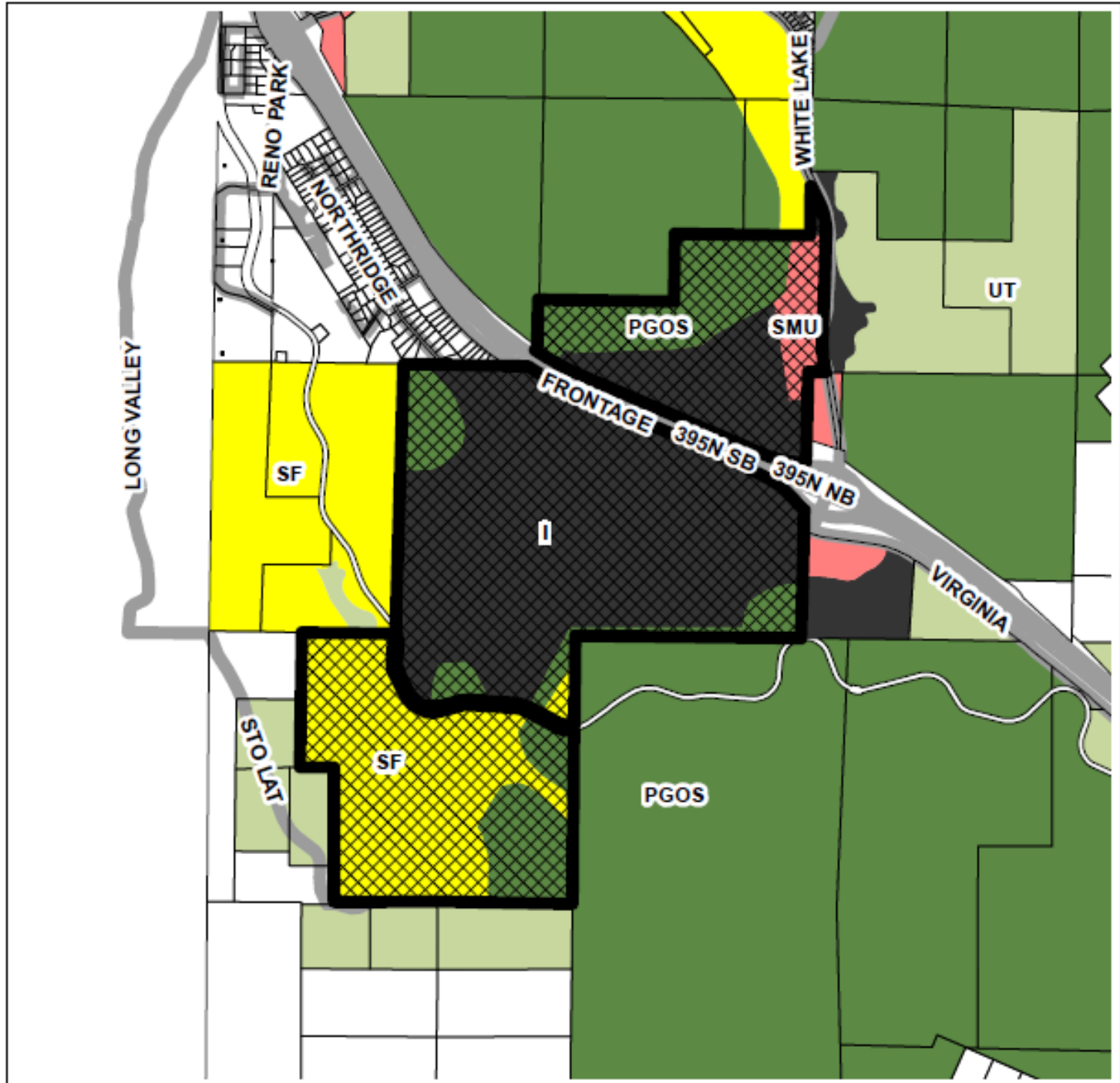
AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this __ day of _____, 20__.

CHAIRPERSON

ATTEST:

PLANNING MANAGER
RECORDING SECRETARY



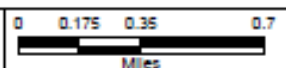
LDC24-00051 (Stonegate Heinz Ranch MPA & ZMA)



MASTER PLAN AMENDMENT

FROM | ±172 Acres of SF; ±337 Acres of LL;
±475 Acres of MX; ±39 Acres of MF;
±188 Acres of SMU; ±41 Acres of I
±485 Acres of PGOS; ±30 Acres of NOLU
TO | ±385.7 Acres of SF; ±54.6 Acres of SMU;
±923.3 Acres of I; ±403.7 Acres of PGOS

Attachment: Staff Report



The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Development Services Department.



