



ASCENTÉ

PLANNING COMMISSION PUBLIC HEARING JUNE 6, 2017

Presentation:

Tentative Map (TM16-009) & Special Use Permit (SW16-003):

- 225 home sites on 225 acres (Southwest Reno)
- Includes 80 acres common open space
- Off-site Improvements
- Design Guidelines

Applicant/Developer: Symbio Development, LLC

Introduction



ASCENTÉ

- **How Did We Get Here?**
- **History of Forest Area Plan**
- **Key Discussion Areas**



Extensive Community Outreach

- Community Outreach Process
 - Open house community meetings
 - Meeting with adjacent property owners, small groups of neighbors, HOA groups
 - Ascenté website and flyers
 - 27 meetings with Washoe County staff
 - 2 CAB meetings
- Resulted in three project redesigns



Entitlement Process

Forest Area Plan → creates residential zoning

5 Year process
completed **2010**

Tentative Map → creates preliminary design

This is where we
are **TODAY**

Final Map → creates final design → construction plans

Next Step

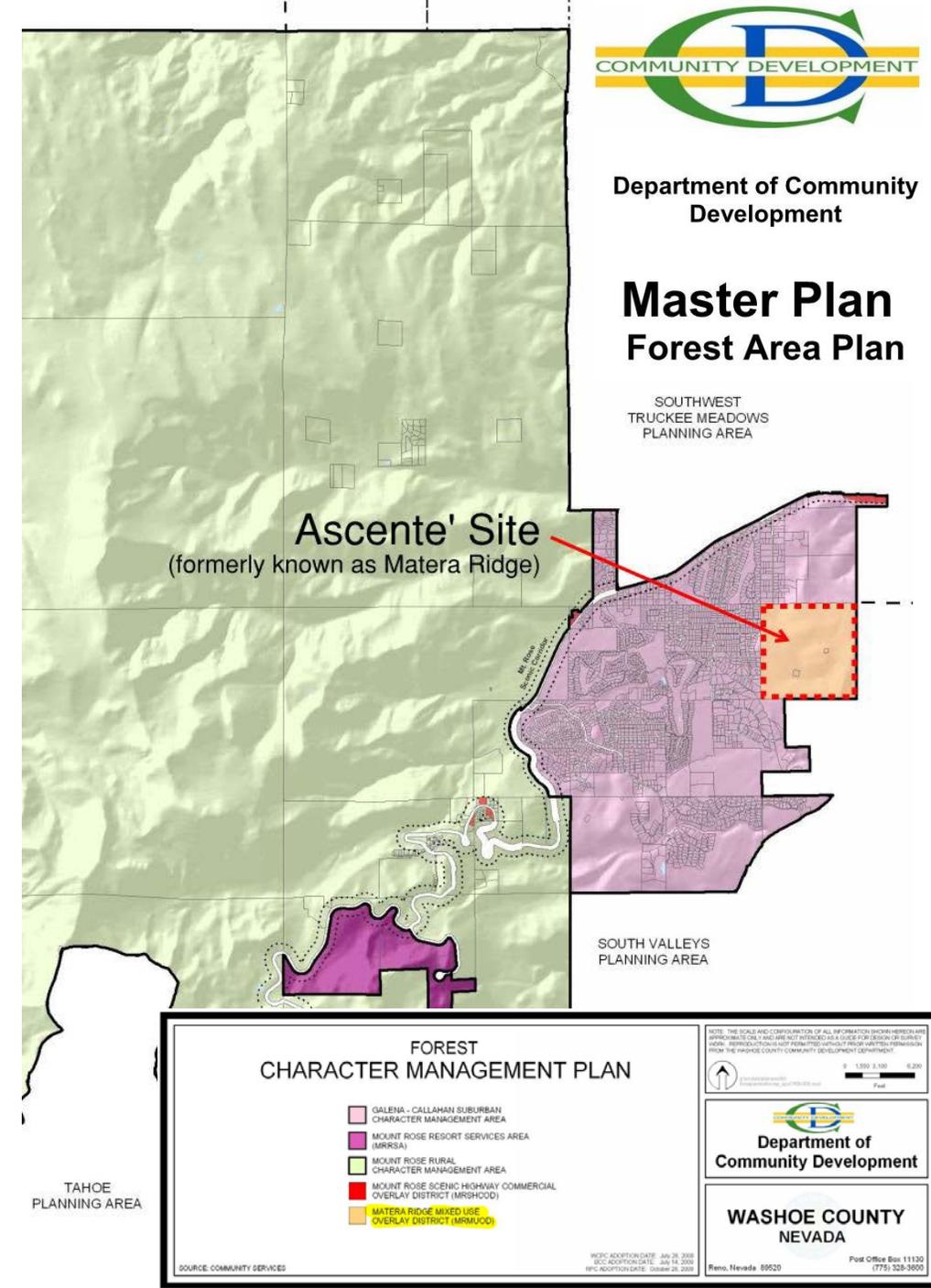
Forest Area Plan Process

PUBLIC COMMENT

We've used this land as open space, and development doesn't meet the rural character of the area.

