





History of Red Hawk at Wingfield

1,660-acre master-planned golf community

Located in Spanish Springs Valley, 7 miles NE of Reno

\$120M development by Loeb Enterprises

Built on George Wingfield's historic ranch

Includes 2,000 homes and two championship golf courses





Community Features

**Two Audubon-certified
championship golf courses**

**Extensive wetlands and spring-fed
lakes**

**Village Center with clubhouse,
restaurant, and pro shop**

**Golf academy, driving range,
fitness and swim center**

**Old West ranch character
preserved**





**Early
Development
Highlights
(1993-1995)**

One of Sparks' first master-planned developments

High demand: 250 of 400 custom lots sold in first two years

Community designed around natural water features

Integrated drainage, lakes, and open space



Environmental
&
Infrastructure
Planning

Protected wetlands
incorporated into
drainage system

Spring-fed lakes
preserved and central
to design

TMWA water,
Washoe County
sewer service

Private internal roads;
Vista Blvd access



Community Strategy



Create a self-contained,
recreation-focused community

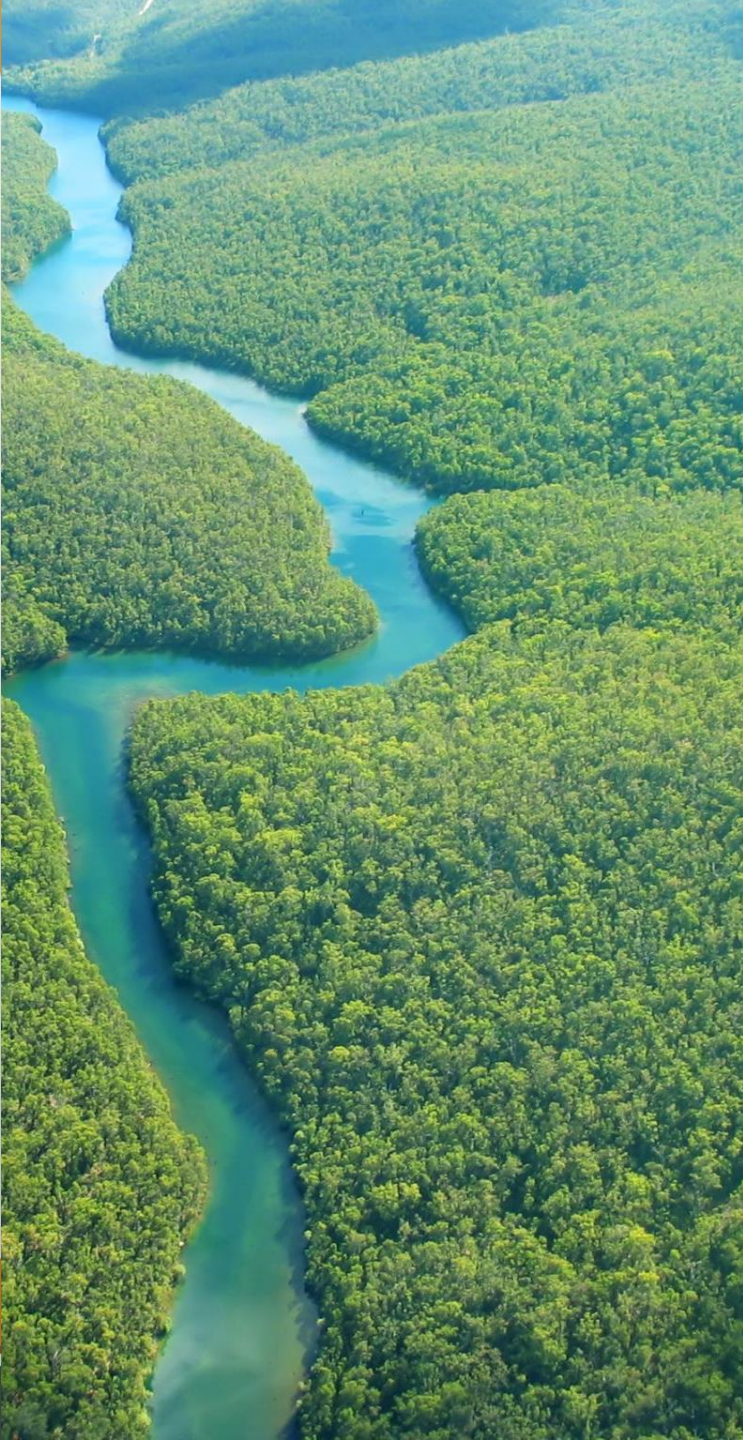


Blend residential living with natural
amenities



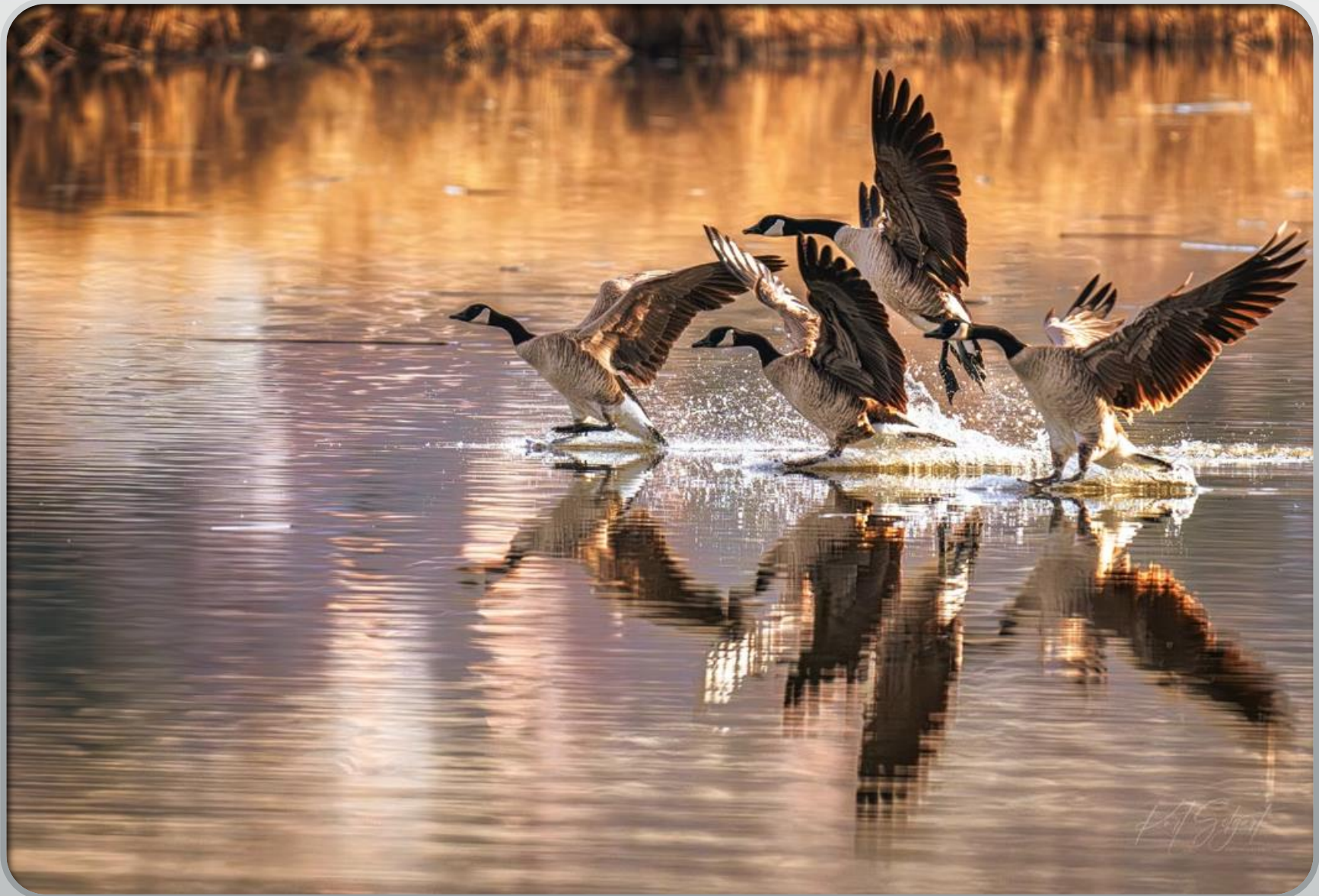
Maintain high-quality lifestyle and
property values






Information Review

- Original lot sales promises
- Wingfield Development Handbook from the City of Sparks
- Declaration CC&Rs
- Confirm zoning, wetlands, and open-space protections





**Issues:
Proposed
Closure
of Lakes
Course**

Creates significant traffic issues to an already congested traffic system

Significant degradation of protected wetlands

Adverse effect on wildlife

Significant infrastructure issues, i.e., water and sewer

Diminished water supply to Wingfield Springs HOA.