Development Services Department


1 East 1st Street Phone: 321-8309
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.reno.gov

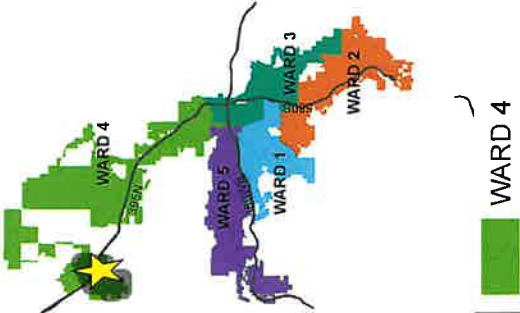
Map Produced: May 2024

AREA MAP

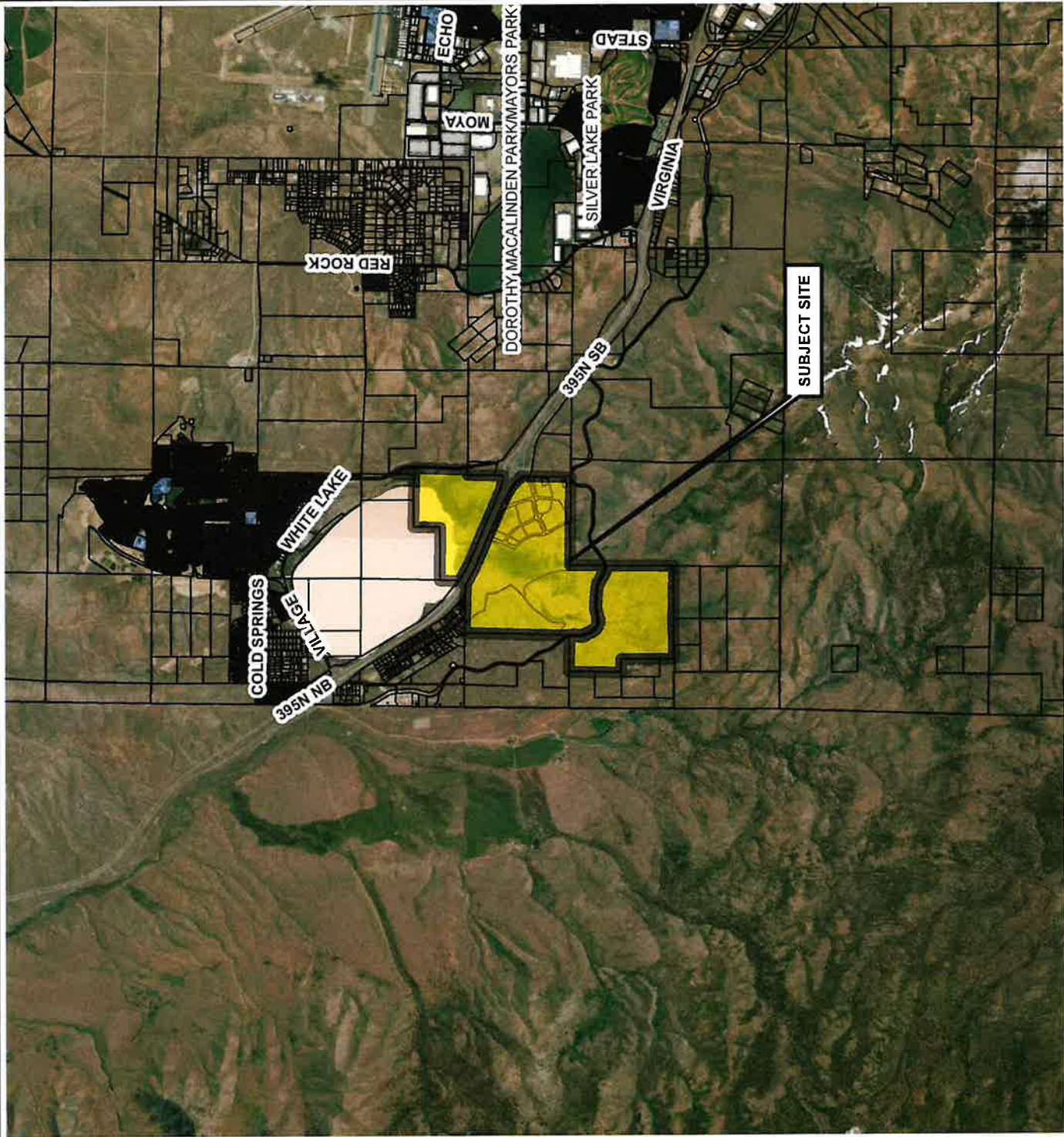
LDC24-00051

(Stonegate Heinz Ranch MPA & ZMA)

Subject Site ▶ 




The information herein is approximate and is intended for display purposes only.
Date: April 2024
Scale: 1 inch = 7,000 feet

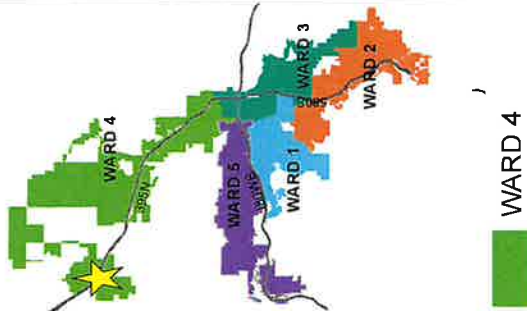


VICINITY MAP

LDC24-00051

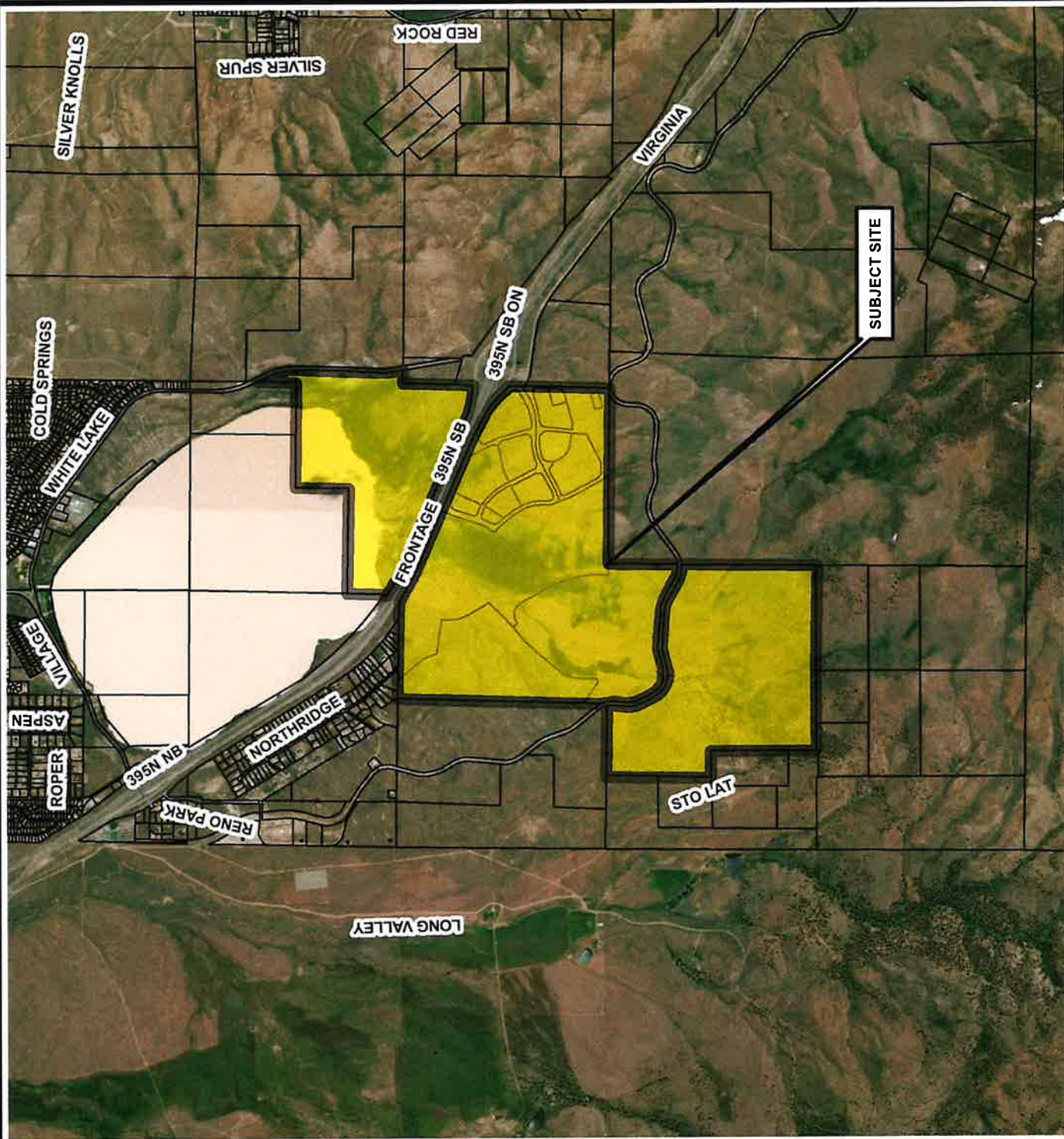
(Stonegate Heinz
Ranch MPA & ZMA)

Subject Site 



The information herein is approximate and is intended for display purposes only.


