



Tentative Map Case No. TM16-009 & Special Use Permit Case No. SW16-003

Washoe County Planning Commission

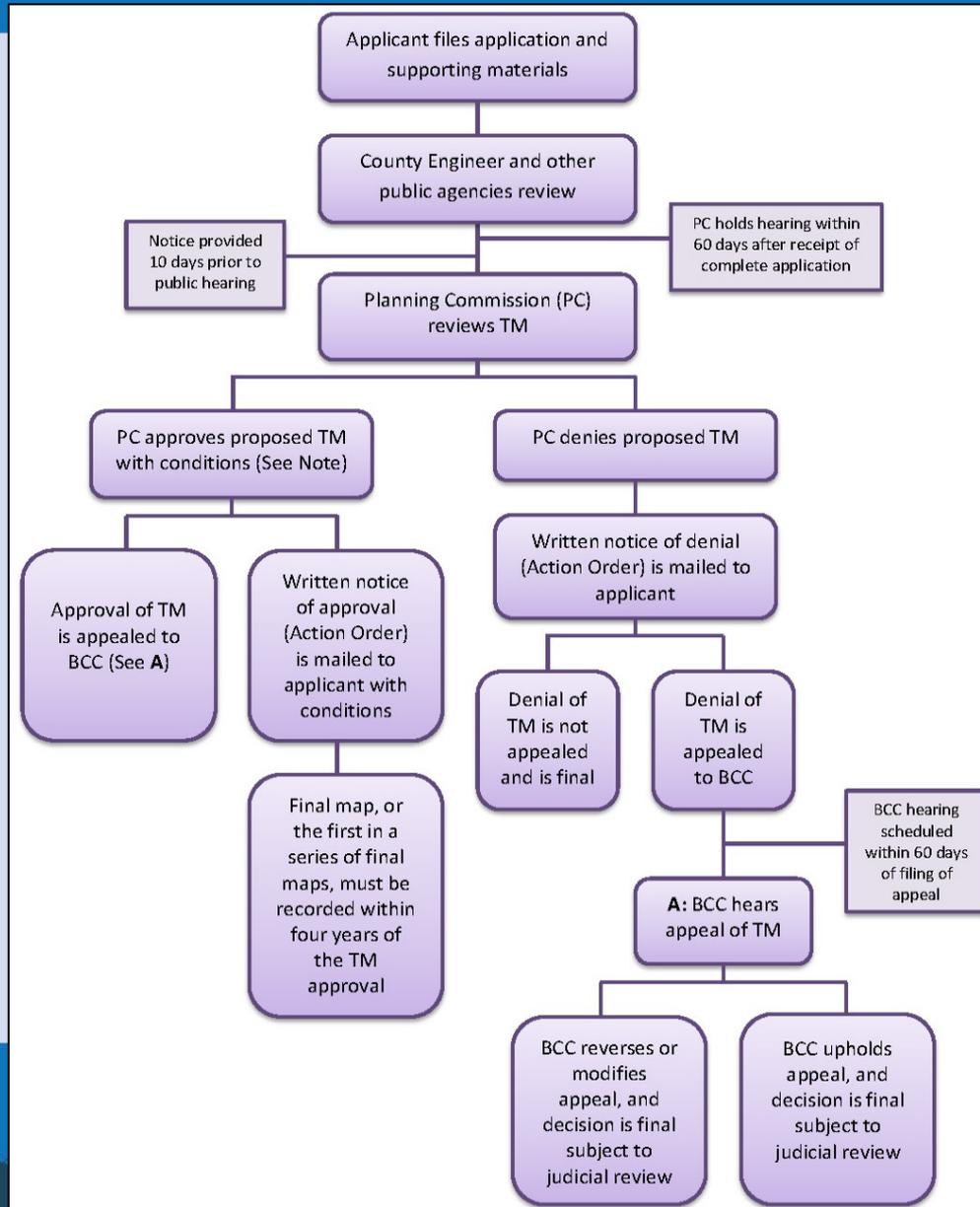
June 6, 2017

Ascenté Subdivision





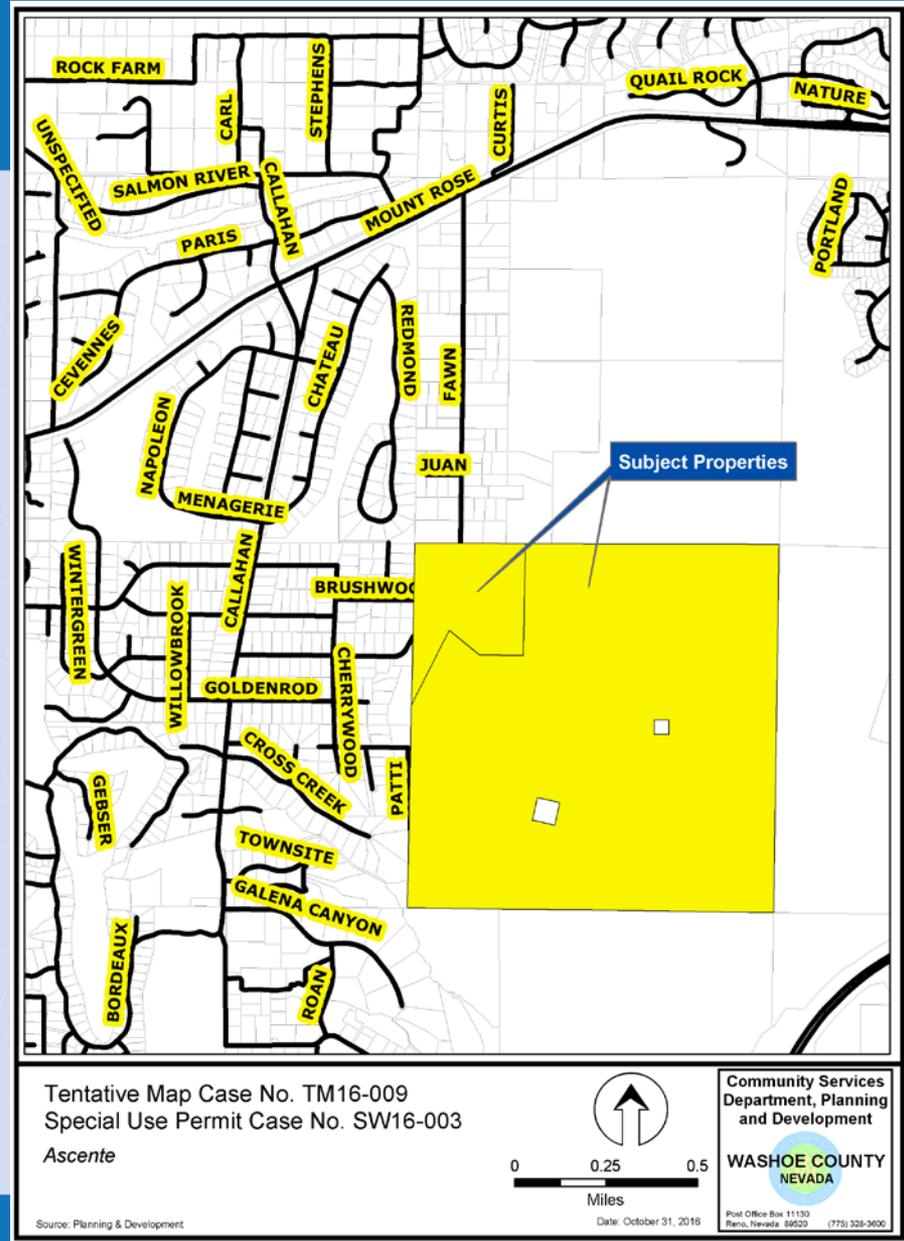
Review Process





Vicinity Map

South of Mt. Rose Hwy
East of Callahan Road
South of Fawn Lane

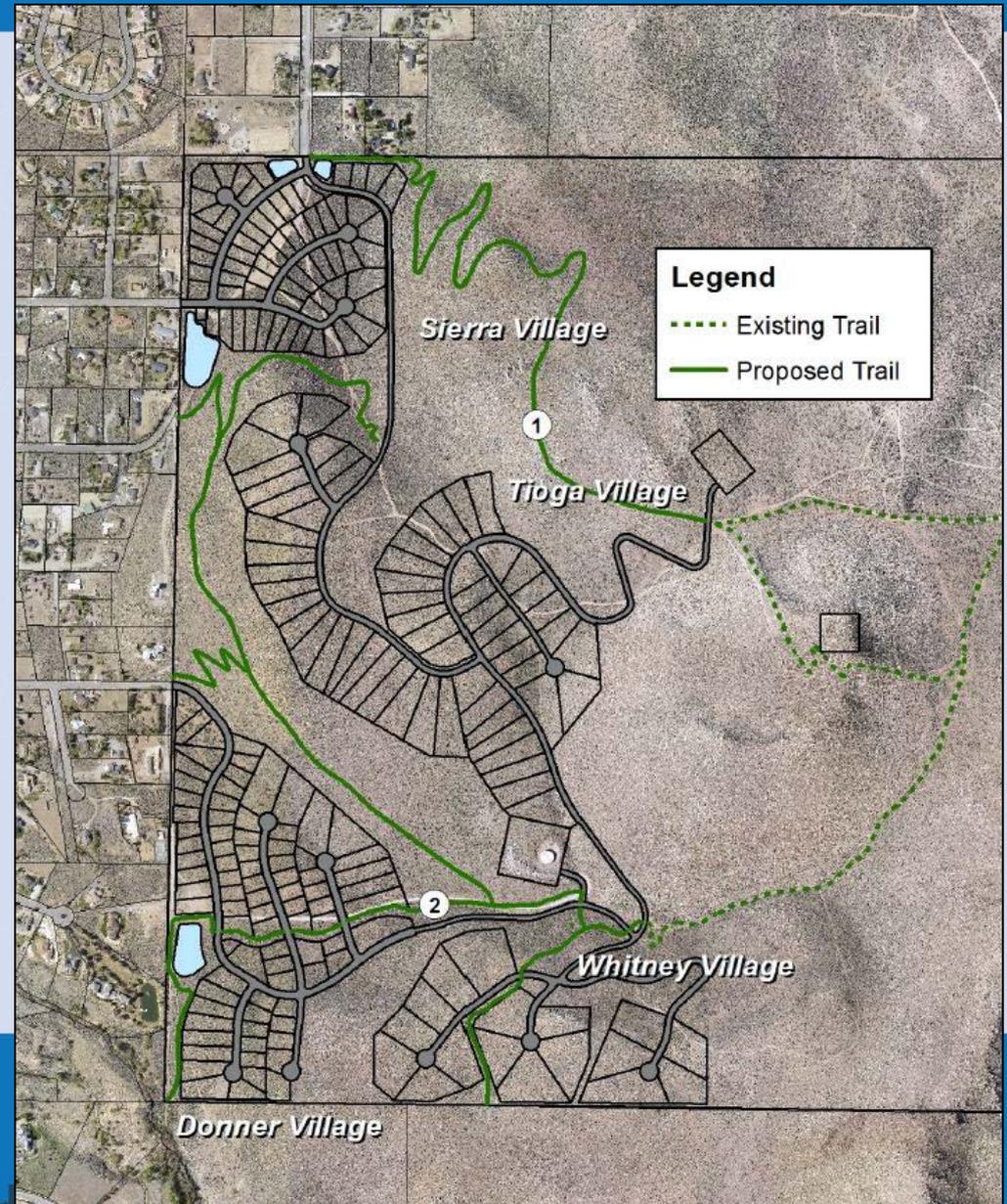




Proposed Tentative Map

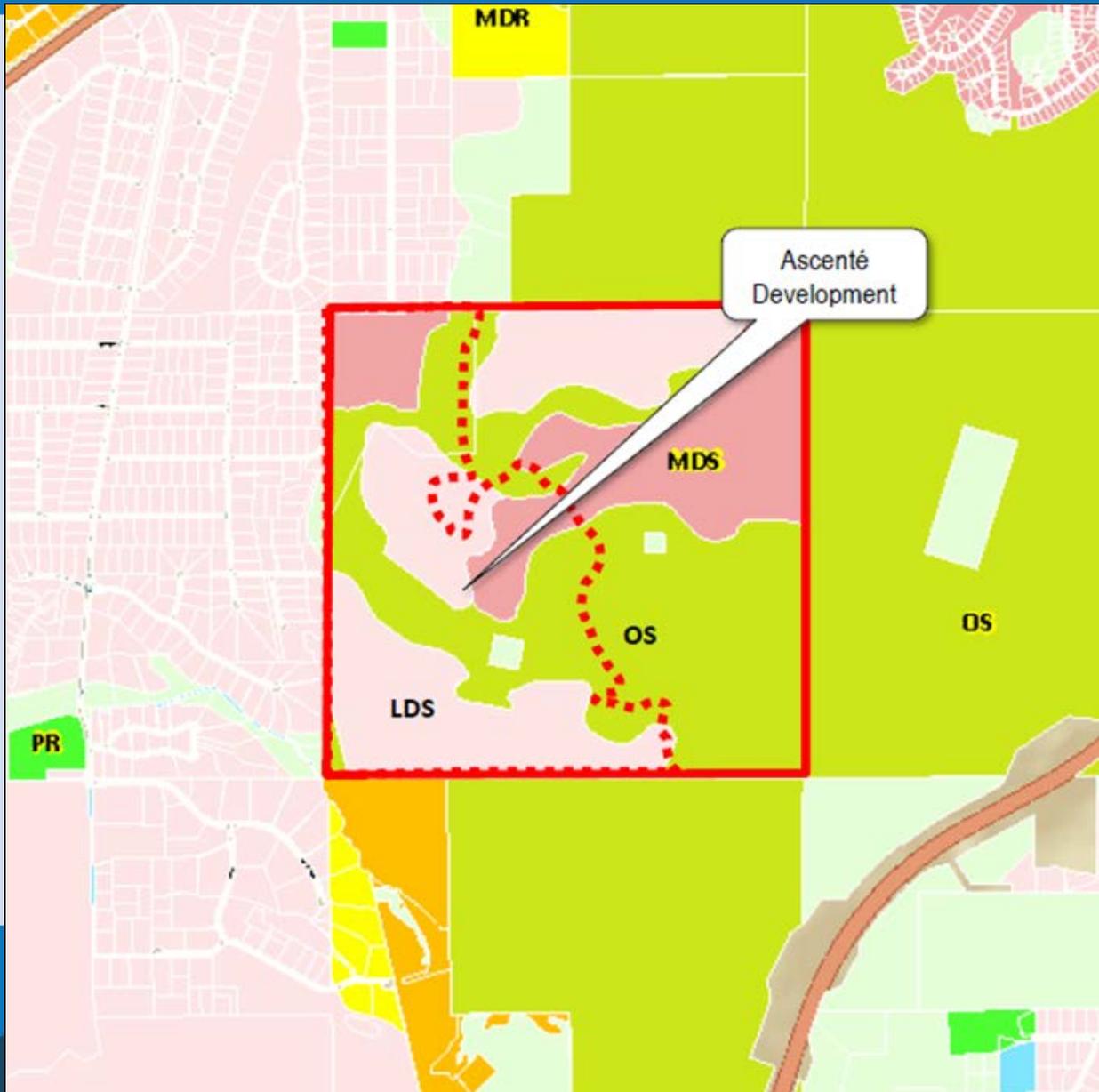
Ascenté:

- 225 residential lots
- 10,120 s.f. min. lot size
- 91,450 s.f. max. lot size
- 24,450 s.f. average lot size
- 225 acres – Project Size
- 80 acres of open space





Regulatory Zoning





Original vs. Updated Application

Comparison Between October Submittal and April Redesign			
Area of Impact	October Design	April Redesign	Improvements
