

Item One of Three

Subject: Tentative Subdivision Map Case Number WTM16-003 (Bailey Creek Estates)

Applicant: Silver Crest Homes

Agenda Item Number: 9B

Project Summary: 56-lot single-family residential common open space subdivision

Re: Support Development and Urge Approval but with Request for Additional Conditions & Considerations

Submitted by: Lonnie Edwards-Detrick, 15111 Kivett Lane, Reno, NV

I am a third generation Native Nevadan and a 47-year resident of Washoe County. Parcel 071-017-06 (15111 Kivett Lane formerly 16170 Kivett Lane) has belonged to my family for approaching 50 years and abuts the proposed development on the southeast edge of the proposed site (Bailey Creek Estates, Lots 23 & 24). (see Exhibit A attached)

Silver Crest Homes and Tim Lewis communities, according to their website, is a “quality home builder with a commitment to being the region’s top home builder in overall homeowner satisfaction,” and I conditionally welcome them as a neighbor. It is my hope that the addition of their community will influence those nearby to take more pride in their own property and bring a better sense of community and pride of ownership to the Kivett Lane area. It is also my hope that, with the addition of the moderate to up-scale community, Kivett Lane and its residents will become a more integral part of SETM community in the eyes of County, and the sense of being the unwanted step-children and/or outcasts will diminish.

That said, **I do have the following issues/concerns/questions/condition requests** that directly relate to the project (Lots 23 & 24) abutting my parcel (and the parcels located to my north & south) and request that the following be thoroughly considered and perhaps added to “Conditions, Amendment A”.

Additionally, the property owners of the parcels to my north & south (parcels 017-071-05 and 017-071-09 are in extenuating circumstances and a state of transition (i.e. death and health issues) that most likely will not permit them to comment on their own behalf, so I feel compelled to speak accordingly.

Issues/Concerns/Questions/Condition Requests & SETM Goals:

1. **Emergency Access Ingress/Egress:** SETM Pg. 6, “Toll Road Community” **“Wild fires** have burned through this area...”, “health and safety is very important...” **“additional means of ingress and egress”** (see Exhibit B, SETM Pg. 6)
 - a. This development will block my parcel as well as parcels 017-071-05 & 017-071-09 without providing for any additional means of egress in the event of a wildfire.
 - i. Will there be a 12’ gravel road adjacent to the v-ditch as denoted by Staff Report’s “Condition ‘y.’ in Exhibit A and Exhibit E – “V-Ditch to be located on the eastern side of the development.” If so, could this be used as a gated emergency wildfire egress? (see Exhibit A & D attached)
2. **Blending Development:** SETM Pg. 3, “Future growth in area will be managed to **minimize negative impacts...**”, **“blending development with existing development.”** SETM 2.7, “Dwellings in **new subdivision must match the adjacent building type...**”), (Exhibit E & F & H attached)
 - a. **Minimize Negative Impacts & Blending:** Two lots (23 & 24) on the project’s southwest boundary will abut my property. The typical roof pitch of a mobile/manufactured home is 3/12 to 4/12 or 15’ to 18’ in height. A single-story home with an 18/12 pitch could

potentially be up to 35' high – the height of a two-story home. What will the roof pitch and home height be on these new homes and will a single-story height of up to 35' be permitted? (Exhibit G & H)

- i. Model Homes Elevations should be included in Tentative Map Application for consideration by Planning Commission. Currently, Silver Crest is building homes with high-pitched roofs in both their Monte Vista and Highland Ranch subdivisions and could potentially **see fit to place similar homes with similar roof pitch in Bailey Creek Estates, thereby by-passing SETM 2.7 Rule &** Planning Commission Consideration and/or Conditions because they are “single-story”. (see Exhibit I attached).

3. **Preservation of Mountain View & Minimize Negative Impact:** SETM Pg. 3, Pg 5. & Pg 7. **“Preserve... Mountain View...”** : Baily Creek Lots 23 and 24 roof pitch/elevation and landscaping vegetation will directly and greatly negatively impact my mountain view. Parcel 071-017-06 has been in my family for nearly 50 years and has enjoyed unobstructed views of Mt. Rose and the Carson/Sierra Nevada Range for nearly 50 years (Exhibit E, J & K & P attached)

- i. **View Consideration & Vegetation Impact in CC&R's:** Silver Crests Monte Vista development off the Mt. Rose Hwy denotes view consideration in the CC&R's It would be neighborly and a sign of good will if the developer would add the same or similar language to their CC&R's as currently in place at Monte Vista development, and include consideration for their neighbors to the east, including my parcel. It is requested that language in “Condition ‘r’” include the “view” language in the Bailey Creek CC&R's (Exhibit L & M attached)
- ii. **Minimize Negative Impact:** See above Item2.a. above.
- iii. **Silver Crest & View Consideration:** Silver Crest recognizes the value of a view & demonstrates same on their website with statement such as “These homes offer Valley-sierra views, view of open-space – hillside views.” & “incredible views”. (Exhibit N)
- iv. **Condition “x” of Staff Report:** Request similar consideration be given to view retention as with “Condition “x” placed on applicable final map and a disclosure made by the developer to affected homebuyers. (see Exhibit H attached)

4. **Drainage, V-Ditch, & 12' wide Gravel Road:** SETM pg. 23. **“Development in the Southeast Truckee Meadows planning area will mitigate any increase in volume of runoff”** (see Exhibit O attached)

- a. **Drainage:** Staff Report, Exhibit E, V-Ditch: “Offsite flows from MDS parcels will be picked-up in v-ditches located on the project’s east boundary.” Request a more detailed description of v-ditch, including site location, material & depth. (see Exhibit D attached)
 - i. Steve of Wood Rogers indicated at the CAB Meeting that the ditch will be concrete, yet Silver Crest representative Brad pushed back on this suggesting riprap.
 1. County Engineering and Capital Projects Division Representative Leo Vesely indicated the ditch will be concrete as discussed in a recent phone conversation.
- b. **12' wide Grave Road:** Exhibit A “Condition ‘y’”, “All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road.”

- i. Does this Condition apply to the v-ditch? (see Exhibit C attached)
 1. If no, how will it be maintained in accordance with “Condition ‘u’?”
 2. If yes, can road be used as an emergency egress to Moon. See Item 1, Emergency Egress, above?
 3. If yes, can road eventually be used for MDS to east of project to tap into Public Services such as natural gas and sewer?

Additionally, the CAB Memorandum failed to mention my major concerns and points brought up during my three minutes of allowed speaking time and DID NOT thoroughly represent my points. Kivett Lane (NOT “Divet Lane” as denoted in CAB Memorandum”) flooding and the Hydrologic Report was merely one of my many speaking points -- which included Emergency Egress and Structure Height, View Considerations and V-Ditch/Swale questions, yet “flooding” was the only comment addressed in the CAB Memorandum – this is very disconcerting to me.

The developer may be my neighbor but they may possibly not be my friend as demonstrated by their attempt to make my neighborhood a denser community by proposing an amendment to the Master Plan and the attempt to by-passing the County by approaching the City of Reno for annexation.