Date: April 2024
Scale: 1 inch = 3,500 feet

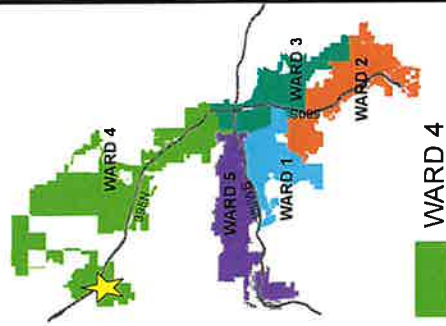


MASTER PLAN MAP

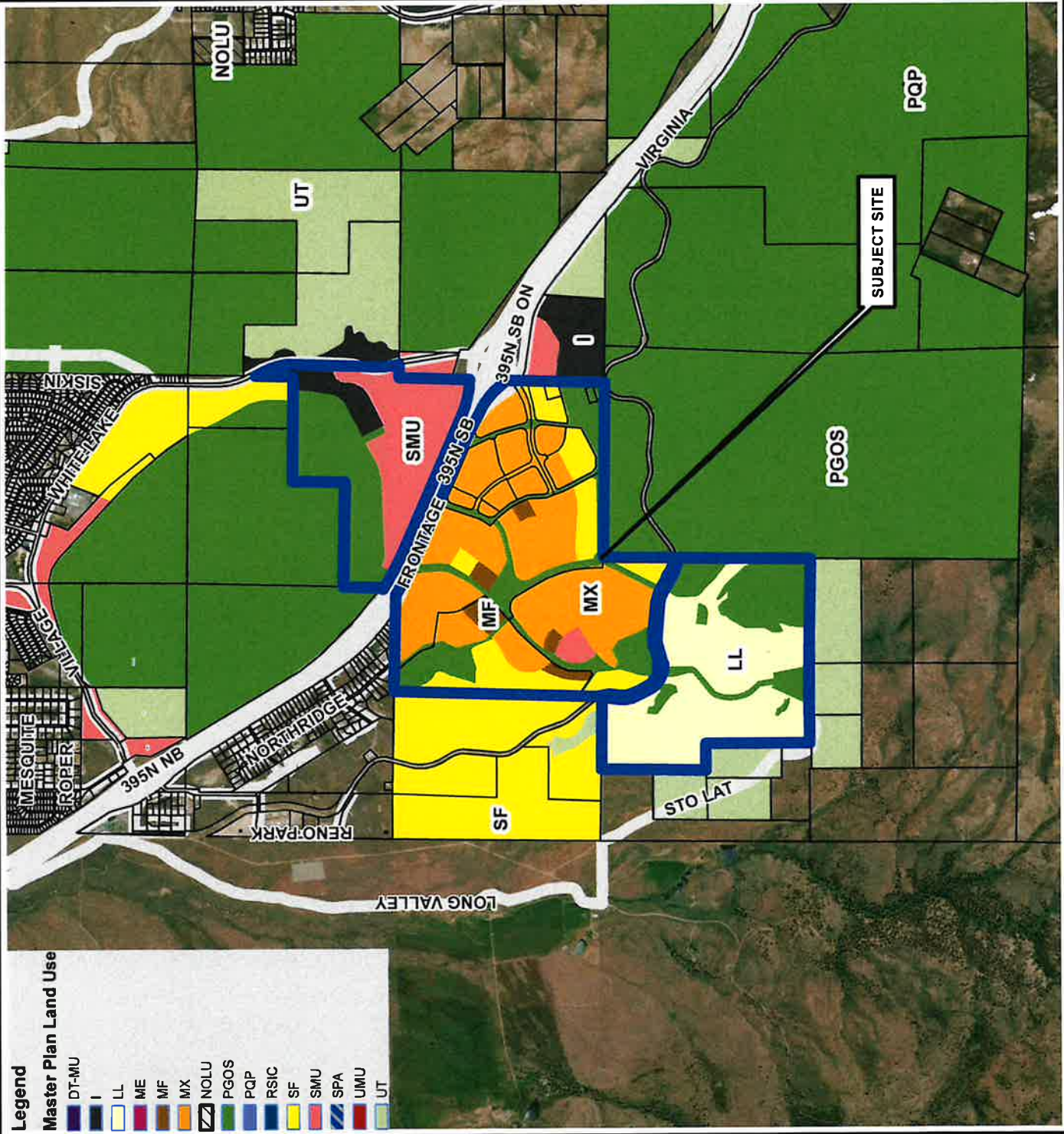
LDC24-00051

(Stonegate Heinz
Ranch MPA & ZMA)

Subject Site ► 



The information herein
is approximate and
is intended for display
purposes only.
Date: April 2024
Scale: 1 inch = 3,500 feet



Legend
Master Plan Land Use


- DT-MU
- I
- LL
- ME
- MF
- MX
- NOLU
- PGOS
- PQP
- RSIC
- SF
- SMU
- SPA
- UMU
- UT

ZONING MAP


LDC24-00051

(Stonegate Heinz
Ranch MPA & ZMA)

ZONING = PUD

Subject Site ► 

Zoning Designations

	PUD
	SF-3
	NC
	GC
	IC
	PGOS
	UT-10
	UT-40

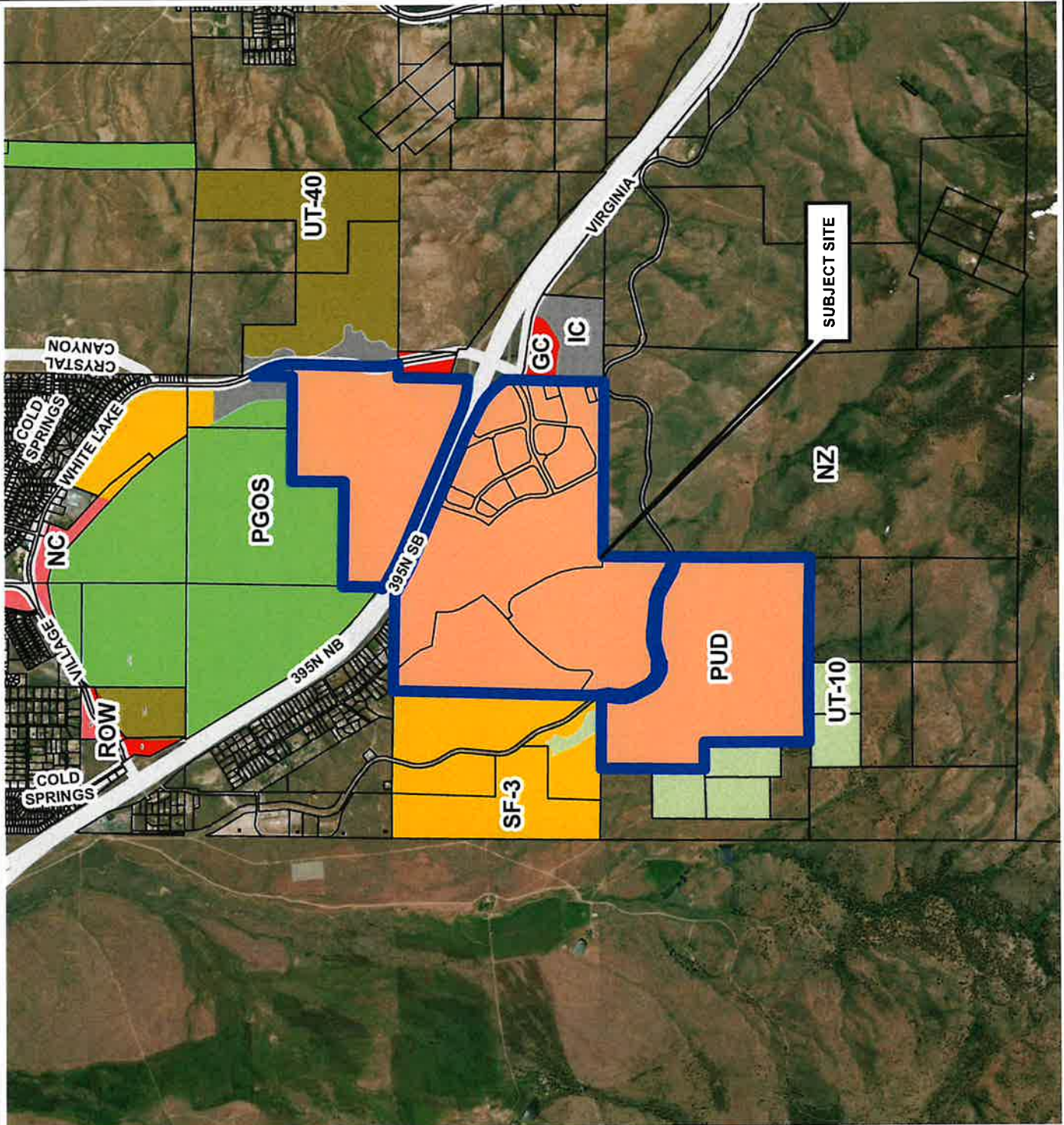
Development
Services
Department



The information hereon
is approximate and
is intended for display
purposes only.