RESOLUTION

- Forest Area Plan Update adopted in 2010
 - ✓ Madera Ridge Mixed-Use Overlay District (MRMUOD)
- Established Zoning
- Rural character design
 - ✓ Clustered development
 - ✓ Common open space
 - ✓ Grading and slope treatment
- Combines and conforms to County planning documents and guidelines



Department of Community Development

Master Plan Forest Area Plan

SOUTHWEST TRUCKEE MEADOWS PLANNING AREA

SOUTH VALLEYS PLANNING AREA

TAHOE PLANNING AREA

FOREST CHARACTER MANAGEMENT PLAN

NOTE: THE SCALE AND COMPARISON OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR CONSTRUCTION. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

Department of Community Development

WASHOE COUNTY NEVADA

Post Office Box 11132 Reno, Nevada 89520 (775) 325-3600

WCPIC ADOPTION DATE: July 28, 2009
ICC ADOPTION DATE: July 14, 2009
MFC ADOPTION DATE: October 26, 2009

SOURCE: COMMUNITY SERVICES

Common Open Space Design

PUBLIC COMMENT

Lot sizes do not conform to zoning regulations

RESOLUTION

- Open space & clustering of homes
 - ✓ Lots size range: 10,120 SF – 2.1 acres
 - ✓ Average lot size of ½ acre
 - ✓ 80 acres (35%) of open space
- Does NOT increase density or impacts
 - ✓ 225 homes on 225 acres
- Improves
 - ✓ Trails, groundwater recharge, flood control, detention basins
- Provides
 - ✓ Undeveloped land & wildlife travel corridors
- Maintained
 - ✓ by HOA but available for public use

Nearby Examples of Common Open Space Developments



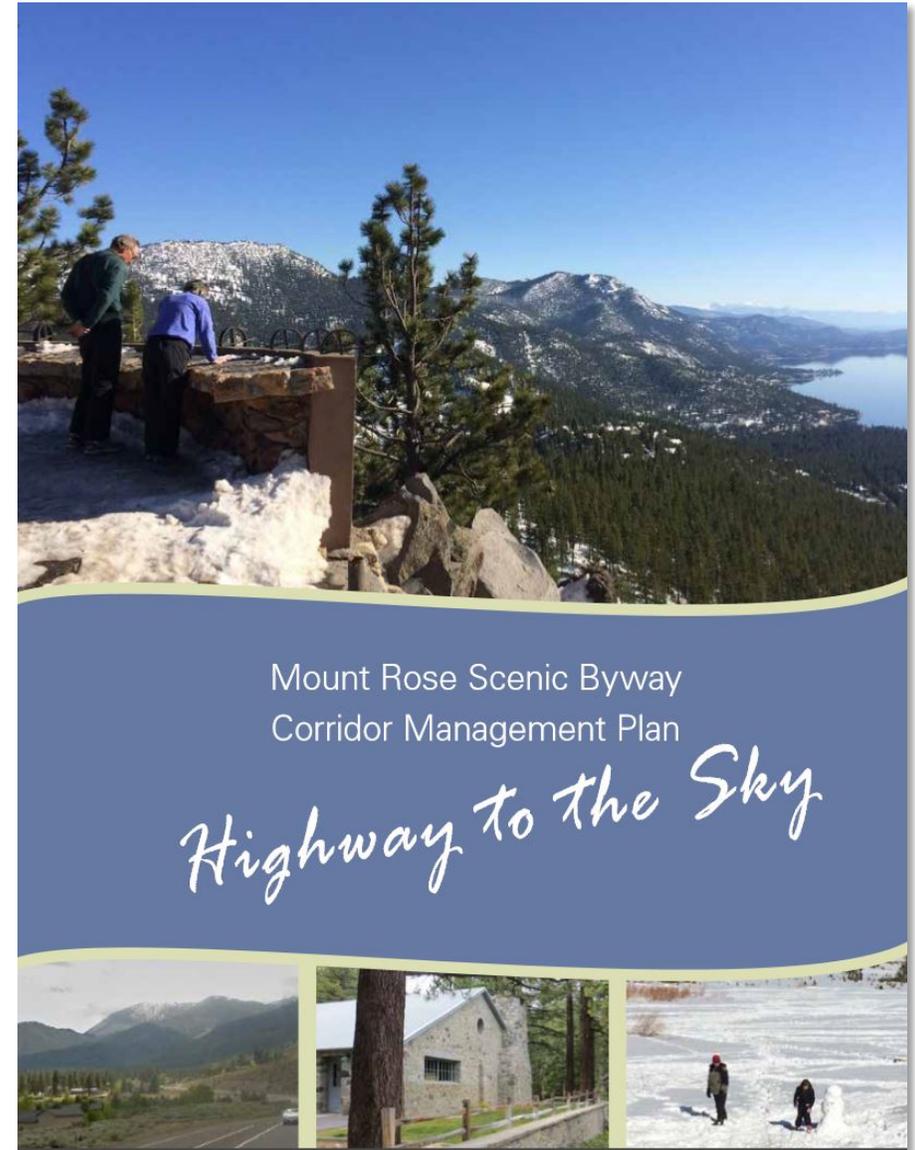
Mt. Rose Scenic Byways

PUBLIC COMMENT

The Steamboat Hills are protected from development by this document

RESOLUTION

- Addressed in Forest Area Plan
 - ✓ Grading standards
 - ✓ Viewshed standards
 - ✓ Improvements to roadways, signage & commercial uses
- Ascenté Design Guidelines



