

City of Sparks Request for Additional Information - Foothills at Wingfield Springs - Summary

Date: March 17, 2026

Foothills at Wingfield Springs Development (Village 16 Addition)

Case Numbers: PCN26-0004 / MPA26-0001 / PD26-0002

Quick Project Recap Red Hawk Land Company wants to:

- Change ~34.75 acres of designated Open Space to Low Density Residential (LDR).
- Add “Village 16” (about 158 new homes).
- Increase total homes in the whole Foothills at Wingfield Springs community from 2,418 to 2,576.
- **Make minor updates to maps, text, and studies in the development handbook.**

The City reviewed the application for compliance with local codes, state laws, and regional plans. All comments must be addressed (with any needed revisions or new studies) **by 5:00 p.m. on Friday, April 3, 2026** to stay on track for the May 21, 2026 Planning Commission meeting.

1. Planning Department

Focus: Community input, environmental protections, open-space promises, and handbook updates.

- **Neighborhood Meeting.** Schedule and hold a noticed public neighborhood meeting (City will provide the mailing list).
- **Wetlands.** Explain how the preliminary drainage design complies with Section 404 of the Clean Water Act.
- **Threatened and Endangered Species.** Provide additional information on whether Carson Wandering Skipper, Cui-ui, and Lahontan Cutthroat Trout are present on the site.
- **Wildlife.** Share any wildlife surveys conducted and indicate whether the Nevada Department of Wildlife has been consulted for potential mitigation measures.
- **Subdivisions of Land.** Revise the handbook so the administrative conformance review process properly addresses all required state-law considerations (NRS 278.349(3)) for utilities, sewer capacity, etc.
- **Open Space Ownership.** Clarify if Red Hawk Land Company will retain ownership of the open space proposed to remain adjacent to Village 16.
- **Fencing.** Explain how the existing ornamental open-view fencing standard (used in Village 4) will be addressed with the new construction of Village 16.

- **Open Space Adjacent Lots.** Address whether the changes impair reasonable reliance by homeowners in Villages 4, 13, and 14 who purchased expecting adjacency to designated open space.
- **General Handbook Updates.** Update outdated references, consider a pedestrian connection along the remaining open space/drainage corridor, refresh maps to reflect previous and proposed takedown schedules, and provide a fully accessible Word version (WCAG 2.1 Level AA standards).

2. Engineering Department

General Handbook & Project Description Fix missing section references, outdated phasing language, inconsistent figure labels (e.g., Village 16 location and land-use colors), page-number errors, sewage-generation assumptions, and ensure the master sewer report (Appendix F) includes all villages, not just Village 16.

Preliminary Drainage Master Plan The City hired House Moran Consulting for a third-party review (Attachment 1). They provided **16 specific technical comments** that must be addressed in a revised plan. Here is the complete plain-language breakdown:

1. **Report Classification and Phasing Requirements** – Reclassify the report as a Master Drainage Plan (MDP) at the Conceptual level and clearly identify drainage improvements and interim facilities required for each phase/village.
2. **FEMA Flood Hazard Area and CLOMR/LOMR Process** – Provide a detailed schedule for obtaining Conditional Letter of Map Revision (CLOMR) and final Letter of Map Revision (LOMR), including City and FEMA review timelines.
3. **Floodplain Development** – Show pre- vs. post-development base flood elevations (BFEs) and changes to floodplain boundaries; address no-rise certifications and Sparks Municipal Code elevation requirements for future village studies.
4. **Existing Conditions Documentation** – Supply missing items: full existing hydrology figure with subbasins/contours, pond stage-storage curves, structure capacity ratings, weir/culvert survey data, model survey details, and existing drainage easement mapping.
5. **Detention Basin Design Requirements** – Provide stage-storage-discharge relationships, outlet/emergency spillway details, hydrologic routings for 5- and 100-year events, freeboard, drain-time, sediment storage, and phasing of detention improvements.
6. **Detention Sizing Method – Rational vs. NRCS** – Switch to NRCS-consistent reservoir routing (instead of Rational Method) and include all upstream drainage area with full reach routings.
7. **Hydrograph Reduction Factor Justification** – Remove unjustified reductions based on old 2010 models; update off-site hydrology to reflect current existing conditions and show all subbasins/flow paths on the plan.