DATE: April 2024
SCALE: 1 inch = 3,500 feet

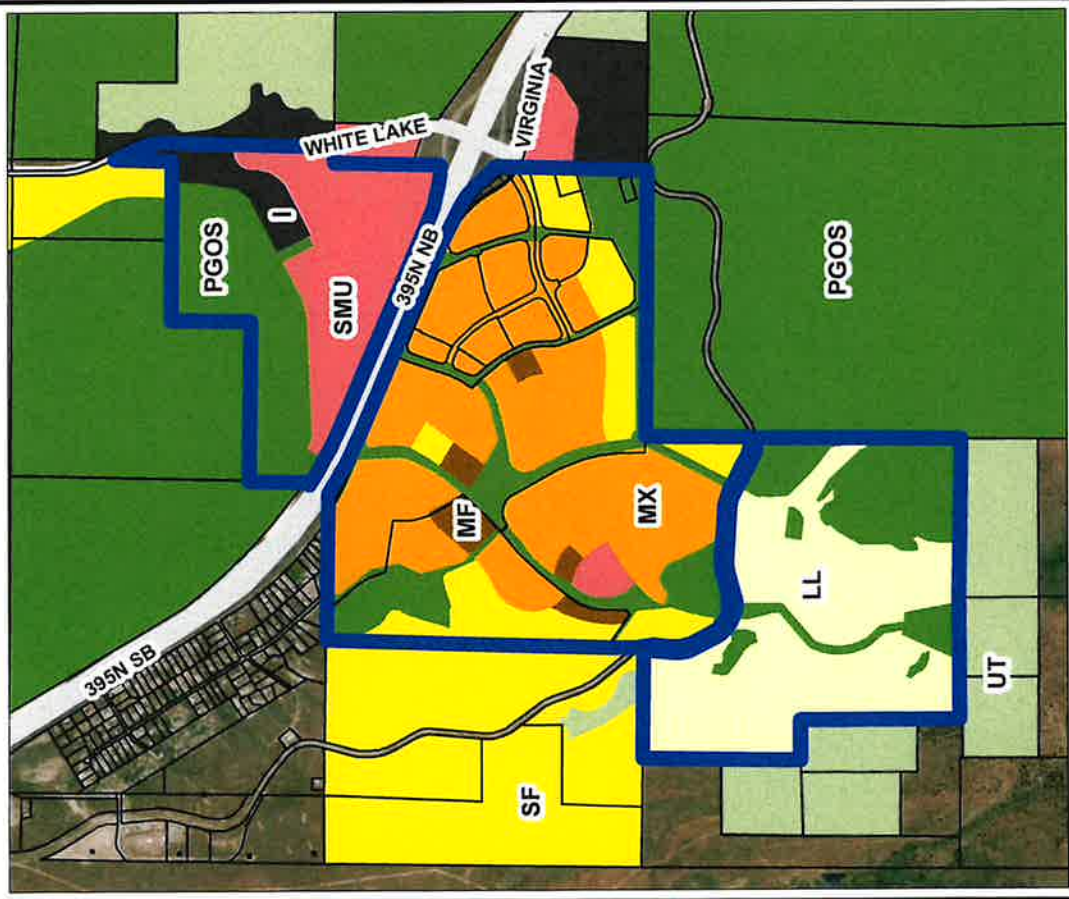
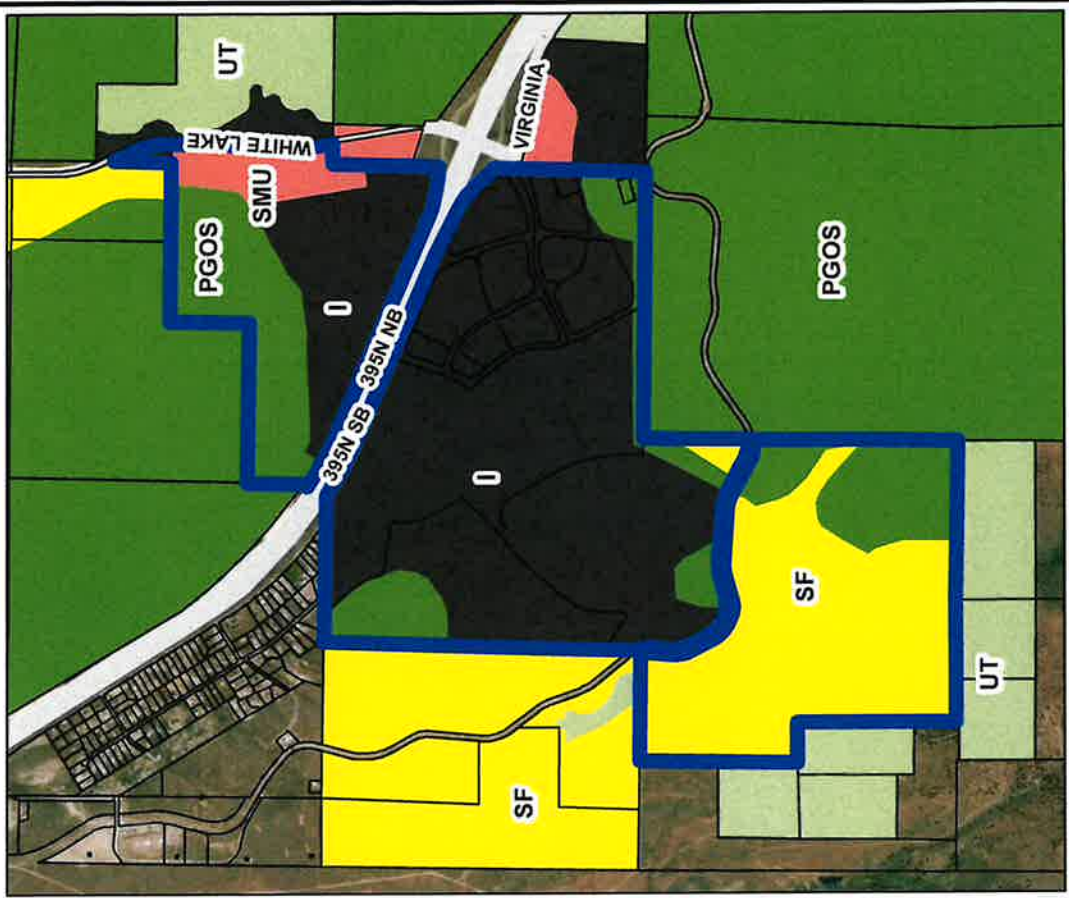


LDC24-00051 (Stonegate Heinz Ranch MPA & ZMA)

