



# WASHOE COUNTY

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## STAFF REPORT

BOARD MEETING DATE: January 12, 2016

**DATE:** December 18, 2015  
**TO:** Board of County Commissioners  
**FROM:** Dennis Troy, Park Planner, Planning and Development  
Community Services Department, 328-2059, [dtroy@washoecounty.us](mailto:dtroy@washoecounty.us)  
**THROUGH:** William H. Whitney, Division Director, Planning and Development  
Community Services Department, 328-3617, [bwhitney@washoecounty.us](mailto:bwhitney@washoecounty.us)  
**SUBJECT:** Adopt the South Valleys Regional Park Master Plan Update. (Commission District 2.)

### SUMMARY

This plan, if adopted, will allow for the implementation of the newly drafted South Valleys Regional Park Master Plan. The plan presents a current community vision to guide future development of this popular Regional Park.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

### PREVIOUS ACTION

**June 9, 2015**, the Board of County Commissioners (Board) accepted a donation to Washoe County from the Greater Reno Community Ice Skating Association and other user groups to fund an update to the South Valleys Regional Park Master Plan.

**2000** – The Board approved an update to the South Valleys Sports Complex Master Plan to include a library funded by WC-1 Regional Parks, Trails, Open Space and Libraries Bond.

**1993-** The Board approved the South Valleys Sports Complex Master Plan.

### BACKGROUND

South Valleys Regional Park is located in an urban portion of South Reno on Wedge Parkway, just west of Interstate 580. Park amenities include: Multi-use turf areas, playgrounds, baseball fields, a library, a park maintenance facility, group picnic shelters, parking, restrooms, concession building, and open space. (See attached location map.)

The original South Valleys Regional Park (formerly South Valleys Sports Complex) Master Plan was prepared by CFA and adopted by the Board of County Commissioners in 1993 based upon public input. The Plan for approximately 82-acres had one minor update in 2000 after the voters approved the WC-1 Regional Parks, Trails, Open Space and Libraries Bond of 2000 to accommodate the addition of the South Valleys Library.

AGENDA ITEM #

17

In 2009, Dr. Dorostkar generously donated an additional 22.8-acre parcel adjacent to the park on the north end of the property. The additional acreage consists of native open space with a riparian corridor on a portion of the parcel and is currently not included in the existing Park Master Plan.

Over the past few years, several user groups have requested an update to the existing Park Master Plan to include the “Dorostkar” parcel and identify future uses, but Washoe County did not have the staff or financial resources available to accommodate this request. Earlier this year, the Greater Reno Community Ice Skating Association, a local private non-profit organization presented a proposal to County staff for consideration of adding a community ice skating/hockey facility at South Valleys Regional Park. The group along with other user groups donated the funds to update the South Valleys Regional Park Master Plan.

Over the past six months staff and its consultant Wood Rodgers have completed a very robust public outreach process to solicit input from the community, user groups and various stakeholders. The plan provides background information on the physical characteristics of the property, a history of the park and planning efforts and a summary of current development and park amenities. A description of the planning process, and community outreach efforts for the plan is included within the document. Through this process a preferred plan (see attached) was developed identifying future uses within the park, a traffic/circulation analysis and identification of various programmatic elements throughout the park. The plan presents a current community vision to guide future development of this popular regional park.

This item, if approved would officially adopt the newly drafted Master Plan document for the South Valleys Regional Park.

### **FISCAL IMPACT**

There is no fiscal impact to approve the South Valleys Regional Park Master Plan Update.

### **RECOMMENDATION**

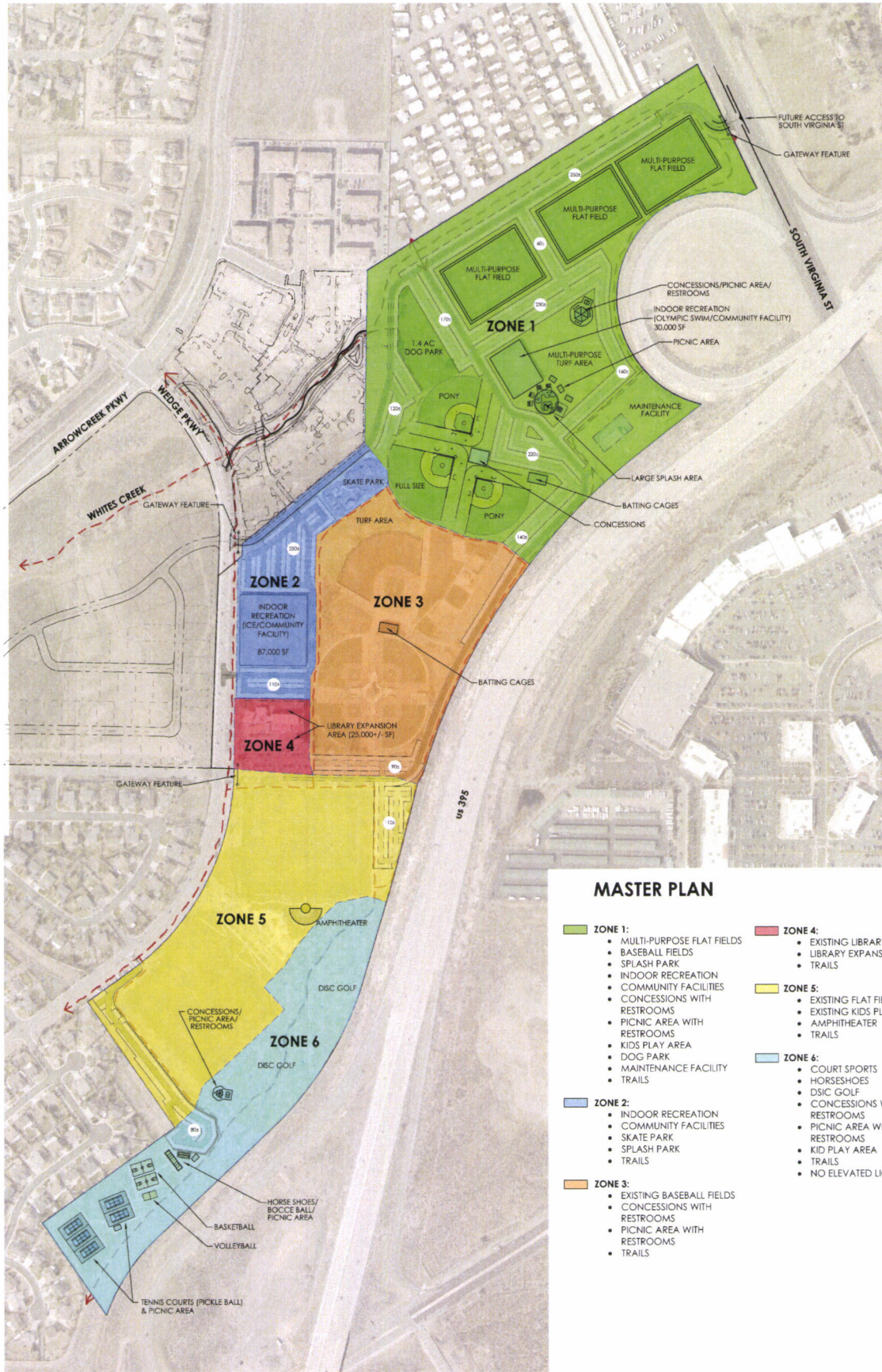
Staff recommends that the Board of County Commissioners adopt the South Valleys Regional Park Master Plan Update.

### **POSSIBLE MOTION**

Should the Board agree with the staff recommendation, a possible motion would be: “Move to adopt the South Valleys Regional Park Master Plan Update.”

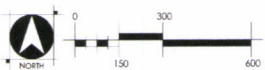
# DRAFT MASTER PLAN WASHOE COUNTY SOUTH VALLEYS REGIONAL PARK

RENO, NV  
NOVEMBER, 2015



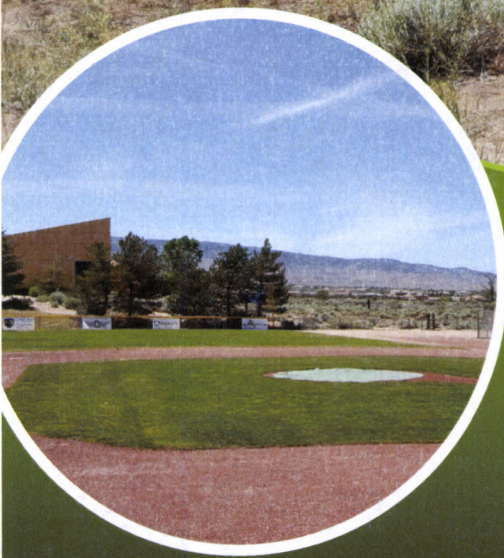
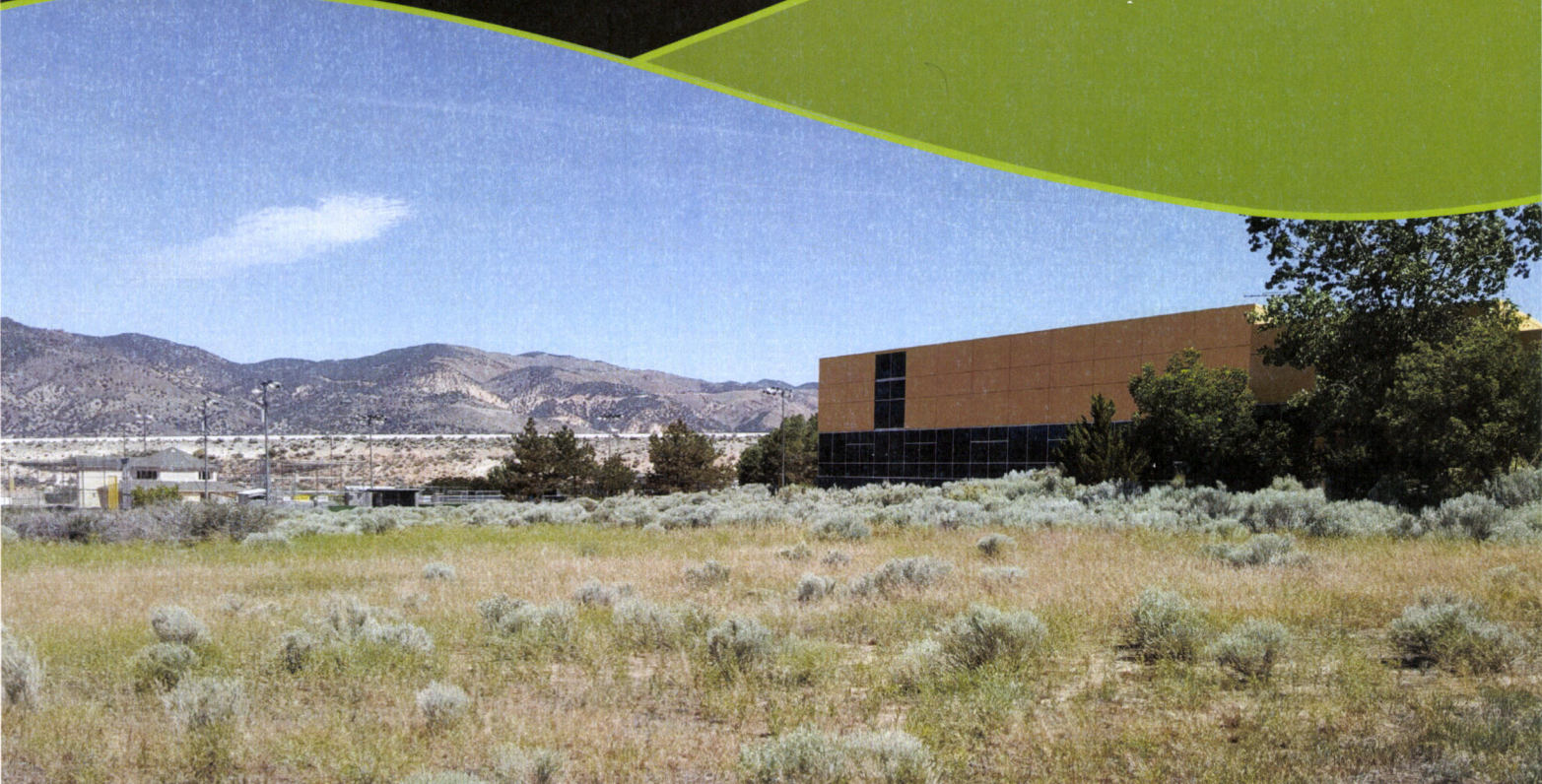
## MASTER PLAN

- ZONE 1:**
  - MULTI-PURPOSE FLAT FIELDS
  - BASEBALL FIELDS
  - SPLASH PARK
  - INDOOR RECREATION
  - COMMUNITY FACILITIES
  - CONCESSIONS WITH RESTROOMS
  - PICNIC AREA WITH RESTROOMS
  - KIDS PLAY AREA
  - DOG PARK
  - MAINTENANCE FACILITY
  - TRAILS
- ZONE 2:**
  - INDOOR RECREATION
  - COMMUNITY FACILITIES
  - SKATE PARK
  - SPLASH PARK
  - TRAILS
- ZONE 3:**
  - EXISTING BASEBALL FIELDS
  - CONCESSIONS WITH RESTROOMS
  - PICNIC AREA WITH RESTROOMS
  - TRAILS
- ZONE 4:**
  - EXISTING LIBRARY
  - LIBRARY EXPANSION
  - TRAILS
- ZONE 5:**
  - EXISTING FLAT FIELDS
  - EXISTING KIDS PLAY AREA
  - AMPHITHEATER
  - TRAILS
- ZONE 6:**
  - COURT SPORTS
  - HORSESHOES
  - DISC GOLF
  - CONCESSIONS WITH RESTROOMS
  - PICNIC AREA WITH RESTROOMS
  - KID PLAY AREA
  - TRAILS
  - NO ELEVATED LIGHTING



# South Valleys Regional Park Master Plan Update

December 2015



Prepared for  
Washoe County Community Services  
1001 E. Ninth Street. Building A  
Reno, NV 89520

Prepared by



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### EXHIBITS

Exhibit 1, Vicinity Map

Exhibit 2, Site Aerial

Exhibit 3.1 and 3.2, Assessor's Parcel Maps

Exhibit 4, Master Plan

Exhibit 5, Zoning Map

Exhibit 6, Slope Map

Exhibit 7, FEMA Flood Zone

Exhibit 8, Opportunities and Constraints

Exhibit 9, Existing and Future Access

Exhibit 10, Existing Easements

Exhibit 11, Existing Utilities

Exhibit 12, South Valleys Regional Park 2015 Master Plan

Exhibit 13, South Valleys Regional Park 2015 Master Development Zones and Permitted Plan Uses

## **APPENDIX**

- A. Wedge/Dorostkar/Duxbury/Peigh Specific Plan (WDDP SP) and Exhibits
- B. Soils Information
- C. Easement Information
- D. 1993 South Valleys Regional Sports Complex Master Plan
- E. 2000 South Valleys Regional Parks Master Plan
- F. Meeting Notices
- G. Public Meeting Agendas and Meeting Minutes
- H. Charrette Instructions
- I. Conceptual Alternative Plan
- J. Master Plan Surveys
- K. City of Reno – Reno Municipal Code (RMC) Excerpts (Permitted Uses, Special Use Permit, Site Plan Review Requirements and Major Drainageway Protection Standards)
- L. Public Workshop #1 (May 3, 2011) Presentation Materials

## **ACKNOWLEDGEMENTS**

### **Washoe County Board of Commissioners**

Marsha Berkbigler, Chair, District 1  
Bob Lucey, District 2  
Kitty Jung, Vice Chair, District 3  
Vaughn Hartung, District 4  
Jeanne Herman, District 5

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Amber Harmon, Marketing, Map Processing, Planning Assistant  
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## I. INTRODUCTION

This document represents the updated 2015 Master Plan for the South Valleys Regional Park. The plan presents a current community vision to guide future development of this popular Regional Park. The plan provides background information on the physical characteristics of the property, a history of the park and planning efforts and a summary of current development and park amenities. A description of the planning process and community outreach efforts for the plan update is included in this document. Various exhibits and materials are presented in the “Exhibits” and “Appendix” sections of the document to provide historical and visual information.

The 2015 Master Plan portrays the existing amenities, as well as ONE preferred potential build out scenario for the park based on public input received through the plan update process. *(Refer to Exhibit 12, South Valleys Regional Park 2015 Master Plan)*. This Master Plan, however, is not meant to be a rigid plan or cast in stone. The plan is intended to be a dynamic document, providing direction and flexibility to guide thoughtful park development in the future as funding becomes available. The Master Plan is, therefore, supplemented by a Development Zone and Permitted Uses Plan. The Development Zone Plan delineates 6 zones and outlines the various uses permitted in each zone. *(Refer to Exhibit 13, South Valleys Regional Park 2015 Development Zone and Permitted Plan Uses)*. Future park development is intended to follow the general amenity, parking and circulation concepts outlined in the Master Plan, however, it must be in accordance with the uses guided by the Development Zone and Permitted Uses Plan.



## II. BACKGROUND

### A. Location and Size

South Valleys Regional Park consists of 105± acres and is characterized by a north/south linear configuration extending generally from Ashley Way at the northerly boundary to just north of White Cedar Court at the southerly boundary. Wedge Parkway borders most of the site on the west with I-580 bordering the property on the east. *(Refer to Exhibit 1, Vicinity Map).*

The park consists of three separate parcels. *(Refer to Exhibit 2, Assessor's Parcel Maps).* The parcels are summarized as follows:

- APN 049-381-34 – 34.89± acres located in Washoe County and in City of Reno Sphere of Influence (City of Reno has Planning and Permitting Jurisdiction). This property is currently designated Special Planning Area on the master plan and is within the Duxbury and Peigh portions of the Wedge/Dorostkar/Duxbury/Peigh Specific Plan (WDDP SP). The zoning is WDDP SP. *(Refer to Exhibit 14, Master Plan and Exhibit 5, Zoning Map and WDDP SP in Appendix A).*
  - *(Site is currently developed with soccer fields; picnic pavilions and play areas; paved and unpaved parking; some trails and walkways; and graded areas previously planned for tennis courts – there is some additional development potential remaining on this parcel)*
- APN 142-011-02 – 47.04± acres located in Washoe County and City of Reno Sphere of Influence (City of Reno has Planning and Permitting Jurisdiction). This property is currently designated Special Planning Area on the master plan and is within the South Virginia Transit Corridor (SVTC). Zoning is MU/SVTC. *(Refer to Exhibit 4, Master Plan and Exhibit 5, Zoning Map).*
  - *(Current site development includes Washoe County's South Valleys Library; a lighted Little League 4-field complex, batting cages, a T ball field and a Babe Ruth baseball field; picnic pavilion and play areas; paved and unpaved parking; some trails and walkways and a park maintenance facility – there is additional development potential remaining on this parcel.*
  - APN 142-011-07 – 22.80± acres located in the City of Reno. This property is currently designated Special Planning Area on the master plan and is within the South Virginia Transit Corridor (SVTC). Zoning is MU/SVTC. *(Refer to Exhibit 4, Master Plan and Exhibit 5, Zoning Map).**(Property donated by Dr. Dorostkar with the desire that the property be slated for development of flat/sports fields;*

*currently undeveloped but has a billboard (with a third-party lease between Clear Channel Outdoor, Inc. and Washoe County).*

**B. Surrounding Uses**

Surrounding uses include an existing mobile home park, mini storage units and the existing Village Apartments and future Village South Apartments to the north; existing single family residential subdivisions to the south; existing and future single family residential subdivisions (including Mountaingate, Mountaingate 78 (future) and The Estates at Galena Meadows) to the west; the Whites Creek Branch 3 drainage channel and I-580 to the east. *(Refer to Exhibit 2, Site Aerial).*

**C. Site Characteristics**

The site is characterized by relatively gentle terrain. Steeper slopes, however, can be found in the southeasterly portions of the property adjacent to the Whites Creek Branch 3 drainage channel. *(Refer to Exhibit 6, Slope Map).*

The site is partially developed with recreational facilities including soccer fields, baseball fields, picnic pavilions and children's play areas, as well as paved and unpaved parking areas. The South Valleys library and a park maintenance facility are also located on the property. Most of the existing development is located in the central and southerly portions of the property.

The undeveloped portions of the site are characterized by high desert native vegetation (shrubs and grasses) with abandoned pasture areas with old irrigation lines crossing the property. The developed portions of the site include typical park type landscaping including turf, shrubs, deciduous and evergreen trees. *(Refer to Exhibit 2 Site Aerial).*

**D. Ditches and Drainageways**

The site is affected by old, abandoned irrigation ditches formerly fed by the Steamboat Ditch and two drainage reaches from Whites Creek. Much of the irrigation water that formerly irrigated portions of the property has been cut off upstream leaving abandoned irrigation facilities in place. An irrigation tail water ditch remains in place along the southerly side of Whites Creek Lane and along the highway right of way on the property's eastern boundary line. Branch 2 of Whites Creek impacts the northerly portion of the site and includes incised channels which split into two as it moves to the east. Branch 3 of Whites Creek affects the southeasterly portion of the property. A portion of this channel has been lined with rock rip rap. According to Washoe County Community Development staff and city of Reno staff, neither of these channel reaches are considered "significant hydrologic streams or resources" or are

designated “Waters of the United States” as identified by the US Army Corps of Engineers. The northerly and southeasterly portions of the property, however, are within a Federal Emergency Management Agency (FEMA) Flood Zone A (*Refer to Exhibit 7, FEMA Flood Zone*). Additionally, the site is affected by detention pond outlet pipes that have been constructed as a part of the adjacent Estates at Wedge Meadows residential subdivision and Village at Arrowcreek apartments projects respectively. The Estates at Wedge Meadows detention basin is located near the southerly portion of the site and includes an outlet pipe that traverses the site and discharges into the rock lined channel for Branch 3 of Whites Creek. The Village at Arrowcreek apartment project detention basin is located at the northwestern portion of the site, and includes an outlet pipe that discharges into the northern incised channel of Branch 2 of Whites Creek.

#### E. Geotechnical Summary

From a Geotechnical standpoint, mapping by the Nevada Bureau of Mines and Geology (NBMG) and the Natural Resource Conservation Service (NRCS) was reviewed to help identify and anticipate geotechnical conditions associated with the property. Based on mapping by NBMG the majority of the site is capped by Quaternary aged Tahoe Outwash deposits (Qtm). These deposits are characterized as large cobble to boulder gravel typically capped by a 3 foot soil profile consisting of argillic B horizon clays. Mapping by the NRCS typically characterizes the surface 5-feet of the southern portion of the property as consisting of silty sand capped by 1-foot of surface clay soils. A surface clay layer is not indicated in the soils north of Whites Creek Lane. Figure 1 indicates the various soil units as mapped by NRCS.



FIGURE 1 – NRCS Soil Units and Project Limits

The United States Geological Survey (USGS) presents comprehensive mapping of Quaternary Fault structures within Western Nevada. Active faults are considered to have presented activity within the past 11,000 years (NEHRP, 2009 FEMA, *Recommended Seismic Provisions for New Buildings and Other Structures*). Typically, older fault structures are viewed as presenting a relatively low risk of surface rupture especially when the life cycle of the structure is weighed against frequency of movement. Several Quaternary faults are mapped proximate to the property; however, the faults have been mapped as having their most recent activity within the

past 1.6 million years. Therefore, in the absence of a study indicating these faults have experienced more recent activity, these faults would not be considered of significance when citing structures.

Groundwater is anticipated to be at depths below that which would influence construction or design of minor or incidental structures.

Based upon preliminary review, the site seems well suited for the future park related improvements. Some specific grading requirements may be necessary to mitigate the limited surface clay layer. However, for overall development, it is anticipated that standard spread foundations could be used for incidental structures, slabs-on-grade could be constructed on a typical 6-inch layer of aggregate base, and pavements can employ structural sections consistent with the requirements of the governing agency. More specific design considerations should be developed as final improvement plans and preliminary grading requirements for the individual future projects are solidified. *(Refer to Appendix B for additional soils information).*

#### F. Access

The site is bordered by Wedge Parkway on the west and South Virginia Street and I-580 to the east. Currently access to the Park is available at three locations from Wedge Parkway. Wedge Parkway is defined as a Moderate Access Control Arterial.

The main entrance is located opposite Whites Creek Lane and provides access to the South Valleys Library, baseball fields, soccer fields, playground and group picnic areas and the maintenance building. The other two locations are south of the main access and provide access to soccer fields, playground and group picnic areas. *(Refer to Exhibit 9, Existing and Future Access).*

The Washoe County, through its Community Services Department, has been working with the developer of the Village South apartments located north of the main access with regard to the design of a new shared access road between the Park and the apartments. The access road (which includes a sidewalk on one side) is located on Washoe County property and pending final approval by Washoe County and the City of Reno, will be under construction imminently. In addition, the signalization of the intersection of Arrowcreek Parkway and Wedge Parkway has been designed and is anticipated to be constructed in the near future. The signal, as well as the provision of a new shared access from Wedge will be beneficial to the overall area, as well as users of the Park.

South Virginia Street is also located adjacent to the northeasterly portion of the site. South Virginia is a Nevada Department of Transportation (NDOT) roadway classified as "Other Principal Arterial". There is a dirt road that enters on to S. Virginia Street at the northeasterly boundary of the site; however, there is no formal established access point at this location. *(Refer to Exhibit 9, Existing and Future Access).*

#### G. Easements

*(Refer to Appendix C, Easement Information).* Known easements have been plotted on *Exhibit 10, Existing Easements*. A preliminary title report, however, was not available but is recommended in order to verify all easements prior to future park development.

#### H. Utilities

Utilities exist both within the project site and adjacent to it, and include sanitary sewer, domestic water, reclaimed water, natural gas, electric, telephone and cable television. *(Refer to Exhibit 11, Existing Utilities).*

#### Sanitary Sewer

Washoe County owns and operates an existing 18 inch public sanitary sewer main that runs from west to east within a portion of Whites Creek Lane. The main jogs to the north at the baseball complex and then traverses the property running south to north. Additionally, an existing 8 inch Washoe County public sanitary sewer main exists at the far northeastern corner of the site where it abuts South Virginia Street. An 8 inch City of Reno public sewer main is to be constructed within the westerly portion of the public access road that the adjacent Village South apartment complex is proposing.

#### Domestic Water

Truckee Meadows Water Authority (TMWA) owns and operates a network of public domestic water distribution mains within and surrounding the site. TMWA facilities include a 14 inch main within Wedge Parkway, a 16 inch main within Whites Creek Lane, and a 10 inch main within the access road that serves the Washoe County park maintenance facility. Additionally, an 8 inch TMWA main is to be constructed within the westerly portion of the public access road that the adjacent Village South apartment complex is proposing. Direct connection to the existing 16 inch main within Whites Creek Lane may require the construction of a Pressure Regulating Station (PRS) due to high system pressures within that portion of the main.

### Reclaimed Water

Washoe County owns and operates an existing 12 inch reclaimed water main within Wedge Parkway, a 10 inch reclaimed water main within Whites Creek Lane, and a 6 inch reclaimed water main. The existing 6 inch main within Whites Creek Lane is used currently to irrigate the recreation facilities within the park, including associated landscape areas.

### Natural Gas

NV Energy owns and operates an existing 8 inch gas main within South Virginia Street and an existing 4 inch gas main within a portion of Wedge Parkway that is adjacent to the southern portion of the site. No existing gas facilities are in place within Wedge Parkway between Whites Creek Lane and Arrowcreek Parkway to the north. An existing 4 inch gas main has been stubbed into Whites Creek Lane at its intersection with Wedge Parkway, and a 4 inch NV Energy main is to be constructed within the westerly portion of the public access road that the adjacent Village South apartment complex is proposing.

### Electric

NV Energy owns and operates an existing three phase underground electric distribution network within and surrounding the site. Existing facilities are located along the eastern right of way line of Wedge Parkway adjacent to the site in addition to existing facilities that run within Whites Creek Lane and the access road that serves the Washoe County maintenance facility. An existing three phase overhead line is in place along the project's frontage on South Virginia Street, and an existing single phase overhead line runs along the project's northerly boundary line. The existing single phase overhead line also traverses a portion of the project site generally east of the proposed Village South apartment complex, and is believed to be out of service at this time. Additionally, NV Energy has an overhead transmission line in place that traverses the property near the southern portion of the site running from Wedge Parkway to the adjacent highway.

### Telephone and CATV

AT&T and Charter Communications own and operate existing distribution substructure in a joint trench with the existing NV Energy three phase underground system located along Wedge Parkway, Whites Creek Lane and the access road that serves the Washoe County maintenance facility. Additionally, AT&T and Charter Communications have existing overhead facilities in place along the project's frontage with South Virginia Street, and along the project's northerly boundary line.

### III. SUMMARY OF SITE OPPORTUNITIES AND CONSTRAINTS

Site opportunities and constraints are outlined in *Exhibit 8, Opportunities and Constraints*.

Three general areas of development opportunity totally approximately 46.00± acres were initially identified and are summarized as follows:

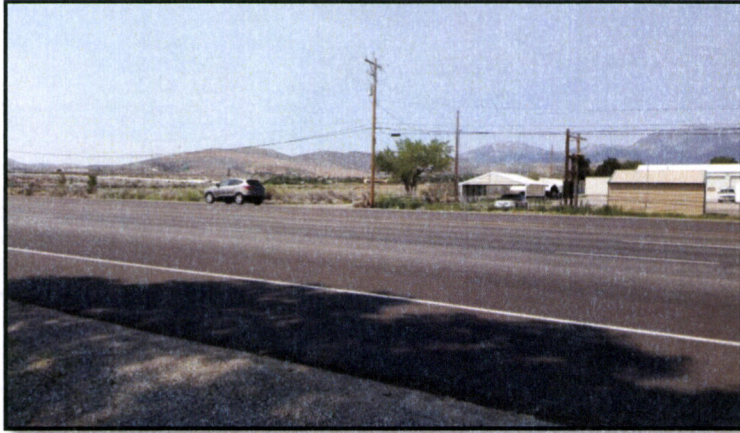
**AREA 1** consists of approximately 33.00± acres of developable land. A major item to address in this area is the FEMA Flood Zone A associated with Branch 2 of Whites Creek. With the design of the Village South Apartments, this drainage has already been extensively studied and determined not to be a “Significant



Hydrologic Stream or Resource” as identified by the City and Washoe County or are designated “Waters of the United States” as identified by the US Army Corps of Engineers. Based on this information, the design for the Village South Apartment site was able to be fast tracked (although a Special Use Permit was required by the City of Reno in order to disturb a Major Drainageway) and a Conditional Letter of Map Revision (CLOMR) with FEMA was filed.

The CLOMR will reduce the impact of this drainageway and result in more useable property on the Village South Apartment site. Through studies, a new, smaller and more aesthetically pleasing channel to handle drainage flows was created. The new channel design will reduce the FEMA Zone A from over 265 feet in width to 80 feet in width. Trails on both sides of the channel to provide a linkage to the Park were also designed. This linkage along with trails provided in Mountaingate 78 to the west will allow pedestrians to travel from residential areas to the Park. There are opportunities on the Park site to also reduce the width of the FEMA Zone A boundary from its maximum approximate width of 180 feet to approximately 80 feet or less in order to be able to use as much of the property as possible for Park amenities and development. There is also a need to manage on-site stormwater and possibly realign and/or reclaim other existing drainageways and/or historic irrigation ditches located elsewhere on the site. A Special Use Permit would be required by the City of Reno in order to disturb (relocate)

any Major Drainageway and a CLOMR from FEMA would be required for changes affecting the existing Flood Zone A boundary.



In **Area 1** there also appears to be a potential opportunity to provide another access point to the Park from South Virginia Street that would improve traffic and circulation on the site. This access could be connected to the new shared access road that was recently designed (and will soon be under construction) for the Park

and the Village South Apartments. Since South Virginia Street is under the jurisdiction of NDOT any future access will require additional traffic studies and approval of an NDOT encroachment permit. (*Refer to Exhibit 9, Existing and Future Access*).

There is an existing mobile home park on the north side of **Area 1**. Realigning the drainageway and providing an adjacent access road along the far northerly portion of the site is an opportunity to buffer adjacent residential uses, improve park access and free up as much land as possible for future park projects. This area is also constrained, however in a very minor way by the existence of overhead power lines that provide service to the maintenance facility. These lines, however, could be relocated or placed underground as needed.

As envisioned by the land owner (Dr. Dorostkar) who donated APN 142-011-07 to Washoe County, **Area 1** is well suited to the development of flat fields to accommodate primary uses such as baseball, soccer, lacrosse and/or football users.

**AREA 2** consists of approximately 6.00± acres of developable land. This area is a prime location due to its frontage and visibility along Wedge Parkway. There appears to be an opportunity in this area to obtain a second access between the new Park/Village South Apartments





shared access roadway and the existing main access to the Park and Library across from Whites Creek Lane. (Refer to Exhibit 9, Existing and Future Access).

**Area 3** includes approximately 5.00± acres of developable land. The developable area, however, is relatively narrow and in a linear configuration. Land on the southerly end of this area has previously been graded with the intent of developing tennis courts on terraced pad sites. Constraints include the existence of adjacent nearby single family residences, the Whites Creek Branch 3 major drainage channel, as well as steeper terrain. This area is adjacent to an existing gravel parking area and soccer fields. Opportunities include the expansion and pavement of the parking area, continued intent of the graded areas for tennis, hard surface sports courts, development of a picnic pavilion or other such uses.



## IV. MASTER PLAN HISTORY AND CURRENT DEVELOPMENT

### A. 1993 Plan

The initial master plan for the park was completed in August, 1993. At that time, the park consisted of 83 acres. (*Refer to South Valleys Regional Sports Complex Master Plan - August, 1993 in Appendix D*).

The plan included the following elements to be constructed in six phases:

- ◆ Phase 1 – Baseball fields; multi-purpose field sports; group picnic areas, restrooms, volleyball, parking, maintenance area and landscaping.
- ◆ Phase 2 – Lighting and sodding for the second half of the baseball complex, an additional sports field, related parking, a large playground facility and trail around the future tennis facility.
- ◆ Phase 3 – Adult softball four-plex and concession/restroom, temporary access, batting cages, picnicking and parking.
- ◆ Phase 4 – Youth field and field sports, group picnic, playground and related uses.
- ◆ Phase 5 – Community center (basketball, fitness, indoor and outdoor pools, satellite library)
- ◆ Phase 6 – Tennis complex, group picnic and parking.

### B. 2000 Plan Update

In 2000 the Master Plan (site plan only) was updated to include the South Valleys Library. (*Refer to South Valleys Regional Sports Complex Master Plan - 2000 in Appendix E of this*). As shown on *Exhibit 2, Site Aerial*, the site is partially developed with recreational facilities including soccer fields, baseball fields, picnic pavilions and children's play areas, as well as paved and unpaved parking areas. The South Valleys library and a park maintenance facility are also located on the property. At this time, neither a community center or tennis complex had been constructed on the site.

### C. 2015 Plan Update

#### 1. Need for Update:

Since the 2000 Plan update, an additional 22.80± acres of property to the north of the former park boundary (APN 142-011-07) was donated by Dr. Dorostkar in 2009 (*Refer to Exhibit 2, Site Aerial and Exhibit 3.1 and 3.2, Assessor's Parcel Maps*). The 2000 plan, therefore, was out of date and in need of updating. In 2015, Washoe County received a donation of \$40,000 from the Greater Reno Community Ice Skating Association, a 501c3

private, non-profit organization (who is interested in pursuing the development and operation of an ice skating facility on park property) to update the master plan to reflect the additional property, as well as the current needs of the community.

2. Consultant Selection Process

A Request for Qualifications (RFQ) to prospective consulting firms to update the South Valleys Regional Park Master Plan was publicized in June, 2015. Three firms submitted written proposals, were evaluated and interviewed by a selection committee and Wood Rodgers Inc. was selected to prepare the plan update in August, 2015.

3. Planning Process

The planning process for the Master Plan Update included review of the previous 1993 and 2000 master plans; base mapping; visits to the site, project research including input from a technical review group, as well as extensive citizen input through the formation of a park users stakeholder group, technical group, presentations and the opportunity for input at a number of public meetings including a multi-day charrette format and the use of internet based public surveys.

○ Park Users Stakeholders

A stakeholder group consisting of a wide array of individuals representing a variety of sports and interests including ice skating, aquatics, baseball, soccer, lacrosse and football, as well as representatives from the Washoe County Library and surrounding residential developments was subsequently formed. Meetings were held with that group to obtain input as to the specific recreational and community needs and desires for the park, as well as to gather specific information regarding the desired size of facilities and fields, parking needs, and field/building orientation and to present alternative concepts to the group.

Stakeholder meetings were held as follows:

- August 25, 2015
- September 2, 2015
- November 23, 2015

The stakeholders were also invited to participate in the public charrette meetings and the on-line surveys. (*Refer to Appendix F, Meeting Notices*).

- Technical Advisory Group

In addition, a technical advisory group consisting of representatives from Washoe County, the City of Reno, the Regional Transportation Commission and the Nevada Department of Transportation was assembled to provide input with regard to access, utilities, future uses and permits that may or may not be required in the future. A meeting was held on September 2, 2015. The technical group was also invited to participate in the public charrette meetings.

- Public Meetings

Initial meetings to introduce the project and planning process which involved an intensive charrette format were held as follows:

- Washoe County Open Space and Regional Parks Commission (August 4, 2015)
- Washoe County South Truckee Meadows/Washoe Valley Citizens Advisory Board (CAB) (August 13, 2015)
- City of Reno Ward 2 Neighborhood Advisory Board (NAB) (August 18, 2015)

*(Refer to Appendix F, Meeting Notices and Appendix G, Public Meeting Agendas and Meeting Minutes).*

- Charrette Process:

Following the initial meetings, the charrette process was initiated over an intensive four day period as follows:

- Day 1: Interactive Planning Process (August 31, 2015 held at the South Valleys Library). Site opportunities and constraints were discussed. Attendees were placed at 10 tables with approximately 10 at each and were given large base maps, markers, post its and templates of various sports fields, recreational amenities and building. Groups were tasked to work together to develop an overall master plan for the park. *(Refer to Appendix H, Charrette Inspections)*. Upon completion, each group was given the opportunity to present their plan. Over 94 citizens actively participated in the meeting.
- Day 2: The design team reviewed the 10 schematic park master plans developed by the citizens the previous night and identified the common elements (September 1, 2015).
- Day 3: Review of concept plans and common elements with technical stakeholders and user stakeholders. Development of three alternative plans

as a result of citizen, user and technical working group input by the design team and Parks staff (September 2, 2015).

- Day 4: Alternative Plan Presentation (September 3, 2015) held at the Washoe County South Valleys Library. The meeting was held in an open house format. Three alternative plans were posted in the room for citizens to view and provide their comments. In addition, each attendee was allowed to vote on their preferred option. Over 120 citizens attended and participated in the open house. While the votes were close, the public attending the open house preferred Alternative 2 over the other two. *(Refer to Appendix I, Conceptual Alternative Plans).*
- Internet Postings and Public Surveys  
The three plan alternatives developed during the charrette were subsequently posted on the Washoe County website on September 18, 2015. In addition, two surveys (Survey Monkey and Open Washoe County Survey) requesting input was posted on the Washoe County website from September 16, 2015 through October 2, 2015. A total of 345 participated in the Survey Monkey and 135 participated in the Open Washoe survey. *(Refer to Appendix J, Master Plan Surveys)*

The survey results provided additional information and data that was used in developing the current preferred plan. While the margins were relatively narrow, the public preferred Alternative 3 over the other two. This plan was used as the “base” plan for development of the preferred plan. In addition to soliciting feedback regarding the layout the survey also focused on specific uses and priorities should funding become available. An overwhelming number of people voiced their support for an indoor recreation facility and additional multi-use fields. . The next most desired amenities from the community were: 1) Passive Recreation/trails, 2) Playground, 3) Hard surface sports courts, 4) Spray Park, 5) Dog Park, 6) Baseball/Softball fields, and 7) Skate park. *(Results can also be found in Appendix J, Master Plan Surveys Question 3).* Construction of an indoor recreation facility and additional multi-use fields were top priorities followed by the other uses ranked in the following order: 1) Playground, 2) Passive Recreation/trails, 3) Hard surface sports courts, 4) Dog Park, 4) Baseball/Softball fields, 6) Spray Park, 7) Skate park. *(Refer to Appendix J, Master Plan Surveys Question 4)*

Survey results, as well as input from the citizens, users and technical groups were considered in designing the preferred Master Plan and Master Development Zone and

Permitted Uses Plan (Refer to Exhibit 12, South Valleys Regional Park 2015 Master Plan and

Exhibit 13, South Valleys Regional Park 2015 Master Development Zones and Permitted Plan Uses. These draft plans were then presented to various Washoe County Staff members for final review at a meeting on November 30, 2015.

4. 2015 South Valleys Regional Park Master Plan Summary

This document provides the background information and conceptual plans to allow future development of the park to proceed in a flexible manner as funding becomes available. As previously mentioned, the Master Plan portrays the existing amenities, as well as ONE potential build out scenario for the park based on public input received through the plan update process. Amenities outlined in the Master Plan are outlined in 3 separate areas. *Refer to Exhibit 12, South Valleys Regional Park 2015 Master Plan:*

**Area 1:**

- ◆ 3 multi-purpose flat fields
- ◆ 1 multi-purpose turf area
- ◆ 2 Concession stands
- ◆ 2 Baseball fields, pony league
- ◆ 1 Baseball field, Babe Ruth league
- ◆ Large Splash Park
- ◆ Indoor Recreation (Swim/Community Facility) 30,000± square feet
- ◆ Picnic Area with Restrooms
- ◆ Dog Park,
- ◆ Trails

**Area 2:**

- ◆ Skate Park
- ◆ Indoor Recreation (Ice/Community Facility) 87,000± square feet
- ◆ Trails

**Area 3:**

- ◆ No elevated Lighting
- ◆ Disc Golf, 9 holes
- ◆ 2 Picnic areas with restrooms
- ◆ Concession stand
- ◆ Amphitheater
- ◆ 5 Tennis Courts (Pickle ball)
- ◆ 2 Basketball Courts

- ◆ Volleyball Court
- ◆ Horseshoes
- ◆ Bocce Ball
- ◆ Trails

In order to provide for flexibility in the actual development of the park the Master Plan is supplemented by the Development Zone and Permitted Uses Plan. This plan delineates 6 development zones and outlines the various uses permitted in each zone. (*Refer to Exhibit 12, South Valleys Regional Park Master Plan and Exhibit 13, South Valleys Regional Park 2015 Master Development Zones and Permitted Plan Uses*).

**Zone 1**

- ◆ Multipurpose flat fields
- ◆ Baseball fields
- ◆ Splash Park
- ◆ Indoor Recreation (any type including ice/aquatics/fitness/court sports, etc.)
- ◆ Community Facilities
- ◆ Concessions with Restrooms
- ◆ Picnic Area with Restrooms
- ◆ Kids Play area
- ◆ Dog Park
- ◆ Maintenance Facility
- ◆ Trails

**Zone 2**

- ◆ Indoor Recreation (any type including ice/aquatics/fitness/court sports, etc.)
- ◆ Community Facilities
- ◆ Skate Park
- ◆ Splash Park
- ◆ Trails

**Zone 3**

- ◆ Existing Baseball Fields
- ◆ Concessions with Restrooms
- ◆ Picnic Area with Restrooms
- ◆ Trails

**Zone 4**

- ◆ Existing Library
- ◆ Library Expansion
- ◆ Trails

**Zone 5**

- ◆ Existing Flat Fields
- ◆ Existing Kids Play Area
- ◆ Amphitheater
- ◆ Trails

**Zone 6**

- ◆ Court Sports
- ◆ Horseshoes
- ◆ Disc Golf
- ◆ Concessions with Restrooms
- ◆ Picnic Area with Restrooms
- ◆ Kids Play Area
- ◆ Trails
- ◆ No Elevated Lighting

Future park development may follow the general amenity/uses outlined, parking and circulation concepts outlined in the Master Plan, however, must be in accordance with the uses allowed in the Development Zone and Permitted Uses Plan.

**D. Next Steps**

The development of new park amenities will require geotechnical investigation, site grading, additional parking and circulation improvements, possible establishment of new access points, extension of infrastructure on site including gas, water and sewer, development of a project entry statement, relocation of drainageways and possible undergrounding of overhead utilities. City of Reno permits such as Special Use Permits or Site Plan Review approvals to establish certain uses (such as a sports arena), establish non-residential uses adjacent to residentially zoned property and disturb (relocate) major drainageways may be necessary. *(Refer to Appendix K, City of Reno RMC Excerpts; Permitted Uses, Special Use Permit, Site Plan Review Requirements and Drainage Way Protection Standards).*

This document includes a large amount of background information that will be helpful in moving forward towards development and build-out of the park. The timing of actual construction of the various park amenities will be dependent on funding. However, in order to proceed forward with development as shown in the Master Plan and/or Master Development Zone and Permitted Uses Plan, the following key next steps will be necessary:



1. **Survey Work** including obtaining a preliminary title report, verifying and plotting all easements, conducting a boundary survey and obtaining current design level topographic mapping.
2. **Hydrology Studies, Geotechnical Investigation and Channel Design** including review and studies of all drainageways, soils and analysis of designs to relocate and channel drainage to accommodate new facilities and fields. Note, a Special Use Permit application to City of Reno will be required to modify any major drainageway. In addition, a Conditional Letter of Map Revision (CLOMR) will be required to be submitted to FEMA to modify the flood zone.
3. **Traffic Analysis** work including studying traffic volumes with regard to the possibility of obtaining a new access point from South Virginia Street. Note: an NDOT Encroachment Permit will be required. Additional traffic studies may also be required based on the impact of future uses and if an additional access point is desired along Wedge Parkway.
4. **Other Special Use Permit, Site Plan Review or City of Reno Applications** are likely and should be discussed with the City of Reno staff at the appropriate time. The property is partially within the boundaries of the City of Reno and partially within the boundaries of Washoe County. The Washoe County property is within the City of Reno's Sphere of Influence, therefore, the City of Reno has planning jurisdiction with regard to permitting of future projects. Special Use Permits may be required depending on the future uses proposed or where future park projects are located adjacent to residentially zoned property.

E. Park Operations and Maintenance

Park Operations and Maintenance are an important elements to consider when expanding operations within the park. Prior to expanding facilities within the park, staffing levels will need to be analyzed to ensure that property maintenance and operations staff are at adequate levels to operate the future amenity/facility. If staffing levels are not adequate, additional staffing will need to be accounted for. Considerations will need to be given to staffing levels, maintenance equipment and operational expenses prior to approval of any phase of expansion. The plan has allocated space for an expansion of the existing maintenance facility. This building could be approximately doubled in size while allowing for a large maintenance yard for storage of equipment and materials for maintenance of the park.

**F. Funding**

Funding of the park will come through a number of sources, both public and private. This park lies within Park District 1C and has public funding through its Residential Construction Tax (RCT) base. As new developments within the County (in district 1C) are built out, additional funds will become available for improvements within the park. The County should also seek out funding agreements with the City of Reno to consolidate RCT funding for additional improvements. While public funding is limited, the County should also seek out community partnerships with user groups, leagues and private donors to help meet the needs of the community.

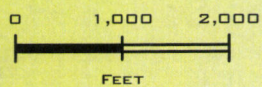
**G. Final Plan Review and Adoption**

The following public meetings were held to present the preferred Master Plan and Master Development Zone and Permitted Uses Plan:

- Washoe County South Truckee Meadows/Washoe Valley CAB (December 10, 2015)
- City of Reno Ward 2 NAB (December 15, 2015)

The preferred Master Plan Document includes the Master Plan and Master Development Zone and Permitted Uses Plan were subsequently presented to the Washoe County Open Space and Regional Parks Commission on January 5, 2016. The plan was adopted by the Board of County Commission on January 12, 2016.

