# Sierra Reflection Summary

Following is a summary of the proposed Sierra Reflections project, highlighting some of the basic development information and the applications that have been requested. This summarized information was requested by Washoe County Planning on September 19<sup>th</sup> to provide a brief review of the project and the applications that have been requested. The information provided within this summary document only provides a small snapshot of the overall project and should be coupled with review of the larger application package to gain a full picture of the proposed development.

### **Proposed Development Summary**

The project total site area is 759.69+/- acres, contained in 29 lots. The subject property has a mix of existing zoning designations including:

- Medium Density Suburban (MDS)
- Low Density Suburban (LDS)
- Medium Density Rural (MDR)
- General Rural (GR), and
- Public & Semi-Public (PSP)

The total number of lots allowed using the acreage under each zoning designation existing on the subject property is 1083 lots, which equates to (1.42 DU/Ac). The total number of lots proposed is 940 which equates to a density of 1.24+/- DU/Ac., well below the zoning designation allowance. Lot sizing can be varied from the code standard size using Article 408 of the Washoe County Development Code (Common Open Space Development). A copy of the illustrative site plan is provided as attachment A with this summary.

Development is predominately proposed on 0%-15% slopes which are identified to be the most developable slopes. The site plan presents 468.1+/- acres (+/-61.6%) of the site as open space, which is inclusive of the steeper slopes on the site as well as minimum 300′ buffer zones along Steamboat and Browns Creeks. Neighborhood parks and pedestrian and equestrian trails and paths have been included in the project design.

There are three neighborhood parks, two trailheads for access to the trails (pedestrian and equestrian) and nearly 8 miles of pedestrian trails, not inclusive of sidewalks and 2.2+/- miles of equestrian trails. Part of the trail network work will follow the historic V&T Railroad grade, providing a historic perspective to the project and trail environment within the project.

### **Project Application Requests**

Requested is a **common open space tentative subdivision map** to create a total of 940 single family residential lots on 759.69+/- acres of land commonly owned by World Properties, Inc. A common open space development has been proposed to preserve open space, including scenic and historic resources (the V&T Railroad grade) within the subject property. The open space

(totaling +/-61.6% of the site) will provide pedestrian and equestrian path connectivity through areas where public access is not currently provided, benefiting future residents in the Sierra Reflections community and the community at large. Some of the necessary facilities associated with the community development to serve water, sewer and access necessitate **special use permit** review. As such, a special use permit request is also made as part of this overall application. The elements of the project that need special use permit review are the proposed water tanks, sewer lift station and bridge crossings of Steamboat and Browns Creek.

Considerations for hillside development (Article 424) and significant hydrologic resources (Article 418) are also included as part of this review. Site analysis information is provided later in this narrative and within project mapping.

The proposed project exceeds some of the thresholds for a project of regional significance, As such, the Truckee Meadows Regional Planning Agency will need to review the request after Washoe County's review. The thresholds for a project of regional significance that are expected to be exceeded with this project are: Housing, Sewage, Water Usage, Traffic and (possibly) Student Population (depending on WCSD estimates).

# Grading

The project development plans propose grading that will cross thresholds that are identified in the recently updated Article 438. The specific sections of Article 438 that are requested for consideration and approval with this common open space tentative subdivision map application area are as follows:

- 110.438.28 (a)(1)(i)(B) Area Grading of twenty (20) percent or more (up to a maximum of four (4) acres) of the area of a parcel on parcels six (6) acres or greater in size.
- 110.438.28 (a)(1)(ii)(A) & (B) Volume Grading of fifteen thousand (15,000) cubic yards or more and import or export of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.
- 110.438.28 (a)(1)(iii)(A) & (B) Depth Cuts below existing legal ground greater than twenty (20) feet and fills above existing legal ground greater than ten (10) feet.
- 110.438.28 (a)(2) Any Driveway or Road that traverses any slope of thirty (30) percent or greater (steeper) along a cumulative linear distance of fifty (50) feet or more.
- 110.438.28 (a)(5) Any grading in a critical stream zone buffer area (CSZBA) of any significant Hydrologic Resource (SHR) as defined by Article 418, Significant Hydrologic Resources.

It is noted that any requirements listed under 110.438.32 will be met along the project perimeter or will not apply. Any applied standards will be internal to the site due to common ownership of all parcels within the project area.

The preliminary grading plans estimate that the project will entail 3.300,00 CY of cut, 3,700,000 CY of fill with a net earthwork amount of 400,000 CY of fill. The cut and fill map provided with the application in Tab B shows that the maximum cut is 66.81+/- feet and the maximum fill area is 67.11+/- feet.

# **Special Use Permit Considerations**

Mapping or exhibits associated with each of these elements associated with special use permit requests are provided in Tab C with this summary document.

<u>Water Tanks</u> – The TMWA Discovery report prepared for the proposed project identifies that 750,000 gallons of water storage will be necessary with the project when coupled in with the looping of the water line that currently exists in St. James Village. The Water Tank improvements proposed with this project fall under the Utility Services category in the WCDC and is noted to require a special use permit review.

The volume of water proposed in the two (2) new (375,000 gallon) tanks to be located on the western side of the project site, adjacent to the I-580 freeway at an elevation that will be positive pressures to serve the Sierra Reflections project. Plans are provided as part of the tentative maps sheets in Tab B with this application package. Please see sheets C2.12, C3.12 and C4.12 for the preliminary site, utility and grading plan associated with the proposed tanks.

<u>Lift Station</u> – The Preliminary Design Report for the Pleasant Valley Interceptor Reach IV provides detailed information pertaining to the lift station and sewer line that will connect to the Reach III sewer line that is readying for construction by Washoe County. The sewer lift station has been designed to accommodate flows from both the Sierra Reflections and St. James Village. The lift station falls under the Utility Services category in the WCDC and is noted to require a special use permit review.

The lift station is a facility that is largely underground but will have some visible pipes, electric boxes and controls that will be above ground. The location of the lift station is at the northeastern corner of the site at the northwestern intersection of the St. James Parkway/US 395 roundabout/intersection. A site plan, detail sheets and specific information pertaining to this facility are provided in the Preliminary Design Report for the Pleasant Valley Interceptor Reach IV that has been provided with this application under the Special Package document.

<u>Bridge Crossings</u> – To provide primary and secondary access to the site all portions of the site it is necessary that crossings of Steamboat Creek and Browns Creek be provided. The project has been designed to minimize the number of crossings of the creeks and only three total crossings are proposed. The bridge crossings necessitate a special use permit as they cross significant hydrologic resources (Steamboat and Browns Creeks).

Bridge spans, deck elevations and 100-year flood elevations at each proposed bridge crossing are identified on the Preliminary Grading Plans. Please see sheets C4.1, C4.2, C4.3 for this information.

