



# Planning Commission Staff Report

Meeting Date: February 3, 2015

Subject: Tentative Subdivision Map Case Number: TM14-003

Applicant: Townsend Enterprises, LLC

**Agenda Item Number: 9A**

Project Summary: To develop a 142 lot, single-family attached subdivision in Sun Valley

**Recommendation: Approval with Conditions**

Prepared by: Trevor Lloyd - Senior Planner  
Planning and Development Division  
Washoe County Community Services Department

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## Description

**Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge)** – To develop a previously approved and recorded 142 lot, single-family attached residential, common open space subdivision. Lots will range in size from 1,600 square feet to 2,526 square feet.

- Applicant/Property Owner: Townsend Enterprises, LLC
- Address/Location: El Rancho Drive directly east of Maynard Drive
- Assessor's Parcel Number: 035-660-02
- Parcel Size: ±25.92 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Sun Valley Area Plan
- Citizen Advisory Board: Sun Valley (not active)
- Development Code: Authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development
- Commission District: 3 – Commissioner Jung  
5 – Commissioner Herman
- Section/Township/Range: Within Section 30, T20N, R20E, MDM  
Washoe County, NV

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### **Tentative Subdivision Map**

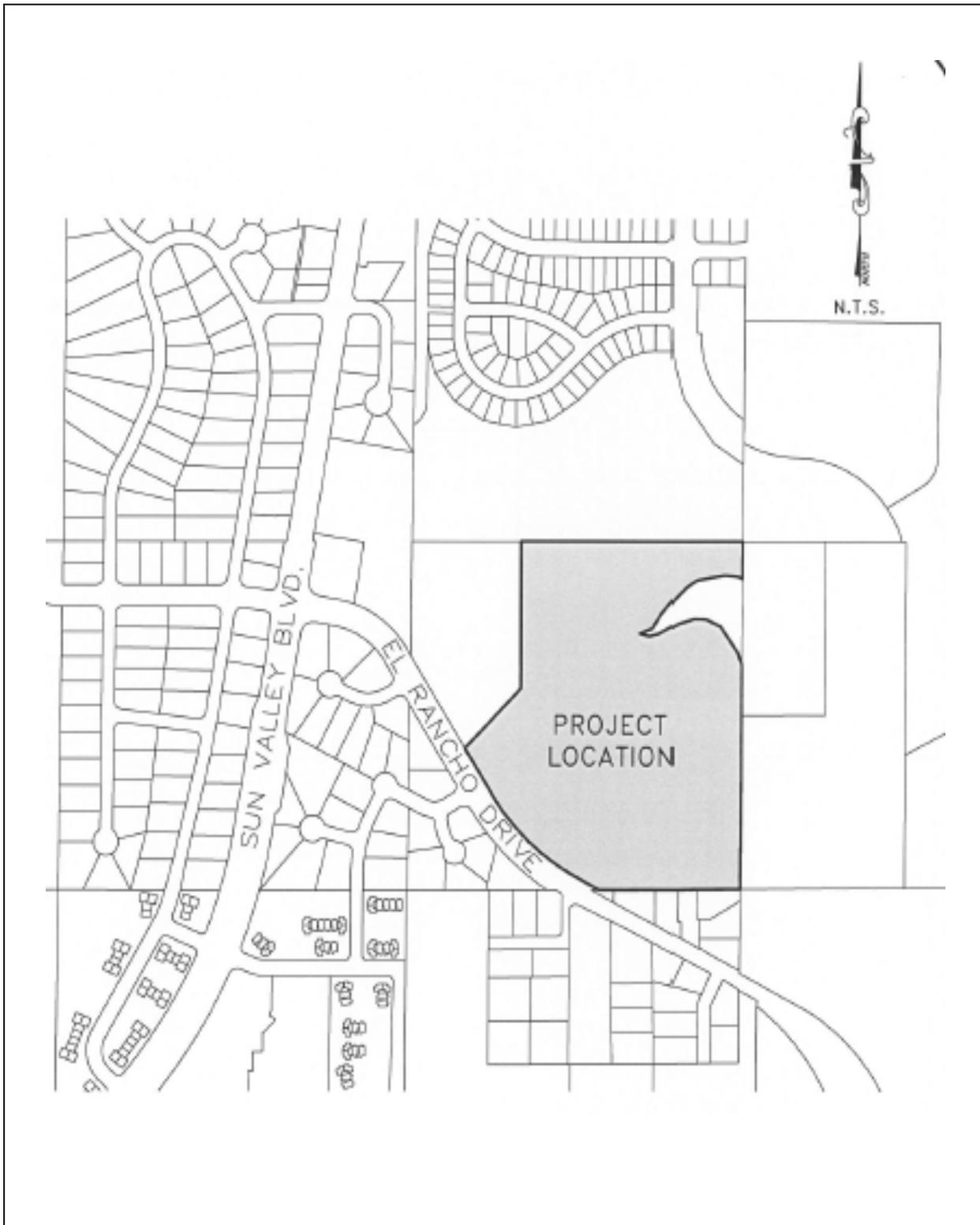
The purpose of a Tentative Subdivision Map is:

- To allow the creation of saleable lots, to implement the Washoe County Master Plan, including the Area Plans, and any specific plans adopted by the County;
- To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land; and,
- To safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any subdivision platted in the unincorporated area of Washoe County.

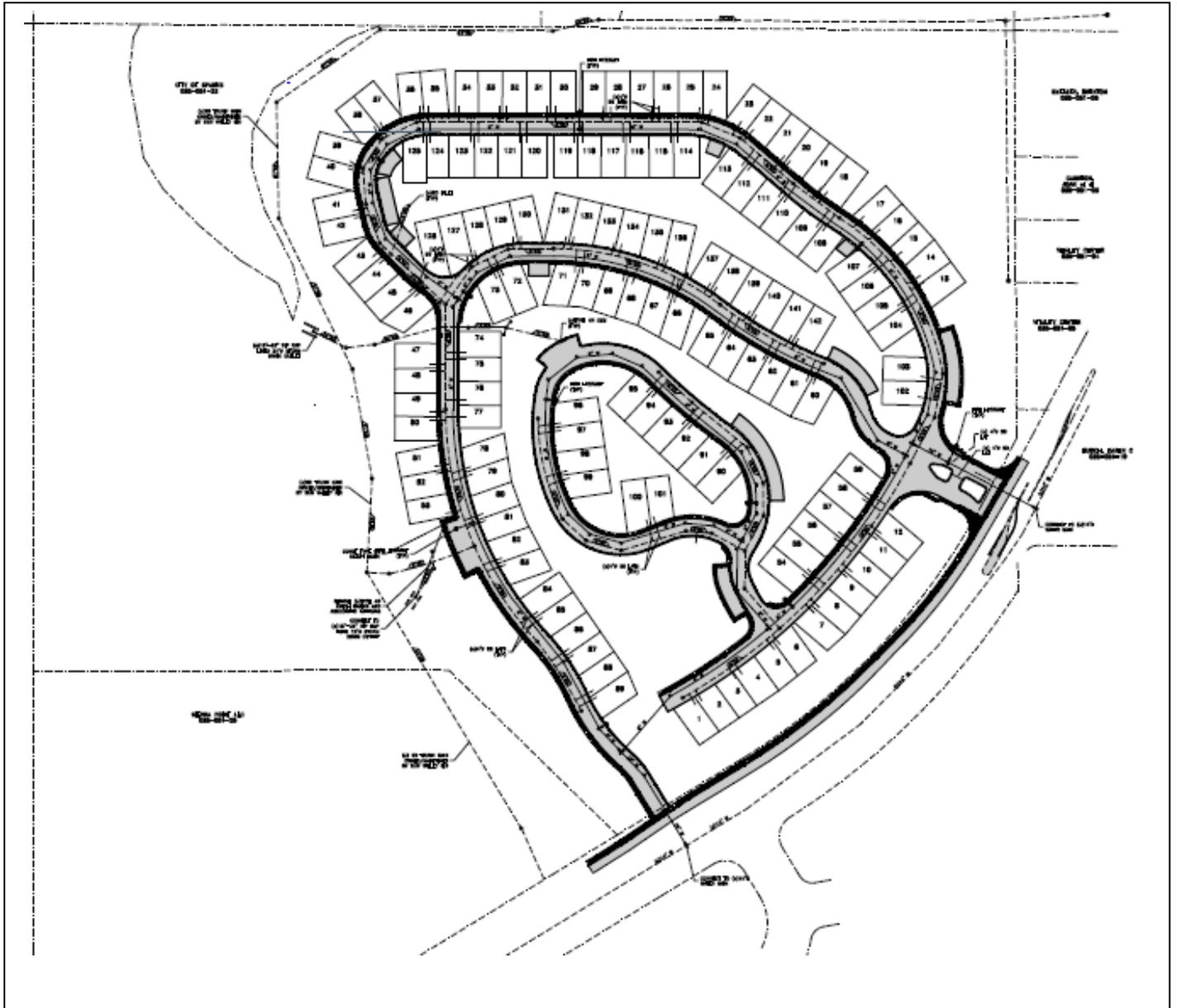
If the Planning Commission grants an approval of the Tentative Subdivision Map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project.

The Conditions of Approval for Tentative Subdivision Map Case Number TM14-003 are attached to this staff report and will be included with the Action Order.



**Vicinity Map**



**Site Plan**

## **Project Evaluation**

Townsend Enterprises, LLC is asking to re-establish a 142 lot, single-family attached subdivision on a 25.6-acre property located on El Rancho Drive east of Sun Valley Blvd. The subdivision was previously approved on February 2, 2005, and was recorded on October 17, 2006. Subsequently, the 142 lots were reverted back to one parcel on June 6, 2013. Additionally, there was a request on this site for a 269 lot subdivision and specific plan which were approved by Washoe County but the subdivision was never recorded and the tentative map has since expired. The subdivision is again proposed as a common open space development and the lots will range in size from 1,600 square feet to 2,526 square feet. Approximately 19 acres of the property will be designated common open space. The development will include walking trails and a clubhouse with possible swimming pool. All the amenities will be operated and maintained by the Falcon Ridge Homeowner's Association.

