
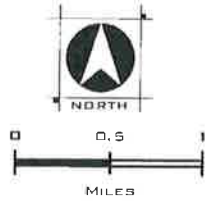
	Project Parcels
	City of Reno Boundary

VICINITY MAP
 PRADO RANCH AREA 4
 RENO, NV
 APRIL, 2018



WOOD ROGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4060 Fax: 775.823.4066

Public Comment
Item 8D
Tammy Holt-Still

Subject: Prado Ranch North WTM18-002

From: tammy holt (tholt1212@sbcglobal.net)

To: phoran@washoecounty.us; mlawson@washoecounty.us; fdonshick@washoecounty.us; tbruce@washoecounty.us; chviliceks@unce.unr.edu; lchesney@washoecounty.us; jib2424@sbcglobal.net;

Cc: rossranch@charter.net; cleousd@yahoo.com; stevecwolgast@gmail.com; bunnydoll2@charter.net; ken@kraterconsultinggroup.com; fastturn1@yahoo.com;

Bcc: knedwards@sbgvtv.com; landfindercountry@gmail.com;

Date: Wednesday, June 27, 2018 4:04 PM

Hello Planning Commissioners,

I am contacting you about Prado Ranch North, Tentative Map Case Number WTM18-002, which there will be heard on July 3rd, 2018.

My message is this project; its application and staff report are incomplete with many issues, which will not meet the findings for the tentative map to be approved by this planning commission. Below you will find the information that references information within the packet from staff.

1. Have you received an Environmental Impact Assessment as requested by Washoe County Health Department in the April 23, 2018 letter?
2. This letter also states REMSA's response time is 15 minutes and 59 seconds for calls. I have and will supply information that 2 emergency responses in the last year have been over 20 minutes in responding.
3. In an email dated 4/19/18, from Tim O'Connor regarding the Sheriff's office "In this situation, the Washoe County Sheriff's Office will not have it's staffing increased to address the additional workload this development will impose."
4. An Email from Lisa Beaver, dated May 5th, 2018, states the application has an error of City of Reno fire to serve this project, but in fact it is TMFPD. There is not letter from TMFPD. Also in this same email discusses "High Hazard" for some of the parcels within the project.
5. Washoe County Community Services, January 30, 2018, from Vahid Behmaram, Water Management Planner Coordinator, CSD; item 3) Application indicates TMWA discovery process completed. I did not find one item from TMWA in this package to support the project or what the application has stated.
6. Email from Steve Shell, Nevada Dept of Conservation & Natural Resources states: NO water is committed for this project at this time. This is dated February 12, 2018.
7. Email from Patrick Mohn, Nevada Division of Environmental Protection, dated January 30th, 2018, discussed tentative map needs to be submitted (with fees), approval letter of an inter-local

agreement and an "Intent-to-Serve" letter. I did not see anything like this submitted in the packet, did you?

8. Memorandum from Jeff Borchardt and Jenelle Thomas from the City of Reno; dated February 20, 2018. It speaks for it's self and this is where the inter-local agreement would be included. I did not find one did you?

NRS278.335 Review of tentative map by agencies of State; reviews and inspections by district board of health.

A copy of the tentative map must be forwarded by the planning commission or its designated representative, or if there is no planning commission, the clerk or other designated representative of the governing body, for review to:

1. The Division of Water Resources and the Division of Environmental Protection of the State Department of Conservation and Natural Resources;

(a) The district board of health acting for the Division of Environmental Protection pursuant to subsection 2; and

(b) If the subdivision is subject to the provisions of

(c) NRS 704.6672, the Public Utilities Commission of Nevada.

In a county whose population is 100,000 or more, if the county and one or more incorporated cities in the county have established a district board of health, the authority of the Division of Environmental Protection to review and certify proposed subdivisions and to conduct construction or installation inspections must be exercised by the district board of health.

2. A district board of health which conducts reviews and inspections under this section shall consider all the requirements of the law concerning sewage disposal, water pollution, water quality and water supply facilities. At least four times annually, the district board of health shall notify the Division of Environmental Protection which subdivisions met these requirements of law and have been certified by the district board of health.

