

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

Key Takeaways

March 17, 2026

City of Sparks Planning division submitted a formal request to Red Hawk Land Company for additional information regarding their application to redevelop the Red Hawk Lakes Golf Course. This is a summary of the 33 page "Application Review Comments" document found below.

- Red Hawk Land Company is proposing to redevelop the existing Lakes Golf Course (approximately 161.6 acres) into new residential neighborhoods.
- The plan would change the land from Open Space / Golf Course use to mostly Low-Density Residential ("Estate Lots") plus a small Multi-Family Residential area.
- This would increase the total number of homes in the entire Wingfield Springs Planned Development from 2,459 to 3,074 (a net increase of roughly 510–615 units, depending on how the numbers are calculated).
- The Hills Golf Course would remain.
- The City of Sparks has reviewed the applications and issued a detailed list of questions and required additional studies on traffic, drainage/flooding, wetlands, sewer capacity, wildlife, open space, and existing residents' golf privileges.
- Red Hawk must respond to all comments no later than 5:00 p.m. on April 3, 2026 (or request an extension) for the project to move forward.
- Planning Commission public hearing is currently scheduled for May 21, 2026.

Quick Project Background

Red Hawk Land Company LLC owns the Wingfield Springs Planned Development and the two Red Hawk golf courses. Citing rising costs to operate and maintain the golf courses and the regional need for housing, the company is asking the City of Sparks to approve two main changes:

1. Comprehensive Plan Amendment (MPA26-0002) Re-designate the Lakes Golf Course property from Open Space to primarily Low-Density Residential and a small multi-family area.
2. Planned Development Handbook Amendment (PD26-0001) Update the official Wingfield Springs handbook to remove references to the 36-hole golf course, add

new “Estate Lots” development standards, increase the total allowed residential units, and make other related changes.

The City’s March 17, 2026 review letter compiles comments from Planning, Engineering, Fire, and other departments plus outside agencies.

This is not a decision — it is a list of information the applicant must provide before the public hearing.

What Information the City Wants

The City has grouped its comments into the following main topics. Red Hawk must address each one in writing and/or with updated plans and studies.

Neighborhood Meeting & Resident Input

- The applicant must hold a noticed neighborhood meeting for the comprehensive plan amendment (the City will provide the mailing list).
- The City has already received public comments from existing homeowners.

Wetlands, Drainage & Flooding

- The project description says “identified wetlands will remain,” but the exact location of Section 404 wetlands (Clean Water Act) relative to the new villages is unclear.
- An updated exhibit and handbook are required showing wetlands and explaining how proposed drainage and pond modifications could affect them.
- A third-party engineering review (House Moran Consulting) identified multiple gaps in the Preliminary Drainage Master Plan, including FEMA floodplain compliance, detention basin design, culvert sizing, off-site flows, and modeling documentation. A current U.S. Army Corps of Engineers Jurisdictional Determination is needed.

Wildlife & Endangered Species

- The site is mapped as habitat for the Carson Wandering Skipper, Cui-ui, and Lahontan Cutthroat Trout.
- The City is asking for any existing wildlife surveys and confirmation of consultation with the Nevada Department of Wildlife on potential mitigation.

Traffic & Roads

- The submitted Traffic Impact Study combines Wingfield Springs and Foothills proposals and needs major revisions (separate analyses, corrected trip distribution/assignment, level-of-service and queuing details, recommended improvements with dwelling-unit triggers, etc.).

- Regional Transportation Commission (RTC Washoe) notes potential policy level-of-service exceedances at Vista Boulevard / Wingfield Hills Road and has concerns about new accesses and U-turn safety.

Sewer, Water & Infrastructure Capacity

- Discrepancies exist between the proposed unit counts and the numbers used in technical studies (traffic, sewer, fiscal impact).
- The sanitary sewer collection system was not designed for this level of new development; off-site downstream improvements may be required (including possible bridge work).
- The handbook must be updated to clearly state the developer's responsibility for any needed upgrades.

Open Space, Fencing & Views for Existing Homes

- Clarification needed on who will own the remaining open space.
- Existing homeowners' rear-yard fencing (currently open-view, max 42" high adjacent to the golf course) will be affected by new villages built next to existing ones.
- The City asks how these changes will be addressed.

Golf Course Agreements & Founders Club Privileges

- The City has received comments from "Founders" (original purchasers of custom/Estate Lots) who have lifetime golf privileges under the Founders Club License Agreement.
- Questions about compliance with the 2006 Settlement Agreement and 2007 Supplemental Development Agreement that tied the golf course to the Lazy 8 casino resort marketing.
- The City is asking whether the proposed changes would impair reasonable reliance by existing residents on the previously approved handbook.

Cultural/Archaeological Resources & Tribal Input

- Previous surveys identified significant prehistoric Native American village sites.
- The Reno-Sparks Indian Colony and Pyramid Lake Paiute Tribe have requested an updated Unanticipated Discoveries Plan involving all affected tribes and the State Historic Preservation Office.

Other Handbook & Process Updates

- Updates needed to background information, figures, architectural standards (to better limit garage dominance), and accessibility (WCAG standards).

- The “Northern Parcel” subdivision **process must revert to standard tentative/final map review to ensure sewer capacity is available.**

Regional Agency Comments

- **RTC Washoe:** Emphasizes compliance with the 2050 Regional Transportation Plan, possible Regional Road Impact Fee credits, near-term traffic mitigation, and promotion of transit/vanpool options (FlexRIDE and Smart Trips).
- **Truckee Meadows Regional Planning Agency (TMRPA):** Has determined this is a ***Project of Regional Significance*** because the unit increase exceeds 10%. They highlight open-space preservation (Regional Plan Policy NR-5), cumulative impacts, and recommend strong community engagement. The site overlaps with flood zones, critical source-water areas, and habitat for protected species.

Next Steps & Timeline

- April 3, 2026 (5:00 p.m.) – Deadline for Red Hawk to submit responses and any revised materials.
- May 21, 2026 – Scheduled Planning Commission public hearing.
- Later date (to be set) – City Council hearing.
- Additional time may be granted if Red Hawk requests an extension.

How You Can Participate

- Attend the upcoming neighborhood meeting (date will be announced by the applicant).
- Submit written comments to the City of Sparks Planning Department (contact: Scott Carey, shcarey@cityofsparks.us).
- Sign up for email updates on this page (wingfieldSPG.com).
- Contact your City Council representatives to share your thoughts.
- Review the full 33-page City of Sparks document.