The overall density proposed is approximately 5.48 units per acre, which is considerably less than the allowable density of the HDS regulatory zone of nine units per acre. The streets will be privately maintained with sidewalks on at least one side. Parking will not be allowed along the streets; however, each lot will include a driveway and 72 guest parking spaces will be located throughout the subdivision.

## **Special Setbacks**

Special setbacks will be required throughout the development to accommodate the single family attached units. The proposed development is a common open space development with a very small percentage of the site in private ownership. Approximately 74% of the site will be dedicated common open space. The homes will be built on minimum  $\pm 1,600$  square foot lots and the homes will utilize most, if not all, of the lots. The applicants are requesting a zero lot line setback from all side yards and ten foot setbacks from the front and rear yards.

## **Drainage and Grading**

A large drainage channel bisects the property from west to east. Staff is conditioning the applicant to prepare a stream restoration and maintenance plan for the large drainage channel. Nearly all of the grading and infrastructure necessary for the completion of the development has already been completed and/or installed. There is no large scale grading necessary to complete the subdivision project.

## **Traffic**

The Sun Valley Citizen Advisory Board is not currently active and therefore did not comment on the proposed subdivision, however, they reviewed the previous development in May 2004. At the meeting, the CAB identified traffic as the primary concern for that project. El Rancho Drive is currently a four-lane roadway with maximum traffic speeds posted at 35 miles per hour. The traffic volumes along El Rancho Drive are especially high in the peak a.m. and p.m. hours. The primary access into the subdivision is located off of El Rancho Drive across from Moorpark Court with emergency access located opposite of Maynard Drive

Staff received an updated traffic letter that addressed the traffic study that was conducted in 2007. The traffic study was conducted to address the project's impacts upon the adjacent street networks. The El Rancho Drive intersections with Sun Valley Blvd., Maynard Way and

Moorpark Court have been identified for intersection capacity analysis. The project is expected to generate 832 Average Daily Trips, with 63 trips occurring during the AM peak hour and 74 trips occurring during the PM peak hour. Washoe County staff will prohibit left turn out of the private access. The intersection of Moorpark Ct and the private entrance is within the City of Sparks. Left turns out of the private entrance will be prohibited. Left turns into the private entrance will be allowed provided that calculations show adequate sight distance for 45 mph to the satisfaction of the City Engineer and the City of Sparks. Without approval from the City of Sparks, there will be no change to Moorpark Ct access and the private entrance will be restricted to right in and right out.

El Rancho Drive with the proposed improvements can adequately accommodate the proposed 142-lot subdivision. According to the Regional Transportation Commission, the proposed mitigations generally meet the requirements stated in the 2030 Regional Transportation Plan.

### **School District Impacts**

According to the Washoe County School District (WCSD), it is anticipated that the proposed subdivision will generate 24 new elementary school students, 11 new middle school students and 10 new high school students. Although the additional students will only generate minimal impacts, both Allen Elementary School and Traner Middle School are both slightly over capacity and Hug High School is approaching capacity.

Currently, the Washoe County School District's only significant source of capital funding is through allocated property tax revenues. With the recent recession, property values and the associated property tax revenues significantly decreased. Even with the gradual recovery in property values, the legislatively imposed 3% cap on residential property tax increases has limited the property tax revenues available to the school district. The Washoe County School District currently does not have bonding capacity to build new schools. WCSD desires to continue to work with our regional and statewide partners to find a sustainable funding source for building new schools and maintaining our existing schools.

In the event of an over-capacity situation at any school, the primary option available to the District is to send such students to the nearest school(s) with available seats, which would entail busing such students to one or more schools throughout the District.

### **Site Analysis:**

The property is located along the southern boundary of the Sun Valley Area Plan directly west of the City of Sparks. The project site is currently vacant but has been graded and much of the infrastructure has been constructed, which includes walls and underground utilities previously approved as part of the recorded subdivision. The property is located adjacent to an existing apartment complex to the north and open space to the east and south. Several single-family homes are located along the southwest corner of the property. The property contains a good deal of slope with over 20% of the site containing 15% or greater slope. A large drainage channel runs through the property from the north property line to the south. The property contains primarily sage and bushes on the portions of the property that have not been disturbed; however, there are a good deal of trees and thick vegetation along the drainage channel, which will remain primarily in open space with the proposed subdivision. The site also contains several rock outcroppings that will be preserved to enhance the appearance of the development.

**Land Use Designations:**

High Density Rural (HDR)

**Proposed Density:**

5.48 lots per acre

**Proposed Lot Configuration:**

142 attached single family lots

**Minimum Lot Size Required:**

1,219 square feet per the proposed common open space subdivisio

**Minimum Lot Size on Tentative Subdivision Map:**

1,600 square feet

**Minimum Lot Width Required:**

30 feet per the proposed common open space subdivision

**Minimum Lot Width on Tentative Subdivision Map:**

30 feet

**Minimum Lot Potential:**

179 Single Family Detached lots  
230 Single Family Attached lots

**Number of Lots on Tentative Subdivision Map:**

142

**Development Suitability Constraints:**

Slope in excess of 15% and 100-year flood hazard

**Sun Valley Citizen Advisory Board (SVCAB)**

As noted earlier, the Sun Valley Citizen Advisory Board is currently not active, therefore the proposed subdivision was not heard by the SVCAB.

**Reviewing Agencies**

- Washoe County Planning and Development addressed the design, special setbacks, landscaping, open space, CC&R requirements.  
**Contact: Trevor Lloyd, 328-3620 [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)**
- Washoe County Planning and Development (Parks) addressed pedestrian access and trails, stream restoration and maintenance, noxious weeds, erosion and slope stabilization.  
**Contact: Cheryl Surface, 328-2019 [csurface@washoecounty.us](mailto:csurface@washoecounty.us)**
- Washoe County Engineering and Capital Projects addressed grading, drainage, erosion, slope stabilization, additional permitting, traffic, circulation, common area maintenance.  
**Contact: Leo Vesely, 325-8032 [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**
- Washoe County Utility Services Division addressed sewer and infrastructure needs.  
**Contact: Timothy Simpson, 954-4600 [tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us)**
- Washoe County Health District addressed need for a water plan, best management practices for grading, inspection plan for construction of water sewer infrastructure, sewer requirements, water pollution.  
**Contact: Christopher Anderson, 328-2632 [canderson@washoecounty.us](mailto:canderson@washoecounty.us)**
- Washoe County Health District– Vector Borne Diseases addressed water quality, prevention of mosquitoes, front lot landscaping, wind sensor control for turf irrigations, storm water channel design, rockery wall design and compliance inspection.  
**Contact: Jim Shaffer, 328-2632 [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)**
- Regional Transportation Commission addressed access to RTC RIDE transit services.  
**Contact: Debra Goodwin, 335-1918**
- Reno-Tahoe Airport Authority addressed noise attenuation construction methods.  
**Contact: Lissa Butterfield, 328-1964**
- Truckee Meadows Fire Protection District addressed open space maintenance, defensible space and compliance with Washoe County Code Chapter 60.  
**Contact: Amy Ray, 326-6005 [aray@washoecounty.us](mailto:aray@washoecounty.us)**
- Truckee Meadows Water Authority addressed the service of water, on-site and off-site water supply infrastructure, fees and facilities costs.  
**Contact: Holly Flores, 834-8026**
- Washoe County School District addressed school district capacity issues and the requirement for a disclosure statement that students may be assigned to the nearest school(s) depending on available capacity.  
**Contact: Mike Boster, 789-3810 [mboster@washoeschools.net](mailto:mboster@washoeschools.net)**

### **Staff Comment on Required Findings**

Washoe County Code Section 110.608.25 of Article 608, Tentative Subdivision Maps, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the Tentative Map request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

Staff Comment: The proposed subdivision map meets all of the goals and policies of the Master Plan, the Sun Valley Area Plan and the Falcon Ridge Specific Plan. The project falls under the allowable density established in the Area Plan and complies with policy SUN.1.7 which requires the tentative map to be included in the Sun Valley General Improvement District water resource facilities plan and will further Goal 5 of the Area Plan by preserving and enhancing parks and trails.

- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

Staff Comment: The proposed map meets all of the density, lot size and open space criteria of the Master Plan, the Sun Valley Area Plan and the Falcon Ridge Specific Plan. Specifically, the proposed development is below the allowable density of 7 units per acre of the zoning and master plan. Also, the proposed subdivision complies with the Specific Plan criteria for pedestrian access, open space, community amenities, etc.

- 3) Type of Development. That the site is physically suited for the type of development proposed.

Staff Comment: The proposed subdivision was previously approved and recorded with the 142 lots which are nearly identical to the proposed subdivision layout. The site continues to be physically suited for the type of development proposed.

- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

Staff Comment: The subdivision continues to meet the requirements of Article 702, Adequate Public Facilities Management System.

- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

Staff Comment: Most of the grading and infrastructure needs have been constructed. With the proposed conditions, it's anticipated that the subdivision

and the improvements will not cause substantial environmental damage or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

Staff Comment: The design of the subdivision and improvements will not likely cause significant public health problems because most of the grading and infrastructure has already occurred and the impacts have been mitigated with the conditions of this tentative map. Additionally, the proposed amenities such as pedestrian trails, landscaping and club house will enhance the aesthetic and recreational value of the immediate neighborhood.

- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

Staff Comment: The subdivision as designed has taken into consideration and accommodated existing public easements for access through and use of the property.

- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

Staff Comment: There is a public park immediately east of the subject property and there are federal lands further to the northeast of the property. The design of the subdivision will provide pedestrian and emergency vehicle access to these surrounding uses.

- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan.

Staff Comment: All of the roadways and trails will remain under the ownership of the Homeowner's Association. All sewer improvements to be dedicated to Washoe County are consistent with the Master Plan.

- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Staff Comment: To the extent possible, the design of the subdivision provides for future passive or natural heating or cooling opportunities.