The bridges are proposed to be constructed using railroad flat cars as the horizontal structure with necessary pilings. Appropriate care will be taken with any earth removed from the creeks as there is a possibility that reportable levels of mercury may be encountered. If this is the case, excavated material will be handled per the requirement prescribed in the Remediation Action Plan (RAP). A Draft RAP has been provided with this application and will be finalized with final plans for the project.

#### **Attachments**

Attachment A - Application Forms Tentative Map and Special Use Permit

Attachment B – illustrative Site Plan

Attachment C – Site Plan and Grading Sheets for Proposed Tanks, Lift Station and Bridge Crossings



# **Washoe County Development Application**

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information	S	Staff Assigned Case No.:				
Project Name:						
Project Description:						
Project Address:						
Project Area (acres or square fe	et):					
Project Location (with point of reference to major cross streets <b>AND</b> area locator):						
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:			
Indicate any previous Washo Case No.(s).	e County approval	s associated with this applicat	tion:			
Applicant Inf	ormation (attach	additional sheets if necess	sary)			
Property Owner:		Professional Consultant:				
Name:		Name:				
Address:		Address:				
	Zip:		Zip:			
Phone:	Fax:	Phone:	Fax:			
Email:		Email:				
Cell:	Other:	Cell:	Other:			
Contact Person:		Contact Person:				
Applicant/Developer:		Other Persons to be Contacted:				
Name:		Name:				
Address:		Address:				
	Zip:		Zip:			
Phone:	Fax:	Phone:	Fax:			
Email:		Email:				
Cell:	Other:	Cell:	Other:			
Contact Person:		Contact Person:				
	For Office	Use Only				
Date Received:	Initial:	Planning Area:				
County Commission District:		Master Plan Designation(s):				
CAB(s):		Regulatory Zoning(s):				

# Tentative Subdivision Map Application Supplemental Information (All required information may be separately attached)

. What is the location (address or distance and direction from nearest intersection)?								
	at is the subdivision name (pr division)?	oposed name	must not	duplicate	the	name of	any	existing
Der	nsity and lot design:							
a.	Acreage of project site							
b.	Total number of lots							
c.	Dwelling units per acre							
d.	Minimum and maximum area of	proposed lots						
e.	Minimum width of proposed lots							
f.	Average lot size							
Wh	at utility company or organization	will provide ser	vices to the	e developn	nent:			
a.	Sewer Service							
b.	Electrical Service							
c.	Telephone Service							
d.	LPG or Natural Gas Service							
e.	Solid Waste Disposal Service							
f.	Cable Television Service							
g.	Water Service							
		- (A-ti-l- 400)						
	common open space subdivision	,	please ans	swer the to	ilowin	g:		
a.	Acreage of common open space	:						
b.	What development constraints a slope, wetlands, faults, springs, a			nt and how	man	y acres a	re de	signated
C.	Range of lot sizes (include minim	num and maxim	um lot size	e):				

d.	Proposed yard setbacks if different from standard:
e.	Justification for setback reduction or increase, if requested:
f.	Identify all proposed non-residential uses:
	Tachtiny all proposed from residential assess.
g.	Improvements proposed for the common open space:
h.	Describe or show on the tentative map any public or private trail systems within common open space of the development:
i.	Describe the connectivity of the proposed trail system with existing trails or open space adjacent to or near the property:
	Trails will be provided throughout the community with a primary feature being a section of the historic V&T Railroad grade trail to ultimately connect to Little Washoe Lake. Trails are described in greater detail within the project narrative.
j.	If there are ridgelines on the property, how are they protected from development?
k.	Will fencing be allowed on lot lines or restricted? If so, how?
l.	Identify the party responsible for maintenance of the common open space:
ado http	the project adjacent to public lands or impacted by "Presumed Public Roads" as shown on the opted April 27, 1999 Presumed Public Roads (see Washoe County Engineering website at o://www.washoecounty.us/pubworks/engineering.htm). If so, how is access to those features ovided?
ls t	he parcel within the Truckee Meadows Service Area?
	l Yes 🔲 No

6.

7.

3.	Is the parcel within the Cooperative Planning Area as defined by the Regional Plan?					
	☐ Yes ☐ No	If yes, within what city?				
).	Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?					
		O Letter provided in the sp Biological Resources Ass				
).	Indicate the type and quar	ntity of water rights the app	olication has or proposes	to have available:		
	a. Permit #		acre-feet per year			
	b. Certificate #		acre-feet per year			
	c. Surface Claim #		acre-feet per year			
	d. Other#		acre-feet per year			
		as filed with the State Engryation and Natural Resou		Water Resources of the		
	Describe the aspects of the	es lesser vehicle miles to trav	el for each lot and saves ov			
	space, which does not have	the same warming capacity	as developed areas.			
2.	Is the subject property in a endangered plants and/or please list the species a impacts to the species:	animals, critical breeding	habitat, migration routes	s or winter range? If so,		
<b>3.</b>	If private roads are propor provided through the subd	-	e gated? If so, is a publ	lic trail system easement		
	Are there any applicable prompliance? If so, which			ect is located that require		
i.	Are there any applicable a that require compliance?					
		ies is 110.210.05 addressing evelopment. The remaining V TMWA for services.				
ò.	Will the project be comple plan:	eted in one phase or is pha	asing planned? If so, ple	ase provide that phasing		

17.	Is the project subject to Article 424, Hillside Development? If yes, please address all requirements of the Hillside Ordinance in a separate set of attachments and maps.					
	☐ Yes	□ No	If yes, include a separate set of attachments and maps.			
18.		•	article 418, Significant Hydrologic Resources? If yes, please address Special rithin Section 110.418.30 in a separate attachment.			
	☐ Yes	□ No	If yes, include separate attachments.			
			Grading			
(1) bui imp cub yar	Disturbed a ldings and ported and poic yards of ds to be exception.	rea exceedi landscaping laced as fil earth to be cavated, wh	ing additional questions if the project anticipates grading that involves: ng twenty-five thousand (25,000) square feet not covered by streets, g; (2) More than one thousand (1,000) cubic yards of earth to be I in a special flood hazard area; (3) More than five thousand (5,000) imported and placed as fill; (4) More than one thousand (1,000) cubic ether or not the earth will be exported from the property; or (5) If a re will be established over four and one-half (4.5) feet high:			
19.	How many c	ubic yards of	material are you proposing to excavate on site?			
20.	anticipated,	where will that measures v	of material are you exporting or importing? If exporting of material is ne material be sent? If the disposal site is within unincorporated Washoe will be taken for erosion control and revegetation at the site? If none, how rk on-site?			
	Net earth	work estim	nates that 400,000+/- CY of import (fill) will be needed.			
21.			be seen from off-site? If yes, from which directions, and which properties or res will be taken to mitigate their impacts?			
			areas will be visible from US 595 (old highway) and some views will be available I along I-580 block much of the view of the site from this ROW.			
22.			ental/Vertical) of the cut and fill areas proposed to be? What methods will be until the revegetation is established?			
23.			rms and, if so, how tall is the berm at its highest? How will it be stabilized			
	technically not	area on the site a berm. A minir	e will be capped for mercury containment creating a permanent earthen structure, but mum of 8' of cap will be required where commercial and residential reportable mercury levels of transition slopes will meet county requirements.			
24.	with interve	ning terracir	to be required? If so, how high will the walls be, will there be multiple walls ng, and what is the wall construction (i.e. rockery, concrete, timber, by will the visual impacts be mitigated?			