Number of lots	281 lots	225 lots	Reduction of 56 lots
Project size	281 acres	225 acres	Reduction of 56 acres
Impacts on schools	76 students	61 students	Reduction of 15 students
Traffic	2,674 Average Daily Trips	2,141 Average Daily Trips	Reduced traffic by 20%
Fawn Lane	No roadway improvements proposed	Installation of traffic calming devices and construction of a pedestrian pathway along Fawn Lane right-of-way.	Increased safety for both vehicular and pedestrians on Fawn Lane.
Storm Drain	On-site storm drain mitigation meets County standards	Added on-site flood mitigation and designed detention basins to be over sized to handle additional storm drainage.	Improves drainage design for overall Callahan Ranch area and protects neighboring homes.
Lot Buffering Between Existing Neighborhoods and New Development	Limited perimeter homes to single-story	Added 40' wide buffer adjacent to existing homes. Added 20' wide buffer next to Patti Lane.	Buffer areas will be HOA maintained.
Grading*	170 acres disturbance 1.7M cu. yd. cut 1.5 cu. yd. fill	124 acres disturbance 610K cu. yd. cut 521 cu. yd. fill	27% less disturbed area Cut volume: 64% less Fill volume: 65% less

*Also reduced max. cut heights by 32% and max. fill heights by 40%



Design Guidelines

- **Standards for developers and homeowners**
- **Protect rural character**
- **Implement Forest Area Plan policies**
- **Topics such as:**
 - Fencing
 - Lighting
 - Defensible space
 - Buildable area
 - Height restrictions
 - Grading
 - Walls
 - Landscaping