Thank you,

Lonnie Edwards-Detrick

Exhibit A: Bailey Creek Estates, 15111 Kivett Lane , Parcel 017-071-06

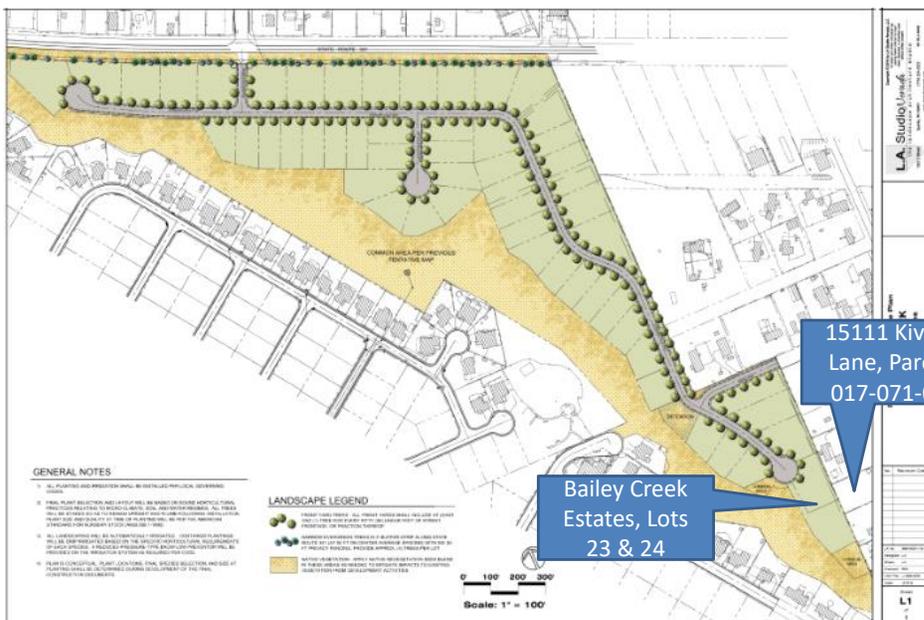


Exhibit B: SETM Area Plan Toll Road Community, Pg. 6 Ingress and Egress for Wildfire

The **Toll Road Community** is bordered on the west by the City of Reno and U.S. 395 and on the north by SR 341 and the Virginia Foothills community. The steep sparsely populated Virginia Range is to the east and the Steamboat Valley area to the south. The Toll Road community is a low-density suburban residential community, with a more rural atmosphere than the neighboring Virginia Foothills area. The area is a combination of older homes, newer subdivisions and manufactured home subdivisions located on the western edge of the area. The roadways in the Toll Road community are both paved and un-paved some with curb and gutter and most with V ditches. The residential street network is easily accessed from SR 341, Toll Road and Kivett Lane. A portion of the residential housing is accessed from U.S. 395. There is only a small amount of neighborhood serving commercial centered along SR 341 and at the intersection of Toll Road and SR 341. Due to the close proximity of new commercial development in the City of Reno, the residents believe that there is no need for further commercial or industrial land use in the in the Toll Road area.

Photo 7: Residential Examples



Kivett Lane Home



Kivett Lane Home



Hill Home Located off of Toll Road

The Toll Road community is the only community within the SETM planning area that has any appreciable amount of federal land. Residents feel that, in general, the public lands in the area are best preserved as open space. The public land parcels that are surrounded by existing residential development can also be appropriate for residential development at similar densities as the surrounding private property. The public lands also offer the community an opportunity to locate public amenities such as trailheads or parks. A planned trail head where Toll Road

road area is located in what is considered a wildland/urban interface. Wild fires have burned through this area in the past and the public's health and safety is a very important issue. Providing for public safety during potential wildfire situations would be enhanced with an additional means of ingress and egress for the area. Bailey Creek runs through the Toll Road community and has caused flooding and property damage in the past. Bailey Creek should be managed as both a natural amenity to the area and a potential threat to public health and safety.

Exhibit C: Staff Report's - Exhibit A, Condition "y" - 12' Gravel Road Maintenance of Drainage

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homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage

dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. 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.

v. 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.

w. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an

x. Drainage easements shall be provided for all storm runoff that crosses more than one lot.

y. Maintenance access roadways and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.

to the satisfaction of the County Engineer. All grading in these areas shall be in conformance with the Washoe County Code Article 416.

aa. Common Area or offsite drainage draining onto residential lots shall be perpetuated through or around residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities.

bb. Prior to the finalization of any final map, provide verification that permission has been granted to construct Bailey Canyon Creek improvements on offsite parcels not owned by the applicant.

cc. Drainage easements shall be recorded over all FEMA A zones and floodways.

Traffic and Roadway (Washoe County Code Chapter 110, Article 436)

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.

Exhibit D: Staff Report's Exhibit E - V-Ditch located on the project's east boundary

A LOMR on Bailey Creek was completed on Bailey Creek in 2001 and the base flood elevations were established along the Bailey Creek. The project boundaries are outside of the current FEMA AE zone on the creek, but is anticipated that the final drainage analysis would include an updated review of the flood limits based upon current topographic information.

1.3 REGULATORY PERSPECTIVE

The Project site is located within the Washoe County jurisdiction. The onsite pipes and drain inlet drainage facilities will be operated and maintained by Washoe County. The Baily Creek Estates HOA will be responsible for maintenance of the detention basins and Bailey Creek.

2 PRELIMINARY DESIGN

The proposed drainage system for the project site consists of sheet flow from the lots and

storm drain pipes. Onsite flows will be directed to detention basins or directly to Bailey Creek. We have estimated five outfalls from the project into Bailey Creek. Two of those outfalls will be directed to detention basins to mitigate for flow rate increases due to development. Offsite flows from the MDS parcels to the east will be picked up in v-ditches located on the project's east boundary. The ditches will pick up the sheet flow from the east and convey it to the underground storm drain system. One detention basin is proposed in the common area with in the project boundary and one detention basin is proposed in the adjacent common area along Bailey Creek

3 HYDROLOGIC ANALYSIS

Preliminary flows were estimated for the 5-year and 100-year design events using the rational method per the Truckee Meadows Drainage Manual. NOAA Atlas 14 was used for rainfall intensities. The basin calculations are included in the Appendix. There are five outfalls that will drain onsite and offsite flows into Bailey Creek. Q5's ranged from 0.8 cfs to 25.0 cfs, and Q100's ranged from 2.7 cfs to 75.6 cfs. These flow rates are manageable in storm drain pipes within the street Right of Way. Excluding flows coming down Bailey Creek the predevelopment flows coming through the project site have been estimated at 23.3 cfs for the Q5 and 75.5 cfs for the Q100. Total post development flows, prior to detention, have been estimated to be 40.5 cfs for the Q5 and 127.1 cfs for the Q100. These are cumulative rational method summaries and are therefore conservative. It's likely the flows will be slightly smaller when routed through the drainage system in greater detail with a final design analysis. The detention basins will be sized to reduce the total post development flows to the maximum of the total predevelopment flow prior to the storm drainage leaving the site.



Exhibit E: SETM Area Plan, Character Stmt., Pg. 3 - Blending of New Development

The area contains a number of perennial streams and water channels: Boynton Slough, Dry Creek, Steamboat Creek, Thomas Creek, Whites Creek, and many unnamed intermittent streams. The privately owned Alexander Lake and Washoe County's Huffaker Hills reservoir are the only major reservoirs in the planning area. Steamboat Creek is the natural feature that provides a common bond for the entire planning area as it winds its way from south to north eventually emptying into the Truckee River. Steamboat Creek, whether it's in the planning area or within the city boundaries, holds a huge potential as a natural scenic and recreational amenity that can enhance this natural feature of the area.