Tentative Map Process

PUBLIC COMMENT

Major Topics

- *Lead contamination*
- *Geotechnical & earthquake faults*
- *Storm drainage and flood management*
- *Impacts wells*
- *Traffic*
- *Wildlife*

RESOLUTION

- ✓ Preliminary engineering plans
 - Grading, drainage, utilities, roadways, geotechnical, utilities
- ✓ Conformance with Code & Forest Area Plan
- ✓ County staff recommends APPROVAL

Community Services Department
Planning and Development
TENTATIVE SUBDIVISION MAP
APPLICATION



Lead Contamination

PUBLIC COMMENT

Property is contaminated with lead

RESOLUTION

✓ Soil samples tested and found to be **less** than what occurs naturally in Nevada soils.

“No special conditions required related to lead contamination or clean-up based on the results.” per Washoe Co. Health District

PUBLIC COMMENT

Testing methods were sloppy using incorrect methods

RESOLUTION

✓ Independent testing lab
✓ Utilized EPA testing methods

EPA levels approved for residential soil:

400 ppm

Typical Nevada soil levels:

21 ppm

Ascenté soil:

4-18 ppm



Geotechnical Field Report & Earthquake Fault

PUBLIC COMMENT

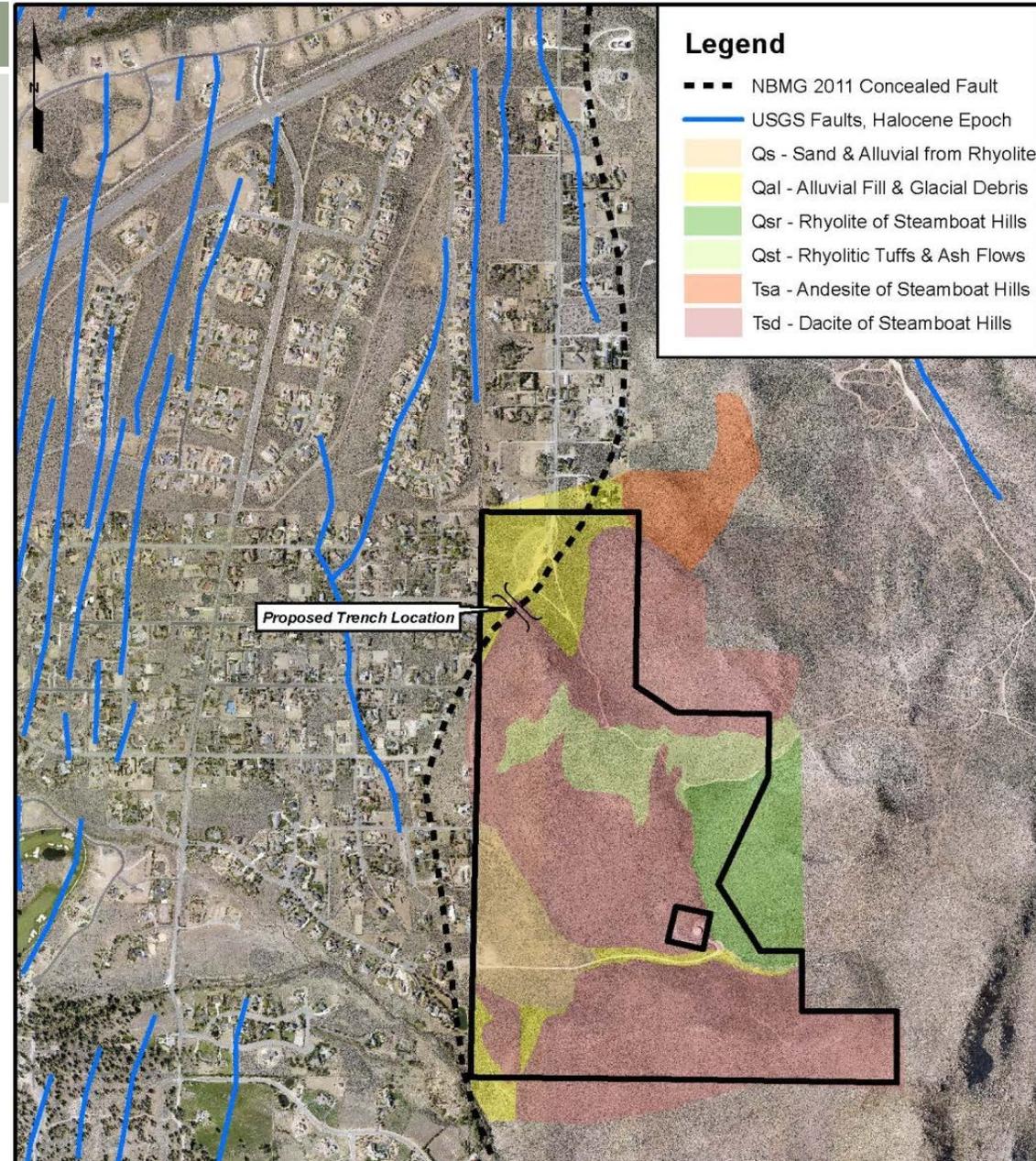
The site has active earthquake faults and should not be built upon.