High Density Housing not consistent with current development





Organizing Homeowner Expertise

- **Communications**
- **Engineering**
- **Environment**
- **Finance**
- **Law**
- **Government – lobbying and legislative**
- **Real Estate**



Wingfield Springs Homeowners Association HOA Role



Meet with HOA Board and attorney



Clarify authority to protect homeowner rights



Coordinate community response





City of Sparks City Council

Please respectfully reach out to all the Council Members regarding factual concerns on this matter

Donald Abbott, Ward 1

dabbott@sparksnv.gov

Dian VanderWell, Ward 2

dvanderwell@sparksnv.gov

Paul Anderson, Ward 3

panderson@sparksnv.gov

Charlene Bybee, Ward 4

cbybee@sparksnv.gov


Joe Rodriguez, Ward 5

jrodriguez@sparksnv.gov

Ed Lawson, Mayor

elawson@sparksnv.gov





City
Staff
Notes

**Developer exploring adding
764 units**

**Wingfield Handbook allows
2,595 units; 230 remain**

**Foothills Handbook fully built
at 2,145 units**

**Concerns: traffic, water,
sewer, open space, wetlands
and wildlife**

**Application by Red Hawk filed
on January 21, 2026 over 3000
pages**

Red Hawk Application

3,248-page application submitted to the City of Sparks on January 21, 2026, at this point it has been accepted but not approved this is not a done deal.

Experienced city staff is meticulously working through it (it could take months) to see if it meets code, proposed handbook amendments are proper, and it fits the Master Plan. **More on the process later.**



Examples of Factual Concerns



Fiscal Concerns: The applicant's fiscal estimate suggests a net benefit to the city of **\$5.9 million over 20 years**, or approximately \$295,000 annually.

Less than 1% of the City of Sparks' current \$264 million overall budget

This does not account for potential property value losses of 10% to 25%.

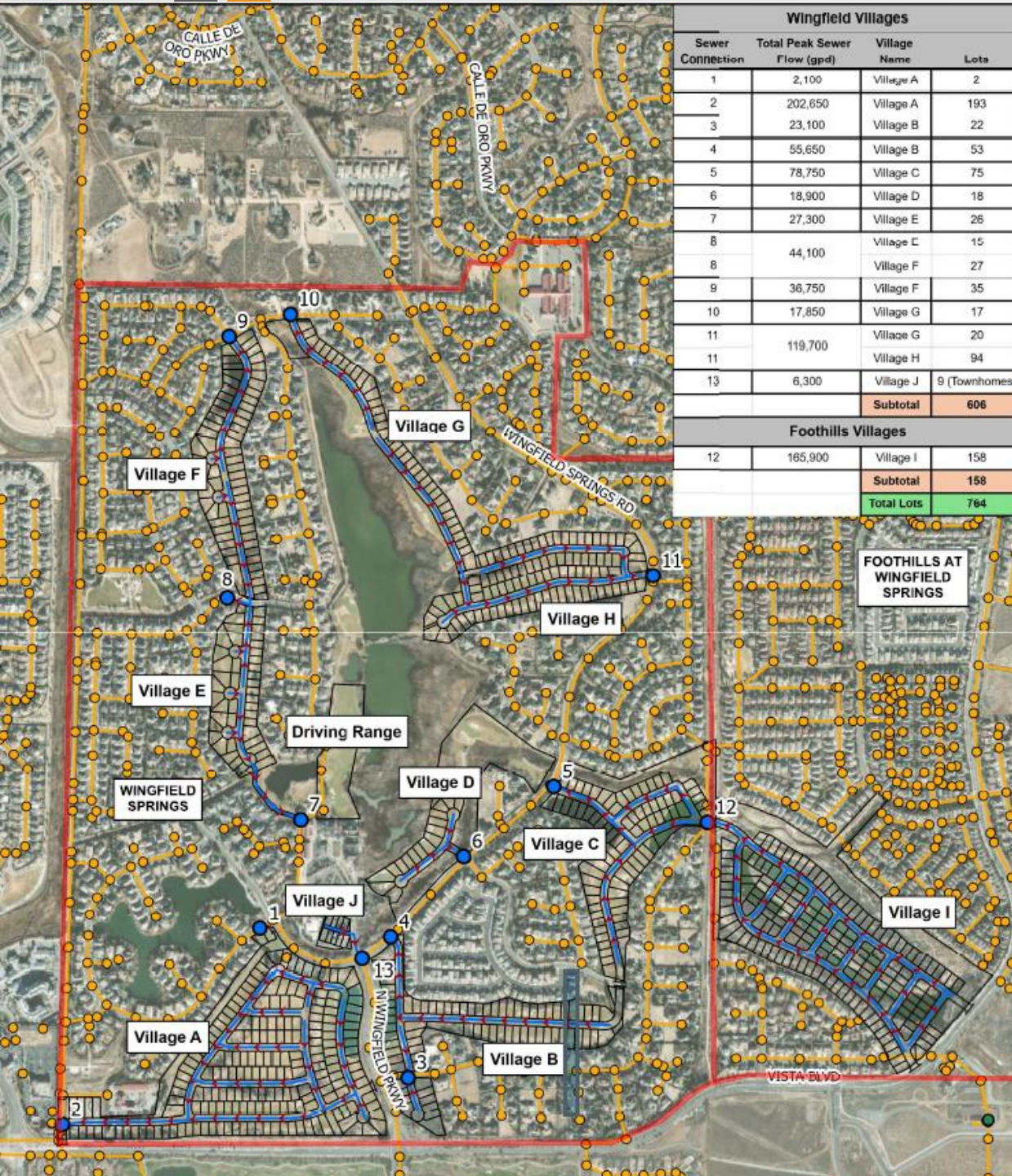


Traffic Study Concerns: The traffic study submitted by the applicant claims that **traffic will not be impacted for 20 years**. However, we are already experiencing gridlock, and this project will likely exacerbate existing issues. Additionally, there is **no committed funding** to address roads.