The planning areas character is completed by land uses that are distributed within several distinct communities. Future growth in the area will be managed to minimize negative impacts on the character of these communities, particularly those impacts related to the generation of light, air, and water pollution, wildlife and wildlife habitat and the blending of new development with any existing development.

Hidden Valley is a semi-rural community within the unincorporated county that borders Reno to the West, University of Nevada (UNR) Farms and the Truckee River to the north, the Virginia Range and Storey County to the East, and the Huffaker Narrows area to the south. Wild horses have grazed on this land for many years. They graze in the hills to the East of Hidden Valley Regional Park and also roam into the areas south of the park. Hidden Valley was a part of the Emigrant Trail taken by pioneers who were California bound in the mid 19th century. The infamous Donner party was known to have traversed through Hidden Valley following Steamboat Creek and passing to the south of Huffaker Hills before resuming their north and westward movement. In places their wagon ruts can still be seen. The hills surrounding Hidden Valley are home to coyotes, rabbits, raccoons, birds of all kinds, including the Mountain Bluebird, and golden eagles. The wetlands are home to herons, ducks, geese, and the occasional wildfowl visitor as a resting place when migrating on the Nevada flyway.

Photo 3: Hidden Valley and University of Nevada Farms



There are no major highways or arterial roads that presently bisect Hidden Valley. All the roads that are encompassed in the Valley are local access roads. This enables residents to enjoy a quiet atmosphere free from traffic noises. There are no streetlights in the Valley and this enables the residents to enjoy a view of the night stars that is not available to others closer into the city. There is an astronomy club that uses the accessible areas of Hidden Valley Regional Park to view the stars with telescopes because the darkness of the surrounding neighborhood permits better viewing.

Hidden Valley has a desert climate typical of arid western valleys, ranging from extended drought to flood conditions and is extremely sensitive to prevalent environmental conditions. Steamboat

Exhibit F: SETM 2.7 Dwellings Must Match Adjacent Building Type

SETM.1.7 The Washoe County Planning Commission will review any application to expand the Suburban Character Management Area into the Rural Character Management Area against the findings, criteria and thresholds in the Plan Maintenance section of this plan. At a minimum, the Planning Commission must make each of the applicable findings in order to recommend approval of the amendment to the Board of County Commissioners.

SETM.1.8 Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the goals and policies of the SETM Area Plan.

Goal Two: Establish development guidelines that will implement and preserve the community character commonly found within the individual communities of the Southeast Truckee Meadows planning area. Common Development Standards for all the Character Management Areas.

Policies

SETM.2.1 When feasible, given utility and access constraints, grading in subdivisions established after the date of final adoption of this plan will:

- a. Minimize disruption to natural topography.
- b. Utilize natural contours and slopes.
- c. Complement the natural characteristics of the landscape.
- d. Preserve existing vegetation and ground coverage to minimize erosion.
- e. Minimize cuts and fills.

SETM.2.2 The installation of new streetlights will be minimized and if approved will be for safety reasons. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.

SETM.2.3 Site development plans for new subdivisions, commercial and public facilities in the Southeast Truckee Meadows planning area must submit and follow a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Story Conservation District.

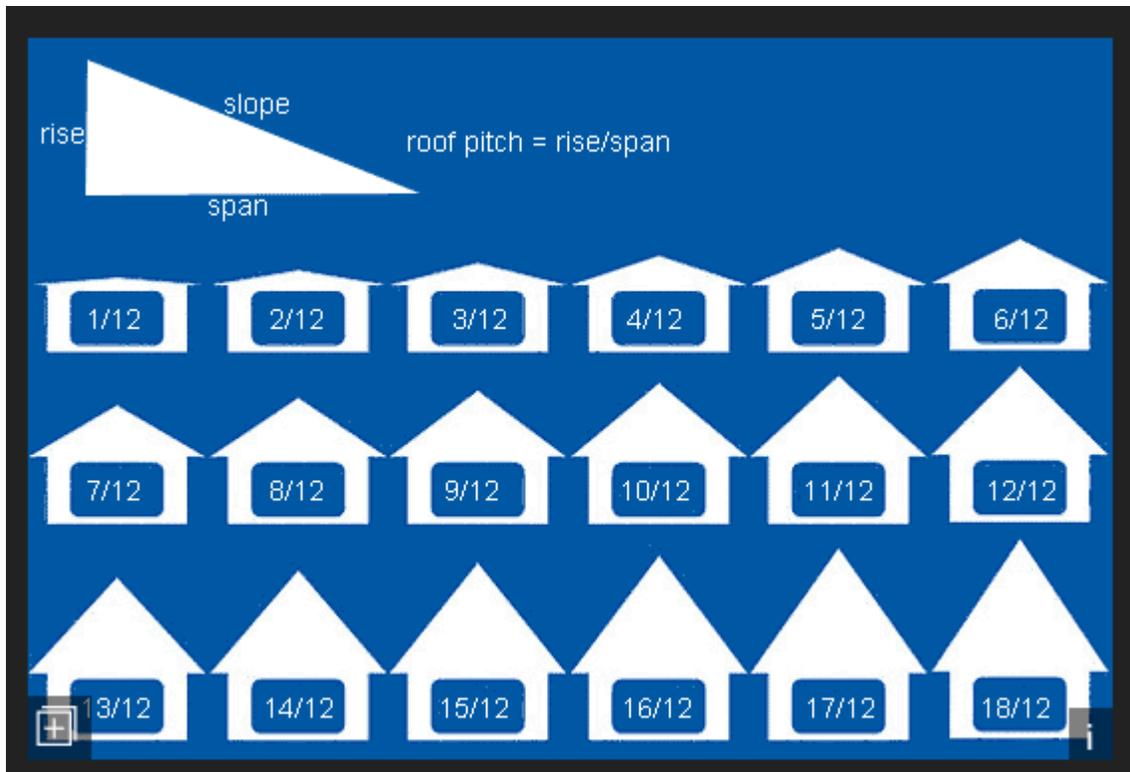
SETM.2.4 Applicants required to present their development proposal items to the Citizen Advisory Board must submit a statement to staff, not later than one week, following the meeting date, explaining how the final proposal responds to the community input received from the Citizen Advisory Board.

SETM.2.5 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goals 2, 3, 4, and 5; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal.

SETM.2.6 Washoe County Community Development will promote the use of renewable

SETM.2.7 Dwellings in new subdivisions adjacent to existing residential development must match the adjacent building type (single story/multi-story). Development is considered adjacent if not separated by a road or a 30 foot or wider landscaped buffer area.

Exhibit G: Roof Pitch Diagram & Roof Pitch 4/12



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Is a 4/12 Pitched Roof Considered Low or Moderate?

Roofs require slope for adequate drainage, and even so-called flat roofs must have some incline. A 4/12 roof pitch indicates the roof rises 4 inches in height for every 12 inches, as measured horizontally from the edge of the roof to the centerline. The gentle slope of a 4/12 pitch roof falls on the cusp between low-pitch and moderate-pitch.

A low to moderate roof pitch offers benefits and challenges.