3. The State is not chargeable with any expense incurred by a district board of health acting pursuant to this section.

4. Each reviewing agency shall, within 15 days after the receipt of the tentative map, file its written comments with the planning commission or the governing body recommending approval, conditional approval or disapproval and stating the reasons therefor.

5. (Added to NRS by 1977, 1497; A 1979, 704; 1987, 520; 1993, 2561; 1997, 1984; 2005, 559, 692)

I hope with all of the information submitted to you, you will find that this project must be denied because the lacking of all necessary requirements for Tentative Map approval.

If you have any questions, please don't hesitate to contact me.

Thank you for your time.

Tammy Holt-Still

Lemmon Valley Swan Lake Recovery Committee

775 450-1204



Community Development Department

MEMORANDUM

Date: February 20, 2018
To: Julee Olander, Planner, Washoe County Community Services
Department, Planning and Building Division
From: Jeff Borchardt, AICP, Associate Planner *JB*
Janelle K. Thomas, P.E., Associate Civil Engineer *JKT*
Subject: WTM18-002 (Prado Ranch North)

Thank you for allowing the City of Reno to comment on the proposed tentative map application for 538 lots located on the east side of Lemmon Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road (APNs 080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05). The following comments are a summary of the City of Reno concerns for the proposed development:

Drainage/Flood Control: This area experienced extensive flooding in 2017. Portions of the subject site are located in FEMA Flood Zones A and AE designations. City of Reno staff is concerned with the ability of the project to adequately mitigate the hydrology challenges in this area and to comply with the detention and retention requirements included in the Truckee Meadows Regional Drainage Manual. The preliminary drainage report indicates that the development will construct public drainage improvements through a series of trap channels throughout the project. These channels appear to ultimately discharge into the area on the west side of Lemmon Drive directly adjacent to Swan Lake. There does not appear to be any on-site detention or retention within the project area. Instead, the drainage study indicates that drainage will be handled on a regional level with nearly all of the volumetric offset areas occurring within the City of Reno in the Prado Ranch PUD area. At this time, neither the Prado Ranch PUD nor the CLOMR have been approved. Therefore, City of Reno Staff is concerned that the drainage with the proposed project is inadequate because it does not stand alone and relies on projects currently under review with the City of Reno to function.

As part of the PUD comments, City of Reno staff recommended the applicant provide additional mitigation measures beyond what is required in the Truckee Meadows Regional Drainage Manual. These recommended mitigation measures include, but are not limited to: 1) Volumetric offset that exceeds the 1:1 ratio currently required. This will assist in providing additional resiliency and may solve some of the existing flood issues in the areas surrounding Swan Lake; and 2) raising the elevation of Lemmon Drive in order to retain its viability as a useful thoroughfare during flooding events.

City staff recommends the following for this project:

- The applicant should demonstrate the required facilities for volumetric mitigation fall on the project site. This will ensure that the subject project is not dependent on proposed projects outside of the County's jurisdiction to manage the storm water.
- Upsize the facilities used for volumetric mitigation to help reduce the stormwater flowing into Swan Lake.
- Require the applicant to raise the elevation of Lemmon Drive along the project frontage so that it is no longer in the flood plain.

Sewer: The application indicates that sewer service will be provided by the Reno-Stead Wastewater Reclamation Facility (RSWRF). Earlier applications for adjacent projects within the City were sending the wastewater to the Washoe County Lemmon Valley Wastewater Reclamation Facility (LVWRF). The County Community Services Department indicated that the facility was reaching capacity. Additionally, they indicated that the LVWRF is anticipated to be decommissioned within the next four years. Washoe County and City of Reno anticipate the expansion of the Reno Stead Wastewater Reclamation Facility (RSWRF) within this same timeframe from two million gallons per day (MGD) to four MGD. It is initially anticipated that a lift station will be built at the LVWRF to take the flows from the proposed project and the future Prado Ranch PUD to the RSWRF via the alignment of the Lear Boulevard extension. City staff recommends that this extension to the RSWRF occur first before any development occurs on the site.