## **Exhibits**

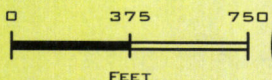


**Exhibit 1  
Vicinity Map**

South Valleys Regional Park 2015 Master Plan  
December, 2015



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**Exhibit 2  
Site Aerial**

South Valleys Regional Park 2015 Master Plan  
December, 2015

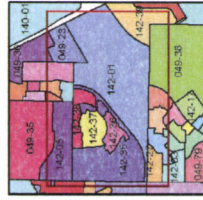
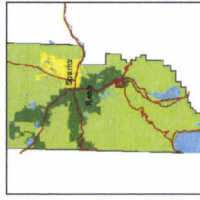
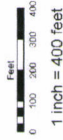


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Assessor's Map Number  
**142-01**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

1001 East Main Street  
Reno, Nevada 89512  
(775) 328-2231

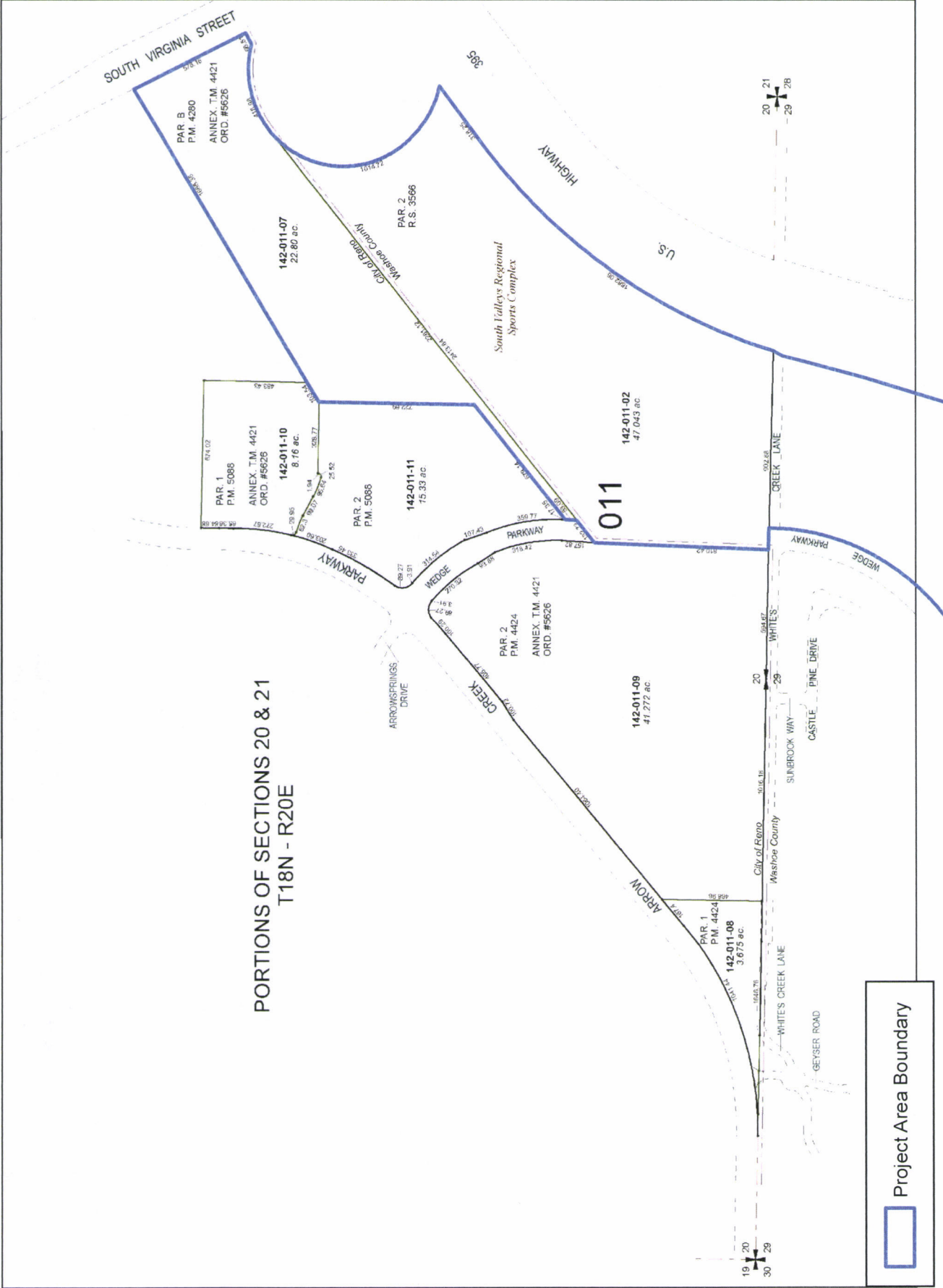


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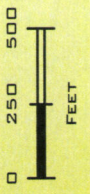
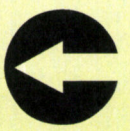
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Project Area Boundary



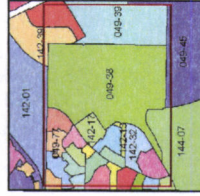
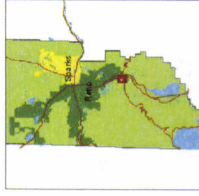
**Exhibit 3.1**  
**Assessors Parcel Map 142-01**  
South Valleys Regional Park 2015 Master Plan  
December, 2015

Assessor's Map Number  
**049-38**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Michael E. Clark, Assessor  
1001 East Ninth Street  
Reno, Nevada 89512  
(775) 389-2221



Feet  
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1 inch = 400 feet

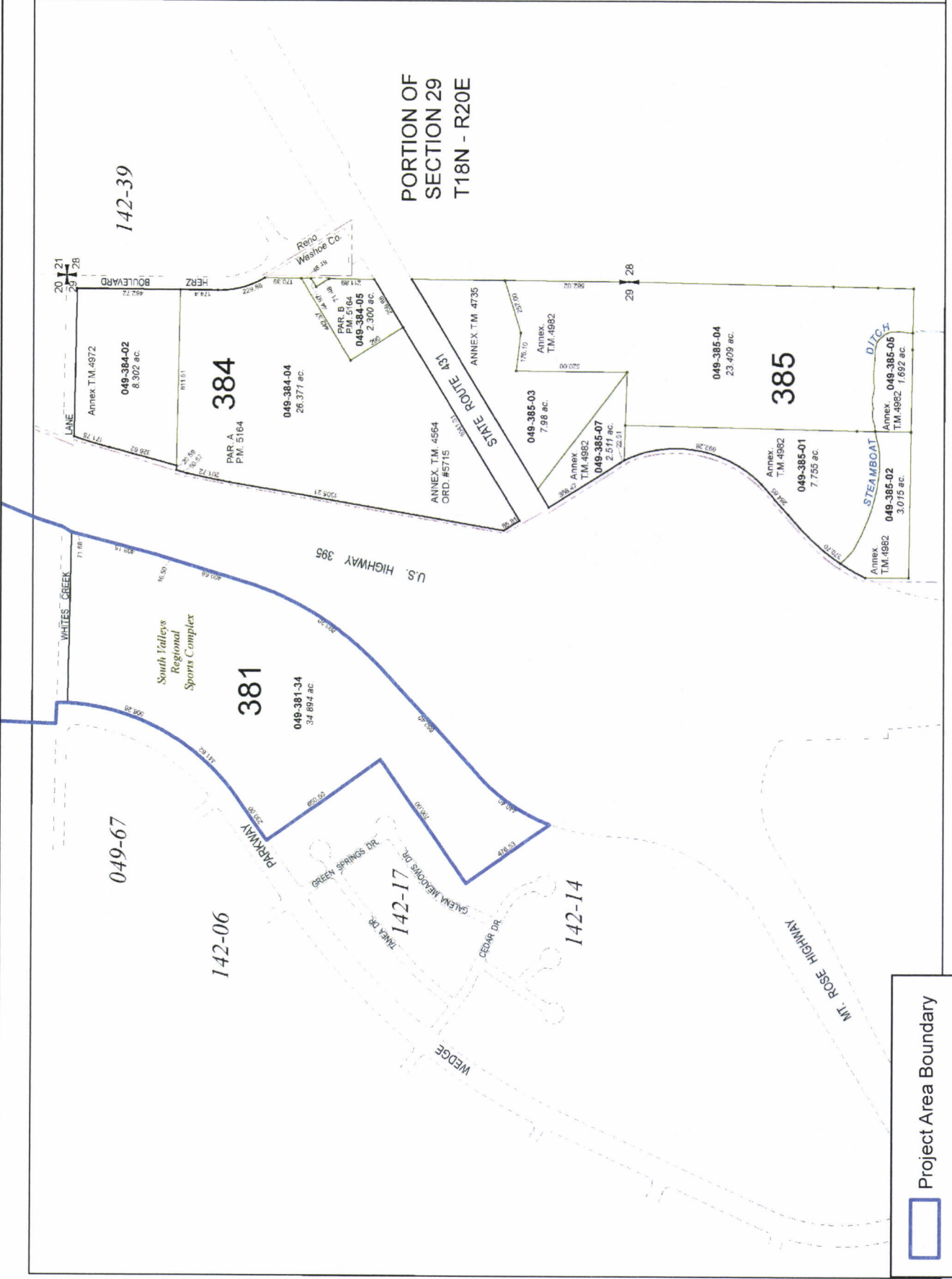


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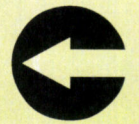
area previously shown on map(s)  
045-17

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**PORTION OF SECTION 29 T18N - R20E**



Project Area Boundary

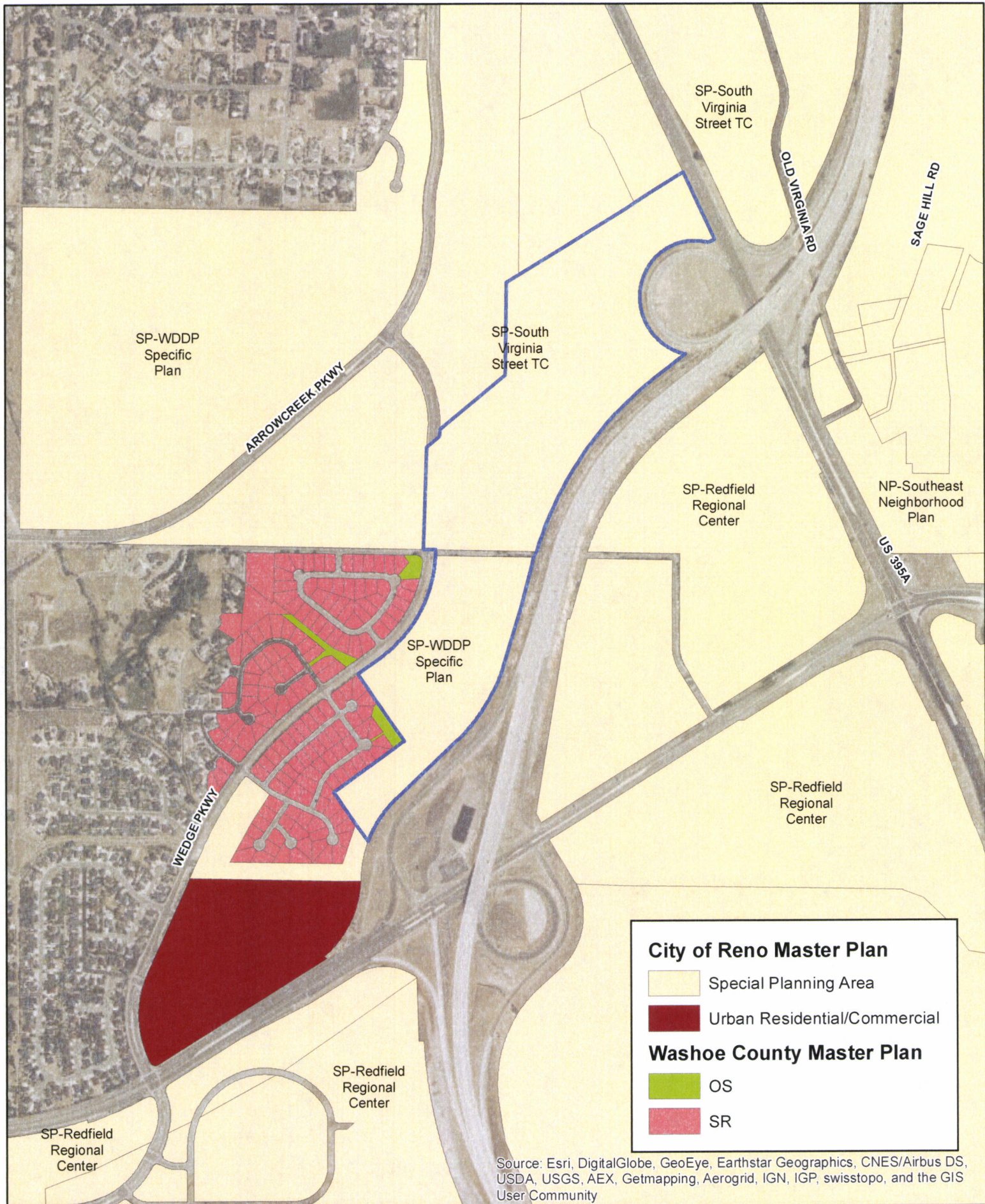


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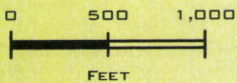
**Exhibit 3.2**  
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South Valleys Regional Park 2015 Master Plan  
December, 2015



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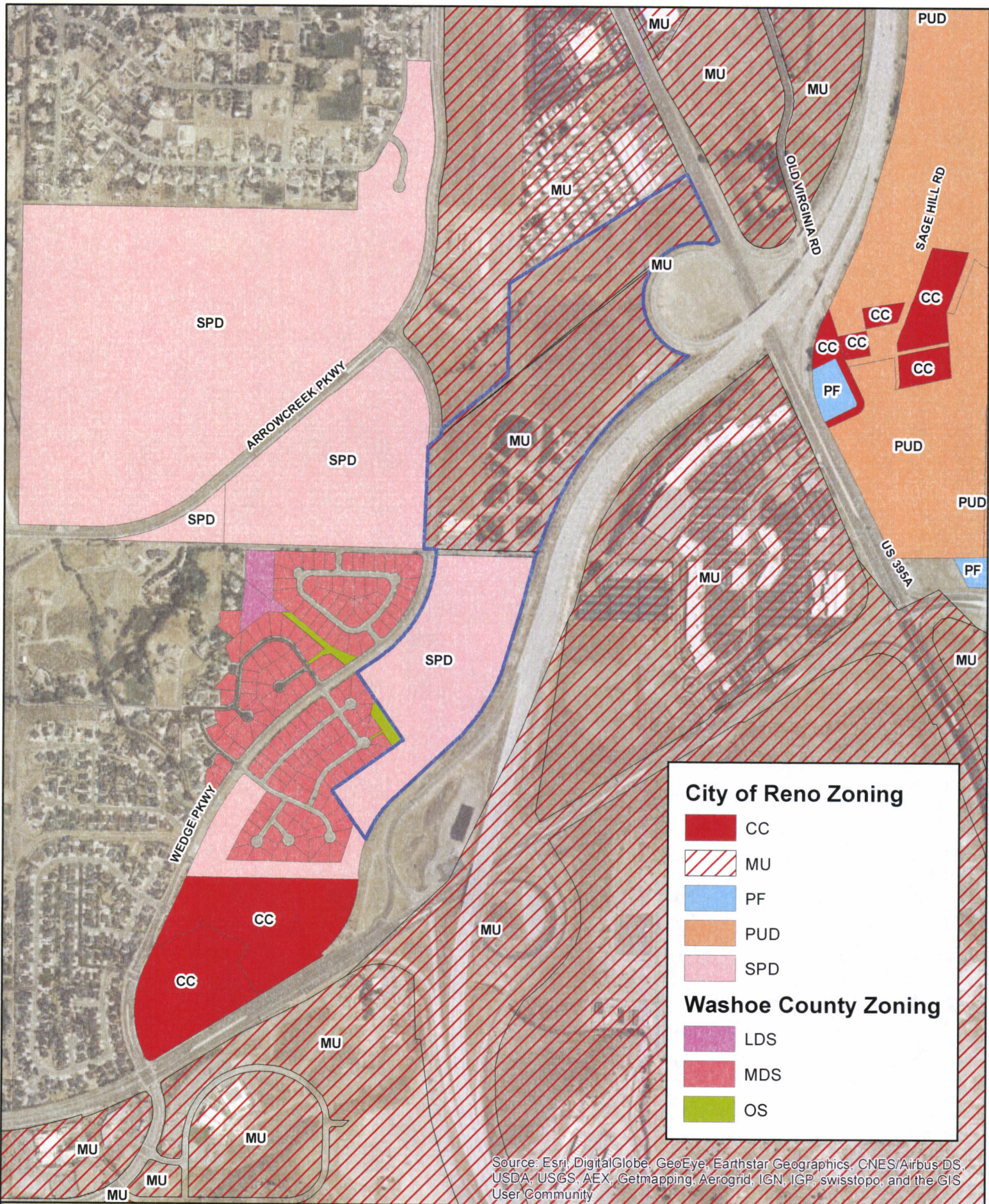
**Exhibit 4  
Master Plan**

South Valleys Regional Park 2015 Master Plan  
December, 2015

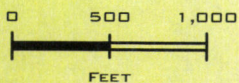


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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

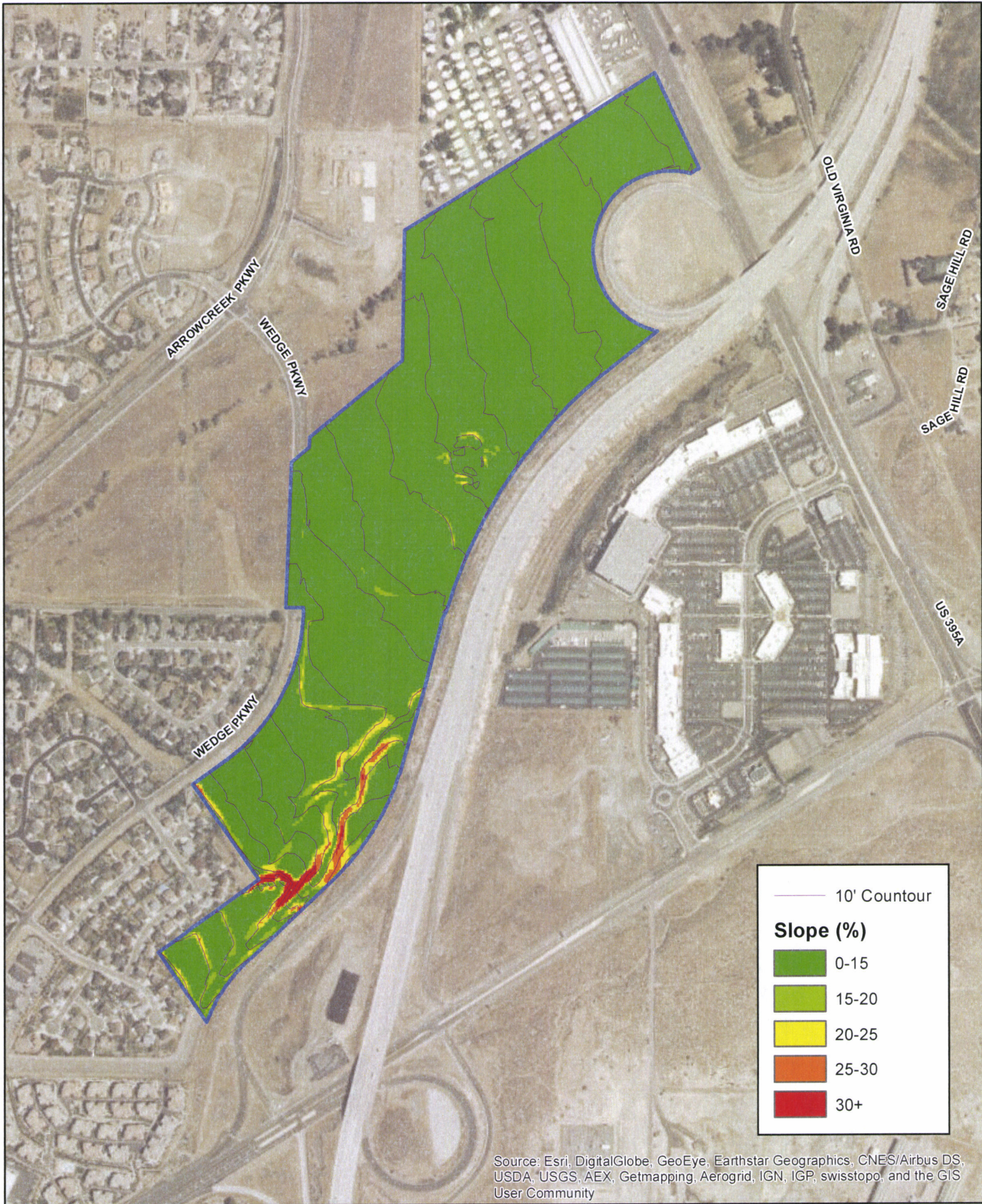


### Exhibit 5 Zoning

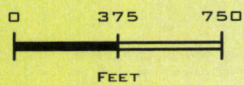
South Valleys Regional Park 2015 Master Plan  
December, 2015



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**Exhibit 6  
Slope Map**

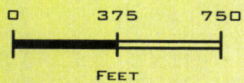
South Valleys Regional Park 2015 Master Plan  
December, 2015



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**Figure 7**  
**FEMA Flood Zone**

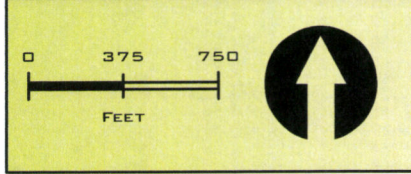
South Valleys Regional Park 2015 Master Plan  
December, 2015



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

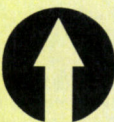
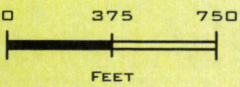


**Exhibit 8**  
**Opportunities and Constraints**  
 South Valleys Regional Park 2015 Master Plan  
 December, 2015

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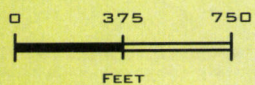


Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**Figure 9**  
**Existing and Future Access**  
 South Valleys Regional Park 2015 Master Plan  
 December, 2015

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## Exhibit 10 Existing Easements

South Valleys Regional Park 2015 Master Plan  
December, 2015



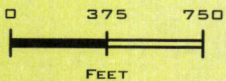
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**Legend**

- TMWA
- NV Energy**
- Electric
- Gas
- WashoeCounty**
- Reclaimed Water
- Sewer
- Storm Drain

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**Exhibit 11  
Existing Utilities**

South Valleys Regional Park 2015 Master Plan  
December, 2015



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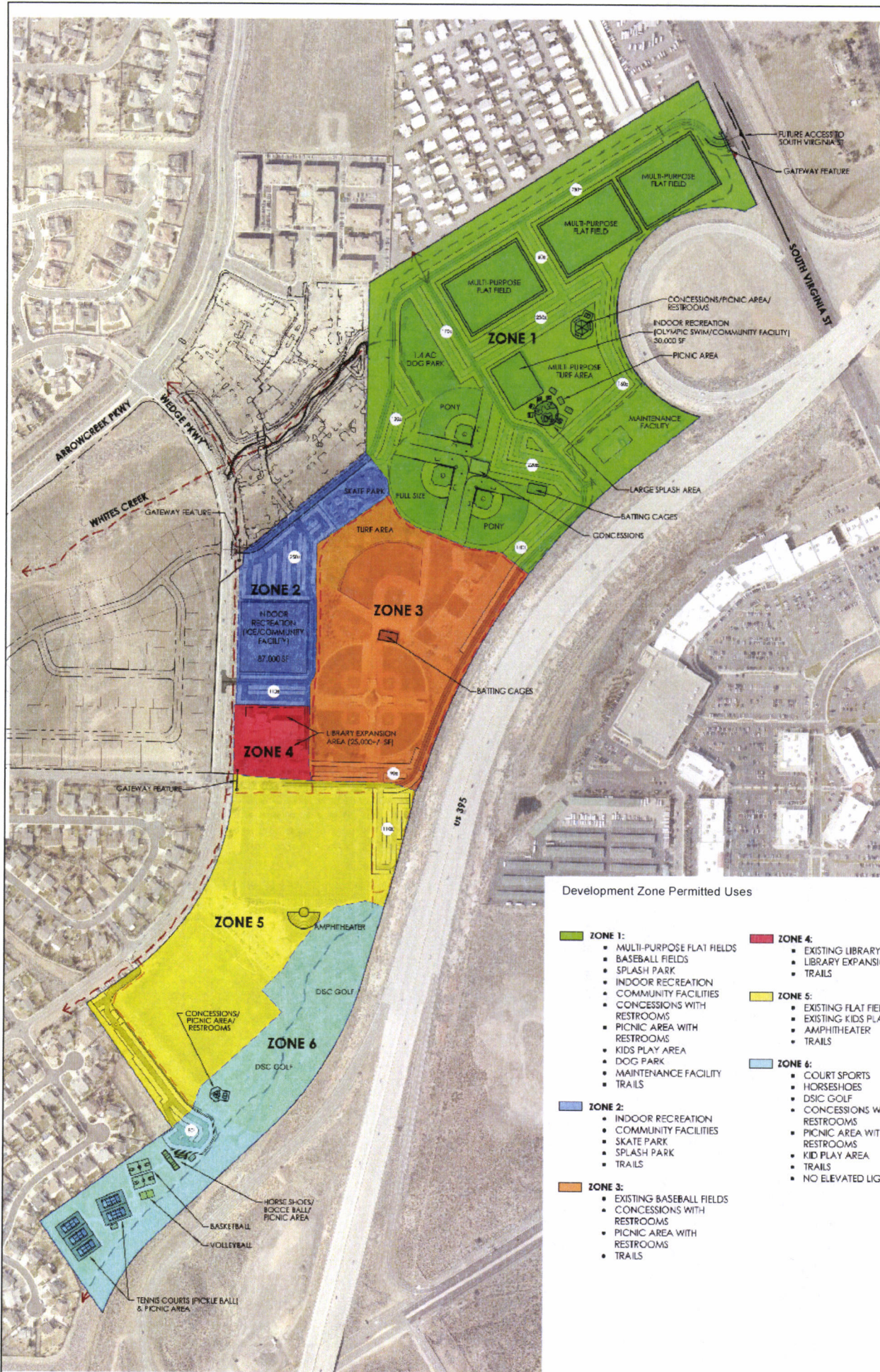
### CONCEPTUAL PLAN SUMMARY

- AREA 1:**
- (3) MULTI-PURPOSE FLAT FIELD
  - (1) MULTI-PURPOSE TURF AREA
  - (2) CONCESSION STANDS
  - (2) BASEBALL FIELDS, PONY LEAGUE
  - (1) BASEBALL FIELD, BABE RUTH LEAGUE
  - SPLASH PARK, LARGE
  - INDOOR RECREATION (SWIM/COMMUNITY FACILITY), 30,000 SF
  - PICNIC AREA WITH RESTROOMS
  - DOG PARK, 1.4 ACRES
- AREA 2:**
- SKATE PARK
  - INDOOR RECREATION (ICE/COMMUNITY FACILITY), 87,000 SF
- AREA 3:**
- NO ELEVATED LIGHTING
  - DISC GOLF, 9 HOLES
  - (2) PICNIC AREA WITH RESTROOMS
  - CONCESSION STAND
  - AMPHITHEATER
  - (5) TENNIS COURTS
  - (2) BASKETBALL COURTS
  - VOLLEYBALL COURT
  - HORSESHOES
  - BOCCIE BALL

--- PROPOSED TRAIL NETWORK

**Exhibit 12**  
**Conceptual Master Plan**  
 South Valleys Regional Park 2015 Master Plan  
 December, 2015





**Development Zone Permitted Uses**

- ZONE 1:**
  - MULTI-PURPOSE FLAT FIELDS
  - BASEBALL FIELDS
  - SPLASH PARK
  - INDOOR RECREATION
  - COMMUNITY FACILITIES
  - CONCESSIONS WITH RESTROOMS
  - PICNIC AREA WITH RESTROOMS
  - KIDS PLAY AREA
  - DOG PARK
  - MAINTENANCE FACILITY
  - TRAILS
- ZONE 2:**
  - INDOOR RECREATION
  - COMMUNITY FACILITIES
  - SKATE PARK
  - SPLASH PARK
  - TRAILS
- ZONE 3:**
  - EXISTING BASEBALL FIELDS
  - CONCESSIONS WITH RESTROOMS
  - PICNIC AREA WITH RESTROOMS
  - TRAILS
- ZONE 4:**
  - EXISTING LIBRARY
  - LIBRARY EXPANSION
  - TRAILS
- ZONE 5:**
  - EXISTING FLAT FIELDS
  - EXISTING KIDS PLAY AREA
  - AMPHITHEATER
  - TRAILS
- ZONE 6:**
  - COURT SPORTS
  - HORSESHOES
  - DSC GOLF
  - CONCESSIONS WITH RESTROOMS
  - PICNIC AREA WITH RESTROOMS
  - KID PLAY AREA
  - TRAILS
  - NO ELEVATED LIGHTING

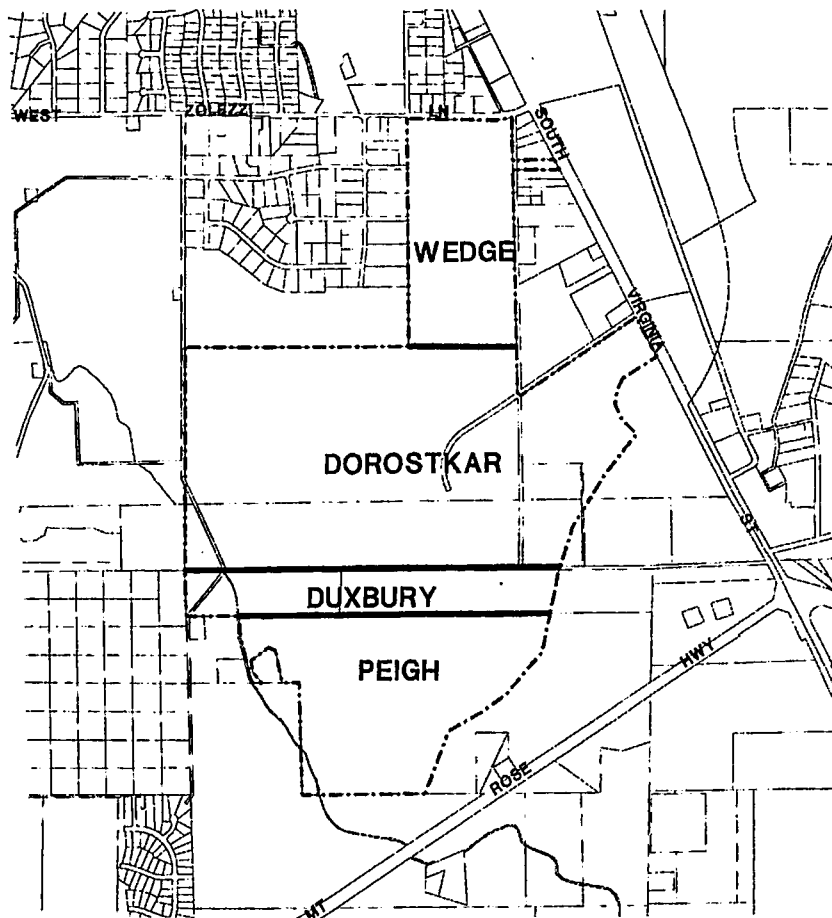
**Exhibit 13**  
**Master Plan Development Zones and Permitted Uses**  
 South Valleys Regional Park 2015 Master Plan  
 December, 2015

**A. Wedge/Dorostkar/Duxbury/Peigh Specific  
Plan (WDDP SP) and Exhibits**

**Wedge/Dorostkar/Duxbury/Peigh Specific Plan (WDDP SP)** The overall goal for the WDDP SP is to create an area devoted to residential land uses that are compatible with the land use patterns of the surrounding area. General commercial uses are envisioned to serve the community as this area experiences continued growth. In addition to residential and commercial uses, the 83-acre South Valleys Regional Park site is designated for the WDDP SP. The WDDP SP will maintain the number of residential units as adopted by the Washoe County Commission in the Southwest Truckee Meadows Area Plan on May 12, 1992, previous to the SP designation. In addition, it will recognize a regional park site that has been designated as a needed facility in the 1993-98 Washoe County Capital Improvements Program.

The Wedge, Dorostkar, Duxbury and Peigh properties are shown in Figure 1.

Figure 1  
WDDP SP Properties



Note: - - - - - Denotes SP boundary line.

Source: Washoe County Department of Community Development.

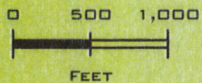
Table 2 shows the number of dwelling units allowed on each of the properties.

The Southwest Truckee Meadows Area Plan allows 603 units within this SP. Should the property owners wish to develop more than 603 dwelling units, a comprehensive plan amendment would be required. Additionally, Washoe County cannot guarantee that it is possible to develop 603 dwelling units. The ultimate number of units is dependent on the site plan approved by the Washoe County Planning Commission and Board of County Commissioners. The proposed development must comply with the guidelines within Policy SWTM.4.9.

Table 2  
**WDDP SP Land Use Information**  
**(As of May 12, 1992)**

Property Owner	Land Use Designation	Acres	Units
Wedge	General Commercial	1.0	0
	General Rural	20.6	0
	Low Density Suburban	59.0	59
Subtotal		80.6	59
Dorostkar	General Commercial	8.0	0
	General Rural	32.2	0
	Low Density Suburban	250.0	250
	Freeway Right-of-Way	4.7	0
Subtotal		294.9	250
Duxbury	General Rural	3.2	0
	Low Density Suburban	42.0	42
	Freeway Right-of-Way	2.1	0
Subtotal		47.3	42
Peigh	General Commercial	20.0	0
	General Rural	3.0	0
	Low Density Suburban	72.0	72
	Low Density Urban	15.0	180
	Freeway Right-of-Way	31.0	0
Subtotal		141.0	252
<b>Total</b>		<b>563.8</b>	<b>603</b>

Source: Washoe County Department of Community Development.



### WDDP SP Boundary

South Valleys Regional Park 2015 Master Plan  
December, 2015






































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## **B. Soils Information**

Soil Map—Washoe County, Nevada, South Part  
(South Valley Park)



## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
<b>Special Point Features</b>	 Special Line Features
 Blowout	<b>Water Features</b>
 Borrow Pit	 Streams and Canals
 Clay Spot	<b>Transportation</b>
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	<b>Background</b>
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washoe County, Nevada, South Part  
Survey Area Data: Version 11, Aug 21, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 2, 2012—Jul 20, 2013

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Washoe County, Nevada, South Part (NV628)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
460	Surprise loamy sand, 2 to 4 percent slopes	115.9	21.6%
520	Dressler loamy sand, 2 to 4 percent slopes	9.2	1.7%
551	Leviathan stony sandy loam, 2 to 8 percent slopes	29.3	5.5%
631	Fleischmann gravelly clay loam, 4 to 8 percent slopes	0.6	0.1%
660	Oest very bouldery sandy loam, 2 to 8 percent slopes	50.5	9.4%
661	Oest bouldery sandy loam, 2 to 8 percent slopes	49.6	9.2%
662	Oest extremely stony sandy loam, 2 to 8 percent slopes	21.7	4.0%
800	Truckee silt loam	3.4	0.6%
882	Zephan stony sandy loam, 15 to 30 percent slopes	49.6	9.2%
990	Rock outcrop	29.1	5.4%
1130	Dithod sandy loam	23.0	4.3%
1194	Spasprey stony sandy loam, 4 to 8 percent slopes	154.8	28.8%
<b>Totals for Area of Interest</b>		<b>536.7</b>	<b>100.0%</b>

## Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

*Hydrologic soil group* is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

*Group A.* Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

*Group B.* Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

*Group C.* Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

*Group D.* Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

*Depth* to the upper and lower boundaries of each layer is indicated.

*Texture* is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

*Classification* of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

*Rock fragments* larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage.

*Percentage (of soil particles) passing designated sieves* is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field.

*Liquid limit and plasticity index* (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination.

#### References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

## Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk "\*" denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>).

Engineering Properties—Washoe County, Nevada, South Part														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
460—Surprise loamy sand, 2 to 4 percent slopes														
Surprise	85 A	0-9		Loamy sand	SM	A-1, A-2	0-0-0	0-0-0	80-90-100	75-83-90	40-45-50	15-23-30	0-22-27	NP
			9-45	Stratified gravelly sandy loam to gravelly loam	SM	A-1, A-2	0-0-0	0-3-5	60-70-80	50-63-75	30-40-50	15-25-35	20-25-30	NP-3-5
			45-67	Stratified very gravelly sandy loam to gravelly sandy loam	GM, SM	A-1, A-2	0-0-0	0-8-15	50-60-70	35-48-60	20-30-40	10-20-30	18-21-25	NP
520—Dressler loamy sand, 2 to 4 percent slopes														
Dressler	85 A	0-19		Loamy sand	SM	A-1, A-2	0-0-0	0-3-5	80-85-90	80-85-90	40-48-55	10-15-20	0-22-29	NP
			19-60	Stratified sand to cobbly coarse sandy loam	SM	A-1, A-2	0-3-5	10-20-30	75-83-90	70-75-80	35-40-45	20-25-30	0-18-21	NP

Engineering Properties—Washoe County, Nevada, South Part														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
551—Leviathan stony sandy loam, 2 to 8 percent slopes			<i>In</i>											
Leviathan	85 C	0-9		Stony sandy loam	SC-SM, SM	A-1, A-2	1-3-5	0-5-10	80-85-90	50-55-60	35-43-50	15-23-30	20-25-30	NP-5-10
		9-60		Very gravelly sandy clay loam	GC, SC	A-2	5-10-15	0-8-15	50-60-70	40-45-50	35-40-45	15-20-25	35-40-45	15-18-20
631—Fleischmann gravelly clay loam, 4 to 8 percent slopes														
Fleischmann	85 D	0-4		Gravelly clay loam	CL	A-6, A-7	0-0-0	0-3-5	75-80-85	65-70-75	60-65-70	50-58-65	30-38-45	15-20-25
		4-20		Clay	CH	A-7	0-0-0	0-3-5	80-90-100	80-90-100	75-85-95	70-83-95	50-58-65	35-40-45
		20-43		Cemented material	—	—	—	—	—	—	—	—	—	—
		43-60		Variable	GP	A-1	—	—	—	—	—	—	—	—
660—Oest very bouldery sandy loam, 2 to 8 percent slopes														
Oest	85 B	0-14		Very bouldery loam	SC-SM, SM	A-2, A-4	5-15-25	0-5-10	70-80-90	60-68-75	35-43-50	30-38-45	15-20-25	NP-5-10
		14-40		Very gravelly sandy clay loam, very cobbly sandy loam, very gravelly sandy loam	SC, SC-SM	A-2	0-3-5	25-30-35	65-73-80	40-48-55	20-28-35	10-18-25	25-30-35	5-10-15
		40-60		Very gravelly loamy sand, extremely gravelly sand	GW-GM, GP-GM	A-1	0-0-0	20-25-30	40-45-50	30-35-40	15-20-25	5-8-10	16-20-25	NP

Engineering Properties—Washoe County, Nevada, South Part														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
661—Oest bouldery sandy loam, 2 to 8 percent slopes														
Oest	85 B		0-13	Bouldery sandy loam	SC-SM, SM	A-1, A-2	1-3-5	5-8-10	70-80-90	60-68-75	35-45-55	20-25-30	15-20-25	NP-5-10
			13-44	Very gravelly sandy loam, very gravelly sandy clay loam, very cobbly sandy loam	SC, SC-SM	A-2	0-3-5	25-30-35	65-73-80	40-48-55	20-28-35	10-18-25	25-30-35	5-10-15
			44-60	Very gravelly loamy sand, extremely gravelly sand	GW-GM, GP-GM	A-1	0-0-0	20-25-30	40-45-50	30-35-40	15-20-25	5-8-10	16-20-25	NP
662—Oest extremely stony sandy loam, 2 to 8 percent slopes														
Oest	85 B		0-8	Very stony sandy loam	SC-SM, SM	A-1, A-2	25-30-35	0-5-10	70-80-90	50-58-65	30-38-45	15-20-25	15-20-25	NP-5-10
			8-40	Very gravelly sandy loam, very gravelly sandy clay loam, very cobbly sandy loam	SC, SC-SM	A-2	0-3-5	25-30-35	65-73-80	40-48-55	20-28-35	10-18-25	25-30-35	5-10-15
			40-60	Very gravelly loamy sand, extremely gravelly sand	GW-GM, GP-GM	A-1	0-0-0	20-25-30	40-45-50	30-35-40	15-20-25	5-8-10	16-20-25	NP
800—Truckee silt loam														
Truckee	85 C		0-12	Silt loam	ML	A-4	0-0-0	0-0-0	100-100-100	100-100-100	85-90-95	60-70-80	25-30-35	NP-5-10
			12-60	Stratified sandy loam to silty clay loam	CL, CL-ML	A-4, A-6	0-0-0	0-0-0	100-100-100	100-100-100	85-90-95	60-68-75	25-30-35	5-10-15

Engineering Properties—Washoe County, Nevada, South Part														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
882—Zephan stony sandy loam, 15 to 30 percent slopes			<i>In</i>											
Zephan	85	D	0-8	Stony sandy loam	SC, SC-SM	A-2	1-3-5	5-8-10	65-73-80	55-60-65	35-40-45	15-20-25	20-25-30	5-8-10
			8-35	Very cobbly clay, very cobbly sandy clay, very cobbly clay loam	CH, GC, SC	A-7	0-3-5	30-35-40	65-73-80	60-65-70	50-60-70	40-53-65	50-55-60	25-30-35
			35-42	Bedrock	—	—	—	—	—	—	—	—	—	—
			42-52	Bedrock	—	—	—	—	—	—	—	—	—	—
1130—Dithod sandy loam														
Dithod	85	C	0-6	Sandy loam	SM	A-2, A-4	0-0-0	0-3-5	80-90-100	80-90-100	55-63-70	25-33-40	20-23-25	NP-3-5
			6-15	Loam, silt loam	CL, CL-ML	A-4, A-6	0-0-0	0-0-0	100-100-100	100-100-100	85-93-100	60-73-85	25-30-35	5-10-15
			15-46	Stratified sandy loam to clay loam	CL, CL-ML	A-4, A-6	0-0-0	0-0-0	100-100-100	100-100-100	80-85-90	60-68-75	25-30-35	5-10-15
			46-60	Loamy fine sand, loamy sand	SM	A-2	0-0-0	0-0-0	90-95-100	85-93-100	50-60-70	15-23-30	0-0-19	NP

Engineering Properties—Washoe County, Nevada, South Part															
Map unit symbol and soil name	Pct. of map unit	Hydrolo gic group	Depth	USDA texture	Classification		Fragments		Percentage passing sieve number—					Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200			
1194—Spasprey stony sandy loam, 4 to 8 percent slopes			In												
Spasprey	85 C		0-2	Stony sandy loam	CL-ML, ML, SC-SM, SM	A-4	3-5-5	1-5-5	85-90-95	80-84-90	50-63-75	45-53-60	20-25-30	NP-5-10	
			2-12	Sandy clay loam, clay loam, loam	CL, SC	A-6	0-0-0	0-3-5	95-98-100	90-95-100	70-83-95	45-58-70	30-35-40	10-15-20	
			12-29	Sandy loam, loamy sand	SM	A-1, A-2	0-0-0	0-3-5	95-98-100	90-95-100	45-58-70	15-25-35	16-20-25	NP	
			29-46	Cemented material	—	—	—	—	—	—	—	—	—	—	
			46-60	Sandy loam, loamy sand	SM	A-1, A-2	0-0-0	0-3-5	95-98-100	90-95-100	45-58-70	15-25-35	16-20-25	NP	

### Data Source Information

Soil Survey Area: Washoe County, Nevada, South Part  
 Survey Area Data: Version 11, Aug 21, 2014



## **C. Easement Information**

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

H.L.Gepford  
Ruth A. Gepford

Signed and delivered  
in the presence of

V. Hursh

STATE OF NEVADA, }  
County of Washoe } SS.

On this 7th day of May A. D. one thousand nine hundred and forty-one personally appeared before me V. Hursh, a Notary Public in and for said County of Washoe, H. L. Gepford and Ruth A. Gepford, his wife, known (or proved) to me to be the persons described in and who executed the annexed instrument, who acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned..

IN WITNESS WHEREOF, I have hereunto set my hand affixed my Official Seal at my office in the County of Washoe, the day and year in this Certificate first above written.

(SEAL)

V Hursh

Notary Public in and for the County  
of Washoe, State of Nevada.

My commission expires April 27, 1941

FILING NO. 104501

Filed for Record at the Request of Elizabeth Lund SEP 4- 1942

at 41 Minutes past 3 o'clock P M. Fee \$2.05

*Idella B. Boyd*

HR: HM.  
HD: BE  
BE ~~104501~~

COUNTY RECORDER

LOUIS DAMONTE & WF.

TO

A. PINCOLINI ET AL

(U. S. Int. Revenue Stamps \$1.10 Attached & Cancelled)

D E E D

THIS INDENTURE, made the 25 day of July, 1942, between LOUIS DAMONTE and LOUISE DAMONTE, his wife, of the County of Washoe, State of Nevada, parties of the first part, and A. PINCOLINI, E. PINCOLINI and NORA PINCOLINI, of the County of Washoe, State of Nevada, the parties of the second part,

W I T N E S S E T H:

That the said parties of the first part, in consideration of the sum of Ten Dollars, lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, and sell unto the said parties of the second part, and to their heirs and assigns forever, all of their right, title and interest in and to those certain lots, pieces or parcels of land situate in the County of Washoe, State of Nevada, and bounded and described as follows, to-wit:

Beginning at the intersection of the west line of the SE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 20, Township 18 North, Range 20 E., M.D.B. & M. with the line of the fence along the north side of the lane leading westerly along the south line of said Section 20, which point is situated N. 89°24' W. 1330.6 feet from the southeast corner of said Section 20;

Thence N. 0°02' E. 1308 feet along the west line of said SE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 20 to the line of a fence running easterly;

Thence S. 89°15' E. 656.5 feet along said fence line to the line of a fence running southerly;

Thence along said fence line S. 0°17' E. 1306.4 feet to the line of the fence along the north side of aforesaid lane;

Thence N. 89°24' W. 663.6 feet along said fence line to the place of beginning.

Containing 19.8 acres, more or less.

Also the following described strip of land:

Beginning at a point on the east line of Section 20, Township 18 North, Range 20 East, M. D. B. & M., N. 0°01' W. 354.8 feet from the east  $\frac{1}{4}$  Section Corner of said Section 20; said point being on the northerly line fence of a lane;

Thence S. 57°59' W. 1557.7 feet along said lane fence to the west line of NE $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 20;

Thence S. 0°02' W. 50.73 feet along said west line to the southerly side line fence of said lane;

Thence N. 57°59' E. 1603.6 feet along said southerly side line fence to the westerly right-of-way line of the State Highway;

Thence N. 26°40' W. 43.19 feet along said right-of-way line to the northerly side line fence of aforesaid lane;

Thence S. 57°59' W. 23.0 feet to the place of beginning;

Containing 1.56 acres, more or less.

This deed is subject to any existing rights of way for ditches, roads, telephone and power lines.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands the day and year first above written.

Louis Damonte

Louise Damonte

STATE OF NEVADA, )  
                  ) SS.  
COUNTY OF WASHOE. )

On this 4th day of September 1942, personally appeared before me, the undersigned, a Notary Public in and for said County of Washoe, State of Nevada, LOUIS DAMONTE and LOUISE DAMONTE, his wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of Washoe, the day and year in this certificate first above written.

(SEAL)

Georgia Newman.  
Notary Public in and for  
Washoe County, State of Nevada.

My Commission expires May 22, 1944

FILING NO. 104502

Filed for Record at the Request of A. Pincolini SEP 4 - 1942 at 42 Minutes past 3 o'clock P M.

Fee \$4.35

*Lillie B. Boyd*

HR: HM  
HD: BE  
HM: *Ward*

COUNTY RECORDER

MARY M. STODDARD, formerly MARY M. GRIFFIN & HUSB., By his Att'y-in-Fact TO LILLIE M. HOUGLAND ET AL

(U. S. Int. Revenue Stamps \$5.50 Attached & Cancelled)

THIS INDENTURE, made the 4th day of September, 1942, between MARY M. STODDARD, formerly MARY M. GRIFFIN and RICHARD C. STODDARD, her husband, by MARY MARGARET STODDARD, his attorney in fact, both of the County of Washoe, State of Nevada, the parties of the first part, and LILLIE M. HOUGLAND, a widow, and HAZEL HOUGLAND JENNE, her daughter, a married woman, both of the aforesaid County and State, the parties of the second part, as joint tenants;

W I T N E S S E T H:

That the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, lawful money of the United States, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, and convey unto the said parties of the second part, with right of survivorship and to the survivor of them, or either of them, as joint tenants and not as tenants in common, their assigns, and to the heirs and assigns of the survivor thereof, all that certain lot, piece, or parcel of land situate, lying, and being in the City of Reno, County of Washoe, State of Nevada, and particularly described as follows, to-wit:

The north 80 feet of Lot 2 in Block 23 of BURKE'S ADDITION, RENO, NEVADA, according to the official map of said Addition filed in the office of the County Recorder of Washoe County, State of Nevada, on July 1, 1907.

person described in and who executed the foregoing assignment, and who acknowledged to me that she executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

Hazel M. Cunningham  
Notary Public.

STATE OF NEVADA,        )  
                          ) SS.  
COUNTY OF WASHOE,    )

On this 17th day of January, 1944, personally appeared before me, a Notary Public in and for the said County of Washoe, ETHEL RAY ZIMMER, known to me to be the vendor described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

Hazel M. Cunningham  
Notary Public.

STATE OF NEVADA,        )  
                          ) SS.  
COUNTY OF WASHOE,    )

On this 15th day of January, 1944, personally appeared before me, a Notary Public in and for the said County of Washoe, HENRY H. LEE, JR and JEANNE M. LEE, known to me to be the vendees described in and who executed the foregoing instrument, who each for himself and herself acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

Hazel M. Cunningham  
Hazel M. Cunningham  
Notary Public in and for the  
County of Washoe, State of Nevada.  
Commission expires August 7, 1946

FILING NO. 123461

Filed for Record at the Request of Jeanne M Lee AUG 12 1944 at 45 Minutes past 10 o'clock A.M.

Fee \$3.75

HR: MJT  
HD: JL  
MJT Verified

*Helle B. Brown*  
COUNTY RECORDER

A. PINCOLINI & WF.

AND

SIERRA PACIFIC POWER COMPANY

C30-1540

THIS INDENTURE, MADE and entered into this 7th day of April, 1944, by and between A. Pincolini and Assunta Pincolini, his wife, of Reno, Washoe County, Nevada parties of the first part, hereinafter called the Grantors, and SIERRA PACIFIC POWER COMPANY, a Corporation, hereinafter called the Grantee, party of the second part,

WITNESSETH:

That for and in consideration of the sum of One (1) Dollars lawful money of the United States, this day in hand paid by the Grantee to the Grantors, receipt

of which is hereby acknowledged, and subject to all the terms and conditions hereof, the Grantors hereby give and grant to the Grantee, its successors and assigns, the right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric power line consisting of steel or wooden poles, with necessary guys and anchors, together with power, telephone and telegraph wires, insulators and cross-arms placed thereon, and other necessary or convenient appurtenances connected therewith, across, over and upon the following described lands and premises, situate in the County of Washoe, State of Nevada to-wit:

Parcel No. 1: That portion of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Sec. 21, T. 18 N., R. 20 E., M. D. B. & M., west of the westerly right of way line of the Nevada State Highway (Reno to Carson City); also a portion of the SE $\frac{1}{4}$  NE $\frac{1}{4}$  and a portion of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Sec. 20, T. 18 N., R. 20 E., M. D. B. & M.

Parcel No. 2: The NW $\frac{1}{4}$  SE $\frac{1}{4}$  of Sec. 20, T. 18 N., R. 20 E., M. D. B. & M.

The center line of said electric power line to be as follows:

Parcel No. 1: Beginning at a point on the westerly right of way line of the Reno-Carson highway in the SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 21, T. 18 N., R. 20 E., M.D.B.&M., from which point the west one-quarter corner of said Sec. 21 bears S. 3° 09' 30" W. 366.55 feet, running thence S. 57° 59' W. 1455.3 feet parallel to and 1.5 ft. southerly from the northerly line of a strip of land used for roadway purposes and described by deed dated July 25, 1942, recorded in volume 150, page 60, Records of Washoe County, Nevada; thence S. 22° 06' W. 71.70 feet to a point on the southerly line of said roadway, from which point the east one-quarter corner of said Sec. 20 T. 18 N., R. 20 E. bears N. 69° 10' 40" E. 1327.42 feet.

Parcel No. 2: Beginning at a point on the easterly line of the property of the grantor, said point being located on the easterly line of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 20, T. 18 N., R. 20 E., M. D. B. & M., from which point the east one-quarter corner of said Sec. 20 bears N. 63° 09' 20" E. 1479.97 feet, running thence S. 22° 06' W. 385.3 feet to a point in the NW $\frac{1}{4}$  SE $\frac{1}{4}$  said Sec. 20, from which point the east one-quarter corner of said Sec. 20 bears N. 55° 01' 17" E. 1788.51 feet.

IT IS FURTHER AGREED:

1. That the Grantee, its successors and assigns shall at all times have ingress to, and egress from said land for the purpose of constructing, repairing, renewing, altering, changing, patrolling, and operating said power line.

2. That the Grantee shall pay to the Grantors, their heirs or assigns, such money as may be equal to any damage the Grantee, its successors or assigns, may at any time cause to any buildings, fences, crops, animals, or other property of the Grantors, their heirs or assigns, by reason of the construction, maintenance or repair of said power line.