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Considerations
While a 4/12 pitch roof has enough slope for water runoff, it's often too low for regions with heavy snowfall, which can put considerable weight on the roof's structure. While the pitch is too high for some types of low-slope roofing, such as built-up roofing (BUR) or the application of rubberized membrane, 4/12 is too low for installing wood or shake-type shingles because rain can blow under the shingles.

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Minimum Roof Pitch for a Covered Porch

How to Construct a Dual Pitch Roof

How to Figure Roof Pitch on a New Building

Exhibit H: Staff Report's - Exhibit A Dwelling Height, Condition "x."

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areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

- iv. The project adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
- v. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- vi. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
- vii. No motorized vehicles shall be allowed on the platted common area except emergency vehicles, utility service vehicles, or vehicles involved in homeowner association maintenance and repair of common area facilities.
- viii. Mandatory solid waste collection.
- ix. Fence material (if any), height, and location limitations, and re-fencing

- x. Dwellings adjacent to existing residential development must match the adjacent building type (single story/multi-story). Development is considered adjacent if not separated by a road or a 30-foot or wider landscaped buffer area. A note to this effect shall be placed on applicable final maps, and a disclosure made by the developer to affected homebuyers on their closing documents.

- s. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by the Planning and Development staff and the District Attorney.
- t. Disturbed areas left undeveloped for more than thirty (30) days must be revegetated by methods approved by Planning and Development and that comply with the requirements of Southeast Truckee Meadows Area Plan Policy 11.5.
- u. Construction hours are limited to 7 a.m. to 7 p.m., Monday through Saturday.
- v. A will-serve from Truckee Meadows Water Authority and mylar map of the proposed project shall be presented to the State Engineer for approval and signed through his office prior to development.

Washoe County Engineering and Capital Projects Division

Exhibit I: Silver Crest Highland & Monte Vista Estates House Elevations

LE PINOT GRIGIO Lot # 322 - SOLD



Now \$899,990 WAS \$951,925
Save \$51,935
3,445 sq. ft.
4 Bedrooms
Teen Room
3.5 Baths

For those who love privacy and incredible views; you must take a look at Le Pinot Grigio featuring the Italian Renaissance elevation. Once inside this distinctive home, you will discover spacious living and dining areas with 12' ceilings and designer touches throughout. The kitchen is perfect for entertaining offering a large island, with granite counter top; gas range, double ovens, a pantry and a butler's pantry. Step out on your covered loggia to enjoy spectacular uninterrupted views of Monte Rose and the Sierra mountains. Just off the kitchen you will find a powder room, two bedrooms and bath, as well as an additional bedroom and private bath. Your Master retreat offers a spacious room connecting to a large master bath and closet areas. The 5 car garage and large laundry room, will not disappoint. This spectacular new home is a must see!

LE BORDEAUX Lot 318



Now \$848,880
Save
Le Bordeaux
2870 sq. ft.
3 Bedrooms + Den
+Teen Room
2.5 Bath

As you step inside the circular foyer of our Le Bordeaux, you will immediately notice the designer touches throughout the home. The Modern Prairie design features an open floor plan with a large great room and kitchen featuring 12' beamed ceilings; a large kitchen island with granite counters and distinctive tiled backsplash in this well-appointed kitchen. Just imagine cooking in this beautiful kitchen as you look out on an expansive view of the surrounding Carson Valley mountains! The private master sanctuary connects to a large master bath and walk-in closet. On the other side of the home, you will find 2 bedrooms, bath and teen bonus room. Of course, you will also enjoy a separate dining room and butler's pantry; as well as a lovely laundry room and 3 car garage. This home is bright with windows throughout every room; it is comfortable living at its best!



Highland Estates

Highland Estates features some large homesites, averaging 11,000 square feet, some of the best and highest elevations in Blingfield Springs. Most of these homesites offer some Valley views, some overlooking open space - multiple views.

The Community | New Homes | Move-In-Ready Homes

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NEW HOMES

THE AUGUSTA

Floor Plans & Features



Approx. 2,301 square feet
3 Bed / 2 Bath
3 Car Split Garage
Outdoor Living
Optional Den
Optional Great Suite
Optional 4 Car Split Garage

THE FAIRVIEW

Floor Plans & Features



Approx. 3,020 square feet
4 Bed / 3 Bath
3 Car Split Garage
Optional Den
Optional Extended Outdoor Living
Optional 4 Car Split Garage

THE MONTE CRISTO

Floor Plans & Features



Approx. 2,710 square feet
3 Bed + Den, 2.5 Bath
3 Car Split Garage
Optional Den
Optional Extended Outdoor Living
Optional 4 Car Split Garage

THE SONOMA

Floor Plans & Features



Approx. 3,080 square feet
4 Bed / 3 Bath
3 Car Split Garage
Optional Den
Optional Bonus Room
Optional Outdoor Living
Optional 4 Car Split Garage

THE SILVER PEAK

Floor Plans & Features



Approx. 3,307 square feet
5 Bed / 3 Bath
3 Car Split Garage
Optional Den
Optional Den
Optional Bonus
Optional 4 Car Split Garage
Optional Outdoor Living

THE WINDERMERE

Floor Plans & Features



Approx. 3,503 square feet
5 Bed / 3 Bath
Outdoor Living
3 Car Garage
Optional Den
Optional Den
Optional 4 Car Split Garage

MOVE-IN-READY HOMES

THE MONTE CRISTO - MODEL

Lot #3



Now \$174,900 WAS \$172,000
Save \$1,900
Approx. 2,710 square feet
3 Bed + Den, 2.5 Bath
3 Car Split Garage
Includes Outdoor Living Area
with Fireplace
DEALER'S BEST LOT

THE SILVER PEAK

Lot # 96



Now \$123,000
Save
Approx. 3,307 square feet
5 Bed / 3 Bath
3 Car Split Garage
Designer Selected Options
Included

THE WINDERMERE - MODEL

Lot #2



Now \$616,800 WAS \$179,000
Save \$1,600
Approx. 3,503 square feet
5 Bed / 3 Bath
Den
Outdoor Living
3 Car Garage
Beautiful View Lot



The **Virginia Foothills Community** is a peaceful residential suburban community within easy driving distance of urban amenities. The Foothills area is a combination of custom homes and subdivisions that range in lot size from 1/3 to 1/2 acre with a few larger properties. The Foothills is an area of wide residential streets some with curb and gutter and some with V ditches. The residential street network is easily accessed from SR 341 or Western Skies Road. Virginia Foothills is bordered on the west by residential development in the City of Reno and on the north by undeveloped land within the city. The steep privately owned and mostly undeveloped mountains of the Virginia Range are to the east and Geiger Grade (SR 341) on the south separates Virginia Foothills from the Toll Road area. Residents support the idea of the highway obtaining "Scenic Highway" status from the State. The area supports a small amount of neighborhood serving commercial centered along SR 341. Due to the close proximity of new commercial development in the City of Reno, the residents believe that there is no need for further commercial or industrial land use in the Foothills area.