MASTER PLAN LAND USE COMPARISON

Proposed MPLU: Multiple ☐ Subject Area ▶

Existing MPLU: Multiple ☐ Subject Area ▶



Master Plan Land Use

- | | | | | |
|----|----|------|-----|----|
| I | MF | NOLU | SF | UT |
| LL | MX | PGOS | SMU | |

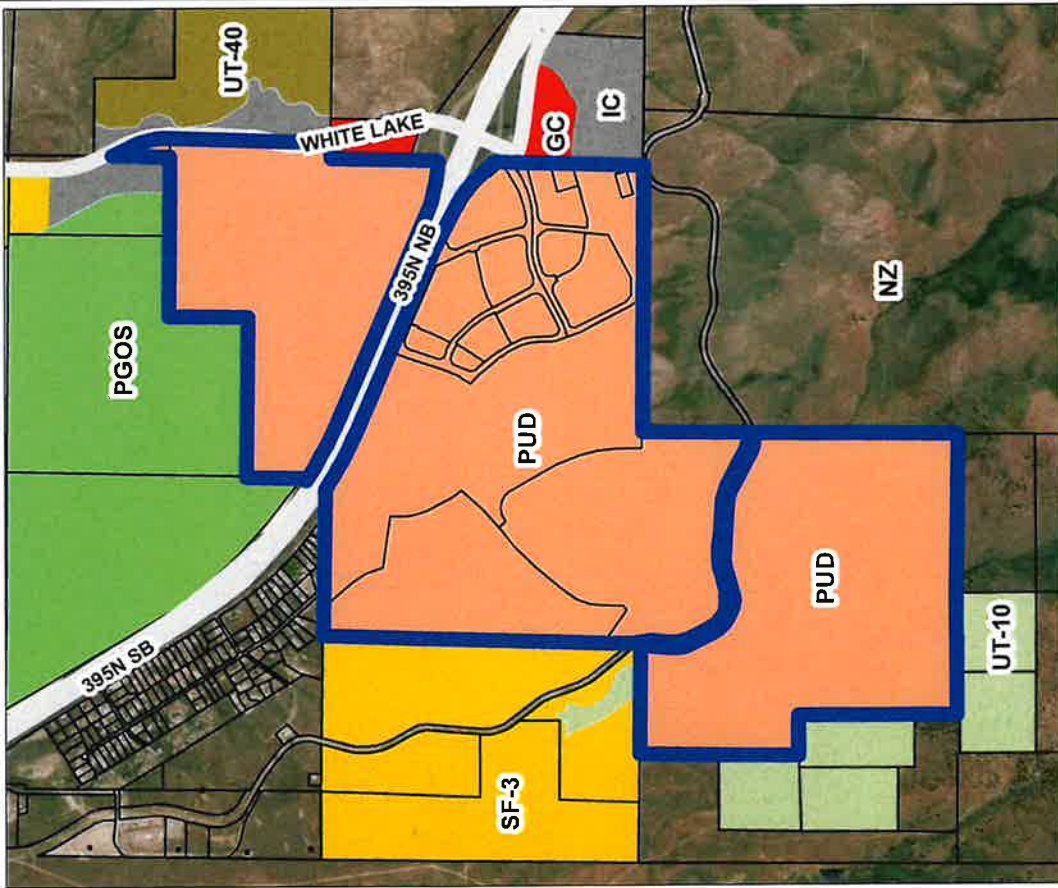


ZONING MAP

LDC24-00051 (Stonegate Heinz Ranch MPA & ZMA)

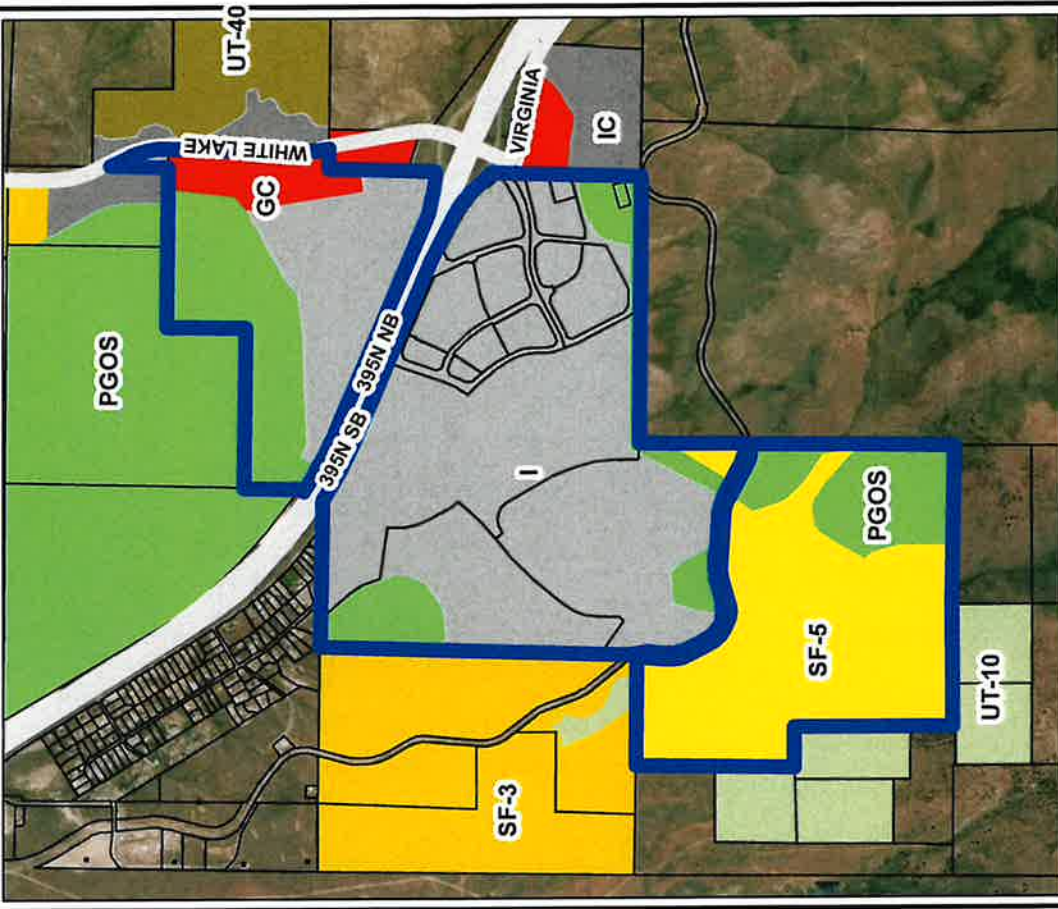
Existing Zoning: PUD

Subject Site



Proposed Zoning: Multiple

Subject Site



Zoning Designations

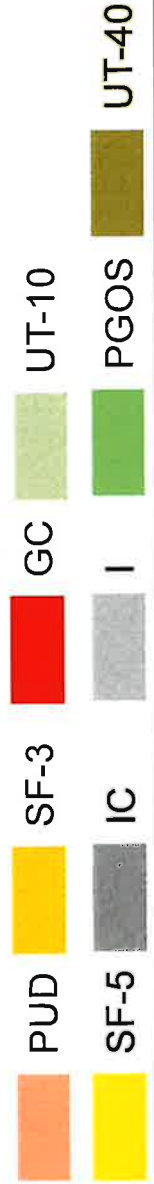
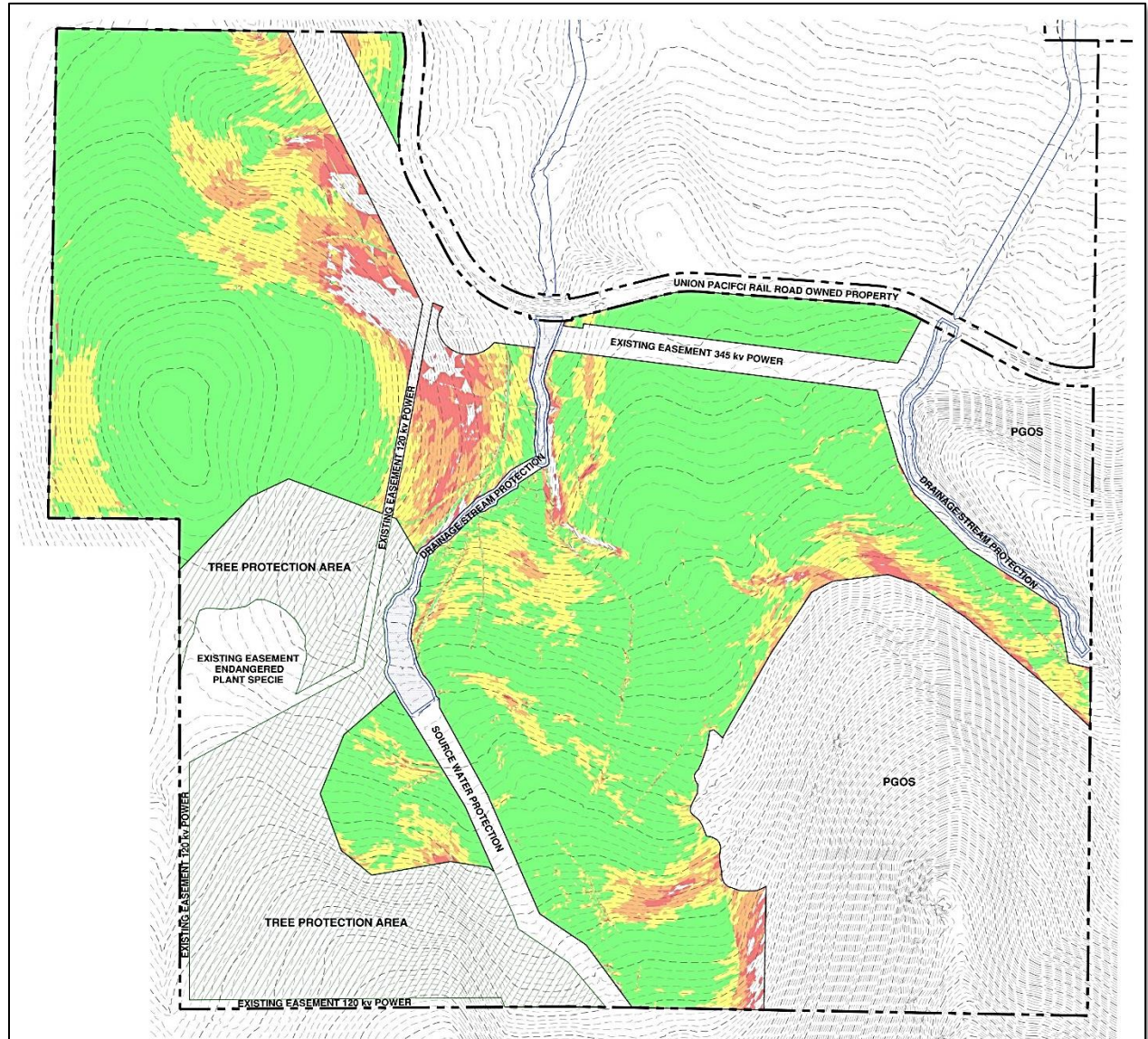