3. That the Grantee, its successors and assigns, will at all times save and hold harmless the Grantors, their heirs and assigns, of and from any and all loss, damage or liability they may suffer or sustain by reason of any injury or damage to the person or property of another caused by negligent construction, maintenance or operation of said power line; Provided, however, that if any suit or action be begun against the Grantors, their heirs or assigns, for the recovery of any such

damage, then and in that event the Grantors, their heirs or assigns, shall deliver to the proper officer or agent of the Grantee the service copy of the complaint and summons in any such action a reasonable time before the expiration of the time to answer, and the Grantee, its successors or assigns, shall have the right, at its own cost and expense, to defend any such suit or action.

4. That the Grantee, its successors and assigns, shall at all times have the right to cut all brush and timber standing or growing upon the said lands of the Grantors, which, in the opinion of the Grantee, constitute a menace or danger to said power line; and all brush so cut shall be removed or burned by the Grantee in the manner and at the time required by law, and so as to cause the least danger to other property.

5. That the Grantors, their heirs or assigns, shall not discharge any dynamic or other explosive for the purpose of blasting stumps, or for any other purpose, within a distance of three hundred (300) feet of said power line, without first giving due and reasonable notice in writing to the proper officer or agent of the Grantee of their intention so to do.

IN WITNESS WHEREOF, said parties hereto have executed these presents the day and year hereinabove first written.

SIERRA PACIFIC POWER COMPANY

By F. A. Tracy (CORPORATE SEAL) A. Pincolini  
By H. P. Dayton Assunta Pincolini

STATE OF NEVADA, )  
 ) ss.  
County of Washoe )

On this 7th day of April A. D. 1944, personally appeared before me C. A. Hinds a notary public, in and for Washoe County, A. Pincolini and Assunta Pincolini, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

(SEAL)

C A Hinds  
Notary Public

My Commission Expires October 18, 1945

STATE OF NEVADA, )  
 ) ss.  
County of Washoe )

On this 12th day of April A. D. one thousand nine hundred and Forty Four, personally appeared before me Allen B Curtis, a Notary Public in and for said County of Washoe, F. A. Tracy, known to me to be the President of the corporation that executed the foregoing instrument, and upon oath, did depose that he is the officer of said corporation as above designated; that he is acquainted with the seal of said corporation and that the seal affixed to said instrument is the corporate seal of said corporation; that the signatures to said instrument were made by officers of said corporation as indicated after said signatures; and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the County of Washoe, the day and year in this certificate first above written.

(SEAL)

Allen B Curtis  
Notary Public in and for the County  
of Washoe, State of Nevada.

My commission expires 12/8/45

FILING NO. 123499

Filed for Record at the Request of SIERRA PACIFIC POWER COMPANY AUG 14  
1944 at 25 Minutes past 4 o'clock PM

Fee \$3.25

HR: EM  
HD: ACB  
EM-MTT Verified

*Allen B. Curtis*  
COUNTY RECORDER

GEORGE G. MOORE

AND

EVELYN M. PERKINS

THIS AGREEMENT made this 27 day of January 1944 between George Gordon Moore, of Goldfield, Nevada, as party of the first part and Evelyn M. Perkins, of Goldfield, Nevada, as party of the second part:

Whereas party of the second part has for several years devoted herself exclusively to the business affairs of party of the first part, and party of the first part desires to properly compensate her for these services and for services to be rendered in the future:

IT IS AGREED AS FOLLOWS:

1. Party of the first part owns the corporation known as the Rancho San Carlos, Inc., a Delaware corporation, qualified to do business in the State of Nevada which has acquired valuable properties in that state. All of the stock of the corporation is in the name of party of the first part less such shares as have been given from time to time in connection with providing funds for its operations.
2. Party of the first part agrees that twenty-five per cent of any stock in said corporation remaining after stock issued in connection with the financing in the ventures of the said corporation shall belong to party of the second part.
3. It is also agreed that if it is necessary in connection with the work in Nevada to organize independent organizations to carry on any enterprises that any stock taken in those enterprises by party of the first part shall become the property of the Rancho San Carlos, Inc., but if it is deemed advisable to hold such stock outside the corporation party of the second part shall be entitled to twenty-five per cent interest in any shares in the name of party of the first part.
4. It is also understood that any profits made in any transaction while they are both actively engaged in their work, party of the first part hereby agrees that twenty-five per cent of any profits he makes shall be the property of party of the second part.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27 day of January 1944.

George G. Moore

Evelyn M. Perkins

Signed in the presence of



RIGHT OF WAY GRANT

(258394)

195

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof is hereby acknowledged, the undersigned, hereinafter referred to as "Grantor" hereby grants to SIERRA PACIFIC POWER COMPANY, a Corporation, its successors and assigns, hereinafter referred to as "Grantee", a right of way, with the right, privilege and authority to construct, operate and maintain an electric power line and the right to install, inspect, repair, and replace thereon poles, crossarms, wires, cables, communication equipment, guys, anchors, fixtures and other appurtenances, and to keep the same free from trees, limbs, or foliage, upon and across the following described lands and premises, situate in the County of Washoe State of Nevada, to-wit:

A portion of the Southeast one-quarter (SE $\frac{1}{4}$ ) of the Southeast one-quarter (SE $\frac{1}{4}$ ); the Southwest one-quarter (SW $\frac{1}{4}$ ) of the Southeast one-quarter (SE $\frac{1}{4}$ ); and the Northwest one-quarter (NW $\frac{1}{4}$ ) of the Southeast one-quarter (SE $\frac{1}{4}$ ) of Section 20, T18N R20E MDB&M, as described by deed recorded in Book 387 of Deeds, filing #24896, Official Records of Washoe County, Nevada.

Center line of said easement to be located approximately as follows:

Beginning at a point in the Southwest one-quarter (SW $\frac{1}{4}$ ) of the Southeast one-quarter (SE $\frac{1}{4}$ ) of said Section 20, from which point the East one-quarter (E $\frac{1}{4}$ ) corner of said Section 20 bears N. 44° 45' E. 1905.2 feet more or less, and running Thence, northerly 820.0 feet more or less parallel to and 1.0 foot more or less west of an existing fence line to a point in the Northwest one-quarter (NW $\frac{1}{4}$ ) of the Southeast one-quarter (SE $\frac{1}{4}$ ) of said Section 20;

Also beginning at the aforesaid point of beginning and running Thence, S. 89° 14' E. 690.0 feet parallel to and 15.0 feet south of an existing fence line.

Grantee, its contractors, agents and employees, shall have the right of ingress to and egress from said right of way and the electric power line thereon for the exercise of the rights herein granted, with the specific understanding the Grantee shall be responsible for any damage to personal property or improvements, suffered by Grantor by reason of the construction, maintenance, or repair of said line.

Grantee shall have the right from time to time to increase or decrease the size and number of poles, wires, and appurtenances, which may be installed in or upon the right of way hereby granted, and to cut and remove brush and timber which may interfere with the operation of said power line.

IN WITNESS WHEREOF, the Grantor has executed this grant, this 24<sup>th</sup> day of March, 1956.

Witness	Print Names	Signatures
<u>B.R. Smock</u>	<u>A.T. Felt</u>	<u>A.J. Flagg</u>
_____	_____	_____
_____	_____	_____

196

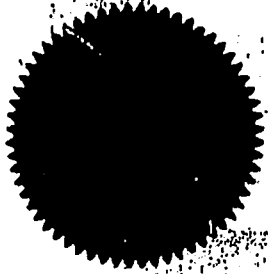
STATE OF NEVADA,

County of Washoe

On this 24th day of March A. D. one thousand nine hundred and fifty-six  
personally appeared before me Cecil R. Kearns, a Notary Public in and for said  
County of Washoe - A. J. Flagg

known (or proved) to me to be the person described in and who executed the annexed instrument, who  
acknowledged to me that he executed the same, freely and voluntarily, and for the uses and purposes  
therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the  
County of Washoe, the day and year in this Certificate  
first above written.



Notary Public in and for the County of Washoe, State of Nevada.  
March 11, 1960  
My commission expires

GENERAL-RENO PRINTING CO., RENO, NEVADA

DOCUMENT No. 258394

Filed for record at the request of SIERRA PACIFIC POWER CO.

APR 3 - 1956 at 40 Minutes past 10 o'clock A.M.

Recorded in Book 409 of DEEDS

Page 195. Records of Washoe County, Nevada.

Fee: \$ 2.85

DELLE B. BOYD, County Recorder

By M. McLeod Deputy

A.P.N. 49-381-17

When Recorded Return To:  
Jennifer Ann Cunningham  
3355 W. Plumb Lane  
Reno, NV 89509

Grantee:  
Washoe County  
PO Box 11130  
Reno NV 89520

Send Tax Statement To:  
Same as above

**QUITCLAIM DEED OF CORRECTION**

THIS INDENTURE, made this 19<sup>th</sup> day of February, 2002,  
between JENNIFER ANN CUNNINGHAM, as Successor Trustee of the Duxbury Trust,  
Party of the First Part (sometimes referred to herein as the "Grantor"), and WASHOE  
COUNTY, a political subdivision of the State of Nevada, Party of the Second Part  
(sometimes referred to herein as the "Grantee") for the purpose of correcting the  
provisions of that certain Quitclaim Deed recorded on June 7, 1993, as Document No.  
1680343 in the Office of the County Recorder of Washoe County, Nevada, at Book 3758  
Pages 0692 through 0694.

**WITNESSETH:**

That the said Party of the First Part, for and in consideration of the sum of Ten  
Dollars (\$10.00), lawful money of the United States of America, to her in hand paid by  
the said Party of the Second Part, the receipt whereof is hereby acknowledged, does by  
these presents remise, release and forever QUITCLAIM unto the said Party of the Second  
Part, and to its successors and assigns forever, all the right, title, estate, interest, claim  
and demand, both at law and in equity, as well in possession as in expectancy of the Party  
of the First Part, or, in and to all that certain lot, piece or parcel of land situate, lying and



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10/03/2002  
1 of 4

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being in the County of Washoe, State of Nevada, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

Reserving unto Party of the First Part (the Grantor) and the Grantor's successors and assigns forever, all water rights and water, and all of the minerals, metals, ores and mineral materials of whatsoever kind and nature located in, under or upon the property, including without limitation all coal, oil, gas and other hydrocarbons and all geothermal waters, steams and brines (hereinafter collectively referred to as the "Minerals"), together with reasonable rights (which do not unduly disrupt the operation of the Park) of access across and upon the surface of the property and similar rights to explore for, drill, develop, mine, process and remove all Minerals upon and from the surface of the property (by any such means of mining, processing or removal as Grantor and Grantee may agree upon, including without limitation, future methods or technologies which may be presently unknown to the Grantor and Grantee, but excluding mining by strip or other surface methods), all as may be necessary to Grantor for the full enjoyment and appropriation of the Minerals, subject to the approval thereof by Grantee, which approval shall not be unreasonably withheld, and subject to the Grantor's, her successors' and assigns', obligation to conduct any and all such operations so as not to interfere unreasonably with the use of the surface by Grantee for park purposes and to restore in a timely manner the surface of the land and all improvements to substantially the same condition that existed for public purposes prior to the time that it was utilized by the Grantor or her successors or assigns as herein provided.

The use of the property by Party of the Second Part (the Grantee) shall be limited to public purposes.



TO HAVE AND TO HOLD the said premises, together with the appurtenances thereunto belonging or in anyway appertaining not specifically reserved hereunder, unto the said Party of the Second Part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set her hand the day and year first above written.

GRANTOR:  
THE DUXBURY TRUST

GRANTEE:  
WASHOE COUNTY

By: Jennifer Ann Cunningham  
Jennifer Ann Cunningham  
Successor Trustee

By: Peter J. Sferazza  
Peter J. Sferazza, Chairman  
Washoe County Commission

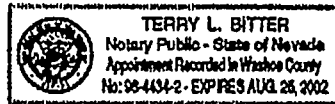
ATTEST:

By: Amy Harvey  
Amy Harvey  
County Clerk

STATE OF NEVADA )  
 )  
 ) SS.  
COUNTY OF WASHOE )

This instrument was acknowledged before me on this 11th day of February, 2002, by Jennifer Ann Cunningham, Successor Trustee of the Duxbury Trust.

Terry L. Bitter  
Notary Public



STATE OF NEVADA )  
 )  
 ) SS.  
COUNTY OF WASHOE )

On this 14th day of February, 2002, personally appeared before me a Notary Public, known to me to be the Chairman of the Board of County Commissioners of the County of Washoe, who acknowledged to me that he executed the foregoing document on behalf of said political subdivision of the State of Nevada.

Rita Lencioni  
Notary Public



**DUXBURY PARCEL:**

A portion of the N1/2 of Section 29, T18N, R20E, MDM, Washoe County, Nevada; more particularly described as follows:

Beginning at a point on the proposed westerly right-of-way line of US 395 Freeway, being 201.15 feet left of and at right angles to Highway Engineer's Station "P2A", 468+59.27 POT; said point being further described as bearing S 68°47'29" W 1400.24 feet from the northeast corner of said Section 29;

Thence along the said westerly right-of-way line the following courses and distances:

N 18°21'11" E, 16.50 feet;

N 14°21'10" E, 408.15 feet;

along the arc of a tangent 2700.00 foot radius curve to the right through a central angle of 01°31'16", a distance of 71.68 feet;

thence N 88°50'54" W, 212.83 feet;

thence N 01°09'06" E, 50.00 feet;

thence N 88°50'54" W, 626.39 feet;

thence S 02°15'20" W, 33.85 feet;

thence along the arc of a tangent 1000.00 foot radius curve to the right through a central angle of 30°06'06", a distance of 525.37 feet;

thence S 88°50'54" E, 868.98 feet, to the point of beginning.

Containing 9.94 acres of land, more or less.

**EXHIBIT "A"**

Legal description from Document #1680343 recorded in the Office of the County Recorder of Washoe County.

**DOC # 2744328**

10/03/2002 04:20P Fee:HC

BK1

Requested By

WASHOE COUNTY

Washoe County Recorder

Kathryn L. Burke - Recorder

Pg 4 of 4 RPT 0.00



5653  
HA and R Peigh

295

4821

121

C30- 5633

RIGHT OF WAY GRANT

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof is hereby acknowledged, the undersigned, hereinafter referred to as 'Grantor' hereby grants a right of way to SIERRA PACIFIC POWER COMPANY, a Corporation, and BELL TELEPHONE COMPANY OF NEVADA, a Corporation, their successors and assigns, hereinafter referred to as 'Grantees', with the right, privilege and authority to construct, operate and maintain a communication and electric power line, and the right to place, inspect, maintain and replace thereon, poles, crossarms, wires, cables, braces, transformers, terminal boxes, service lines, fixtures, anchors, guys and other appurtenances, all hereinafter referred to as 'facilities', and to keep the same free of foliage with the right to trim and remove limbs, brush and timber which may interfere with the operation of said line; upon, over and across the following described lands and premises, situate in the County of Washoe State of Nevada, to-wit:

Consideration  
Not In Excess Of  
\$100.00

A portion of the Northeast one-quarter (NE $\frac{1}{4}$ ) of the Northwest one-quarter (NW $\frac{1}{4}$ ) and the Northwest one-quarter (NW $\frac{1}{4}$ ) of the Northeast one-quarter (NE $\frac{1}{4}$ ) of Section 29, T18N R20E MDB&M, Washoe County, Nevada.

Center line of said electric power and communication lines to be as follows:

Commencing at a point being an existing Sierra Pacific Power Company power line situate in the Northeast one-quarter (NE $\frac{1}{4}$ ) of the Northwest one-quarter (NW $\frac{1}{4}$ ) of said Section 29, from which point the North one-quarter (N $\frac{1}{4}$ ) corner of said Section 29 bears North 41° 57' East 781.8 feet more or less, and running

Thence, South 39° 34' West 86.4 feet more or less, to the true point of beginning, said point of beginning being an existing Sierra Pacific Power Company power line

Thence, South 88° 50' East 1111.8 feet more or less

Thence, South 46° 48' East 494.0 feet more or less, to an existing Sierra Pacific Power Company powerline.

Also beginning at a point being an existing Sierra Pacific Power Company power line, from which point the aforesaid true point of beginning bears South 88° 50' East 568.2 feet more or less, and running

Thence, North 42° 20' West 101.3 feet, more or less

Thence, North 29° 30' West 50 feet more or less, to a point on the Northerly line of the property of the Grantors.

Also with the right to install guy and anchor facilities at angle pole and terminal pole locations, said guy and anchor facilities to be extended not more than 25 feet from poles so supported.

Grantees, their contractors, agents, employees and servants, shall at all times have the right of ingress to and egress from said right of way and the communication and electric power line and facilities thereon, with the specific understanding that Grantees shall be responsible for any damage to buildings, fences, crops, animals or other personal property or structures suffered by Grantor by reason of the construction, maintenance or repair of said line.

Grantees also are granted the right from time to time to increase or decrease the size, weight or number, and to change the position of said facilities or any of them, which may be installed in or upon the right of way hereby granted.

IN WITNESS WHEREOF, Grantor has executed this grant this 3RD day of AUGUST, 1962.

WITNESS

Print Names:

H.A. PEIGH  
(A MARRIED MAN)

SIGNATURES

N. C. Peigh

Attach Notary Acknowledgment Joint Form.

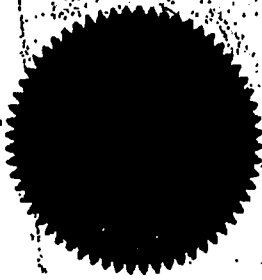
422

STATE OF NEVADA.

County of Washoe

On this 3rd day of August A. D. one thousand nine hundred and sixty-two

personally appeared before me Cecil R. Kearns a Notary Public in and for said County of Washoe H. A. PEIGH



known (or proved) to me to be the person described in and who executed the annexed instrument, who acknowledged to me that he executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the County of Washoe, the day and year in this Certificate first above written.

Cecil R. Kearns

Notary Public in and for the County of Washoe, State of Nevada.  
My commission expires My Commission Expires March 31, 1964

GENERAL—REMO PRINTING CO., RENO, NEVADA

DOCUMENT No. 364821

SIERRA PACIFIC POWER CO.

Filed for record at the request of SIERRA PACIFIC POWER CO.  
Aug 8 1962 at 45 Minutes past 9 o'clock A.M.

Recorded in Book 111 of DEEDS  
Page 121 Records of Washoe County, Nevada.

Fee: \$ 2.95

DONALD QUESTA County Recorder  
By [Signature] Deputy

364821



STATE OF NEVADA  
DEPARTMENT OF STATE

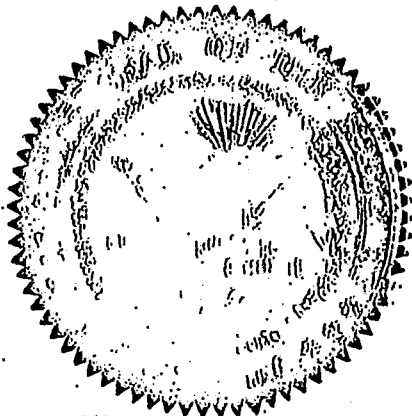
3235

I, JOHN KOONTZ, the duly elected, qualified and acting  
Secretary of State of the State of Nevada, do hereby certify that  
the annexed is a true, full and correct copy of the <sup>copy of</sup> ~~original~~

PATENT NO. 13437 issued in the name of LANCE MORTON  
as the same appears of record on page 554, volume 23 Record of  
Patents.

BOOK 10 PAGE 333

now on file and of record in this office.



IN WITNESS WHEREOF, I have hereunto set my  
hand and affixed the Great Seal of  
State, at my office, in Carson City,  
Nevada, this 3RD day of JUNE

A. D. 1964

*John Koontz*  
Secretary of State.

By \_\_\_\_\_  
Deputy.

APPLICATION No. 23363

PATENT No. 13437

CONTRACT No. --

# The State of Nevada

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

Whereas, LANCE MORTON of WASHOE County, State of NEVADA according to the provisions of Chapter 321 of NRS, providing for the selection and sale of lands that have been or may hereafter be granted by the United States to the State of Nevada, has paid in full the charges and demands of the State of Nevada for the following-described lands:

The Southeast Quarter of the Northwest Quarter of Section Thirty-six (36), Township Sixteen (16) North, Range Nineteen (19) East; the South Half of the Southeast Quarter of the Southeast Quarter of Section Twenty-two (22), Township Twenty (20) North, Range Nineteen (19) East; Lot Two (2) of the Southwest Quarter of Section Six (6), Range Township Fifteen (15) North, Twenty (20) East,

BOOK 10  
PAGE 334

Mount Diablo Base and Meridian, containing One Hundred Twenty-three and 86/100 acres, according to the Official Plat of the survey on file with the United States Bureau of Land Management.

Therefore Know Ye, That the State of Nevada, in consideration of the premises, and in conformity with the Act of the Legislature in such cases made and provided, has given and granted, and by these presents does give and grant unto the LANCE MORTON and to his heirs, the said tract above described, to have and to hold the same, together with all rights, privileges, immunities and appurtenances of whatever nature thereunto belonging, unto the said LANCE MORTON and to his heirs and assigns, forever; provided, that a right of way for ditches, tunnels, and telephone and transmission lines constructed by authority of the United States, and, also, a royalty of five (5%) percent of the net proceeds of all gas, coal, or oil mined or extracted therefrom, are hereby expressly reserved.

Subject to a right-of-way for a Federal Aid Highway pursuant to the Act of August 27, 1958 (72 Stat. 885; 23 U.S.C. 107, 317) as to SE 1/4 NW 1/4 sec. 36, T. 16 N., R. 19 E., and S 1/2 SE 1/4 SE 1/4 sec. 22, T. 20 N., R. 19 E.; and subject to such rights for communication purposes as Bell Telephone of Nevada may have under the Act of March 4, 1911 (36 STAT. 1253) as to SE 1/4 NW 1/4 sec. 36, T. 16 N., R. 19 E., MD mer., Nevada. Provided, that all mines of gold, silver, quicksilver or copper, that may exist in the said tract are hereby expressly reserved.

BY THE GOVERNOR:

JOHN KOONTZ

Secretary of State

Hugh A. Shamberger  
State Land Register

Issued by HUGH A. SHAMBERGER, State Land Register

(Endorsed)—LAND PATENT

No. 13437 123.86 Acres Issued to LANCE MORTON

Office of Secretary of State Carson City, Nevada May 26 19 64

Recorded in Volume 23 at Page 554

JOHN KOONTZ  
Secretary of State.

By Deputy.

AUG 5 1964

**In Testimony Whereof, I,** GRANT SAWYER  
Governor of the State of Nevada, have caused letters to be made patent, and the Great Seal of State to be hereto affixed. Given under my hand at Carson City, the 22nd day of MAY, 19 64



GOVERNOR:

JOHN KOONTZ

Secretary of State

HUGH A. SHAMBERGER, State Land Register

GRANT SAWYER  
Governor of Nevada

Hugh A. Shamberger  
State Land Register

BOOK-10  
PAGE  
335

OFFICIAL RECORDS  
WASHOE COUNTY, NEV.  
RECORDED BY  
DONALD QUESTA  
COUNTY RECORDER  
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**D. 1993 South Valleys Regional Sports  
Complex Master Plan**

**SOUTH VALLEYS REGIONAL  
SPORTS COMPLEX**

WASHOE COUNTY, NEVADA

**MASTER PLAN**

**MASTER PLAN**  
**FOR**  
**SOUTH VALLEYS REGIONAL PARK**  
**WASHOE COUNTY, NEVADA**

PREPARED FOR:

WASHOE COUNTY PARKS AND  
RECREATION DEPARTMENT  
2601 PLUMAS STREET  
RENO NEVADA 89509

PREPARED BY:

CFA, INC.  
1150 CORPORATE BOULEVARD  
RENO NEVADA 89502

AUGUST 1993

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## **ACKNOWLEDGMENTS**

The steering committee members were instrumental for both input on sports facilities and public support during the Master Planning approval process.

There were other dedicated sports enthusiasts who, although not a part of the steering committee, offered their suggestions and endorsements for the project during public meetings. We also wish to thank and acknowledge them as well.

A special thanks to County Parks Commissioner Deloy Anderson who attended all meetings held.

The steering committee consisted of:

Deloy Anderson -- Washoe County Parks Commission

Charlyce Altom

Dennis Callahan

Matt Callahan

Mike Folgner

Tim Lucich

Karen Mullen -- Washoe County Planning and Development

Sue Newberry

Ron Penrose

David Reese

Patrick Schlosser

Ted Smith

Nick Stosic



## **PROJECT DESCRIPTION**

Washoe County acquired the 83 acre park site in 1993 as a result of a donation in exchange for residential density. The site lies between Wedge Parkway and the proposed US 395 freeway. Access will be primarily from Wedge Parkway that borders the west side of the park.

Gentle topography, existing utilities and proximity to the new freeway make the site ideally suited for a sports complex. Along White's Creek to the south, steeper slopes and existing sagebrush suggest more passive uses. The preliminary geotechnical report supports the proposed uses, with no severe soil, groundwater or geologic constraints. Nearby faults will require further study for uses such as a community center.

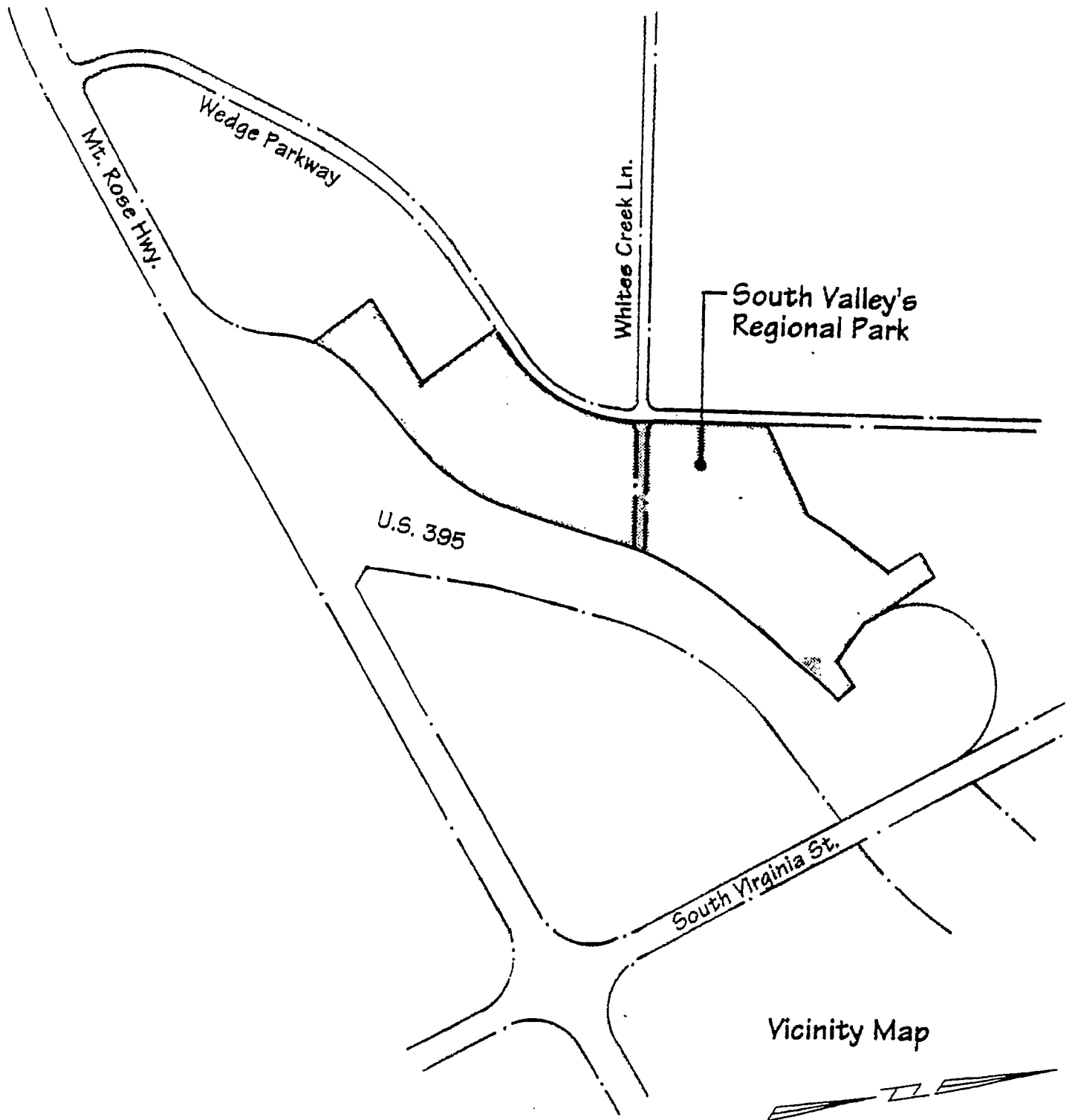
## **ISSUES**

During steering committee and public neighborhood meetings (see notes in the appendices) it was apparent that there was very wide support for the project from the various sports groups. There is a definite lack of adequate fields in the south valleys for soccer baseball and rugby. Currently participants play on dirt fields in poor condition. Soccer is now played during a ten month season because of popularity among youth.

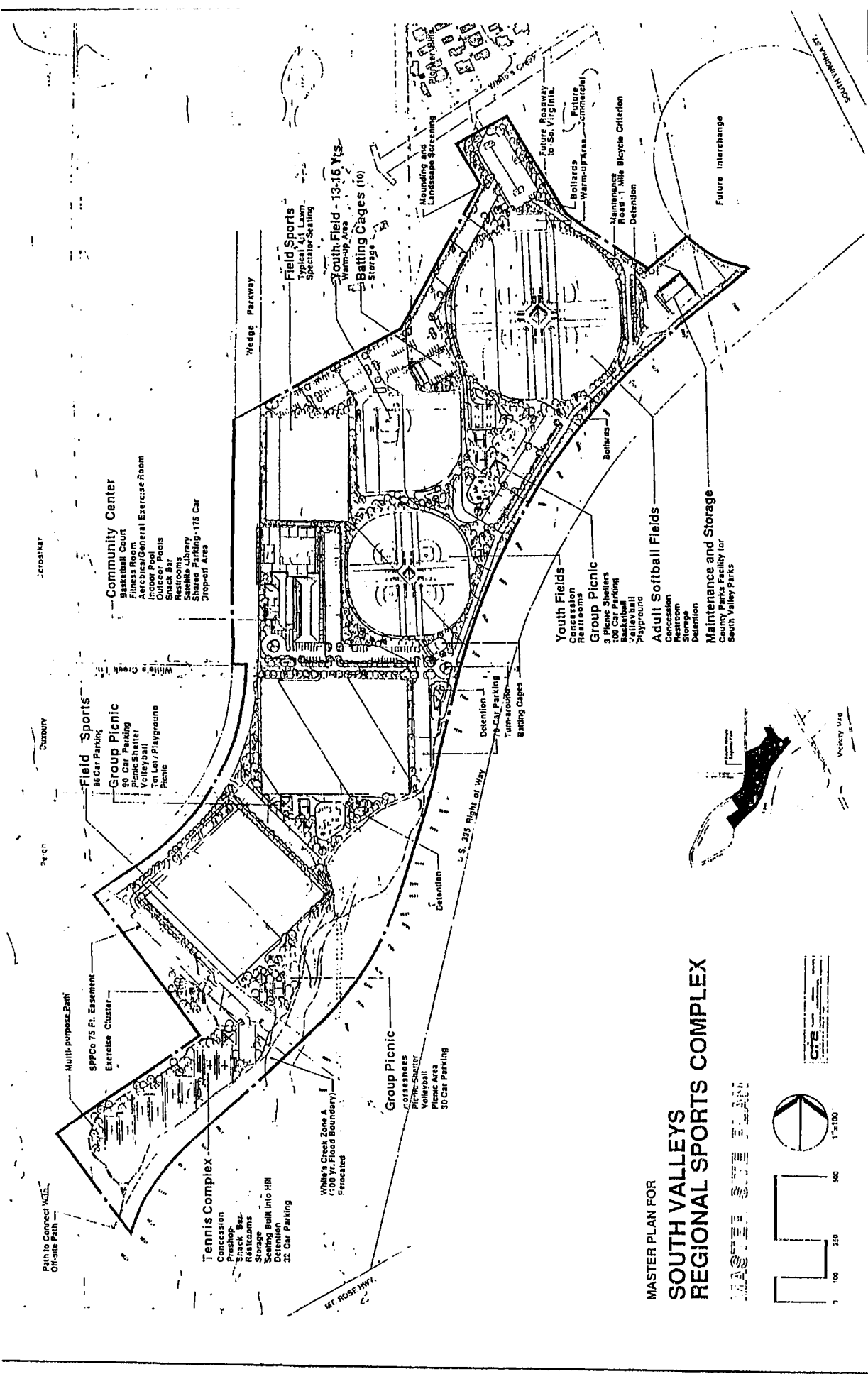
Swimming interests are advocating both indoor and outdoor competitive 50 meter pools at the community center. The potential is there for heating the pools with geothermal water that exists below the project site. The community center will require a future study to determine user needs, space allocation and cost. The master plan designates a 50 thousand square foot building on 4.3 acres, including 175 shared parking spaces.

The plan addresses screening issues to the north of the adult softball complex. Noise mitigation includes tree screening, berming, banning loud speakers and limiting play to 10 pm throughout the park.

Additional screening recommendations from the steering committee include planting trees along both sides of Wedge Parkway. The west side of the parkway would be planted and maintained by the adjacent property owners. The east side would be planted and maintained by Washoe County.

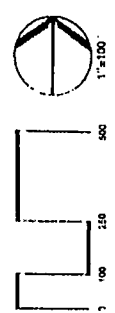


Vicinity Map



MASTER PLAN FOR  
**SOUTH VALLEYS  
 REGIONAL SPORTS COMPLEX**

LANDSCAPE ARCHITECTS



## **MASTER PLAN DEVELOPMENT**

Due to topography and adjacent land uses activities were organized from more passive uses in the south to more active uses to the north. Field lighting will be kept away from future residential development to the west, and lights used will be the latest types with reduced spill over and glare light.

The community center was centrally located at the corner of White's Creek Lane and Wedge Parkway. It will be easily accessible from all surrounding areas. White's Creek Lane will eventually connect to future residential developments west of the park. The center will also have commanding views of Slide Mountain and Mt. Rose to the southwest.

Sports field sizes were determined through discussions with steering committee members and by measuring existing sports fields in Sparks. It was decided to create large blocks of turf instead of individual fields for soccer, football and rugby so that the direction of play can be reversed. This will alleviate problems of wear in the middle of the fields and in front of the goals.

Group facilities have been located between fields. Supporting uses included play grounds, volleyball, basketball, and horseshoes. Group shelters include both large regional use (300 people) and small neighborhood use (100 people). The adjacent sport fields can be used for kite flying and informal games when not programmed for more active uses.

Contouring the site will create lawn slopes to sit on and watch the games without the need for bleachers in many areas. Tree planting on the slopes will reduce wind speed, provide shade and divide the complex into a series of smaller outdoor spaces.

Batting cages are adjacent to the ballfields and will contain 10-12 pitching machines. Connected to the cages is storage for field striping and equipment. Other on-site storage facilities will have adequate space for soccer goals.

A maintenance shop is located on the far northeast corner between the freeway and future commercial. The facility will serve this sports complex and other south valley parks. Equipment storage, material stockpiles and truck parking would fit into this two acre area.

Criterion bicycle racing can be set up in a one mile loop, from White's Creek Lane, along the maintenance road, through the north parking lot and along a widened path at Wedge Parkway. Racing would occur only during specific times such as early weekend mornings, when parking lots could be closed off and pylons set up.

A more passive trail system links White's Creek Lane to future residential development to the south. The trail will be dirt or decomposed granite. It loops around the tennis facility and connects to an exercise cluster.

The tennis facility includes eight courts, all unlit, along with a pro-shop, concession, restrooms, and storage. It would be similar to Reno's facility at Plumas Street, with lessons and tournaments. Seating will be contoured into the slope for tournament viewing.

Parking provided for the sports complex totals approximately 1,100 stalls at maximum build-out. Some of the parking may be un-paved, used only during special tournaments as overflow parking, since there will be no parking along Wedge Parkway. In order to discourage parking on adjacent future residential streets, it is critical that all parking be located on-site. Handicap parking, ramps, and drop-off zones will be incorporated into final design plans.

## **PHASING**

### Phase 1

Because of the pressing need for baseball fields and multi-purpose field sports, Phase 1 would include both. Since White's Creek Lane and nearby utilities already exist, the center of the site was a logical starting point. Current funding allows for approximately 1.2 million dollars to be spent in Phase 1. Other supporting activities are group picnic, restrooms, volleyball, parking, maintenance area and landscaping. The cost estimate outlines the extent of each phase in more detail.

This phase would also include rough grading two additional baseball fields in the baseball four plex. The youth baseball, soccer, and adult rugby programs have all indicated they will conduct fund raisers for sod, material and labor.

### Phase 2

Phase 2 includes lighting and sodding for the second half of the baseball complex, an additional sports field, related parking and a large playground facility. A trail around the future tennis facility is also a part of this phase.

### Phase 3

The adult softball four-plex and concession/restroom would require temporary access to South Virginia Street until a permanent road is constructed. The timing of the road will depend on how quickly the adjacent commercial center is built. Related uses are the batting cages, picnicking, and parking.

### Phase 4

The youth field (13-15 yrs.) and field sports adjacent to Wedge Parkway complete the field construction. The group picnic, playground, and related uses would also be added. This phase would likely trigger the required Wedge Parkway street section.

### Phase 5

The community center, because of its cost, is a phase by itself. If a private party could be found who was interested in a private/public partnership this phase could be developed sooner. It is a part of the latter phases due to the immediate needs for sports fields.

### Phase 6

The tennis complex is a part of Phase 6 along with group picnic and parking. Since Galena High School already has some tennis courts this was ranked lower in priority.

The above phases are dependent on future public support for new bonds. Therefore, no specific time frames for construction can be established. Methods for speeding up phasing are public donations, volunteer labor and fund-raisers for planting.

#### Statement of Probable Cost

As previously stated, the budget for Phase 1 is 1.2 million dollars. Included in phase 1 are two baseball fields and a multi-purpose field. Additive alternate items listed include a concession/restroom/storage building and a tot lot playground. These will be included in Phase 1 if the contractor's bids are low enough to allow them. The total for future phases is about 10.5 million dollars in 1993 dollars. The total of all phases (1-6) is just over 12 million dollars, with 5.8 million of that allocated for the community center and associated pools.

**SOUTH VALLEYS REGIONAL SPORTS COMPLEX  
STATEMENT OF PROBABLE COST - PHASE 1**

ITEM	NO.	DESCRIPTION	QTY	UNIT	COST	TOTAL
Parking	1.	Parking lots - 2-1/2" AC paving on 6" base	78,250	LF	\$2.10	\$164,325.00
Grading	2.	On-site rough	1	LS	188,000.00	188,000.00
	3.	Strip and stockpile topsoil	1	LS	16,000.00	16,000.00
	4.	Spread topsoil, fine grade, preparation	1	LS	42,000.00	42,000.00
Electrical	5.	Electrical service	1	LS	20,000.00	20,000.00
	6.	Field lighting	9	EA	24,111.17	217,000.53
	7.	Parking lot lights	8	EA	1,500.00	12,000.00
Misc.	8.	Youth fields - 2 plex	1	LS	67,500.00	67,500.00
	9.	Field sports (Field B)	1	LS	116,000.00	116,000.00
	10.	Group picnic shelter	1	LS	25,000.00	25,000.00
	11.	Picnic areas	15	EA	1,000.00	15,000.00
	12.	Volleyball courts	2	EA	1,500.00	3,000.00
	13.	Restroom/storage building	1	LS	65,000.00	65,000.00
	14.	Landscape area around fields	.25	SF	84,000.00	21,000.00
	15.	Trees	200	EA	150.00	30,000.00
					SUBTOTAL	\$1,001,825.53
					10% CONTINGENCY	\$100,182.55
					TOTAL PHASE 1	<u>\$1,102,008.08</u>

**ADDITIVE ALTERNATE ITEMS FOR PHASE 1**

ITEM	NO.	DESCRIPTION	QTY	UNIT	COST	TOTAL
	1.	Concession/restroom/storage building	1	LS	\$36,000.00	\$36,000.00
	2.	Tot lot/playground	1	LS	60,000.00	60,000.00
					SUBTOTAL	\$96,000.00
					10% CONTINGENCY	\$9,600.00
					TOTAL ALTERNATE ITEMS	<u>\$105,600.00</u>



**MAINTENANCE SHOP AND YARD**

<u>NO.</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>COST</u>	<u>TOTAL</u>
1.	Roadway	30,000	SF	\$2.10	\$63,000.00
2.	Maintenance shop	10,000	SF	20.00	200,000.00
3.	Maintenance yard	1	LS	75,000.00	75,000.00
4.	Landscape screening (100 trees)	50	EA	200.00	10,000.00
5.	Irrigation (drip)	1	LS	7,500.00	7,500.00
6.	Septic system	1	LS	4,000.00	4,000.00
7.	Fencing	1,350	LF	10.00	<u>13,500.00</u>
				<b>SUBTOTAL</b>	<b>\$373,000.00</b>
				<b>10% CONTINGENCY</b>	<b><u>\$37,300.00</u></b>
				<b>TOTAL</b>	<b><u><u>\$410,300.00</u></u></b>

**SOUTH VALLEYS REGIONAL SPORTS COMPLEX  
STATEMENT OF PROBABLE COST - FUTURE PHASES**

ITEM	NO.	DESCRIPTION	QTY	UNIT	COST	TOTAL
Streets and	1.	Wedge Parkway improvements - full section	1,000	LF	\$250.00	\$250,000.00
Parking	2.	Wedge Parkway improvements - half section	1,200	LF	125.00	150,000.00
	3.	Parking lots - 2-1/2" AC paving on 6" base	218,715	SF	2.10	459,301.50
Grading	4.	On-site rough	1	LS	480,000.00	480,000.00
	5.	Strip and stockpile topsoil	1	LS	39,000.00	39,000.00
	6.	Spread topsoil, fine grade, preparation	1	LS	90,957.00	90,957.00
Utilities	7.	Sanitary sewer	1	LS	19,000.00	19,000.00
Lighting	8.	Field lighting	18	EA	13,000.00	234,000.00
	9.	Parking lot lights	17	EA	1,500.00	25,500.00
Misc.	10.	Adult softball complex - 4 plex	1	LS	160,000.00	160,000.00
	11.	Youth field (13-15 yrs)	1	LS	67,500.00	67,500.00
	12.	Youth field - 2 plex	1	LS	67,500.00	67,500.00
	13.	Field sports (southend)	1	LS	115,000.00	115,000.00
	14.	Field sports (northwest end)	1	LS	64,000.00	64,000.00
	15.	Batting cages and storage	1	LS	55,000.00	55,000.00
	16.	Warm-up areas	15,000	SF	1.00	15,000.00
	17.	Concession/restroom/storage	1	EA	180,000.00	180,000.00
	18.	Tennis shop	1	EA	200,000.00	200,000.00
	19.	Community Center and outdoor pools	1	EA	5,785,000.00	5,785,000.00
	20.	Tot lots/play grounds	2	EA	70,000.00	140,000.00
	21.	Group picnic facilities - enclosed shelter	2	EA	25,000.00	50,000.00
	22.	Volleyball courts	2	EA	2,500.00	5,000.00
	23.	Horseshoe pits	6	EA	500.00	3,000.00
	24.	Tennis courts	8	EA	60,000.00	480,000.00
	25.	Exercise cluster	1	EA	8,000.00	8,000.00
	26.	Decomposed granite path	4,000	LF	2.00	8,000.00
	27.	Picnic pads and tables / BBQ's	30	EA	1,000.00	30,000.00
	28.	Bleachers	14	EA	1,200.00	16,800.00
	29.	Basketball courts	1	EA	9,500.00	9,500.00
	30.	Bollards	6	EA	200.00	1,200.00
	31.	Bridge	1	EA	18,000.00	18,000.00
	32.	Landscaped area between fields and on slopes	170,000	SF	0.25	42,500.00
	33.	Irrigation for item #32	170,000	SF	0.30	51,000.00
	34.	Trees	720	EA	200.00	144,000.00
	35.	Signage	4	EA	4,000.00	16,000.00
	36.	Drinking fountain	10	EA	1,500.00	15,000.00
	37.	Trash receptacles	40	EA	400.00	16,000.00
	38.	Benches	40	EA	700.00	28,000.00
	39.	Fencing	2,100	LF	8.00	16,800.00
	40.	Decomposed granite area	52,000	SF	0.25	13,000.00
					<b>SUBTOTAL</b>	<b>\$9,568,558.50</b>
					<b>10% CONTINGENCY</b>	<b>\$956,855.85</b>
					<b>TOTAL FUTURE PHASES</b>	<b>\$10,525,414.35</b>
					<b>TOTAL ALL PHASES</b>	<b>\$12,143,322.00</b>

# **SOUTH VALLEYS REGIONAL SPORTS COMPLEX**

STEERING COMMITTEE MEETING  
ON  
FEBRUARY 10, 1993

## Attendees

Sue: Bike Racing, Son-Matt  
Ted: Soccer  
Tim: Rugby  
Mike: Galena High Rep.  
Matt: Little League  
Ron: Washoe League  
Deloy: Parks Commission for Washoe County

Little League - four fields desired, one or two lit, non-grass OK for interim until sod and irrigation installed - could be a fund raiser type project. They currently play on dirt/sand.

Look at Jack Tighe field for poor orientations of fields - avoid this orientation.

Babe Ruth/Little League run from March through August.

Softball - Spring/Summer/Fall, Fall league now in baseball.

Pop Warner - 105' x 240' with 24' end zones (look at swope)

Add basketball and tennis back into plans.

"Criterion" course desired (Sue)/mile loop the best - close off at certain times. Could use a parking loop.

Soccer - 10 months season. County maintenance does not want multi use facility because of wear.

210'-270' x 330' x 390' size the best want oversized fields by 20' for goals and people to stand.

Rugby - Need only one field on one weekend. One tournament per year require several fields. 210' x 330' size with 10 side (spectator areas the best.)

Need a maintenance storage area for goals and equipment attached to restrooms or locate adjacent to maintenance yard.

Water - Karen said eventually will be from County sewage treatment facility treatment will be level C (better than Carson Golf Courses)

Damonte have 10-year commitment will be sooner if area grows quickly. County is mandated to re-apply water to turf/farming.

# **SOUTH VALLEYS REGIONAL SPORTS COMPLEX**

STEERING COMMITTEE MEETING  
ON  
FEBRUARY 25, 1992

Youth softball is an important sport. They could use the little league fields and adult softball fields during tournaments (need 6-8 fields typically).

Little league uses 6" high mound. Look into portable mounds to allow for softball use.

"T" ball for younger kids - currently use some neighborhood parks. County also set up portable backstops in the outfields of other Ballfields for multi-use.

Swimming pools needed - 50 meter size for competition swimming (3'-9" depth at ends, minimum). Flume slides would encourage more kids/better use. Requires 3'-0" depth maximum. Good seniors exercise program. Could use geothermal potential to heat both in and outdoor pools (25 yard indoor) - 8 lane.

Other uses for community center include: basketball courts (fees) fitness area (gym), arts and crafts, aerobics, snack bar, restrooms, library, sheriffs office, storage.

Add storage for individual fields in various locations around complex - not just in maintenance area.

'Happy wagons' (golf carts) could deliver snacks to different fields.

Second/third phases of park could be bond issue - 1994 at earliest.

Tim from rugby group has skill in cinder block construction - walls and buildings.

Next meeting will be March 10th at Lenz School - public meeting.

March 16th to County Parks Commission for preliminary approval.

## Results of SOUTH VALLEY REGIONAL SPORTS COMPLEX PUBLIC MEETING MARCH 10, 1993

Approximately 66 to 70 people attended.  
18 people made public comments. A synopsis of their comments follows:

All speakers but one endorsed the plan as it was presented. Among supporting comments were suggestions to make the park a family-oriented facility with special emphasis on children's sports.

**Soccer:** Four speakers supported the soccer facilities and suggested additional "general" purpose turf areas. They also noted that the 1994 World Soccer Cup will be in the United States, and they expect soccer enthusiasm to grow as a result.

**Baseball:** Two speakers emphasized the need for baseball facilities and encourage us to have at least one field sodded and ready for play by the start of their 1994 season.

**Rugby:** Five speakers spoke of the need for a Rugby field. They requested one field be designated for their league.

**Pool:** Five speakers supported a large swimming facility to accommodate competition aquatic sports.

**Tennis:** One person supported the tennis facility proposed. One person objected siting the availability of tennis in the neighborhood parks.

**Recreation/Community Center:** Three people supported the center. Comments and suggestions included requests for both indoor and outdoor areas similar to the California Bldg at Idlewild. Several groups like the C.A.B.'s and Homeowners Association's would like to be able to use meeting rooms at this location.

**Landscape:** Two people requested that the perimeter areas of the park have berms and trees and that future subdivisions be required to plant trees along the west side of Wedge Parkway. A perimeter fence was also requested.

**Dogs:** One person called and requested that dogs be allowed on leashes.

**Picnic Facilities:** One person requested that large group picnic facilities like Rancho San Rafael be included.

**Geothermal:** Three people mentioned that they would like to see geothermal utilized where ever possible.

### OTHER SUGGESTIONS:

Adopt-A-Park format be used for this project.  
Standing Steering Committee be formed to guide the development.

### COMPLAINTS:

\* One person objected to the overemphasis on sport facilities.

\* The owner of the Pioneer Hill Trailer Park requested that adult sport fields be placed as far away as possible from the trailer park which has a high number of retired persons who do not want to be kept awake during nighttime games. He also requested that a landscape buffer area be planted in between the park and the trailers.

For further comment, contact:

Washoe County Parks  
Karen Mullen, Park Planning Supervisor  
Carol Andrew, Park Planner  
P.O. Box 11130  
Reno, NV 89520

(702) 785-6133

## **SOUTH VALLEYS REGIONAL SPORTS COMPLEX**

STEERING COMMITTEE MEETING  
ON  
MARCH 24, 1993

We discussed individual and group concerns about the last general meeting, including buffering from the Pioneer Hills Trailer Park. We will meet with Ben Damonte (owner) this week or next. The concern was noise and hours of play. It was felt that they would like to see the uses remain as is and not re-arranged. They thought that the commercial and freeway interchange would generate much more noise. We may also limit play to 10:00 pm for lighting concerns.

I also presented a phasing plan and cost estimate for both Phase 1 and the total build-out. Both baseball and soccer people were confident they could get funds for sodding their respective areas. The suggestion was to add seeding as an alternate for the contractor. The baseball interest was to rough grade the entire youth baseball field four plex and sod/light one side only, as money allows.

The swimming interest would like an indoor and outdoor 50 meter pool at the Community Center. This will be the emphasis for another study/user survey for the community center when the time comes. The important consideration now is to allow enough room for the facility.

The soccer group would also like some taller fencing (8-12 foot) along Wedge Parkway behind field sports areas. This will keep soccer balls and footballs from going out onto the street behind the goals when the field direction is turned.