25.	Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?						
	Yes. The trees that currently exist in the meadows area of the property at the northern end of the subject property that are not within the sensitive or critical stream zone buffer areas will need to be removed to accommodate for the mercury remediation capping that will be necessary with the Remediation Action Plan. Those trees that are within the sensitive or critical stream zone areas will not be disturbed unless unhealthy or cleanup for overall tree health is necessary. These trees are identified to be removed are comprised precdominately of cottonwoods and willows which are prohibited trees per Article 412 of the WCDC.						
26.	What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?						
27.	How are you providing temporary irrigation to the disturbed area?						
	If seed mix is applied during wet months, temporary irrigation to disturbed/revetated areas may not be necessary. If it is determined that seeding timing necessitates irrigation or establishment of the revegetation, temporary irrigation will be provided through above ground PVC piping for watering during hot months.						
28.	Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?						

# Special Use Permit Application Supplemental Information (All required information may be separately attached)

1.	What is the project being requested?
2.	Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)
3.	What is the intended phasing schedule for the construction and completion of the project?
4.	What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?
5.	What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?
6.	What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?
7.	Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

☐ Yes			☐ No		
Jtilities:					
a. Sewer Service					
b. Electrical Service					
c. Telephone Service					
d. LPG or Natural Gas	Service				
e. Solid Waste Disposa	al Service				
f. Cable Television Se	rvice				
g. Water Service					
h. Permit # i. Certificate #				e-feet per year e-feet per year	
Requirements, requires and quantity of water rig					
h. Permit #			acr	e-feet per vear	
i. Certificate #			acr	e-feet per year	
j. Surface Claim #			acr	e-feet per year	
k. Other #					
	s filed with	the State	<u>'</u>	e-feet per year	of Water Resources
Fitle of those rights (as Department of Conserval)  Community Services (pr	ation and Na	tural Resou	Engineer i		of Water Resources
Fitle of those rights (as Department of Conserva	ation and Na	tural Resou	Engineer i		of Water Resources
Fitle of those rights (as Department of Conserva Community Services (pr	ation and Na	tural Resou	Engineer i		of Water Resources
Fitle of those rights (as Department of Conserva Community Services (pr a. Fire Station	ation and Na	tural Resou	Engineer i		of Water Resources
Community Services (preserved)  a. Fire Station b. Health Care Facility	ation and Na	tural Resou	Engineer i		of Water Resources
Community Services (pra. Fire Station b. Health Care Facility c. Elementary School	ation and Na	tural Resou	Engineer i		of Water Resources
Community Services (pr a. Fire Station b. Health Care Facility c. Elementary School d. Middle School	ation and Na	tural Resou	Engineer i		of Water Resources
Community Services (pr a. Fire Station b. Health Care Facility c. Elementary School d. Middle School e. High School	ation and Na	tural Resou	Engineer i		of Water Resources