Photo 5: Virginia Foothills Neighborhood (taken from SR 341)



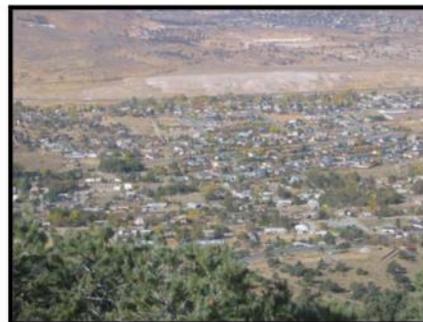
Photo 6: Commercial Uses Located on SR 341



The essential elements that create and support the Virginia Foothills suburban lifestyle include low-density housing against the backdrop of the Virginia Range, the neighborhood elementary

encroaching development has closed off many places to ride a horse, some of the residents of the Foothills still keep horses on their property. Foothill residents believe in the necessity to preserve their natural resources for the benefit of present and future generations of residents. Residents believe in the importance of preserving clean air, dark night skies, mountain views and providing a safe community free from excessive noise and traffic.

Photo 8: Toll Road Area (taken from SR 341)



The essential elements that create and support the Toll Road areas lifestyle include a mix of housing types in a rural style atmosphere; Cottonwood Neighborhood Park; occasional views of grazing wild horses and raptors along with wildlife such as coyote, skunk and raccoon. Although encroaching development has restricted places to ride a horse, some of the residents of the area

maintain the integrity of the community for existing residents along with enhancing equestrian and other recreational opportunities for the area. The recently completed path along the length of Toll Road would be complemented by an un-paved equestrian path along the opposite side of the road. Residents believe in the importance of preserving clean air, dark night skies, mountain views and providing a safe community free from excessive noise and traffic.

Vision and Character Management

Land Use

Goal One: The pattern of land use designations in the Southeast Truckee Meadows Area Plan will implement and preserve the community character described in the Character Statement.

- SETM.1.1 The Southeast Truckee Meadows Character Management Plan Map (CMP) shall identify the Southeast Truckee Meadows Rural Character Management Area (RCMA), the Hidden Valley Suburban Character Management Area (HVSCMA), the Virginia Foothills Suburban Character Management Area (VFSCMA), and the Toll Road Suburban Character Management Area (TRSCMA).
- SETM.1.2 The following Regulatory Zones are permitted within the Southeast Truckee Meadows Rural Character Management Area:
- General Rural (GR – One unit per 40 acres).
 - Low Density Rural (LDR – One unit per 10 acres).
 - Medium Density Rural (MDR – One unit per 5 acres).
 - Low Density Suburban (LDS – One unit per acre).
 - Medium Density Suburban (MDS – See Policy 2.13).
 - Public/Semi-public Facilities (PSP).
 - Parks and Recreation (PR).

Exhibit L: Monte Vista CC&R View Obstruction

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casualty insurance obligation or premium of the Association; and (e) such activities are consistent with the residential character of the Property and otherwise conform with the provisions of this Declaration. Additionally, notwithstanding the above, garage sales, moving sales, and rummage sales may be conducted upon the prior written approval of the Board, which approval may be granted or withheld in the Board's sole and absolute discretion.

3.10 No Further Subdivision. No Lot may be further subdivided without the prior written approval of the Board, which approval may be granted or withheld within the Board's sole and absolute discretion; provided, however, that nothing in this Section shall be deemed to prevent an Owner from, or require the approval of the Board for: (a) selling a Lot; or (b) transferring or selling any Lot to more than one (1) person to be held by them as tenants in common, joint tenants, tenants by the entirety or as community property; or (c) the leasing or renting by any Owner of all of his Lot, provided that any such lease or rental shall be subject to and in accordance with Section 3.2 of this Declaration.

3.11 Drainage. There shall be no interference with the established drainage in the Property unless an adequate alternative provision, previously approved in writing by the Architectural Committee, is made for proper drainage, and such alternative provision will not harm or unduly increase the burden on any adjacent Lots or Common Elements. For the purpose hereof, "established" drainage is defined as the drainage which exists at the time a Lot is conveyed to an Owner by Declarant

3.12 View Obstructions. No vegetation, Improvement or other obstruction shall be planted, constructed, or maintained on any Lot in such location or of such height as to unreasonably obstruct the view from any other Lot. Each Owner or resident of a Lot shall be responsible for periodic trimming, pruning and thinning of all hedges, shrubs and trees located on that portion of his Lot which is subject to his control or maintenance, so as to not unreasonably obstruct the view of other Owners or residents. Each Owner, by accepting a deed to a Lot, hereby acknowledges that any construction or installation by Declarant may impair the view of such Owner, and hereby consents to such impairment.

Exterior appearance of a Lot (or any improvement thereon) or any other portion of the Project shall not be modified without the prior written approval of the Architectural Committee, in accordance with Article VIII. No modification may be made that will impair the structural integrity or mechanical systems or lessen the support of any portion of the Project. Note: Washoe County has the right, but in no event the obligation, to enforce provisions of these CC&R's in a situation where the Declarant or Association cannot or will not enforce.

3.14 Maintenance and Repair. The Owner of each Lot shall be solely responsible for maintaining such property, and all Improvements thereon, in a clean and orderly manner, in a good condition and state of repair, and adequately painted or otherwise finished, all at such Owner's sole cost and expense. The Owner of each Lot shall keep such Lot free of debris, junk, and abandoned or inoperable vehicles, machinery, and equipment. Furthermore, the Owner of each Lot, subject to the restriction set forth in Section 2-A.9, shall keep all vegetation on such Lot appropriately irrigated, mowed, and pruned, as applicable, and shall immediately replace or otherwise landscape any yard area cultivated with grass or sod if such grass or sod is allowed to die. No building, structure, or other Improvement within the Project shall be permitted to fall into disrepair. No Owner shall do any act or

Exhibit M: Staff Report's - Exhibit A, Condition "r"

Washoe County Conditions of Approval

- o. All landscaping and revegetation shall be maintained in accordance with the provisions found in Washoe County Code 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.
- p. The applicant shall submit and follow a plan for the control of noxious weeds. Prior to any ground-disturbing activity, the applicant shall provide the Planning and Development Division a copy of the plan, which should be developed through consultation with the Washoe County Health District, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District.
- q. Any lighting proposed, including street lights, shall show how it is consistent with current best practice "dark-sky" standards and meets the requirements of Southeast Truckee Meadows Area Plan Policy 2.2. Lights shall be shielded to
- r. 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:
 - i. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - Vegetation management;
 - Watershed management;
 - Debris and litter removal;
 - Fire access and suppression; and
 - Maintenance of public access and/or maintenance of limitations to public access.
 - ii. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 - iii. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common

Exhibit N: View Mentions -- Highland Estates & Monte Vista



Highland Estates features extra large homesites, averaging 17,000 square feet, some of the best and highest sites in Wingfield Springs. Most of these homesites offer either Valley-sierra views or open space – hillside views.

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LE PINOT GRIGIO Lot # 322 - SOLD



Now \$899,990 **WAS** \$951,925
Save \$51,935
3,445 sq. ft.
4 Bedrooms

For those who love privacy and incredible views; you must take a look at Le Pinot Grigio featuring the Italian Renaissance elevation. Once inside this distinctive home, you will discover spacious living and dining areas with 12' ceilings and designer touches throughout. The kitchen is perfect for entertaining offering a large island, w

Monte Rose and the Sierra mountains. Just off the kitchen you will find a powder room, two bedrooms and bath, as well as an additional bedroom and private bath. Your Master retreat offers a spacious room connecting to a large master bath and closet areas. The 5 car garage and large laundry room, will not disappoint. This spectacular new home is a must see!