**Results of  
SOUTH VALLEY REGIONAL SPORTS COMPLEX  
PIONEER HILLS MEETING APRIL 1, 1993**

On April 1, 1993, Parks Dept. staff met with the residents of the Pioneer Hills Mobile Home Estates. 57 people attended; 12 persons made public statements; and 14 submitted written comment. 33 signed a petition which is attached for your consideration. Following is a summary of comments received at that meeting:

**NOISE**

There were 15 persons concerned about noise from the baseball complex. 7 requested that the baseball complexes be moved further south to the other end of the park. 2 asked that baseball be eliminated from the park plan.

**LIGHTS**

13 objected to the lighted fields and requested that they not be placed near their homes.

**TRAFFIC**

5 people were concerned about the increased traffic created by the park. Many people expressed concern over the new arterial and 395 alignment. 3 people stated that the area would become congested.

**SAFETY**

8 residents were afraid that the park would attract people who were lawless; thereby, decreasing their sense of security. Specifically, they were concerned by homelessness, drug activity and increased crime.

**ENVIRONMENTAL CONCERNS**

There were individual comments about creation of dust, protection of wetlands, displacement of wildlife, and the lack of water available within the greater community.

**SUGGESTIONS**

Most of those in attendance (as evidenced on the attached petition) requested that the ballfields be moved away from their mobile home park. Several requested that a quiet, passive use area be created near their homes. One person suggested that the Community/Recreation Center be placed where the adult softball complex is sited. Another person requested that a sound wall be built between the park and their homes.

**OTHER**

Several people objected to the lack of notice about this project. The Parks Department relies upon public notice in the Reno Gazette Journal and property ownership listings from the Assessor's Office. As soon as we were aware of their concern, we scheduled the April 1st meeting with them.

For further comment, contact:

Washoe County Parks and Recreation Dept.  
Karen Mullen, Park Planning Supervisor  
Carol Andrew, Park Planner  
P.O. Box 11130  
Reno, NV 89520

(702) 785-6133

## SOUTH VALLEY REGIONAL PARK

### Summary of Public Comments from the April 6, 1993 Park Commission Meeting

Approximately 150 people attended:   22 people made oral comments.  
  13 people submitted written comment.

The plan received 17 oral approvals and 8 written approvals. 5 people voiced objections and 5 submitted written objections. Most of the objections were directed to specific parts of the plan rather than to the overall plan. A more complete description of comments is provided below.

#### BASEBALL

Ten people addressed the desperate need for expanded youth baseball facilities. They cited as evidence the loss of the Grange Hall and the dangerously overcrowded conditions at Elizabeth Lenz School. Collectively the speakers represented approximately 2,200 children in the South Truckee Meadows who play organized league softball and baseball. All concurred on the need for immediate action and offered volunteer labor and fundraising efforts for sod. They also agreed that there would be no PA system and that children's games could be over by 10 PM.

#### SOCCER

Five speaker represented the 1,500 children who play on the soccer league and also stressed the need for immediate fields. Their lights are only 30 feet high and have little impact on surrounding areas. Their enrollment is increasing by about 5% a year and predict that the 1994 World Cup planned for the United States will greatly increase their numbers. They also made offers for volunteers and fundraising efforts.

#### RUGBY

Four speakers represented the Rugby League. They wanted the Park Commission to know that they have had a league for 13 years without a field to call their own and managed to win first place in their Region which covers most of the western United States. They also offered volunteer labor and financial assistance.

#### SPORT COMPLEXES ET AL

Brian Bessette of Sparks Leisure Service offered his experience with sports complexes near residential areas. He concurred with leagues that the 5 yr. to 12 yr. old children's teams were by far the source of the largest and noisiest crowds. (Adult teams have the smallest and quietest.) He also noted that the technology of lights has advanced so much in the past five years and that they have not received any complaints about lights from residents who live within 200 feet of

their Musco-lighted fields. He agreed with several of the speakers that the real source of complaints came from the use of public address systems and recommended not using amplified sound.

#### POOL

Four people addressed the need for an aquatic facility for competitive aquatic events in the area. They noted that the Reno Aquatic Club only has the use of pools for two hours a day currently. They placed 17th among 135 teams in the 1992 US Junior Nationals and have several local youngsters that could go really far in this field. They would like to continue to support the development of our community's youth with aquatic sports and need more facilities to do so. One individual expressed the need for an indoor facility in the South Truckee Meadows.

#### NOISE

Four people objected to the noise of baseball games.

#### LIGHTS

Four people objected to lighting fields and one person mentioned the lights at the Grange Hall as evidence of the impact.

#### SPORTS FIELDS

Six people recommended moving the sports fields farther south and placing a passive use area near the Pioneer Hills Mobile Home Estate.

#### GENERAL OBJECTIONS

Speakers requested that the existing residents of the Mobile Home park be considered in the development of this site. They said they moved into the area first and that there were no plans for this park when they settled in the area. Some of them have lived there for 15 to 17 years. All have contracts for the terms of their residency which prohibit them moving easily or quickly. Two people requested redesign. One person expressed concern for children to be present in an area which has lightning and high winds.

Prepared by:

Washoe County Parks and Recreation Department  
Karen Mullen, Planning Supervisor  
Carol Andrew, Park Planner  
P.O. Box 11130  
Reno, NV 89520

(702) 785-6133





March 9, 1993  
File: 30-1586-15.001

Mr. Dale Doerr  
CFA  
1150 Corporate Blvd.  
Reno, NV 89502

**SUBJECT: Preliminary Geotechnical Engineering Review  
Proposed South Valley's Regional Sports Complex  
Washoe County, Nevada**

Dear Dale:

This letter report presents the results of our preliminary geotechnical review for the proposed South Valley's Regional Sports Complex to be located north of Mt. Rose Highway and west of South Virginia Street in Washoe County, Nevada. The site is located in the southeast quarter of Section 20 and the northeast quarter of Section 29, Township 18 North, Range 20 East, MDB&M.

The purpose of our review was to provide geologic and geotechnical information for consideration in project planning, and to evaluate the feasibility of the proposed development from a geotechnical standpoint.

Our scope of services consisted of:

- Review of available literature including, geologic, soils, and geologic hazards maps of the project area;
- Review of a current geotechnical investigation by Kleinfelder adjacent to the project site; and
- Preparation of this letter report summarizing our findings, providing comments regarding the feasibility of the project from a geotechnical standpoint, and providing our recommendations for future studies.

#### Proposed Construction

The proposed project will involve developing approximately 83 acres of previously undeveloped range land into a regional park. The park will contain a community center building, restroom/concession buildings, adult and youth softball fields, four little league fields, a soccer field, a multipurpose field, volleyball and basketball courts, picnic areas and on-site paved driveways and parking areas to serve over 800 vehicles. Plate 1 shows the boundaries of the proposed park.

We anticipate future construction will consist of one-story structures with concrete slab-on-grade or raised wood floors. Appurtenant construction will include asphalt concrete paved roadways and parking areas, underground utilities, and concrete playing courts and grass athletic fields.

## Literature Review

In preparation of this report, we reviewed the following references:

- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Washoe County, Nevada, Panel 320019-01501B, Effective date: August 1, 1989.
- Kleinfelder, in progress, "Geotechnical Investigation Report, US 395 Extension, South Meadows Parkway to Mt. Rose Highway" for NDOT: unpublished report, Kleinfelder file no. 30-1348-05.
- Nevada Bureau of Mines and Geology (NBMG), Environmental Series Maps for Mt. Rose NE 7-1/2 Minute Quadrangle, Scale 1:24,000:
  - NBMG, Geologic Map: Bonham, H.F. Jr. and Rogers, D.K. (1983)
  - NBMG, Earthquake Hazards Map: Szecsody, G.C. (1983)
- Soil Conservation Service, 1983, Soil Survey of Washoe County, South Part; US Dept of Agriculture Publication

## Site Conditions

The project site consists of an 83-acre irregular-shaped parcel located northwest of the Mt Rose Highway and South Virginia Street interchange. Whites Creek Road trends east-west through about the center of the site. While the site is predominantly undeveloped range land, the area north of Whites Creek Road appears to be most affected by grazing. Recent surveying and off-road activity has disturbed areas in the south part of the site. Access to the site is via Whites Creek Road and an unnamed dirt road along the north boundary of the site.

The site slopes gently to the northeast, except in the immediate vicinity of Whites Creek and its relatively large tributary which is located on the southeast portion of the site. We observed some cobbles and boulders to 2 feet diameter on the surface of the south portion of the site. We also observed boulders approximately 3 to 4 feet in diameter in a construction area just south of the site. There is a berm, approximately 6 feet high, on the north side of the creek, just east of where the tributary enters Whites Creek. Irrigation ditches are located along hedgerows in the graze land north of Whites Creek Road. There are also drainage/irrigation ditches on the shoulders of Whites Creek Road.

Vegetation consists of low grasses and sagebrush on the south part of the site, whereas there is only sparse grasses on the north part. Trees are scattered on either side along Whites Creek Road. A high power electrical line, running northeast-southwest, transects the southwest portion of the site. Another electrical and/or telephone line extends from the private residences west of the project area to the bermed area along Whites Creek.

We observed three abandoned wells in the south portion of the subject property. Two of the wells are within the bermed area. One well is 12-inch diameter; the other appears to be a 6-inch well inside 8-inch conductor casing. Both of these wells are capped, however, they are not fully sealed. The third well is located in the lower slope of the creek area. This is an uncovered 6-inch well within an old partially dismantled pump house. There is also a small rubbish dump on the north slope of Whites Creek, approximately 300 feet east of the wells. This dump appears to contain household items such as glass, bottles, a few appliances, and slash.

## Geologic Setting

The site is situated on the lower eastern flank of the Sierra Nevada mountain range on the western border of the Basin and Range geomorphic province and Sierra Nevada province to the west. The Sierra Nevada mountains were formed by large intrusions of molten granitic rocks during Mesozoic time. Subsequent faulting during the Tertiary Period uplifted the mountain range to its present position.

The Basin and Range Province, in which the project site is located, was formed by numerous north-south trending normal faults which created the horst and graben morphology of most of Nevada. Although most of the displacement on these faults occurred during the Tertiary Period, earthquake activity continues to the present in parts of the Basin and Range Province.

Subsequent, widespread volcanic activity occurred on the flanks of many of the mountain ranges. Molten volcanic rocks flowed into the adjacent grabens during the Miocene and Pliocene Epochs. Andesite flows of the Kate Peak Formation are present on the slopes above the project area and probably underlie the unconsolidated deposits in the project area itself.

Glacial activity in the higher elevations west of the site resulted in glacial outwash, debris flows, and alluvial deposits from snowmelt runoff being deposited on the lower slopes of the mountains. The lower valley areas typically contain Quaternary lacustrine deposits.

The project site is underlain predominantly by unconsolidated deposits of the Mt. Rose Fan Complex. Older deposits of the complex, designated the Donner Lake Outwash (Q<sub>dm</sub>) component, are present in the northwest portion and in the area south of Whites Creek. The younger Tahoe Outwash component of the complex (Q<sub>tm</sub>) underlies the remainder of the site except a small area at the northeast end of the property and in the Whites Creek and its tributary bottoms. These areas are underlain by alluvial bajada deposits (Q<sub>a</sub>). Deposits of the Mt. Rose Fan Complex typically consist of interbedded diatomaceous sand and silt, clean sand and gravel, poorly sorted clayey sand, and abundant pebbles to boulders in a silty and clayey sand matrix. These deposits are generally firm with moderate permeability in the upper beds. The alluvial bajada deposits generally consist of interbedded silt and fine sand, with thin lenses of peat. There are also occasional sandy fluvial beds on the order of 2 to 3 feet thick (Bonham & Rogers, 1983).

## Seismicity and Faulting

The project site is located in a relatively active seismic area. The geologic map (Bonham & Rogers, 1983) and Earthquake Hazards Map (Szecsody, 1983) indicate there is one concealed fault within the project boundary and one in the immediate vicinity of the site (see Plate 1). Both trend generally north-south. The fault within the site is located in the tributary leading into Whites Creek and apparently terminates at Whites Creek. The other fault is shown as terminating near the property boundary, approximately 1,200 feet southwest of the north access to the site. These faults are mapped as early to mid Pleistocene in age, therefore, these faults have been tentatively mapped as potentially active.

The site is subject to ground motion from large earthquakes (Richter magnitude of 7 or larger) in central or western Nevada and eastern California. We anticipate that moderately strong seismic ground shaking will likely affect the site during the design life of the project. Based on the geologic properties of the Mt. Rose Fan Complex, the project site has a relatively low potential for adverse response during seismic shaking (Szecsody, 1983). The site is not believed to be prone to liquefaction due to the anticipated depth to groundwater (greater than 25 feet) and the relatively dense and coarse nature of the site soils. The groundwater in the alluvial bajada deposits may be as little as 10 feet below the ground surface, suggesting the drainage areas and the northeast corner of the project site may be prone to liquefaction.

### Slope Stability

The possibility of slope instability is considered low due to the gently sloping topography of the site and the distance to the nearest steep slope. Mass wasting such as debris flows and avalanches have historically occurred within narrow canyons on the eastern slope of the Carson Range, west of the site. There may be potential for debris flows to be carried through Whites Creek. However, the site is a relatively long distance from major canyons or long steep slopes and these hazards are not expected to adversely affect the site except within Whites Creek. Buildings should be set back from the top of the slope, outside of any areas of potential slope instability.

### Flood Hazard

Based on review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, a portion of the site bordering Whites Creek and its tributary is within Flood Zone A, which is designated as areas of 100-year flood; with the base flood elevations and flood hazard factors not determined. The flood hazard area is restricted to the stream channels, which may be inundated by floods or debris flows during flash flooding events. A more detailed, site-specific study may be required to determine water depths and degree of damage resulting from potential floods. Structures should be located out of the flood hazard area.

### Discussion and Conclusions

Based on our review of the geotechnical and geologic literature previously listed, a site visit, and our understanding of the proposed development, it is our opinion that the site is suitable for the proposed use from a geotechnical standpoint. The following is a summary of our conclusions:

- No severe soil, groundwater, or geologic constraints which would preclude development were observed in the course of our study. However, trenching may be necessary in the vicinity of the mapped faults to access the present extent and relative activity of the faults.
- The flood hazard area within the Whites Creek drainage and its tributary should be avoided in terms of building construction. A more detailed study may be required to fully assess the flooding potential and to design mitigation schemes.
- We anticipate that site grading and can be performed with conventional earthmoving equipment, although the presence of large boulders may hamper confined excavations such as for footings and utility trenches.
- Shallow spread foundations should be appropriate for support of building loads.
- Some site soils appear to consist of potentially expansive materials. Possible problems associated with the use of potentially expansive can be reduced by selective grading during construction.
- The three abandoned wells must be properly destroyed (plugged) in accordance with State of Nevada regulations for water and related drilling.

### Limitations and Additional Services

This preliminary report has been prepared for planning purposes only, for specific application to the proposed South Valley Regional Park development in accordance with the generally accepted standard of practice at the time this report was written. No warranty, express or implied, is made.

Before project plans are prepared for construction, additional geotechnical and geologic investigation will be required. Subsurface, exploration, laboratory testing, and engineering analyses should be performed to provide the design-level geotechnical information.

If requested to do so, Kleinfelder can provide assistance attendant to well destruction (plugging).


We appreciate this opportunity to be of service to you and look forward to future endeavors. If you have any questions about this report or need additional information, please call one of the undersigned.

Very truly yours,

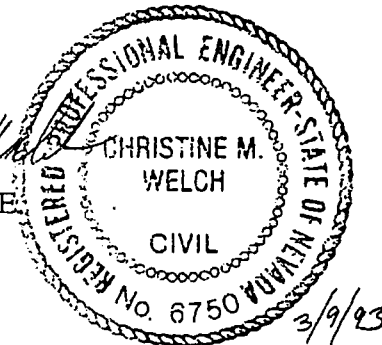
**KLEINFELDER, INC.**



Michael W. Fies  
Project Geologist



Christine M. Welch, P.E.  
Senior Engineer



MWF:CMW:slm

Enclosure: Plate 1, Site Plan/Geologic Map

**E. 2000 South Valleys Regional Parks Master  
Plan**



# SOUTH VALLEYS REGIONAL PARK MASTER PLAN



2000 UPDATE

## **F. Meeting Notices**





## **South Valleys Regional Park Master Plan Update**

**TO: SOUTH VALLEYS REGIONAL PARK STAKEHOLDERS**

Your participation in the planning process for the South Valleys Regional Park will have a significant impact on the on-going and future success of the park. You have been selected specifically to fill a vital role on the Stakeholder Working Group (SWG) for the planning of the park. This group is made up of approximately 10-12 individual representatives from various special interest groups that have a current or future stake in the park's growth. We will conduct a kick-off meeting of the Stakeholder Working Group on:

**August 25, 2015**  
**3:00 pm to 5:00 pm**  
**South Valleys Library**

The kick-off meeting will provide an overview presentation of the known opportunities and constraints at the South Valleys Regional Park and solicit feedback from the SWG regarding missing elements. Additionally, we will discuss the unique planning process that is being used for this project and discuss the project schedule and key milestones and public meetings. The expectations for the Stakeholder Working Group include:

- Meet 3-4 times throughout the master planning process.
- Help set goals and vision for the South Valleys Regional Park
- Work collaboratively within the group to provide input and feedback regarding opportunities and constraints, as well as park master plan concepts as they are developed.
- Engage the groups you represent and encourage their participation in the charrette and public meetings.
- Be considerate of differing opinions and seek to be constructive in your comments with the goal of developing community oriented solutions.
- All members of the committee must feel that their opinions and comments can be expressed safely and are met with respect.

We look forward to your participation on the Stakeholder Working Group to provide guidance on this exciting Master Plan Update that will help shape the future of the South Valleys Regional Park!

If you have any questions regarding the Master Plan Update or the Stakeholder Working Group, please do not hesitate to contact Dennis Troy, Park Planner at (775) 328-2059 or email [dtroy@washoecounty.us](mailto:dtroy@washoecounty.us).

## **South Valleys Regional Park Master Plan Update**

Washoe County Community Services Department-Parks has initiated an update of the South Valleys Regional Park Master Plan.

The original master plan for the park was completed in 1993 and last updated in 2000. At that time, the park property consisted of about 82 acres. Since the 2000 update, approximately 23 acres have been added to the park. The current update effort will, therefore, consider existing and future park and recreational amenities on the entire 105 acres.

The Master Plan Update will include a robust and interactive public outreach process called a charrette to solicit input and ideas for the future of the park. The interactive charrette process is planned for August 31<sup>st</sup> through September 3<sup>rd</sup>. Washoe County has hired Wood Rodgers, a local consultant, to help facilitate the charrette process and update of the plan.

The Master Plan team will be emailing notices to known interested parties and user groups, as well as sending notices to surrounding residents. To kick-off the planning process and encourage involvement in the charrette sessions, the team will be briefly and informally discussing the process at the following meetings:

- ◆ Washoe County Open Space and Regional Parks Commission – August 4, 2015 (2:30 p.m.) at the County Commission Chambers, located at 1001 E. Ninth Street, Building A, Reno, NV
- ◆ South Truckee Meadows/Washoe Valley Citizen’s Advisory Board – August 13, 2015 (6:00 p.m.) at the South Valleys Library located at 15650A Wedge Parkway in Reno, Nevada
- ◆ City of Reno Ward 2 Neighborhood Advisory Board – August 18, 2015 (5:30 p.m.) at the Moana Nursery Design Center, 1190 W. Moana Lane, Reno, Nevada

**PLEASE PLAN TO ATTEND AND PROVIDE INPUT INTO THE PLAN AT THE FOLLOWING INTERACTIVE AND INCLUSIVE DESIGN CHARRETTE SESSIONS:**

**Monday, August 31, 2015** (6:00 – 8:00 p.m.) at the South Valleys Library located at 15650A Wedge Parkway in Reno, Nevada

- ◆ *Hands-on workshop for you to express your ideas for the future of the South Valleys Park.*
- ◆ *Program will include working hand-in-hand with your neighbors over the 2-hour workshop.*

**Thursday, September 3, 2015** (6:00 – 8:00 p.m.) at the South Valleys Library located at 15650A Wedge Parkway in Reno, Nevada

- ◆ *Open house meeting for you to review and provide comments on Washoe County developed alternatives compiled from your ideas at Monday night's meeting. This will be an open house style meeting, feel free to come by any time.*

We look forward to your input into this exciting Master Plan Update to help guide the future of the South Valleys Regional Park!

If you have any questions regarding the Master Plan Update or the Planning Process, please do not hesitate to contact Dennis Troy, Park Planner at (775) 328-2059 or email [dtroy@washoecounty.us](mailto:dtroy@washoecounty.us).

**G. Public Meeting Agendas and Meeting  
Minutes**



# South Truckee Meadows/Washoe Valley Citizen Advisory Board Meeting Agenda

December 10, 2015 at 6:00 P.M.

South Valleys Library, 15650A Wedge Parkway, Reno, Nevada

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**Accessibility.** The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (775) 328-2000, two working days prior to the meeting.

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**Following the agenda.** All number or lettered items on this agenda are hereby designated for possible action as if the words 'for possible action' were written next to each, except for items marked with an asterisk (\*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, moved to another agenda of another later meeting as discretion by the Chairman. Support Documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Sarah Tone, Office of the County Manager, 775-328-2721.

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**Public comment and time limits.** Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Citizen Advisory Board meeting. Persons may not allocate unused time to other speakers.

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**Forum restrictions and orderly conduct of business.** The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County governing boards. The presiding officer may order the removal of any person whose statement to other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

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**Responses to public comments.** The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. CAB members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS"

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**Posting locations.** Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), South Valleys Library, 15650A Wedge Parkway, [notice.nv.gov](http://notice.nv.gov) and online at [www.washoecounty.us/cab](http://www.washoecounty.us/cab).

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**Support documentation.** Support documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Sarah Tone, Office of the County Manager, 775-328-2721.

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## AGENDA

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM**

**2. \*PLEDGE OF ALLEGIANCE**

**3. \*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items [those not marked by an asterisk (\*)], public comment will be heard on that particular item before action is taken. The public are requested to submit a “Request to Speak” form to the Board Chairman. Comments are to be addressed to the Board as a whole.

**4. APPROVAL OF AGENDA FOR THE MEETING OF NOVEMBER 12, 2015**

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 10, 2015**

**6.\*COMMISSIONER UPDATE** – Washoe County Commissioner Bob Lucey will provide an update on Board of County Commissioner activities. Commissioner Lucey will be available to answer questions or concerns. Please feel free to contact Commissioner Lucey at [blucey@washoecounty.us](mailto:blucey@washoecounty.us) or (775) 328- 2002. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). *(This item is for information only and no action will be taken by the CAB).*

**7.\*UPDATE ON THE DEVELOPMENT OF THE ST 431/MT. ROSE SCENIC AND WASHOE VALLEY SCENIC BYWAY CORRIDOR MANAGEMENT PLAN** – An update to the Citizen Advisory Board on the SR 431/Mount Rose Scenic Byway project and Washoe Valley Scenic By-Way Corridor Management Plan. The Mt. Rose project traverses 22 miles connecting Reno and Incline Village through the Humboldt-Toiyabe National Forest and over the summit of Mount Rose. The Washoe Valley Scenic byway is located between Carson City and Reno along old Hwy 395 and Eastlake Blvd providing a scenic loop around Washoe Lake at the base of the Carson and Virginia Mountain Ranges. Staff will be available to answer CAB and community questions. For information, visit [www.washoecounty.us/parks/planning\\_and\\_development/corridor\\_management\\_plans.php](http://www.washoecounty.us/parks/planning_and_development/corridor_management_plans.php) and contact Dennis Troy, Washoe County Parks Planner at 775-328-2059 or [dtroy@washoecounty.us](mailto:dtroy@washoecounty.us) *(This item is for information only and no action will be taken by the CAB)*

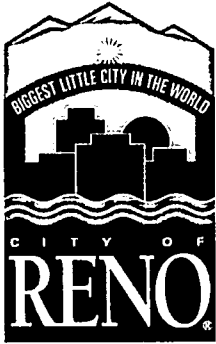
**8. UPDATE ON SOUTH VALLEYS PARK MASTER PLAN** – An update to the Citizen Advisory Board on the South Valleys Regional Park Master Plan. The plan is currently being updated to design options for future growth of the park that is now larger than 100 acres. Staff will present the preferred alternative design and will be available to answer CAB and community questions. The CAB may take action to present community thoughts and make a recommendation on the preferred alternative to the Washoe County Regional Parks and Open Space Commission. For information, visit contact Dennis Troy, Washoe County Parks Planner at 775-328-2059 or [dtroy@washoecounty.us](mailto:dtroy@washoecounty.us) and visit [www.washoecounty.us/parks/planning\\_and\\_development/svrp\\_master\\_plan\\_update.php](http://www.washoecounty.us/parks/planning_and_development/svrp_master_plan_update.php)

**9. \*UPDATE AND STATUS ON PROJECTS** – An update and status on projects reviewed by the Citizen Advisory Board over the last two months. For additional information on development projects in Washoe County, please review the website [www.washoecounty.us/csd/planning\\_and\\_development/applications/apps\\_commish\\_district\\_two.php](http://www.washoecounty.us/csd/planning_and_development/applications/apps_commish_district_two.php) *(This item is for information only and no action will be taken by the CAB)*

**10. \*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. *(This item is for information only and no action will be taken by the CAB).*

**11. \*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a “Request to Speak” form to the Board Chairman. Comments are to be addressed to the Board as a whole. *(This item is for information only and no action will be taken by the CAB)*

**12. ADJOURNMENT**



## AGENDA

**Neighborhood Advisory Board - Ward 2**  
**Tuesday, December 15, 2015**  
**5:30 - 8:30 p.m.**  
**Moana Nursery Design Center**  
**1190 W. Moana Lane, Reno, NV 89509**

**Members**  
Cynthia Albright (Chair)  
Patrick Fisher  
Monte Egan-Stuckler (Vice Chair)  
Britton Griffith-Douglass  
Julia Hammel  
Dennis McCormac  
Ana Navarro  
Lesley Sanford  
Denny Sauer  
Steven Silva  
Ruth Stacy

**Alternates**  
Stephen Funk

**Council Liaison**  
Natalie Duerr

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**Public Notice:** This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at:  
Moana Nursery Design Center, 1190 W. Moana Lane, Reno, NV 89509;  
Reno City Hall – One East First Street;  
Washoe County Reno Downtown Library – 301 South Center Street;  
Evelyn Mount Northeast Community Center – 1301 Valley Road;  
McKinley Arts and Culture Center – 925 Riverside Drive;  
Reno Municipal Court – One South Sierra Street;  
Washoe County Administration Building – 1001 East 9th Street; and  
Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. NRS 241.020(2)(c).

In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Calli Wilsey at [wilseyc@reno.gov](mailto:wilseyc@reno.gov), 775-689-8459, or 1 E. First Street, Reno, NV 89501.

**Accommodations:** Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact Calli Wilsey at [wilseyc@reno.gov](mailto:wilseyc@reno.gov), 775-689-8459, or 1 E. First Street, Reno, NV 89501 in advance so that arrangements can be made.

**Supporting Materials:** Staff reports and supporting material for the meeting are available at the City Clerk's Office, located at One East First Street, Second Floor, (775) 334-2030, and on the City's website at <http://reno.gov/residents/your-neighborhood/ward-2>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the public body.

**Order of Business:** The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting. Items on the agenda may be taken out of order. The public body may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241.020(2)(c)(6). Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

**Public Comment:** A person wishing to address the public body shall submit a "Request to Speak" form to the presiding officer. Public comment, whether on items listed on the agenda or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

The presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the public body or while attending the meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the public body during that session. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

In addition, any person willfully disrupting the meeting may be removed from the room by the presiding officer. See, NRS 241.030(4)(a). Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the public body or meeting participants.

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**1. Call to Order - Roll Call**

**2. Public Comment** - *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.*

**3. Approval of Agenda - For Possible Action**

A. December 15, 2015

**4. Approval of Minutes - For Possible Action**

A. November 17, 2015

**5. Announcements (Approximately 5 Minutes)**

**6. Update and Discussion from Reno City Councilmember Naomi Duerr (Approximately 15 Minutes)**

**7. Presentations**

- A. Presentation regarding the City of Reno's 2016 Reno-Tahoe Winter Senior Games - Darryl Feemster, City of Reno Parks, Recreation & Community Services; Bob Forse, City of Reno Senior Services; Donna Clontz, Reno Senior Citizen Advisory Committee Chair (Approximately 10 Minutes)
- B. Presentation on the preferred alternative for the future layout and uses of the South Valleys Regional Park following the public outreach component of Washoe County's South Valleys Regional Park Master Plan Update - Dennis Troy, Washoe County (Approximately 10 Minutes)

**8. Development Projects**

- A. Update on action taken by the Planning Commission and/or City Council on previously heard agenda items
  - 1. LDC16-00003 (Mountain View Health Center) – This is a request for a zoning map amendment from ±2.5 acres of Professional Office (PO) to Specific Plan District (SPD-Mountain View – Castle Creek); and an amendment to the Mountain View – Castle Creek SPD Handbook to add “skilled nursing” as an allowed use and provide all the standards to construct a ±43,629 square foot assisted living/skilled nursing facility and ±19,200 square foot medical office facility on the west ±4.85 acres of the SPD. The ±41.4 acre site, including the 2.5 acre addition to the SPD, is bounded by I-580 on the east, Del Monte Lane on the north, and Bonde Lane on the west. The amendment to the SPD Handbook will include all parcels covered under the Mountain View – Castle Creek Handbook. The parcel subject to the zoning map amendment has a Master Plan Land Use designation of Mixed Residential, whereas the other parcels contained within the SPD have a Master Plan Land Use designation of Special Planning Area. This item was previously heard by the Ward 2 NAB on August 18, 2015. (Approximately 10 Minutes)
  - 2. LDC16-00015 (South Meadows Self Storage) - This is a request for a special use permit to construct and establish a ±62,000 square foot, three story mini-warehouse facility. The ±1.09 acre site is located on the northeast side of Offenhauser Drive where Offenhauser Drive transitions into Gateway Drive in the Multi-family Residential (MF14) zone. The site has a



Master Plan Land Use designation of Mixed Residential. This item was previously heard by the NAB on October 20, 2015. **(Approximately 5 Minutes)**

3. LDC16-00017 (Damonte Ranch Village 9) - This is a request for a tentative map to subdivide a ±28.13 acre property into 111 lots for single family residential homes. The site is located on the northeast corner of Carat Avenue and Steamboat Avenue in the Damonte Ranch Planned Unit Development. The site has a Master Plan Land Use designation of Special Planning Area/Southeast Neighborhood Plan/Planned Development Area. This item was previously heard by the NAB on October 20, 2015. **(Approximately 5 Minutes)**
4. LDC16-00030 (Summit Club) – This is a request for a special use permit to allow for grading activities that result in cuts greater than 20 feet and fills greater than 10 feet associated with the construction of a 584 unit multifamily residential development. The ±26.37acre site is located in area bounded by Interstate 580 to the west, State Route 431 (Mt. Rose Highway) to the south, and Herz Boulevard to the east in the Mixed Use/Redfield Regional Center/Retail Commercial/Academic (MU/RRC/RC/A) zone. The site has a Master Plan Designation of Special Planning Area/Redfield Regional Center Plan/Retail Commercial/Academic. This item was previously heard by the NAB on November 17, 2015. **(Approximately 5 Minutes)**

#### **9. Board Discussion and Action Items - *For Possible Action***

- A. Discussion and possible action related to the identification of specific areas, streets, and intersections that are in need of traffic, pedestrian and bicyclist safety improvements based on Ward 2 NAB member and resident experiences - *For Possible Action* **(Approximately 30 Minutes)**
- B. Discussion and possible action related to the development of Ward 2 NAB goals and action plans, including brainstorming and selecting no more than 6 preliminary topics or projects to be finalized at a future meeting and discussing potential next steps - *For Possible Action* **(Approximately 45 Minutes)**
- C. Presentation and discussion of results of the Neighborhood Advisory Board Quarterly Survey from October 2015 and discussion to gather additional feedback from the Ward 2 NAB - *For Possible Action* **(Approximately 15 Minutes)**

#### **10. Identification and prioritization of items to be placed on a future agenda of the Ward 2 NAB for discussion and/or potential action - *For Possible Action***

**11. Public Comment** - *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.*

#### **12. Adjournment - *For Possible Action***

**If meeting goes beyond 8:30 p.m., NAB Chair may postpone the remaining items to a future agenda.**

**END OF AGENDA**



**AGENDA**  
**Washoe County Open Space and Regional Parks Commission**  
**Washoe County Commission Chambers**  
**1001 E 9th Street, Reno, NV**  
**Tuesday, August 4, 2015**  
**2:30 p.m.**

Washoe County  
 Community Services  
 Department  
 1001 E 9<sup>th</sup> Street  
 Reno, NV 89512  
 Tel: (775) 823-6500  
 Fax: (775) 829-8014

**Commissioners:**  
 Thomas Guinn – Chair  
 Nathan Daniel – Vice  
 Chair  
 Anne Buckley  
 Janet Davis  
 Ed Harney  
 Scott Pierson  
 Allan Sheakley

**County Commission  
 Liaison:**  
 Jeanne Herman

**Staff:**  
 Dave Solaro, Director of  
 Community Services

Eric Crump, Director of  
 Operations Division

Jennifer Budge,  
 Park Operations  
 Superintendent

**Our Mission...**  
 To provide exceptional  
 parks, open space and  
 recreational  
 opportunities while  
 preserving our natural,  
 historical and cultural  
 resources



PURSUANT TO NRS 241.020, PLEASE BE ADVISED THAT THE AGENDA FOR THE OPEN SPACE & REGIONAL PARK COMMISSION MEETING HAS BEEN POSTED AT THE FOLLOWING LOCATIONS: WASHOE COUNTY ADMINISTRATION BUILDING (1001 E 9<sup>TH</sup> STREET); WASHOE COUNTY COURTHOUSE – SECOND JUDICIAL DISTRICT COURT (75 COURT STREET); AND WASHOE COUNTY CENTRAL LIBRARY (301 SOUTH CENTER STREET); [www.washoecountyparks.com](http://www.washoecountyparks.com); <https://notice.nv.gov>.

**NOTE:** Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another later meeting; or may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later.

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call (775) 823-6500 in advance so that arrangements may be conveniently made.

**Appeal Procedure for Discretionary Permits for Active Recreation Uses:** Discretionary permit decisions for Active Recreational Use rendered by the Open Space and Regional Parks Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Open Space and Regional Parks Commission and you want to appeal its action, call the Community Services staff immediately, at 328-6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.

Supporting materials are available to the public at 1001 E 9<sup>th</sup> Street, Bldg. A, 2<sup>nd</sup> Floor, in Reno, Nevada, 89512. Ms. Joanna Schultz, Office Support Specialist, is the person designated by the Washoe County Open Space and Regional Parks Commission to respond to requests for supporting materials. Ms. Schultz is located at the 1001 E 9<sup>th</sup> Street address and may be reached by telephone at (775) 823-6500 or at [jschultz@washoecounty.us](mailto:jschultz@washoecounty.us).

**Time Limits.** Public comments are welcomed during the Public Comment periods for all matters, whether listed on the agenda or not, and are limited to three minutes per person. Additionally, public comment of three minutes per person will be heard during individual action items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting. Persons may not allocate unused time to other speakers.

**Responses to Public Comments.** The Commission can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commissioners to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Commission will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action or to ask that a matter be listed on a future agenda. The Commission may do this either during the public comment item or during the following item: “\*Commissioner’s Comments: (This item limited to announcements or topics/issues proposed for future workshops/agendas)”.

All items numbered or lettered below are hereby designated **for possible action** as if the words “for possible action” were written next to each item (NRS 241.020). An item listed with asterisk (\*) next to it is an item for which no action will be taken.

- \*1. Roll Call
- \*2. Public Comments: Comments heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The



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Park Operations  
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## AGENDA

### Washoe County Open Space and Regional Parks Commission Washoe County Commission Chambers 1001 E 9th Street, Reno, NV

Tuesday, August 4, 2015  
2:30 p.m.

Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.

3. Approval of the Agenda for the Open Space and Regional Parks Commission Meeting of August 4, 2015
4. Approval of the Meeting Minutes for the Open Space and Regional Parks Commission Meeting of May 5, 2015
5. Approval of the Meeting Minutes for the Open Space and Regional Parks Commission Meeting of June 2, 2015
6. Approval of the Meeting Minutes for the Open Space and Regional Parks Commission Meeting of July 7, 2015
- \*7. Recognition of Service for Jim Nadeau
- \*8. Presentation by Eagle Scout Bryan Merrill on his project to replace split rail fence at the parking lot of Marilyn's Pond in Galena Creek Regional Park
- \*9. Presentation by Eagle Scout Colby Green on his fencing project at Lazy 5 Regional Park
- \*10. Presentation by Eagle Scout Wyatt Keysor on his willow trimming and fishing day project at Galena Creek Regional Park
11. Review, discussion and possible recommendation to the Board of County Commissioners regarding possible purchase of two permanent Public Utility Easements [totaling 11,400 square feet] by Truckee Meadows Water Authority on APN#019-140-12, commonly known as Washoe Golf Course, at the appraised value of \$8,217.
- \*12. Presentation by Wood Rogers on updating the South Valleys Regional Park Master Plan
- \*13. Program/Park of the Month: Irrigation rehabilitation project at Rancho San Rafael Regional Park by Jennifer Conlan, Park Maintenance Worker II
- \*14. Parks Reports
  - Park District Reports to include staffing, activities, upcoming events at Regional Parks and Open Space parks
  - May Center Report to include staffing, activities, upcoming events and visitation at the Wilbur D. May Arboretum and Museum
  - Volunteer Service Report to include volunteer projects, programs and statistics
  - Golf Report to include updates on course conditions, rounds of play, financials, and current projects

WASHOE COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER

[www.washoecountyparks.com](http://www.washoecountyparks.com)



**AGENDA**  
**Washoe County Open Space and Regional Parks Commission**  
**Washoe County Commission Chambers**  
**1001 E 9th Street, Reno, NV**  
**Tuesday, August 4, 2015**  
**2:30 p.m.**

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- Park Planning report to include the highlights of current planning and construction projects, including community and regional parks, trails, interpretive features, natural resource management efforts, grants, State Question 1 and inter-jurisdictional/regional open space planning issues
- \*15. Director's Report to include updates on Board of County Commissioners actions, budgets, drought planning, future meeting locations/Commissioner field trips, department updates and community partnerships
- \*16. Commissioner's Comments: (This item limited to announcements or topics/issues proposed for future workshops/agendas)
- \*17. Public Comments: Comments heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.
- \*18. Adjournment



## MINUTES

### Washoe County Open Space and Regional Parks Commission August 4, 2015

Commissioner Thomas Guinn called the meeting to order at 2:30on.

Commissioner Guinn led the pledge to the flag.

\*1. Roll Call

Members present: Ed Harney, Anne Buckley, Thomas Guinn, Nathan Daniel, Janet Davis and Al Sheakley. Scott Pierson has an excused absence.

Board of County Commissioner Liaison: Jeanne Herman

Staff present: Deputy District Attorney Michael Large, Jennifer Budge, Dave Solaro, Jeff Patterson, Jen Conlan, John Keese, Dennis Troy, Cheryl Surface, Eric Crump and Joanna Schultz

\*2. Public Comments

No public comment

3. Approval of the Agenda for the Open Space and Regional Parks Commission Meeting of August 4, 2015

Motion by Commissioner Buckley to approve the Agenda for the Open Space and Regional Parks Commission Meeting of August 4, 2015. Second by Commissioner Daniel. Motion carried

4. Approval of the Meeting Minutes for the Open Space and Regional Parks Commission Meeting of May 5, 2015

Motion by Commissioner Davis to approve the Meeting Minutes for the Open Space and Regional Parks Commission Meeting of May 5, 2015. Second by Commissioner Harney. Motion carried

5. Approval of the Meeting Minutes for the Open Space and Regional Parks Commission Meeting of June 2, 2015

Motion by Commissioner Daniel to approve the Meeting Minutes for the Open Space and Regional Parks Commission Meeting of June 2, 2015. Second by Commissioner Davis. Motion carried

6. Approval of the Meeting Minutes for the Open Space and Regional Parks Commission Meeting of July 7, 2015

Motion by Commissioner Daniel to approve the Meeting Minutes for the Open Space and Regional Parks Commission Meeting of July 7, 2015. Second by Commissioner Davis. Motion carried

\*7. Recognition of Service for Jim Nadeau

Dave Solaro, Director of Community Services Department, presented Jim Nadeau with a photo of one of the trails within our parks system. Mr. Solaro said Mr. Nadeau has been the Chairperson of this Commission for the past year. In the past year, four of the nine Commissioners were new Commissioners and Mr. Nadeau did an excellent job as the Chair to move this Commission forward. Mr. Nadeau's support of parks, staff and scouts is very much appreciated.

Mr. Nadeau said in the last few years we went through some pretty tough times in the Parks Commission. The Commissioners did an excellent job in trying to help move that along. Staff is awesome. Having to go

through what they did; reductions in the budget, cutbacks and losing staff, it was amazing that they kept the parks together. Mr. Nadeau said his hat is off to them, it was his pleasure to serve on the dais, but the staff are the hard workers and doing an excellent job.

- \*8. Presentation by Eagle Scout Bryan Merrill on his project to replace split rail fence at the parking lot of Marilyn's Pond in Galena Creek Regional Park

Ranger John Keesee introduced Eagle Scout Bryan Merrill.

Eagle Scout Merrill gave a presentation.

In response to Commissioner Guinn regarding the timeframe to replace the fence, Eagle Scout Merrill said he is still in the planning process, but it should be finish by the end of September. Ranger Keesee added that Eagle Scout Merrill and his troop will be replacing about 100 feet of fence, so it should be a 2-day project.

- \*9. Presentation by Eagle Scout Colby Green on his fencing project at Lazy 5 Regional Park

Ranger Jeff Patterson introduced Eagle Scout Colby Green.

Eagle Scout Green gave a presentation.

Commissioner Harney said Eagle Scout Green did a great job. There were a few problems at the beginning of the project, but he had enough people to assist. Commissioner Harney frequents this park and the fence was needed.

In response to Commissioner Guinn regarding the need for tents, Eagle Scout Green said they were up because of the weather.

Commissioner Guinn thanked Eagle Scout Green and staff for providing the materials.

Ranger Patterson said the fence rails and posts came from a trails grant.

- \*10. Presentation by Eagle Scout Wyatt Keysor on his willow trimming and fishing day project at Galena Creek Regional Park

Commissioner Guinn said this item will be placed on a future agenda. Eagle Scout Keysor was unable to attend the meeting.

- 11. Review, discussion and possible recommendation to the Board of County Commissioners regarding possible purchase of two permanent Public Utility Easements [totaling 11,400 square feet] by Truckee Meadows Water Authority on APN#019-140-12, commonly known as Washoe Golf Course, at the appraised value of \$8,217.

Jennifer Budge, Park Operations Superintendent said Truckee Meadows Water Authority (TMWA) requested two public utility easements at the Washoe County Golf Course. The course is 161.59 acres and the areas being discussed are on the corner of Urban and Plumas Streets and Urban and Arlington Streets. The two easement total 11,400 square feet. One easement is an underground easement and is a corrective easement for utilities that already exist. The other easement, Urban and Arlington, is relocation of existing facilities to an above ground structure.

TMWA submitted an Easement Application in October 2014, staff and the Deputy District Attorney has reviewed the application and determined there are no issues with Deed restrictions or anything existing that would encumber the property. TMWA, at their expense, ordered a private independent

appraisal and it was determined the value of the two easements were \$8,217. After the appraisal, staff worked with TMWA to notice adjoining neighbors. One public comment was received. The neighbor requested that whatever structure was constructed, that we were mindful of the local architecture of the neighborhood and fenced and screened. The corner has difficult line of sight issues, so if vinyl slats were used it could compromise issues with the traffic. The location is an unused portion of the course from a staff perspective and having an above ground structure will not have an impact.

TMWA is trying to meet a requirement through the Nevada Revised Statute with the relocation of utilities. Staff is supportive of the easement and requests.

Chris Struffert, Engineer with Truckee Meadows Water Authority gave a presentation.

In response to Commissioner Buckley regarding will there be a structure on Plumas and Urban, Mr. Struffert said there will not. The building they are proposing is on the west side of the golf course.

Commissioner Guinn said being a Civil Engineer, he appreciates TMWA coming back and cleaning up the easement.

Motion by Commissioner Daniel to recommend to the Board of County Commissioners the sale of two permanent Public Utility Easements [totaling 11,400 square feet] by Truckee Meadows Water Authority on APN#019-140-12, commonly known as Washoe Golf Course, at the appraised value of \$8,217. Second by Commissioner Harney.

Motion carried with five for and one against.

\*12. Presentation by Wood Rogers on updating the South Valleys Regional Park Master Plan

Dennis Troy, Park Planner, said over the last two months staff has been working towards updating the South Valleys Master Plan thanks to a private donation. A Request for Qualifications was posted and three firms were interviewed. Wood Rogers was selected for this process.

Melissa Lindell, Project Manager for Wood Rogers said the original Master Plan was completed in 1993 with the last update in 2000. At that the time, the park consisted of about 82 acres. Since 2000, approximately 23 acres was added to the park and this current update effort will consider the exiting acreage, as well as future park amenities to the 105 acre site.

The northern position of the park and adjacent property is impacted by the flood zone. They were able to reduce the size of the flood zone and recapture a lot of the property for development. They are hoping to study the same concept on the park site to recapture more land for more park amenities.

Wood Rogers will solicit input from the surrounding neighbors, user groups and community to help decide the future of the park land. To do this, they are starting with this meeting then will go to the City of Reno, Ward 2 Neighborhood Advisory Committee on August 18<sup>th</sup>, and the South Truckee Meadows Washoe Citizens Advisory Board on August 13<sup>th</sup> and then start a charrette process.

The charrette process will start on Monday, August 31<sup>st</sup>. It will be an open forum allowing a lot of citizen input into the plan. They will have cutouts all different recreational facilities such as soccer and baseball fields, skate parks, etc.

Wood Rogers using an opportunities and constraint map with the existing facility and amenities has identified three different opportunity areas. The biggest is the northern piece of about 32 acres. There is a

flood zone and they think they can recapture more land. The six acre area is north of the library and west of the softball/ball fields. And another area down south is about five acres where at one time the area had been graded out for tennis courts. They would like to find out if the community still feels that tennis is important or, if additional parking is. They want to look at access and the different users. They've gotten interest from softball, baseball, lacrosse, football, soccer, ice skating and swimming groups.

There are a lot opportunities to improve access. User groups, library patrons and neighbors have experienced the congestion during event days and Wood Rogers thinks there are some opportunities for additional access along Wedge Parkway. They will work with Parks staff and the developer of the adjacent property for another access point. They will also investigate a potential access point to S. Virginia through a Nevada Department of Transportation property, which has some complications.

Ms. Lindell encouraged any input, involvement and support from this Commission at the charrette session that will start on Monday, August 31<sup>st</sup>. After this first session they will gather the information to develop alternatives. There will be another public forum to present the alternatives and vet out the preferred alternatives.

The final draft of the Master Plan will be brought back to this Commission.

In response to Commissioner Guinn regarding is the main roadway Washoe County or Regional Transportation maintained, Jennifer Budge, Park Operations Superintendent said it is City of Reno.

Commissioner Guinn lives in the area and visits the park often. He requested an investigation of speed reduction and additional parking. There are also people who fly their remote control planes at the park and suggested adding them to the user group list. This is overdue, he appreciates the private donation and is looking forward to this being developed.

Ms. Lindell added one thing she feels is key to the park, and is going to help is that the developer, Ryder Homes, is building apartments and has worked with the Parks Department on trail access to the east. They are also looking at a tentative map for single family homes where the airplane enthusiasts fly. With their project they are going to be installing a traffic signal at Arrow Creek and Wedge Parkway. This will be huge for the community and people visiting the park.

Commissioner Buckley regarding parking is a big issue and are there any plans for additional parking, Ms. Lindell said they have also heard about the parking issue as well as experiencing it firsthand. They will be investigating additional parking on all three development areas.

Commissioner Buckley added that she hopes additional parking is added as the library hours are already restricted and to go to the library and can't park is particularly egregious.

Mr. Troy said the charrette will be held at the South Valleys Library and staff has been working very closely with the library managers on this issue.

- \*13. Program/Park of the Month: Irrigation rehabilitation project at Rancho San Rafael Regional Park by Jennifer Conlan, Park Maintenance Worker II

Jennifer Budge, Park Operations Superintendent introduced Jennifer Conlan.

Jennifer Conlan gave a presentation.

In response to Commissioner Daniel regarding he thought all the water at Rancho San Rafael was potable and all on the City system; the Highland Ditch only fed the pasture area and the arboretum water. Ms. Conlan said we pull from the ditch for the Chinese Pagoda pavilion area and all the turf to the west. The Ditch also feeds the Peavine Pond and water for the Arboretum from the ditch will eventually tie into the system as well. The



main point is so we can use the ditch water to its maximum capacity. The Arboretum and the rest of the park is potable water.

In response to Commissioner Daniel regarding if the Highland Ditch is dry can you tie into the potable, Ms. Conlan said yes.

Ms. Conlan invited Commissioners to come take a look; she would give a personal tour.

Commissioner Guinn said it was a great project and staff is thinking about energy savings and using our water the best we can.

#### \*14. Parks Reports

Jennifer Budge, Park Operations Superintendent highlighted reports.

No May Center or Golf Reports available this month.

In response to Commissioner Guinn regarding flooding in parks, Ms. Budge said the July 7<sup>th</sup> event in particular was the only real event that impacted our parks system. There was a lot of flooding, the majority at Rancho San Rafael Regional Park.

- Structures flooded in the basements of the Ranger residence, Arboretum office and Ranch House
- Most of the Arboretum trails were completely washed out, but under our insurance deductible we have the ability to hire a contractor to fix this
- The berms around the wetlands cells held up well, but multiple flooding events ended up compromising those. We will work with the contractor and build those back up
- Flooding of trails and washouts at the Swan Lake Nature Study area
- At Village Center Park we have a couple of splash parks features the ground water came up so high with the flooding event it compromised the controller to that system

Commissioner Guinn thanked Ms. Budge for the update. It's good for the community to know that staff isn't sitting around while people's houses are flooding.

#### \*15. Director's Report

Dave Solaro, Director of Community Services said there were no Board of County Commissioner (BCC) actions for July.

The BCC Strategic Plan for the next year can be found on the website. The Community Services Department is an integral part.

An item from a previous meeting was a request to hold Parks Commission meetings in one of the parks. Mr. Solaro wanted feedback from Commissioners on parks they would be interested in visiting. Michael Large, Deputy District Attorney added that those request can be made under Commissioner's Comments, if Commissioners would like to make any requests today.

In response to Commissioner Buckley regarding the information requested on if the cost of various services is coming soon, Mr. Solaro said it was on this agenda, but he requested that it be pulled, so he could review the report.

#### \*16. Commissioner's Comments

Commissioner Buckley would like to see the minutes from previous meetings in a timely manner.