Exhibit B. Site Constraints Map



Parcel Subject to Hillside Dev Std

**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),

TMRPA Initial Review Memo – REVISED**City of Reno case LDC24-00051****Page 2**

±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)**

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.

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A request has been made for:

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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).

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]

TMRPA Initial Review Memo
City of Reno case LDC24-00051
Page 2

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 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.”

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RF 11 – Compatibility Factors

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RC 6 – Project of Regional Significance (PRS)

RC 9 – Conformance Review Findings

TMRPA Initial Review Memo
City of Reno case LDC24-00051
Page 3

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

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.

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)

Attachment: Exhibit C Agency Comments

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>

Attachment: Exhibit C Agency Comments



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, 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

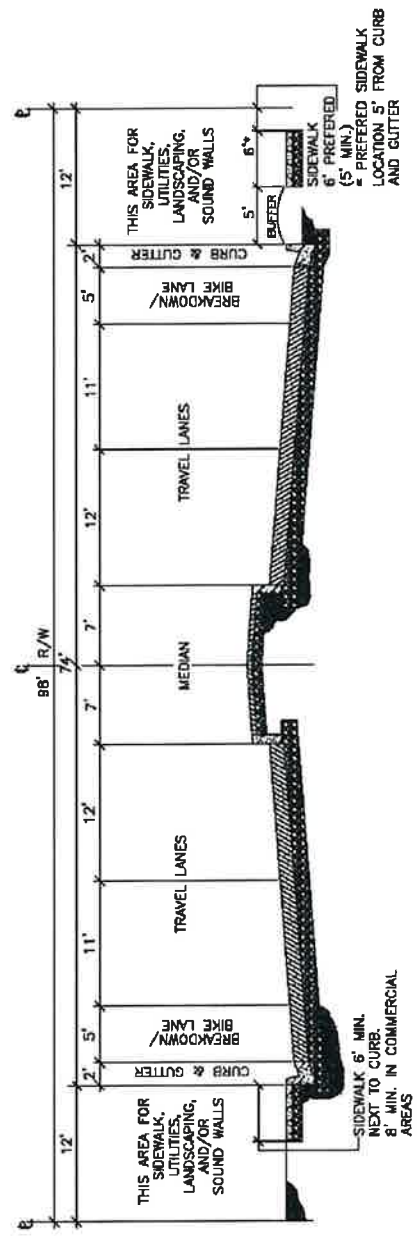
RK/jm

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

/810 Stonegate phase 1

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

Attachment: Exhibit C Agency Comments



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.

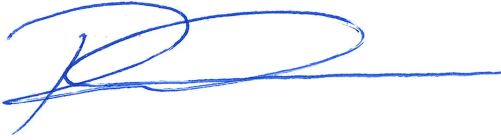
Washoe County, in collaboration with the Western Region Water Commission and the Truckee Meadows Water Authority (TMWA), initiated a ground and surface water hydrological analysis (regional water balance) of the Cold Springs closed basin to evaluate the potential impacts of new development within the 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 conditions 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



Attachment: Exhibit C Agency Comments

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

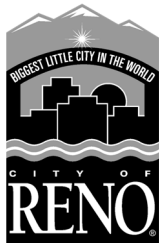
Reno.Gov

Please be advised that my working hours are as follows:

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

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This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is also legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify the sender and immediately destroy the original transmission and its attachments without reading or saving in any manner. Thank you.



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

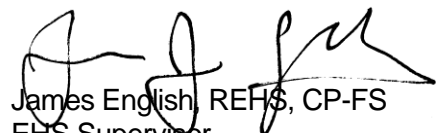
Dear City of Reno Staff:

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

LDC24-00051 Public Comment

Sarah Wolfe <sarahjwolfe@gmail.com>

Thu 5/16/2024 11:22 AM

To: Abigail Mayorga <MayorgaA@reno.gov>

To whom it may concern,

I am submitting this comment in opposition to LDC24-00051 Stonegate Heinz Ranch MPA & ZMA.

The City of Reno has professed commitment to increasing affordable housing. This change to increase industrial zones in areas of the city where affordable single family homes still exist, runs counter to that promise.

Industrial projects in the North Valleys are often touted as offering gainful employment for current residents, however data on the number of employees and new positions at these warehouses is generally not publicly available nor are builders required to submit CEO to average employee wage ratios or salary and wage quartile describing employee pay level breakdowns. Without this data ensuring these jobs provide a living wage for the largest number of residents possible, these claims feel dubious at best.

The industrial projects that do provide employment, do so with no regard to filling these positions from neighboring areas based on community employment needs. No research is presented as to the skills, education, and experience level of the positions fitting the demographics of the area. This causes the positions to be filled by individuals who must commute to the area, increasing highway congestion. Yet, no research is presented to the public regarding environmental monitoring of air quality for neighboring residences and schools due to the increased traffic congestion and their long term health impacts.

The poor public infrastructure based on walkability score and access to public parks and trail systems has made the north valleys a “waste space” in which residents watch their property values fall due to poor industrial management. These large industrial projects blight the landscape and cause environmental hazards. Last year, the smells associated with the dumping of effluent into Swan Lake and noise pollution from warehouses breaking city regulations on hours of operations cost residents the right

Attachment: Exhibit D Public comments

to safe enjoyment of their homes. The Ward 4 Advisory Board has already had hearings on these violations and our property tax assessor was forced to reduce property tax collection due to industrial incidents at Swan Lake. These issues have directly cost city and county coffers.

Pre-existing agreements from the 1990's when Cold Springs, Silver Lake, and Swan Lake were developed, promised public parks and trail access. Yet, Ward 4 has the lowest number of public parks anywhere in the city. Residents are tired of developers changing agreements to fit their bottom line rather than the quality of life of the area's citizens. Their behavior fits a trend of asking forgiveness rather than permission. Let us stop now, while permission can still be revoked.