RESOLUTION

- Preliminary Geotechnical Report
 - ✓ Soil suitability
 - ✓ Active earthquake faults (Active = Holocene ~ last 11,000 years)
 - ✓ Concealed fault

- Final Geotechnical Report
 - ✓ Soil analysis
 - Drill borings, dig test pits, laboratory testing of soil samples, recommendations for construction
 - ✓ Fault Study
 - Identification of fault lines

Fred Saunders
Exploration
Geologist



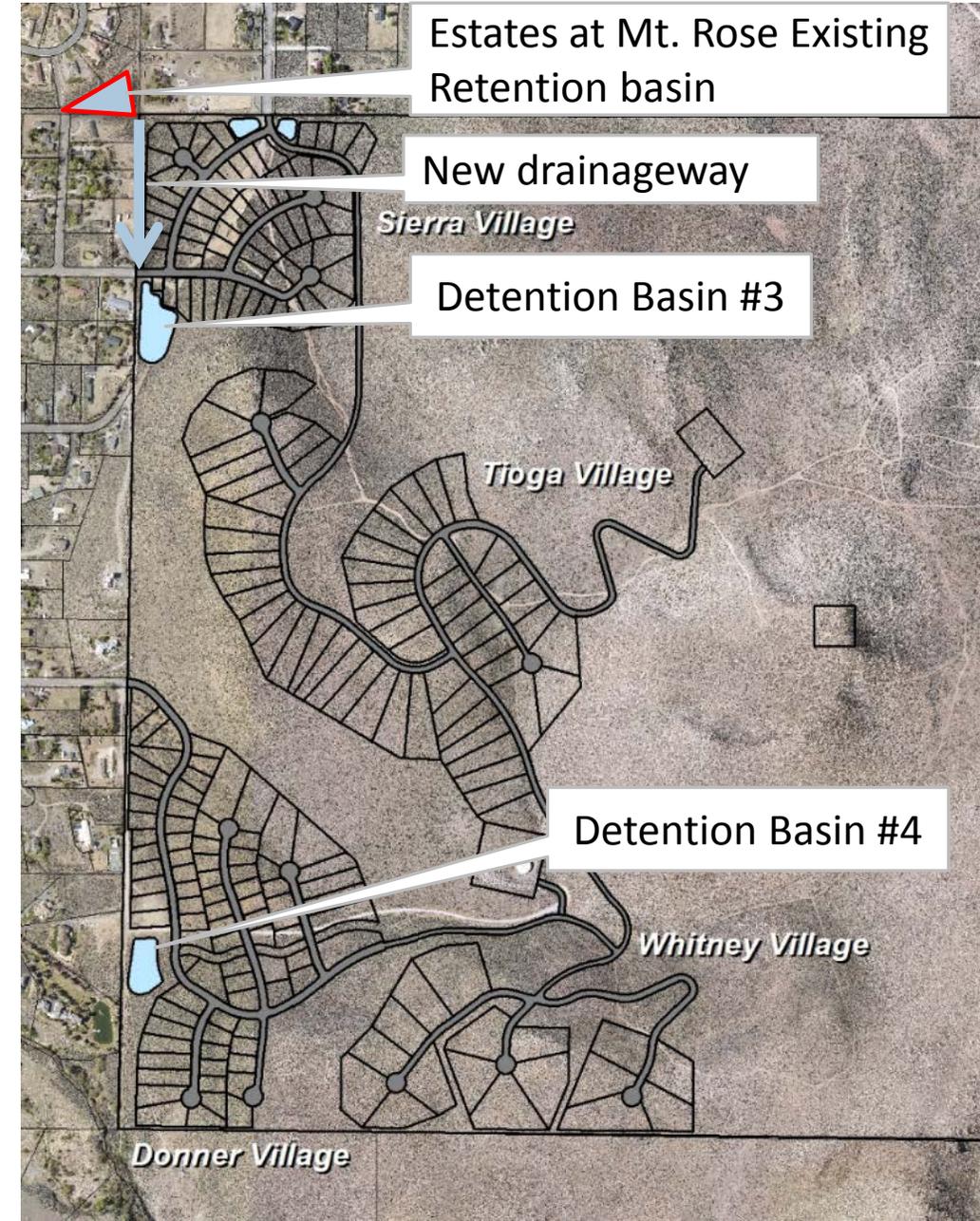
Storm Drainage

PUBLIC COMMENT

The project will cause my property to flood

RESOLUTION

- 4 detention basins
- Provides **additional storm water detention**
- **Fixes existing overflow problem** from retention basin at Estates at Mt. Rose
- **Oversized detention basin #3** by more than 35%
- Basin #4 intercepts storm water and diverts it to Galena Cr.
- **Solves existing flooding** from undeveloped property



Domestic Well Water Impacts

PUBLIC COMMENT

The new project will force my well to go dry.