Commissioner Buckley said budget planning will be coming up again and we missed sending a letter this last time. She would like to have a plan that this Commission would present to the Board of County Commissioners (BCC) that they do need to give some money to Parks. She would like to either write another letter or send a Commissioner to the BCC meeting specifically to ask about their plans. She would like a discussion on this put on the agenda for the future.

Commissioner Daniel agreed that it should come back up on the agenda. He did not make adjustments to the letter and asked if there were any received. Michael Large, Deputy District Attorney said he did not receive any suggestions, but we can work with staff on this through another agenda item.

Commissioner Daniel said he does not have a park in mind for Parks Commission meetings, but is interested in what Commissioners, or staff might suggest.

Commissioner Guinn said he would like to go see some of the projects the Eagle Scouts completed.

Commissioner Guinn acknowledged Commissioner Herman, who has been on our side on this. He would like a copy of the letter as he also has comments.

Commissioner Guinn would like to see updates on budgets. He'd like to see where Parks is at and where they should be.

Commissioner Daniel thanked Commissioner Herman for her consistent presence and participation at the Parks Commission meetings.

\*17. Public Comments

No public comment

\*18. Adjournment  
3:35pm

Respectfully submitted,

Joanna Schultz



# South Truckee Meadows/Washoe Valley Citizen Advisory Board Meeting Agenda

August 13, 2015 at 6:00 P.M.

South Valleys Library, 15650A Wedge Parkway, Reno, Nevada

Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Washoe County Central Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), South Valleys Library, 15650A Wedge Parkway, notice.nv.gov and online at [www.washoecounty.us/cab](http://www.washoecounty.us/cab). Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance should notify Washoe County at 775.328.2721, two working days prior to the meeting. All number or lettered items on this agenda are hereby designated for possible action as if the words 'for possible action' were written next to each, except for items marked with an asterisk (\*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, moved to another agenda of another later meeting as discretion by the Chairman. Support Documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Sarah Tone, Office of the County Manager, 775-328-2721.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM**

**2. \*PLEDGE OF ALLEGIANCE**

**3. \*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items [those not marked by an asterisk (\*)], public comment will be heard on that particular item before action is taken. The public are requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.

**4. APPROVAL OF AGENDA FOR THE MEETING OF AUGUST 13, 2015**

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 11, 2015 and JULY 9, 2015**

**6.\*COMMISSIONER UPDATE** – Washoe County Commissioner Bob Lucey will provide an update on Board of County Commissioner activities. Commissioner Lucey will be available to answer questions or concerns. Please feel free to contact Lucey at [blucey@washoecounty.us](mailto:blucey@washoecounty.us) or (775) 328- 2002. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). *(This item is for information only and no action will be taken by the CAB).*

**7.\*SOUTH VALLEYS MASTER PLAN UPDATE** - Melissa J. Lindell, Wood Rodgers, Inc., will provide an informational presentation on the upcoming master plan process for the South Valleys Regional Park Master Plan. For additional information contact Dennis Troy, Washoe County Regional Parks and Open Space park planner [DTroy@washoecounty.us](mailto:DTroy@washoecounty.us), (775) 328-2059 or Melissa Lindell, Wood Rodgers [mlindell@woodrogers.com](mailto:mlindell@woodrogers.com), (775) 823-5251. *(This item is for information only and no action will be taken by the CAB).*

**8. \*WASHOE COUNTY PLANNING PRESENTATION** – Bill Whitney, Washoe County Planning and Development Director will provide an update on the Community Services Department – Planning function including projects to be reviewed by the Citizen Advisory Board (CAB) and related planning questions from CAB members. For additional information, please feel free to contact Bill Whitney at [bwhitney@washoecounty.us](mailto:bwhitney@washoecounty.us) or (775) 328-6100. *(This item is for information only and no action will be taken by the CAB).*

**9. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

[http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**9A. Amendment to Forest Area Plan Map** – The Citizen Advisory Board will review and provide comment on a request to adopt a resolution initiating an amendment to the Master Plan Map and Regulatory Zone map of the Forest Area Plan. Bill Whitney, Washoe County Planning and Development Director will provide information on the request and be available to answer questions from the Citizen Advisory Board and audience. Both amendments are required to correct mapping errors which inadvertently placed the Open Space master plan category and regulatory zone on several privately owned properties in the Forest planning area. This item was initiated by the Washoe County Planning Commission on August 4, 2015. The Planning Commission staff report is [available online](#). The item will be reviewed for approval by both the Planning Commission and Board of County Commissioners. For additional information, please contact Trevor Lloyd at [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us) or (775) 328-3620.

**10.\*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. *(This item is for information only and no action will be taken by the CAB).*

**11.\*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a “Request to Speak” form to the Board Chairman. Comments are to be addressed to the Board as a whole.

**12. ADJOURNMENT**



## South Truckee Meadows/Washoe Valley Citizen Advisory Board

**DRAFT:** Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the South Truckee Meadows Citizen Advisory Board held August 13, 2015 at 6:00 P.M. at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** – Chair person, Jim Rummings called the meeting to order at 6:05pm.

**Member Present:** Patricia Phillips, Jim Rummings, Thomas Judy, Marsy Kupfersmith, Jason Katz, Steven Kelly, Bob Vaught, Daryl Capurro. A quorum was determined.

**Absent members:** Steven Miles, Kimberly Rossiter.

**2. \*PLEDGE OF ALLEGIANCE** – Jim Rummings led the Pledge of Allegiance.

**3. \*PUBLIC COMMENT** –

**4. APPROVAL OF AGENDA FOR THE MEETING OF AUGUST 13, 2015**– Tom Judy moved to approve the agenda for the meeting of **AUGUST 13, 2015**; Jason Katz seconded the motion to approve the agenda. The motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 9, 2015 and JUNE 11, 2015** –

**JUNE 11, 2015** - Pat Phillips moved to approve the meeting minutes for the meeting of June 11, 2015. Tom Judy seconded the motion to approve the minutes. The motion carried unanimously.

**JULY 9, 2015** - Jason Katz moved to approval the meeting minutes for the meeting of July 9, 2015. Tom Judy seconded the motion to approve the minutes. The motion carried unanimously.

**6.\*COMMISSIONER UPDATE** – Washoe County Commissioner Bob Lucey will provide an update on Board of County Commissioner activities. Commissioner Lucey will be available to answer questions or concerns. Please feel free to contact Lucey at [blucey@washoecounty.us](mailto:blucey@washoecounty.us) or (775) 328- 2002. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). (This item is for information only and no action will be taken by the CAB).

Commissioner Lucey welcomed the new CAB members and thanked them.

- Commissioner Lucey spoke about the fire agreement with Reno. We are close to finalizing that deal. We are installing Automatic aid vehicle locators.
- Truckee Meadow Regional Planning Agency (TMRPA) has been working with the County. There are new businesses coming to the area. The Angie artesian treats which makes Boom Chicka Pop, factory is moving into the area. There will be 1,600 new jobs coming to the areas. 15 companies will be opening. It's important that the infrastructure is in place for the new businesses. Before 2006, there was a great boom and it wasn't sustained and infrastructure wasn't in place. We want to make sure it's there for feasible growth.
- RTC – great things are happening. Phase two of the connector is moving forward. Great addition to our community.
- Commissioner Lucey said he is the Chairman of the RSCVA. There were new taxes were passed in legislation. It use to be that only the downtown properties paid the \$2 room tax, now the others will pay the same. Downtown will pay an additional \$1.
- Tom Judy asked about the 1500 new jobs. Is anyone looking at the sustainability and feasibility of water? Commissioner Lucey said it is an issue they continuously address. He said as the County, they have put restriction as these business come in. Water is minimal in these warehouses. The issue with water is the 1500 people in the community and their consumption. TMWA is working on surface water and take the stress off of the ground water. Lucey said we have a sufficient amount of water. South Meadows has aquifer and water levels have been maintained. Daryl Cappurro asked about rural farm and ranch land water usage. Commissioner

Lucey said he will get more information. He said we will have restrictions on landscaping water usage. Lucey said they are looking to use non-potable water for irrigation. They are looking at a reclamation plant. He said they are looking to improve ground aquifers and more surface water sources. Marsy asked about the new businesses. Lucey said 4 are moving in the south meadows. He said we want to promote and nurture it. Lucey said some are warehouses, call centers, and other business.

**7.\*SOUTH VALLEYS MASTER PLAN UPDATE** - Melissa J. Lindell, Wood Rodgers, Inc., will provide an informational presentation on the upcoming master plan process for the South Valleys Regional Park Master Plan. For additional information contact Dennis Troy, Washoe County Regional Parks and Open Space park planner DTroy@washoecounty.us, (775) 328-2059 or Melissa Lindell, Wood Rodgers mlindell@woodrogers.com, (775) 823-5251. (This item is for information only and no action will be taken by the CAB).

Dennis Troy and Melissa Lindell gave a background:

- The Board of County Commissioners received a \$40,000 private donation to update the master plan that was updated back in 2001. The Greater Reno Ice Skate Associated (Sean and Jenfer O'Neal) were the donors. The preferred site for their operations will be discussed in the Master Plan process. The County went through an RFQ process to different firms in the greater Reno and bay area to update the master plan. Washoe County decided on Wood Rogers. The next steps are community and stakeholder meetings for future usage identified.

Melissa Lindell talked about the process of the master plan update and background on the plan itself:

- Original Master Plan was created in 1993 and update in 2001.
- The park has 82 acres.
- Additional acres donated by a family up in northern area of the park. We have to plan what to put on that. We have many opportunities. She said they are reviewing what the opportunities are and what the constraints are.
- She showed the irregular boundaries with access points.
- FEMA flood zones.
- In the south part of the park is a big ditch.
- The north section of the park fans out.
- She said they are focusing on the multifamily project. She focused on the flood zone from 200 feet to 80 feet. She said they will reclaim more land for soccer, tennis, ice rink.
- There are 3 basic development areas: down in the south (area 3) 3 acres – it was slated for tennis before, but she said they need input for viable use. She asked if there another use for that area. She said they have received input to have a dog park and additional parking.
- She showed existing elements such as: Library site, existing soccer field, parking.
- Little league fields
- 6.2 acres opportunity – slated for an aquatic facility and family community center. She said is that what we still want?
- 33 acres – there is a lot of opportunity for this site. We have heard people want lacrosse and spray park.
- She said there is a lot of land and a lot of room; She said they need input from the community. This is the first night of this process. She said they will have community meetings with displays and people can put a pin on the display of what they want. There are opportunities for new access points and improved parking. She said they are working with county and NDOT for two new access points.
- Charrette will start Monday, August 31 at the South Truckee Meadow Library through Thursday. There will be Landscapers, architects, representatives in attendance to discuss the various Master plan alternatives. Dennis Troy is the project manager on this project.
- Jim Rummings asked for guidelines, boundaries or constraints for suggestions. Has anything been decided yet? Is it all open for ideas. Melissa said part of the property has already been developed. She showed the existing facilities and the potential 3 zones of development: 33 acres, 6 acres, and 5 acres in the south. It doesn't preclude any and all ideas. This is a regional park to draw the people for major activities. The region is all of Washoe County; this is south valley. North Valley and Bartley ranch have their own regional park.

- Commissioner Lucey said the idea behind the Master Plan update is adding park space; he said we have an opportunity with the land. We are getting more funding in our parks budget. We want to do the best we can do within our budget. The funding and private partners are developing. He said we want to explore those partnerships and do right for the community. He said we need public input.
- Marsy Kupfersmith asked about the \$40,000 donation. She asked if it is for the firm. Commissioner Lucey said it was from Greater Reno Ice Skating Association to the County to move forward with this process with basic planning.
- Jason Katz asked about condition and restrictions for use of donations. Commissioner Lucey said there are no restrictions. We have been specific with their donations – they wanted it to donate to the parks.
- Jim Rummings said it's a great opportunity and hopes the community participates. He said there is a lot of open area around the park. Jim asked about a specific open space. Is that area open for a business to host something in proximity such as a water slide? Commissioner Lucey said that area is owned by Rider. It's already slated development for future residential property. There is some mixed use zoning down Arrow Creek. It may change as the projects become more available.
- Bob Vaught asked about funding available to implement the ideas and approved plan. We aren't to that stage yet. We want input. We want the donors to be active participants in the planning process. No decision on anything yet. We are opening the books back up and taking a serious look. The plan will determine and anticipate what the needs and wants are.
- Kathy Bowling asked about aquatics and ice skating. She asked if we can we have both or is it either or. Commissioner Lucey said we could have both if it's feasible. County funding for parks is limited at this point. He said we have been approached by the Greater Reno Ice Skating Association and that's why we are looking at it. He said we want to partner with them and help to development. Kathy said we have no indoor pools on this side of town. There are 3 high schools on this side and they need swimming facilities. Commissioner Lucey said we can't afford a swimming facility on our own, but we aren't saying no. There is plenty of land within the park that we can utilize down the road as we move forward.
- Jim Barkley said the money comes forward for an ice rink but not for swimming pool. Lucey said GRISA came forward to support this development. He said we won't say no to anything at this point. We are approaching this unused land from eyes wide open stand point. Commissioner Lucey said you have a voice in this community.
- Melissa said this is a master plan. They are long range goals. Master plans are plans so when funding sources come available, we can build. It's broad based and long range. Things change.
- Tiffany Nicholson asked about traffic studies such as lights and roundabouts. Commissioner Lucey said that will happen and that is part of the process. However, those studies have not been conducted at this point. This is preliminary. He asked how can we utilize the space with function. He said they will review the necessary infrastructure with sewer, water, roads. This is in it's very infancy stage. We will hone in on specifics and what needs to be done.
- Melissa said coming soon: signalization of Arrow Creek and Wedge Parkway. A signal light is coming which is paid by Rider Homes. It will be great for the park, residents and safety issues. Commissioner Lucey said sidewalks too.
- Tom Judy thanked the skating association for the donation. He asked a hypothetical question. If we go through the process and determine the skating is desired outcome, what does that look like - The structure of the partnership? Commissioner Lucey said City of Reno has worked with the Moana and Aquatic clubs. He said if we proceed, we will look at contracts for maintenance. We have looked at those questions but will know more as we move forward. There could be a land lease. We have to get through the master plan update.
- Nancy K asked if this will be a private exclusive club, or affordable public facility? Commissioner Lucey said the Boys and Girls Club, Pennington, and Reynolds all have donated to public facilities. All of our teams AYSO, Little Leagues all pay a fee to maintain the facilities. The park rangers take care of the facilities. Any improvement is an improvement.
- Kathy Bowling asked about funding the facility. The cost for maintaining facility outstrips that by far. Washoe County needs to have say about the usage and who will pay for maintenance. Commissioner Lucey said it's long down the road. We haven't had that discussion yet. We work with the private entities with partnerships. RSVCA, for example, the livestock event center is State, but RSVCA is responsible for maintenance and marketing. The

County owns building. This would be similar nature. He said we would have a private entity that works in conjunction with the County. We have had successful partnerships in the past.

- Melissa asked everyone to send over questions, comments, and concerns.
- Lou L thanked everyone and the ice skating association for their donation. He said this would benefit the youth and seniors in our community. He said he wanted to voice his support of the Ice Rink.

**8. \*WASHOE COUNTY PLANNING PRESENTATION** – Bill Whitney, Washoe County Planning and Development Director will provide an update on the Community Services Department – Planning function including projects to be reviewed by the Citizen Advisory Board (CAB) and related planning questions from CAB members. For additional information, please feel free to contact Bill Whitney at [bwhitney@washoecounty.us](mailto:bwhitney@washoecounty.us) or (775) 328-6100. (This item is for information only and no action will be taken by the CAB).

- The planning and development division works with the CABs. He asked if anyone had questions regarding the planning departments. He said he has heard some concerns by CAB members about what applications you get to comment on. Mr. Whitney said all the CABs have been honed in on development applications; we appreciate your input. He said CABs will see special use permits, variances, Master plan amendments, regulatory zone amendments. He said there are some the CAB won't see. He said the NRS code makes certain applications the kind we have to process in a timely manner, such as Parcel maps and admin permits. He said we take them in at different time of the month and we have to hustle to get them reviewed by all the departments for thorough review. He said development is picking up. Staff has been holding preliminary meetings with developers of what they can or cannot do. It will really pick up in the unincorporated county.
- Tom Judy thanked Bill Whitney for attending. Tom asked why we wouldn't see the Parcel maps, admin permits and why they differ from the other applications. Bill said they are less impactful, but they come with noticing requirements. These things have a quick turnaround time. Bill said we never had time to bring them to the CAB. Tom said those even have impacts on neighborhoods. It could affect the traffic and neighborhood. Bill Whitney said the input process would have been at the zoning level back in the past when the regulatory zone amendments happened.
- Pat Phillips said she gets many calls. When Reno given sphere of influence and it's out of the County hands. She said they take away water, traffic, demands on the neighborhood to go to municipal water. People move out to be rural. We hear how things are we being affected. She asked what protection will neighborhoods have if the City of Reno comes in or if more growth comes in and affects the neighborhood. Bill Whitney said it's frustrating. Per state law, Reno and Sparks have the right to annex. Bill said before the big recession, we were annexing a lot of unincorporated. The main protection, if you live a already developed subdivision, the city doesn't want to annex built land with taxes. They want raw land. Another protection would be the master plan. When the City annexes unincorporated, the master plan and zoning goes to the city. That doesn't mean it can't be changed, but there is a public process that is required for change to happen. The city has annexed the communities around Verdi. Developers want to come in and develop. The new Reno city council have listened to Verdi community members about new development. There are things in place, but no set protection.

**9. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:  
[http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**9A. Amendment to Forest Area Plan Map** – The Citizen Advisory Board will review and provide comment on a request to adopt a resolution initiating an amendment to the Master Plan Map and Regulatory Zone map of the Forest Area Plan. Bill Whitney, Washoe County Planning and Development Director will provide information on the request and be available to answer questions from the Citizen Advisory Board and audience. Both amendments are required to correct mapping errors which inadvertently placed the Open Space master plan category and regulatory zone on several privately owned properties in the Forest planning area. This item was initiated by the Washoe County Planning Commission on August 4, 2015. The Planning Commission staff report is available online. The item will be reviewed for approval by both the Planning Commission and Board of County Commissioners. For additional information, please contact Trevor Lloyd at [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us) or (775) 328-3620.



Bill Whitney showed a map of a Property owner with a small parcel in Sky Tavern area want to build. He had 'open space land use' on his property. Bill said we don't put open space land use on a private property. That is used for BLM land. He said he looked at the area plan/master plan. He said it was a mistake from 1997. The two parcels in red on the map, one of those wants to build, but it was categorized as open space. He said it should be zoned as residential. In 1997, the forest service was encouraged to buy out the Galena Ski Resort in the Galena Basin. They bought out the developer. The land stretched all the way down to Sky Tavern. Forest service bought it for public. He said they found mistakes. He said the pink color on the map is for residential zoning.

MOTION: Pat moved to reclassify those parcels that were affected. Tom Judy seconded the motion. The vote passed unanimously.

Bill whitney said this will be a rigorous process. There will be more meetings about this. Tom Judy said he couldn't access the document or find it on the site and asked if we can access these things on the website. Bill said that was his fault. He wasn't prepared with this information until we hosted a public meeting specific to this.

**10.\*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. (This item is for information only and no action will be taken by the CAB).

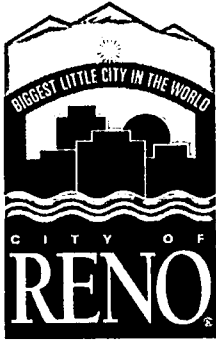
No announcements or topics.

**11.\*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.

Bob Lucey said Washoe County reinstated the Sun Valley CAB. CAB members have been diligent with the process and training. Commissioner Herman is concerned with the way in which the CABs conducted their business. We will look at the institutional change. There may be general information provided at CAB. There will be district forums and CABs.

**12. ADJOURNMENT** – Jim Rummings adjourned the meeting at 7:23

Number of CAB members present: 8  
Number of Public Present: 50  
Presence of Elected Officials: 1  
Number of staff present: 2



## AGENDA

### Neighborhood Advisory Board - Ward 2

Tuesday, August 18, 2015

5:30-8:30 p.m.

Moana Nursery Design Center

1190 W. Moana Lane, Reno, NV 89509

#### Members

Cynthia Albright  
Patrick Fisher  
Mimi Fujii-Shickler  
Britton Griffith-Douglass  
Julia Hammett  
Dennis McCormac  
Ana Navarro  
Lindsey Sanford  
Denny Sauer  
Steven Silva  
Ruth Stacy

#### Council Liaison

Naomi Duerr

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**Public Notice:** This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at:

Moana Nursery Design Center, 1190 W. Moana Lane, Reno, NV 89509;  
Reno City Hall – One East First Street;  
Washoe County Reno Downtown Library – 301 South Center Street;  
Evelyn Mount Northeast Community Center – 1301 Valley Road;  
McKinley Arts and Culture Center – 925 Riverside Drive;  
Reno Municipal Court – One South Sierra Street;  
Washoe County Administration Building – 1001 East 9th Street; and  
Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. NRS 241.020(2)(c).

In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Calli Wilsey at [wilseyc@reno.gov](mailto:wilseyc@reno.gov), 775-689-8459, or 1 E. First Street, Reno, NV 89501.

**Accommodations:** Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact Calli Wilsey at [wilseyc@reno.gov](mailto:wilseyc@reno.gov), 775-689-8459, or 1 E. First Street, Reno, NV 89501 in advance so that arrangements can be made.

**Supporting Materials:** Staff reports and supporting material for the meeting are available at the City Clerk's Office, located at One East First Street, Second Floor, (775) 334-2030, and on the City's website at <http://reno.gov/residents/your-neighborhood/ward-2>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the public body.

**Order of Business:** The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting. Items on the agenda may be taken out of order. The public body may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241.020(2)(c)(6). Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

**Public Comment:** A person wishing to address the public body shall submit a "Request to Speak" form to the presiding officer. Public comment, whether on items listed on the agenda or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

The presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the public body or while attending the meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the public body during that session. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

In addition, any person willfully disrupting the meeting may be removed from the room by the presiding officer. See, NRS 241.030(4)(a). Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the public body or meeting participants.

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**1. Call to Order - Roll Call**

**2. Public Comment** - Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.

**3. Approval of Agenda - For Possible Action**

**4. Approval of Minutes - For Possible Action**

A. July 21, 2015

**5. Discussion and possible action regarding the rotating chairperson role and appointment of individual chair for August 18 meeting and subsequent meetings (Approximately 10 minutes) - For Possible Action**

**6. Announcements (Approximately 5 minutes)**

**7. Update and Discussion from Reno City Councilmember Naomi Duerr (Approximately 10 minutes)**

**8. Presentations**

A. Presentation on the upcoming planning process, including meeting dates and public participation opportunities, for the update of the South Valleys Regional Park Master Plan. (Approximately 10 minutes including questions and answers) - Melissa Lindell, Wood Rodgers Inc.

**9. Development Projects**

A. LDC16-00002 (Dutch Bros. Coffee) – This is a request for a special use permit to construct a drive-thru for a proposed coffee shop. The ±15,072 square foot site is located on the northwest corner of South Virginia Street and Kumle Lane (4555 South Virginia Street) in the Mixed Use/Convention Regional Center/Tourist Commercial (MU/CRC/TC) zone. The site has a Master Plan Land Use designation of Special Planning Area/Convention Regional Center/Tourist Commercial. (Approximately 20 minutes)

Planner: Heather Manzo, Assistant Planner

Contact Number: (775) 334-2668

Email: manzoh@reno.gov

Ward Boundary: Ward 2

APN: 024-150-17

NAB Meeting Date: August 18, 2015

Planning Commission Hearing Date: September 2, 2015

Project link: <http://www.reno.gov/home/showdocument?id=51464>

B. LDC16-00003 (Mountain View Health Center) – This is a request for a zoning map amendment from ±2.5 acres of Professional Office (PO) to Specific Plan District (SPD-Mountain View – Castle Creek); and an amendment to the Mountain View – Castle Creek SPD Handbook to add “skilled nursing” as an allowed use and provide all the standards to construct a ±43,629 square foot assisted living/skilled nursing facility and ±19,200 square foot medical office facility on the west ±4.85 acres of the SPD. The ±41.4 acre site, including the 2.5 acre addition to the SPD, is bounded by I-580 on the east, Del Monte Lane on the north, and Bonde Lane on the west. The amendment to the SPD Handbook will include all parcels covered under the Mountain View – Castle Creek Handbook. The parcel subject to the zoning

map amendment has a Master Plan Land Use designation of Mixed Residential, whereas the other parcels contained within the SPD have a Master Plan Land Use designation of Special Planning Area. *(Approximately 20 minutes)*

Planner: Jeff Borchardt, Assistant Planner

Contact Number: (775) 677-6882

Email: [borchardtj@reno.gov](mailto:borchardtj@reno.gov)

Ward Boundary: Ward 2

APN: 040-162-64, 040-162-79, 040-162-81 and 82, 040-971-05 thru 09, 040-972-02 thru 08, 040-972-12, 040-972-18, 20, 21, 22, 24 thru 27, 30, 31, 34, and 36 thru 38.

NAB Meeting Date: August 18, 2015

Planning Commission Hearing Date: Planning Commission meeting date to be determined

Project link: <http://www.reno.gov/home/showdocument?id=51466>

- C. LDC16-00004 (Mountain View Health Center SUP) – This is a request for a special use permit to construct a ±43,629 square foot assisted living/skilled nursing facility and ±19,200 square foot medical office facility located adjacent to residentially zoned property. The project consists of two parcels totaling ±4.85 acres located on the east side of Bonde Lane, approximately 440 feet south of Del Monte Lane in the Specific Plan District (SPD-Mountain View – Castle Creek) zone. The site has a Master Plan Land Use designation of Special Planning Area and Mixed Residential. This project is contingent upon approval of the zoning map amendment for LDC16-00003 from Professional Office (PO) to SPD; and the amendment to the Mountain View – Castle Creek SPD handbook to add skilled nursing/assisted living as a permitted use. *(Approximately 20 minutes)*

Planner: Jeff Borchardt, Assistant Planner

Contact Number: (775) 677-6882

Email: [borchardtj@reno.gov](mailto:borchardtj@reno.gov)

Ward Boundary: Ward 2

APN: 040-162-81 and 82

NAB Meeting Date: TBD

Planning Commission Hearing Date: Planning Commission meeting date to be determined

Project link: <http://www.reno.gov/home/showdocument?id=51468>

## 10. Board Discussion and Action Items - For Possible Action

- A. Discussion and possible action related to the identification of two City of Reno Parks to be designated as “Pesticide Free” in Ward 2 *(Approximately 10 minutes)* - Jeff Mann, City of Reno Parks, Recreation and Community Services - For Possible Action
- B. Discussion and possible action related to the proposed amendments to the City of Reno’s tree preservation ordinances and penalties for lack of compliance *(Approximately 10 minutes)* - For Possible Action
- C. Discussion and possible action related to the City of Reno’s water conservation efforts and ordinances *(Approximately 10 minutes)* - For Possible Action

- D. Discussion and possible action related to the process of identifying the goals and improvement projects of the Ward 2 Neighborhood Advisory Board (NAB) (*Approximately 5 minutes*) - Calli Wilsey, Community Liaison - For Possible Action
- E. Discussion and possible action regarding Ward 2 NAB meeting dates, times, and locations (*Approximately 5 minutes*) - For Possible Action
- F. Update on Lymbery Street fence concern brought up by Ward 2 resident during July 21, 2015 NAB meeting (*Approximately 5 minutes*) - Calli Wilsey, Community Liaison

**11. Identification of items to be placed on a future agenda of the Ward 2 Neighborhood Advisory Board for discussion and/or potential action (*Approximately 5 minutes*) - For Possible Action**

**12. Public Comment** - *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.*

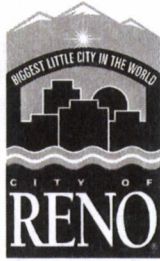
**13. Adjournment - For Possible Action**

**If meeting goes beyond 8:30 p.m., NAB chair may postpone the remaining items to a future agenda.**

**END OF AGENDA**

# Ward 2

## Neighborhood Advisory Board



### APPROVED MEETING MINUTES Tuesday ~ August 18, 2015 Scheduled Time: 5:30 – 7:30 p.m. Moana Nursery Design Center 1190 West Moana Lane, Reno, NV 89509

#### **MEMBERS**

Cynthia Albright  
Patrick Fisher  
Mimi Fujii-Strickler  
Britton Griffith-Douglass  
Julia Hammett  
Dennis McCormac  
Ana Navarro  
Lindsey Sanford  
Denny Sauer  
Steven Silva  
Ruth Stacy  
Council Liaison: Naomi Duerr

Community Liaison: Calli Wilsey

#### 1. CALL TO ORDER/ROLL CALL

Council Liaison Duerr called the meeting to order at 5:33 p.m. A quorum was established.

<b>MEMBERS PRESENT:</b>	Cynthia Albright (arrived at 7:25), Patrick Fisher, Mimi Fujii-Strickler, Britton Griffith-Douglass, Julia Hammett, Dennis McCormac, Ana Navarro, Lindsey Sanford, Denny Sauer, Steven Silva and Ruth Stacy
<b>MEMBERS ABSENT:</b>	None
<b>POSITIONS VACANT:</b>	None
<b>CITY COUNCIL LIAISON:</b>	Naomi Duerr
<b>COMMUNITY LIAISON:</b>	Calli Wilsey
<b>ALSO PRESENT:</b>	Barbara Chadwick – Citizen of Ward 2 Claudia Hanson – Planning and Development Manager, City of Reno Joseph Henry – Senior Code Officer, City of Reno Diedre Kennely – Development Director, Keep Truckee Meadows Beautiful (KTMB) John Krmpotic – President KLS Design Group Dennis Troy – Park Planner, Washoe County

Naomi Duerr announced that she would serve as chairperson of this meeting until agenda item five when a chairperson would be nominated for this meeting.

2. **PUBLIC COMMENT** – *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment agenda items by submitting a **Request to Speak** form to the Chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

Diedre Kennely introduced herself as the Development Director for the non-profit organization Keep Truckee Meadows Beautiful (KTMB). She stated that KTMB performs education and beautification projects in the community to increase the quality of life. Ms. Kennely announced that a recent litter survey performed by KTMB found a significant increase in the amount of trash in the community. KTMB is working to find funding for education programs which focus on trash prevention.

\* Denotes **NON** action item

Ms. Kennely announced that the annual Truckee River Cleanup day will be held on Saturday, September 26<sup>th</sup>. She stated that last year they had over 800 volunteers who cleaned up over 20 tons of trash. If anyone would like more information regarding this cleanup and/or regarding KTMB, they can view the KTMB.org website or call at (775)851-5185.

Officer Chad Lahren introduced himself as one of the two Watch Commanders for the swing shift for the Reno Police Department (RPD). He announced that if anyone had any questions they could reach him through Community Liaison Wilsey. He stated that the MYRPD application is still in the testing stage and they are working out the bugs. Community Liaison Wilsey stated that she will contact the members when this application is available.

### 3. APPROVAL OF THE AGENDA (For Possible Action) – August 18, 2015

Council Liaison recommended the following changes to the agenda for this meeting:

- Item 10A be moved up in the agenda between items 4 and 5 because it was a continuation from the discussion from the last meeting on July 21<sup>st</sup>
- Items 9B and 9C will be combined since they are closely related

***It was moved by member McCormac, seconded by member Stacy, to approve the August 18, 2015 agenda with the aforementioned changes. The motion carried: members Fisher, Fujii-Strickler, Griffith-Douglass, Hammett, McCormac, Navarro, Sanford, Sauer, Silva and Stacy assenting; member Albright absent; and no positions vacant.***

### 4. APPROVAL OF THE MINUTES (For Possible Action) – July 21, 2015

***It was moved by member Silva, seconded by member Hammett, to approve the July 21, 2015 meeting minutes as presented. The motion carried: members Fisher, Fujii-Strickler, Griffith-Douglass, Hammett, McCormac, Navarro, Sanford, Sauer, Silva and Stacy assenting; member Albright absent; and no positions vacant.***

### 10. BOARD DISCUSSION AND ACTION ITEMS (For Possible Action)

- A. Presentation, discussion and possible action related to the identification of two City of Reno parks to be designated as "Pesticide Free" in Ward 2 (*Approximately 10 minutes*) – Jeff Mann, City of Reno Parks, Recreation and Community Services.

This item was moved to earlier in the agenda because it was a continuation of the discussion from the last meeting on July 21<sup>st</sup>. At the July 21<sup>st</sup> meeting, it was decided not to take action on this item until the new members were approved by City Council.

Jeff Mann introduced himself as the Parks Manager for the Department of Parks, Recreation and Community Services (PRCS). Mr. Mann made the following statements:

- Barbara Bennett and Wingfield Parks were the first two parks to be designated as pesticide free
- All of the other Wards have selected two parks to designate as being pesticide free
- When a park is designated as pesticide free the PRCS will discontinue use of herbicides for weed control
- At the last meeting on July 21<sup>st</sup>, the members had agreed upon Virginia Lake Park and wanted to find a park located in the south part of Ward 2 to be designated as the second pesticide free park
- Mr. Mann recommended one of the following three parks located in the southern part of Ward 2:
  - Crystal Lake Park
  - Huffaker Park
  - Wheatland Park

- Wheatland Park would have the largest weed challenge of the three parks recommended in the southern part of Ward 2
- Both Crystal Lake Park and Huffaker Park are about the same in size and face similar weed challenges
- Herbicides are not used on turf areas; they are used in other areas including planter beds, around fence lines and in cracks
- The area around the children's playground would be designated as pesticide free at Virginia Lake Park

Mr. Mann gave the following replies to questions from the members:

- How will weeds be controlled without pesticides?
  - Manual control - Hand pulling and string trimming
- What will happen if manual weed control fails?
  - The plan is to have a two year trial period to observe what will happen
  - After the two year trial period, it will be decided if the program should be continued
- Are pesticides used in areas adjacent to water?
  - The PRCS uses pesticides which are approved for use near water in these areas
- Has the PRCS used alternative forms of weed control such as salt and vinegar?
  - These methods will be tested during the trial period
- Do the owners of the Virginia Lake or Crystal Lake use chemicals like Roundup?
  - Mr. Mann did not know the answer to this question

Member Sauer asked why it was important for an area around a Lake to be designated as pesticide free. Member Hammett replied that the wildlife in the lake would be directly affected by any runoff of pesticides from surrounding areas.

A motion and second were made for Virginia Lake Park, specifically the children's area of this park be designated as pesticide free. Council Liaison Duerr asked how large the dog park across the street from this park was and if it could also be designated as pesticide free. Mr. Mann stated that the dog park does already have significant weed challenges and that it is less than one acre in size. He noted that any park could be chosen for the pesticide free designation, but the point is to be aware of the possible consequences of worsening weed problems. Member Stacy stated that she would choose not to have her dog exposed to pesticide at a dog park. Together with the children's area and dog park, roughly three acres of Virginia Lake Park would be designated as pesticide free in comparison with roughly six acres of Crystal Lake Park. Given the relatively smaller size, it was decided that both the children's area and the dog park be designated as pesticide free in Virginia Lake Park.

***It was moved by member Stacy, seconded by member Hammett, to recommend to City Council that Crystal Lake Park in Ward 2 be designated as pesticide free. The motion carried: members Fisher, Fujii-Strickler, Griffith-Douglass, Hammett, McCormac, Navarro, Sanford, Sauer, Silva and Stacy assenting; member Albright absent; and no positions vacant.***

***It was moved by member Griffith-Douglas, seconded by member Stacy, to recommend to City Council that Virginia Lake Park including the Dog Park in Ward 2 be designated as pesticide free. The motion carried: members Fisher, Fujii-Strickler, Griffith-Douglass, Hammett, McCormac, Navarro, Sanford, Sauer, Silva and Stacy assenting; member Albright absent; and no positions vacant.***

5. **DISCUSSION AND POSSIBLE ACTION REGARDING THE ROTATING CHAIRPERSON RULE AND APPOINTMENT OF INDIVIDUAL CHAIR FOR AUGUST 18<sup>TH</sup> MEETING AND SUBSEQUENT MEETINGS (APPROXIMATELY TEN (10) MINUTES) (For Possible Action)**

Council Liaison Duerr stated that a provision calls for a rotating chairperson for the NAB, but the length of this rotation is not specified. She noted that any length could be chosen, but she recommended having a quarterly (three month) rotation.

\* denotes NON action item



It was discussed and decided by the members that a quarterly rotation would take place for the chairperson. In addition, it was decided that a chair-elect would also be chosen to serve in the place of the chairperson should they not be able to fulfill their duty as chair and to serve as the chairperson in the next three month rotation.

A motion was made that Cynthia Albright and Britton-Douglass serve as the chair and chair-elect. It was decided that there was a problem with choosing member Albright because she was not present at this time. This motion died since it did not receive a second.

The members felt that someone with experience should be selected as the first chairperson. Council Liaison Duerr felt that extensive experience was not needed to be the chairperson. In the interest of moving the meeting along, it was moved and seconded that member Griffith-Douglas serve as the chairperson for the months of August, September and October of 2015. A chair-elect was not selected at this meeting.

***It was moved by member McCormac, seconded by member Stacy, to have a quarterly selection process for the chairperson of the Ward 2 Neighborhood Advisory Board (NAB). The motion carried: members Fisher, Fujii-Strickler, Griffith-Douglass, Hammett, McCormac, Navarro, Sanford, Sauer, Silva and Stacy assenting; member Albright absent; and no positions vacant.***

***It was moved by member Sanford, seconded by member Hammett, to have Britton Griffith-Douglas serve as the chairperson of the Ward 2 Neighborhood Advisory Board (NAB) for the months of August, September and October of 2015. The motion carried: members Fisher, Fujii-Strickler, Griffith-Douglass, Hammett, McCormac, Navarro, Sanford, Sauer, Silva and Stacy assenting; member Albright absent; and no positions vacant.***

#### **6. ANNOUNCEMENTS (Approximately five(5) minutes)**

Community Liaison Wilsey made the following announcements:

- Moana Nursery has agreed to extend the meeting time to 8:30 p.m. and that everyone needs to be out of the parking lot by 9 p.m.
- Approximate times have been included for each agenda item and next month she will be running a clock to keep track of the amount of time spent on each item
  - If time runs out during discussion of an item it will be decided whether to stop or continue and push another item to the next meeting
  - If the item is a development project, it must be covered and cannot be moved to the next meeting
- Supplemental materials for the NAB meetings are posted online and she asked the members to please print these out to bring to the meetings
- At the end of the meeting, please help move the tables and chairs back to their original conformation
- The next Ward 2 NAB meeting will be Tuesday, September 15<sup>th</sup> at 5:30 p.m.
- Everyone is encouraged to attend the annual State of the City meeting scheduled for Tuesday, September 1<sup>st</sup> at 6:00 p.m. which is a free event held at the University of Nevada, Reno (UNR)
- Please visit the [www.reimaginereno.us](http://www.reimaginereno.us) website and take the online survey regarding the Master Plan for Reno
- An in-depth focus group for ReImagineReno will be held during the October Ward 2 NAB meeting
- Applications are being accepted online through September 9<sup>th</sup> for the Reno Citizen's Institute
  - The Reno Citizen's Institute is an eight week program where citizens learn about the inner workings of the local government
  - It takes place on Tuesday nights so there is some overlap with the Ward 2 NAB meetings
- There is an online survey at [www.reno.gov](http://www.reno.gov) regarding the placement of audible pedestrian signals
- Please use #MYNAB2 when posting on social media regarding the community
- There is no public Wi-Fi available at Moana Nursery
- Please sign up with Reno Connect to receive emails from the City of Reno
- Please state your name for the record when speaking, especially when making a motion and/or second

\* denotes **NON** action item

Member Silva requested that all the attachments for a meeting that are needed by the NAB members be put into a single PDF file to be available to download on the day of the meeting. Council Liaison Wilsey agreed that she would be able to do this for subsequent meetings.

**7. UPDATE AND DISCUSSION FROM RENO CITY COUNCILMEMBER NAOMI DUERR (APPROXIMATELY TEN (10) MINUTES)**

Council Liaison Duerr announced that she would cede the time for her update in order to address the other items on the agenda for this meeting. No report was given by Council Liaison Duerr.

**8. PRESENTATIONS**

- A. Presentation on the upcoming planning process, including meeting dates and public participation opportunities, for the update of the South Valleys Regional Park Master Plan. (*Approximately ten(10) minutes including questions and answers*) – Melissa Lindell, Wood Rodgers Inc.

Melissa Lindell introduced herself as a representative of Wood Rodgers. She introduced Dennis Troy, Park Planner for Washoe County. Mr. Troy announced that in June the Board of County Commissioners accepted a \$40,000 private donation towards an update of the South Valleys Regional Park Master Plan. This donation was received from the non-profit Greater Reno Ice Skating Association (GRISA). GRISA has identified the South Valleys Regional Park site as a potential future location for an ice skating/ice hockey facility. Wood Rodgers was selected as the planning consultants for this project. Mr. Troy stated that the next step involves public processes including a stake holders meetings and interactive public outreach process called a charrette to provide public input into the project.

Ms. Lindell stated that the South Valleys Regional Park is bounded by U.S. 395 on the east and Wedge and Arrowcreek Parkways on the west. It is the current location of the South Valleys Library, Little League and soccer fields. She stated that this park was included in the 1993 Master Plan and totaled 82 acres. The Master Plan was updated in 2000 and since this time, 23 acres have been added to the park which currently covers 105 acres. Ms. Lindell stated that they have been spreading the word about this project via emails and local meetings and will be holding the following interactive design charrette sessions:

- Monday, August 31<sup>st</sup> from 6:00 to 8:00 p.m. at the South Valleys Library with a workshop to express ideas for the future of the South Valleys Park
- Thursday, September 3<sup>rd</sup> from 6:00 to 8:00 p.m. at the South Valleys Library with an open house meeting to review and provide comments on Washoe County developed alternatives compiled from the ideas shared at the August 31<sup>st</sup> meeting

A handout was provided sharing information regarding the upcoming meetings regarding the South Valleys Regional Park Master Plan Update.

Ms. Lindell stated that that the following three areas of the South Valleys Regional Park need to be planned with citizen input:

- Five acres located to the south which was originally planned to have tennis courts
  - Possible uses include tennis courts, a dog park or parking area
- Six acres located north of the South Valleys Library which was originally planned to be a community or aquatics center
- The largest unplanned area totals 33 acres and has generated interest for the following uses
  - Ice skating/ice hockey
  - Aquatics
  - Soccer, baseball, football or lacrosse

It was asked if this project would affect storm drainage in the area. Ms. Lindell stated that drainage will be addressed for this project. It was also asked how many citizens from the community were notified of the

charrette meetings. Mr. Troy stated that there were about 12 stakeholders and approximately 500 notices as well as 100 emails were sent out to residents in the area regarding the upcoming meetings regarding this project.

Dennis Troy with Washoe County Parks is the project manager and can be contacted to answer any questions.

## 9. DEVELOPMENT PROJECTS

- A. LDC16-00002 (Dutch Bros. Coffee) – This is a request for a special use permit to construct a drive-thru for a proposed coffee shop. The ±15,072 square foot site is located on the northwest corner of South Virginia Street and Kumle Lane (4555 South Virginia Street) in the Mixed Use/Convention Regional Center/Tourist Commercial (MU/CRC/TC) zone. The site has a Master Plan Land Use designation of Special Planning Area/Convention Regional Center/Tourist Commercial. *(Approximately 20 minutes)*

PLANNER: Heather Manzo, Assistant Planner  
CONTACT NUMBER: (775) 334-2668  
EMAIL ADDRESS: [manzoh@reno.gov](mailto:manzoh@reno.gov)  
WARD BOUNDARY: Ward 2  
APN: 024-150-17  
NAB Meeting Date: August 18, 2015  
PLANNING COMMISSION HEARING DATE: September 2, 2015  
PROJECT LINK: <http://www.reno.gov/home/showdocument?id=51464>

Claudia Hanson, Planning and Development Manager with the City of Reno introduced herself as well as Assistant Planners Heather Manzo and Jeff Borchardt. She announced that the staff report and recommendations have not yet been completed for the project and that Ms. Manzo and Mr. Borchardt were present to state the facts regarding the development projects. Ms. Hanson stated that she would be happy to answer any questions regarding policy and/or procedures.

Ms. Hanson encouraged everyone to take the survey regarding the Master Plan update for Reno at the Reimaginereno website.

Community Liaison Wilsey announced that the development projects are non-action items. She reminded all those in attendance to submit the project review forms which were available at this meeting or online at the [reno.gov](http://reno.gov) website before the project is scheduled to go to the Planning Commission. Community Liaison Wilsey stated that it was a good idea to submit these forms in the next 24 hours.

Ms. Manzo introduced the project as a request for a special use permit to construct a Dutch Borthers Coffee Shop consisting of an 800 square foot building and drive through located at the northwest corner of South Virginia Street and Kumle Lane across the street from the Reno Sparks Convention Center. A slide presentation was shown with artist renderings of the building and surrounding landscape features. Ms. Manzo stated that the business will have seven required parking spaces, a drive thru, a pedestrian walk-up window and an outside seating area for customers. Signage for the business will meet code requirements.

The members were concerned about the following traffic issues:

- Possibility of cars waiting in the drive thru backing up onto Virginia Street
- Danger to pedestrians crossing Virginia Street to reach the business since there is no crosswalk or signal present

Ms. Hanson stated that the traffic engineers did note that customers would have to cross Virginia Street to get to the business and that a traffic study would be conducted both before and three

months after the opening of the business to assess if a crosswalk will be warranted. A study would be conducted during a special event at the Convention Center to see if a crosswalk/signal is warranted. If a signal is not warranted, they would recommend that the area be blocked off during special events and pedestrians would be directed to the nearest signal crossing.

Member Fisher stated that he recently spoke with the owner of MTO Fresh located across from the Convention Center who stated that many people do cross Virginia by foot to access his business and that it is very dangerous with a 45 mile per hour speed limit at this location. He also noted that many people park on the residential streets across from the Convention Center during events to avoid the parking fees and must cross Virginia Street by foot to get to the Convention Center.

Member Hammett stated that this location would be ideal for a solar powered flashing pedestrian crossing.

Member Hammett was also concerned that the use of turf landscaping would require too much water and the use of pesticides for maintenance. The applicant, John Krmpotic was present and stated that they will use xeriscaping instead of turf to save water.

It was stated that the minimum length of a drive-thru is 140 feet to allow approximately seven cars to stack up in a line assuming a car length is 20 feet. 170 feet has been proposed for the drive thru for this business which would allow for up to eight or nine cars to wait in line. It was noted that the entry and exit were shared and will be a right turn in and right turn out only onto Kumle Street with a U-turn necessary to get back on Virginia Street upon exiting the business. Member Sanford noted that the Human Bean Coffee Shop located on Longley and McCarran has a similar design and functions without any traffic problems.

Mr. Krmpotic stated that pavers and stamped concrete will be used and that there was no indoor seating to his knowledge. He used the term TOD during his discussion of this project which means Transit Oriented Development.

Council Liaison Duerr brought up the subject of trees during this discussion. She noted the following statistics regarding the percentage of tree canopy cover from studies done in 2012 for the Reno area and Las Vegas for comparison:

- Reno – 5.2%
- Sparks – 3.9%
- Average – 4.6%
- Henderson – 7%
- Las Vegas – 13%

She stated that the goal for tree canopy cover in Reno has currently been set at 10% to 20% and to keep this goal in mind when reviewing future development projects. With this said, she recommended more trees in the seating court of the business.

Mr. Krmpotic noted that he has proposed 14 trees as part of the landscaping with nine trees being the minimum and that he would be happy to consider more trees.

- B.** LDC16-00003 (Mountain View Health Center) – This is a request for a zoning map amendment from ±2.5 acres of Professional Office (PO) to Specific Plan District (SPD-Mountain View – Castle Creek); and an amendment to the Mountain View – Castle Creek SPD Handbook to add "skilled nursing" as an allowed use and provide all the standards to construct a ±43,629 square foot assisted living/skilled nursing facility and ±19,200 square foot medical office facility on the west ±4.58 acres of the SPD. The ±41.4 acre site, including the 2.5 acre addition to the SPD, is bounded by I-580 on the east, Del Monte Lane on the north, and Bonde Lane on the west. The amendment to the SPD Handbook will include all parcels covered under the Mountain View – Castle Creek Handbook. The parcel subject to the zoning map amendment has a Master Plan Land Use designation of

Mixed Residential, whereas the other parcels contained within the SPD have a Master Plan Land Use designation of Special Planning Area. *(Approximately 20 minutes)*

PLANNER: Jeff Borchardt, Assistant Planner

CONTACT NUMBER: (775) 667-6882

EMAIL ADDRESS: [borchardtj@reno.gov](mailto:borchardtj@reno.gov)

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NAB Meeting Date: August 18, 2015

PLANNING COMMISSION HEARING DATE: Planning Commission meeting date to be determined

PROJECT LINK: <http://www.reno.gov/home/showdocument?id=51466>

- C. LDC16-00004 (Mountain view Health Center SUP) – This is a request for a special use permit to construct a ±43,629 square foot assisted living/skilled nursing facility and a ±19,200 square foot medical office facility located adjacent to residentially zoned property. The project consists of two parcels totaling ±4.85 acres located on the east side of Bonde Lane, approximately 440 feet south of Del Monte Lane in the Specific Plan District (SPD-Mountain View-Castle Creek) zone. The site has a Master Plan Land Use designation of Special Planning Area and Mixed Residential. This project is contingent upon approval of the zoning map amendment for LDC16-00003 from Professional Office (PO) to SPD; and the amendment to the Mountain View – Castle Creek SPD handbook to add skilled nursing/assisted living as a permitted use. *(Approximately 20 minutes)*

PLANNER: Jeff Borchardt, Assistant Planner

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WARD BOUNDARY: Ward 2

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NAB Meeting Date: August 18, 2015

PLANNING COMMISSION HEARING DATE: Planning Commission meeting date to be determined

PROJECT LINK: <http://www.reno.gov/home/showdocument?id=51468>

Items 9B and 9C were combined because they were closely related as previously stated in item 3A.

Mr. Borchardt introduced this project as the Mountain View Health Center located on Del Monte and Bonde Lane. He stated that there are two projects which will ultimately be combined as one. The first project described in item 9B involves the following two steps:

- A request to change the zoning of 2.5 acres of land from Professional Office (PO) to Specific Plan District (SPD-Mountain View – Castle Creek)
- An amendment to the Mountain View - Castle Creek SPD Handbook to add “skilled nursing” as an allowed use

This change makes the zoning for the two parcels of land the same so they can be absorbed into the zoning for the entire area.

The second project described in item 9C is the request for a special use permit to construct a skilled nursing facility and medical office facility on the two parcels of land once the zoning change from PO to SPD is approved and the amendment to allow “skilled nursing” is approved.