8. **Wetlands and Clean Water Act Compliance** – Obtain a current U.S. Army Corps of Engineers Jurisdictional Determination and include coordination documentation for Section 404/401 permits.
9. **Culvert Design and Hydraulic Criteria** – Verify 100-year capacity and 5-year velocities for all crossings; confirm tailwater assumptions (additional details required at village TDS phase).
10. **Off-Site Flow Conveyance** – Analyze and document impacts of proposed grading/channels/ponds on upstream channels and neighboring properties from Reaches 6 and 7.
11. **HEC-RAS Hydraulic Model Documentation** – Submit complete HEC-RAS 6.5 2D model files, water surface profiles, cross-sections, velocity distributions, site-specific Manning's n values, breakline justification, and proper calibration.
12. **Nevada State Engineer Dam Safety Permit** – Calculate total detention storage (>91.8 acre-feet proposed) and determine/coordinate if a State Engineer permit is required.
13. **Water Quality and NPDES Requirements** – Address Truckee Meadows Regional Storm Water Quality Management Program, post-construction BMPs/LID, and construction-phase NPDES/SWPPP obligations.
14. **Model Files and GIS Data** – Provide all digital input/output files (HEC-1, HEC-HMS, HEC-RAS) and GIS layers for subbasins, land use, soils, etc.
15. **Time of Concentration Calculation Errors** – Correct math errors in Tc tables and remove inappropriate “Urbanized Basin Check” from existing-conditions calculations.
16. **Drainage Plan Exhibit Requirements** – Number exhibits, show contours 100 ft beyond property lines, clearly label easements and all drainage features, and display HEC-1 subbasins.

Sanitary Sewer Collection System The existing sewer infrastructure was not sized for the additional homes in Village 16. The handbook must be revised to clearly state that the developer is responsible for any off-site downstream improvements (including a deep sewer main in Wingfield Springs Road that may require bridge demolition/reconstruction).

Effluent (Reclaimed Water) The handbook assumes treated effluent will be used for parks and common-area irrigation. The City is currently studying whether its effluent system has enough capacity for new users.

Traffic Impact Study Major revisions are required. The current study combines two separate developments and needs separate + combined analyses for Estates at Wingfield and Foothills at Wingfield Springs. Fixes are needed for geometry errors, trip distribution/assignment imbalances, Level-of-Service and queuing analyses, improvement timing/triggers (tied to number of homes built), and future network assumptions (including the potential Northeast Connector). RTC Washoe also provided additional recommendations on access points, right-turn lanes, and deceleration lanes.

3. Other City Departments

- **Building Division:** No comments at this time.
- **Fire:** Sparks Fire Department is conducting simulated response-time tests for full structure fires to Foothills. Results will be presented at the March 17 plan-review meeting.
- **Environmental Control:** No comments at this time.

4. Outside Entity Comments (Attachment 2)

- **Regional Transportation Commission (RTC Washoe):** Emphasizes compliance with the 2050 Regional Transportation Plan, near-term traffic mitigations, and requests Smart Trips promotional materials in the sales office.
- **Truckee Meadows Regional Planning Agency (TMRPA):** Regional Plan conformance review highlighting open-space preservation, cumulative impacts with the nearby Wingfield Springs request, and overlaps with natural resource consideration areas (flood zones, critical source-water protection, endangered species habitat, mule deer habitat, etc.). Encourages strong community engagement and trail connectivity.
- **Nevada Department of Wildlife (NDOW):** Recommends wildlife-friendly fencing, shielded lighting, gentle slopes/escape features in detention basins, nesting-bird surveys, timing restrictions during avian breeding season, and coordination for wetland/aquatic impacts. The site is in year-round mule deer habitat and crucial winter habitat for mule deer and pronghorn.

Bottom Line Most comments are standard technical fixes, modeling updates, and clarifications. The bigger-picture items revolve around protecting remaining open space and meeting homeowner expectations, properly sizing infrastructure (drainage, sewer, roads) for the new homes, and addressing environmental and wildlife protections.