LE BORDEAUX Lot 318



Now \$848,880
Save
Le Bordeaux
2870 sq. ft.
3 Bedrooms + Den
+Teen Room
2.5 Bath

As you step inside the circular foyer of our Le Bordeaux, you will immediately notice the designer touches throughout the home. The Modern Prairie design features an open floor plan with a large great room and kitchen featuring 12' beamed ceilings; a large kitchen island with granite counters and distinctive red backsplash in this well-appointed kitchen. Just imagine cooking in this beautiful kitchen as you look out on an expansive view of the surrounding Carson Valley mountains! The private master sanctuary connects to a large master bath and walk-in closet. On the other side of the home, you will find 2 bedrooms, bath and teen bonus room. Of course, you will also enjoy a separate dining room and butler's pantry; as well as a lovely laundry room and 3 car garage. This home is bright with windows throughout every room; it is comfortable living at its best!

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<http://www.silvercresthomesnev.com/find-your-home/monte-vista/#move-in-ready-homes>

Goal Fourteen: Mining, including aggregate operations, in the Southeast Truckee Meadows planning area will be compatible with existing residential, recreational and educational uses.

Policies

- SETM.14.1 Mining activities in the Southeast Truckee Meadows must be adequately screened and/or buffered from residential, recreational and educational land uses and from roadways designated as arterials or highways on the Southeast Truckee Meadows Streets and Highways Map.
- SETM.14.2 Proposals for any new mining activities or review of existing activities permits will be subject to a Public Health Impact Review, to be conducted jointly by Community Development staff and Washoe County District Health Department Staff. The specific content and methodology of the Impact Review will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department. on a

Water Resources – Flooding

Goal Fifteen: Personal and economic losses associated with flooding will be minimized. Development in the Southeast Truckee Meadows planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.

Policies

- SETM.15.1 Development within the Southeast Truckee Meadows will conform to Regional Water Plan Policy 3.1.b, "Flood Plain Storage within the Truckee River Watershed", as well as locally specific flood control requirements as adopted by Washoe County.
- SETM.15.2 Development within the Southeast Truckee Meadows will conform to Regional Water Plan Policy 3.1.g, "Management Strategies for Slopes Greater than 15 Percent," as well as locally specific erosion control requirements as adopted by Washoe County.

Water Resources – Supply

Goal Sixteen: The Truckee Meadows Hydrographic Basin is a designated groundwater basin and a decreed surface water system. Water resources will be supplied to land uses in the Southeast Truckee Meadows planning area according to the best principles/practices of sustainable resource development.

Policies

- SETM.16.1 New development shall comply with Regional Water Plan Policy 2.1.a: "Effluent Reuse – Efficient Use of Water Resources and Water Rights".
- SETM.16.2 Development proposals must be consistent with Regional Water Plan Policies 1.3.d, "Water Resources and Land Use", and 1.3.e, "Water Resource Commitments".
- SETM.16.3 The creation of parcels and lots in the Southeast Truckee Meadows planning area shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.

Exhibit P: View from 15111 Kivett Lane as rendered by Google Earth



Item Two of Three



State of Nevada

Department of Agriculture

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ADA Americans with Disabilities Act

- ADMIN
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- PLANT
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Resources

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Frequently Asked Questions

Fact Sheets & Publications

Environmental

Virginia Range Horse FAQs

Pest

Plant Pathology

Resource Protect

Links

Registration

Regulations

Divisions & Programs

VIRGINIA RANGE HORSE FAQs

PDF

- Virginia Range Estray Horses: Frequently Asked Questions

Frequently Asked Questions

Virginia Range Horses FAQs

Frequently Asked Questions

Are the Virginia Range horses wild mustangs?

Most wild horses in Nevada fall under the jurisdiction of federal, U.S. Bureau of Land Management (BLM). However, the BLM declared the Virginia Range a "wild horse free area" through a land planning process in 1986.

As a result of this declaration, the Virginia Range horses have been designated as estray/feral livestock because they are not within a BLM herd management area. Horses that have migrated over time or have been "let go" onto the Virginia range fall under Nevada state laws pertaining to estray/feral livestock.

Why are there so many Virginia Range estray horses?

Horse populations in the wild can quickly grow, doubling in size every few years. Based on the last official census (June 2014), there are more than 1,950 estray/feral horses on and around the Virginia Range. The range was determined by a Range Inventory report by NDA, Natural Resources Conservation Service, and the Virginia Wildlife Protection Association in 2001 to support a population of 300-600 horses.

Are there viable birth control methods that can be used to control expanding horse populations?

At this time, no viable treatment has been identified that will effectively decrease free-roaming horse herd birth rates in a cost-effective manner. Research continues for a cost-efficient method of birth control for free-roaming horses.

Is it legal to feed the horses?

No. It is a violation of Nevada Revised Statute (NRS) 569.040 to feed estray/feral horses. Despite the public's best intentions, feeding the horses only draws them out of the range and brings them into conflict with urban areas. Additionally, like any other non-domesticated animal living in the wild, if there is not sufficient forage, feral livestock is expected to migrate to survive.

The Nevada Department of Agriculture (NDA) investigates feeding complaints, enforces the no-feeding statute with warning citations, and issues fines of up to \$2,000 and charges of a gross misdemeanor if feeding continues after warning citations have been issued.

Contact

Horse Hotline
775-353-3608
horse@agri.nv.gov

Public Safety



Links

[NDA investigating release of horses onto roadway near U.S. 395](#)

[KOLO TV News Story: Kids too close to horses](#)

[KOLO TV News: Keep distance from horses](#)

[NDA signs cooperative agreement with non-profit](#)

[NDA urges extreme caution around horses](#)

[NDA investigating horse deaths](#)

[NDA issues statement about horse gathers in south Reno](#)

Can I supply them water?

Watering horses is legal under Nevada Revised Statutes; however, NDA recommends NOT watering horses in or near urban areas out of concern for public safety.

What exactly does "fence out" mean in Nevada?

Simply put, if landowners do not want livestock on their property, they must construct a "legal fence" in accordance with NRS 569.431.

When does the NDA trap and remove Virginia Range estray horses?

NDA traps and removes horses when they are a public safety concern. Public safety concerns include livestock that are in residential areas and horses in close proximity to roadways. Since 2011, the only horses that have been trapped and transferred to the Northern Nevada Correctional Center are those considered threats to both public safety and to the horses themselves.

Why are the horses sometimes considered public safety hazards?

Four major highways border the range as well as a number of residential areas. In autumn and winter, as the forage and water diminish, estray horses come down off the range and move into urban areas searching for food and water. Horses near roadways and residential areas can cause car and pedestrian accidents. In recent years, NDA has documented incidences where horses have kicked two girls, where horses have died from vehicle collisions, and two separate incidences when there were two human fatalities as a result of horse/vehicle collisions. [Watch this video from KOLOTV.](#)

What happens to horses that are hit in accidents?

NDA humanely euthanizes injured horses. Carcasses are removed from areas of concern for public safety reasons, with cooperating agencies depending on location, and when resources and equipment are available.

Are citizen tax dollars used to collect and remove Virginia Range estray horses?

No general fund money currently is allocated for the management of feral or estray livestock. It is fees paid by Nevada livestock producers that are supporting NDA's activities associated with the Virginia Range horses.

Is there a management program for the horses?

The Virginia Range feral/estray horse population can benefit from a proactive management program. Currently, NDA is managing feral livestock to the best of its ability within existing legal and fiscal authorities. NDA's efforts are focused on protecting public safety, such as removing horses in areas where public safety is of concern.