Mr. Krympotic was the applicant for projects 9B and 9C. The following statements were made by Mr. Borchardt and/or Mr. Krympotic regarding projects 9B and 9C when they addressed questions from the members:

- The skilled nursing facility will have 69 rooms and 75 beds for a 75 occupant capacity

- The skilled nursing facility will operate around the clock
- There are 40 employee parking spaces proposed for the skilled nursing facility
- The medical offices will be located in two buildings
- There will be a total of 181 parking spaces for the skilled nursing facility and medical offices combined

The members voiced the following concerns about increased traffic generated by this project:

- Danger to bicyclists using the area near the roundabout located at Kietzke and Del Monte which already has significant traffic
- Danger to equestrian traffic traveling down Bonde Lane
  - Many of the nearby residences are horse properties and the owners ride their horses down Bonde Lane to Anderson Park
- Cumulative effects of new development in the area on traffic through the roundabout on Kietzke and Del Monte

The following suggestions to mitigate danger to bicyclists and horseback riders were made:

- Restrict access from Bonde Lane
  - Emergency access only from Bonde Lane
- Create main access from the business park located on Kietzke
- Create an alternate pathway for bicycles and horses

Other recommendations regarding this project included the following:

- Use of native species for landscaping
- Balancing hardscape and landscape
  - Council Liaison Duerr noted that the Nevada Division of Forestry recommends having 50% of parking lots shaded
  - Council Liaison Duerr noted that Reno has lead the area for temperature increase in recent years

Mr. Krymptotic stated that there exists a large demand for skilled nursing and assisted living facilities due to an aging population that is living longer. Mr. Bordhardt noted that trees for landscaping would be selected from a list of approved species, but suggestions from the members are welcome.

#### **10. DISCUSSION ITEMS (For Possible Action)**

- A.** Presentation, discussion and possible action related to the identification of two City of Reno parks to be designated as "Pesticide Free" in Ward 2 (*Approximately 10 minutes*) – Jeff Mann, City of Reno Parks, Recreation and Community Services – For Possible Action.

This item was moved to earlier in the agenda.

- B.** Discussion and potential action related to the proposed amendments to the City of Reno's tree preservation ordinances and penalties for lack of compliance (*Approximately 10 minutes*) – For Possible Action.

Council Liaison Duerr announced that the following three initiatives regarding tree preservation were introduced to City Council at their last meeting:

- A tree preservation ordinance to increase the amount of canopy coverage has been approved
- An increase in monetary penalties for cutting down trees will be determined
  - It has been recommended that the current \$100 fine for cutting down trees be increased to \$100 per tree and that the cost to replace the trees be added to this penalty
- The cutting down of trees cannot be justified as a water saving measure
  - The PRCS has determined that trees require approximately 54% less water than turf

\* denotes NON action item

Council Liaison Duerr introduced Joseph Henry, Senior Code Officer for the City of Reno. She and Mr. Henry provided the following details on a recent issue in the City regarding the cutting down of trees:

- A new developer purchased an existing site with a strip mall
- The developer cut down 69 existing trees on the property without the permission of the City
- The developer was given two options to fix the situation:
  - Refer back to the original landscaping plan for the property
  - Submit a new application to the City following current codes
- The developer did neither of these and simply planted back the 69 trees they cut down
- This case had an additional problem in that the original landscape plan which called for the planting of 118 trees on the property was not followed in the first place
- This violation of cutting down 69 trees resulted in a small fine of \$100 based on current City code
- The developer did file a new application with the City which is being processed and based on the square footage of the property, 118 trees will be required so the developer will have to plant 49 more trees on the property
- Based on this case, the City Council decided to increase fines on a per tree basis

Council Liaison Duerr stated that no standards currently exist regarding water usage for landscaping. Member Sauer noted that residents of Double Diamond have complained about water sprinkler runoff into the street and asked if the City has any plans to increase xeriscaping on City streets. Council Liaison Duerr noted that the City does maintain some streets while some of the homeowners associations maintain some streets and there may have to be a joint effort between the two regarding water conservation. She noted that there may have to be two different processes regarding tree preservation and water conservation in the City.

Council Liaison Duerr announced that tree ordinances will be discussed further by City Council and she would like the members to send her input regarding any or all of the three initiative topics of increasing tree canopy cover, penalty fees/failure to comply and water conservation.

Member Albright raised a question as to whether additional trees had been removed from the property where 69 trees had been cut down. Council Liaison Duerr stated that Google Earth was a tool which could be used to go back in time in order to view changes in landscape.

- C. Discussion and possible action related to the City of Reno's water conservation efforts and ordinances (*Approximately 10 minutes*) – For Possible Action

This item was addressed in agenda item 10B.

- D. Discussion and possible action related to the process of identifying the goals and improvement projects of the Ward 2 Neighborhood Advisory Board (NAB) (*Approximately five(5) minutes*) – Calli Wilsey, Community Liaison – For Possible Action

Chair Griffith-Douglass announced that this item would be moved to the next meeting.

- E. Discussion and possible action regarding future Ward 2 NAB meeting dates, times and locations (*Approximately five(5) minutes*) – For Possible Action

Community Liaison Wilsey asked if the current meeting dates of the third Tuesday of each month at 5:30 p.m. at Moana Nursery was a good time and location for all of the members. All of the members agreed that this was a good time to schedule the Ward 2 NAB meetings.

Community Liaison Wilsey stated that if a quorum was not available for a particular meeting it would still be held with a focus on development projects for the public to hear and minutes would not be needed.

***It was moved by member Silva seconded by member Sauer to continue holding meetings of the Ward 2 NAB on the third Tuesday of each month at 5:30 p.m. The motion carried: members Albright, Fisher, Fujii-Strickler, Griffith-Douglass, Hammett, McCormac, Navarro, Sanford, Sauer, Silva and Stacy assenting; no members absent; and no positions vacant.***

- F. Update on Lymberry Street fence concern brought up by Ward 2 resident during July 21, 2015 NAB meeting. *Approximately five(5) minutes* – Calli Wilsey, Community Liaison

Community Liaison Wilsey stated that at the last meeting a resident of Ward 2 announced a public safety concern regarding a fence on Lymberry Street. This was reported to Reno Direct for follow up.

Joseph Henry, Senior Code Officer for the City of Reno stated that a code enforcement representative was sent to inspect the fence on Lymberry Street and did not find any existing problems with the fence. Mr. Henry also went out to this location to inspect the fence and found no threats to public safety. Since no threat was found there was no violation of code.

Mr. Henry stated that if a violation was noted the City would first send a courtesy letter to the property owner stating the existence of the problem and giving them 15 days to resolve the issue. The property owner has ten days to appeal the notice. Fines range from \$100 up to \$1000 per day depending on the type of issue and property.

A resident of Ward 2 asked if shrubbery which blocked a sidewalk could be reported to Reno Direct. Mr. Henry stated that a courtesy letter will be sent to the property owner stating that the sidewalk must be cleared. Mr. Henry noted that any type of possible code violations such as a danger to the public or vegetation which blocks the sidewalk can be reported to Reno Direct. There is also a smartphone application available to report a complaint to the City of Reno. Complaints may be filed anonymously if desired. Mr. Henry stated that if you include your email address with a complaint, an update on the status will be sent once an inspection is completed and documentation of the issue is recorded by Reno Direct.

At 8:30 p.m., a motion and second were made to add ten minutes to the meeting to finish covering the agenda items.

***It was moved by member Hammett, seconded by member Albright to extend the August 18<sup>th</sup> meeting of the Ward 2 NAB by ten minutes to finish discussion on the remaining agenda items. The motion carried: members Albright, Fisher, Fujii-Strickler, Griffith-Douglass, Hammett, McCormac, Navarro, Sanford, Sauer and Stacy assenting; member Silva opposing; no members absent; and no positions vacant.***

**11. IDENTIFICATION OF ITEMS TO BE PLACED ON A FUTURE AGENDA OF THE WARD 2 NEIGHBORHOOD ADVISORY BOARD FOR DISCUSSION AND/OR POTENTIAL ACTION  
(Approximately five(5) minutes) (For Possible Action)**

It was discussed that future agenda items include the following:

- An update regarding sign ordinances was requested by Member McCormac
- A discussion regarding traffic issues and how to address them was requested by Member Sauer
- Discussion regarding the planning/development of subdivisions in the Damonte Ranch area with a City representative was requested by Member Fujii-Strickler
- Flood issues in Ward 2
- Affordable housing in Ward 2 was suggested by Member Stacy

\* denotes **NON** action item



Community Liaison Wilsey stated that there were also several items from the first meeting which need to be addressed on a future agenda including differences in code enforcement between Reno and Sparks and safety issues and statistics from the Reno Police Department (RPD).

Council Liaison Duerr stated that public development projects must be accommodated on each agenda and are given priority. The chairperson for the next meeting will work with Council Liaison Duerr and Community Liaison Wilsey to set the agenda for the next meeting.

Council Liaison Duerr asked the members if they liked the round table set up for this meeting. The members agreed that the round table formation was a good set up to use for future meetings.

- 12. PUBLIC COMMENT** – *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the Chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

No public comment was made.

**13. ADJOURNMENT (For Possible Action)**

*It was moved by member Sauer, seconded by member Silva to adjourn the meeting at 8:39 p.m. The motion carried: members Albright, Fisher, Fujii-Strickler, Griffith-Douglass, Hammett, McCormac, Navarro, Sanford, Sauer, Silva and Stacy assenting; no members absent; and no positions vacant.*

## **H. Charrette Instructions**

## South Valleys Regional Park Master Plan Update

### Charrette Instructions:

- With your table, brainstorm to answer the questions and provide ideas on improvements that you feel are most impactful for the community.
- Each table needs to select a scribe (note taker) and speaker that will present your ideas to the whole group.
- Use the provided markers, templates, and materials to describe the improvements and their location (i.e. tell us where ballfields should be, what different park amenities you want to see)
- Design team members will be available to help and answer question
- When all of the groups are finished, we will report back to everyone.
- **Most importantly, HAVE FUN!**



## **I. Conceptual Alternative Plan**

# CONCEPTUAL PLAN - ALTERNATIVE 1 WASHOE COUNTY SOUTH VALLEYS REGIONAL PARK

RENO, NV  
SEPTEMBER, 2015

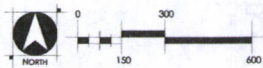


## ALTERNATIVE 1 SUMMARY

- AREA 1:**
- (3) MULTI-PURPOSE FLAT FIELD
  - (2) CONCESSION STANDS
  - (2) BASEBALL FIELDS, PONY LEAGUE
  - (1) BASEBALL FIELD, BABE RUTH LEAGUE
  - SWIM/SPLASH PANE
  - PICNIC AREA WITH RESTROOMS
- AREA 2:**
- DOG PARK, 2.8 ACRES
  - ICE/COMMUNITY FACILITY, 90,000 SF
- AREA 3:**
- NO ELEVATED LIGHTING
  - DSC GOLF, 18 HOLES
  - PICNIC AREA WITH RESTROOMS
  - AMPHITHEATER

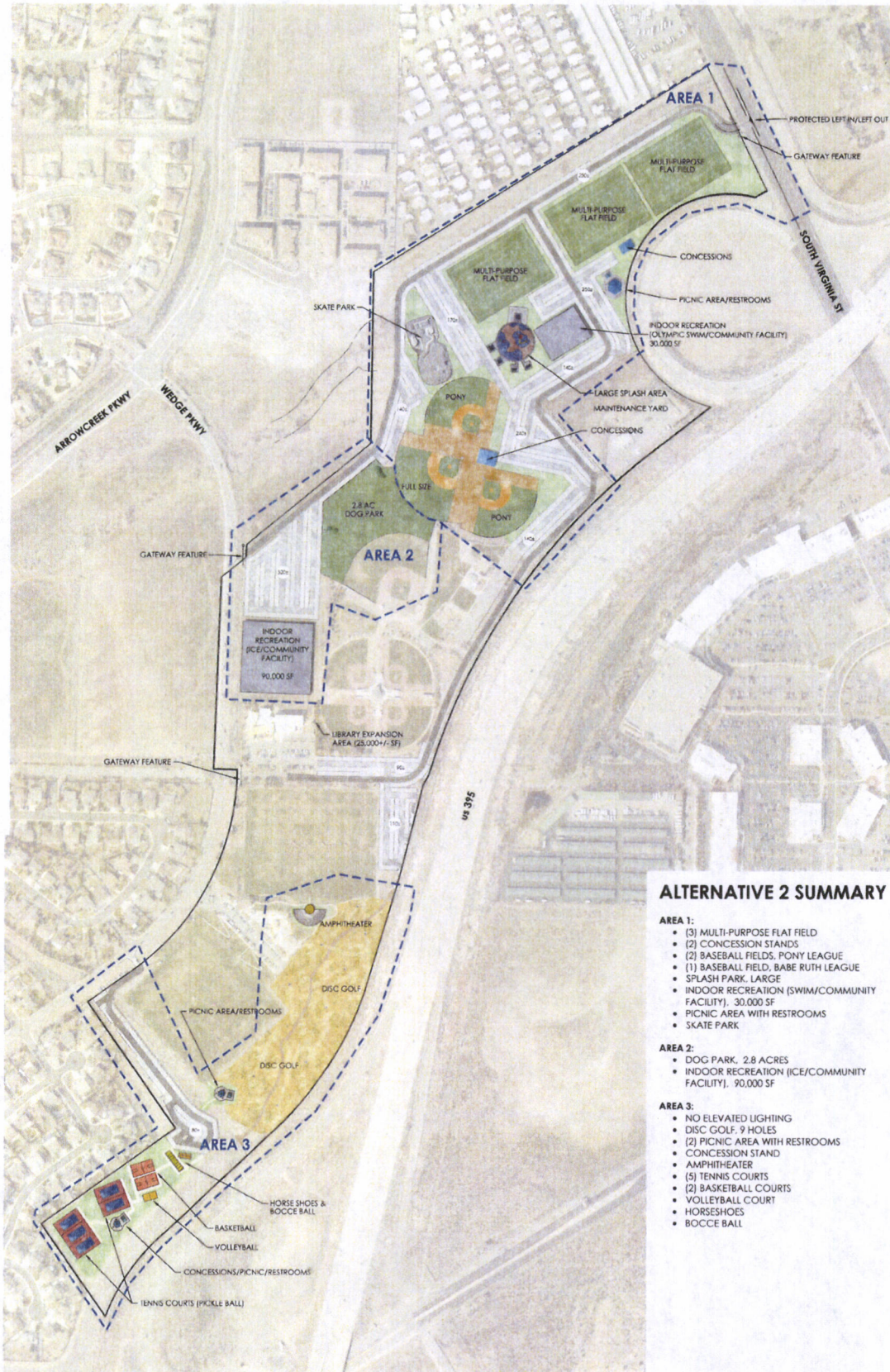
APPROXIMATE ADDITIONAL PARKING PROVIDED: 1,800 SPACES

• ADDITIONAL PARKING COUNT NODES



# CONCEPTUAL PLAN - ALTERNATIVE 2 WASHOE COUNTY SOUTH VALLEYS REGIONAL PARK

RENO, NV  
SEPTEMBER, 2015

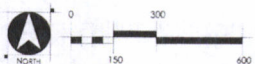


## ALTERNATIVE 2 SUMMARY

- AREA 1:**
- (3) MULTI-PURPOSE FLAT FIELD
  - (2) CONCESSION STANDS
  - (2) BASEBALL FIELDS, PONY LEAGUE
  - (1) BASEBALL FIELD, BABE RUTH LEAGUE
  - SPLASH PARK, LARGE
  - INDOOR RECREATION (SWIM/COMMUNITY FACILITY), 30,000 SF
  - PICNIC AREA WITH RESTROOMS
  - SKATE PARK
- AREA 2:**
- DOG PARK, 2.8 ACRES
  - INDOOR RECREATION (ICE/COMMUNITY FACILITY), 90,000 SF
- AREA 3:**
- NO ELEVATED LIGHTING
  - DISC GOLF, 9 HOLES
  - (2) PICNIC AREA WITH RESTROOMS
  - CONCESSION STAND
  - AMPHITHEATER
  - (5) TENNIS COURTS
  - (2) BASKETBALL COURTS
  - VOLLEYBALL COURT
  - HORSESHOES
  - BOCCIE BALL

APPROXIMATE ADDITIONAL PARKING PROVIDED: 1,800 SPACES

1. ADDITIONAL PARKING COUNT NOTES



# CONCEPTUAL PLAN - ALTERNATIVE 3 WASHOE COUNTY SOUTH VALLEYS REGIONAL PARK

RENO, NV  
SEPTEMBER, 2015

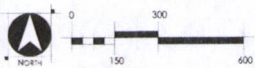


## ALTERNATIVE 3 SUMMARY

- AREA 1:**
- (4) MULTI-PURPOSE FLAT FIELD
  - (2) CONCESSION STANDS
  - (2) BASEBALL FIELDS, PONY LEAGUE
  - (1) BASEBALL FIELD, BABE RUTH LEAGUE
  - PICNIC AREA WITH RESTROOMS
  - SKATE PARK
- AREA 2:**
- DOG PARK, 0.5 ACRES
  - SPLASH PARK, LARGE
  - INDOOR RECREATION (ICE/COMMUNITY FACILITY), 90,000 SF
  - INDOOR RECREATION (SWIM/COMMUNITY FACILITY), 22,500 SF
- AREA 3:**
- NO ELEVATED LIGHTING
  - DISC GOLF, 9 HOLES
  - (2) PICNIC AREA WITH RESTROOMS
  - CONCESSION STAND
  - AMPHITHEATER
  - (5) TENNIS COURTS
  - (2) BASKETBALL COURTS
  - VOLLEYBALL COURT
  - (2) HORSESHOES
  - (2) BOCCIE BALL

APPROXIMATE ADDITIONAL PARKING PROVIDED: 1,800 SPACES

1. ADDITIONAL PARKING COURT 10025



# **J. Master Plan Surveys**



Click this link to optimize Open Washoe County for screen readers (/portals/88/Forum\_237/Issue\_3070/survey\_responses/analyze?screen\_reader\_mode=on) Skip to Content



HOME (https://www.peakdemocracy.com/portals/88/forum\_home?active\_forum\_id=237&active\_issue\_id=3070&phase=Open)

INFO PROFILE (/portals/88/user)

SIGN OUT (https://www.peakdemocracy.com/portals/88/logout)

HELP (https://www.peakdemocracy.com/portals/88/message/contact\_us/main)

Admin Mode is On | Turn Off (https://www.peakdemocracy.com/portals/88/forum\_home?admin\_mode=off) - Welcome Sarah
Open Washoe County (https://www.peakdemocracy.com/portals/88/forum\_home?active\_forum\_id=237&active\_issue\_id=3070&phase=Open) /
Open Washoe County (https://www.peakdemocracy.com/portals/88/f/237?active\_forum\_id=237&phase=Open) /
South Valleys Regional Park Master Plan Update

Public View (https://www.peakdemocracy.com/portals/88/Forum\_237/Issue\_3070)

Configure (https://www.peakdemocracy.com/customers/4/accounts/2/portals/88/forums/Forum\_237/issues/Issue\_3070)

Reports (https://www.peakdemocracy.com/customers/4/accounts/2/portals/88/forums/Forum\_237/issues/Issue\_3070/report)

Statement Review (https://www.peakdemocracy.com/customers/4/accounts/2/portals/88/forums/Forum\_237/issues/Issue\_3070/statement\_rev)

215 people have visited this topic
94 responses have been posted
37 on forum
57 off forum

What should future recreation opportunities at South Valleys Regional Park look like?

Introduction (/portals/88/Forum\_237/Issue\_3070)

Feedback (/portals/88/Forum\_237/Issue\_3070/survey\_responses)

Your Response (/portals/88/Forum\_237/Issue\_3070/your\_statement)

Outcome (/portals/88/Forum\_237/Issue\_3070/outcome)

On Forum (37) (/portals/88/Forum\_237/Issue\_3070/survey\_responses)

Off Forum (57) (/portals/88/Forum\_237/Issue\_3070/survey\_responses?scope=off\_forum)

Both (94) (/portals/88/Forum\_237/Issue\_3070/survey\_responses?scope=all)

Demographics (/portals/88/Forum\_237/Issue\_3070/survey\_responses/demographics? (/portals/88/Forum\_237/Issue\_3070/scope=all)) Summary (/portals/88/Forum\_237/Issue\_3070/scope=all)

Open Filter >

Responses: 94

Please rank the preferred alternatives

Average priorities over 94 responses

- 1. Alternative 2
2. Alternative 3
3. Alternative 1

**If you would like to change anything within your selected preferred plan, what would it be?****Answered**

49

**Skipped**

45

Loose tennis courts put pickle ball Add pump track bicycles Build Consolidate structures parking More baseball Location swimming indoor physical fitness facilities south side area t see plans they too small way zoom Larger dog park 1 field Skate BMX adding archery range bonus playground eliminate ice recreation facility m sure 5 necessary pool Make all lighting dark sky friendly properly shielded shine directly down out up Do use pesticides grass areas really need 90 000 ft community center Ensuring available during school months wonderful Delete expensive next disc golf Move further from sports little bit picnic group space adequate restrooms bike specifically unpaved trails kids dirt want Cycling lifetime sport Plant seeds young ones similar what Truckee Lake recently done Fewer diamonds path cool paths Reno needs alternative 2 18 holes Separate building rink Aquatics sq 30 sf been promised 25 years Lets get now Don think Splash Parks good water sense like rec buildings allow olympic 50m size accommodate teams swim another volleyball court Also hope AMAZING than one Please re desperate competitive sized town 50 horseshoes bocce concession stands 3 w regulation diving boards bicycle spraypark Nothing Meter additional yard warm LARGE big emphasis placed very nice growing hot summer cold winter which constant temperature year round most healthy ages pen enclosed model fabulous aquatic Bend Oregon soccer fields Show Answers

Loose the tennis courts and put in pickle ball courts.

Add a pump track for bicycles!

Build a pump track for bicycles!

Consolidate structures and parking

Build a pump track for bicycles!

More baseball

Location of tennis, swimming and indoor physical fitness facilities more to the south side of area.

Can't see the plans they are too small and no way to zoom in.

Larger dog park

1 more baseball field

Skate and BMX park

larger dog park

adding an archery range would be a bonus

playground

I would eliminate the ice recreation facility.

Larger Dog Park

I'm not sure 5 tennis courts is necessary

build a swimming pool

Make sure that all lighting is dark-sky friendly, properly shielded to shine directly down, and not out or up.

Make sure that all lighting is dark-sky friendly, properly shielded to shine directly down, and not out or up. Do not use pesticides on grass areas.

Do we really need a 90,000 ft community center?

Ensuring a swimming pool would be available during school months would be wonderful

Delete swimming pool - too expensive

Skate park next to disc golf

Move the dog park further from field sports.

A little bit more picnic/group picnic space with adequate restrooms.

Add in a bike park, specifically a pump track and unpaved bike trails for kids.

Add a Bike Park with Pump Track and dirt trails for kids

I want a pool

Pump Track. Cycling is a lifetime sport. Plant seeds in our young ones with a pump track, similar to what Truckee and South Lake have recently done.

Fewer baseball diamonds, add a pump track and bike path

it would be cool to add dirt paths or a pump track

South Reno needs a pool.

alternative 2 18 holes on disc golf

Separate building for ice rink

The Aquatics area should be 90,000 sq ft and the Ice rink should be 30,000 sf . The Aquatics as been promised to this park for 25 years. Lets get it done now.

Don't think Splash Parks make good water use sense.

I would like the swimming facility to be the larger of the indoor rec buildings to allow for an olympic (50m) size pool that can accommodate the teams in the area.

Larger swim facility and another volleyball court. Also, I hope the swim facility will be AMAZING with more than one pool.

Please make the swimming pool olympic size (50m). We're in desperate need of a competitive sized pool in this area of town!

Please make the indoor swimming pool olympic sized (50 m). We're in desperate need of a competitive pool in this area!

Eliminate horseshoes, bocce ball and concession stands in Area 3. Olympic size pool w/ regulation diving boards. Add bicycle pump track.

Eliminate spraypark, horseshoes, bocce ball and concession stands in Area 3. Olympic size pool w/ regulation diving boards. Add bicycle pump track.

no dog park

Nothing

make the pool a 50 Meter pool with additional 25 yard warm up pool

**MAKE INDOOR POOL LARGE**

A big emphasis needs to be placed on a very nice swimming pool for this growing area. It is very hot in summer and cold in winter, but swimming is a sport which is done in water that is a constant temperature year round. Swimming is one of the most healthy sports there is for all ages. This pool should be pen in the summer and enclosed in the winter. A good model would be like the fabulous aquatic facility in Bend Oregon which is a city facility

More soccer fields

**What facilities would you and your family be most likely to use at South Valleys Regional Park?**

**Multi-use flat fields (soccer, football, lacrosse etc.)**

	Response Percent	Response Count
Very likely	<input type="checkbox"/> 15.7%	14
Likely	<input type="checkbox"/> 18.0%	16
Neutral	<input type="checkbox"/> 28.1%	25
Not likely	<input type="checkbox"/> 15.7%	14
Not very likely	<input type="checkbox"/> 19.1%	17

**Indoor recreation (ice skating, aquatics, sports courts, mat sports, multi-purpose rooms)**

	Response Percent	Response Count
Very likely	<input type="checkbox"/> 52.8%	47
Likely	<input type="checkbox"/> 33.7%	30
Neutral	<input type="checkbox"/> 2.2%	2

	Response Percent	Response Count
Not likely	<input type="checkbox"/> 5.6%	5
Not very likely	<input type="checkbox"/> 3.4%	3

**Baseball, softball fields**

	Response Percent	Response Count
Very likely	<input type="checkbox"/> 10.1%	9
Likely	<input type="checkbox"/> 16.9%	15
Neutral	<input type="checkbox"/> 18.0%	16
Not likely	<input type="checkbox"/> 21.3%	19
Not very likely	<input type="checkbox"/> 29.2%	26

**Outdoor hard surface courts (tennis, basketball, pickle ball)**

	Response Percent	Response Count
Very likely	<input type="checkbox"/> 21.3%	19
Likely	<input type="checkbox"/> 31.5%	28
Neutral	<input type="checkbox"/> 27.0%	24
Not likely	<input type="checkbox"/> 9.0%	8
Not very likely	<input type="checkbox"/> 9.0%	8

**Spraypark**

	Response Percent	Response Count
Very likely	<input type="checkbox"/> 18.0%	16
Likely	<input type="checkbox"/> 22.5%	20
Neutral	<input type="checkbox"/> 18.0%	16
Not likely	<input type="checkbox"/> 13.5%	12
Not very likely	<input type="checkbox"/> 24.7%	22

**Skatepark**

	Response Percent	Response Count
Very likely	<input type="checkbox"/> 11.2%	10
Likely	<input type="checkbox"/> 13.5%	12
Neutral	<input type="checkbox"/> 18.0%	16
Not likely	<input type="checkbox"/> 19.1%	17
Not very likely	<input type="checkbox"/> 33.7%	30

**Passive recreation (trails system, Frisbee golf, workout stations)**

	Response Percent	Response Count
Very likely	<input type="checkbox"/> 42.7%	38
Likely	<input type="checkbox"/> 28.1%	25
Neutral	<input type="checkbox"/> 12.4%	11
Not likely	<input type="checkbox"/> 4.5%	4
Not very likely	<input type="checkbox"/> 9.0%	8

**Playground facilities**

	Response Percent	Response Count
Very likely	<input type="checkbox"/> 23.6%	21
Likely	<input type="checkbox"/> 19.1%	17
Neutral	<input type="checkbox"/> 21.3%	19
Not likely	<input type="checkbox"/> 13.5%	12
Not very likely	<input type="checkbox"/> 18.0%	16

**Dog Park**

	Response Percent	Response Count
Very likely	<input type="checkbox"/> 28.1%	25
Likely	<input type="checkbox"/> 19.1%	17
Neutral	<input type="checkbox"/> 12.4%	11
Not likely	<input type="checkbox"/> 7.9%	7
Not very likely	<input type="checkbox"/> 30.3%	27

**Other**

	Response Percent	Response Count
Very likely	<input type="checkbox"/> 29.2%	26
Likely	<input type="checkbox"/> 2.2%	2
Neutral	<input type="checkbox"/> 5.6%	5
Not very likely	<input type="checkbox"/> 6.7%	6

**Other, please specify**

**Answered**

33

**Skipped**

61

Pickle ball courts Disc golf Splash pad pool definitely use pump track need south Reno tennis Indoor archery range Shaded areas lots trees Amphitheater Bicycle Skate Park Bikes Bike dirt trails kids NA other cycling outdoor only think ampitheater space suitable live entertainment music theatre etc great thing allow addition Large aquatics facility ice skating

Show Answers

Pickle ball courts

Disc golf

Splash pad and pool

Would definitely use a pump track!

Would definitely use a pump track!

Would definitely use a pump track!

We need a pool in south Reno!

tennis

Indoor pool

archery range

Shaded areas with lots of trees

Amphitheater

Bicycle Pump Track: "Skate Park" for Bikes

A Bike Park with Pump Track and dirt trails for kids

bike trails, pump track, pool

NA

Pump Track, other cycling trails.

Pump track

indoor-outdoor pool Or outdoor only

bike pump track

Bike pump track

Bike Park

Bicycle Park

Bike Park

Bike park

Bike park!

Cycling park

I think an amphitheater space suitable for live entertainment (music, theatre, etc.) would be a great thing.

An amphitheater space that would allow for live entertainment (music, theatre, etc.) would be a great addition to the park.

bicycle pump track

bicycle pump track

Large aquatics facility.

tennis courts, ice skating

**Should funding become available, what would your priorities be for the construction of the following amenities?**

**Multi-use flat fields (soccer, football, lacrosse etc.)**

	Response Percent	Response Count
Most important, construct first	<input type="checkbox"/> 13.8%	12
Somewhat important	<input type="checkbox"/> 24.1%	21
Important but not that important	<input type="checkbox"/> 23.0%	20
Not that important	<input type="checkbox"/> 16.1%	14
Not important to construct	<input type="checkbox"/> 18.4%	16

**Indoor recreation (ice skating, aquatics, sports courts, map sports, multi-purpose rooms etc.)**

	Response Percent	Response Count
Most important, construct first	<input type="checkbox"/> 63.2%	55
Somewhat important	<input type="checkbox"/> 19.5%	17
Important but not that important	<input type="checkbox"/> 5.7%	5
Not that important	<input type="checkbox"/> 6.9%	6
Not important to construct	<input type="checkbox"/> 3.4%	3

**Baseball, softball fields**

	Response Percent	Response Count
Most important, construct first	<input type="checkbox"/> 4.6%	4
Somewhat important	<input type="checkbox"/> 19.5%	17
Important but not that important	<input type="checkbox"/> 23.0%	20
Not that important	<input type="checkbox"/> 24.1%	21
Not important to construct	<input type="checkbox"/> 23.0%	20

**Outdoor hard surface courts (tennis, basketball, pickle ball)**

	Response Percent	Response Count
Most important, construct first	<input type="checkbox"/> 12.6%	11
Somewhat important	<input type="checkbox"/> 32.2%	28
Important but not that important	<input type="checkbox"/> 18.4%	16
Not that important	<input type="checkbox"/> 21.8%	19
Not important to construct	<input type="checkbox"/> 9.2%	8

**Spray park**

	Response Percent	Response Count
Most important, construct first	<input type="checkbox"/> 12.6%	11
Somewhat important	<input type="checkbox"/> 31.0%	27

	Response Percent	Response Count
Important but not that important	<input type="checkbox"/> 13.8%	12
Not that important	<input type="checkbox"/> 17.2%	15
Not important to construct	<input type="checkbox"/> 20.7%	18

**Skate park**

	Response Percent	Response Count
Most important, construct first	<input type="checkbox"/> 8.0%	7
Somewhat important	<input type="checkbox"/> 16.1%	14
Important but not that important	<input type="checkbox"/> 11.5%	10
Not that important	<input type="checkbox"/> 21.8%	19
Not important to construct	<input type="checkbox"/> 34.5%	30

**Passive recreation (trails system, Frisbee golf, workout stations)**

	Response Percent	Response Count
Most important, construct first	<input type="checkbox"/> 35.6%	31
Somewhat important	<input type="checkbox"/> 25.3%	22
Important but not that important	<input type="checkbox"/> 14.9%	13
Not that important	<input type="checkbox"/> 8.0%	7
Not important to construct	<input type="checkbox"/> 10.3%	9

**Playground facilities**

	Response Percent	Response Count
Most important, construct first	<input type="checkbox"/> 19.5%	17
Somewhat important	<input type="checkbox"/> 21.8%	19
Important but not that important	<input type="checkbox"/> 19.5%	17
Not that important	<input type="checkbox"/> 17.2%	15
Not important to construct	<input type="checkbox"/> 16.1%	14

**Dog park**

	Response Percent	Response Count
Most important, construct first	<input type="checkbox"/> 24.1%	21
Somewhat important	<input type="checkbox"/> 17.2%	15
Important but not that important	<input type="checkbox"/> 16.1%	14
Not that important	<input type="checkbox"/> 11.5%	10
Not important to construct	<input type="checkbox"/> 27.6%	24

**Other**

	Response Percent	Response Count
Most important, construct first	<input type="checkbox"/> 19.5%	17
Somewhat important	<input type="checkbox"/> 3.4%	3
Important but not that important	<input type="checkbox"/> 3.4%	3
Not that important	<input type="checkbox"/> 2.3%	2
Not important to construct	<input type="checkbox"/> 10.3%	9

**Other, please specify**

**Answered**

22

**Skipped**

72

Build pump track please tennis complex benefit area Pool Thing archery range bonus shaded tree filled Bicycle Bike Park dirt trails kids trail network Indoor outdoor just Oak 3 choices plans were too small read site so could choose favorite LARGE ice rink used year round all also

Show Answers

Build a pump track please!

Build a pump track please!

Build a pump track please!

A tennis complex would benefit area

Pool

Thing

archery range would be a bonus

shaded tree-filled area

Bicycle Pump Track

A Bike Park with Pump Track and dirt trails for kids

Pool and pump track!!!

Pump Track, bike trail network

Indoor-outdoor pool or just outdoor

Bike pump track

Bike park

Bicycle Oak

Bike park

Bike park

bicycle pump track

bicycle pump track

The 3 choices of plans were too small to read on this site, so I could not choose favorite.

A LARGE indoor ice rink, that can be used year round by all. An indoor pool can also be used year round.

**Please provide any additional comments or suggestions**

**Answered**

40

**Skipped**

54

town Truckee great pump track Gardnerville also one bike riders all skill levels kids grown ups alike REALLY NEED YEAR ROUND AQUATICS FACILITY SOUTH WASHOE COUNTY Reno severely lacks swimming tennis physical fitness facilities needs more pools flat baseball fields playground Please add skate dog park other non present amenities before increasing existing Thanks give indoor recreation higher score did include ice desperately pool part community between Carson high schools club teams masters swimmers driving over crowding into too few Thank your consideration use TURF instead grass make useable save water While soccer beneficial youth Looks like addition S Where money coming from staff new area been discussed years much needed Valleys region feel constructed first well safe place practice skills parking lots shopping centers Items mostly exist close so rush building they built later valuable assets entire Connect trail Whites Creek east side Virginia see events groups could meet believe huge boost areas don t know how useful amphitheater Might freeway Bicycle tracks opportunity adults successfully being used regional parks Minden Lake Tahoe Learn http www lelikesbikes com lb trailbuilding designbuild services dirt trails recreational resource families fun same time space any ability level ebook welcome nation completely starved drive swim team now Original plan stale old Times change modern demands infrastructure Cycling some love organized sports enjoy exercise activities seem plenty options disc golf encourage aren necessarily traditional which think important getting people out awesome just abilities local maintaining TAMBA tireless efforts cyclists volunteering help definitely cost effective easily mountain ideas features better family priority courts splashpad maintain run rink 1 most value splash pad number school age group available Northwest Aquatic center Funds focused providing things rec vs places dogs playgrounds push top list two reasons anything comparable exists 2 given pre resources support healthy lifestyle choices Augment limited rinks conducive activity



Build long promised Olympic sized benefit demographics Put path around complex 3 giving ride safely bikes lifelong habit numerous throughout extremely windy Outdoor basketball volleyball protected lighted functional wind days occur during seasons those efficient land shortage multi playing remember access larger Check research than sport able participate due lack skating hockey good do participants Private failed adult leagues 30 resident strongly urge construction large spraypool end neither population young children accommodate ages short supply whole WORKOUT STATIONS coached southern California 40 plus collegiate waterpolo players greater 42 happy committee Ted Bandaruk 949 295 8869 read comments was surprised favor previous cities lived had tax funded size always busy what proposing since only very tiny pop up winter ve seen perhaps why responding favorably 4 olds pair skates 80 who go dancing costly utilized twelve months

Show Answers

The town of Truckee has a great pump track -- Gardnerville also has one -- these are GREAT for bike riders of all skill levels, kids and grown-ups alike!

The town of Truckee has a great pump track -- Gardnerville also has one -- these are GREAT for bike riders of all skill levels, kids and grown-ups alike!

WE REALLY NEED A YEAR-ROUND AQUATICS FACILITY IN SOUTH WASHOE COUNTY

The town of Truckee has a great pump track -- Gardnerville also has one -- these are GREAT for bike riders of all skill levels, kids and grown-ups alike!

South Reno severely lacks in swimming, tennis, and physical fitness facilities.

This town needs more swimming pools!

Already has flat/baseball fields & playground. Please add aquatics, skate & dog park (and other non-present amenities) before increasing existing amenities. Thanks.

I would give indoor recreation a higher score if it did not include ice.

We desperately need a pool facility in this part of Reno. There are no community pools between Reno and Carson City, and the high schools, club teams and masters swimmers are driving all over and crowding into too few facilities. Thank you for your consideration.

Please use TURF instead of grass. This will make it useable all year and will save water.

While I would not use soccer or baseball fields, it would be beneficial for our youth as a community.

Looks like a great addition to S. Reno.

Looks like a great addition to S. Reno

Where is the money coming from to staff this new park area?

A dog park has been discussed for years and is a much needed area for the South Valleys region. I feel this should be constructed first as well as a swimming pool for schools and teams to use. The skate park would also give kids a safe place to practice their skills instead of in parking lots or shopping centers. The other items already mostly exist close by so no rush in their building, but they should be built later as they would be valuable assets to the entire community.

Connect trail to Whites Creek park on east side of S. Virginia

I would like to see the indoor recreation facility be a great place for community events and a place where community groups could meet. I believe a POOL would be a huge boost for the areas recreation needs!

I don't know how useful an amphitheater would be. Might not be a great place to have one with the freeway so close. I would really like to see a POOL in this area!

Bicycle pump tracks are a great recreation opportunity for kids and adults of all skill levels. They are successfully being used at regional parks in Truckee, Minden and South Lake Tahoe. Learn more at: <http://www.leelikesbikes.com/pump-tracks-and-bike-parks/1lb-trailbuilding-designbuild-services>

A Bike Park with Pump Track and dirt trails for kids would be a great recreational and fitness resource where families, adults and kids could have fun at the same time on the same space at any ability level. Learn more here: <http://www.leelikesbikes.com/ebook-welcome-to-pump-track-nation>

South Reno is completely starved for a pool. I drive my kids to Carson for swim team. A pump track would also be great -- we drive to the one in Truckee now!

Original plan is stale, old. Times change and a modern park demands modern infrastructure. Cycling needs some love.

Would love to see facilities that adults not in organized sports can enjoy. We don't have kids but would love facilities where adults could exercise and enjoy activities as well. There seem to be plenty of soccer and baseball fields already. Some of the other facility options, like disc golf and skate park, also encourage sports that aren't necessarily the traditional team sports which I think is important in getting more people out to enjoy the park.

A pump track would be so awesome and many people would use it just like Truckee bike park

With the abilities of local trail building/maintaining groups like TAMBA and the tireless efforts of cyclists volunteering their time to help, a bike park will definitely be a cost effective addition to the park that can easily connect in the area's mountain bike trails like Whites Creek Trail.

Love the ideas! The more features the better. Our family would place a high priority on disc golf, indoor pool, tennis courts and splashpad.

Love the ideas! The more features the better. Our family would place a high priority on disc golf, indoor pool, tennis courts and splashpad.

I don't know how much it would cost to maintain and run an ice rink.

Indoor pool is #1 priority for me!

Our family would most value indoor pool, disc golf, tennis courts and splash pad.

There are a number of high school, age group and masters swim teams that really need a place to swim. There are no facilities available between Northwest and Carson City Aquatic center.

Funds should be focused on providing things we don't have - swim facility, rec center; vs. things we already have - trails, places for dogs, playgrounds.

I would push the indoor recreation facilities to the top of the list for two reasons: (1) we don't have anything comparable that already exists in the area, and (2) they can be used year-round.

Top priority should be given to the indoor rec facility (pool and ice rink) for two reasons: (1) we don't have anything comparable pre-existing in the area, and (2) they can be used year-round by the community.

Please use resources to support healthy lifestyle choices. Augment our limited parks & rec and school facilities with courts, fields, pools, ice rinks which are conducive to physical activity. Build the long promised Olympic sized swimming pool-this would benefit all demographics. Put a bike path around the entire complex (Areas 1, 2, 3 and existing) giving kids a place to ride safely. Getting kids on bikes is a lifelong habit. There are numerous playgrounds throughout the South Valleys area-use new playground space for a pump track. South Valleys is extremely windy. Outdoor basketball, tennis and volleyball courts need to be protected and lighted to be functional. How many high wind days occur during the seasons when those courts can be used? Is that an efficient use of the land? There has been a shortage of multi-use playing fields for as long as I can remember, more fields would give more kids access to team sports.

Please use resources to support healthy lifestyle choices. Augment our limited parks & rec and school facilities with courts, fields, pools, ice rinks which are conducive to physical activity. Build the long promised Olympic sized swimming pool-this would benefit all demographics (make this the larger indoor facility). Check the research, more people swim than ice skate. Also, swimming is a school sport that most kids are not able to participate in due to lack of facilities. Ice skating/ice hockey, while good activities, do not have as many participants. Private ice rinks have failed because of this. Put a bike path around the entire complex (Areas 1, 2, 3 and existing) giving kids a place to ride safely. Getting kids on bikes is a lifelong habit. There are numerous playgrounds throughout the South Valleys area-use new playground space for a pump track. South Valleys is extremely windy. Outdoor basketball, tennis and volleyball courts need to be protected and lighted to be functional. How many high wind days occur during the seasons when those courts can be used? Is that an efficient use of the land? There is a shortage of multi-use playing fields, more fields would give more kids (and adult leagues) access to team sports.

As a 30 year resident of this area, I strongly urge the construction of an aquatic center and a large spraypool. Our end of town has neither, but a huge population of young children. The aquatic center would accommodate all ages. Year round pools are in short supply in this whole county.

#### INDOOR POOL, WORKOUT STATIONS, TRAIL

I coached swimming in southern California for 40 plus years for collegiate swimmers and waterpolo players as well as age group swimming for greater than 42 years and would be happy to be on any pool committee. Ted Bandaruk 949-295-8869

I read the other comments and was surprised by the number of comments that did not favor an indoor ice skating rink. Of the previous cities I have lived in, they all had indoor rinks (private or tax funded). One was an olympic size and was always busy. I don't know what size rink you are proposing, but since Reno only has the very tiny pop-up outdoor winter rink I've seen here, perhaps that is why people are not responding favorably. A large rink

that can be used for exercise year round would be a benefit for all, from 4 year olds on their first pair of skates, to 80 year olds, who could go ice dancing. Facilities that can be used year round are more costly to build, but they also are utilized for all twelve months of the year.

**Thank you for completing this survey and we encourage you to continue to participate in this worthwhile community project. All public comments, alternatives and meeting notes on this project are posted on the parks website at [www.washoecountyparks.com](http://www.washoecountyparks.com).**

**Answered**

7

**Skipped**

87

Two words PUMP TRACK tracks super fun everyone Build one see without interrupting vehicle traffic such tunnel pedestrian bridge desperate need pool soccer fields baseball all over closest public South Reno 30 minute drive away don t particularly care any proposed options pretty vanilla Example multi use flat diamonds too much water often monopolized organized leagues profit do provide extensive benefit community something more land original accessible dedicated designed mountain bike trails circuit gardens space agricultural education museum zoo other facility focuses sports designated farmer s markets craft fairs like idea amphitheater Youth concerts music festivals FTW what Indoor park was Master plan 25 years time Aquatics center 3 High Schools area swim teams also great deal Seniors district could Aquatic along small School students Take look Minden Carson Valley something place children always very busy year round Let come 21 century beautiful Football playground

Show Answers

Two words: PUMP TRACK!

Two words: PUMP TRACK!

Pump tracks are super fun for everyone! Build one here and you will see --

without interrupting vehicle traffic, such as tunnel or pedestrian bridge.

We are in desperate need of a pool. There are soccer fields and baseball fields all over this city, but the closest public pool to South Reno is a 30 minute drive away!!!

I don't particularly care for any one of the proposed options. All are pretty vanilla. Example, multi-use flat fields and baseball diamonds use too much water, are often monopolized by organized leagues (for profit), and do not provide extensive benefit to the community. Do something more with this land, something original and accessible to all.

- pump track, dedicated/designed mountain bike trails/circuit
- community gardens and space for agricultural education
- museum, zoo, or other facility that focuses on education, not organized sports in for-profit leagues.
- designated space for farmer's markets and/or craft fairs

I do like the idea of an amphitheater. Youth concerts and music festivals, FTW. And what about a pool? Indoor space should have a pool.

This park was on the Master plan for 25 years or more. It is time that we have an Aquatics center. You have 3 High Schools in the area and no swim teams. You also have a great deal of Seniors in this South district that could use an Aquatic center along with all the small to High School students in the area. Take a look at the Minden pool area or Carson Valley Aquatics center in Minden and plan on something like that. It is a great place for seniors and children and is always very busy (all year round). Let Reno come to the 21 century and have a beautiful Aquatics center. You already have all the Soccer, Baseball, Football fields and a children's playground area, It's time for a POOL.

**We anticipate bringing this project forward to the South Truckee Meadows Citizen Advisory Board, Washoe County Open Space and Regional Parks and Commission, and ultimately to the Board of County Commissioners for approval this fall.**

**Answered**

6

**Skipped**

88

Check out [www.leelikesbikes.com](http://www.leelikesbikes.com) more info how awesome pump tracks bike riders all ages skill levels learn kids grown ups outdoorsy communities like Washoe County Also connect rest Whites Creek trail west don t particularly care any one proposed options pretty vanilla Example multi use flat fields baseball diamonds too much water often

monopolized organized leagues profit do provide extensive benefit community something land original accessible track dedicated designed mountain trails circuit gardens space agricultural education museum zoo other facility focuses sports designated farmer s markets craft fairs idea amphitheater Youth concerts music festivals FTW what pool Indoor PLEASE NOTIFY UP COMING MEETINGS PERPEE2 AOL THANKS PRISCILLA BAUER

Show Answers

Check out [www.leelikesbikes.com](http://www.leelikesbikes.com) for more info on how awesome pump tracks are for bike riders of all ages and skill levels.

Check out [www.leelikesbikes.com](http://www.leelikesbikes.com) to learn more about how awesome pump tracks are for kids and grown-ups!

Check out [www.leelikesbikes.com](http://www.leelikesbikes.com) to learn more about how awesome pump tracks are for outdoorsy communities like Washoe County!

Also, connect to rest of Whites Creek trail to the west.

I don't particularly care for any one of the proposed options. All are pretty vanilla. Example, multi-use flat fields and baseball diamonds use too much water, are often monopolized by organized leagues (for profit), and do not provide extensive benefit to the community. Do something more with this land, something original and accessible to all.

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PLEASE NOTIFY ME OF ALL UP COMING MEETINGS AT PERPEE2@AOL.COM  
THANKS, PRISCILLA BAUER

**Please sign up for the parks category on our email notification system to receive updates on this issue at [http://www.washoecounty.us/county\\_news\\_subscriptions.php](http://www.washoecounty.us/county_news_subscriptions.php) . For further questions, please contact Dennis Troy, Park Planner, 328-2059 or [dtroy@washoecounty.us](mailto:dtroy@washoecounty.us).**

**Answered**

6

**Skipped**

88

pump track relatively inexpensive build maintain become valuable community resource unite riders all types ages levels uniting skill don t particularly care any one proposed options pretty vanilla Example multi use flat fields baseball diamonds too much water often monopolized organized leagues profit do provide extensive benefit something more land original accessible dedicated designed mountain bike trails circuit gardens space agricultural education museum zoo other facility focuses sports designated farmer s markets craft fairs like Idea amphitheater Youth concerts music festivals FTW what pool Indoor PRISCILLA BAUER PERPEE2 AOL COM 835 CACTUS CREEK CT RENO NV 89511 mhcarpenter sbcglobal net

Show Answers

A pump track would be relatively inexpensive to build and maintain, and would become a valuable community resource that would unite riders of all types, ages, and levels.

A pump track would be relatively inexpensive to build and maintain, and would be a valuable community resource, uniting riders of all types, ages, and skill levels.

A pump track would be relatively inexpensive to build and maintain, and would be a valuable community resource, uniting riders of all types, ages, and skill levels.

I don't particularly care for any one of the proposed options. All are pretty vanilla. Example, multi-use flat fields and baseball diamonds use too much water, are often monopolized by organized leagues (for profit), and do not provide extensive benefit to the community. Do something more with this land, something original and accessible to all.

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PRISCILLA BAUER  
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RENO, NV 89511

mhcarpenter@sbcglobal.net

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#### 94 Responses

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Name not available (unclaimed)  
September 21, 2015, 4:16 PM

#### Please rank the preferred alternatives

1. Alternative 1
2. Alternative 2
3. Alternative 3

#### If you would like to change anything within your selected preferred plan, what would it be?

No Response

#### What facilities would you and your family be most likely to use at South Valleys Regional Park?

No Response

#### Other, please specify

No Response

#### Should funding become available, what would your priorities be for the construction of the following amenities?

No Response

#### Other, please specify

No Response

#### Please provide any additional comments or suggestions

No Response

Thank you for completing this survey and we encourage you to continue to participate in this worthwhile community project. All public comments, alternatives and meeting notes on this project are posted on the parks website at [www.washoecountyparks.com](http://www.washoecountyparks.com).