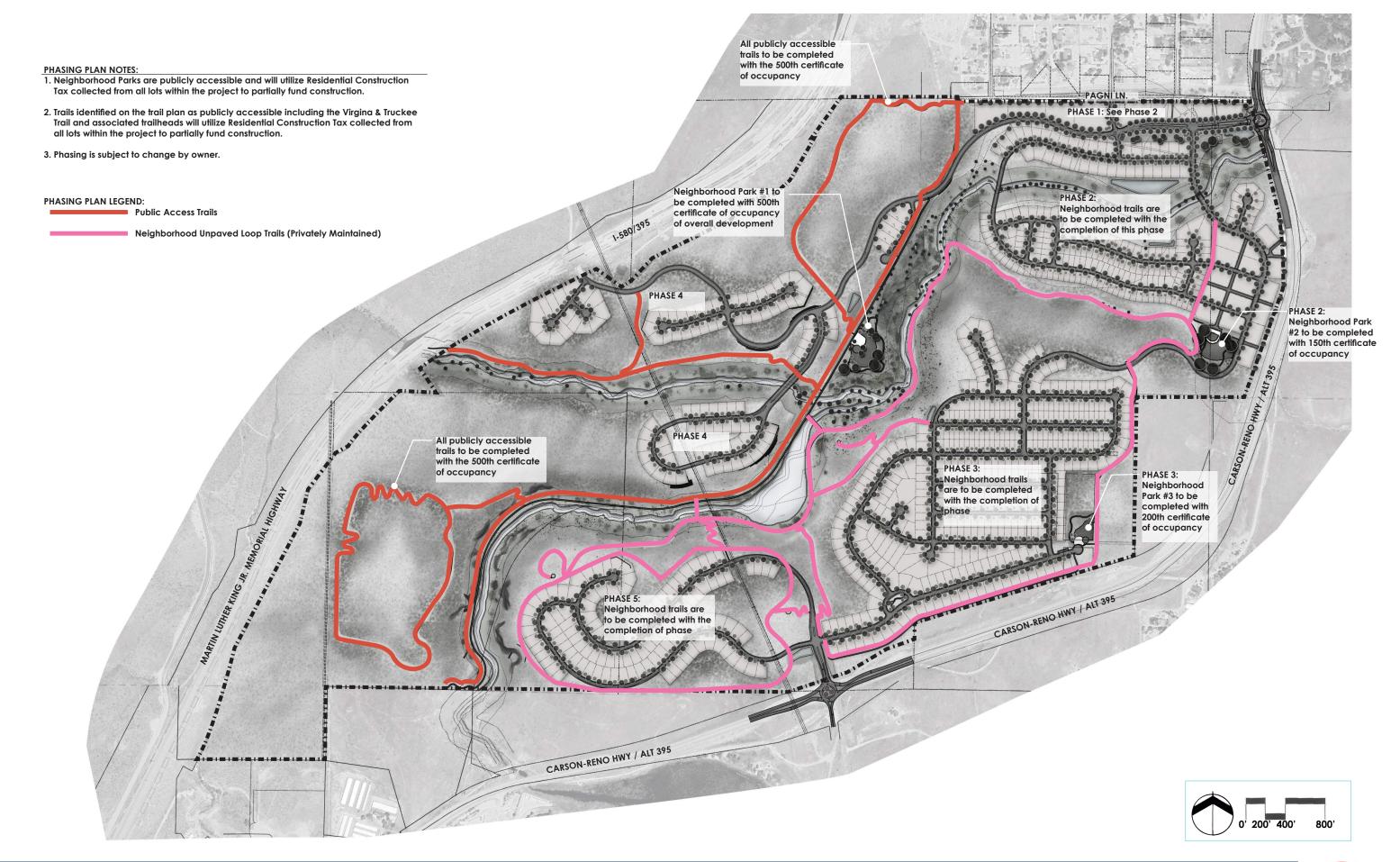




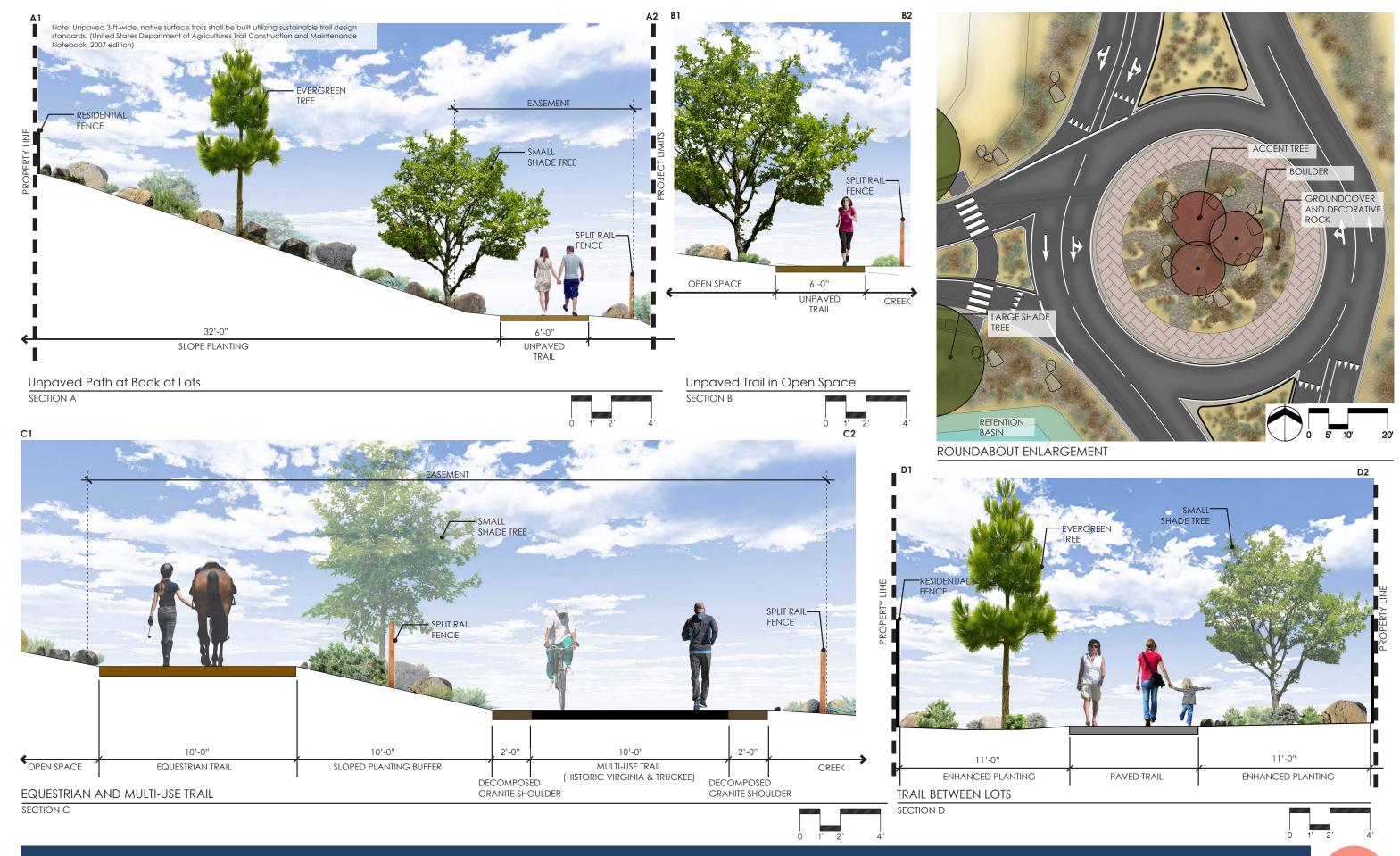
approval. A vegetation management plan shall conform

to the Appendix B Vegetation Management plan.

and shrubs spaced 4x mature width. Slopes greater than 40%, mature tree canopy's shall be 30' apart and shrubs spaced 6x mature width.