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number TM14-003 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

**Motion**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number TM14-003 for Falcon Ridge with conditions, having made all following ten required findings in accordance with Washoe County Code Section 110.608.25:

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

**Appeal Process**

The Planning Commission action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Owner/Applicant: Townsend Enterprises, LLC  
Attn: Bohn Townsend  
7260 Cheltenham Way  
Reno, NV 89502

Representatives: TEC Engineering  
Attn: Jason Gilles  
9480 Double Diamond Parkway  
Reno, NV 89521

Other Contact: KLS Planning & Design  
Attn: John Krmpotic  
9480 Double Diamond Pkwy  
Reno, NV 89521



# Conditions of Approval

Tentative Subdivision Map Case Number: TM14-003

The project approved under Tentative Subdivision Map Case Number TM14-003 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on February 3, 2015. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this Tentative Subdivision Map shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Tentative Subdivision Map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Tentative Subdivision Map may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Tentative Subdivision Map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

**Any conditions set by the District Health Department must be appealed to the District Board of Health.**

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Development Division**

1. The following conditions are requirements of the Washoe County Community Services Department, Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this Tentative Subdivision Map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- d. The subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following Jurat:

The Tentative Map for TM14-003 for (Falcon Ridge) was APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON February 3, 2015.

THIS FINAL MAP, MAP NAME AND UNIT/PHASE #, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP, EXCEPT THAT THE "OPERATIONAL CONDITIONS" CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

THE NEXT FINAL MAP FOR TM14-003 MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE 3rd DAY OF February, 2019, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING AND DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, SEWERS, ETC. IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

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WILLIAM H. WHITNEY, DIRECTOR OF THE PLANNING AND DEVELOPMENT DIVISION

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Community Services Department, Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- h. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- i. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- j. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- k. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- l. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
- m. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles **[408, 410 and 412]** of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.
- n. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- o. Failure to comply with the Conditions of Approval shall render this approval null and void.

- p. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
1. Private streets and driveways
  2. Snow removal
  3. Landscaping maintenance
  4. Clubhouse and pool(s)
  5. Fencing, including fence material, height, and location limitations
  6. All common areas
  7. Mandatory solid waste
  8. The availability of curbside recycling program
  9. Maintenance of funding of detention basins and drainage facilities
  10. Maintenance of fire fuel breaks and vegetation mitigation
- q. Prior to finalization of the first final map, the effects on this development of the provisions, reservations and easements contained in the Patent from the State of Nevada, recorded January 4, 1906 in Book B, Page 103, Land Patent Records of Washoe County, Nevada shall be identified. Any conflicts with the proposed development shall be addressed prior to finalization of the affected final map. Washoe County Planning and Development and Washoe County Engineering and Capital Projects Division shall determine compliance with this condition.
- r. The subdivision will adhere to the following property line setbacks for each of the residential lots:
- |       |         |
|-------|---------|
| Front | 10 feet |
| Side  | 0 feet  |
| Rear  | 10 feet |

**Washoe County Planning and Development – Division (Parks)**

2. The following conditions are requirements of the Washoe County Community Services Department, Planning and Development Division – Parks and Recreation, which shall be responsible for determining compliance with these conditions.

Contact Name – Cheryl Surface, 775.328.2019

- a. The applicant shall provide a 20-foot wide public access, non-motorized trail easement along the drainage channel, connecting to Wedekind Park and the regional trail system.
- b. The applicant shall construct a 10-foot wide crusher fine multipurpose trail at the northeast corner of the property, connecting Sparks and County parcels, in compliance with Washoe County Green Book Standards
- c. The applicant shall construct a 10-foot wide crusher fine multipurpose trail along the drainage channel, connecting Wedekind Park and the regional trail system, in compliance with Washoe County Green Book Standards.
- d. The natural stream channel is a key resource for the subject parcel and the adjacent public park property. A stream restoration and maintenance plan needs to be developed. Streams shall be maintained and perpetually funded by the Homeowners Association. The maintenance and funding of stream zone and related improvements shall be addressed in the CC&Rs to the satisfaction of Washoe County. Stream maintenance shall, at a minimum address the following:
  1. Debris and litter removal
  2. Noxious weed abatement
  3. Water quality
  4. Re-vegetation and plant materials
  5. Slope stabilization
  6. Vector control
  7. Flood management
  8. Habitat preservation

As part of construction, all noxious weeds (White top (Perennial Pepper weed) will need to be treated and removed from banks and bottoms, and new plant material should be introduced to stabilize slopes. Severe erosion below the rock walls is impacting the streambed and the adjacent park property. Erosion control measures, including slope stabilization will need to take place. (This plan shall be reviewed and coordinated with City of Sparks Parks and Recreation, Washoe County Health District and Washoe County Planning and Development, Parks).

### **Washoe County Engineering and Capital Projects Division**

3. The following conditions are requirements of the Washoe County Community Services Department, Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.325.8032

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of

submission of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
- d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
- e. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- f. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
- g. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
- h. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.
- i. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage for lots, project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.
- j. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a grading permit.

- k. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- l. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- m. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.
- n. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- o. The developer shall obtain a Stormwater Discharge Permit from the Nevada Division of Environmental Protection (NDEP), and a copy of the permit shall be submitted to the County Engineer. The Stormwater Pollution Prevention Plan shall be included with the subdivision improvement drawings.
- p. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
- q. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.
- r. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a Homeowners Association. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office. The County Engineer shall determine compliance with this condition.
- s. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.

- t. All slopes steeper than 5:1 shall be stabilized to control erosion. The County Engineer shall determine compliance with this condition.
- u. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
- v. Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
- w. Common Area drainage onto residential lots shall be intercepted and routed to appropriate storm drainage facilities. The County Engineer shall determine compliance with this condition.
- x. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. The County Engineer shall determine compliance with this condition.
- y. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the United States Corps of Engineers (USCOE) for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer.
- z. The final hydrology report shall include an analysis to determine if this project causes an increase in the Wildcreek Detention Dam's peak outflow for both the 100-year 6-hour and 100-year 24-hour storms. Appropriate mitigation shall be provided if this project causes an increase in the Wildcreek Detention Dam's existing peak outflow. The County Engineer shall determine compliance with this condition.
- aa. Notes on the final map and the CC&Rs shall address the following items.
  - i. All lots subject to 100-year flooding shall be identified. All FEMA flood zones, floodways and base flood elevations shall be shown.
  - ii. Structures located within the 100-year floodplain must comply with County Code Article 416, Flood Hazards.
  - iii. No structures, fencing or fill will be allowed within the FEMA floodway except as provided for in Section 110.416.70The County Engineer shall determine compliance with this condition.
- bb. Maintenance access and drainage easements shall be provided over all drainage features located outside of a street right-of-way. The County Engineer shall determine compliance with this condition.

- cc. All outfall pipes directed to the floodway channel will require riprap rock placed below the pipe and taken to the main channel bottom (flow line of the drainage way). Any vegetation that currently exists in the flow line of the channel will require removal to prevent any pooling of water that can provide habitat for insect development. The homeowners association will be required to maintain the channel bottom. "All vegetation, debris shall require removal in the low-flow channel (water flow line) prior to June of each year. The annual maintenance will eliminate habitat that insects need for development of their life cycle while reducing the pesticide costs in controlling these pests."
- dd. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- ee. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- ff. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.
- gg. Sidewalks shall be constructed in accordance with current Washoe County standards for street improvements.
- hh. A note on the affected final map shall state that no direct access from individual lots shall be allowed onto El Rancho Drive. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
- ii. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
- jj. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
- kk. American Association of State Highway and Transportation Officials (AASHTO) clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
- ll. Any retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or

- reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
- mm. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.
  - nn. The El Rancho Drive frontage along the project shall be widened for curb, gutter, sidewalk and a bike lane and median/left turn pocket in accordance with County Standards. The sidewalk shall be continued west to the adjacent apartment driveway. A left turn pocket shall be striped at Maynard Way. The County Engineer shall determine compliance with this condition.
  - oo. Left turns out of the private entrance will be prohibited. Left turns into the private entrance will be allowed provided that calculations show adequate sight distance for 45 mph vehicle speed to the satisfaction of the City Engineer and the City of Sparks. Center medians for both westbound and eastbound left turn movements shall be designed for adequate storage and deceleration length and a copy of the traffic analysis shall be provided. The County Engineer shall determine compliance with this condition.
  - pp. A traffic analysis on the need for a right turn lane shall be provided and either a right turn lane or taper shall be designed at the project entrance to the satisfaction of the County Engineer.
  - qq. Proposed landscaping and/or fencing along street rights-of-way shall be designed to meet AASHTO sight distances and safety guidelines. No trees shall be planted within the County right-of-way. The County Engineer shall determine compliance with this condition.
  - rr. Appropriate pavement returns shall be provided at the intersection of the emergency access road/El Rancho Drive. The County Engineer shall determine compliance with this condition.
  - ss. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division. The County Engineer shall determine compliance with this condition.
  - tt. The applicant shall provide signage indicating that all streets within the development are private and not maintained by Washoe County. The County Engineer shall determine compliance with this condition.
  - uu. Provide a turn-around area near the gate on Falcon Rock Lane at the northern intersection of Falcon Rock Lane and El Rancho Drive.
  - vv. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
  - ww. Currently, Citifare has transit service in the vicinity of this project; however there is no concrete pad. The applicant should dedicate right-of-way and construct a concrete pad adjacent to the site providing a minimum 5-foot sidewalk

connecting any bus stop directly to the internal pedestrian circulation system. The Department of Community Development and the Regional Transportation Commission shall determine compliance with this condition.

- xx. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- yy. An adequate easement for snow storage and signage shall be identified on the final plat. The County Engineer shall determine compliance with this condition.
- zz. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street. The County Engineer shall determine compliance with this condition.
- aaa. Prior to release of any financial assurances for the private improvements, the developer shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans. The County Engineer shall determine compliance with this condition.

#### **Washoe County Utility Services Division**

- 4. The following conditions are requirements of the Washoe County Community Services Department, Utility Services Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Timothy Simpson, 775.954.4600

- a. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- b. Applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- c. Improvement plans shall be submitted and approved by the Community Services Department prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. Please submit this in a TIFF file format.
- e. The sewer connection to Sun Valley General Improvement District (SVGID) Sewer Interceptor shall be accomplished per SVGID's design standards and inspected by SVGID.

- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems.
- g. Any previously constructed sanitary sewer collection system shall be adequately flushed, vacuum tested, and inspected to the satisfaction of the CSD.
- h. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
- i. Easements and real property for all sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
- j. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
  - i. the estimated sewage flows generated by this project,
  - ii. projected sewage flows from potential or existing development within tributary areas,
  - iii. the impact on capacity of existing infrastructure,
  - iv. slope of pipe, invert elevation and rim elevation for all manholes,
  - v. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- k. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed and accepted.
- l. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- m. A minimum 20-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- n. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

**Washoe County District Health Department – Environmental Health**

- 5. The following conditions are requirements of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Christopher Anderson, 775.328-2632

- a. Prior to any grading or other site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
  - i. Two copies of all plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped; all proposed grading, utilities, and improvements for the proposed application.
  - ii. Any construction activities (including but not limited to mass grading of the site) conducted prior to the review and approval of the required Water Project and submittal and approval of a Final Map are in violation of NAC 445A.6666, NAC 445A.6669, and NAC 278.340.
- b. Pursuant to NAC 278.340 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, no construction (including grading) shall be performed prior to the Washoe County Health District approval of the referenced Final Map.
- c. Grading shall be performed in compliance with current best management practices and mosquito-breeding sources must be eliminated within graded areas. Grading plans must be reviewed and approved by the Washoe County Health District Vector Borne-Disease Program.
- d. Construction plans for the development must be submitted to this Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the Washoe County Health District.
- e. Prior to approval of a Final Map for the referenced project and pursuant to NAC278.370, the design engineer is required to submit to the satisfaction this Division an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the Division that the improvements are being installed in accordance with the approved plans and recognized practices of the trade. A copy of the inspection plan must be included with the Final Map submittal.
- f. Prior to final approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development must be submitted to the Division. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service. A copy of this letter must be included with the Final Map submittal.
- g. Prior to final approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development

must be submitted to the Division. A copy of this letter must be included with the Final Map submittal.

- h. The Final Map application packet must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the Final Map. A copy of this letter must be included with the final map submittal.
- i. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
- j. Prior to approval of the final map, the applicant must submit to this Division the Final Map fee.

### **Washoe County District Health Department – Vector Borne Diseases**

- 6. The following conditions are requirements of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Jim Shaffer, 775.785-4599

- a. All new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (040.013).
- b. The typical front lot containing turf will require a minimum 24 inch catchment area from the back face of impervious surfaces. The Low Impact Design (LID) will reduce the nuisance water runoff into the infrastructure while minimizing downstream runoff (040.038).
- c. A wind sensor control unit will be required for any proposed/existing landscape turf to assist in reducing the nuisance water runoff associated with irrigation (040.038).
- d. The natural channel is a key resource for the subject parcel. Storm and nuisance water will be directed to this channel and without a maintenance component, will further degrade this channel causing ponding conditions. District Health shall require removal of the white top along the banks and flow line of this drainage way (040.022). In addition we will require annual maintenance to the channel by the Homeowners Association.
- e. All outfall pipes shall have rip rap rock placed below the outfall pipe and directed to the main flow line of the existing channel.
- f. If a detention basin is constructed to minimize peak flows to the natural channel , District Health will require a cobble line low flow channel (4-6 inch rock) one foot deep three feet wide connecting the inlet(s) to the outlet pipe. An infiltration trench below the low flow channel 2 feet wide and 3 feet deep is required to reduce the downstream effect of water runoff (040.023). Please provide the

following language to the Landscape Maintenance Association:” All vegetation, debris and blockages shall require removal in the low flow channel on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than 7 days” (040.022).

- g. A site visit to the proposed project determined that the voids in the rockery wall needs to be filled by placing smaller rock to the face for the entire height of the wall to discourage rodent habitat (040.081).
- h. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection is required for the above condition(s).

### **Regional Transportation Commission (RTC)**

- 7. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions. The Regional Transportation Commission is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that board.

Contact Name – Debra Goodwin, 775.335.1918

- a. To provide access to RTC RIDE transit service, the applicant should dedicate right-of-way, if needed and construct a concrete passenger boarding/alighting pad to serve the existing bus stop. In addition, the bus stop should be connected to the internal pedestrian circulation system by a sidewalk at least five feet wide. The applicant or the consultant should allow ten working days for review of any required transit improvements.

### **Reno-Tahoe Airport Authority**

- 8. The following conditions are requirements of the Reno-Tahoe Airport Authority, which shall be responsible for determining compliance with these conditions. The Reno-Tahoe Airport Authority is directed and governed by its own board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.

Contact Name – Lissa Butterfield, 775.328.6476

- a. The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45dBA Ldn prior to the issuance of a building permit.

### **Truckee Meadows Fire Protection District**

- 9. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Amy Ray, 775.326.6005

- a. If applicable, the CC&R's/HOA regulations shall require the provisions be made to monitor, maintain and update, every three (3) years regardless of ownership, a

maintenance plan for the common open space area. This plan shall be reviewed and approved by TMFPD.

- b. The maintenance of defensible space, dependent upon the fire hazard assessment rating, as designated by the International Wildland Urban Interface Code and the fire hazard map per NAC472, shall be required.
- c. This development and all land and structures, shall meet the provisions of the Washoe County Code 60.

### **Truckee Meadows Water Authority**

10. The following conditions are requirements of the Truckee Meadows Water Authority, which shall be responsible for determining compliance with these conditions.

Contact Name – Holly Flores, 775.834.8026

- a. Truckee Meadows Water Authority is agreeable to supplying water service to the Project per the preliminary water supply plan, subject to applicant satisfying certain conditions precedent, including, without limitation, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure in accordance with our rules and tariffs.
- b. The extent of required off-site and on-site water infrastructure improvements will be determined by Truckee Meadows Water Authority upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan by the local health authority.
- c. After submittal of a complete Application for Service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement necessary for the Project.
- d. All fees must be paid to Truckee Meadows Water Authority prior to water being delivered to the Project.
- e. A Will Serve from TMWA and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

### **Washoe County School District**

11. The following conditions are requirements of the Washoe County School District, which shall be responsible for determining compliance with these conditions. The Washoe County School Board has jurisdiction over all public school matters and any conditions set by the Washoe County School District must be appealed to the Washoe County School Board.

Contact Name – Mike Boster, 775.789.3810

- a. A disclosure shall be made by the developer to each homebuyer on their closing documents that students in this subdivision may be assigned to the nearest

school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

\*\*\* End of Conditions \*\*\*

# FALCON RIDGE TOWNHOMES



SWD PARTNERS LLC  
035-023-06

CITY OF SPARKS  
035-051-11

FLOOD ZONE AE

CITY OF SPARKS  
035-051-09

WASHOE COUNTY  
027-011-05

CITY OF SPARKS  
035-051-22

WASHOE COUNTY REGIONAL  
OPEN SPACE  
035-370-01

SMELSER, BRENTON  
035-051-06

CARREON,  
JOAN et al  
035-051-03

VITALITY CENTER  
035-051-04

VITALITY CENTER  
035-051-05

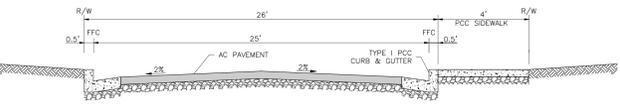
BURCH, KAREN C  
035-051-19

SIERRA POINT LLC  
035-051-25

SECTION B-B  
REF SHEET 4

SECTION B-B  
REF SHEET 4

- LEGEND**
- AC PAVEMENT AREA
  - CONCRETE AREA
  - STORM DRAIN MAN DIRECTION w/ DIAMETER (DASHED IF EXISTING)
  - EXISTING STORM DRAIN MANHOLE
  - PROPERTY BOUNDARY
  - PROPOSED LOT LINE
  - EXISTING ROCKERY RETAINING WALLS (PER WASHOE COUNTY PERMIT 1.06.027.0)
  - PROPOSED TRAIL
  - APPROXIMATE LIMITS OF FEMA FLOOD ZONE (REF. PLAN FOR FLOOD ZONE DESIGNATION)
  - LOT #55
  - PROPOSED LOT NUMBER
  - 80.3 APPROXIMATE LOT FINISH GRADE
  - APPROXIMATE FINISH GRADE
  - APPROXIMATE ELEVATION AT POINT OF INTERSECTION
  - APPROXIMATE ELEVATION AT GRADE BREAK
  - APPROXIMATE EXISTING ELEVATION AT TOP OF WALL
  - APPROXIMATE EXISTING ELEVATION AT BOTTOM OF WALL



- NOTES:**
- 1) ALL STREETS WITHIN THE TENTATIVE MAP ARE PROPOSED PRIVATE.
  - 2) ADD 4.800 TO ALL SPOT ELEVATIONS.





# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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### INTEROFFICE MEMORANDUM

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DATE: January 7, 2015  
TO: Trevor Lloyd, Planning and Development Division  
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division  
SUBJECT: **TM14-003**  
**APN 035-660-02**  
**TENTATIVE MAP – FALCON RIDGE**

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I have reviewed the referenced tentative map application and have the following conditions:

1. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
2. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
3. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
4. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
5. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
6. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.

**TM14-003**  
**EXHIBIT C**

7. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
8. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.
9. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage for lots, project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.
10. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a grading permit.
11. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
12. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
13. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.
14. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
15. The developer shall obtain a Stormwater Discharge Permit from the Nevada Division of Environmental Protection (NDEP), and a copy of the permit shall be submitted to the County Engineer. The Stormwater Pollution Prevention Plan shall be included with the subdivision improvement drawings.
16. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
17. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.

18. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office. The County Engineer shall determine compliance with this condition.
19. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
20. All slopes steeper than 5:1 shall be stabilized to control erosion. The County Engineer shall determine compliance with this condition.
21. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
22. Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
23. Common Area drainage onto residential lots shall be intercepted and routed to appropriate storm drainage facilities. The County Engineer shall determine compliance with this condition.
24. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. The County Engineer shall determine compliance with this condition.
25. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer..
26. The final hydrology report shall include an analysis to determine if this project causes an increase in the Wildcreek Detention Dam's peak outflow for both the 100-year 6-hour and 100-year 24-hour storms. Appropriate mitigation shall be provided if this project causes an increase in the Wildcreek Detention Dam's existing peak outflow. The County Engineer shall determine compliance with this condition.
27. Notes on the final map and the CC&Rs shall address the following items:
  - a. All lots subject to 100-year flooding shall be identified. All FEMA flood zones, floodways and base flood elevations shall be shown.

- b. Structures located within the 100-year floodplain must comply with County Code Article 416, Flood Hazards.
- c. No structures, fencing or fill will be allowed within the FEMA floodway except as provided for in Section 110.416.70.

The County Engineer shall determine compliance with this condition..

- 28. Maintenance access and drainage easements shall be provided over all drainage features located outside of a street right-of-way. The County Engineer shall determine compliance with this condition.
- 29. All outfall pipes directed to the floodway channel will require riprap rock placed below the pipe and taken to the main channel bottom (flow line of the drainage way). Any vegetation that currently exists in the flow line of the channel will require removal to prevent any pooling of water that can provide habitat for insect development. The homeowners association will be required to maintain the channel bottom. "All vegetation, debris shall require removal in the low-flow channel (water flow line) prior to June of each year. The annual maintenance will eliminate habitat that insects need for development of their life cycle while reducing the pesticide costs in controlling these pests."
- 30. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- 31. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- 32. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.
- 33. Sidewalks shall be constructed in accordance with current Washoe County standards for street improvements.
- 34. A note on the affected final map shall state that no direct access from individual lots shall be allowed onto El Rancho Drive. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
- 35. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.

36. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
37. American Association of State Highway and Transportation Officials (AASHTO) clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
38. Any retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
39. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.
40. The El Rancho Drive frontage along the project shall be widened for curb, gutter, sidewalk and a bike lane and median/left turn pocket in accordance with County Standards. The sidewalk shall be continued west to the adjacent apartment driveway. A left turn pocket shall be striped at Maynard Way. The County Engineer shall determine compliance with this condition.
41. Left turns out of the private entrance will be prohibited. Left turns into the private entrance will be allowed provided that calculations show adequate sight distance for 45 mph vehicle speed to the satisfaction of the City Engineer and the City of Sparks. Center medians for both westbound and eastbound left turn movements shall be designed for adequate storage and deceleration length and a copy of the traffic analysis shall be provided. The County Engineer shall determine compliance with this condition.
42. A traffic analysis on the need for a right turn lane shall be provided and either a right turn lane or taper shall be designed at the project entrance to the satisfaction of the County Engineer.
43. Proposed landscaping and/or fencing along street rights-of-way shall be designed to meet AASHTO sight distances and safety guidelines. No trees shall be planted within the County right-of-way. The County Engineer shall determine compliance with this condition.
44. Appropriate pavement returns shall be provided at the intersection of the emergency access road/El Rancho Drive. The County Engineer shall determine compliance with this condition.
45. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division. The County Engineer shall determine compliance with this condition.
46. The applicant shall provide signage indicating that all streets within the development are private and not maintained by Washoe County. The County Engineer shall determine compliance with this condition.

47. Provide a turn-around area near the gate on Falcon Rock Lane at the northern intersection of Falcon Rock Lane and El Rancho Drive.
48. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition
49. Currently, Citifare has transit service in the vicinity of this project; however there is no concrete pad. The applicant should dedicate right-of-way and construct a concrete pad adjacent to the site providing a minimum 5-foot sidewalk connecting any bus stop directly to the internal pedestrian circulation system. The Department of Community Development and the Regional Transportation Commission shall determine compliance with this condition
50. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
51. An adequate easement for snow storage and signage shall be identified on the final plat. The County Engineer shall determine compliance with this condition.
52. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street. The County Engineer shall determine compliance with this condition.
53. Prior to release of any financial assurances for the private improvements, the developer shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans. The County Engineer shall determine compliance with this condition.

LRV/lrv

From: nderson, Christopher  
Sent: onday, January 12, 2015 2:05 PM  
To: loyd, Trevor  
Cc: nglis, James; Cona, Denise; Shaffer, Jim; Jason Gilles;  
bohntownsend@aol.com  
Subject: M14-003 Falcon Ridge - Tentative Map

Washoe County Health District, Environmental Health Services Division (Division) has reviewed the above referenced project. The project is proposing a 25.92 acre, 142 lot, attached single-family residential subdivision with an average lot size of 1,906± square feet. The development is proposed to be served by public water and sewer. The parcel proposed to be subdivided is a portion of APN 035-660-02.

The parcel has been partially graded as previously approved and recorded with Tract Map 4712 prior to the Reversion to Acreage in June, 2013.

This Division requires the following conditions to be completed prior to review and approval of any Final Map:

- 1) Prior to any grading or other site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
  - a) Two copies of all plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped; all proposed grading, utilities, and improvements for the proposed application.
  - b) Any construction activities (including but not limited to mass grading of the site) conducted prior to the review and approval of the required Water Project and submittal and approval of a Final Map are in violation of NAC 445A.6666, NAC 445A.6669, and NAC 278.340.
- 2) Pursuant to NAC 278.340 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, no construction (including grading) shall be performed prior to the Washoe County Health District approval of the referenced Final Map.
- 3) Grading shall be performed in compliance with current best management practices and mosquito-breeding sources must be eliminated within graded areas.
  - a) Grading plans must be reviewed and approved by the Washoe County Health District Vector Borne-Disease Program.
- 4) Construction plans for the development must be submitted to this Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the Washoe County Health District.
- 5) Prior to approval of a Final Map for the referenced project and pursuant to NAC 278.370, the design engineer is required to submit to the satisfaction this Division an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the Division that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.
  - a) A copy of the inspection plan must be included with the Final Map submittal.
- 6) Prior to final approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development must be submitted to the Division. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to

**TM14-003**  
**EXHIBIT D**

provide for the added service.

- a) A copy of this letter must be included with the Final Map submittal.
- 7) Prior to final approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to the Division.
- a) A copy of this letter must be included with the Final Map submittal.
- 8) The Final Map application packet must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the Final Map.
- a) A copy of this letter must be included with the final map submittal.
- 9) Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
- 10) Prior to approval of the final map, the applicant must submit to this Division the Final Map fee.

Please contact me at (775) 328-2632 or [canderson@washoecounty.us](mailto:canderson@washoecounty.us) with any questions or concerns you may have.

Best Regards,

Chris Anderson, PE  
Environmental Health Services  
Washoe County Health District

Chris Anderson, PE  
1001 East Ninth Street  
PO Box 11130, Reno, NV 89520-0027  
Dir: (775) 328-2632  
Cell: (775) 830-9263  
FAX: (775) 328-6176  
[CAnderson@washoecounty.us](mailto:CAnderson@washoecounty.us)



# Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



**Public Health**  
Prevent. Promote. Protect.

Washoe County  
Community Development  
C/O Trevor Lloyd  
1001 E Ninth St.  
Reno, NV 89512

January 26, 2015

Dear Trevor,

After having reviewed the tentative subdivision map request from Falcon Ridge (TM14-003), please be advised of the following.

1. All new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (040.013).
2. The typical front lot containing turf will require a minimum 24 inch catchment area from the back face of impervious surfaces. The Low Impact Design (LID) will reduce the nuisance water runoff into the infrastructure while minimizing downstream runoff (040.038).
3. A wind sensor control unit will be required for any proposed/existing landscape turf to assist in reducing the nuisance water runoff associated with irrigation (040.038).
4. The natural channel is a key resource for the subject parcel. Storm and nuisance water will be directed to this channel and without a maintenance component, will further degrade this channel causing ponding conditions. District Health shall require removal of the white top along the banks and flow line of this drainage way (040.022). In addition we will require annual maintenance to the channel by the Landscape Maintenance Association.
5. All outfall pipes shall have rip rap rock placed below the outfall pipe and directed to the main flow line of the existing channel.
6. If a detention basin is constructed to minimize peak flows to the natural channel, District Health will require a cobble line low flow channel (4-6 inch rock) one foot deep three feet wide connecting the inlet(s) to the outlet pipe. An infiltration trench below the low flow channel 2 feet wide and 3 feet deep is required to reduce the downstream effect of water runoff (040.023). Please provide the following language to the Landscape Maintenance Association: "All vegetation, debris and blockages shall require removal in the low flow channel on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than 7 days" (040.022).
7. A site visit to the proposed project determined that the voids in the rockery wall needs to be filled by placing smaller rock to the face for the entire height of the wall to discourage rodent habitat (040.081).
8. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection is required for the above condition(s).

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call us at 785-4599.

Sincerely,

J. L. Shaffer  
Coordinator/Planner Vector-Borne Diseases  
Environmental Health Division

DATE: January 20, 2015

TO: Trevor Lloyd, Senior Planner

FROM: Cheryl Surface, Park Planner

RE: Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge)

---

I reviewed the Falcon Ridge Subdivision Map, but it was hard to tell if they met the original conditions of approval from December 10, 2007. The parcel is surrounded by public property and as part of the approval of the subdivision; we want to make sure that access to public lands is provided. Additionally there is a natural stream channel that divides the property which is a key resource for the adjacent public park property.

The conditions that were made in 2007 are still valid and will be required as this case moves forward. They are:

1. The natural stream channel is a key resource for the subject parcel and the adjacent public park property. A stream restoration and maintenance plan needs to be developed. Streams shall be maintained and perpetually funded by the homeowners association. The maintenance and funding of stream zone and related improvements shall be addressed in the CC&Rs to the satisfaction of Washoe County. Stream maintenance shall, at a minimum address the following:
  - a. Debris and litter removal
  - b. Noxious weed abatement
  - c. Water quality
  - d. Re-vegetation and plant materials
  - e. Slope stabilization
  - f. Vector control
  - g. Flood management
  - h. Habitat preservation

As part of construction, all noxious weeds (Perennial Pepper Weed (Tall White-top)) and thistle will need to be treated and removed from banks and bottoms, and new plant material should be introduced to stabilize slopes, including willows, current and wildrose. Severe erosion below the rock walls is impacting the streambed and the adjacent park property. Erosion control measures, including slope stabilization is required.