Access, Traffic, and Circulation Concerns: Access to the site will be from Lemmon Drive via US 395 on the south. The 2040 RTP identifies widening of Lemmon Drive from 4 to 6 lanes from US 395 to Military Road and from 2 to 4 lanes from Fleetwood Drive to Arkansas Street in the 2022-2026 timeframe. Staff believes that the widening projects and capacity improvements to the US 395 corridor are critical to the success of the proposed project to move forward in a responsible manner. The StoneGate PUD was recently approved by City Council on February 14, 2018, and includes phasing triggers for capacity improvements on the US 395 corridor. It is likely that the offer to add these triggers to the PUD assisted City Council to make finding 5 in NRS 278A.500: *"The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment."* Timing of phasing may be appropriate to reduce the cumulative impact to Lemmon Drive and US395.

Traffic from the proposed Prado Ranch PUD in the City of Reno is anticipated to be ±15,919 Average Daily Trips (ADT), ±964 AM Peak Hour Trips (PHT), and ±1,280 PM PHT with a proposed ±3.6 million square feet of warehouse buildings, ±55,000 square feet of commercial floor area, a ±2,750 square foot convenience store with gas pumps, ±176 single family homes, ±528 apartment units, and ±448 acres of open space. The cumulative impacts from the build-out of the PUD and the proposed tentative map of 538 lots are anticipated to have a major impact to Lemmon Drive. City Staff

recommends a condition that would require an updated traffic study with each final map phase to determine the cumulative traffic impact from all projects in the area. If the cumulative impacts from all projects in the area decrease the level of service to below LOS D, then the applicant should be required to improve Lemmon Drive along the project frontage or time the phasing with the RTC improvements.

In order to add context to the Prado Ranch North project, a land use map of the proposed PUD is attached.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

January 30, 2018

TO: Eric Young, Senior Planner, CSD, Planning & Development Division
Julee Olander, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Map Case Number WTM18-002 (Prado Ranch North)

Project description:

A tentative map to allow the subdivision of 151.4 acres for a 538 lot common open space development with single family lots ranging in size from 5,000-30,000 square feet.

Project Location: Adjacent to Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road. Assessor's Parcel Number(s): 080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05

The Community Services Department (CSD) offers the following Water Rights conditions and/or comments regard this tentative map:

- 1) There are no water rights conditions or comments for approval.
- 2) Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to TMWA service area. This project is located within Washoe County sewer service area.
- 3) Application indicates TMWA discovery process completed.

Nothing from TMWA in package

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

April 23, 2018

Eric Young
Julee Olander
Washoe County Community Services Department
1001 E. Ninth Street, Bldg. A
Reno, NV 89512

RE: Prado Ranch North – Revised Application
Tentative Map Case Number WTM18-002

Dear Mr. Young & Ms. Olander:

The Washoe County Health District, Emergency Medical Services (EMS) Oversight Program, has reviewed the above referenced project.

Based on the documentation provided, it is anticipated that there could be impacts concerning EMS and access to healthcare services and facilities. For example, the addition of the proposed 506 single family dwelling units, along with other projects in the area, may increase the use of the healthcare system in the region. It is recommended that the applicant complete **an Environmental Impact Assessment**. For additional information, the applicant should contact the Washoe County Health District's Division of Environmental Health Services at (775) 328-2434.

Advanced Life Support (ALS) fire and EMS services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the proposed location of the Prado Ranch North subdivision, REMSA's Franchise response requirement for life-threatening calls is **15 minutes and 59 seconds for 90 percent of calls**.

There is one hospital within proximity to the proposed site of the Prado Ranch North development, should residents require such services. The Saint Mary's Regional Medical Center is approximately 12 miles away from the proposed residential site. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended that the address numbers are clearly marked on the curb and the structures so the residents can be quickly located by public safety agencies. Additionally, please ensure that all dwellings will meet ADA requirements, as appropriate.

Please feel free to contact me if you have any questions.