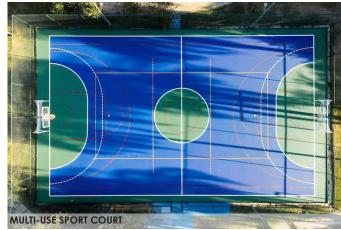










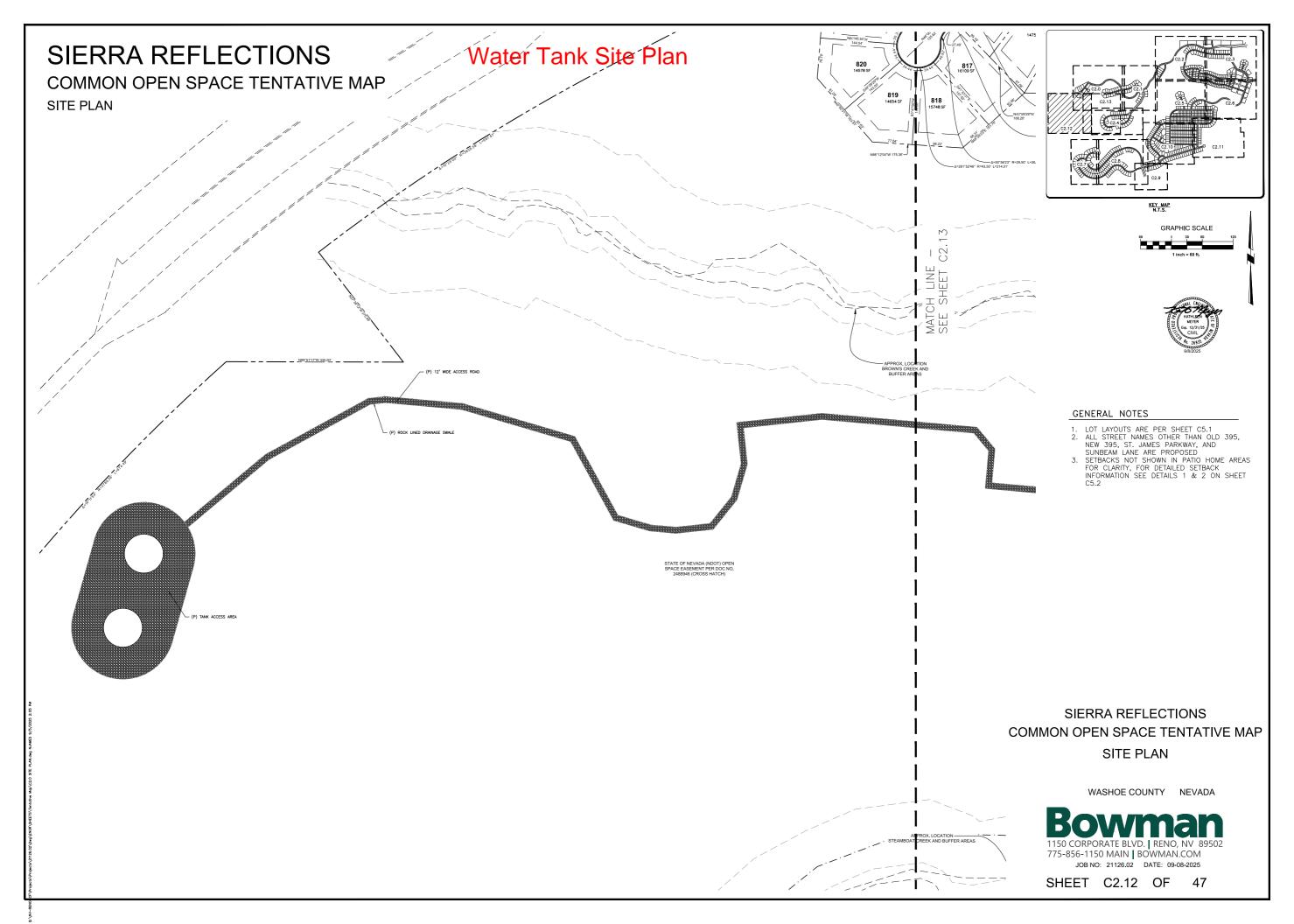


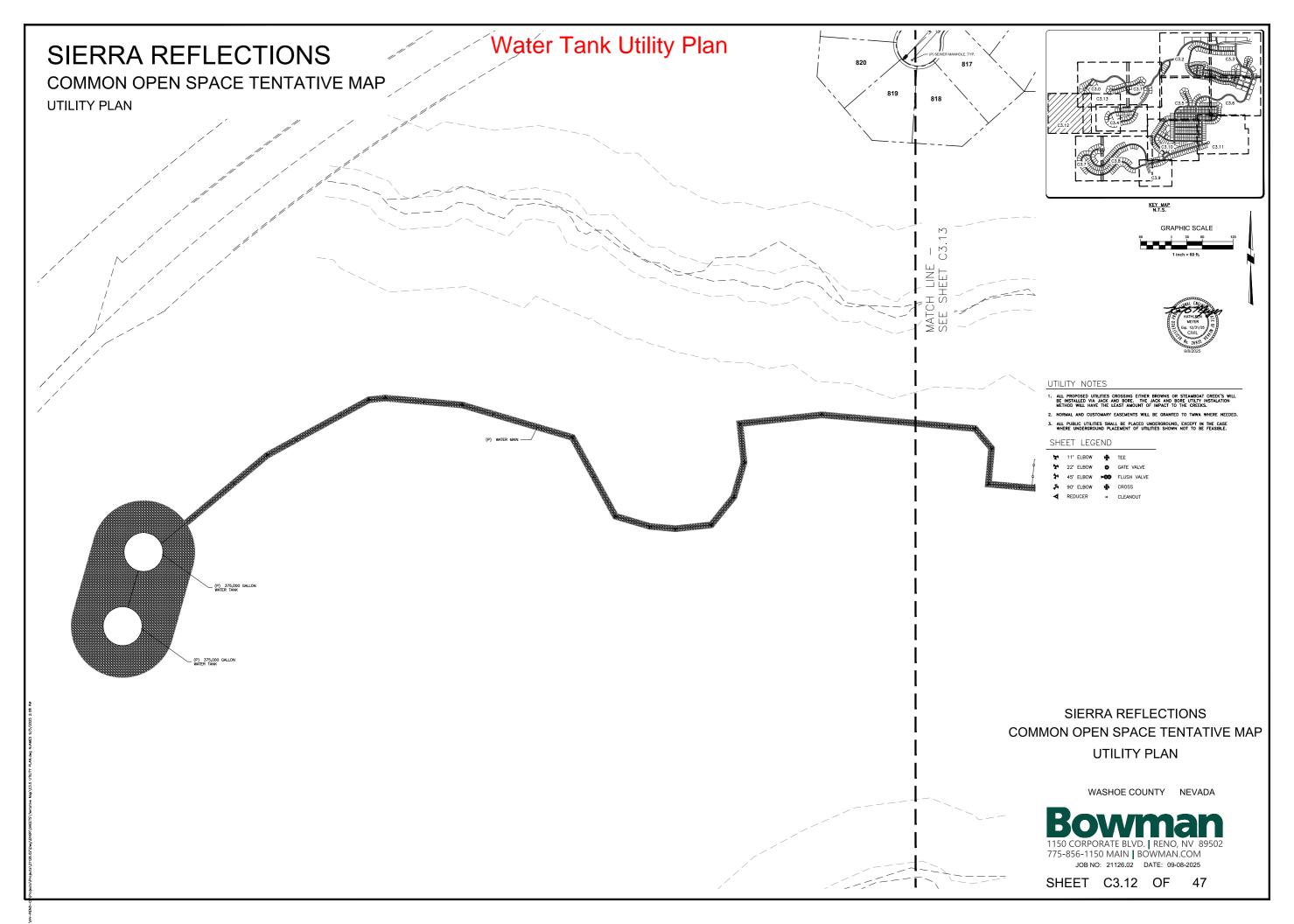