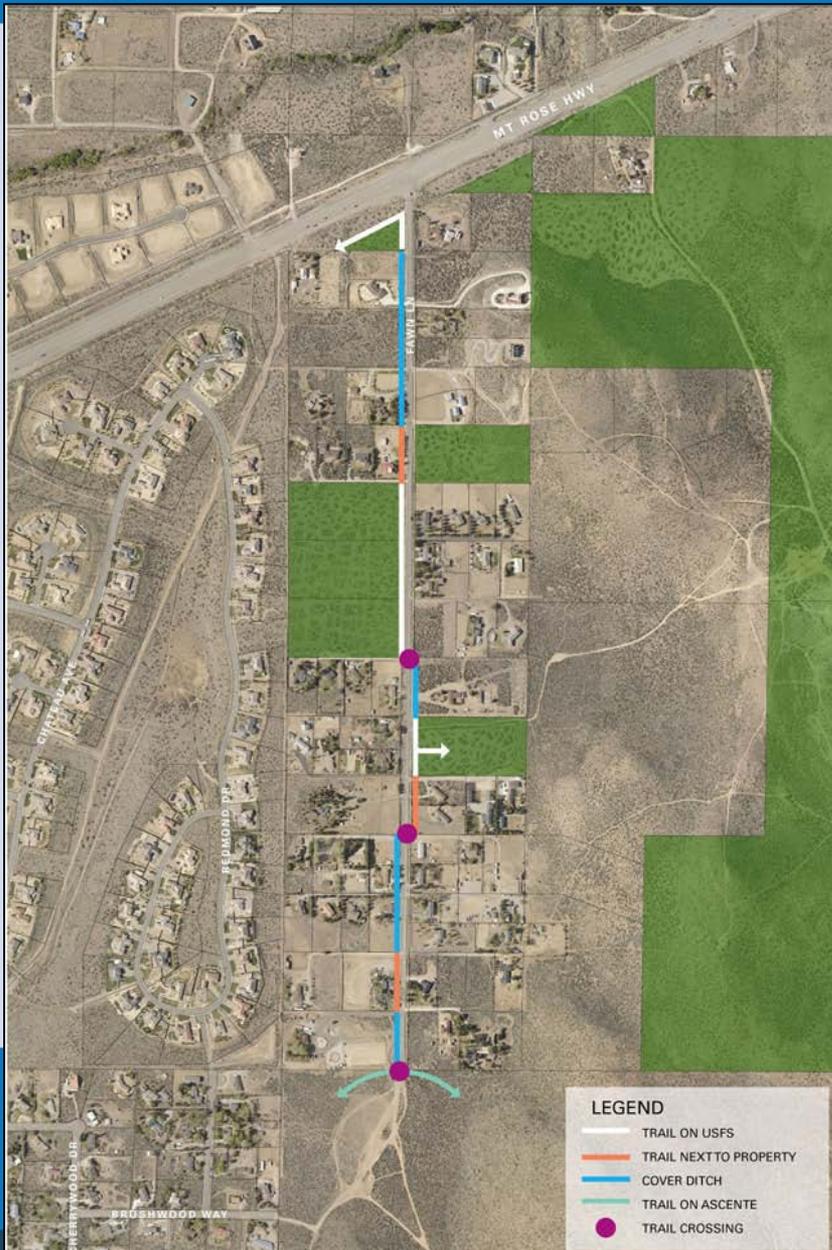


Landscaping

- **Landscaped buffers between project site and surrounding properties (20-40+ feet in width)**
- **Tree-lined streets**
- **Significant common open space**
- **Pedestrian/equestrian trail system**
- **Re-vegetation of disturbed areas**
- **Landscaping to be evaluated by Design Review Committee**

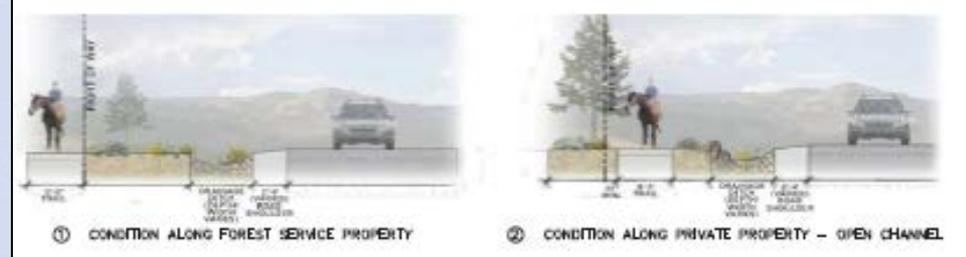
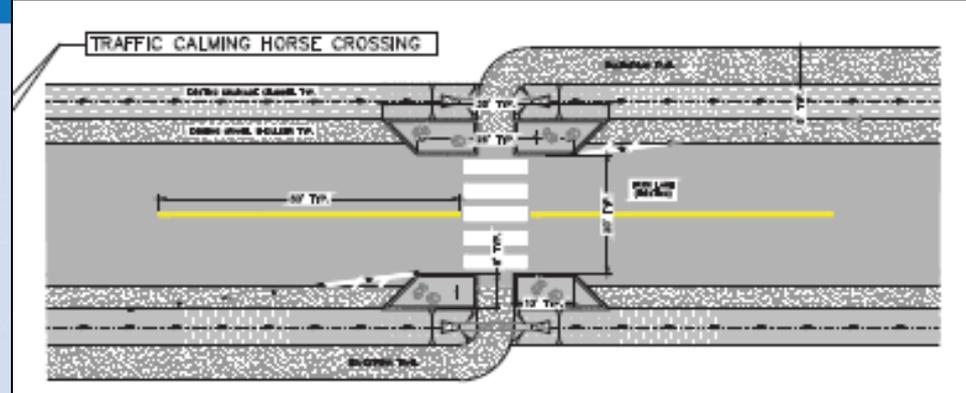