RESOLUTION

- Addressed TMWA - *“net zero impact on the groundwater resources on an annual basis”*.
- TMWA groundwater sustainability improvements
 - ✓ New recharge program using surface water
 - ✓ Reduced pumping rate at Tessa wells by 40%
 - ✓ New water treatment plan off White Creek
- Water rights banked with TMWA
- Solves current problem
 - ✓ Pays up to \$4 million in fees towards TMWA’s sustainability improvements



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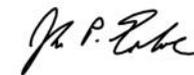
Recently, as part of the ASR program, TMWA performed rehabilitation work (preventive maintenance) on a well referred to as Tessa East, off of Napoleon Drive. TMWA had a drilling contractor working on the well for several weeks, but we did not deepen the well. In addition, we made improvements at the westernmost of the two wells (Tessa West) which will allow us to recharge the well with treated surface water this coming fall and winter. TMWA also reduced the pumping rate at the two Tessa wells by about 40% to further reduce local impacts to nearby domestic wells.

Future plans to bring supplemental surface water resources to the area as described in the Groundwater Sustainability Plan include a new water main along Arrowcreek Parkway, and construction of a small drinking water treatment plant off of Whites Creek. By expanding our ASR Program and supplementing the local groundwater supplies with Truckee River and creek water in the near future, TMWA’s goal is to actually pump less groundwater from the Mt. Rose and Galena fan aquifer than we do today.

In regard to the proposed Ascenté development, TMWA understands that Phase 1 will be less than 300 homes and that groundwater rights are proposed to be dedicated to serve the Phase 1 project. The new rules for water rights dedication will mitigate new groundwater pumping from the development, and the groundwater sustainability improvements which TMWA is implementing will allow TMWA to recharge the wells and supplement the local groundwater supplies with Truckee River and creek water. As a result, the project will have a net zero impact on the groundwater resources on an annual basis.

Lastly, TMWA’s policy is that “growth pays for growth.” In practice, that means the service plans developed for growth do not negatively impact existing water users, and where practical, result in improvements to the water system as a whole. To that end, TMWA will require the Ascenté improvements to integrate with the existing water system in the Callahan Ranch area, and will require Ascenté to participate in TMWA’s groundwater stabilization efforts and fund their share of existing and future facilities as described in this letter.