This massive project begs for **independent studies**.

- HOA Map Discussion
- HOAs Role in the Process



KEY TO MAP OF PROPOSED DEVELOPMENT

VILLAGE LETTER

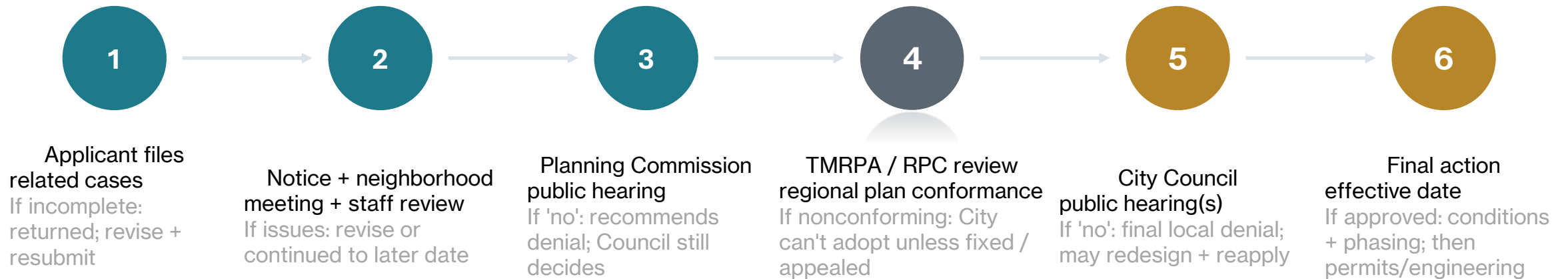
LOCATION ON CURRENT COURSE

- A Holes #1, 2, 3, and Range
- B Holes #4, 5 and Windmill
- C Holes #6, 7
- D Hole #9
- E Hole #10
- F Holes #11, 12
- G Holes #13, 14
- H Holes #15, 16
- New Driving Range Hole #18
- J Purple Door Area



How a Sparks land-use package usually moves

Typical path for plan amendments / handbook changes tied to a redevelopment proposal



What this means in practice

- Related cases can move together, but each case may still require its own motion and vote.
- Planning Commission is usually the recommendation stage; City Council is the final local decision stage.
- Regional planning (TMRPA) may review regional plan conformance (and, if regionally significant, involve the RP Governing Board).

Who votes – and what it takes

Simplified thresholds + what happens if denied

Planning Commission

3

Quorum: 4 of 7

Plan amendment vote: 5 “yes” (2/3) to recommend approval

If denied: recommendation to Council; applicant may revise/withdraw

Recommends to City Council (not final).

Regional Planning

4

Conformance vote: typically 6 “yes” (2/3)
If nonconforming: City can’t adopt as-is → revise or appeal

TMRPA / RPC conformance check.

City Council

5

Quorum: 3 of 5
Most ordinances: 3 “yes” votes
If denied: final local stop → redesign & reapply

Final local approval/denial.




Community Questions

- Why hasn't the owner met with the community?
- Why doesn't the owner sell the golf courses?
- Is this a done deal?
- Will the city do independent impact studies on sewer, traffic, water, wetlands/wildlife and more?
- If one course closes, will the other then close?
- What will this project do to our property values?
- How does this impact schools?
- Where is the proof that the golf course is losing money?


More Community Questions

- Various concerns in the owner's application like:
 - Traffic study not impacted for 20 years
 - Saying existing residents not impacted
 - Construction impacts to existing community
 - Filling in 5 lakes throughout the golf course
 - Dense housing inconsistent with existing community standards
 - Impacts to Wetlands, Wildlife and Open Space
 - And many more





As we work through this issue, please be respectful and professional in your discussions with those you interact with.



Two
approaches
in dealing
with this
issue

Many in our community are doing what they can to oppose this issue, while some in the community think this is a done deal and choose not to engage in working to stop it.



An aerial photograph of a wingfield, showing a large, flat, rectangular area with a grid pattern. The wingfield is surrounded by a low, hazy landscape. The text is overlaid on the right side of the image. On the left side, there is a decorative graphic consisting of several overlapping, angled lines in orange, grey, and white.

**Wingfield photography
provided by:**

Kurt Golgart