Trails Plan



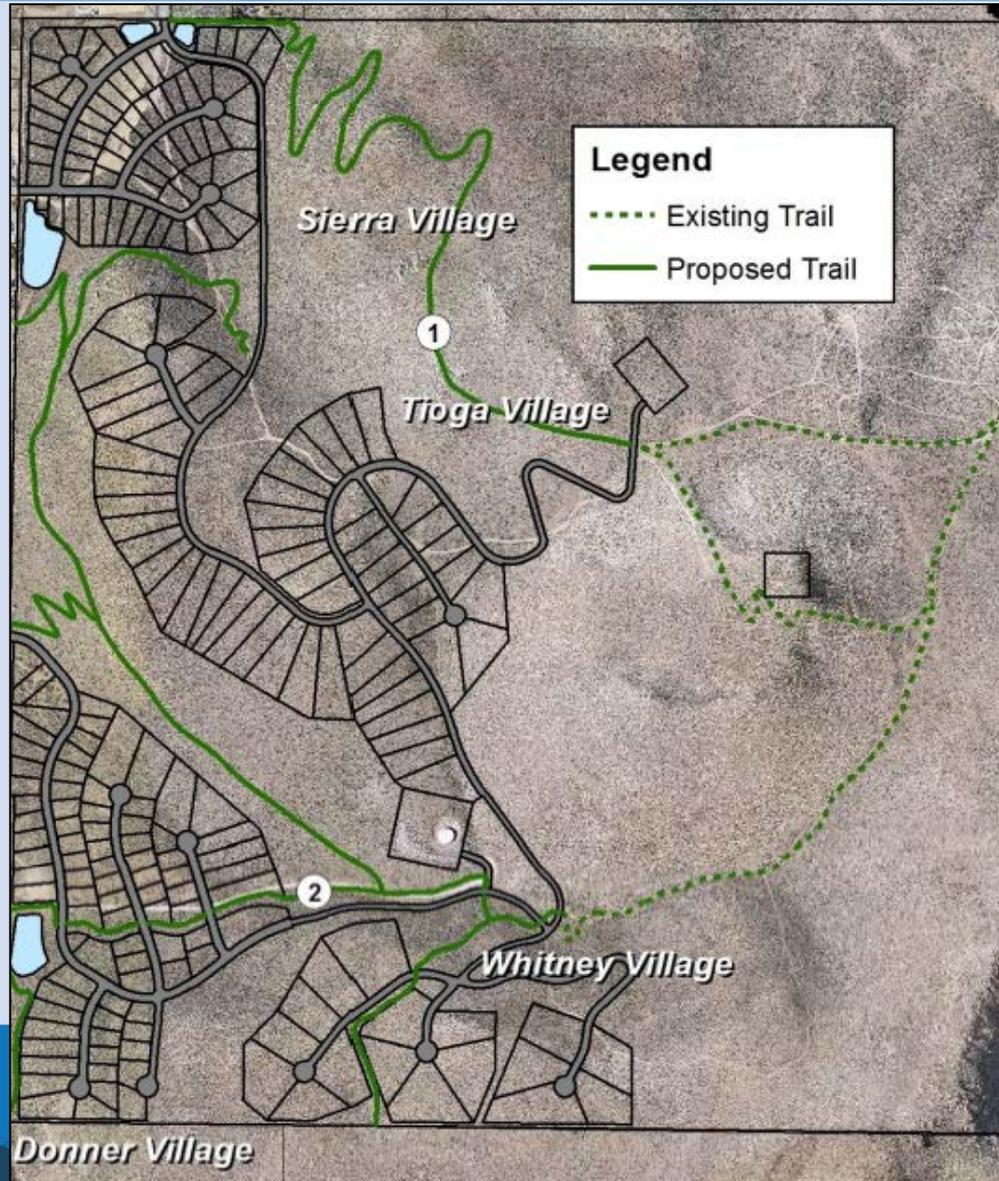
LEGEND

- TRAIL ON USFS
- TRAIL NEXT TO PROPERTY
- COVER DITCH
- TRAIL ON ASCENTE
- TRAIL CROSSING





Trails Plan





Forest Character Statement

- ◆ ***Minimize negative impacts on the area's character,***
- ◆ ***Minimize impacts related to light, air, and water pollution, wildlife and wildlife habitat***
- ◆ ***Blending of new development with any existing development.***
- ◆ ***Protect the area's unique natural resources as well as its scenic and rural heritage.***
- ◆ ***Grading shall complement the original contours of the landscape and minimize disruption to the natural topography***



Washoe County Schools

Hunsberger Elementary School

Estimated project impact = 34 new Elementary School students

Base Capacity = 758

2016-2017 Enrollment = 792

% of Base Capacity = 101%

Pine Middle School

Estimated project impact = 10 new Middle School students

Base Capacity = 1,096

2016-2017 Enrollment = 1,020

% of Base Capacity = 93%

Galena High School

Estimated project impact = 17 new HS students

Base Capacity = 1,692

2016-2017 Enrollment = 1,450

% of Base Capacity = 86%



Traffic

- **2,143 Average Daily Trips (ADT)**
- **169 AM and 225 PM peak hour trips**
- **Based on 225 single family dwellings**
- **Fawn Lane will absorb most of the traffic**
- **Operating at LOS “C”**
- **All local streets will carry less than 1,000 ADT and Fawn Lane will carry less than 2,000 ADT following buildout of the project.**



Roadway Improvements

- ◆ Traffic calming features on Fawn Lane.
- ◆ Equestrian/pedestrian path along Fawn Lane.
- ◆ An acceleration lane on Mt. Rose Highway at Fawn Lane.
- ◆ School bus waiting area at the Shawna Lane/Millie Lane intersection.
- ◆ Stop signs at the Cherrywood Drive/Cedarwood Drive intersection.
- ◆ Stop sign on the Goldenrod Drive/Cherrywood Drive intersection's westbound approach



Water Service

- **Provided by TMWA**
- **Dependent on construction of Mt. Rose Water Treatment Plant**
- **Recent TMWA improvements have led to significant reduction in pumping & increase in storage**
- **TMWA: “net zero impact on groundwater resources”**



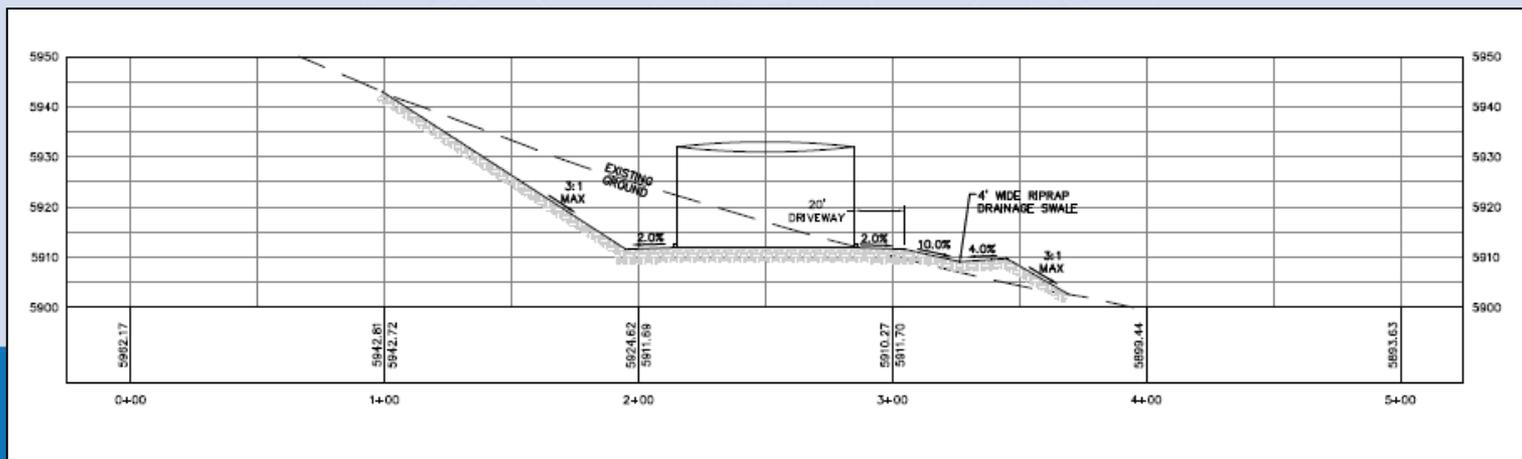
Sewer Service

- **Provided by Washoe County**
- **Treatment at TMWRF**
- **8” gravity sanitary sewer for most of project**
- **Individual sewer force mains for part of Whitney Village**
- **Two lift stations (Sierra Village and Donner Village)**
- **Lift stations are underground; control cabinet above**