2. The applicant shall provide a 20-foot wide public access, non-motorized trail easement along the drainage channel (I did not see this on the plans), connecting to Wedekind Park and the regional trail system.

3. The applicant shall construct a 10-foot wide crusher fine multipurpose trail along the drainage channel, connecting Wedekind Park and the regional trail system, in compliance with Washoe County Green Book Standards.
4. Prior to any grand disturbing activity, the applicant shall submit a landscaping design plan to the Department of Community Services, Planning Division for review and approval. Said plan shall address, but not be limited to landscaping material (if plant material: type, size at time of planting, location to be planted and watering regime).

Amy Ray  
Fire Marshal



Tim Leighton  
Deputy Fire Chief

Charles A. Moore  
Fire Chief

January 6, 2015

Washoe County Community Services Department  
1001 East Ninth Street  
Reno, NV 89512

Re: Tentative Subdivision Map Case Number 14-003 (Falcon Ridge)

The Truckee Meadows Fire Protection District (TMFPD) will approve permit with the following conditions:

- If applicable, the CC&Rs/HOA regulations shall require that provisions be made to monitor, maintain and update, every three (3) years regardless of ownership, a maintenance plan for the common open space area. This plan shall be reviewed and approved by TMFPD.
- The maintenance of defensible space, dependent upon the fire hazard assessment rating, as designated by the *International Wildland Urban Interface Code* and the fire hazard map per NAC 472, shall be required.
- This development and all land and structures, shall meet the provisions of the WCC 60.

Please call me with questions at 775-326-6005.

Regards,

A handwritten signature in blue ink that reads "Amy Ray".

Amy Ray  
Fire Marshal

**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT**  
1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520  
Office 775.326.6000 Fax 775.326.6003

TM14-003  
EXHIBIT G

1355 Capital Blvd. • P.O. Box 30013 • Reno, NV 89520-3013  
P 775.834.8080 • F 775.834.8003

December 29, 2014

Jason Gilles, P.E.  
TEC Civil Engineering Consultants  
9480 Double Diamond Parkway, Suite 200  
Reno, NV 89521

**RE: Falcon Ridge Townhomes Tentative Map  
Acknowledgement of Water Service**  
(Tentative Map Review – 142 Units)

Dear Mr. Gilles:

I have reviewed the plans for the above referenced development (“Project”) and have determined the Project is within the Truckee Meadows Water Authority’s retail water service area. This letter constitutes an Acknowledgment of Water Service pursuant to NAC 445A.6666, and the Truckee Meadows Water Authority hereby acknowledges that Truckee Meadows Water Authority is agreeable to supplying water service to the Project per the preliminary water supply plan, subject to applicant satisfying certain conditions precedent, including, without limitation, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure in accordance with our rules and tariffs. This Acknowledgement does not constitute a legal obligation by Truckee Meadows Water Authority to supply water service to the Project, and is made subject to all applicable Truckee Meadows Water Authority Rules.

Review of conceptual site plans or tentative maps by Truckee Meadows Water Authority does not constitute an application for service, nor implies a commitment by Truckee Meadows Water Authority for planning, design or construction of the water facilities necessary for service. The extent of required off-site and on-site water infrastructure improvements will be determined by Truckee Meadows Water Authority upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan by the local health authority. Because the NAC 445A Water System regulations are subject to interpretation, Truckee Meadows Water Authority cannot guarantee that a subsequent water facility plan will be approved by the health authority or that a timely review and approval of the Project will be made. The Applicant should carefully consider the financial risk associated with committing resources to their project prior to receiving all required approvals. After submittal of a complete Application for Service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement necessary for the Project. All fees

must be paid to Truckee Meadows Water Authority prior to water being delivered to the Project.

Please call me at (775) 834-8026 at your convenience if you have any questions.

Sincerely,

Holly M. Flores, P.E.  
Senior Engineer

cc: Chris Anderson, P.E., Washoe County District Health Dept.  
#14-4124



# Reno-Tahoe International Airport

P.O. Box 12490 • Reno, NV 89510-2490 • (775) 328-6400 • Fax (775) 328-6510

January 2, 2015

Trevor Lloyd  
Senior Planner  
Washoe County Community Services Department  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

**Re: Falcon Ridge Development – (035-660-02)**

Dear Mr. Lloyd:

The proposed residential project is within the Airport Airspace Plan for Reno-Tahoe International Airport (RTIA) and specifically underneath the approach surface as defined by Federal Aviation Regulations (FAR) Part 77. An aviation easement acknowledging the location of this property in relation to the RTIA was recorded on February 23, 2006 as document number 3352511.

The proposed residential project is also in the immediate vicinity of the Sparks Visual Approaches for runways 16L/16R and the Reno 330 and Reno 360 Departures for runways 34 L/34R and also within the 80 dBA L<sub>max</sub> noise contour. As a result, occupants of these future residences will experience aircraft overflights and/or noise.

Should this project be approved, please include the following as condition of approval:

*The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45 dBA L<sub>dn</sub> prior to the issuance of a building permit.*

Additionally, the following measures could assist in notifying future property owners of their location in proximity to the flight paths and also mitigate the noise from normal aircraft operations:

- Inclusion of a formal noise disclosure relevant to aircraft overflights and noise, as a separate document from the Title Agreement and attached to any parcel map, tentative map or final map for approval.
- Incorporation of an air conditioning system in all dwelling units.

The Airport Authority can provide a list of qualified acoustical consultants and a sample noise disclosure upon request. Thank you for your continuous cooperation. If you have any questions, please call me at (775) 328-6476 or lbutterfield@renoairport.com or Dan Bartholomew, Manager of Planning & GIS at (775) 328-6801 or dbartholomew@renoairport.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Lissa K. Butterfield".

Lissa K. Butterfield  
Senior Airport Planner



**REGIONAL TRANSPORTATION COMMISSION**

*Public Transportation · Streets and Highways · Planning*

January 6, 2015

FR: Chrono/PL 183-15

Mr. Trevor Lloyd, Senior Planner  
Community Services Department  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

**RE: TM14-003 (Falcon Ridge)**

Dear Trevor,

The applicant is requesting a tentative subdivision map to develop a previously approved and recorded 142 lot single family attached residential subdivision. The property is located on El Rancho Drive directly east of Maynard Drive.

The RTC issues were addressed in letters dated May 16, September 14, and October 8, 2007. Copies of the letters are enclosed. Our comments remain the same.

Thank you for the opportunity to comment on this project. If you have any questions, please feel free to contact me at 335.1918.

Sincerely,

Debra Goodwin  
Planning Administrator

DG/jm

Enclosures

Copies: Bill Gall, City of Reno, Community Development  
Marchon Miller, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Doug Maloy, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission

985 Falcon Ridge

May 16, 2007

FR: Chrono/SH 83-07

Ms. Sandra L. Monsalve, Planner  
Washoe County Community Development  
P.O. Box 11130  
Reno, NV 89520-0027

**RE: COMPREHENSIVE PLAN AMENDMENT CP07-002 (FALCON RIDGE)**

Dear Sandra

We have reviewed the subject application and have the following comments and recommendations on the Comprehensive Plan Amendment.

**Comments and Recommendations**

1. The applicant is a request to amend the Sun Valley Area Plan to re-designate +/-25.6 acres consisting of 143 parcels from the land-use of HDS to LDU located along the north side of El Rancho Drive approximately ¼ mile east of Sun Valley Boulevard.
2. The 2030 Regional Transportation Plan (RTP) identifies El Rancho Drive as an arterial highway with moderate-access control. To maintain arterial capacity, the following 2030 RTP access management standards need to be followed.

Access Management Standards-Arterials <sup>1</sup> , Collectors, Rural Highways							
Access Management Class	Posted Speeds	Signals per mile	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing <sup>2</sup>
Moderate Access Control	40-45 mph	3 or less	Raised or painted w/turn pockets	Yes 500 feet minimum	No, on 6 or 8 lane roadways w/o signal	Yes <sup>5</sup>	200ft/300ft

<sup>1</sup> On-street parking shall not be allowed on any new arterials per Policy 7 of the Congestion Management Systems (Chapter 9). Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy Level of Service.

<sup>2</sup> Minimum spacing from signalized intersection/spacing from other driveways.

<sup>3</sup> Minimum spacing on collectors.

<sup>4</sup> If there are more than 30 inbound right-turn movements during peak hour.

<sup>5</sup> If there are more than 60 inbound right-turn movements during peak hour.

3. The traffic study submitted with the application shows analysis of El Rancho Drive, existing and new driveways and the intersection of El Rancho Drive and Sun Valley Boulevard north of the project. The traffic study states that the majority of the project traffic 55% is to and from the south of the project on El Rancho Drive. No traffic analysis was shown to the south. The RTC would recommend that all project impacts be analyzed in a traffic study regardless of

4. jurisdictional boundaries. This study would include, at a minimum, the intersection of Sullivan Lane and El Rancho Drive and El Rancho Drive south of the project. In the absence of a site plan, the RTC raises concerns about two other access issues. The 2030 RTP reflects the Outer Ring Road corridor running just north of Falcon Ridge development. There should be discussions held regarding the possible impacts to the Falcon Ridge project and potential connections. The second concern is the Silverwing Development, adjacent to the Falcon Ridge development and access to El Rancho Drive, potentially through Falcon Ridge.
5. To provide access to existing RTC RIDE transit service, the applicant should dedicate the right-of-way, if needed and construct a concrete passenger boarding/alighting pad to serve the existing bus stop located on El Rancho Drive and Moore Park. In addition the bus stop should be connected to the internal pedestrian circulation system by a sidewalk at least five feet wide. The applicant or their consultant should allow ten working days for review of any required transit improvements. Questions regarding improvements to provide access to RTC RIDE service should be directed to the RTC Senior Planner Tina Wu at 348.0400.