Sincerely,



John P. Enloe, P.E.
Director, Natural Resources Planning and Management

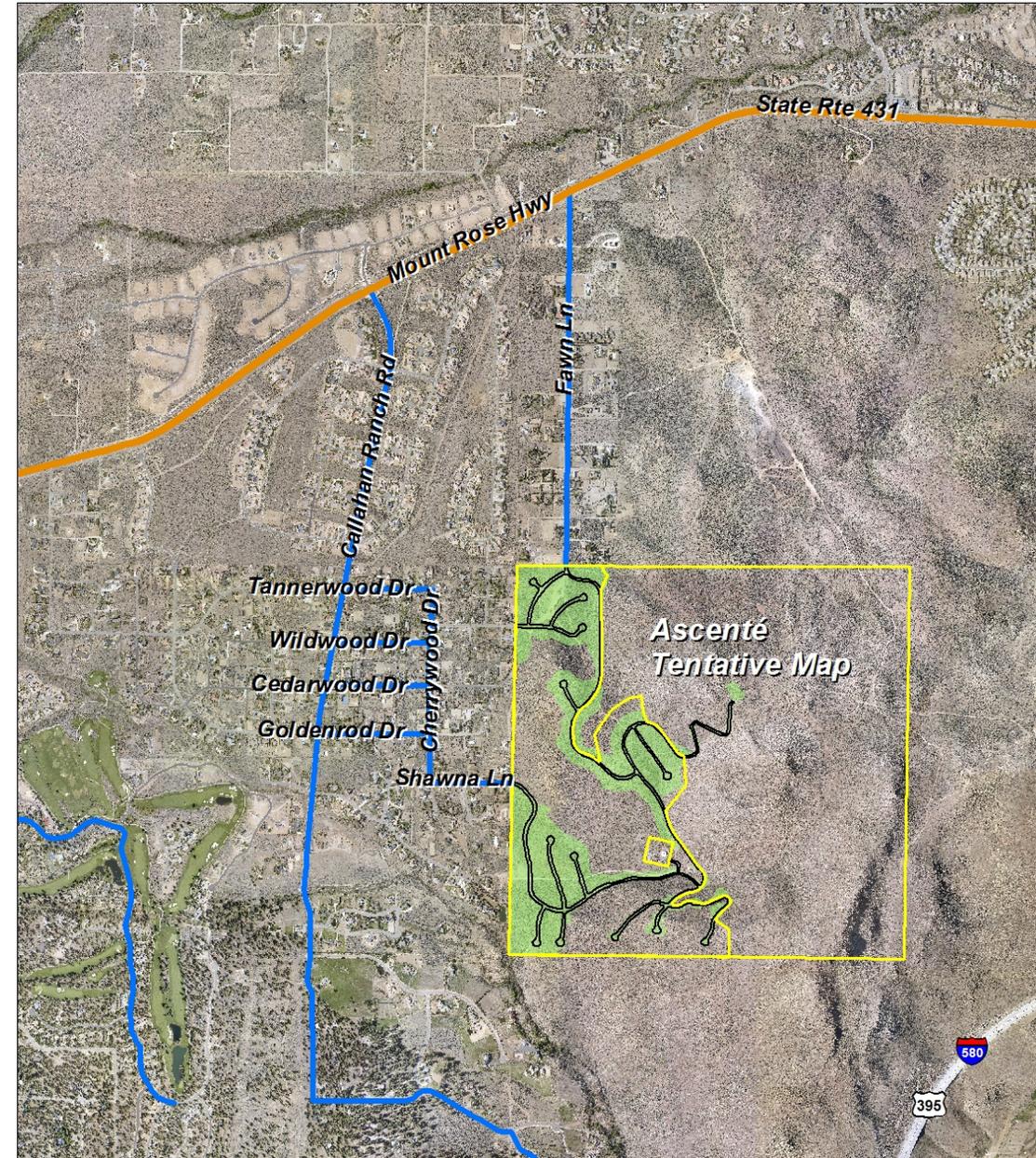
Traffic Impacts

PUBLIC COMMENT

Existing roads were not designed for this much traffic.

RESOLUTION

- Access
 - ✓ Fawn Lane (Washoe County Collector)
 - ✓ Shawna Lane (via Callahan Road - Collector)
- Level of Service (LOS) remains at “C”
- Roadway Improvements
 - ✓ Acceleration lane at Mt. Rose Hwy/Fawn Lane
 - ✓ Traffic calming on Fawn Lane
 - ✓ Equestrian/pedestrian trails added to Fawn Lane
 - ✓ New Emergency Vehicle Access (EVA) at Brushwood
 - ✓ Closes vehicle access at Cedarwood
 - ✓ School bus stop added to Shawna/Millie Lane
- Regional Road Impact Fees - \$982,000



Blasting Determination

PUBLIC COMMENT

2-1/2 years of continuous blasting will damage homes, wells, horses, dogs and wildlife.

RESOLUTION

- Is it necessary?
- SAFETY - highly regulated by Federal/State
- Modern technology
 - ✓ Very small blasts delayed from each other by a micro-seconds reduces vibration effect
- Pre-blast surveys
- Additional safety methods:
 - ✓ Noise & vibration monitoring, blast mats placed over blasting area



Picture from Opposition Presentation at CAB meeting



GASCH GEOPHYSICAL SERVICES, INC.