Water Tank and Booster Station

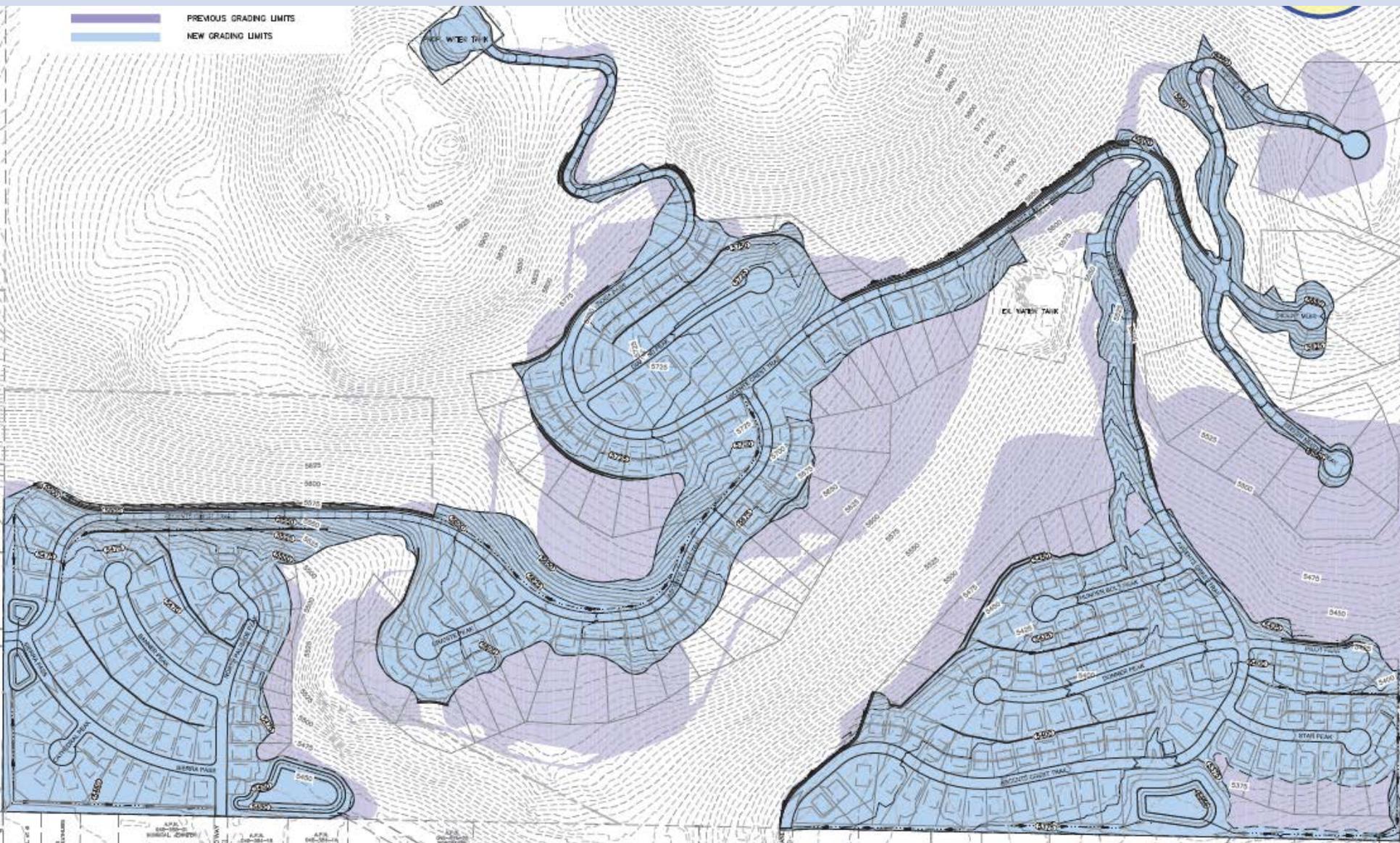
- 500,000 gallon water storage tank
- 20-feet tall; 70-feet in diameter
- Slopes limited to 3:1 and revegetated
- Tank color will blend with environment
- Booster pump station within 16-ft-tall, 800-square feet concrete masonry building





Grading

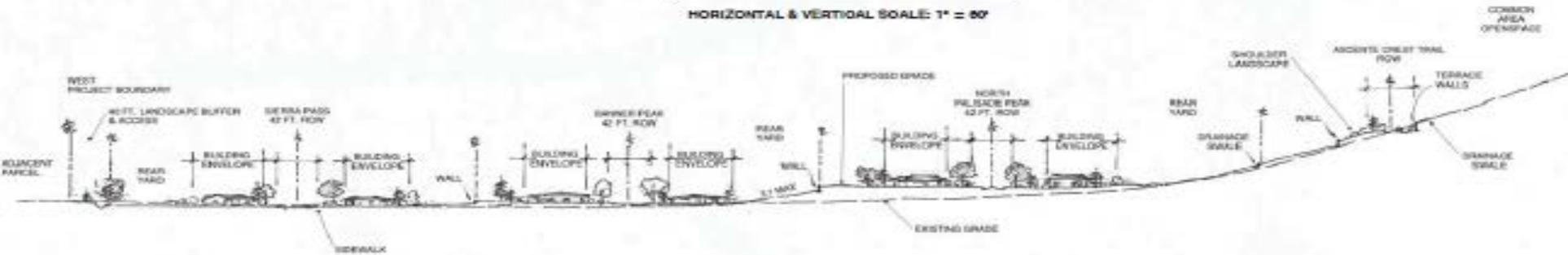
PREVIOUS GRADING LIMITS
NEW GRADING LIMITS