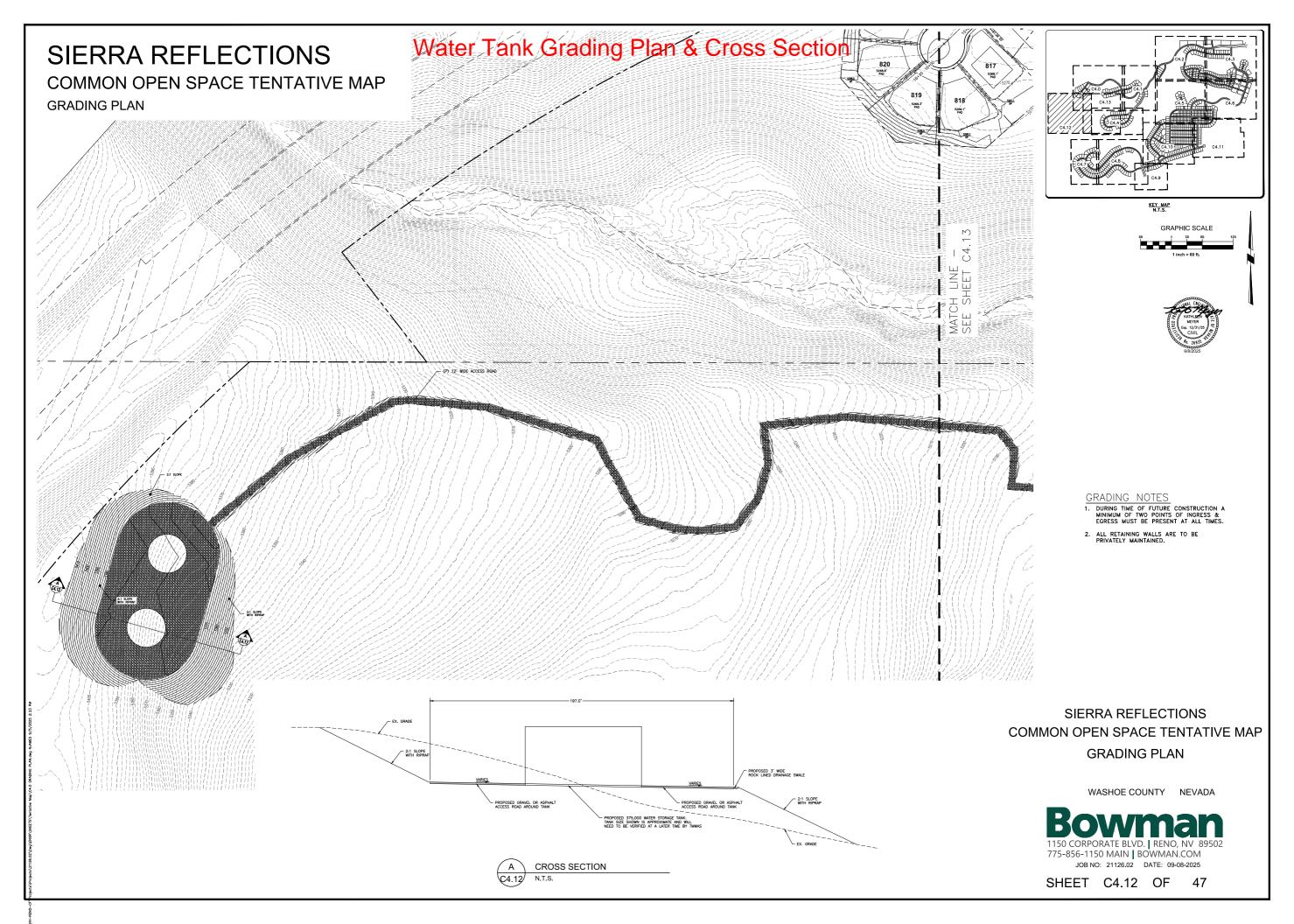


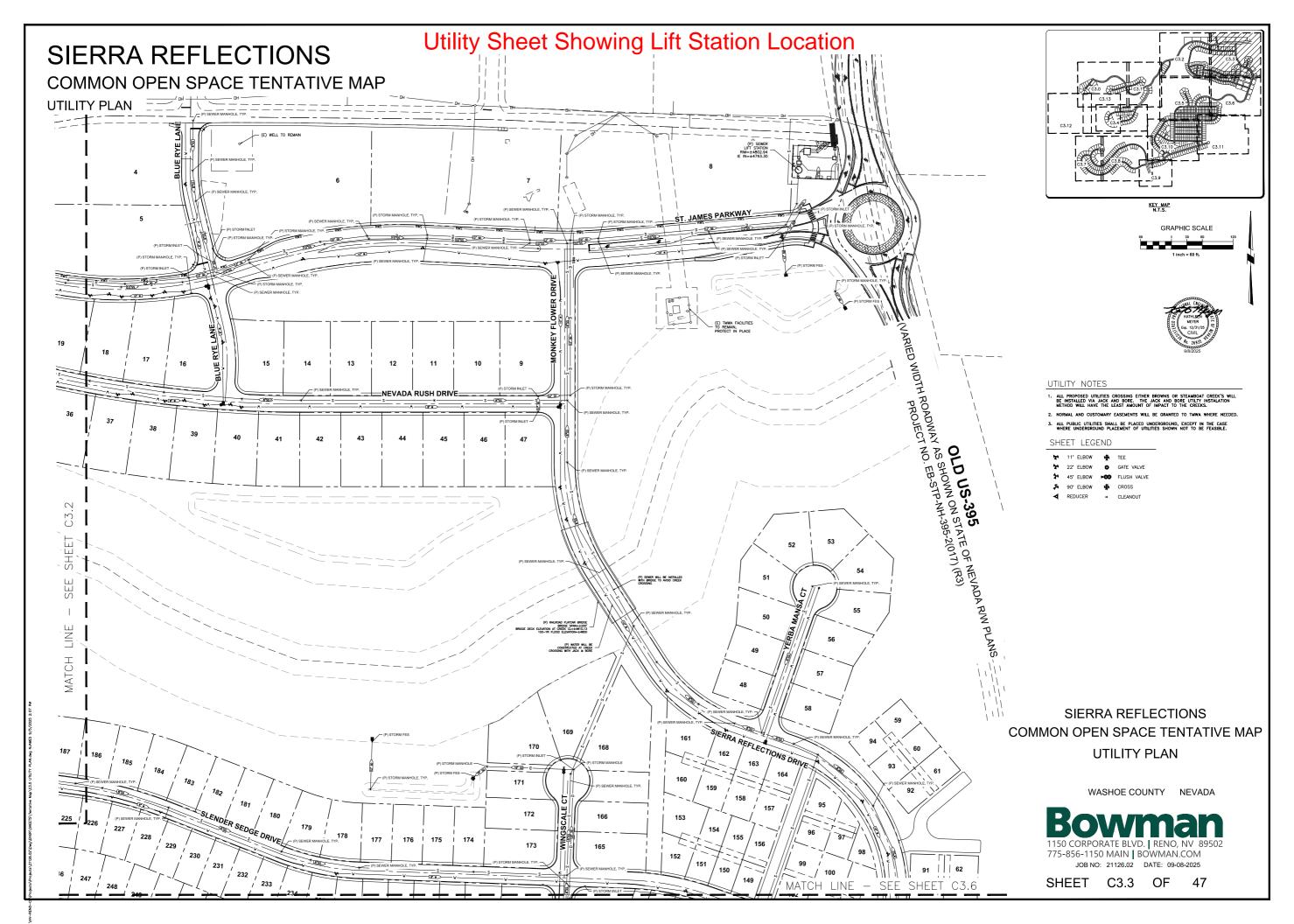


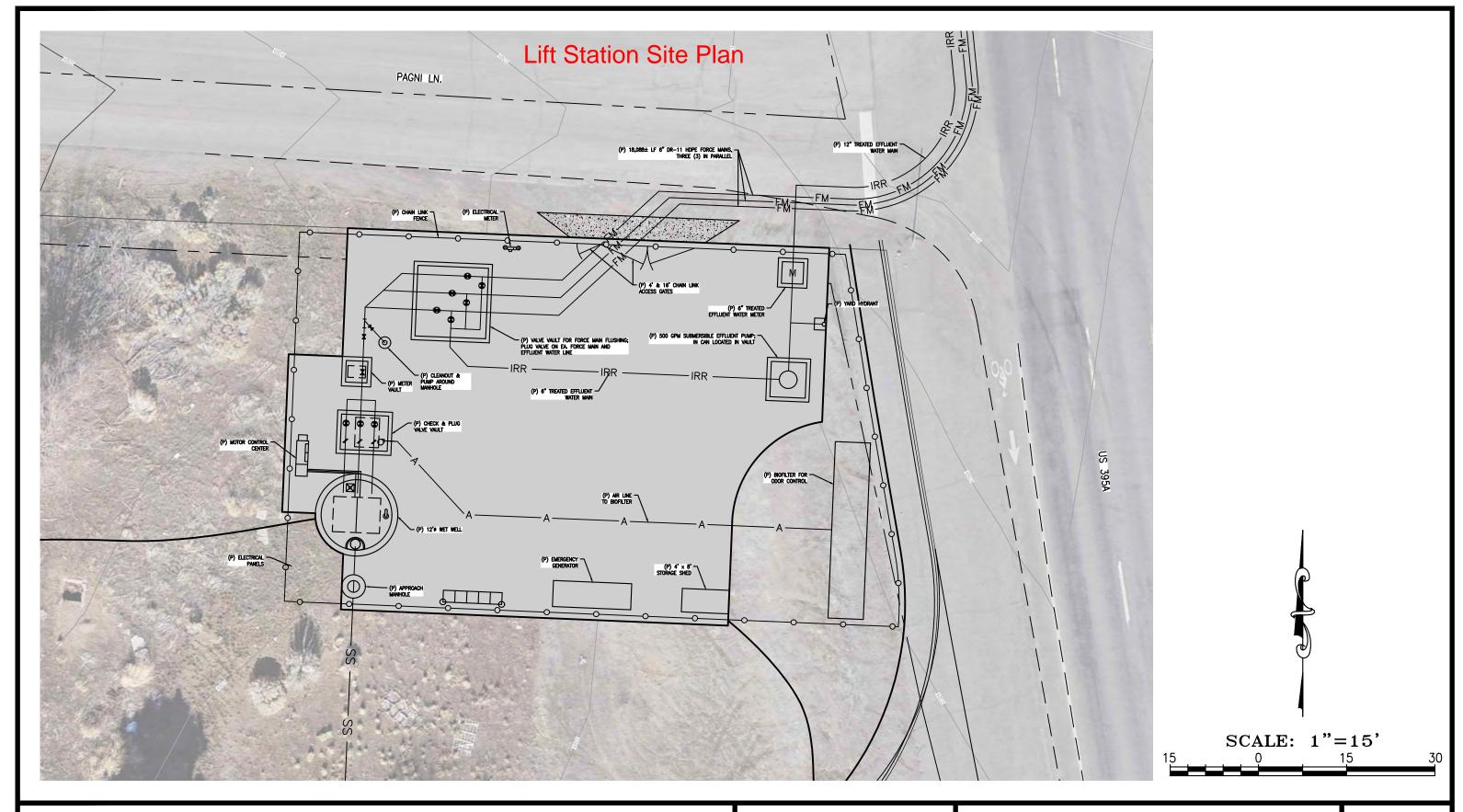












PRELIMINARY
NOT FOR