Looking Northwest

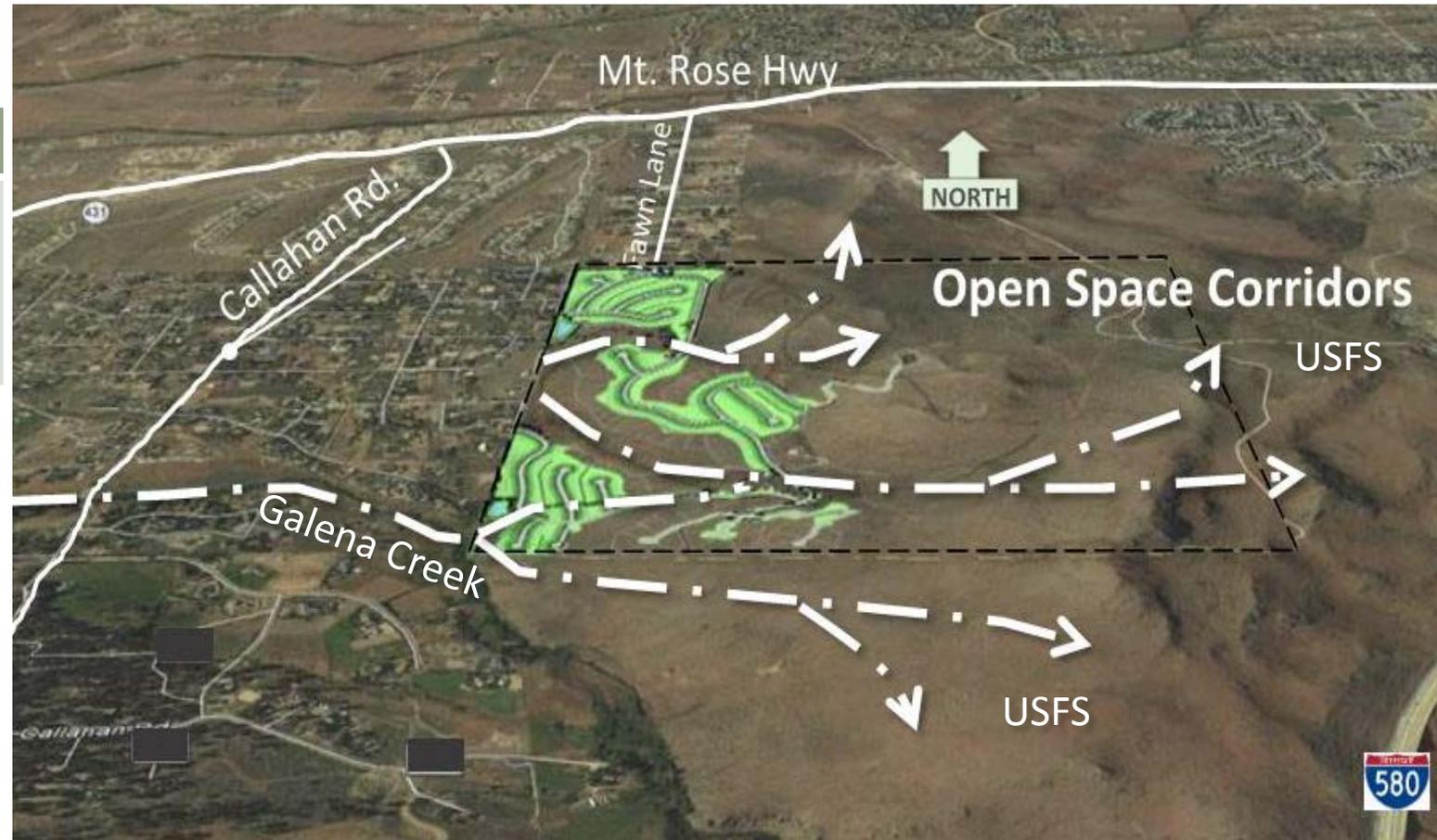
Mule Deer

PUBLIC COMMENT

Mule deer migrate from Mt. Rose to the east in the winter across the property. New development will harm the deer.

RESOLUTION

- Wildlife Mitigation Plan
- Open space corridors



Golden Eagle Nest

PUBLIC COMMENT

Active golden eagle's nest is protected and restricts development in the area. They do not have a permit from the secretary of interior. This alone should halt approvals.

RESOLUTION

- Is the Golden Eagle endangered?
- Is the nest active?
 - Multiple nests in any area
 - Active period: February – June
- Is private property required to go through a process for development?
- **Voluntary** actions



Final Map Process

PUBLIC COMMENT

Major Topics

- *What's the difference between Tentative & Final Map*
- *Construction traffic*
- *Improvement bonds*

RESOLUTION

- Addressed in Final Map process
 - ✓ Final Design Submittal and Review
 - ✓ Final engineering studies for geotechnical (full field investigation), storm drainage, water, sewer, off-site improvements
 - ✓ Haul Routes
 - ✓ Improvements bonds

WASHOE COUNTY ENGINEERING DIVISION
FINAL SUBDIVISION MAP SUBMITTAL

Subdivision Name: _____ # of Lots _____
APN: _____ # of Common Areas _____
Total # of Parcels _____

Geotechnical Report w/Fault Study, Stamped & Signed
Master/Phase Hydrology/Hydraulic Report(s), Stamped & Signed
Traffic Report, Stamped & Signed (as required)
Proposed Haul Route (w/offsite geotechnical evaluation, as required)
Other Items as Required by Tentative Map Conditions

INITIAL SUBMITTAL REQUIREMENTS
Submit to Washoe County Engineering Division:

- 2 Sets Final Subdivision Map & Jurat, Stamped & Signed
- Digital Submittal of Final Map (Disk or E-mail to mgump@washoecounty.us)
- Technical Map Check Review Fee \$378 + \$26/parcel-1 (or -\$26 from this total) = _____
- 3 Preliminary Copies of Easement Documents² (as required)
- 4 Sets Construction Plans, Including Final Subdivision Map & Jurat, Stamped & Signed
- Review Fees & Fee Worksheets for Final Subdivision Map and Construction Plan Review
- Engineer's Cost Estimate, Stamped & Signed
- Geotechnical Report w/Fault Study, Stamped & Signed
- Master/Phase Hydrology/Hydraulic Report(s), Stamped & Signed
- Traffic Report, Stamped & Signed (as required)
- Proposed Haul Route (w/offsite geotechnical evaluation, as required)
- Draft Copy CC&Rs (including supplemental CC&Rs) with conditioned items marked
- Other Items as Required by Tentative Map Conditions

Submit to Washoe County department indicated:

- 1 Set Construction Plans, Including Final Subdivision Map & Jurat, Stamped & Signed, to Washoe County Parks Administration Office
- Initial Submittal Packet to Department of Water Resources³

CONSTRUCTION PLAN REVIEW MEETING⁴
Engineering Division will schedule the meeting after the Initial Submittal. Time _____ Date¹ _____

FINAL SUBMITTAL REQUIREMENTS
Submit to Washoe County Engineering Division:

- Signed Original of Final Subdivision Map & Jurat
- Financial Guarantee² (Bond, Letter of Credit, CD, Savings or Money Market Account)
- Washoe County Engineering Division Inspection Fee
- Final Subdivision Map Recording Fee (\$57 + \$10 each additional sheet)
- 1 Approved Set Final Construction Plans, Stamped & Signed
- Washoe County Parks Construction Plan Approval (as required)
- Signed Original Subdivision Improvement Agreement²
- Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist & Inspection Fee
- Postal Approval
- Signed Original Easements²/Agreements (as required)
- Signed Original CC&Rs & Recording Fee
- Return All Redlined Plans & Reports

U _____
D _____
Director signs it.

Signed Original Subdivision Improvement Agreement²

PRIOR TO PRECONSTRUCTION MEETING AND CONSTRUCTION
Submit to Washoe County Engineering Division:

- 17 Sets (12 Sets if Not Served by the Department of Water Resources) of Final Construction Plans, Stamped & Signed. Final construction plans must be submitted a minimum of 5 working days prior to the pre-construction meeting.