Grading

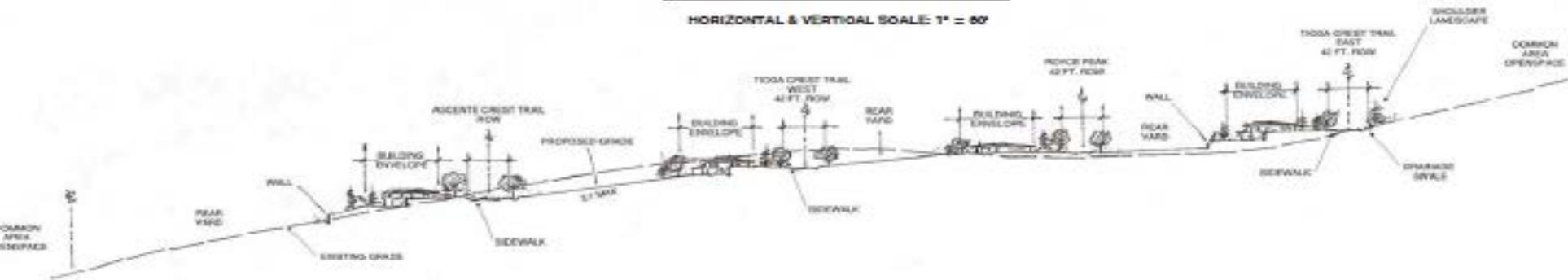
CROSS SECTION 'A' SIERRA VILLAGE

HORIZONTAL & VERTICAL SCALE: 1" = 80'



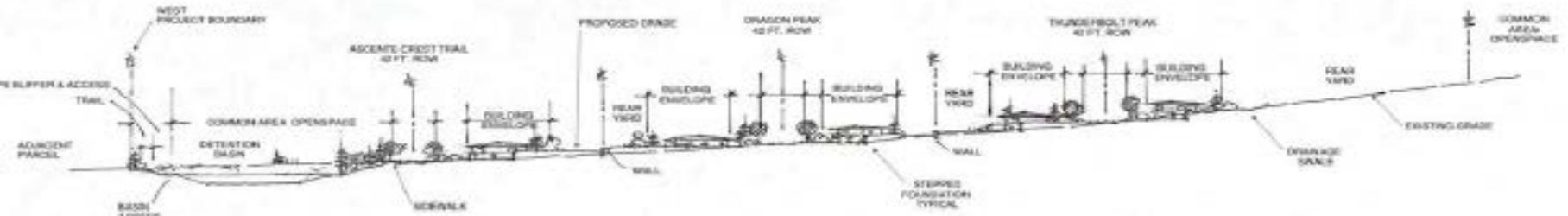
CROSS SECTION 'B' TIOGA VILLAGE

HORIZONTAL & VERTICAL SCALE: 1" = 80'



CROSS SECTION 'C' DONNER VILLAGE

HORIZONTAL & VERTICAL SCALE: 1" = 80'



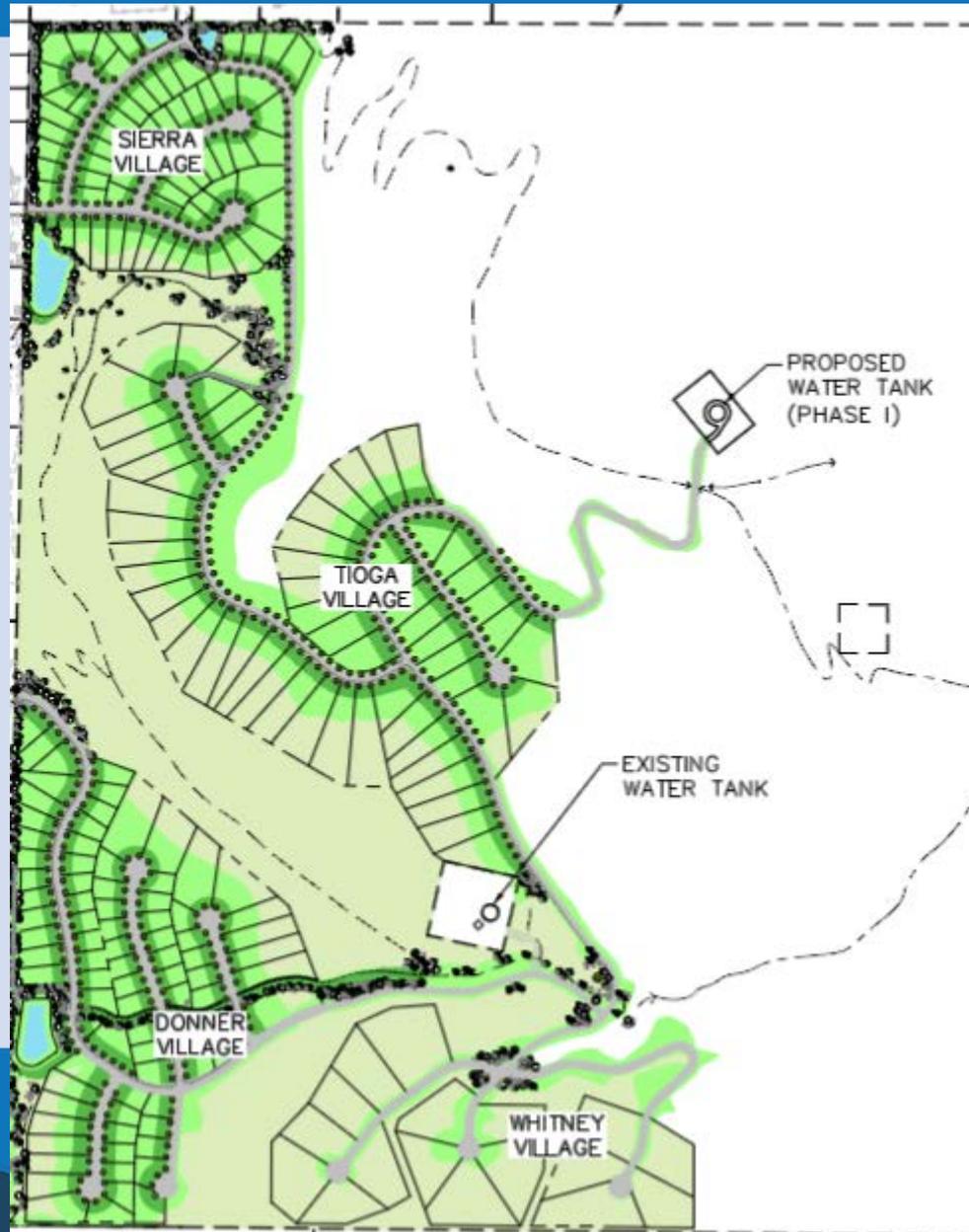


Grading

- ◆ Approximately 610,000 cubic yards of excavation.
- ◆ Maximum cut and fill slopes on site will not exceed a 3:1 slope.
- ◆ Utilize rockery walls not to exceed 10 feet in height.
- ◆ Hydro-seeding (revegetation), temporary irrigation, silt fences, fiber rolls and/or straw matting.
- ◆ Grading will be done in phases.
- ◆ Cut and fill slopes greater than 8 feet in height are prohibited.
- ◆ Utilization of natural contours and slopes.
- ◆ Preservation of Native Vegetation.