Thank you for the opportunity to comment on this project. Please feel free to contact Patrice Echola of my staff at 348.0480 if you have any questions or comments.

Sincerely



Jack M. Lorbeer  
Planning Manager

JML/PE/jm

Copies to: Washoe County Commission  
Washoe County Planning Commission  
Adrian Freund, Washoe County Community Development  
Julie Masterpool, RTC Engineering  
Debra Goodwin, RTC Planning  
Tina Wu, RTC Public Transportation  
Patrice Echola, RTC Planning



**REGIONAL TRANSPORTATION COMMISSION**

*Public Transportation • Streets and Highways • Planning*

September 14, 2007

FR: Chrono/SH 83-07

Mr. Trevor Lloyd, Planner  
Washoe County Community Development  
P.O. Box 11130  
Reno, NV 89520-0027

**RE: FOLLOW UP COMMENTS ON COMPREHENSIVE PLAN AMENDMENT CP07-002  
(FALCON RIDGE)**

Dear Trevor

This letter is a follow-up to our meeting with you, the developer and their traffic engineer (Solaegui Engineers), the City of Sparks and the RTC held at our Sutro Office on Tuesday September 11, 2007 involving the Falcon Ridge development (625 dwelling units at full build-out) located on El Rancho Boulevard approximately ¼ mile east of Clear Acre Lane. At the meeting, you informed us that the County Commission on August 28, 2007 returned the proposed amendment back to the Washoe County Planning Commission and directed the developer to re-submit the application with the inclusion of a traffic signal at the El Rancho/Moorpark/Falcon Ridge main access road.

The amendment was first submitted to the Planning Commission (PC) on August 1, 2007. At that meeting the PC recommended approval of the development with no traffic signal. Prior to the August 1, 2007 meeting, the RTC, the developer and their traffic engineer, the City of Sparks and Washoe County staff had met to review the proposed access plan as submitted by the developer's traffic engineer. The proposal included all movements into the property right-in/right-out and left-in only prohibiting left-outs of the property onto southbound El Rancho Drive. The prohibition was due to vertical and horizontal sight-distance issues which represented a safety hazard. Left-turns out of Moorpark Court directly across the street from the proposed main entrance to Falcon Ridge are currently not allowed for the same sight distance issues. The RTC supported the access plans proposed by the developer, for access to the site, which were sent to and approved by the PC.

In response to the resubmission of this project with the inclusion of a traffic signal, the RTC has the following additional comments and recommendations:

1. Installation of a traffic signal at the Falcon Ridge/Moorpark/El Rancho intersection is not recommended for the reasons discussed herein. Per Nevada Revised Statutes 484.781, Nevada Department of Transportation (NDOT) has adopted the Manual of Uniform Traffic Control Devices (MUTCD). The MUTCD is a federal standard governing traffic control devices published by the Federal Highway Administration (FHWA). NRS 484.781 requires, local authorities to conform to the standards and specifications adopted by NDOT for traffic control devices, i.e. the MUTCD. Based on discussions with the developer's traffic engineer, traffic volumes for the intersection will not meet the MUTCD signal warrants identified in Chapter 4C now or in the future.

2. These signal warrants are based upon a number of factors including the number of vehicles, pedestrian activity, vehicular speeds, crash history, population and number of traffic lanes. The signal warrants, define the minimum conditions under which installing traffic control signals might be justified. Furthermore, the MUTCD states that, a traffic control device should not be installed unless one or more of the factors described in this chapter are met.

Unwarranted or improperly install traffic signals can cause numerous problems. Even the best designed and operated signals usually increase delay when compared to unsignalized intersections. However, unnecessary delay is a common feature of an unwarranted traffic signal. This unnecessary delay results in significant fuel waste and higher motorist costs. Delay at unwarranted traffic signals can breed gross disrespect toward signals as well as other traffic control devices. In addition, the use of less adequate routes may be encouraged in an attempt to avoid such signals. Crash frequency can be significantly increased at unwarranted signals or at locations where installation was not based on sound engineering analysis. Crashes related to signal control usually develop during periods of comparatively low volume and result from rear-end collisions and drivers either willfully or unintentionally running the red light.

Timing of the proposed traffic signal also presents additional safety concerns. As presented as an option in the Washoe County Staff Report, the signal would be required after recordation of the 143rd residential lot. In the time period prior to installation, the intersection would either be functioning as an uncontrolled full movement intersection or with left turn restrictions as originally proposed. In the event the intersection was allowed to operate with full movements, a detailed analysis of the sight distance for the existing alignment of El Rancho Drive should be reviewed to determine the safety of left-turn movements at Moorpark Court and the project access.

As identified in the Regional Transportation Plan (RTP), the goal of implementing better management of the transportation system included the development of an access management plan. In order to maintain capacity on our regional network, it is recognized that intersection and driveway spacing must be controlled to limit the adverse impact to the roadways. Allowing full movement intersections or traffic signals indiscriminately will compromise the capacity of the regional road network.

The alternative to the installation of a traffic signal is to limit left turns from the minor street at the intersection as presented in the original specific plan by the developer. The RTC supports the original proposal as presented by the developer and their traffic engineer. Currently, the intersection restricts left-turn movements from Moorpark Court with a center median on El Rancho Drive. Due to the limited sight distance on the existing alignment of El Rancho Drive, the left-turn movements from the side streets onto El Rancho Drive should continue to be restricted. The project also has proposed to provide a right turn deceleration lane into the project driveway and to continue widening of El Rancho Drive to provide a left-turn pocket to the west for the El Rancho Drive/Maynard Street intersection.

3. The RTP identifies El Rancho Drive is a moderate-access control arterial with no improvements scheduled in either the 2012 or 2030 scenarios. To be eligible for a credit against the Regional Road Impact Fee (RRIF) program, capital improvements must be included in the RRIF Capital Improvement Program (CIP). A request to add projects to the RRIF CIP can be made once the project has been approved by the local authority. In addition, a detailed traffic analysis for the El Rancho Drive corridor from Clear Acre Lane to McCarran Boulevard will be required identifying the needed capacity improvements to meet the 10 year horizon and show the proposed project improvements meet the 10 year plan including the standard regional road cross-section. See the attached typical 98 foot right-of-way section for a four-lane facility. In order for a traffic signal to qualify for impact fee credits, the signal must meet MUTCD warrants and be located at the intersection of two regional roadways. Therefore, the proposed signal at El Rancho/Moorpark intersection will not be eligible for impact fee credits. A letter requesting to enter into a Capital Contribution Front Ending Agreement (CCFEA) must be submitted prior to the initiation of work with a fully executed agreement in place before completion of work on the improvements. Questions regarding RRIF credits should be directed to Chris Louis, RTC Engineering Senior Traffic Engineer, at 348.0171.
  
4. It is our understanding that the developer offered partial funding of the unwarranted traffic signal with the remaining costs to be provided by other sources. Consistent with past practice, staff will not recommend to the Board that the RTC participate in funding an unwarranted signal.

Thank you for the opportunity to comment on this project. Please feel free to contact me with any questions at 348.0480.

Sincerely



Jack M. Lorbeer  
Planning Manager

JML/PE/jm  
Enclosures

Copies to:

- Washoe County Commission
- Washoe County Planning Commission
- Adrian Freund, Washoe County Community Development
- Jon Ericson, City of Sparks Public Works
- Janelle Thomas, City of Sparks Public Works
- Greg Krause, RTC Executive Director
- Derek Morse, P.E., RTC Deputy Executive Director
- Blaine Petersen, RTC Engineering
- Chris Louis, RTC Engineering
- Julie Masterpool, RTC Engineering
- Patrice Echola, RTC Planning
- Mike Riley, Codega Planning and Design



**REGIONAL TRANSPORTATION COMMISSION**

*Public Transportation • Streets and Highways • Planning*

October 8, 2007

FR: Chrono/SH 83-07

Mr. Trevor Lloyd, Planner  
Washoe County Community Development  
P.O. Box 11130  
Reno, NV 89520-0027

**RE: TENTATIVE SUBDIVISION MAP CASE NO. TM07-007 (FALCON RIDGE)**

Dear Trevor

We have reviewed the subject application and have the following comments and recommendations.

**Comments and Recommendations**

The applicant is requesting to merge and re-subdivide 143 parcels on +/-25.6 acres, to develop 269-lot townhomes/condominiums located on the north side of El Rancho Drive and east of Sun Valley Boulevard.

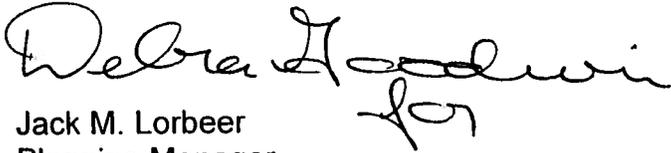
The RTC issues were addressed in letters dated September 14 and 20, 2007, copies of the letters are enclosed. Our comments remain the same.

To provide access to RTC RIDE transit service, the applicant should dedicate right-of-way, if needed and construct a concrete passenger boarding/alighting pad to serve the existing bus stop. In addition, the bus stop should be connected to the internal pedestrian circulation system by a sidewalk at least five feet wide. The applicant or their consultant should allow ten working days for review of any required transit improvements. Questions regarding improvements to provide access to RTC RIDE service should be directed to the RTC Senior Planner Tina Wu at 348.0400 when preliminary site plans are available.

Page 2

Thank you for the opportunity to comment on this project. Specific questions regarding RTC comments or the need to meet with the applicants should be directed to Patrice Echola, Transportation Planner, at 335.1904.

Sincerely

A handwritten signature in black ink, appearing to read "Jack M. Lorbeer". The signature is written in a cursive style with a large initial "J".

