



C I T Y O F
RENO
Memorandum

DATE: October 22, 2024

TO: Mayor and City Council

THROUGH: Jackie Bryant, Interim City Manager

A handwritten signature in black ink, appearing to read "Jackie Bryant".

FROM: Angela Fuss, Development Services Assistant Director

SUBJECT: Bella Vista Ranch Phase II PUD Amendment (LDC24-00031)

The Bella Vista Ranch Phase II PUD Amendment is scheduled for an ordinance introduction at the October 23, 2024 City Council hearing. The attached information, related to language in the PUD on the topic of horse watering requirements/conditions, has been provided for your additional background information prior to the meeting.

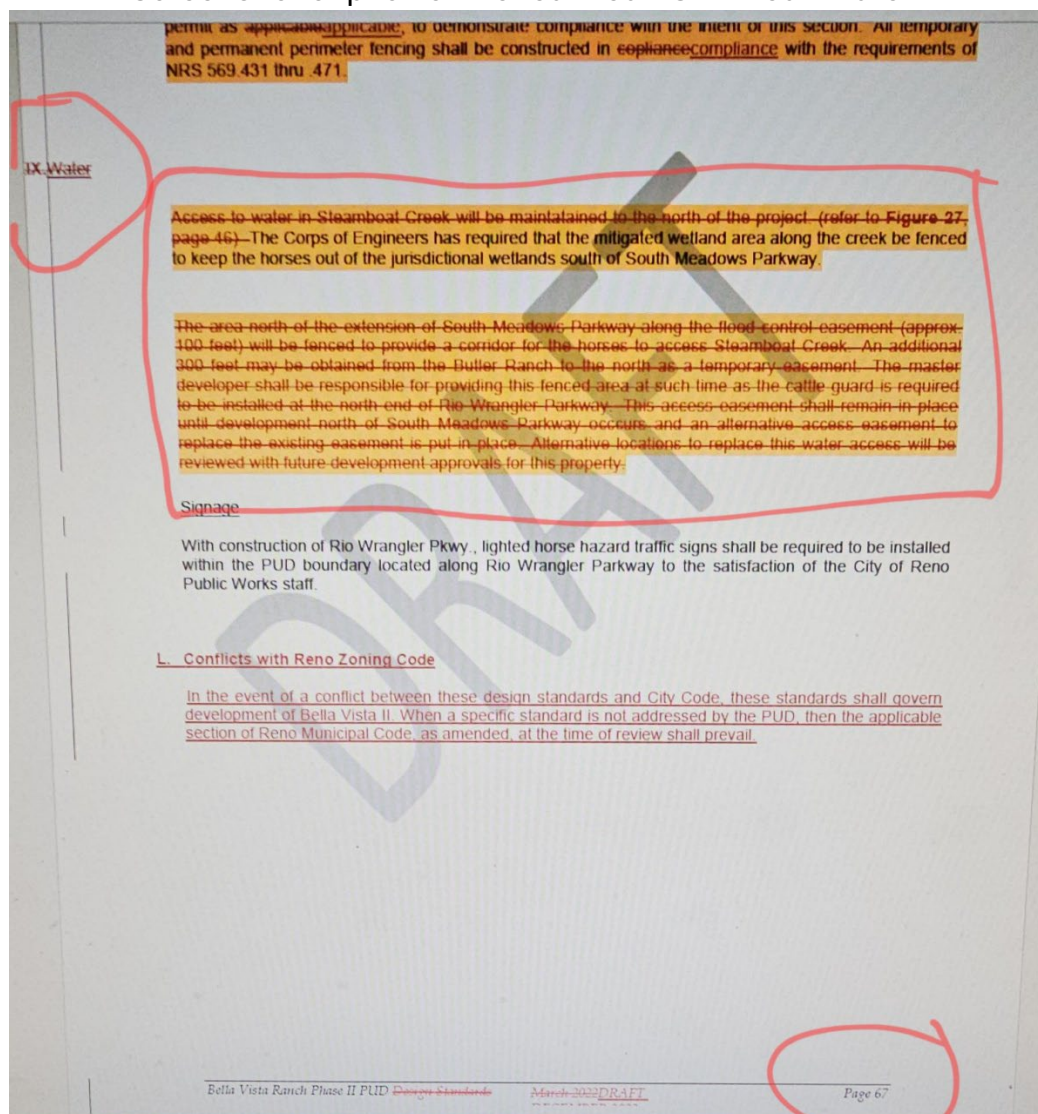
October 21, 2024

Hi Jackie, et. al.:

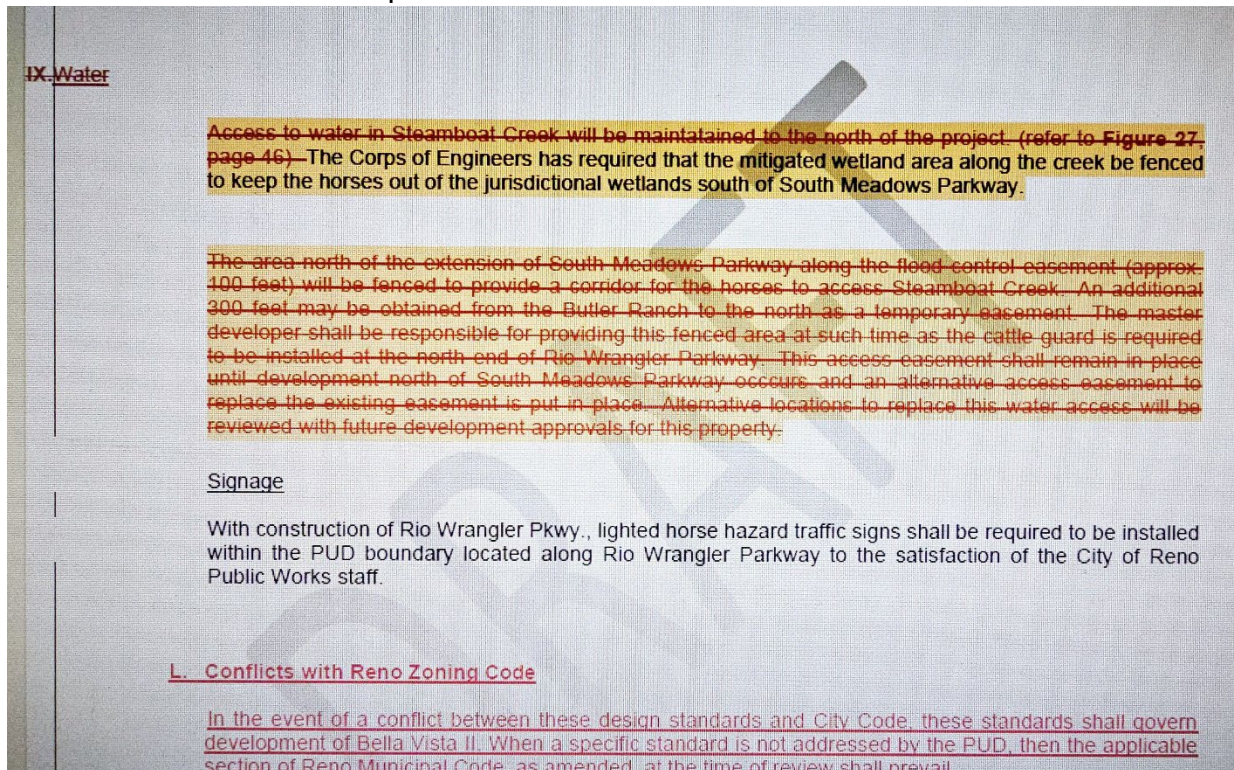
My thanks to you and staff for meeting with me yesterday on the Bella Vista II PUD to be discussed at the upcoming Oct 23, 2024 (Wednesday's) Council meeting.

After the meeting, I went back to visit you (Jackie) as I realized we never finished our conversation regarding **the fact that the applicant has proposed deleting the horse watering conditions in the 2013 PUD for their draft 2024 PUD.** The Bella Vista team deleted the 2013 requirements on horse watering on p. 67 of the redline document (see below) for no apparent reason. They should simply have reworded these conditions to be more consistent with the current land ownership and their current development plans.

Screenshot of p. 67 of the redlined PUD titled "Water"



Zoomed in of p. 67 of Bella Vista II PUD Handbook – “Water”



The applicant says in the redline that the Corps of Engineers has required that the mitigated wetland area along the creek be fenced to keep the horses out of the wetlands south of South Meadows Pkwy. Of note, I have found no evidence of this comment in the Corps of Engineers mitigation documents attached to the case in the City Council meeting backup. Even if there was such commentary by the Corps of Engineers, the proposal in the 2013 PUD document is to allow the horses to drink from the area near the Steamboat Ditch (really a series of irrigation ditches east of Steamboat Creek), where the horses have been drinking for a long time, and which is neither created wetlands nor jurisdictional wetlands.

The set of conditions in the 2013 PUD should be retained *with some rewording*.

Here is some proposed draft language to replace the current conditions. All of these concepts are already within the existing conditions. The only new condition would be to offer an opportunity to pay into a wildlife mitigation fund in lieu of the other conditions. This does not have to be worked through now.

- Access to water in the area of Steamboat Creek and related irrigation ditches for wildlife and feral horses shall be maintained.
- A designated area will be fenced to provide a corridor for wildlife and feral horses to access water and habitat on site in the area of Steamboat Creek and related ditches.

- The master developer shall be responsible for providing the fenced corridor and access easement to water and habitat.
- Alternative locations to replace the existing water access will be reviewed with the next set of development approvals for this property (clearing and grading permit, major site plan or tentative map, whichever comes first).
- NEW - If the applicant cannot feasibly provide access to water and habitat for wildlife and feral horses on site, the applicant may choose to pay into a wildlife and feral horse mitigation fund (to be housed at the City of Reno, the Community Foundation or other non-profit, at the City's choosing) with a dollar amount per home and commercial building to be negotiated. The funds shall be paid into the mitigation fund at the time of issuance of the clearing and grading permit, or if that permit has already been issued, at the point in time when the next permit is issued for this project. (Note: The impacts of fencing to wildlife and feral horses from the project site are already being experienced.)

In summary, the Corps' permit requirements do not in any way affect the 2013 PUD requirement to provide water for wildlife and feral horses. The primary reason for the 2024 PUD amendment (i.e., to move the commercial area (Village) north to South Meadows Pkwy and to expand the housing to 608 units) does not provide a rationale to remove the existing wildlife and feral horse watering conditions which are designed to protect these animals and have been in the PUD for over 10 years. The best option is to retain the substance of the conditions and modify them to be more reflective of the current development conditions.

Thank you for your consideration.

Councilmember Naomi Duerr
City of Reno - Ward 2
duerrn@reno.gov
775-334-2017 (w)