What happens to the Virginia Range estray horses collected by NDA?

NDA currently has a signed agreement with Return To Freedom (RTF), a non-profit group that has the option to adopt the horses. If RTF cannot place the horses, the horses may be sold per NRS 569.080 at a public livestock auction. Any member of the public may purchase the livestock.

I've heard that Virginia Range estray horses go to slaughter?

Since March of 2013 NDA has had an agreement with Return To Freedom (RTF), a non-profit horse advocacy group, for RTF to adopt out the horses to interested parties.

It is possible that the horses could end up for sale at public auction – at which NDA has no authority to determine buying outcomes.

What is the status of the cooperative agreement for the management of the horses?

NDA issued a Request for Information in 2013 for an entity to help manage the Virginia Range horses, and one group submitted a response. The agreement is being negotiated as of July 2014.

Who can I contact about the horses?

NDA maintains a horse hotline (775-353-3608) and an email contact: horse@agri.nv.gov.
Concerns are forwarded to our Agricultural Enforcement Officer for investigation.

What Can I Do?

1. **Report illegal feeding.** Call 775-353-3608 with specific details – date, time, address or location, license plate numbers, and any identifying information.
2. **Fence out private property.** Because horses are attracted to green landscapes, sturdy fencing around such areas can be helpful to keep horses away from urban areas.
3. **Keep a safe distance from horses.** Horses can be unpredictable and can cause serious bodily injuries.
4. **Drive with extra caution** in areas where horses may be located.

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01-252 HIGHWAY GRANT – UNION PACIFIC RAILROAD COMPANY –
PUBLIC WORKS DEPARTMENT

Upon recommendation of James Gale, Senior Property Agent, through Dave Roundtree, Public Works Director, on motion by Commissioner Bond, seconded by Commissioner Sferrazza, which motion duly carried, it was ordered that the Highway Grant between the County of Washoe and Union Pacific Railroad Company for relocation of a portion of South Verdi Road be approved and Chairman Shaw be authorized to execute on behalf of Washoe County. It was noted that Union Pacific Railroad has requested a one-time administrative fee of \$5,000 to cover their costs of research, engineering/surveying review, site investigation and preparation of legal documents.

01-253 GREAT BASIN ADVENTURE SPRING FLING FEES – PARKS

Upon recommendation of Kristy Lide, Parks and Recreation Department, through Karen Mullen, Parks and Recreation Director, on motion by Commissioner Bond, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Shaw ordered that a fee of \$4.00 per person for admission into the Great Basin Adventure during the Spring Fling Program, which includes admission to the Park for a two-hour block of time, unlimited log rides and one pony ride, be approved.

It was noted that the projected gross revenue for Spring Fling is \$19,200

01-254 INTERLOCAL AGREEMENT – NEVADA DEPARTMENT OF
TRANSPORTATION – HORSE CROSSING WARNING SIGN –
PUBLIC WORKS DEPARTMENT

Upon recommendation of Clara Lawson, Traffic Engineer, through Dave Price, County Engineer, on motion by Commissioner Bond, seconded by Commissioner Sferrazza, which motion duly carried, it was ordered that an Interlocal Agreement between the County of Washoe and the State of Nevada Department of Transportation concerning design and construction of a solar powered horse crossing warning system on SR 341, Geiger Grade, be approved and Chairman Shaw be authorized to execute on behalf of Washoe County. It was noted that NDOT will pay half, up to \$6,000, and Washoe County will pay the other half, up to \$6,000; and the County will maintain the unit at a cost of approximately \$150 per year.

PARTNERS – SOUTH RENO WIC CLINIC – GENERAL
SERVICES DEPARTMENT

Upon recommendation of Tom Gadd, General Services Director, on motion by Commissioner Bond, seconded by Commissioner Sferrazza, which motion duly carried, it was ordered that the First Amendment to Shopping Center Lease Agreement between the County of Washoe and High Cash Partners, L.P., extending the lease of



WASHOE COUNTY

"Dedicated to Excellence in Public Service"



Call

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
David T. Price, P.E., County Engineer



1001 East 9th Street
Post Office Box 11130
Reno, Nevada 89520
Telephone: (775) 328-2041
FAX: (775) 328-3699

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM

DATE: March 8, 2001

TO: Katy Singlaub, County Manager

THRU: David T. Price, P.E., County Engineer *David Price*

FROM: *Clara Lawson* Clara Lawson, P.E., Traffic Engineer

SUBJECT: **INTERLOCAL AGREEMENT WITH NEVADA DEPARTMENT OF TRANSPORTATION**

RECOMMENDATIONS

It is recommended that the Board of County Commissioners;

1. Approve the Interlocal Agreement with the Nevada Department of Transportation (NDOT) for the design and construction of a solar powered horse crossing warning system on SR 341; and

BACKGROUND

Residents have been concerned with the number of accidents involving wild horses crossing Geiger Grade. The location of the sign is east of the Toll Road intersection, which is in the vicinity of the accidents. The sign would face eastbound traffic. In Lyon County, a similar solar-powered horse crossing warning sign will be installed on SR 341 facing westbound traffic.

The agreement specifies what each party agrees. NDOT agreed to pay half of the horse warning system up to \$6,000. The County would pay the other half up to \$6,000. A portion of NDOT's financial contribution will be designing and installing the unit. The County will maintain 100% of the facilities including the batteries, solar panel and the flashing unit.

FISCAL IMPACT

The County's portion would come from the traffic facility fund for the South East Truckee Meadows area. The maintenance costs are expected to be \$150 annually and would be absorbed into the current traffic signal maintenance account.

CL/vp
cc: Howard Reynolds, Assistant County Manager

01-254

A-3-20-01
GJ(1)

WASHOE COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER

Item Three of Three

Feral horse

From Wikipedia, the free encyclopedia

A **feral horse** is a free-roaming horse of domesticated ancestry. As such, a feral horse is not a wild animal in the sense of an animal without domesticated ancestors. However, some populations of feral horses are managed as wildlife, and these horses often are popularly called "wild" horses. Feral horses are descended from domestic horses that strayed, escaped, or were deliberately released into the wild and remained to survive and reproduce there. Away from humans, over time, these animals' patterns of behavior revert to behavior more closely resembling that of wild horses. Some horses that live in a feral condition but may be occasionally handled or managed by humans, particularly if privately owned, are referred to as "semi-feral".

Feral horses live in groups called a *band*, *herd*, *harem*, or *mob*. Feral horse herds, like those of wild horses, are usually made up of small bands led by a dominant mare, containing additional mares, their foals, and immature horses of both sexes. There is usually one herd stallion, though occasionally a few less-dominant males may remain with the group. Horse "herds" in the wild are best described as groups of several small bands who share a common territory. Bands are usually on the small side, as few as three to five animals, but sometimes over a dozen. The makeup of bands shifts over time as young animals are driven out of the band they were born into and join other bands, or as young stallions challenge older males for dominance. However, in a given closed ecosystem (such as the isolated refuges in which most feral horses live today), to maintain genetic diversity, the minimum size for a sustainable free-roaming horse or burro population is 150–200 animals.^[1]

Contents

- 1 Feral horse populations
- 2 Modern feral horses
- 3 Semi-feral horses
- 4 Population impacts
- 5 See also
- 6 References
- 7 External links



Feral horse in the Pentland Hills, Scotland



Feral Chincoteague ponies on Assateague Island, Virginia



Feral horses of the Namib



Feral horses in Tule Valley, Utah

Feral horse populations

Horses which live in an untamed state but have ancestors who have been domesticated are not true "wild" horses; they are feral horses. The best known examples of feral horses are the "wild" horses of the American west. When Europeans reintroduced the horse to the Americas, beginning with the arrival of the Conquistadors in the 15th century, some horses escaped and formed feral herds known today as Mustangs.