CONSTRUCTION



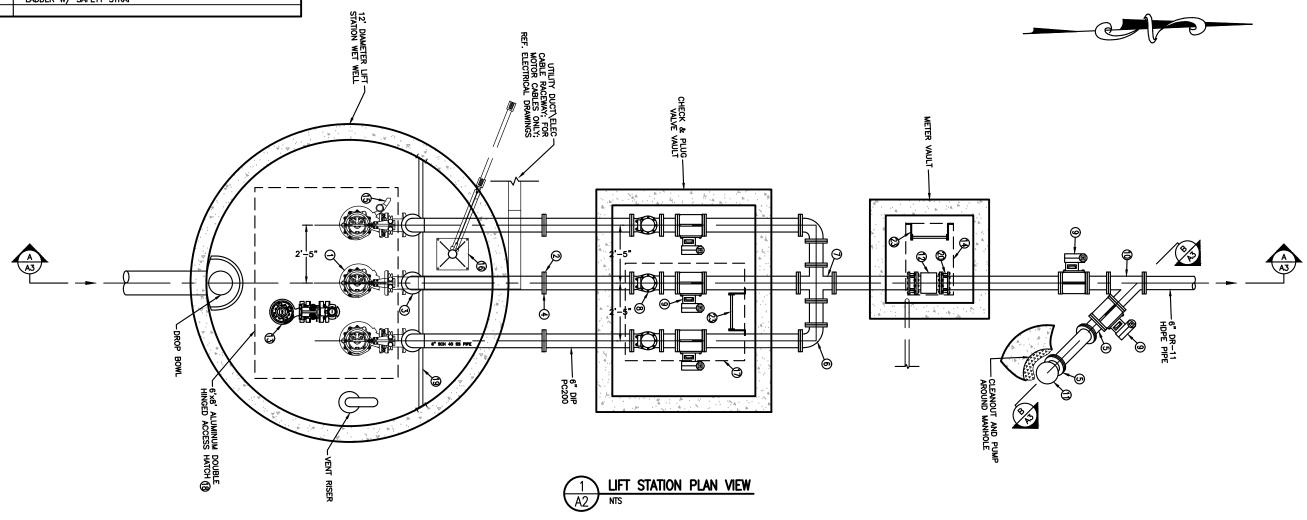
LIFT STATION SITE PLAN
PLEASANT VALLEY INTERCEPTOR REACH 4
WASHOE COUNTY, NV
AUGUST 2022