Sincerely,

Sarah Wolfe

Attachment: Exhibit D Public comments

Development Review Public Comment

The public comment form has a new entry from the public.

Case Number

LDC24-00051

Position

In Opposition

Comments

To whom it may concern, I am submitting this comment in opposition to LDC24-00051 Stonegate Heinz Ranch MPA & ZMA. The City of Reno has professed commitment to increasing affordable housing. This change to increase industrial zones in areas of the city where affordable single-family homes still exist, runs counter to that promise. Industrial projects in the North Valleys are often touted as offering gainful employment for current residents, however data on the number of employees and new positions at these warehouses is generally not publicly available nor are builders required to submit CEO to average employee wage ratios or salary and wage quartile describing employee pay level breakdowns. Without this data ensuring these jobs provide a living wage for the largest number of residents possible, these claims feel dubious at best. The industrial projects that do provide employment, do so with no regard to filling these positions from neighboring areas based on community employment needs. No research is presented as to the skills, education, and experience level of the positions fitting the demographics of the area. This causes the positions to be filled by individuals who must commute to the area, increasing highway congestion. Yet, no research is presented to the public regarding environmental monitoring of air quality for neighboring residences and schools due to the increased traffic congestion and their long-term health impacts. The poor public infrastructure based on walkability score and access to public parks and trail systems has made the north valleys a "waste space" in which residents watch their property values fall due to poor industrial management. These large industrial projects blight the landscape and cause environmental hazards. Last year, the smells associated with the dumping of effluent into Swan

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asking forgiveness rather than permission. Let us
stop now, while permission can still be revoked.
Sincerely, Sarah Wolfe

Email Address

sarahjwolfe@gmail.com

Name of Commentor

Sarah Wolfe

Phone Number

Submitted: 5/16/2024 6:16:21 PM

These comments were submitted on behalf of: (self if blank)

Public Comment for Ward 4 NAB Meeting 5/16/24

Steffany Wolfe <steffany@wolfewhiskey.com>

Thu 5/16/2024 11:20 AM

To: Abigail Mayorga <MayorgaA@reno.gov>

To whom it may concern,

I am submitting this comment in opposition to the proposed development plan "LDC24-00051 Stonegate Heinz Ranch MPA & ZMA".

This plan allocates the vast majority of the land in question for industrial use with only a small portion going to housing. Mixed-use areas combining industrial and family neighborhoods are detrimental to our health. Industrial areas pollute air, ground, and waterways and produce light and sound pollution, all hazardous to children, adults, and native plants and wildlife. There is no provided data describing how this will affect our already taxed flood control systems, and potential pollution risks to nearby White Lake. The average price of newly built homes in the North Valleys is \$500,000 and increasing. These industrial facilities don't provide the high-paying jobs necessary to afford the proposed single-family housing which would, in turn, further tax our highway system as people are forced to drive long distances from cheaper housing areas to work in these industrial facilities.

While I agree that we are in desperate need of more parks and trail systems in this area, previous developers have promised to create these and failed to deliver. The area around Silver Lake was once promised to be parks and open spaces as well as a protected wetland for over 80 species of migratory birds. Silver Lake is now surrounded almost entirely by warehouses that pollute the lake, operate late into the night creating light and sound pollution, and block access making it nearly impossible to enjoy the lake. Last year a semi-truck parked on Moya Blvd and associated with one of the surrounding warehouses caught fire and burned completely. It was left in place for weeks, with toxic ashes blowing directly into the adjacent Silver Lake Elementary School. This is the future we can expect for a mixed-use industrial/housing project in Cold Springs.

I implore our City Council Members to remember that many families already live in this area. The North Valleys have been left behind and forgotten with the least services, parks, sidewalks, etc. We are not an area to continue putting warehouses and industrial facilities. If this is not the type of project you would want in your own backyard, please don't put it in ours.

Many thanks,
Steffany Wolfe

Attachment: Exhibit D Public comments

Development Review Public Comment

The public comment form has a new entry from the public.

Case Number

LDC24-00051

Position

In Opposition

Comments

To whom it may concern, I am submitting this comment in opposition to the proposed development plan for the following reasons. This plan allocates the vast majority of the land in question for industrial use with only a small portion going to housing. Mixed-use areas combining industrial and family neighborhoods are detrimental to our health. Industrial areas pollute air, ground, and waterways and produce light and sound pollution, all hazardous to children, adults, and native plants and wildlife. There is no provided data describing how this will affect our already taxed flood control systems, and potential pollution risks to nearby White Lake. The average price of newly built homes in the North Valleys is \$500,000 and increasing. These industrial facilities don't provide the high-paying jobs necessary to afford the proposed single-family housing which would, in turn, further tax our highway system as people are forced to drive long distances from cheaper housing areas to work in these industrial facilities. While I agree that we are in desperate need of more parks and trail systems in this area, previous developers have promised to create these and failed to deliver. The area around Silver Lake was once promised to be parks and open spaces as well as a protected wetland for over 80 species of migratory birds. Silver Lake is now surrounded almost entirely by warehouses that pollute the lake, operate late into the night creating light and sound pollution, and block access making it nearly impossible to enjoy the lake. Last year a semi-truck parked on Moya Blvd and associated with one of the surrounding warehouses caught fire and burned completely. It was left in place for weeks, with toxic ashes blowing directly into the adjacent Silver Lake Elementary School. This is the future we can expect for a mixed-use industrial/housing project in Cold Springs. I

implore our City Council Members **4.4** member that many families already live in this area. The North Valleys have been left behind and forgotten with the least services, parks, sidewalks, etc. We are not an area to continue putting warehouses and industrial facilities. If this is not the type of project you would want in your own backyard, please don't put it in ours. Many thanks, Steffany Wolfe

Email Address

Steffany@wolfewhiskey.com

Name of Commentor

Steffany Wolfe

Phone Number

9187606783

Submitted: 5/16/2024 6:03:08 PM

These comments were submitted on behalf of: (self if blank)

From: [Danielle Gustafson](#)
To: [Jeff Foster](#)
Subject: Re: re StoneGate application
Date: Friday, May 3, 2024 9:56:49 AM
Attachments: [image002.png](#)
[image001.png](#)

Hello,

All the information you have given me has been very helpful. I will definitely be watching for any further information. Again I appreciate your candidness. Thanks again.

Have a nice weekend.
 Danielle

On Friday, May 3, 2024 at 10:24:54 AM CDT, Jeff Foster <fosterj@reno.gov> wrote:

Danielle,

It appears that the applicant will be making a change to the residential zoning request to reduce the allowed density from SF-11 to something lower. High density housing is definitely not the plan, but neither is a zone that would only allow large lots/horse properties. Again, one of the primary considerations is to protect those heavily treed areas.

I am not sure what the potential development timeframe is following the potential approval of the MPA/ZMA, but it likely wouldn't start for at least a few years given how long other steps in the process take. It is likely that development would start closer to the highway in terms of infrastructure and then industrial and/or commercial uses, followed by residential at some point. Market considerations always come into play, so even these things can change.



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: Danielle Gustafson <dcgusto@yahoo.com>
Sent: Thursday, May 2, 2024 8:02 PM
To: Jeff Foster <FosterJ@reno.gov>
Subject: Re: re StoneGate application

Attachment: Exhibit D Public comments

Hello,

The documents you presented make is very clear. I just don't believe in that high density housing. Especially when you have some areas of that property that are beautiful. You are right about the trees on that hill. they've been there over 100 years and can't be replaced. It would be horrible to have them bulldozed down. I was ok with the more upscale housing, but not the kind of density they are talking about for housing.

Are there any estimated timelines for any of this?

I appreciate you sending me the documents.