No Response

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*No Response*

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*No Response*

As with any public comment process, participation in Open Washoe County is voluntary. The responses in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

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## South Valleys Master Plan Survey

### Q2 If you would like to change anything within your selected preferred plan what would it be?

Answered: 151 Skipped: 194

#	Responses	Date
1	we really need an ice rink!!! here in Reno, build it and they will come!!	10/2/2015 1:37 PM
2	Increase the size of the swim center to include an outdoor pool too	10/2/2015 12:13 PM
3	Put in more flat fields. Designate them for Girls/Boys Lacrosse	10/2/2015 12:05 PM
4	Why is there no fourth alternative, "None of the above." That would be my choice. Washoe county has over 400,000 people. In Ina's 12,000 acres of public park land. The non profit group formed will make a profit off the use of this land. Taxpayers will foot the bills of 29 acres of their public land. An ice hockey rink is a low priority for most of the residents. Please do not push this park plan just because someone donated a measly \$40,000 and tacked the word "Community" onto the name of the building. Washoe county commissioner bob lucky is serving a miniscule portion of district 2 constituency in supporting an ugly dark metal building on park land. Commissioner Lucey and Mayor Schieve are on the Ice hockey advisory board. I hope politicians do not put this cost on the taxpayers. We do not need an ice hockey rink on Wedge Parkway.	10/1/2015 10:16 PM
5	No more baseball fields. water is scarce enough. Combine rec buildings into one.	10/1/2015 8:02 PM
6	flat fields need to be a priority for the community	10/1/2015 6:26 PM
7	More flat fields	10/1/2015 5:58 PM
8	Bigger Aquatic Facility. Need Olympic size pool!	10/1/2015 4:38 PM
9	The Ice rink from what i understand would ideally have some parking on the south side for player entrance and service deliveries and Zamboni access. This parking could also have pedestrian access to the exisitng baseball fields.	10/1/2015 3:55 PM
10	My preference would be to merge alternatives 1 and 3. I would prefer alternative 1 if it included the amenities and design of Area 3 of Alternative 3	10/1/2015 1:50 PM
11	Backstops for Lacrosse/ soccer balls.	10/1/2015 10:02 AM
12	More flat surface fields/ more parking	10/1/2015 9:21 AM
13	Much bigger swimming pool. No skate park--Just splash pads.	10/1/2015 8:03 AM
14	More flat field for lacrosse, soccer and football the better	10/1/2015 7:03 AM
15	Maximize parking, it has been lacking	10/1/2015 6:19 AM
16	We need more Practice space if you had one more field	10/1/2015 5:07 AM
17	Larger community aquatics complex	9/30/2015 11:41 PM
18	No horseshoe pits. No Disc Golf.	9/30/2015 8:40 PM
19	The aquatic facility needs to be Olympic sized with options. At least 50 meter x 25 yard with bulkhead. This will provide many more usage opportunities.	9/30/2015 8:01 PM
20	Drop or shrink frisbee golf area and add additional flat fields	9/30/2015 6:55 PM
21	Consider bike and pedestrian friendly design and the park being a connector for those people	9/30/2015 6:44 PM
22	more flat fields	9/30/2015 5:15 PM
23	no special choice as long as there are water facilities. The park already has enough fields that cannot be used year round.	9/30/2015 4:58 PM
24	Aquatics facility	9/30/2015 4:55 PM
25	more soccer fields & another option for indoor soccer	9/30/2015 4:16 PM
26	Lights for flat fields	9/30/2015 3:53 PM
27	More flat field space	9/30/2015 3:51 PM

## South Valleys Master Plan Survey

28	More soccer fields especially with the new soccer league coming in 2017.	9/30/2015 3:26 PM
29	Must have olympic pool, and facilities for youth	9/30/2015 2:54 PM
30	Slightly larger dog park	9/30/2015 2:43 PM
31	add a 25 yard x 6 lane pool for separate training/play out doors.	9/30/2015 2:05 PM
32	ONLY one Pony baseball field	9/30/2015 1:49 PM
33	Bigger pool area	9/30/2015 1:36 PM
34	No	9/30/2015 1:20 PM
35	Is there more parking planned?	9/30/2015 1:11 PM
36	More parking around the 4 flat fields to allow for maximum use.	9/30/2015 12:57 PM
37	More lacrosse fields.	9/30/2015 12:45 PM
38	Not having the skate park...	9/30/2015 12:40 PM
39	More dedicated lacrosse fields	9/30/2015 12:39 PM
40	More flat field space	9/30/2015 12:34 PM
41	remove horse shoes and bocce ball. Keep increasing field space for lacrosse	9/30/2015 12:22 PM
42	Light for the soccer field	9/30/2015 12:21 PM
43	No	9/30/2015 11:38 AM
44	Remove the disc golf. With the topography, drainage and lack of trees or obstacles, it doesn't make sense at this particular location.	9/30/2015 11:28 AM
45	There needs to be a swimming pool for clubs, meets & rehab.	9/30/2015 11:15 AM
46	move ice facility to s. virginia st	9/30/2015 10:44 AM
47	Swimming pool should be a priority	9/30/2015 10:31 AM
48	an outdoor pool and wieght room for the public	9/30/2015 10:16 AM
49	The swim facility needs to be regionally leading. Olympic sized pool, diving well, short course pool, therapy pool, kids pool with features/water slide. Look at Carson City'sand Minden's facilities and take the best from both.	9/30/2015 9:18 AM
50	Olympic-size pool a must. San Antonio, TX great facility	9/30/2015 8:51 AM
51	Locate the Aquatics near the Ice Rink to save operational costs for both facilities. Pools need to exhaust excess water which could be utilized for the rink. There are even larger benefits if geothermal can be utilized. This will save both water and energy, pools and ice rinks work very harmoniously together.	9/30/2015 8:43 AM
52	More flat fields	9/30/2015 8:27 AM
53	Larger indoor & outdoor Swim area. Much Small ice rink area	9/29/2015 8:05 PM
54	Add skate park	9/29/2015 1:12 PM
55	That the skate park to be not be a duplicate of Mira Loma	9/29/2015 9:54 AM
56	parking lot between library and indoor recreation	9/29/2015 8:47 AM
57	Less area for disc golf and more area for dog park.	9/28/2015 10:41 PM
58	Alternative 3 allows for flat field space wouldn't change anything	9/28/2015 10:33 PM
59	None	9/28/2015 9:42 PM
60	The pool facility should be larger with an outdoor/indoor pool.	9/28/2015 7:47 PM
61	More flat fields	9/28/2015 5:06 PM
62	Please add parking in Area 3 of Alternative 3.	9/28/2015 3:27 PM
63	1 more additional flat (lacrosse) field	9/28/2015 10:57 AM
64	Remove the disc golf course	9/28/2015 9:24 AM
65	Nothing	9/28/2015 8:08 AM



## South Valleys Master Plan Survey

66	#2 I like best but want #1 in the tennis court area, with less disc golf area	9/27/2015 5:21 PM
67	More flat field space	9/26/2015 8:10 PM
68	Nothing	9/26/2015 4:22 PM
69	Would like to add 2 more flat fields as we are so limited in space for the growing sport of Lacrosse.	9/26/2015 11:49 AM
70	Skatepark with 4 flat fields and no dog park and more parking	9/26/2015 8:07 AM
71	Amphitheater is not needed, Bartly Ranch serves that need. Add Frisbee Golf to #3.	9/26/2015 8:00 AM
72	no amphitheater, more parking	9/26/2015 7:59 AM
73	Dedicated lacrosse fields, or multi-use lined for lacrosse	9/26/2015 6:42 AM
74	bike pump track and skill features park for bike	9/25/2015 10:08 PM
75	maybe scratch the disc golf park and put in a pump track, the one in Truckee is highly successful	9/25/2015 9:47 PM
76	Add a running path around the park and add exercise equipment such as pull up bars and balance beams	9/25/2015 9:02 PM
77	4 baseball fields and 4 flat lacrosse fields	9/25/2015 8:07 PM
78	Plan 3 looks perfect.	9/25/2015 6:53 PM
79	Add a Lacrosse Field	9/25/2015 6:46 PM
80	more warm up space for flat fields	9/25/2015 6:43 PM
81	Less baseball fields, more flat fields since more variety of team sports can use all the flat fields. Such as soccer, lacrosse, flag football, etc. A pump track would also be a very good idea for the area.	9/25/2015 6:22 PM
82	Flat fields for Lacrosse	9/25/2015 4:50 PM
83	Lacrosse fields designated - we loose at Golden Eagle	9/25/2015 4:09 PM
84	No skate park	9/25/2015 4:07 PM
85	Incorporate a lot of shade structures.	9/25/2015 3:19 PM
86	More pool space	9/25/2015 2:33 PM
87	Fencing for lacrosse to prevent loss of balls and bystander safety	9/25/2015 2:18 PM
88	replace 1 tennis court with two hard ball courts or back board for tennis	9/25/2015 11:32 AM
89	I'd prefer to see acreage to to a swim facility than a dog park. Our region is surrounded by great places for our dogs to play, but pretty much nowhere for our swim teams to compete	9/25/2015 10:57 AM
90	Remove skate park and put in bike park	9/25/2015 7:47 AM
91	Skatepark designed by skaters when planning	9/24/2015 10:59 PM
92	No skate park	9/24/2015 10:21 PM
93	Larger swimming facility	9/24/2015 9:06 PM
94	A world class skatepark built by professional northwest skatepark builders. Ex. Front rock concrete, grind line skateparks. Skateparks such as battleground skatepark, hood river skatepark and burnside are now standards for this recreation	9/24/2015 7:32 PM
95	Lighting for the skatepark, if it is not already being planned.	9/24/2015 7:31 PM
96	Bigger skate park	9/24/2015 6:58 PM
97	The design of skate park	9/24/2015 6:56 PM
98	Do not place the skatepark next to the baseball field because skaters constantly have to watch out for baseball's hitting them, which if it did hit someone it could cause much more damage then being hit by a plain ol' baseball. If they get hit is going to be worse because they will be in the middle of doing a dangerous sport that needs full attention without having to keep your head on a swivel for flying baseball's.	9/24/2015 6:23 PM
99	Nothing - sounds awesome!	9/24/2015 5:47 PM
100	Like this alternative as it seems to provide the widest variety of activities and allows more space for desparately needed (and originally planned) aquatic center. Space for aquatics buidling may still be too small for a nice sized multipool modern facility but at least it is better than in the other alternatives.	9/24/2015 5:27 PM

## South Valleys Master Plan Survey

101	larger skateboard park area	9/24/2015 5:17 PM
102	I just really like the idea of a large Splash Park, we dont have one on this side of town at all and the kids in our area really deserve a nice big park to cool down and have fun with their friends.	9/24/2015 3:41 PM
103	don't think bocce or horseshoes are necessary	9/24/2015 2:00 PM
104	New design for the skatepark. We don't need a Mira Loma clone or clone of any other skatepark in the area for that matter.	9/24/2015 1:39 PM
105	none	9/24/2015 12:09 PM
106	It would be great to have a BMX park incorporated with the skate park.	9/24/2015 11:26 AM
107	Design / build skatepark.	9/24/2015 10:13 AM
108	More soccer fields	9/24/2015 9:08 AM
109	Parking on both sides of ice rink, shift build over to allow parking on both sides	9/24/2015 9:06 AM
110	Personally, I am not sure that you need the skate park or the ampitheater.	9/24/2015 8:25 AM
111	Nothing, an ice rink would be amazing!	9/24/2015 6:34 AM
112	Make hockey rinks larger with at least two rinks.	9/24/2015 12:58 AM
113	Bigger pool. Still not big enough to serve community.	9/23/2015 10:36 PM
114	have an indoor/outdoor pool	9/23/2015 10:05 PM
115	Nothing	9/23/2015 8:55 PM
116	Add bike pump track	9/23/2015 8:24 PM
117	Parking could be an issue during tournaments for the community/swim center crowd. (It already overflows to the library.)	9/23/2015 6:18 PM
118	Washoe County would be well served to have a professionally designed skate park that could compete with the levels of most parks in Oregon and Washington states.	9/23/2015 6:08 PM
119	make rec center bigger	9/23/2015 6:00 PM
120	I don't think we need 2+ acres for dog park--waste of space, been there and done that.	9/23/2015 5:58 PM
121	More parking and a road around the entire park (with pedestrian and bike path)	9/23/2015 4:28 PM
122	no skate park or bocce ball	9/23/2015 3:51 PM
123	Add sunshades on ball fields	9/23/2015 2:44 PM
124	Bigger pool	9/23/2015 2:21 PM
125	I would make the basketball courts indoor courts	9/23/2015 2:19 PM
126	Add a mtn bike pump track (like trucker)	9/23/2015 2:15 PM
127	While I'm not a dog person, a half acre for a dog park is too small. Either make it a little larger or omit it altogether.	9/23/2015 2:11 PM
128	No Bocce ball. A running/walking track	9/23/2015 2:11 PM
129	Looks good!	9/23/2015 1:54 PM
130	2 ice rinks!	9/23/2015 1:53 PM
131	More parking, smaller disk golf/dog park	9/23/2015 1:45 PM
132	NA	9/23/2015 1:41 PM
133	There needs to be more space between the Library and the Ice arena/community center.	9/23/2015 1:11 PM
134	Expand existing parking for the South flat fields. A larger pool and parking would be better than a splash park or disc golf. Bike paths are awesome!	9/23/2015 1:06 PM
135	More baseball fields. Bring in some chain food that isn't McDonald's or Taco Bell something that is out of the ordinary but fun for families	9/23/2015 12:40 PM
136	Right inside the Gateway Feature, the entry to the park, you have a 2+ acre dog park. This is terrible! Who is going to clean this when it is built? Why do you need a dog park in the suburbs?	9/23/2015 12:22 PM

## South Valleys Master Plan Survey

137	Flat field uses should be sized for every sport including football.	9/23/2015 12:03 PM
138	Ice Hockey rink isnt split w/ a community center. Location needs to be dedicated solely to hockey.	9/23/2015 11:38 AM
139	Add volleyball/basketball per Alt 2 and 3. Alt 1 has one more soccer/flat field than others. Make dog park smaller and give some space for teams to warm up while waiting for earlier games on baseball teams to finish. The configuration of pony fields on Alt 1 and 2 are best because the batter, catcher and umpire will not be blinded by lights on other fields.	9/23/2015 11:31 AM
140	More parking for the ice rink and swim facility	9/23/2015 11:29 AM
141	Remove dog Parks and add a mountain Bike park.	9/23/2015 11:13 AM
142	Possibly move the ice rink to Virginia Street side if it would fit. Maybe a bit more parking as well. Add lights to all the fields! Otherwise, love plan #2!	9/23/2015 10:39 AM
143	Create some parking on both ends of ice rink.	9/23/2015 10:30 AM
144	I would love to see a trail system with workout stations included	9/23/2015 10:30 AM
145	Walk/Bike path throughout the park.	9/23/2015 10:28 AM
146	Move dog park to area 3, eliminate one baseball field and allow for an additional flat field. Flat field space is non-existent in south Reno or monopolized by soccer. Do not let these fields be soccer only fields like the others!	9/23/2015 10:17 AM
147	Smaller dog park; 4th flat field	9/23/2015 10:11 AM
148	Break dog park into separate areas for lg and small dogs	9/21/2015 9:57 PM
149	A larger pool area...more of an aquatic park.	9/21/2015 9:56 PM
150	Playground & additional tennis & basketball courts instead of disc golf. Or mini golf instead of disc golf.	9/21/2015 9:05 PM
151	Allow for views from the Library rather than looking at a box (this could be done with good design) bring people based design into the design that includes walking adventures, small scale seating areas and little places to explore. All of the areas could be connected through trails that are separate from the parking/streets. I think the parking is plenty. More and it would look like a parking lot.	9/21/2015 3:39 PM

## South Valleys Master Plan Survey

### Q5 Please provide any additional comments or suggestions

Answered: 130 Skipped: 215

#	Responses	Date
1	Thanks for your consideration of the citizens' thoughts; much appreciated.	10/2/2015 1:37 PM
2	One of the original lay outs for this park included an extensive natatorium even with a diving well. The county should look at developing a first class pool facility. It is grossly lacking in this portion of town and if it were to be done right it could have significant economic impact b hosting both state and regional meets as well as provide more opportunities for the youth and masters swim community.	10/2/2015 12:13 PM
3	The City of Reno does very little for the sport of Lacrosse. Soccer monopolizes all flat fields in the Reno area. The sport of Lacrosse is here to stay and is the fastest growing sport in the area. The sport of Lacrosse needs to have designated fields in the South Reno area.	10/2/2015 12:05 PM
4	I am ecstatic about this development near our home with young children!	10/1/2015 11:41 PM
5	We are in significant need of an aquatics facility as soon as possible.	10/1/2015 10:51 PM
6	I do not understand why a small donation of \$40,000 can produce a park plan for all of Washoe county but obviously be for a sport arena paid for the public. Why can't employees of the park department develop a master plan for the park system with public meetings of citizens and commissioners.	10/1/2015 10:16 PM
7	A pool would be wonderful for this area. there are no community facilities of this type south of town.	10/1/2015 8:02 PM
8	More flat fields are needed in the community! Lacrosse and soccer interest is growing for both boys and girls and field availability is a critical junction. Also, a community this size should have more options for aquatics programs.	10/1/2015 6:26 PM
9	More flat field space or have a more equitable sharing a arrangement for existing flat fields for sports other than soccer.	10/1/2015 5:58 PM
10	We only have one very old indoor pool in Reno and it is way in the Northwest. We need a large indoor pool facility.	10/1/2015 4:38 PM
11	As a local area realtor for 10 years I have had the pleasure of helping many families relocate to Reno and particularly SW Reno. Most move to the area for the great active quality of life. Many come from the SF Bay area. When they ask about facilities they are always amazed when I tell them we have no indoor ice facility. I grew up in the midwest and have skated for over 50 years and actively play ice hockey a few times a year by driving to SLT. I think its time for Reno to have its own, purpose built year round ice facility. As this facility is being proposed using private money for construction and privately run to generate postive cash flow I think that it will have tremendous support from users in the region. I also think, from attending, the meetings on Aug 31 and Sept 3 that it should be made clear that other future uses of the South Valley Park lands are not precluded by moving forward with a purpose built ice facility. Also importantly it should be made clear to all participants in the process that public money is not available for the Parks development and that the ice facility funding is being raised via private sources. Also within the confines of South Valley Park lands that there are some deed restrictions as to area uses of the property, ie. flat fields only in area 1 off of S. Virginia. Also my personal opinion is that although I use the library about five times a year I see no valid or practical reason to build more physical structure onto the existing library. With our current smartphones/tablets and cloud technology it would seem redundant. Please feel free to contact me for further comments and or questions.	10/1/2015 3:55 PM
12	Soccer and volleyball are the most played sports for middle schoolers. With soccer reaching a broader financially diverse population.	10/1/2015 2:34 PM
13	We are in desperate need of more aquatic facilities in this area. The pool should be of top priority!	10/1/2015 1:30 PM
14	Reno is in desperate need of a public pool. A children's splash pad is also in great need.	10/1/2015 8:03 AM
15	We are most interested in field space for lacrosse.	10/1/2015 7:39 AM
16	This is great either way you are adding more things for families to do.. Kudos!	10/1/2015 5:07 AM
17	Reno is in dire need of a new suitable swim/aquatics facility for recreation and competitive swim athletes . We have plenty of soccer,baseball skate options in the are and not swim . Please add this to your funding . As a parent of a competitive swimmer . Reno is in dire need of an adequate facility for practice , competitive meets ECT ....	9/30/2015 11:41 PM
18	Would love to see an ice rink and lacrosse fields!	9/30/2015 10:56 PM
19	We need public pool facilities and splash park in south Reno, the closest is 20 minutes away.	9/30/2015 10:11 PM

## South Valleys Master Plan Survey

20	I am retired and wouldn't be using the soccer fields, skate park and such. But I have been a member of the Sierra Nevada Masters Swim Club for 20 years and would really like to see a nice new pool for our area!	9/30/2015 9:04 PM
21	A pool please!	9/30/2015 8:16 PM
22	There is a constant battle for flat field space in our community, this should be the highest priority. No single sport should be granted preference with regard to "all" available flat field space	9/30/2015 6:55 PM
23	Water facilities as situated in CC best bet for Washoe. They would serve the entire southern portion of the county. Would serve all age population especially senior which are the largest growing dynamic group. Senior exercise warm pool necessary. Indoor water facilities can be used 24/7 unlike soccer, baseball and football fields	9/30/2015 4:58 PM
24	We need more & better soccer fields. Fields that are maintained & cut to appropriate heights for the purpose it is being used.	9/30/2015 4:16 PM
25	It is really great that you are taking this survey.	9/30/2015 3:51 PM
26	Soccer is becoming one of the fastest growing sports and parking at South Valley is horrible during soccer tournaments.	9/30/2015 3:26 PM
27	Reno really needs a year round Olympic size pool, and facilities for developing swimming competence for all ages.	9/30/2015 2:54 PM
28	Adding things that already exist, such as soccer and baseball fields, should be secondary to new additions that offer different experiences.	9/30/2015 2:43 PM
29	I think an aquatic facility with a 100m x 25 yard indoor pool and an outdoor 25yd x 6 lane pool would have positive economic impact on the community. There is currently NO facility like this in the Truckee Meadows. There is in Carson and kind of in Minden. We can't host meets in the winter here, and I will tell you that I often stay in Carson (room nights) and Minden for meets to avoid the drive. We are leaving outside \$\$'s on the table for visiting teams by not having a quality aquatic facility that all of the FOUR swimming teams based in the Truckee Meadows could use and host meets at.	9/30/2015 2:05 PM
30	There are a lot more uses for the community for a swimming pool than for an ice skating rink. Build the pool first.	9/30/2015 1:36 PM
31	I live in the neighborhood behind the proposed addition. We are very excited about the expansion, but we are concerned about added parking and traffic. Also, MORE LACROSSE FIELDS!	9/30/2015 1:11 PM
32	I like what most of the space will be used for but would like to put an emphasis on the Lacrosse fields. It is growing rapidly here and there aren't enough good fields to accommodate the need. (Those that control the access to the soccer fields tend not to share so it would be nice to have neutral or exclusive territory.)	9/30/2015 12:57 PM
33	Yaaay for lacrosse fields and a dog park!	9/30/2015 12:53 PM
34	We need lacrosse fields!	9/30/2015 12:36 PM
35	Having field space available for Lacrosse would be my highest priority.	9/30/2015 12:34 PM
36	Ice skating rink for hockey is most important. Reno area is a winter sports area yet it has no permanent ice rink. Even Albuquerque, NM has 2 rinks.	9/30/2015 12:28 PM
37	There is a huge shortage of practice fields for Lacrosse, Football, and other growing sports. Soccer dominates the field usage but should be sharing more of that space.	9/30/2015 12:24 PM
38	Thank you!	9/30/2015 11:28 AM
39	In an area of this size & population there are not enough swimming facilities to accommodate everyone. WE NEED THIS!!!!	9/30/2015 11:15 AM
40	There is nearby connectivity on the bike path along Mt. Rose Highway. Safe access to the park for pedestrians and cyclists (especially kids) should be a key feature in the plan.	9/30/2015 10:16 AM
41	Please put structures near the busy roads not the fields where kids play ball. This will help with safety issues and reduce vandalism.	9/30/2015 9:51 AM
42	The swim facility should be regionally leading. Carson City has the best competition Olympic sized pool and associated short course pool. Also therapy pool. Minden's has best in region kid pool with features and water slide. Neither has specific diving well. A modern aquatic facility would have all above aspects, plenty of deck space/ seating for major competition events. Reno should be a regional leader in Aquatic sports with it's rich history of national and Olympic level swimmers. Having a regional leading natatorium combining the areas best attributes( Carson/ Minden) and improving support (parking, deck space, seating) would bring pride to Reno. Also major competitions would be held there bringing much needed revenue to the city. Both youth and senior/master events would be held here. Please consider expanding and refining plans to the aquatic facility. Make Reno a leader and prime destination for swim events. This is so much more important to our community members than disc golf and skate parks.	9/30/2015 9:18 AM

## South Valleys Master Plan Survey

43	There is a shortage of Aquatics Facilities in the Truckee Meadows. This should be made a priority. We also are running short of flat fields for Lacrosse, which is growing at an extraordinary rate every season.	9/30/2015 9:18 AM
44	I'm part of a hockey community and we all definitely agree that we need a indoor ice skating place, and that should be our top priority. It's been too long that Reno hasn't had real ice skating and hockey so please add this.	9/29/2015 3:48 PM
45	An ice rink has been a long time coming for an area that gets snow. Moving to Reno from San Jose where we had access to multiple ice rinks, this was a big, and disappointing, surprise.	9/29/2015 3:02 PM
46	Well lit crosswalk or walkover bridge....increased traffic will be dangerous to pedestrians	9/29/2015 1:12 PM
47	Possibility of geothermal heating for pool (and other?) is brilliant.	9/29/2015 11:24 AM
48	I am very excited to see the concepts with a skate park included. A skate park seems like a natural fit for this area. My Family and I spend a lot of our time at the local skate parks. We would be so grateful to see a world class skate park in this area that would challenge the creativity of skateboarders for generations to come. Thank you Washoe County!	9/29/2015 9:54 AM
49	There isn't any ice rink facilities in the local area and this would be heavily used and needs to be constructed as soon as possible. There is also strong need for Lacrosse fields as that is a rapidly growing sport in the area.	9/29/2015 8:36 AM
50	Baseball and softball fields are desperately needed in the South Valley area of the county. There should be a nature or historical interpretive trail in this park master plan. This trail should share information about the Virginia & Truckee Railroad and about the Washoe and Northern Paiute people who have inhabited this area for thousands of years,	9/28/2015 10:41 PM
51	Very excited to see possible field space that can be used by a multitude of sports!!	9/28/2015 10:33 PM
52	Pools are badly needed in Reno! That should be first priority.	9/28/2015 10:14 PM
53	Hope there is room for accessible parking.	9/28/2015 9:42 PM
54	Since soccer is unwilling to accommodate or compromise to let lacrosse use their fields, WE NEED MORE LACROSSE FIELDS!!!!	9/28/2015 9:42 PM
55	Would really like the ice rink to be built as the highest priority. I expect I would be one of its biggest users as I currently drive from Reno to South Lake Tahoe a couple of times a week to get my fix of ice time.	9/28/2015 9:24 AM
56	I would like to see the emphasis put on flat fields for lacrosse and soccer.	9/28/2015 8:08 AM
57	We really need a swimming pool for this side of town!	9/27/2015 10:35 AM
58	As a parent of both lacrosse and soccer players, I would like to see more flat fields constructed first as some of the current fields are in such poor condition, playing on them is dangerous.	9/26/2015 11:49 AM
59	Please consider losing the amphitheater in favor of frisbee golf. I do not see the utilization of it to justify it when we already have Bartley Ranch which I see vacant more than in use.	9/26/2015 8:00 AM
60	Scheduling lacrosse use of existing field space is extremely difficult, with soccer coaches/organizers monopolizing the fields. In fact, soccer frequently schedules field use and never actually uses the scheduled field, to the exclusion of all others. It would be nice if Washoe had a better system in place for use of these fields.	9/26/2015 6:42 AM
61	A public pool would be great since this area is lacking that. Flat fields for lacrosse is huge, it is the fastest growing sport and we have no where for these kids to play. A pump track would be wonderful, but not a skate park. There is a skate park located on Longley and think that one is probably good enough, however if you look at the success of the pump track in Truckee it is HUGE. Really anything that gets kids outside is huge!	9/25/2015 9:47 PM
62	It's all so age specific. Our son is 11, so he needs lacrosse fields and skate parks now. Eight years ago I would be voting for playgrounds and spray parks. There's a need for all of it, but there are already a lot of playgrounds. Fields seem to be scarce. And nice dog parks make for friendly communities! Thanks for all your work on this :)	9/25/2015 9:32 PM
63	There is no Lacrosse fields any where, this is one of oldest sport of America, started by native Americans.	9/25/2015 9:31 PM
64	Reno would benefit from having a world class skatepark .	9/25/2015 8:52 PM
65	We desperately need lacrosse fields because the sport is growing rapidly in Reno and many of the high school students football coaches don't want to share fields. We also need a nice pool facility. It's almost embarrassing that our small surrounding communities have such nice pools and Reno swimmers have no where to compete.	9/25/2015 8:41 PM
66	The Ice and swim centers would provide year round activities, and in the case of the ice rink it would be the only place to skate in town. Should be top priority. There are plenty of places to play field sports in town already.	9/25/2015 6:53 PM
67	The majority of all fields are given to other sports, even when those sports are out of season and lacrosse is in season. It would be nice to have more fields for lacrosse (the fastest growing sport in the nation).	9/25/2015 6:46 PM
68	Lacrosse fields!!!!	9/25/2015 6:11 PM

## South Valleys Master Plan Survey

69	Lacrosse fields designated - the youth program and high school programs get a little "screwed" when it comes to fields since Soccer manipulates the locations.	9/25/2015 4:09 PM
70	A new skatepark would be great for the community. Some street obstacles would be good like a bank to curb.	9/25/2015 3:53 PM
71	We need more schools.	9/25/2015 3:19 PM
72	Lacrosse growth is outpacing any other sport in Reno at this time. South valley participation rates are through the roof, we need more field space dedicated at youth and high school levels!!	9/25/2015 3:01 PM
73	ice rink and swimming to south Virginia side	9/25/2015 11:32 AM
74	reno has not had a new skatepark in almost 20 years I am a 43 year old skater who organized skateboard trips and it could help people come to Reno. I take groups of up to 50 people on skateboard destination trips sometimes flying hours away. We meet many people on these trips who do the exact same thing. I can elaborate more if you would like to know. I can honestly say a new ball field will not bring people to reno from far and wide to experience a new playing surface but a well designed new skatepark will.	9/24/2015 10:59 PM
75	The ice rink should be the biggest priority since none exists anywhere in the region. It should also provide a large draw from outside the area and be self-funded to large degree. It has the biggest potential draw to the park and to the city/county for these reasons. Expansion to Olympic sized facilities in the future will also help in this area.	9/24/2015 8:16 PM
76	The main reason I was biased towards the skatepark is mainly because, there are many dog parks, football fields soccer fields playgrounds etc. yet skatepark in this area are slim. A new one would be far more recognized	9/24/2015 7:32 PM
77	Reno truly needs a world class skatepark. This should be designed by a company that specializes in skateparks, along with those in the community that will use the park.	9/24/2015 7:31 PM
78	Make a really sick skate park	9/24/2015 6:58 PM
79	Make the skatepark bigger, and make sure not to build it next to a baseball field.	9/24/2015 6:23 PM
80	This is very exciting!!!	9/24/2015 5:47 PM
81	While all of the noted amenities in the park would be fantastic our priority would focus on an aquatic center. The region is desperately lacking in aquatic facilities and the benefits of aquatics span from drownproofing infants/children to meeting the exercise and rehabilitation needs of our senior and physically challenged populations. Washoe County does not operate a year round facility that can meet these needs.	9/24/2015 5:27 PM
82	We need a well designed well constructed skatepark in Reno. Built buy an experienced skatepark builder.	9/24/2015 5:17 PM
83	Please use a new design for the skatepark and also get a good professional to lay the concrete. We don't need a lazy construction to ruin the skatepark.	9/24/2015 1:39 PM
84	A dedicated Ice rink makes the most sense to me. The nearest rink is SLT almost 2 hrs away. Prioritize the Ice rink!!! Also, because it is expensive to keep ice cold, make the building dedicated to the ice rink, NOT an ice rink and indoor soccer and gym etc. Just a rink and bleachers and at least 6 locker rooms (at least 2 woman only locker rooms would be good).	9/24/2015 11:13 AM
85	Thank you for asking	9/24/2015 11:06 AM
86	Please build us another skatepark...there has been a ton of improvement to design and builds with a few reputable companies that specifically build skateparks. Dreamland, grind line..etc. thank you!	9/24/2015 10:13 AM
87	We need more soccer fields, which has the largest amount of kids playing of any sport. Also for the indoor facility we need ASB courts for movable walls and glass floors with LED lighting for lines covering various court sports. Make for true flexibility. Please call me for info.	9/24/2015 9:08 AM
88	We desperately need (1) an indoor Olympic-size pool that is deep enough at one end to allow for diving and water polo, and (2) a community ice rink. Those should be the top priorities. All of the other amenities are nice, but do not have the same urgency (since they already exist elsewhere).	9/24/2015 8:25 AM

## South Valleys Master Plan Survey

89	<p>If a new skatepark does make it into the final plans, please have it built and designed by professional SKATEPARK builders and designers. Such as: teampain.com Grindline.com Dreamlandskatepark.com These companies provide cities with skateparks the attract people from around the country/world, because they're designed and built correctly. Examples: Arvada CO, Eugene OR, Lincoln city OR, Louisville KY, Berkeley CA, San Francisco CA. All the previously built parks that the Reno/Sparks area have to offer are poor excuses of correctly built/designed skateboard facilities. Mira Loma/rattlesnake mountain being the worst/most expensive waste of money/concrete/space. Please let professionals handle it and not some high school kid/local wahoo designer and city worker construction. You certainly wouldn't do that with the ice rink/baseball/soccer/playground/disk golf course designs and construction. Don't be discouraged by potential design/construction costs. A skatepark properly designed and constructed can fulfill its purposes perfectly while staying at or under budget. Also, lots of skateparks get built in phases. Allowing the city to determine usage and the option of adding new phases accordingly. Check out the following link for examples. <a href="http://www.skatepark.org/park-development/fundraising/2012/07/skateparks-under-100k/">http://www.skatepark.org/park-development/fundraising/2012/07/skateparks-under-100k/</a> Thank you for your time.</p>	9/24/2015 8:07 AM
90	An ice rink is a top priority because the Reno area has none.	9/24/2015 12:58 AM
91	Please make a new skatepark with a new design.	9/23/2015 11:33 PM
92	Bigger pool and community center!	9/23/2015 10:36 PM
93	N/A	9/23/2015 8:55 PM
94	We desperately need a Olympic size pool	9/23/2015 8:29 PM
95	This community really needs a public pool. I highly support this endeavor and would like it to be a priority.	9/23/2015 7:35 PM
96	South valleys is in desperate need for indoor pool so kids can explore competitive swimming. Swim team is an important part of any community and necessary to position south valleys kids for collegiate scholarships, especially those who show early potential and/or who simply have an interest in pursuing this sport seriously.	9/23/2015 6:46 PM
97	I really think it is a waste of money to put in a big dog park. I don't think we need to spend money cleaning up dog poop but rather spend it on facilities for families who are moving here in droves.	9/23/2015 5:58 PM
98	I would not combine indoor facilities, especially pool and ice arena as cooling the ice arena becomes difficult in heated environments (costly). Ice arena semi-underground to cut back on energy costs?	9/23/2015 4:53 PM
99	Please do not lump Ice Arena in with other indoor recreation. The equipment that is involved with an ice arena is very complicated and cannot be mixed successfully. A good example is EPIC in Ft. Collins, CO. Because of the humidity from the pool, the adjoining ice arena had humidity issues, which made for terrible ice (moisture drops from the rafters onto the ice making little hills, which in turn can cause even the most experienced skater injury).	9/23/2015 3:32 PM
100	Ice hockey!!!	9/23/2015 3:21 PM
101	Reno has a real lack of public aquatic facilities. Especially South Reno. my parents live in Salt Lake City, UT where there are multiple indoor rec facilities that are utilized by so many people, we have always hoped for something like this here. I personally don't care for skate parks. I think sometimes they draw in some rif raf.. especially in an area that will have lots of small children.	9/23/2015 2:56 PM
102	We need a 50 meter pool.	9/23/2015 2:21 PM
103	Washoe County NEEDS an aquatic center and ice rink!!	9/23/2015 2:17 PM
104	As Reno grows, we really need to invest in our recreational facilities. It is sad how few facilities we have such as ice rinks and pools. I also highly support roundabouts to help with traffic flow instead of traffic lights	9/23/2015 2:15 PM
105	This area badly needs an ice rink AND additional swim facilities. I would think that, between the two, an ice rink has more revenue-generating potential. Plus, there are currently NO ice rinks closer than South Lake Tahoe. While swimming options are limited, there are at least a few public pools within a reasonable distance.	9/23/2015 2:11 PM
106	Please build a hockey rink soon! Thanks!	9/23/2015 1:53 PM
107	Traffic flow will be difficult along Wedge Parkway with the ice rink along Wedge. A stop light on Arrowcreek will not help, but might back traffic up on Arrowcreek since only one lane on Arrowcreek, especially with people making lefts from Arrowcreek (heading East) onto Wedge Parkway. There is a lot of traffic on Arrowcreek heading East, especially during rush hour. Need to think about traffic patterns and do a study on that, not just build. Also, bigger dog park. There are a lot of people with dogs who would use it, especially people who live off of Wedge Parkway. Is a splash park really necessary? Using that much water in a drought? Isn't the pool enough? Why so much disc golf? People would use the basketball courts, etc. a lot more.	9/23/2015 1:52 PM
108	Reno needs an Ice Rink. Hockey, figure skating, & other is another step towards Reno adapting, and becoming a even greater place to move to/visit. It would help the economy in Reno in many ways, especially with the plan that has been developed thus far.	9/23/2015 1:41 PM
109	Reno Needs an ice rink!	9/23/2015 1:22 PM

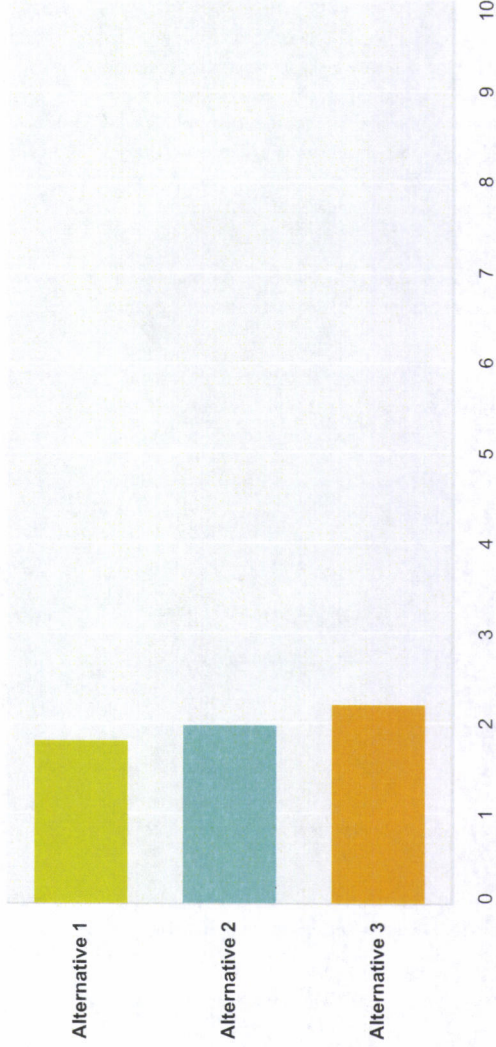


## South Valleys Master Plan Survey

110	An ice facility would be very beneficial to the Region as Washoe county has no other ice facilities.	9/23/2015 1:06 PM
111	I worry about the inequality of services that the county supports. The wealthiest part of town seems to get the best services handed to them, while those who live in the urban core have services taken away. What happened to the idea of building a new Moana pool that could use geothermal heat?	9/23/2015 12:05 PM
112	I would really appreciate the ability to utilize indoor facilities for a Mat Room. This could be scheduled for Wrestling, Martial Arts, Pilate, Aerobics, etc.	9/23/2015 12:03 PM
113	I made my choices based on what is already available in the area and what is needed. We currently travel to Carson for a suitable year round aquatic facilities. I LOVE the idea of an indoor skate rink. With the impending influx of people for Tesla and other companies it is ridiculous to travel so far to go swim not to mention the savings to local school districts as students could stay here versus being transported to Carson..	9/23/2015 12:02 PM
114	We need a true ice skating rink in Reno that is separate from other multi-use recreational space. With a growing population, it makes sense to have a dedicated ice rink that can be used for sports, including bleachers for spectators. Having a combined-use space (such as the multi-use indoor soccer/ice rink space we used to have in Sparks) makes the rink less attractive both to users and spectators and limits its long term options for use (i.e. reduces likelihood the rink will provide basis for creation of local hockey teams of any age/level). Creating a separate, dedicated rink with bleachers improves the odds this investment will see a return. I'm so excited by the idea of having ice and hockey back in Reno and think now is a great time for it, with our growth and increasing national image as an outdoor/athletic destination and great place to live!	9/23/2015 11:43 AM
115	Out of all the proposed facilities to be offered, Ice Hockey is the only thing the greater Reno Sparks Community cannot find anywhere else. As a community the prides itself as being an outdoor destination, it is ridiculous that Reno/Sparks is the largest metropolis in the US w/o an Ice Rink facility.	9/23/2015 11:38 AM
116	Reno is in a definite need for an indoor ice rink. My kids travel to Truckee for ice hockey. Can't wait for recreational ice hockey to come to Reno. It will draw hockey players from Carson, Sparks, Spanish Springs and Truckee/North Tahoe. Currently youth hockey players from the Reno area travel as far as South Tahoe to play.	9/23/2015 11:31 AM
117	I would be hesitant to build anything in this area that would subject to vandalism i.e tennis courts, basket ball, etc.	9/23/2015 11:13 AM
118	Have 3 Tennis courts and 5 Basketball courts.	9/23/2015 11:00 AM
119	A small formal bus transfer station would help improve accessibility	9/23/2015 10:59 AM
120	Having indoor ice year round would be great for the Reno community. I would fully support and use that facility.	9/23/2015 10:55 AM
121	The ice arena, aquatics and dog park are the most important because the Reno, Sparks area has zero or is very limited in these resources.	9/23/2015 10:52 AM
122	We really need lit soccer fields and should prioritize that. It is the fastest growing sport and if we could play at night, we could capitalize on tournaments and leagues.	9/23/2015 10:39 AM
123	The ice rink is critical. Everything else in this plan is found somewhere in town. However, we have no permanent rink. Also, I'm sure the RDGA would love the 18 hole disc golf course. They regularly hold tournaments and another local option is one the would love.	9/23/2015 10:30 AM
124	If we're going to get a pool, I'd love for us to be able to do it right and get the full Olympic size. I see the need for additional flat fields, but think that 3 is sufficient. I would very much prefer to see the additional features allowed with 3 than to have a 4th flat field.	9/23/2015 10:30 AM
125	Let's get the ice rink built. We already have soccer and baseball fields in the city. What we don't have is an ice rink and we desperately need one.	9/23/2015 10:26 AM
126	I really would like an ice rink so I don't have to drive 2 hours to play. I know multiple people have to drive out of town just to play hockey.	9/23/2015 10:23 AM
127	The ice rink has been long overdue it will boost the economy and will give the kids something to do and the adults too. There are a lot of hockey players in the area that have to drive to Cali to skate.	9/23/2015 10:22 AM
128	Please ensure the flat field space is truly multiple use. There is NO public flat field space in south Reno as soccer has exclusive rights to the existing fields at the south valleys complex. How this happened at a public park is very discriminatory.	9/23/2015 10:17 AM
129	This expansion is great and obviously very needed with the growth of the South Reno Area. Hope it comes to fruition sooner than later. I do hope that high usage activities are given heavier consideration then those activities that aren't. We always want to make everyone happy, but can't always do that with limited space and budget.	9/23/2015 10:11 AM
130	Don't go overboard with the size of the dogpark; a half acre is plenty. Really should consider an aquatic park with slides, fountains, etc; something for every age. Make sure it is large enough...it will be packed from late spring to early fall.	9/21/2015 9:56 PM

**Q1 Please rank the preferred alternatives below**

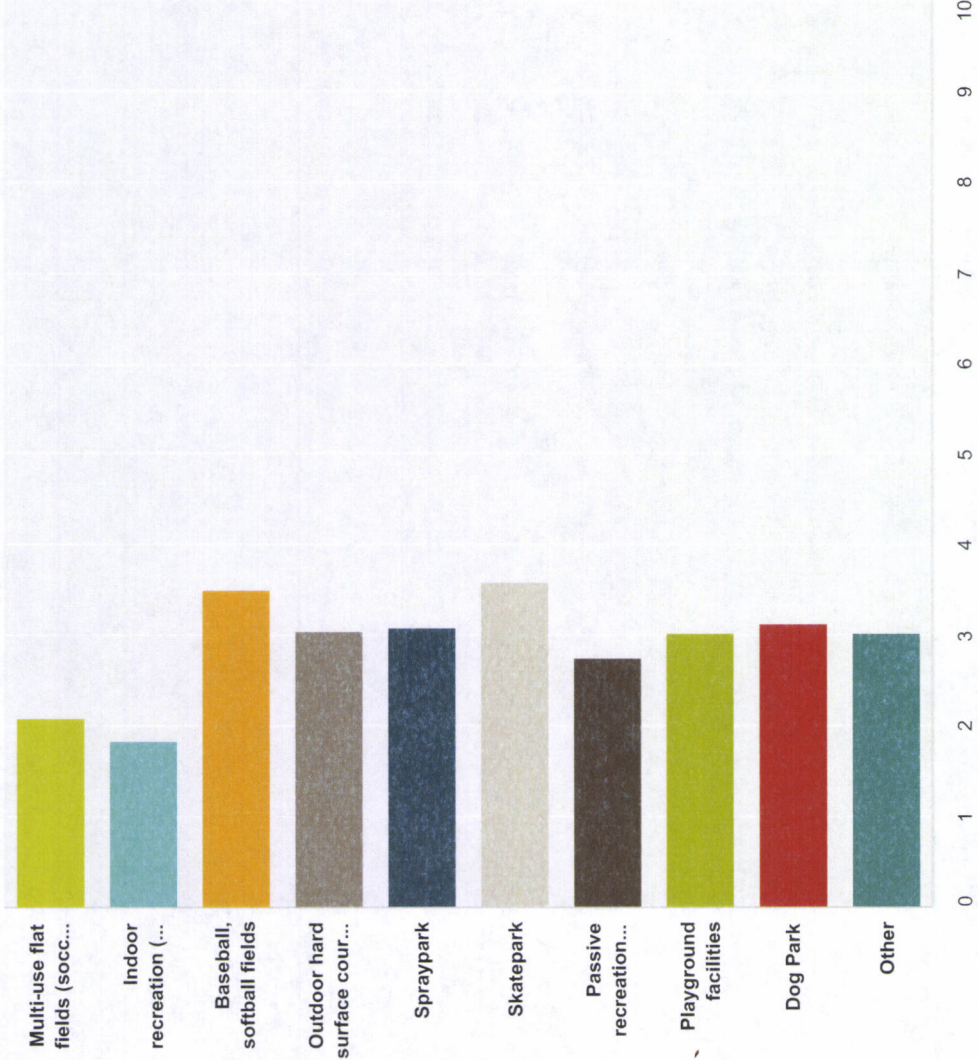
Answered: 315 Skipped: 30



	1	2	3	Total	Score
Alternative 1	24.43% 75	32.90% 101	42.67% 131	307	1.82
Alternative 2	35.53% 108	27.96% 85	36.51% 111	304	1.99
Alternative 3	42.00% 126	38.00% 114	20.00% 60	300	2.22

### Q3 What facilities would you and your family be most likely to use at South Valleys Regional Park?

Answered: 345 Skipped: 0



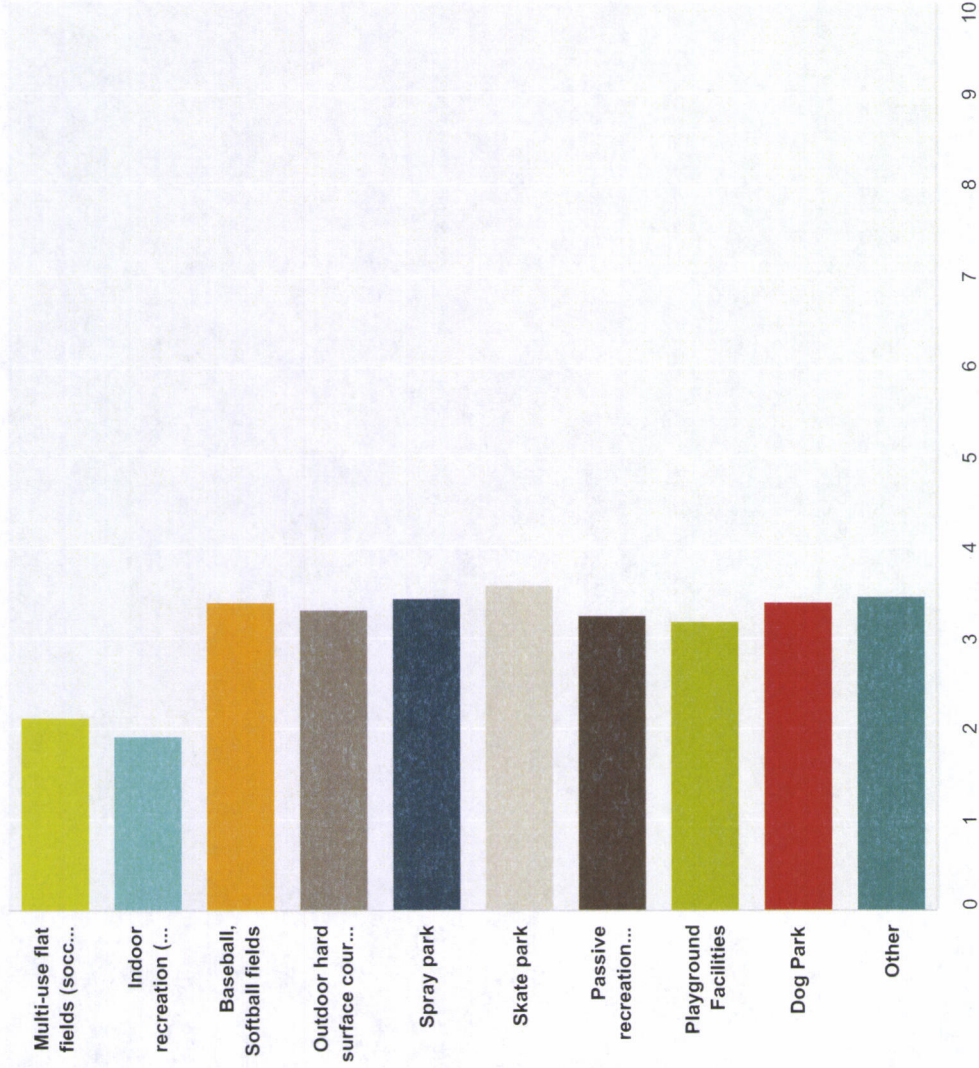
Very likely	(no label)	Neutral	(no label)	Not very likely	Total	Weighted Average

## South Valleys Master Plan Survey

Multi-use flat fields (soccer, football, lacrosse etc.)	58.81%	9.55%	11.04%	5.37%	15.22%	197	32	37	18	51	335	2.09
Indoor recreation (ice skating, aquatics, sports courts, mat sports, multi-propose rooms)	61.63%	14.80%	10.27%	5.44%	7.85%	204	49	34	18	26	331	1.83
Baseball, softball fields	13.89%	12.96%	21.60%	12.04%	39.51%	45	42	70	39	128	324	3.50
Outdoor hard surface courts (tennis, basketball, pickle ball)	17.54%	20.92%	23.69%	14.46%	23.38%	57	68	77	47	76	325	3.05
Spraypark	20.63%	18.75%	22.81%	8.13%	29.69%	66	60	73	26	95	320	3.08
Skatepark	17.13%	9.35%	15.58%	11.84%	46.11%	55	30	50	38	148	321	3.60
Passive recreation (trails system, Frisbee golf, workout stations)	22.15%	26.46%	22.46%	11.38%	17.54%	72	86	73	37	57	325	2.76
Playground facilities	19.38%	20.00%	25.94%	8.13%	26.56%	62	64	83	26	85	320	3.02
Dog Park	24.15%	15.79%	17.03%	8.98%	34.06%	78	51	55	29	110	323	3.13
Other	32.11%	4.59%	26.61%	1.83%	34.86%	35	5	29	2	38	109	3.03

**Q4 Should funding become available, what would your priorities be for the construction of the following amenities?**

Answered: 344 Skipped: 1



	Most important, construct first	(no label)	Important but not that important	(no label)	Not important to construct	Total	Weighted Average

## South Valleys Master Plan Survey

Multi-use flat fields (soccer, football, lacrosse etc.)	51.52%	170	14.55%	48	16.67%	55	5.45%	18	11.82%	39	330	2.12
Indoor recreation (ice skating, aquatics, sports courts, mat sports, multi-purpose rooms etc.)	57.10%	189	16.01%	53	11.18%	37	7.85%	26	7.85%	26	331	1.93
Baseball, Softball fields	9.43%	30	17.30%	55	27.04%	86	15.72%	50	30.50%	97	318	3.41
Outdoor hard surface courts (tennis, basketball, pickle ball)	7.94%	25	17.14%	54	31.43%	99	22.86%	72	20.63%	65	315	3.31
Spray park	10.79%	34	15.56%	49	22.86%	72	19.68%	62	31.11%	98	315	3.45
Skate park	12.38%	39	10.48%	33	20.63%	65	18.73%	59	37.78%	119	315	3.59
Passive recreation (trails system, Frisbee golf, workout stations)	9.18%	29	19.30%	61	30.70%	97	18.35%	58	22.47%	71	316	3.26
Playground Facilities	9.29%	29	23.72%	74	25.96%	81	21.15%	66	19.87%	62	312	3.19
Dog Park	13.33%	42	15.87%	50	19.37%	61	19.37%	61	32.06%	101	315	3.41
Other	23.00%	23	6.00%	6	13.00%	13	17.00%	17	41.00%	41	100	3.47

**K. City of Reno – Reno Municipal Code (RMC)  
Excerpts (Permitted Uses, Special Use  
Permit, Site Plan Review Requirements and  
Major Drainageway Protection Standards)**

**CHAPTER 18.08 ZONING**  
**ARTICLE II: PERMITTED USES AND USE REGULATIONS**  
**Section 18.08.201. Permitted Uses by Base Zone District.**  
**(e) Mixed Use Base Zone Districts.**

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	<b>PRINCIPAL USES</b> See Section 18.08.202 (Additional Regulations for Principal Uses)									
<b>RESIDENTIAL</b>										
Boarding or Rooming House	P	P	P	P	P	P	P	P	P	
Congregate Care Facility	P	P	P	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	P	P	P	P	P	P	P	P	
Fraternity or Sorority House	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).
Mobile Home Park										§18.08.202(a)(6).
Mobile Home Subdivision										§18.08.202(a)(6).
Multi-Family	P	P	P	P	P	P	P	P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P	P	P	P	P	P	P	P	P	§18.08.202(a)(8).
Private Dorm	P	P	P	P	P	P	P	P	P	§18.08.202(a)(10).
Single-Family, Attached/ Condominium Townhouse	P/ SPR/ SUP	P/ SPR/ SUP	P	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/SPR/ SUP	P/SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9).
Single-Family, Detached	P	P		P/SUP	SUP	P	SUP	P	SUP	
Single-Family, Zero Lot Line	P	P	P	P	P	P			P	
Single Room Occupancy	P	P	P	P	P	P	P	P	P	§18.08.202(a)(10).