Jack M. Lorbeer  
Planning Manager

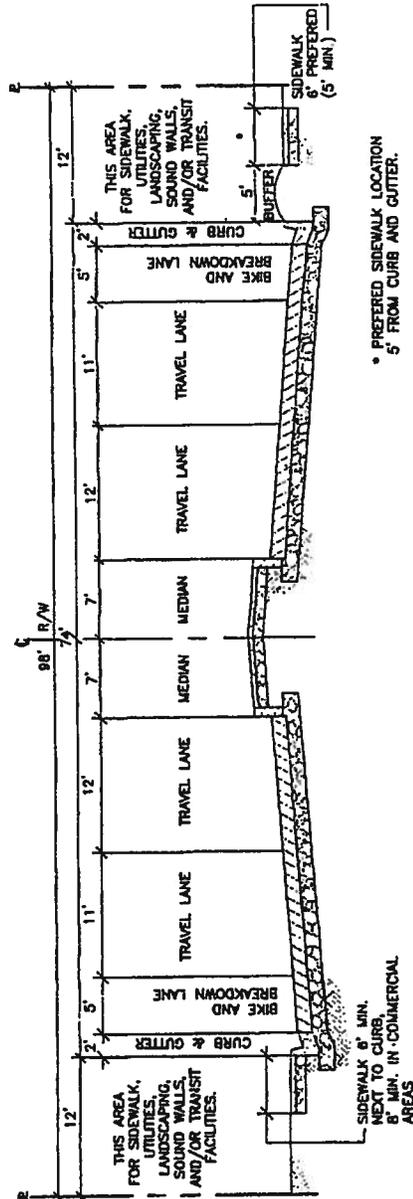
JML/PE/jm

Enclosures

Copies to: Washoe County Commission  
Washoe County Planning Commission  
Adrian Freund, Washoe County Community Development  
Blaine Petersen, RTC Engineering  
Tina Wu, RTC Public Transportation  
Patrice Echola, RTC Planning

/4721011 Falcon Ridge.doc

# EXHIBIT E TYPICAL 4-LANE RIGHT-OF-WAY SECTION



**TYPICAL 98' RIGHT-OF-WAY SECTION  
FOUR TRAVEL LANES**

MARCH, 2002  
Client/Project  
REGIONAL TRANSPORTATION COMMISSION  
RIGHT-OF-WAY SECTION

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2002-01-02 11:24AM Dr. Edvardson

**Stantec Consulting Inc.**  
Suite 100, 6980 Sierra Center Parkway  
Reno NV U.S.A.  
89511  
Tel: 775.850.0777  
Fax: 775.850.0787  
www.stantec.com



**Stantec**

ORIGINAL SHEET - M51 A



**Washoe County School District**

425 East Ninth Street \* P.O. Box 30425 \* Reno, NV 89520-3425  
Phone (775) 348-0200 \* (775) 348-0304 \* www.washoecountyschools.org

Board of Trustees: Barbara Clark, President \* Dave Aiazzi, Vice President \* Lisa Ruggerio, Clerk  
Estela Gutierrez \* John Mayer \* Barbara McLaury \* Howard Rosenberg \* Pedro Martinez, Superintendent

January 6, 2015

Trevor Lloyd, Senior Planner  
Washoe County Planning & Development Division  
1001 E. Ninth Street  
Reno NV 89520

RE: Falcon Ridge (TM14-003)

Dear Mr Lloyd,

The Washoe County School District appreciates the opportunity to provide input regarding the **Falcon Ridge project**. WCSD incorporates several review criteria in order to provide comprehensive school impact statements regarding such projects. Our review includes, but is not limited to, any circumstance or condition that may impact school facilities, maintenance, operations, special programs, transportation and staffing levels at our school sites and support facilities.

The **Falcon Ridge project** is located within the attendance boundaries for Allen Elementary, Traner Middle, and Hug High Schools. Enrollment counts and estimates for each school are listed below:

**Allen Elementary K-6**  
**2014-2015 Enrollment = 618**  
**Base Capacity = 621**  
**Total # of Classrooms = 25**

2014-2015 Count Day Enrollments and Classroom Usage	Kindergarten	1 <sup>st</sup> & 2 <sup>nd</sup> Grades	3 <sup>rd</sup> Grade	4 <sup>th</sup> -6 <sup>th</sup> Grades	Pre-K	Other Special Education	Totals	% of School's Base Capacity
<b>2014-2015 Enrollment</b>	<b>87</b>	<b>185</b>	<b>85</b>	<b>251</b>	<b>10</b>	<b>Included in overall K-6 count</b>	<b>618</b>	<b>100%</b>
<b># of Classes</b>	<b>5</b>	<b>10</b>	<b>4.5</b>	<b>8.5</b>	<b>1</b>	<b>2</b>	<b>31</b>	<b>124%*</b>

\*Pre-K, Kindergarten and Special Education classes include fewer students per classroom, which results in an overcapacity of the available classrooms in the school due to the special needs of these younger and special education students.

**Number of new elementary students anticipated based on 142 SFR units = 24**

**Traner Middle School 6-8**  
**2014-2015 Enrollment = 755**  
**Base Capacity = 749**  
**Total # of Classrooms = 30**

2014-2015 Count Day Enrollments and Classroom Usage	6 <sup>th</sup> Grade	7 <sup>th</sup> & 8 <sup>th</sup> Grades	G&T/SWAS 6 <sup>th</sup> -8 <sup>th</sup> Grades	Gym/Fitness	Music	Special Ed/ESL	Totals	% of School's Base Capacity
<b>2014-2015 Enrollment</b>	<b>138</b>	<b>617</b>	<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>Included in overall K-6 count</b>	<b>755</b>	<b>101%</b>
<b># of Classes</b>	<b>5</b>	<b>24</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>4</b>	<b>36</b>	<b>120%*</b>

\*G&T, SWAS, ESL and Special Education classes include fewer students per classroom, which results in an overcapacity of the available classrooms in the school due to the special needs of these students.

**Number of new middle school students anticipated based on 142 SFR units = 11**

**Hug High School 9-12**  
**2014-2015 Enrollment = 1395**  
**Base Capacity = 1645**  
**Total # of Classrooms = 67**

2014-2015 Count Day Enrollments and Classroom Usage	9 <sup>th</sup> -12 <sup>th</sup> Grades	G&T/SWAS	Gym/Fitness	Music	ROTC	Special Ed/ESL	Totals	% of School's Base Capacity
<b>2014-2015 Enrollment</b>	<b>1378</b>	<b>17</b>	<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>Included in overall K-6 count</b>	<b>1395</b>	<b>85%</b>
<b># of Classes</b>	<b>54</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>68</b>	<b>101%*</b>

\*G&T, SWAS, ESL and Special Education classes include fewer students per classroom, which results in an overcapacity of the available classrooms in the school due to the special needs of these students.

**Number of new high school students anticipated based on 142 SFR units = 10**

### **Options Available to the District to Accommodate Additional Residential Growth:**

Currently, the Washoe County School District's only significant source of capital funding is through allocated property tax revenues. With the recent recession, property values and the associated property tax revenues significantly decreased. Even with the gradual recovery in property values, the legislatively imposed 3% cap on residential property tax increases has limited the property tax revenues available to the school district. The Washoe County School District currently does not have bonding capacity to build new schools. WCSD desires to continue to work with our regional and statewide partners to find a sustainable funding source for building new schools and maintaining our existing schools.

In the event of an over-capacity situation at any school, the primary option available to the District is to send such students to the nearest school(s) with available seats, which would entail busing such students to one or more schools throughout the District.

### **Financial Impact:**

The Washoe County School District does not have a funding source for new construction or capital improvement needs beyond the currently allocated funds remaining in the now-expired 2002-2012 Rollover Bond Program. These rollover bond funds will be completely exhausted by the end of 2017.

### **Recommended WCSD Condition(s):**

Should Washoe County approve this project, WCSD recommends inclusion of the following disclosure:

*A disclosure shall be made by the developer to each homebuyer on their closing documents that students in this subdivision may be assigned to the nearest school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.*

The District hopes this analysis is useful to the Washoe County Planning Commission and the Washoe County Commission in making a decision about the Falcon Ridge project. Thank you for the opportunity to comment.

Sincerely,

*Mike Boster*

**Michael S. Boster**

School Planner

[Washoe County School District Capital Projects](#)

14101 Old Virginia Road

Reno NV 89521

775.789.3810

cc: Pete Etchart; Chris Cobb; Joe Gabica; Tami Zimmerman; Randy Baxley; Lindsay Anderson

*The District utilizes data from the University of Nevada's Center for Regional Studies; the Truckee Meadows Regional Planning Agency; the Nevada State Demographer's office; the Nevada Governor's Office of Economic Development; and current and historical WCSD student enrollment statistics.*



January 5, 2015

**Washoe County  
Community Services  
Department Utility  
Services Division**

4930 Energy Way  
Reno, NV 89502  
Tel: 775-954-4600  
Fax: 775-954-4610

To: Trevor Lloyd, Community Development  
From: Timothy Simpson E.I., Engineering Services Technician  
Subject: TM14-003, Falcon Ridge (142 lots)

***The Community Services Department (CSD) has reviewed the subject application and has the following comments:***

1. The applicant is proposing to develop a previously approved and recorded 142-lot, single-family attached residential, common open space subdivision. The subject properties are located along the north side of El Rancho Drive approximately ¼ mile east of Sun Valley Boulevard and is within the Sun Valley Area Plan.
2. Sanitary sewer service will be provided by the Washoe County
3. Domestic Water will be served by Truckee Meadows Water Authority (TMWA).

***The Community Services Department recommends approval provided the following conditions are met:***

1. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
2. Applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
3. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
4. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. Please submit this in a TIFF file format.
5. The sewer connection to SVGID Sewer Interceptor shall be accomplished per SVGID's design standards and inspected by SVGID.
6. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems.
7. Any previously constructed sanitary sewer collection system shall be adequately flushed, vacuum tested, and inspected to the satisfaction of the CSD.



Utility Services

8. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
9. Easements and real property for all sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
10. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
  - a. the estimated sewage flows generated by this project,
  - b. projected sewage flows from potential or existing development within tributary areas,
  - c. the impact on capacity of existing infrastructure,
  - d. slope of pipe, invert elevation and rim elevation for all manholes
  - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities
11. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed and accepted.
12. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
13. A minimum 20-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
14. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.