FIGURE A1

		MAJOR MATERIAL EQUIPMENT LIST
ITEM No.	QTY.	DESCRIPTION
1	3	SUBMERSIBLE SEWAGE PUMP; SEE NOTE
2	3	6" SS SLIP ON WELD FLANGE
3	3	6" SS 90" ELBOW
4	3	6" DIALECTIC ISOLATION FLANGE KIT
5	2	6" 45° DI ELBOW FL x FL
6	2	6" 90° DI ELBOW FL x FL
7	1	6" DI CROSS FL x FL
8	3	6" RUBBER FLAPPER CHECK VALVE FL x FL
9	5	6" PLUG VALVE FL x FL
10	1	6" 45° DI WYE FL x FL x FL
11	1	6" BLIND FLANGE
12	1	6" MAG METER
13	1	SUBMERSIBLE REVERSING GRINDER SEWAGE PUMP (ZOELLER)
14	1	2' x 3' ACCESS HATCH
15	1	FLUSH MIX VALVE (FLYGT)
16	1	PORTABLE DAVIT CRANE
17	1	4' x 5' ACCESS HATCH
18	1	6' x 8' ACCESS HATCH
19	3	6" PIPE SUPPORTS
20	2	6" MEGAFLANGE
21	3	4" SS SLIP ON WELD FLANGE
22	3	4" x 6" SS REDUCER
23	2	LADDER W/ SAFETY STRAP
-	_	

# FLOW CALCULATIONS SF-DETACHED NUMBER 1,253 1,253 HOMES UNIT 270 270 234.9 704.8 GPM (w/ 3.0-PEAK) 704.8 SF-ATTACHED 147 TOWNHOMES 270 27.6 82.7 82.7 TOTALS 1,400 270 262.5 787.5 787.5 PEAK FLOW REQUIRED = 788 GPM PROVIDED = 996 GPM THREE (3) 6" DR-11 HDPE FORCE MAINS (ID = 5.35") Y = 4.7 FPS (@ 332 GPM PER FORCE MAIN)

# **Lift Station Detail**



PRELIMINARY
NOT FOR
CONSTRUCTION

### NOTE:

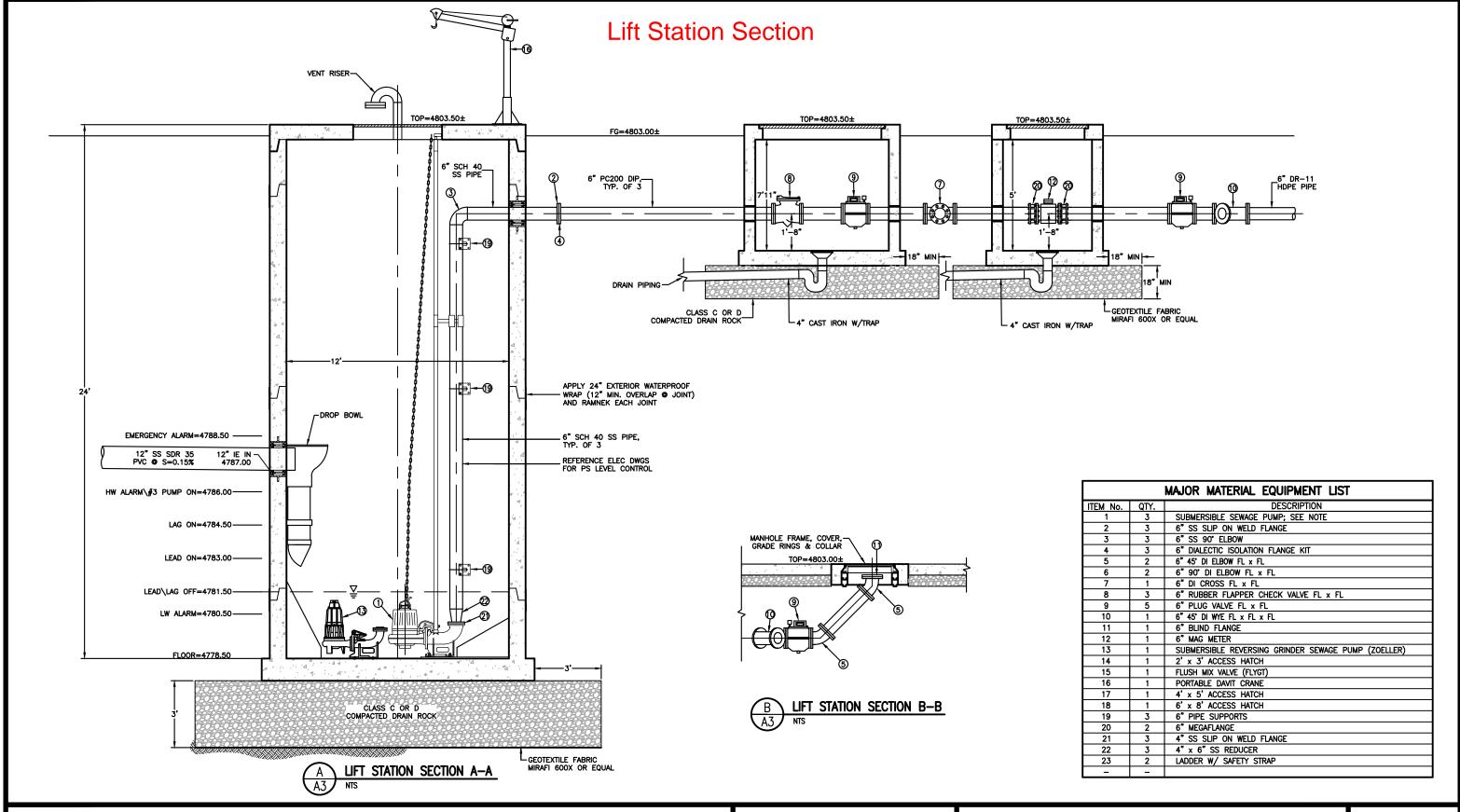
1. PUMPS SHALL BE HOMA AMS434-255; EACH PUMP SHALL BE CAPABLE OF PUMPING 498 GPM @ 78' TDH.



NOT TO SCALE

LIFT STATION SITE PLAN
PLEASANT VALLEY INTERCEPTOR REACH 4
WASHOE COUNTY, NV
AUGUST 2022

FIGURE A2



PRELIMINARY
NOT FOR
CONSTRUCTION

#### NOTE:

1. PUMPS SHALL BE HOMA AMS434-255; EACH PUMP SHALL BE CAPABLE OF PUMPING 498 GPM @ 78' TDH.



LIFT STATION SITE PLAN
PLEASANT VALLEY INTERCEPTOR REACH 4
WASHOE COUNTY, NV
JULY 2022

FIGURE A3