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	<b>TOD BASE ZONING DISTRICTS</b>									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
<b>PRINCIPAL USES</b> See Section 18.08.202 (Additional Regulations for Principal Uses)										
<b>COMMERCIAL SALES AND SERVICES</b>										
Adult Business										
Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P	P	P	P	P	P	P		P	§18.08.202(b)(2).
Antique/ Collectible Store	P	P	P	P	P	P	P	P	P	
Astrologer, Hypnotist or Psychic Art & Science	P	P	P	P	P	P	P	P	P	
Auto Repair Garage and Paint and Body Shop	P	P		P	P				P	§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental		SUP		SUP	SUP				SUP	§18.08.301(d).
Automobile Rental	SPR	SPR	SPR	SPR	SPR				SPR	§ 18.08.202(b)(4)
Bakery, Retail	P	P	P	P	P	P	P	P	P	
Bar	P	P	P	P	P	P	P		P	
Barber/Beauty Shop	P	P	P	P	P	P	P	P	P	
Building & Landscape Material/ Lumber Yard	P	SPR		P	P		P		P	§18.08.202(b)(5).
Call Center	P	P	P	P	P	P	P		P	
Car Wash				SUP	SUP				SUP	
Child Care Center	P	P	P	P	P	P	P	P	P	§18.08.202(b)(6).
Cleaners, Commercial	P	P	P	P	P	P	P		P	
Convenience Store	P	P	P	P	P	P	P		P	
Copy Center	P	P	P	P	P	P	P	P	P	
Custom & Craft Work	P	P	P	P	P	P	P	P	P	§18.08.202(b)(9).
Drive-through Facility										§18.08.202(b)(10).

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	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
<b>COMMERCIAL SALES AND SERVICES</b>										
Escort Service/ Outcall										
Financial Institution	P	P	P	P	P	P			P	
Freestanding Automated Teller Machine	P	P	P	P	P	P	P	P	P	
General Personal Service	P	P	P	P	P	P	P	P	P	
General Retail Store or Commercial Use Other than Listed	P	P	P	P	P	P	P	P	P	
Household Goods, Light Service, Repair & Assembly	P	P	P	P	P	P	P	P	P	§18.08.202(b)(15).
Laboratory	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/SUP		P/ SUP	§18.08.202(b)(16).
Laundry, Drop-off/ Pickup	P	P	P	P	P	P	P		P	
Laundry, Self Service	P	P	P	P	P	P	P	P	P	
Medical Facility, Day Use Only	P	P	P	P	P	P	P		P	
Medical marijuana dispensary	P			P	P	P	P		P	§18.08.202(b)(20)
Office, Other Than Listed	P	P	P	P	P	P	P	P	P	
Open Lot Parking	P	P	P	P	P	P	P	P	P	§18.08.202(b)(22).
Pawn Shop	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	§18.08.202(b)(23).
Pet Store	P	P	P	P	P	P	P		P	
Plant Nursery/ Garden Supply	P	P	P	P	P	P	P	P	P	§18.08.202(b)(24).
Recording Studio	P	P	P	P	P	P	P	P	P	
Restaurant with Alcohol Service	P	P	P	P	P	P	P		P	
Restaurant without Alcohol Service	P	P	P	P	P	P	P		P	

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
<b>PRINCIPAL USES</b> See Section 18.08.202 (Additional Regulations for Principal Uses)										
<b>COMMERCIAL SALES AND SERVICES</b>										
Sale of Low Volume Bulky Goods	P	P	P	P	P	P	P		P	
Service Station		SUP		SUP	SUP					§18.08.202(b)(26).
Tattoo Parlor, Body Painting, & Similar Uses	P	P	P	P	P	P	P		P	
TV Broadcasting & Other Communication Service	P	P	P	P	P	P	P		P	§18.08.202(b)(27).
Wedding Chapel	P	P	P	P	P	P	P	P	P	

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
<b>PRINCIPAL USES</b> See Section 18.08.202 (Additional Regulations for Principal Uses)										
<b>RECREATION, ENTERTAINMENT, AND AMUSEMENT</b>										
Casino (see Hotel w/Non-Restricted Gaming)										
Commercial Amusement/ Recreation (Outside)	SPR	SPR	SPR	SPR	SPR	SPR			SPR	
Commercial Amusement/ Recreation (Inside) other than listed	P	P	P	P	P	P	P		P	
Community Center, Private										
Convention Center			P							
Country Club, Private	P	P	P	P	P	P	P		P	

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USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE TOD BASE ZONING DISTRICTS									ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	<b>PRINCIPAL USES</b> See Section 18.08.202 (Additional Regulations for Principal Uses)									
<b>RECREATION, ENTERTAINMENT, AND AMUSEMENT</b>										
Fitness Center	P	P	P	P	P	P	P	P	P	
Gun Range (In-door)										
Night Club	SUP	SUP	P	SUP	SUP	SUP	SUP		SUP	
Pool or Billiard Parlor	P	P	P	P	P	P	P		P	
Private Club, Lodge or Fraternal Organization	P	P	P	P	P	P	P		P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	
Stable (Commercial) or Riding Academy	P	P	P	P	P	P	P		P	§18.08.202(c)(3).
Tennis Courts	P	P	P	P	P	P	P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	P	P	P	P		P	
Video Arcades	P	P	P	P	P	P	P		P	
<b>LODGING</b>										
Bed & Breakfast Inn	P	P	P	P	P	P	P	P	P	§18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation	SUP		SUP	SUP	SUP				SUP	§18.08.202(d)(3).
Hotel (Without Nonrestricted Gaming Operation)	P	P	P	P	P	P/SUP	P		P	§18.08.202(d)(4).
Hotel-Condominium	P	P	P	P	P	P	P		P	
Motel	P		P							
Motel with Nonrestricted Gaming Operation										
Recreational Vehicle Park	SUP								SUP	§18.08.202(d)(3).

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC		
	<b>PRINCIPAL USES</b> See Section 18.08.202 (Additional Regulations for Principal Uses)										
<b>INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE</b>											
Blood Plasma Donor Center	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(1).
Cemetery/Mausoleum	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(2).
Church/ House of Worship	P	P	P	P	P	P	P	P	P	P	
College, University, or Seminary	P	P	P	P	P	P	P	P	P	P	
Communication Facility, Equipment Only	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Funeral Parlor	P	P	P	P	P	P	P	P	P	P	
Government Facility	P	P	P	P	P	P	P	P	P	P	
Hospital, Acute & Overnight Care	P	P	P	P	P	P	P	P	P	P	
Library, Art Gallery or Museum	P	P	P	P	P	P	P	P	P	P	
Post Office	P	P	P	P	P	P	P	P	P	P	
Prison/ Custodial Institution											
Public Meal Provider/ Homeless Services											
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(8).
School, Secondary (Public or Private)	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(9).
School, Non-Traditional, Secondary (Public or Private)											

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	<b>PRINCIPAL USES</b> See Section 18.08.202 (Additional Regulations for Principal Uses)									
<b>INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE</b>										
School, Vocational/ Trade	P	P	P	P	P	P	P	P	P	§18.08.202(e)(11).
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	<b>PRINCIPAL USES</b> See Section 18.08.202 (Additional Regulations for Principal Uses)									
<b>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</b>										
Asphalt or Concrete Batch Plant				SUP						
Animal & Animal Byproduct Processing										
Bus or other Transportation Terminal	P	P	P	P	P	P	P		P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture				SUP						
Collection Station	SUP			SUP						§18.08.202(f)(3).
Crematorium	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P	P	P	P	P	P	P		P	

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
<b>PRINCIPAL USES</b> See Section 18.08.202 (Additional Regulations for Principal Uses)										
<b>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</b>										
Hazardous Waste/ Facilities that manufacture, process, transfer or store explosives or hazardous substances per NRS 278.147	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	<b>§18.08.202(f)(5).</b> See 18.06.405(j) for SUP reqs for NRS 278.147 uses

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR		W4TC
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION										
Heavy Machinery & Equipment (Rental, Sales & Service)	P			P					SUP	§18.08.202(f)(6)
Helipad	P	P	P	P	P	P			P	§18.08.202(f)(7).
Indoor Manufacturing, Processing, Assembly or Fabrication	P	P		P	P		P		SUP	
Maintenance, Repair or Renovation Business	P	P	P	P	P	P	P	P	P	§18.08.202(f)(9).
Mining, Sand and Gravel Excavation				SUP						
Medical marijuana cultivation facility	P			P	P				P	§18.08.202(f)(10)
Medical marijuana production facility	P			P	P				P	§18.08.202(f)(11)
Medical marijuana independent testing laboratory	P			P	P	P	P		P	§18.08.202(f)(12)
Mini-warehouse				SUP	SUP		SUP		SUP	§18.08.202(f)(13).
Outdoor Manufacturing, Processing, Assembly or Fabrication				SUP						
Outdoor Storage	P			P	P		P		SUP	§18.08.202(f)(14). W4TC, NVTC, E4TC, SVTC: As accessory use only SVTC: South of Neil Road or CRC Southern boundary
Printing & Publishing	P	P	P	P	P	P	P	P	P	
Railroad Yard or Shop	SUP									

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	<b>PRINCIPAL USES</b> See Section 18.08.202 (Additional Regulations for Principal Uses)									
<b>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</b>										
Rental Store, w/Outdoor storage; Truck Rental				SUP						
Salvage or Reclamation of Products (Indoors)	SUP			SUP						
Septic Tank Services				SUP						
Showroom	P	P	P	P	P	P	P	P	P	
Taxidermist	P	P	P	P	P	P	P	P	P	
Towing & Impound Yard				SUP						§18.08.202(f)(15).
Transfer Station										§18.08.202(f)(16).
Truck Stop										§18.08.202(f)(17).
Truck Terminal				SUP						
Warehouse/ Distribution Center	P	P		P	P				SUP	E4TC: Outdoor Noise typically associated with the moving of vehicles and equipment is permitted
Welding Repair	P			P					SUP	§18.08.202(f)(18).
Wholesale of Construction Materials	P			P	P				SUP	§18.08.202(f)(19).
Wholesale of Products Manufactured or Assembled On Site	P	P		P	P				SUP	
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)										
<b>OTHER</b>										
Farm (No Commercial Slaughtering)				P	P				P	
Poultry and Hog Farm										

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<b>USE CATEGORY/ Specific Use Type</b>	<b>P = PERMITTED BY-RIGHT</b> <b>SPR = SITE PLAN REVIEW REQUIRED</b> <b>SUP = Special Use Permit</b> <b>A = PERMITTED AS ACCESSORY USE</b>									<b>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</b>
	<b>TOD BASE ZONING DISTRICTS</b>									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
<b>ACCESSORY USES</b> See Section 18.08.203 (Standards for Accessory Uses and Structures)										
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A	A	A	A	A	A	§ 18.08.203(e)(1)
Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use	A	A		A	A				A	
Automobile Rental	A	A			A					§ 18.08.202(b)(4)
Bakery, Retail	A	A		A	A				A	
Bar	A	A	A	A	A				A	
Barber/ Beauty Shop	A	A	A	A	A	A			A	
Bus or other Transportation Terminal	A	A	A	A	A	A			A	
Caretakers Quarters	A	A	A	A	A	A			A	§ 18.08.203(e)(1).
Child Care, In Home (1—6 Children)	A	A	A	A	A	A			A	§ 18.08.203(e)(3).
Child Care, In Home (7—12 Children)	A	A	A	A	A	A			A	§ 18.08.203(e)(3).
Child Care Center	A	A	A	A	A	A			A	§ 18.08.202(b)(7).
Commercial Amusement/ Recreation (Outside)										
Commercial Amusement/ Recreation (Inside)										
Community Center, Private	A	A	A	A	A	A			A	
Copy Center										

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR		W4TC
	ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)									
Drive-through Facility (Food and Beverage Service)		A	A	A	SUP					§ 18.08.202(b)(11).
Drive-through Facility (Non-Food and Beverage Service)		A	A	A	SUP					§ 18.08.202(b)(11).
Financial Institution										
Fitness Center										
Gaming Operation, Restricted	A	A	A	A	A	A			A	§ 18.08.202(c)(2).
General Personal Service	A	A	A	A	A	A			A	
Government Facility	A	A	A	A	A	A			A	
Guest Quarters or Guest House	A	A	A	A	A	A			A	
Gun Range (Indoor)										
Home Occupation	A	A	A	A	A	A			A	§ 18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A	A	A			A	
Laundry, Drop-off/Pickup	A	A	A	A	A	A			A	
Laundry, Self Service	A	A	A	A	A	A			A	
Library, Art Gallery or Museum										
Pet Store										
Pool or Billiard Parlor										
Post Office										
Recording Studio										
Restaurant with Alcohol Service										
Restaurant without Alcohol Service										

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
<b>ACCESSORY USES</b> See Section 18.08.203 (Standards for Accessory Uses and Structures)										
School, Vocational/ Trade										
Satellite Dish										
Gas Station										
Showroom										
Sidewalk Cafés	A	A	A	A	A	A			A	§ 18.08.203(e)(5).
Tennis Courts										
Theater (No Drive-in)										
TV Broadcasting & Other Communication Service										
Utility Alternative System	A	A	A	A	A	A	A			
Warehouse/ Distribution Center	A	A		A	A	A			A	
Wedding Chapel										
Welding Repair										
Video Arcades										

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
<b>TEMPORARY USES</b> See Section 18.08.204 (Standards for Temporary Uses and Structures)										
Garage Sales										
Temporary Asphalt or Concrete Batch Plant				SUP						
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P	P	P	P	P	P	P		P	§18.08.204(d)(3).

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	SVTC/MC	SVTC/MR		W4TC
<b>TEMPORARY USES</b> See Section 18.08.204 (Standards for Temporary Uses and Structures)										
Temporary Christmas Tree Sales Lot & Similar Uses	P	P	P	P	P	P	P		P	§18.08.204(d)(4).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate Sales Offices										§18.08.204(d)(6).
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	§18.08.204(d)(7).
Stockpiling	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Urban Farm	P	P	P	P	P	P			P	§18.08.204(d)(9).

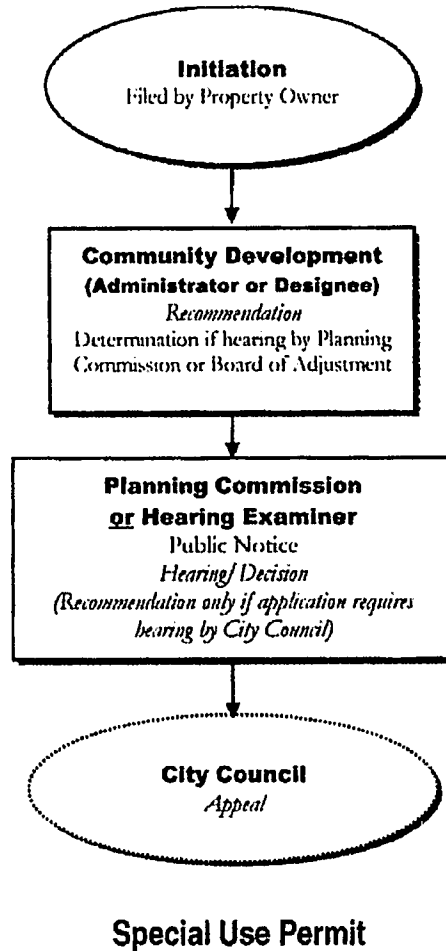
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 1, 5-22-01; Ord. No. 5294, § 3, 1-8-02; Ord. No. 5363, § 1, 8-20-02; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5750, § 1, 9-28-05; Ord. No. 5755, § 3, 10-12-05; Ord. No. 5762, § 1, 11-16-05; Ord. No. 5767, § 1, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5924, § 1, 5-9-07; Ord. No. 5938, § 1, 6-27-07; Ord. No. 5944, § 1, 6-27-07; Ord. No. 5972, § 1, 9-26-07; Ord. No. 5983, § 1, 11-28-07; Ord. No. 5993, § 1, 12-12-07; Ord. No. 6000, § 5, 1-30-08; Ord. No. 6007, § 1, 2-27-08; Ord. No. 6015, § 1, 4-9-08; Ord. No. 6042, § 1, 7-16-08; Ord. No. 6111, § 1, 7-15-09; Ord. No. 6118, § 1, 9-9-09; Ord. No. 6124, § 2, 9-23-09; Ord. No. 6143, § 1, 4-14-10; Ord. No. 6145, § 1, 4-14-10; Ord. No. 6152, § 1, 6-9-10; Ord. No. 6171, § 9, 1-19-11; Ord. No. 6182, § 1, 5-11-11; Ord. No. 6191, § 1, 7-6-11; Ord. No. 6200, § 1, 9-14-11; Ord. No. 6247, § 1, 9-12-12; Ord. No. 6309, § 1, 11-6-13; Ord. No. 6319, § 2, 2-26-14; Ord. No. 6324, § 3, 4-16-14; Ord. No. 6334, § 1, 6-25-14; Ord. No. 6335, § 2, 6-25-14; Ord. No. 6366, § 4, 4-15-15)

## Section 18.06.405. Special Use Permit.

(a) **APPLICABILITY.**

Approval of a special use permit according to the procedures and criteria in this Section 18.06.405 is required for the following uses, development, and activities, excepted as exempted under subsection (b):

- (1) All principal, accessory, and temporary uses listed or referenced in the Summary Land Use Tables (Section 18.08.201) as requiring a special use permit (i.e., all uses noted as "SUP" in the tables and or subject to "additional regulations" that state a special use permit is required).
- (2) All principal, accessory, and temporary uses made subject to a special use permit under applicable use regulations in Section 18.08.202 through Section 18.08.204.
- (3) All land uses and development activities expressly made subject to a special use permit under applicable district-specific standards in Chapter 18.08, Article III (District-Specific Standards - Base Zoning Districts) and Article IV (District-Specific Standards - Overlay Zoning Districts).
- (4) All uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall require a special use permit unless they are located in an I or IC District and are a manufacturing or warehouse use, or subject to the following exemptions:
  - a. Low traffic generating uses, such as radio stations and alarm monitoring companies in the PO, GO, AC, and CC zoning districts that, to exist, must operate 24 hours per day, are exempt.
  - b. Stocking and inventory activities that occur inside retail uses are exempt.
  - c. All uses in the HC and PF Districts are exempt.
  - d. Adult Businesses are exempt.
- (5) New gaming operations, or structural additions to existing gaming operations, located within 500 feet of a single-family residentially zoned property or exceeding 80,000 square feet. Conversion of existing buildings to gaming operations within the Downtown Reno Regional Center as defined in Section 18.08.101(i)(1) is exempt from this special use permit requirement.



- (6) Any facility that includes the production, use, or storage of hazardous substances and hazardous waste as defined in NRS 459.429. (See 18.24.203.2540 for definition)
- (7) Any facility that includes the production, use, storage or handling of explosives as defined by NRS 278.147 or a highly hazardous substance as defined by NRS 459.3816. [see 18.06.405(j) for process and procedures; and 18.24.203.2550 for definition.]
- (8) Signs that are proposed to be greater than 150 square feet in size and located within 150 feet of the centerline of the Truckee River.
- (9) Grading that results in cuts deeper than 20 feet and/or fills greater than ten feet in height.
- (10) Grading in any major drainageway, on any hillside development, or within the Open Space Zoning District.
- (11) The construction of a skyway, which includes: pedestrian skywalks; sky-buildings; and skytrams.
- (12) Nonresidential development adjacent to residentially zoned property, but not including such developments in the MU Zoning District, and not including a utility box/well house, back-up generator, pumping or booster station or primary, secondary or secondary non-traditional school.
- (13) All other land uses and development activities expressly made subject to a special use permit under the provisions of this title and that are not specifically cited in the preceding subsections.
- (14) *Reserved.*
- (15) *Reserved.*

**(b) EXEMPTIONS FROM PERMIT REQUIREMENTS.**

No special use permit shall be required for:

- (1) Accessory structures with combined floor areas no larger than 1,000 square feet on each parcel.
- (2) A structural addition to nonresidential facilities where the original development received a special use permit, as long as the addition does not exceed ten percent of the size of the original development or 20,000 square feet in size, whichever is smaller, and the construction of the proposed addition will not materially alter the original special use permit in that no use is involved in the addition which would itself require a special use permit, no potentially deleterious aspect of the development will be increased, the proposed addition will not have significant impacts on neighboring properties, the size of the property has not been increased, the proposed addition will continue to comply with all conditions of the special use permit, and the special use permit for the existing development was not contested at the hearing(s). The exemption provided in this paragraph may be used only once per property and does not apply to any property located adjacent to residential zoned property.
- (3) Conversion of an existing residential structure(s) of less than 40,000 square feet in size to a professional office(s) when located adjacent to residentially zoned property.
- (4) Projects on parcels with the MU (Mixed Use) Zoning designation, except for as required in 18.06.405(a)(1)—(3) (above).
- (5) Solar structures, classified as accessory alternative utility systems.



**(c) INITIATION.**

Special use permits shall be initiated by application of the property owner.

**(d) REVIEW PROCESS.**

**(1) Decision-making authority.**

The planning commission has authority to make final decisions on special use permits. The following subsections specify which applications the planning commission hears.

**a. Planning commission decision-making authority.**

The planning commission shall make a final decision on all applications for special use permits.

**(2) Decision-making process.**

**a. Administrator.**

The administrator shall review special use permits and provide a recommendation to the decision-making body.

**b. Planning commission.**

1. The planning commission shall hold a public hearing within 65 days of application.
2. The planning commission shall make its decision within 30 days from the date of the hearing. The planning commission may approve or deny the special use permit. The planning commission, in approving the permit, may require conditions under which the proposed use may be allowed which will prevent material damage to adjacent properties, and provide suitable safeguards to the public health, safety and general welfare, as required in subsection (e), below. Such conditions may include, but are not limited to, time limitations, architectural considerations, access provisions, off-street parking, landscaping requirements, operating hours or other controls.

**c. Recommendations on associated applications and appeals.**

When a special use permit is associated with an application that requires a hearing by the city council, or the final decision of the planning commission is appealed, the planning commission shall forward a recommendation to the city council.

**d. Appeals.**

The decision of the planning commission may be appealed to the city council in accordance with Section 18.06.208 above.

**(e) FINDINGS.**

To approve a special use permit, the review or decision-making body shall make the following general and specific findings as applicable. In the event that the deciding body is unable to make the required findings, then the request for the special use permit shall be denied.

**(1) *General special use permit findings.***

Special use permit applications shall require that all of the following general findings be met, as applicable:

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates the project's traffic impacts and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, architectural and overall design of the development and the uses proposed, contribute to and enhance the character of the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

**(2) *Special use permits for hillside development (per Article XVI (Hillside Development) of Chapter 18.12.)***

General special use permit findings and the following specific findings shall apply:

- a. The proposed project mitigates environmental degradation, including slope failure, erosion, sedimentation, and stormwater run-off;
- b. The proposed project utilizes grading practices that are appropriate for hillsides and designed to minimize the visibility of unsightly scarring;
- c. The proposed project provides open space based on hillside constraints;
- d. The proposed project adheres to applicable hillside development design standards and to master plan provisions related to development in sloped areas; and
- e. The proposed project's site layout and design features adequately mitigate potential visual impacts of development near prominent ridgelines and within other visually prominent areas.

**(3) *Special use permits for cut slopes of 20 feet or greater in depth or fill slopes ten feet or greater in height.***

General special use permit findings and the following specific findings shall apply:

- a. The slopes can be treated in a manner which does not create negative visual impacts.
- b. The grading is necessary to provide safe and adequate access to the development.

**(4) *Special use permits for the DRRC (Downtown Reno Regional Center) District.***

Special use permits to modify the building envelope-height restrictions, Riverfront Esplanade setbacks, or provisions of the design guidelines in the DRRC District shall require that the following findings are met in addition to the general special use permit findings above:

- a. Strict application of the building envelope - height restrictions, Riverfront Esplanade setbacks, or provision of the design guidelines would constrain the design of the project;
- b. The proposed project will not negatively impact the visual integrity of the river or result in a visual barrier to the river corridor;
- c. The project provides adequate separation from the river course to allow for public circulation along the river corridor and creates pedestrian oriented public spaces adjacent to the river;
- d. The project does not unduly shade the North Esplanade, or increased shading has been mitigated by providing additional or enhanced pedestrian amenities;
- e. The project will enhance or preserve environmental resources;
- f. The project does not impede flood flows; and
- g. The project will be used by and benefits local residents.

**(5) *Special use permits for protection of significant hydrologic resources as required in the Cooperative Planning Area Overlay District.***

General special use permit findings shall apply and the following specific review considerations shall be addressed:

- a. Conservation of topsoil;
- b. Protection of surface water quality;
- c. Conservation of natural vegetation, wildlife habitats and fisheries;
- d. Control of erosion;
- e. Control of drainage and sedimentation;
- f. Provision for restoration of the project site to predevelopment conditions;
- g. Provision of a bonding program to secure performance of requirements imposed; and
- h. Preservation of the hydrologic resources, character of the area and other conditions as necessary.

**(6) *Special use permits for nonconforming uses.***

Except as provided in Section 18.08.502, no nonconforming use of land or building shall be enlarged, extended, or changed to a different nonconforming use, unless an application for a special use permit for the enlargement, extension, or change has first been approved in accordance with the general special use permit findings above and the following specific findings:

- a. The expansion or change of the nonconforming use will not damage the character or quality of the neighborhood in which it is located, or hinder the future development of the surrounding properties; and

*(f) Compliance with Plans and Minor Modifications to Approved Plans.*

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- b. Improvements necessary for the expansion are in conformance with requirements of this title.

**(7) Special use permits for the HL Historic/Landmark General Overlay District.**

General special use permit findings, applicable considerations in Section 18.08.401 (Historic/Landmark General Overlay District) and the following specific findings shall apply:

- a. The proposal meets the objectives of an adopted neighborhood plan (if applicable) for the area in which it is located;
- b. The proposal is in substantial conformance with the City of Reno Historic Structures Handbook; and
- c. The proposal has been reviewed by the historical resources commission and its recommendations have been considered.

**(8) Special use permits for skyways, skytrams, and skybuildings (per Article XX of Chapter 18.12).**

General special use permit and the following specific findings shall apply:

- a. The skyway design is consistent with the skyway design guidelines and lessens the "tunnel effect";
- b. The skyway does not materially impair the view of scenic resources, such as significant mountains, significant natural resources, or significant historic resources, officially recognized by the City of Reno;
- c. The applicant has demonstrated that the skyway is consistent with the orderly development of the project or area;
- d. The applicant has demonstrated that the skyway will not negatively impact the number of pedestrians at street level.

**(9) Special Use Permits for facilities that manufacture, process, transfer or store explosives or hazardous substances.**

- a. Findings. If recommending approval of a special use permit under this subsection, the planning commission must make the general findings required for a special use permit under subsection (e)(1) above, and shall consider and discuss as a part of the record (i) the health and safety of the residents of the city, and (ii) the safety and security of any military installation in the city. In approving the special use permit, the city council shall affirm the findings and discussions of the planning commission.

**(f) COMPLIANCE WITH PLANS AND MINOR MODIFICATIONS TO APPROVED PLANS.**

- (1) All work involved in constructing and operating a project approved under a special use permit shall comply with all plans, reports, renderings, and materials that were submitted or presented as a part of the application. In the event of a conflict between the plans and city codes, city codes shall prevail.
- (2) The administrator may approve minor facade alterations, minor changes in the site plan and minor changes in the conditions of approval at the request of the applicant and/or owner as long as the administrator first determines that:
  - a. The proposed changes are consistent with applicable provisions of Title 18;

**CHAPTER 18.06 ADMINISTRATION AND PROCEDURES  
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**Sec. 18.06.405. Special Use Permit.**

**(f) Compliance with Plans and Minor Modifications to Approved Plans.**

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- b. The proposed changes are within the scope of the original approval;
  - c. The proposed changes will not adversely affect neighboring properties or the public in general;
  - d. The proposed changes respond to comments made or during the public hearing, or involve issues that were not contested at the public hearing; and
  - e. The proposed changes are improvements or upgrades to the original approval.
- (3) The administrator may require public notice prior to approving changes on contested projects. No other changes may be made without an amendment to the special use permit, utilizing the process outlined above, unless such changes are required as a condition of approval of the original special use permit.

**(g) REVOCATION OF SPECIAL USE PERMITS.**

- (1) Failure to comply with any conditions imposed in the issuance of special use permits shall result in the initiation of revocation procedures and any other enforcement procedures provided for by the Reno Municipal Code.
- (2) The planning commission shall hold a public hearing upon the revocation of the special use permit, and notice shall be given as prescribed for the issuance of a special use permit.
- (3) The planning commission shall submit findings and recommendations on revocation to the city council. The person(s) to whom the special use permit was issued and the property owner(s) shall be notified of the recommendations no later than seven days after the submission of the report to the clerk of the city council.
- (4) The city council may, upon receipt of recommendations for revocation of a special use permit, provide notice as prescribed for a special use permit, and after a public hearing may revoke the permit for failure to comply with any conditions of the special use permit. The city council may also impose additional conditions, or it may reinstate the permit.

**(h) TIME LIMITATION.**

The applicant shall apply for a building permit for the entire project within 18 months of the date of approval of the special use permit, and shall maintain the validity of that permit, or the special use permit shall be null and void unless a different time limitation was established at the time of final approval based on the characteristics and complexity of the project at the time the special use permit is originally approved. However, special use permits that accompany tentative maps shall be valid as long as the tentative map is valid.

**(i) TIME EXTENSIONS.**

**(1) Extension by the administrator.**

**a. Requirements.**

- 1. The administrator may extend the time limit by 12 months if an application is received 30 days prior to the expiration of the time limit to apply for a building permit under a special use permit, provided that:
  - i. The applicant agrees to comply with all requirements of Title 18 and all conditions of approval; and

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*(j) Special Use Permits for facilities that manufacture, process, transfer or store explosives or hazardous substances.*

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- ii. The applicant agrees to pay all applicable fees.
2. If the applicant refuses to agree with the conditions in item 1. above, then the administrator shall deny the extension request.

**b. *Limit on extensions.***

Only one administrative time extension shall be approved for any project.

**(2) *Extension by the planning commission.***

**a. *Requirements.***

Upon application to the administrator 45 days prior to the expiration of the extension granted by the administrator, the time limit may be extended six additional months by the planning commission if the applicant presents a schedule indicating that he will apply for a building permit for the entire project or the relevant phase, as the case may be, within the six months.

**b. *Review process.***

In reviewing any such extension request, the planning commission shall consider the continued appropriateness of the project in the approved location and may add conditions, as necessary, to ensure that the project does not adversely impact other properties in the area and to protect the public interest.

**c. *Limit on extensions.***

Only one six-month time extension may be approved for any project.

**(j) *SPECIAL USE PERMITS FOR FACILITIES THAT MANUFACTURE, PROCESS, TRANSFER OR STORE EXPLOSIVES OR HAZARDOUS SUBSTANCES.***

**(1) *Applicability.***

As required by NRS 278.147, a special use permit under this subsection is required for any facility (except in the mining industry) that uses, manufactures, processes, transfers or stores an explosive (which is subject to regulation as an explosive pursuant to NRS 459.3816) or a highly hazardous substance designated pursuant to NRS 459.3816 if present in a quantity equal to or greater than the amount designated pursuant to NRS 459.3816, or a hazardous substance listed in the regulations adopted pursuant to NRS 459.3833. Applications for such special use permits shall be processed in accordance with this subsection.

**(2) *Applications and consideration by planning commission.***

- a. Applications for a special use permit under this subsection shall be submitted on forms and with the content determined by the Administrator. When the application is deemed complete, the Administrator shall send a copy to and consult with the following agencies in addition to the normal agency review;
  - i. The City of Reno Emergency Management Board;
  - ii. The Administrator of the Division of Environmental Protection of the State Department of Conservation and Natural Resources;
  - iii. The State Fire Marshal;

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- iv. The Administrator of the Division of Industrial Relations of the Department of Business and industry;
  - v. The commander of any military installation that may be affected by the operation of the facility; and
  - vi. The governing body of any other city or county that may be affected by the operation of the facility
- b. The planning commission shall hold a public hearing to consider the application within 90 days from the date it is deemed complete by the Administrator. Notice for the public hearing shall be provided as set forth in paragraph (3) below.
  - c. Based on consultation with the agencies listed in subparagraph (2)(a) above and information submitted with the staff report and at the hearing, the planning commission shall consider and make findings as set forth in paragraph (e)(9) above.
  - d. Within a reasonable time after the public hearing the planning commission shall submit its recommendation for any actions to be taken on the application by the city council. If the planning commission recommends that a special use permit be granted to the applicant, the planning commission shall include in its recommendations such terms and conditions for the operation of the facility as it deems necessary for the protection of (i) the health and safety of the residents of the city, and (ii) the safety and security of any military installation in the city.

**(3) Notices of Hearing.**

Notice of the public hearings by the planning commission and city council under this subsection shall be prepared, published and mailed as required by NRS 278.147(2) and (3).

**(4) Action by the City Council.**

Within 30 days after receiving the recommendations of the planning commission, the city council shall provide notice as specified in paragraph (3) above and hold a public hearing to consider the application and the findings discussed in paragraph (e)(9) above, and within 30 days from the public hearing, shall grant or deny the special use permit.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5431, § 2, 2-25-03; Ord. No. 5729, § 5, 9-16-05; Ord. No. 5755, § 11, 10-12-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 6000, § 3, 1-30-08; Ord. No. 6016, § 1, 4-9-08; Ord. No. 6171, § 3, 1-19-11; Ord. No. 6284, § 1, 3-13-13; Ord. No. 6324, § 1, 4-16-14; Ord. No. 6332, § 1, 5-14-14; Ord. No. 6366, § 3, 4-15-15)

**Section 18.06.406. Reserved.**

**Section 18.06.407. Site Plan Review.**

**(a) APPLICABILITY.**

Except where other provisions of Title 18 require the review of a special use permit or tentative map application, approval of a site plan review application in accordance with this section may be required as a condition of approval of another application, and shall be required for the following development applications:

- (1) Any land use and development activities made subject to a site plan review under Section 18.08.201.

- (2) Nonresidential facilities that exceed one acre in site area and are located within 300 feet of, but not adjacent to, any residentially zoned property.
- (3) Primary, secondary or secondary non-traditional schools adjacent to residentially zoned properties.
- (4) Commercial or industrial developments within 300 feet of a primary or secondary school (public or private).
- (5) Communication facilities in a MU, GO, NC, AC, CC, I, IC, IB or HC District that do not meet the use standards set forth in Section 18.08.202(e)(5) "Communication facilities, equipment only," unless exempted in Section 18.08.202(e)(5)(b).
- (6) Solar structures, classified as accessory alternative utility systems, are exempt.

**(b) INITIATION.**

Site plan review shall be initiated by application of the property owner.

**(c) REVIEW PROCESS.**

**(1) Public notice.**

Public notice shall be provided in accordance with Section 18.06.203 above, except that time requirements for public notice shall be measured from the earliest allowable decision date rather than from the date of public hearing.

**(2) Administrator.**

Within 30 days of application, the administrator shall approve, approve with conditions or deny the application for site plan review.

**(3) Appeals.**

The decision of the administrator may be appealed in accordance with Section 18.06.208 above.

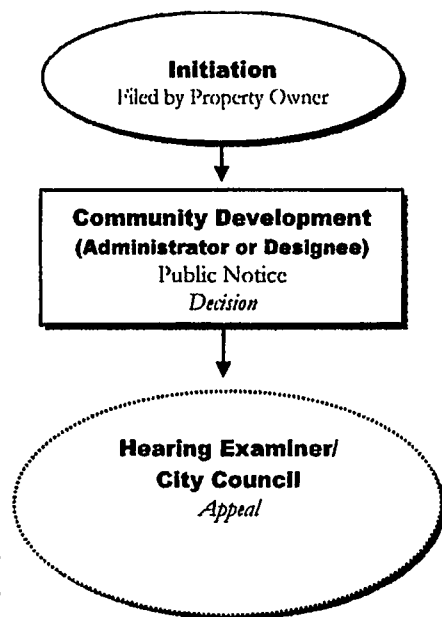
**(4) Alternative Process**

At the discretion of the applicant, site plan reviews may be processed as special use permits in accordance with Section 18.06.405.

**(d) FINDINGS.**

In order to approve a general site plan review application, the administrator shall find the following:

- (1) The proposed project is consistent with all requirements of this title.
- (2) Adequate facilities and services exist or are planned to serve the project.
- (3) The project represents an integrated development with adequate and safe pedestrian, vehicle and bicycle circulation.
- (4) The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.
- (5) The applicant adequately mitigates the traffic impacts of the project.



**Site Plan Review**



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*Section 18.06.407. Site Plan Review.*  
*(d) Findings.*

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(6) Adequate screening and buffering are provided to minimize impacts to adjacent uses.

In the event that the administrator is unable to make the required findings, then the request for site plan review approval shall be denied.

**(e) SITE PLAN REVIEW FOR TELECOMMUNICATION FACILITIES.**

Instead of the general findings in subsection (d) above, site plan reviews for telecommunication facilities shall require that the following findings are met:

- (1) It has been demonstrated that alternate commercial or industrial sites are not available;
- (2) Visual impacts from public rights-of-way, residences and parks are reduced;
- (3) The pole has been located at the rear of the parcel or collocated on an existing monopole or utility pole;

- (4) It has been demonstrated that collocation will not provide the coverage required to service the City;
- (5) When located on undeveloped property, the communication facility does not cause future coordination or integration problems with development of the land.
- (6) The applicant complies with the procedures established by the land use authority.
- (7) The facility for personal wireless service meets the standards established.
- (8) The applicant is a provider of wireless telecommunications that is licensed by the Federal Communications Commission to provide wireless telecommunications over a designated radio frequency and authorized to do business in the state; and
- (9) The facility for personal wireless service shall be:
  - a. Architecturally integrated with its surroundings so that it appears to be an architectural feature of a building or other structure and its nature as a facility for personal wireless service is not readily apparent;
  - b. Collocated with a facility for personal wireless service approved, or capable of being approved, by the land use authority, if the facility for personal wireless service that is the subject of the application is architecturally integrated as described in subparagraph (9a) at least to the extent that the facility for personal wireless service with which it is to be located is architecturally integrated.
- (10) Constructed on an existing building or structure owned by a public utility or on property owned by the State or by a local government or, if constructed on an existing building or structure not owned by a public utility, architecturally compatible with the building or structure.

**(f) CONDITIONS OF APPROVAL.**

The following conditions shall apply to all site plan review applications approved under this subsection:

- (1) All modifications to plans which are required by conditions of approval must be submitted to the administrator for review and approval prior to issuance of a building permit.
- (2) All conditions must either be met prior to the issuance of a certificate of occupancy or secured by a bond or letter of credit. The conditions must be completed or satisfied within 12 months of the date the bond or letter of credit is accepted by the City.

**(g) BUILDING PERMIT APPROVAL.**

The site plan, as approved by the administrator, shall accompany the plans submitted for building permit approval, and all development of the property shall be in accordance with the approved plan.

**(h) TIME LIMITATIONS.**

The owner or developer shall apply for a building permit for the entire project within one year of the date of approval of the site plan review application and maintain the validity of that permit, or the site plan review approval shall be null and void.

**(i) COMPLIANCE WITH PLANS.**

**(1) Compliance required.**

In constructing and operating a project approved pursuant to this section, the developer and/or operator shall comply with all plans, reports, renderings, and materials which were submitted or presented as a part of the application. In the event of a conflict between the approved plans and City Codes, City Codes shall prevail.

**(2) Minor modifications to approved plans.**

The administrator may approve minor facade alterations, minor changes in the site plan and minor changes in the conditions of approval at the request of the applicant as long as the administrator first determines that:

- a. The proposed changes are consistent with applicable provisions of Title 18;
- b. The proposed changes are within the scope of the original approval;
- c. The proposed changes will not adversely affect neighboring properties or the public in general;
- d. The proposed changes respond to comments made or during the public hearing, or involve issues that were not contested at the public hearing.
- e. The proposed changes are improvements or upgrades to the original approval.

The administrator may require public notice prior to approving changes on contested projects. No other changes may be made without an amendment to the site plan review, utilizing the process outlined above, unless such changes are required as a condition of approval of the original site plan approval.

**(j) RESERVED.**

(Ord. No. 5729, § 5, 9-16-05; Ord. No. 5755, § 10, 10-12-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 6000, § 4, 1-30-08; Ord. No. 6016, § 2, 4-9-08; Ord. No. 6171, § 4, 1-19-11; Ord. No. 6324, § 2, 4-16-14; Ord. No. 6332, § 2, 5-14-14)

**Section 18.06.408. Variance.**

**(a) APPLICABILITY.**

Variations are exceptions to compliance with the land development standards found in this Title 18. Variations are intended to alleviate exceptional practical difficulties or undue hardship arising from the strict application of the provisions of this Title 18 to a specific property. Variations address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

**(b) INITIATION.**

Variations shall be initiated by application of the property owner.

**(c) APPLICATION REQUIREMENTS.**

Applications shall include:

- (1) Provisions of this title from which the property or building is sought to be excepted;
- (2) Site plans showing the location of all existing and proposed buildings;
- (3) Elevations of all proposed buildings or alterations in sufficient detail to meet all requirements; and
- (4) Any other information required by application material or that the administrator determines to be necessary to provide evidence with regard to the findings required in this section.

## **ARTICLE XIX: DRAINAGE WAY PROTECTION STANDARDS**

### **Section 18.12.1901. Findings.**

The city finds that the protection of drainage ways in the City of Reno is important to the public health, safety, and welfare and that their protection under this article implements the city's mandated policies to preserve major drainage ways as open and recreational space, and to save and improve these public resource areas for future generations.

(Ord. No. 5978, § 3, 10-24-07)

### **Section 18.12.1902. Purpose.**

The specific purposes of this article are to carry out the provisions of the City of Reno Major Drainageways Plan, an element of the City of Reno Master Plan and to establish standards for the review of development proposals within major drainage ways to:

- (a) Ensure the safety of people and property by providing for drainage of storm waters;
- (b) Maintain, preserve, or enhance the quality of the water in both the Truckee River and Stead basins;
- (c) Maintain or improve wildlife habitats, native vegetation, and natural terrain;
- (d) Reduce the need for the expenditure of public funds to remedy or avoid flood hazards, erosion, or other situations caused by inappropriate alterations of natural water-courses;
- (e) Provide open space land, especially in environmentally sensitive areas, with development where high densities require new approaches and attention to open space needs;
- (f) Improve or enhance wildlife corridors in urban areas to maintain the quality of life and the ecological balance of the community; and
- (g) Assure that drainageways are used for public access and recreational facilities, where determined appropriate.

(Ord. No. 5978, § 3, 10-24-07)

### **Section 18.12.1903. Applicability.**

- (a) The drainageway protection standards in this Article XIX shall apply to all new development that is located within a major drainageway. For purposes of this article, a "major drainageway" is a drainageway that drains a land area of 100 acres or more. Some of these are shown on the Major Drainageways Plan Map, as amended from time to time. Other major drainageways may exist that are not shown on this map (i.e. in recently annexed areas).

(Ord. No. 5978, § 3, 10-24-07)

### **Section 18.12.1904. Generally Applicable Protection Standards.**

- (a) Unless otherwise specified though the approval of a "major" special use permit in accordance with Section 18.06.405, all drainageways shall be the width of the 100-year floodplain with a minimum 15-foot wide area on each side.

**CHAPTER 18.12 GENERAL DEVELOPMENT AND DESIGN STANDARDS**  
**ARTICLE XIX: DRAINAGE WAY PROTECTION STANDARDS**  
*Section 18.12.1904. Generally Applicable Protection Standards.*

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- (b) Maintenance of the drainage ways shall be performed by the property owner including but not limited to, removal of trash, clearing of sediments and debris, and clearing of weeds.
- (c) Soils, grading spoils, rubbish, abandoned autos and auto bodies, etc., which impair the usefulness or capacity of the drainage way as a water storage and transport area, shall not be introduced into the drainage way. In cases of severe destruction (cannot be remedied by general maintenance) of the drainage way's vegetation and capacity as a water storage and transport area, the property owner or the person determined to have disrupted the channel will be required to rehabilitate the drainage way to a stable condition comparable to pre-disturbance capacity.
- (d) There shall be no net loss of wetlands, stream environments, playas, stream fed riparian and non-404 wetlands in terms of both acreage and value. See Article XVIII above for applicable wetland and stream environment protection standards.
- (e) Drainage ways will not be piped and/or filled in unless there are no alternatives (i.e. re-route or bridge).
- (f) Engineered improvements to the drainage way shall emphasize reducing erosion, improving water quality, and controlling velocities.

(Ord. No. 5978, § 3, 10-24-07; Ord. No. 6000, § 19, 1-30-08)

**Section 18.12.1905. Additional Standards for Natural Drainage Ways.**

- (a) All natural drainage courses within project sites that are shown on the major drainage way plan or the wetland and stream environment policy must be preserved as open space.
- (b) All natural drainage ways shall remain undisturbed except for enhancements to existing vegetation.
- (c) No grading shall occur within a natural drainage way except for that which is required for the construction of bicycle/pedestrian paths or necessary roadway or utility crossings.
- (d) Whenever development comes in contact with a natural drainage way, the drainageway shall be marked and restricted as a non-construction area during construction (i.e. no stock piling of materials, no parking of equipment, no dumping of refuse, soils, or rocks, and no construction roads). Sediment fencing or other suitable treatment shall be employed to protect the channel from sediment loaded runoff into the drainageway.
- (e) The fencing of properties adjacent to the natural drainage way shall be no more than six feet in height and shall be black, green, or brown chain link, wooden split-rail, ornamental iron or an acceptable alternative. Such alterative treatment shall be described in detail at the time the project is presented to the planning staff. Slats will not be allowed in the chain link fence; however vegetative screening is permissible. Solid wooden fences are strongly discouraged adjacent to drainage ways. Any development adjacent to a drainage way shall submit a detailed fencing plan for approval by the administrator or decision-making body.
- (f) Native and drought-tolerant or riparian vegetation, whichever is deemed most appropriate, shall be used in the natural drainage way.
- (g) If channelization of a natural drainage course is deemed necessary by the city, natural materials must be utilized.

(Ord. No. 5978, § 3, 10-24-07)

**Section 18.12.1906. Reserved.**

**Section 18.12.1907. Additional Standards for Disturbed Drainage Ways.**

- (a) Native and drought-tolerant or riparian vegetation, whichever is deemed most appropriate, shall be used in the disturbed drainageway.
- (b) In the event that a drainageway is disturbed during development activity, (e.g. stripping of natural vegetation), the developer will be required to:
  - (1) Perform analysis of soils including pH texture, depth, type, and compaction;
  - (2) Identify the direction of exposure (i.e. southern) of all surfaces and slopes of the drainage way;
  - (3) Prepare discussion of the characteristic behavior of water and moisture in the drainage way;
  - (4) Except for drainage ways designated to be "landscaped", prepare listing of diversified plant communities, with an emphasis on shrubs and forbs and consideration of wildlife needs, proposed for planting in the drainage way and the methods for irrigation;
  - (5) Submit above with any other information explaining process by which the drainage way will be enhanced or the natural condition reestablished for review and approval by planning staff;
  - (6) If the rehabilitation or modification is deemed acceptable, the owner/developer shall deposit a bond or letter of credit in the amount determined by the city to assure that plantings within the natural drainage way will be permanently established. The security shall remain in effect until the city determines that plantings have been permanently established, or for a period of not more than four years; and
  - (7) In the event the city determines that rehabilitation and plantings have not been permanently established within the four-year period following construction, the city will determine the cost to replace and permanently establish such plantings. Such costs shall be deducted from the security and retained by the city for rehabilitating the drainage way. Any remaining security will be returned to the owner/developer.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5978, § 3, 10-24-07)