Responsible Growth

- 10 months of community engagement
- **Development = Responsible Growth**
 - Buffers
 - Reduced density
 - Open Space/Trails
 - Solution to existing drainage problems
 - Improvements to roads and utilities
- Washoe County staff recommendation of APPROVAL



Thank You

New Roadway Design Standards

1,000 ADT
NEW STREETS ABOVE THIS DESIGN VOLUME WOULD BE CONSTRUCTED AS "COLLECTORS"

2,000 ADT
NEW STREETS WITH DESIGN VOLUME ABOVE THIS LEVEL WOULD NOT HAVE DRIVEWAYS

7,300 ADT
NEW STREETS ABOVE THIS VOLUME WOULD BE 4-LANE

Highest Volumes on Road Segments

Cherrywood Dr/Shawna Ln
168-968 ADT

Goldenrod Dr
199-599 ADT

Fawn Lane
433-1,776 ADT

Tannerwood Dr
514-914 ADT

Callahan Road
3,787-4,587 ADT

POLICY LEVEL OF SERVICE

LEVEL OF SERVICE (LOS)



0 2,100 4,200 6,500 13,300 14,200

Average Daily Traffic (vehicles per day)

Study Intersections

- ① Mt. Rose Hwy/Fawn Ln
- ② Mt. Rose Hwy/Callahan Rd
- ③ Callahan Rd/Tannerwood Dr
- ④ Callahan Rd/Goldenrod Dr

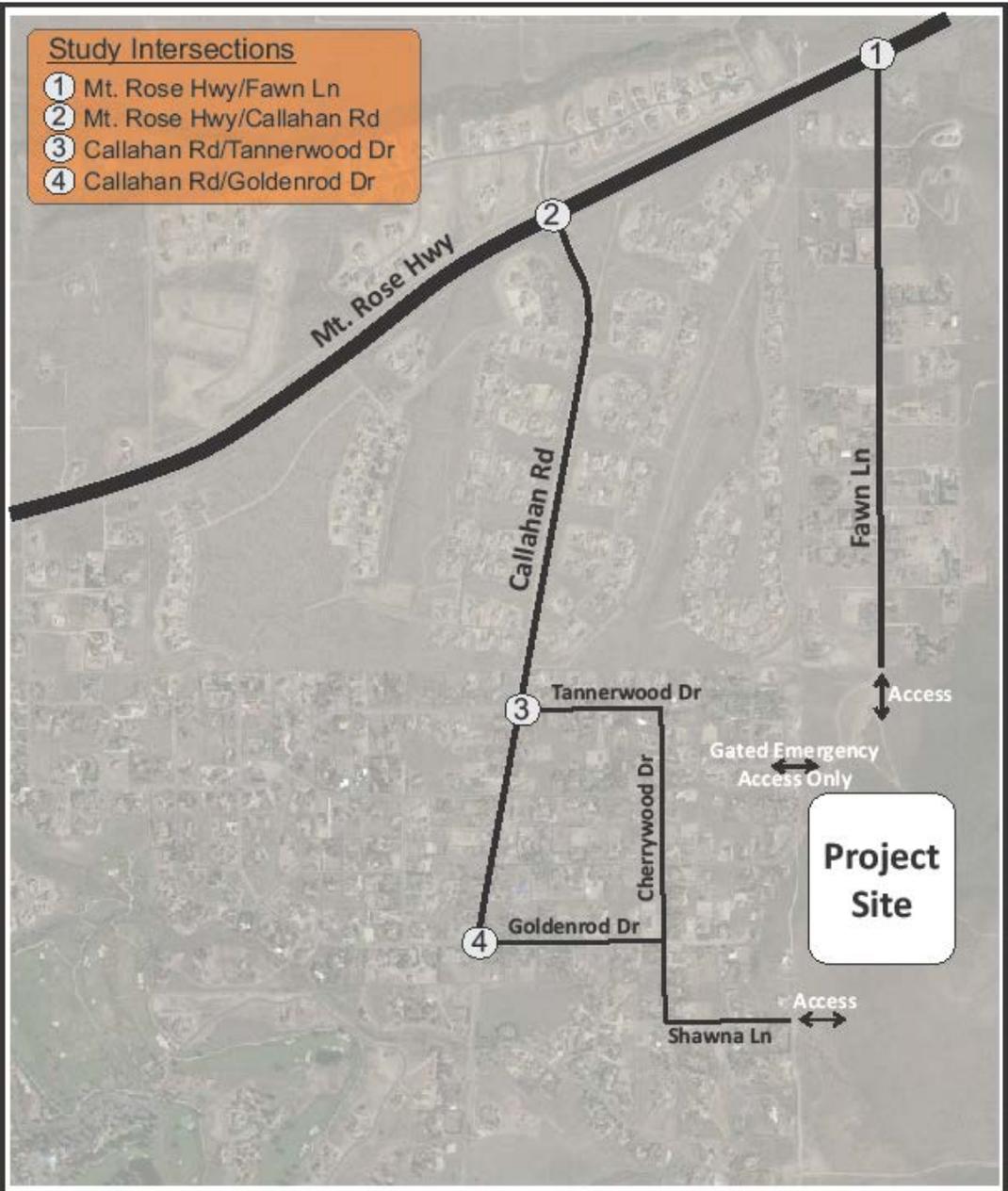


Figure 1