Danielle

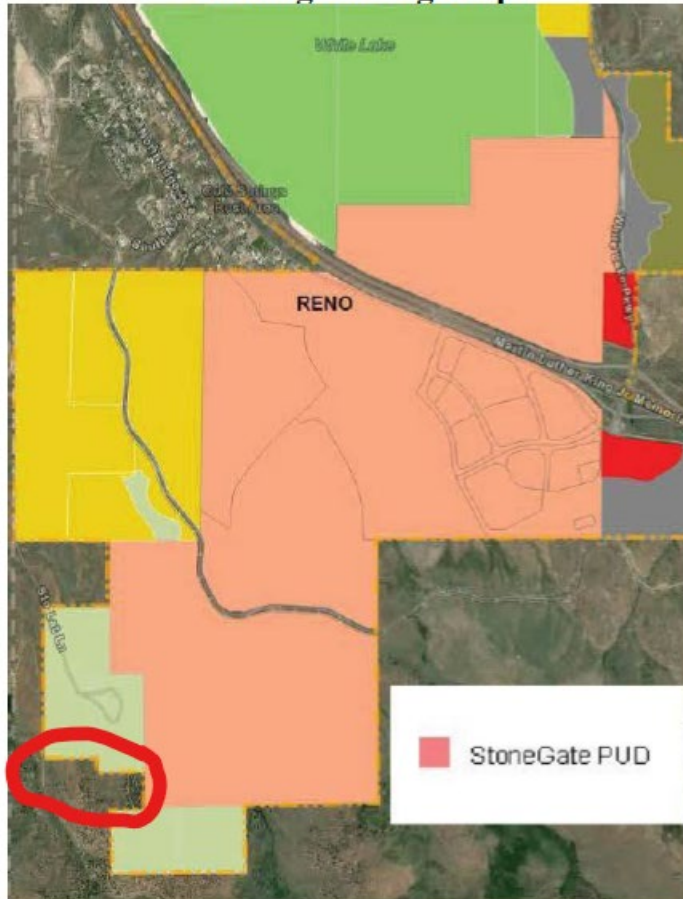
On Wednesday, May 1, 2024 at 06:19:37 PM CDT, Jeff Foster <fosterj@reno.gov> wrote:

Danielle,

Thank you for your email. Please recognize that at this stage (master plan amendment/zoning map amendment), the ultimate layout is not known and is not required to be for approval. That normally happens later with tentative maps, building permits, etc.

I have attached a page from their application showing existing (PUD) and proposed zoning. Your parcel is circled below. You are correct that the industrial is proposed closer to and on both sides of Highway 395. When you look at the proposed zoning map in the attached, you'll see they are proposing SF-11 zoning adjacent to your parcel. [As a result of City feedback, that may be changing to a lower residential designation.] However, even though that area is shown as residential, I can tell you that they are not talking about residential in that portion of the property adjacent to your parcel as a result of extensive tree coverage and topography. Whatever residential that may be developed in the residential zoning area would generally be located further to the east and up closer to the train track in flatter areas with fewer trees.

Existing Zoning Map



Please let me know if you have any further questions.



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: Danielle Gustafson <dcgusto@yahoo.com>
Sent: Wednesday, May 1, 2024 3:47 PM
To: Jeff Foster <FosterJ@reno.gov>
Subject: re StoneGate application

Hello,
I'm sorry I missed your call this afternoon. I have 40 acres on STO Lat, next to 14700 StoLat Lane where

Attachment: Exhibit D Public comments

there is one home built. The property from StoneGate is adjacent to my property and I would like to know what the plans are for that particular area. At one time I thought that area was going to be designated to Estate Residential property with Large homes, but now I see in your plans that you don't have anything designated that way. Maybe that area will be one of the park sites? I'd like to see what the ultimate layout of the property is going to look like. I'm assuming the industrial would be closer to the 395 highway.

Please send me either a link or an attachment of something that would make sense to me.

Danielle Gustafson
815-693-8811

PS: my post card states Important notice about your property Parcel 558-010-03 I don't know if this helps any.

CONFIDENTIALITY NOTICE:

This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is also legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify the sender and immediately destroy the original transmission and its attachments without reading or saving in any manner. Thank you.

Development Review Public Comment

The public comment form has a new entry from the public.

Case Number

LDC24-00051

Position

In Opposition

Comments

Adding 4200+ homes without adding hospitals, schools, police, fire, and other resources first is irresponsible. Increasing traffic to such a degree on an already heavily travelled stretch of 395 is going to make commute time even longer and more treacherous, particularly in winter and affects not only Cold Springs and North Valleys residents, but those in Rancho Haven and other rural communities. With water and water rights in such short supply in most basins and an already heavily loaded power grid, where are the utilities going to come from? We are losing the character and rural charm that the North Valleys are known and loved for.

Email Address

mrs.yriarte@gmail.com

Name of Commentor

Katherine Yriarte

Phone Number

Submitted: 5/14/2024 11:22:34 PM

These comments were submitted on behalf of: (self if blank)

Attachment: Exhibit D Public comments

Planning Commission Public Comment

The public comment form has a new entry from the public.

Planning Commission Meeting Date	2024-05-15
Agenda Item or Case Number	LDC24-00051
Position	In Opposition
Comments	We don't need more congestion in the north alleys. It makes for more risk of theft and vandalism.
Email Address	Huskerjoy@yahoo.com
Name of Commentor	Joyce Resner
Address	8610 Beachcraft
Phone Number	775-683-0952

Submitted: 5/17/2024 4:08:27 PM

These comments were submitted on behalf of: Self (self if blank)

From: [Jeff Foster](#)
To: [Carter Williams](#)
Subject: RE: NAB Report for StoneGate
Date: Wednesday, May 22, 2024 3:17:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

This is great, thank you. For #2 in the second grouping (“and the current number of units is not sustainable for the area”), do you mean the 5,000 units under the existing PUD or the 1,350 units contemplated under the rezoning request?



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: Carter Williams <WilliamsCa@reno.gov>
Sent: Wednesday, May 22, 2024 12:36 PM
To: Jeff Foster <FosterJ@reno.gov>
Subject: NAB Report for StoneGate

Jeff,

Sev presented on behalf of the applicant. Below are questions asked by the NAB.

1. Questions regarding the improvement of intersections and the Freeway interchanges. Sev responded that no condition for infrastructure improvements unless triggered by a traffic impact study in the build-out of the area.
2. Questions re: school facilities, police, and fire stations. Sev noted WCSD had no need for additional schools and that they have not received any request for the fire station from the Fire Department.
3. Concerns for multi-family. Sev responded that Multi-family would be allowed in GC.

Below are the concerns and positions expressed but generally there was mixed support.

Attachment: Exhibit E NAB summary

1. Concern over the reduction in housing as it does not support the cities need for housing. Expressed interest in using subsidies to reduce costs for development to make these homes marketable at the current number of units.
2. Opposing position that industrial as a lower traffic generating use is preferred and the current number of units is not sustainable for the area.
3. Priority for commercial over industrial, but most of the NAB members expressed that industrial is better than residential.
4. General support for high-value, technology sector jobs to keep locals in the area to reduce commuter impacts on freeways.
5. Comment from the public, noting inadequate noticing was provided to the Cold Springs community for this change. Would have preferred the entire community noticed or flyers posted at commercial spaces in the Cold Springs area. I explained that there are established noticing principles in play from state and city law that were met. I also indicated that there is an opportunity for anyone to learn about development projects through the Development Project Newsletter.

That's about it. Let me know if you have any questions.

--



Carter Williams

([He/Him/His](#))

Associate Planner

Development Services

775-741-3168

Williamsca@reno.gov

1 E. First St., Reno, NV 89505

Reno.Gov | Connect with us: [f](#) [t](#) [@](#) [in](#) [d](#)

Please be advised that my working hours are as follows:

Mon, Wed-Fri - 7:30 am to 5:00 pm

Tues - 7:30 am to noon