Australia has the largest population of feral horses in the world, with in excess of 400,000 feral horses.^[2] The Australian name equivalent to the 'Mustang' is the Brumby, feral descendants of horses brought to Australia by English settlers.^{[3][4]}

In Portugal, there are two populations of free-ranging feral horses, known as Sorraia in the southern plains and Garrano in the northern mountain chains. There are also isolated populations of feral horses in a number of other places, including Sable Island off the coast of Nova Scotia, Assateague Island off the coast of Virginia and Maryland, Cumberland Island, Georgia, and Vieques island off the coast of Puerto Rico. Some of these horses are said to be the descendants of horses who managed to swim to land when they were shipwrecked. Others may have been deliberately brought to various islands by settlers and either left to reproduce freely or abandoned when assorted human settlements failed.

More than 400 feral horses live in the foothills of Cincar mountain, between Livno and Kupres, Bosnia and Herzegovina, in an area of approximately 145 square kilometres (56 sq mi). These animals, which descend from horses set free by their owners in the 1950s, enjoy a protected status since 2010.^[5]

A modern feral horse population (*Janghali ghura*) is found in the Dibru-Saikhowa National Park and Biosphere reserve of Assam, in north-east India, and is a herd of approximately 79 feral horses descended from animals that escaped army camps during World War II.^[6]

In North America, feral horses are descendants of horses that were domesticated in Europe, although many ancient, prehistoric subspecies now extinct did evolve in North America. While there are similarities shown in certain genes of both modern and fossil North American horses, they are not believed to be members of the same species.^[7] In the western United States, certain bands of horses and burros are protected under the Wild and Free-Roaming Horses and Burros Act of 1971.

Modern feral horses

Modern types of feral horses that have a significant percentage of their number living in a feral state, even though there may be some domesticated representatives, include the following types, landraces, and breeds:

- Alberta Mountain Horse or Alberta "Wildie", found in the foothills of the Eastern Slopes of the Rocky Mountains of Alberta, Canada
- Banker horse, on the Outer Banks of North Carolina
- Brumby, the feral horse of Australia
- Chincoteague Pony, on Assateague Island off the coasts of Virginia and Maryland
- Cumberland Island horse, on Cumberland Island off the coast of southern Georgia

- Danube Delta horse, in and around Letea Forest, between the Sulina and Chilia branches of the Danube
- Elegesi Qiyus Wild Horse (Cayuse), Canada; lives in the Nemaiah Valley, British Columbia^[8]
- Garrano, a feral horse native to northern Portugal
- Kaimanawa horse, New Zealand
- Kundudo horse, in the Kundudo region, Ethiopia; threatened with extinction
- Marismefio, present in the Doñana National Park in Huelva, Spain
- Misaki horse, Japan
- Lavradeiros, a feral horse in Northern Brazil^[9]
- Mustang, legally protected by the Wild and Free-Roaming Horses and Burros Act of 1971 in the western United States
- Namib Desert Horse, Namibia
- Nokota horse
- Small wild horses are established in the páranos of the Sierra Nevada de Santa Marta in Colombia and are believed to have descended from introductions made by Spanish conquistadors.^[10]
- Sorraia, a feral horse native to southern Portugal
- Sable Island Horse found on an island off the coast of Nova Scotia
- Welsh Pony, mostly domesticated, but a feral population of about 180 animals^[11] roams the Carneddau hills of North Wales. Other populations roam the eastern parts of the Brecon Beacons National Park.
- Delft Island Feral Horses are believed to be the descend from horses kept on the island from the time of Delft's Portuguese occupation in Sri Lanka.^[12]

Semi-feral horses

In the United Kingdom, herds of free-roaming ponies live in apparently wild conditions in various areas, notably Dartmoor, Exmoor, and the New Forest. Similar horse and pony populations exist elsewhere on the European continent. These animals, however, are not truly feral, as all of them are privately owned, and roam out on the moors and forests under common grazing rights belonging to their owners. A proportion of them are halter-broken, and a smaller proportion broken to ride but simply turned out for a while for any of a number of reasons (e.g., a break in training to allow them to grow on, a break from working to allow them to breed under natural conditions, or retirement). In other cases, the animals may be government-owned and closely managed on controlled reserves.

- Camargue horse, in marshes of the Rhone delta, southern France
- Dartmoor pony, England; predominantly domesticated, also lives in semi-feral herds
- Exmoor pony, England; predominantly domesticated, also lives in semi-feral herds
- Konik, originated in eastern Europe, lives semi-feral in the Oostvaardersplassen in the Netherlands.
- New Forest pony, predominantly domesticated, also lives in semi-feral herds in the area of Hampshire, England
- Pottok, predominantly domesticated, also lives in semi-feral herds in the western Pyrenees.

Population impacts

Feral populations are usually controversial, with livestock producers often at odds with horse aficionados and other animal welfare advocates. Different habitats are impacted in different ways by feral horses. Where feral horses had wild ancestors indigenous to a region, a controlled population may have minimal environmental impact, particularly when their primary territory is one where they do not compete with domesticated livestock to any significant degree. However, in areas where they are an introduced species, such as Australia, or if population is allowed to exceed available range, there can be significant impacts on soil, vegetation (including overgrazing), and animals that are native species.^[3] If a feral population lives close to civilization, their behavior can lead them to damage human-built livestock fencing and related structures.^[4] In some cases, where feral horses compete with domestic livestock, particularly on public lands where multiple uses are permitted, such as in the Western United States, there is considerable controversy over which species is most responsible for degradation of rangeland, with commercial interests often advocating for the removal of the feral horse population to allow more grazing for cattle or sheep, and advocates for feral horses recommending reduction in the numbers of domestic livestock allowed to graze on public lands.

Certain populations have considerable historic or sentimental value, such as the Chincoteague pony that lives on Assateague Island, a national seashore with a delicate coastal ecosystem, or the Misaki pony of Japan that lives on a small refuge within the municipal boundaries of Kushima. These populations manage to thrive with careful management that includes using the animals to promote tourism to support the local economy. Most sustained feral populations are managed by various forms of culling, which, depending on the nation and other local conditions, may include capturing excess animals for adoption or sale. In some nations, management may include the often-controversial practice of selling captured animals for slaughter or simply shooting them.^[13] Fertility control is also sometimes used, though it is expensive and has to be repeated on a regular basis.^[14]

See also

- Horse behavior
- List of BLM Herd Management Areas

References

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2. "Pest animal risk assessment - Feral Horse" (PDF). Queensland Primary Industries and Fisheries. June 2009. Archived from the original (PDF) on 16 March 2011. Retrieved 17 December 2010.
3. Nimmo, D. G.; Miller, K. K. (2007). "Ecological and human dimensions of management of feral horses in Australia: A review". *Wildlife Research*. **34** (5): 408–417. doi:10.1071/WR06102.
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