Drainage and Common Areas





Golden Eagle Nest

- ◆ Not listed as endangered species
- ◆ No requirements for eagles on private lands
- ◆ Immediate monitoring of this nest is recommended



Applicants will work with NDOW to establish a strategy to pursue regarding the potential eagle nest.





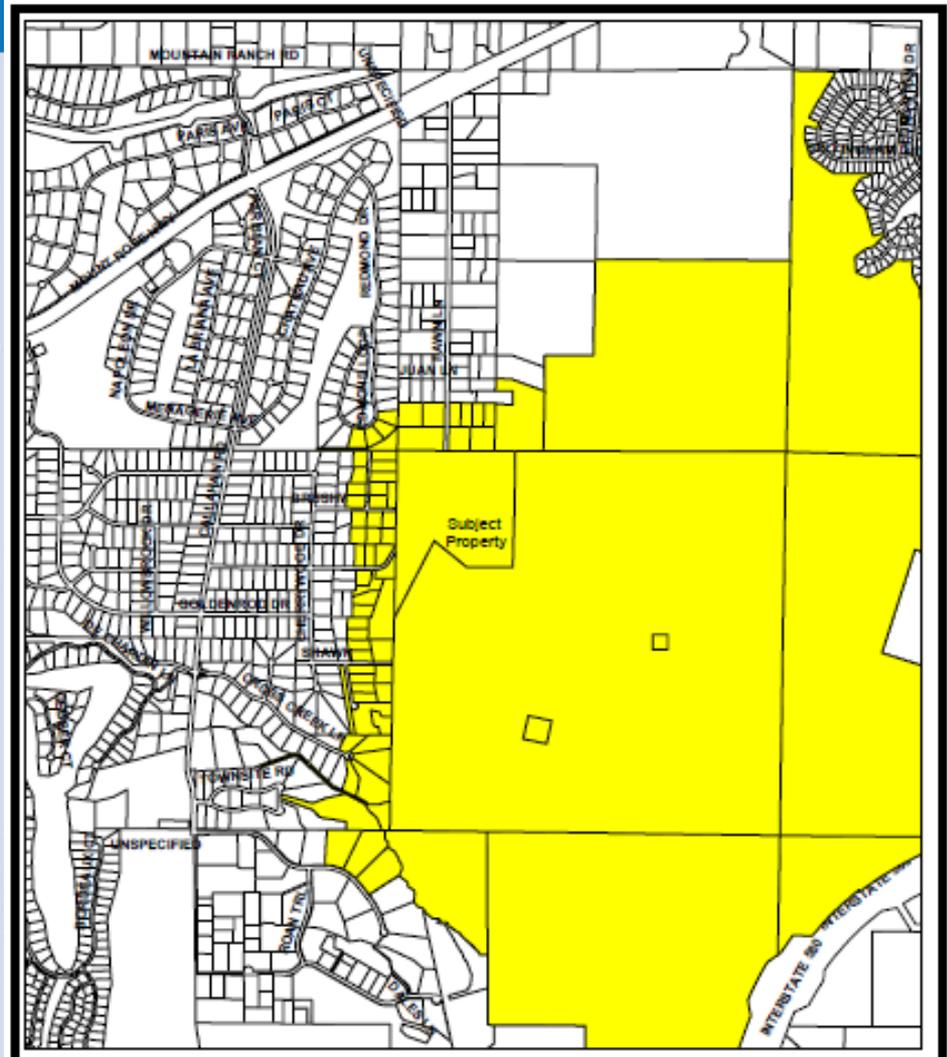
Community Meetings

- **Community Workshops June 25, 2016 and August 4, 2016**
- **South Truckee Meadows Washoe Valley Citizen Advisory Board Meetings – November 10, 2016 and May 11, 2017**
 - Additional traffic on local streets and on Mt. Rose Highway;
 - Impacts from grading, crushing of rock, extensive blasting, excessive cuts and fills;
 - Lack of adequate buffering/adjacency;
 - Will result in increased flooding;
 - Impacts to schools,;
 - Impacts to residential wells;
 - Incomplete geotechnical analysis with a lack of fault information;
 - Contaminated soils resulting from historic mining in the area;
 - Need for bonding in the event the project fails;
 - Prefer connection to Thomas Creek rather than Fawn Lane and Shawna Lane;
 - Concerns with fire hazards and a lack of adequate emergency access;



Notice Map

- ◆ 500 feet from Property
- ◆ 70 Different Property Owners
- ◆ Meets all noticing requirements of Article 608 and Article 810



TM16-009
Ascente

VICINITY MAP

Department of
Community
Services
**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520
(775) 328-3400

Source: Current Planning Program

Date: April 2017



Tentative Map Findings

- Plan Consistency.
- Design or Improvement.
- Type of Development.
- Availability of Services.
- Fish or Wildlife.
- Public Health.
- Easements.
- Access.
- Dedications.
- Energy.



Special Use Permit Findings

Special Use Permit Findings (WCC Section 110.810.30)

- Consistency.
- Improvements.
- Site Suitability.
- Issuance Not Detrimental.
- Effect on a Military Installation.

Forest Area Plan Findings (for Special Use Permits)

- F.12.3 No significant degradation of air quality will occur as a result of the permit.
- F.2.13 The community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.



Possible Motion for TM16-009 & SW16-003

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 TM16-009, with the conditions of approval included as Exhibit A to this matter, and Special Use Permit Case Number SW16-003, with the conditions of approval included as Exhibit B for this matter, for Ascenté, having made all findings in accordance with Washoe County Code Sections 110.608.25 and 110.810.30, and the Forest Area Plan.