Sincerely,



Christina Conti
EMS Program Manager
cconti@washoecounty.us
(775) 326-6042

EPIDEMIOLOGY AND PUBLIC HEALTH PREPAREDNESS
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
EPHP Office: 775-326-6055 | Fax: 775-325-8130 | washoecounty.us/health
Serving Reno, Sparks and all of Washoe County, Nevada. Washoe County is an Equal Opportunity Employer



WTM18-002
EXHIBIT D

From: Steve Shell
To: [Olander, Julie](#)
Subject: WTM-18-002
Date: Monday, February 12, 2018 1:16:05 PM
Attachments: [image001.jpg](#)

Prado Ranch North.

No water is committed for this project at this time.

The Division has no other comments.



Steve Shell
Water Resource Specialist II

Nevada Dept of Conservation & Natural Resources

Division of Water Resources

901 S. Stewart St., Ste. 2002

Carson City, NV 89701

Phone: 684-2836

Fax: 684-2811

sshell@water.nv.gov

water.nv.gov

From: [O'Connor, Tim](#)
To: [Young, Eric](#); [Olander, Julee](#)
Subject: WTM18-002 (Prado Ranch North) Applications Part 1, 2, 3
Date: Thursday, April 19, 2018 7:10:21 AM

Good morning,

Below is In reference to WTM18-002 (Prado Ranch North) Applications Part 1, 2, 3 – Revised Application.

While the Sheriff's Office Patrol Division has no specific objection to the plan, as with any new residential development project, there will be an increased burden placed on law enforcement to respond to calls for service at homes, for traffic accidents, investigations, other related issues and will even impact the Detention Facility as there will likely be members of this new development that will place a demand upon their resources as well. Unlike the Fire Department which has its own tax district to collect funds to staff their needs as growth occurs, law enforcement's staffing is not necessarily and rarely increased based upon new development.

In this situation, the Washoe County Sheriff's Office will not have its staffing increased to address the additional workload this development will impose. Albeit somewhat small in its overall impact, there will be a reduced level of service that will result to our community should this development be completed.

Captain Tim O'Connor
Washoe County Sheriff's Office
Patrol Division
775-328-3354
PRIDE - Professionalism, Respect, Integrity, Dedication, Equality

From: O'Connor, Tim
Sent: Wednesday, February 21, 2018 1:43 PM
To: Olander, Julee <JOlander@washoecounty.us>
Subject: Tentative Subdivision Map Case Number WTM18-002 (Valle Vista)

Good afternoon,

Regarding the Tentative Subdivision Map Case Number WTM18-002 (Valle Vista), the Washoe County Sheriff's Office has no objections with the plan. The additional residences will further strain our limited patrol resources, but we do not have an objection to the project.

Captain Tim O'Connor
Washoe County Sheriff's Office
Patrol Division
775-328-3354
PRIDE - Professionalism, Respect, Integrity, Dedication, Equality

WTM18-002
EXHIBIT D

From: Patrick Mohn
To: [Young, Eric](#); [Olander, Julie](#)
Subject: Prado Ranch North - Tentative Map WTM18-002
Date: Tuesday, January 30, 2018 3:56:07 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

To Whom It May Concern:

When the actual Tentative Map is submitted (with fees) for this project, the NDEP will do detailed review and will provide a formal recommendation to Washoe County.

I performed a cursory review of the project materials (Parts 1, 2 and 3 of the application). The NDEP is encouraged that the developer intends to obtain a connection to the sanitary sewer system and the Reno-Stead wastewater plant, pending the approval of the necessary inter-local agreements for infrastructure to accommodate growth in the North Valleys. Just to let you know, the NDEP will not consider the approval of subdivisions proposing individual septics in Lemmon Valley, due to shallow groundwater conditions and flooding potential.

The NDEP will require an "Intent-to-Serve" letter from the sewer provider at the Tentative Map level. For Final Map review, the NDEP will require a formal Will Serve for sewer and water. The wastewater treatment provider must ensure adequate treatment capacity to serve the proposed subdivision.

Regards,

Pat



Patrick A. Mohn, M.Sc., P.E.
UIC Compliance Coordinator
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov

WTM18-002
EXHIBIT D

From: Beaver, Lisa
Sent: Tuesday, May 15, 2018 8:42 AM
To: Olander, Julee
Subject: RE: Prado Ranch

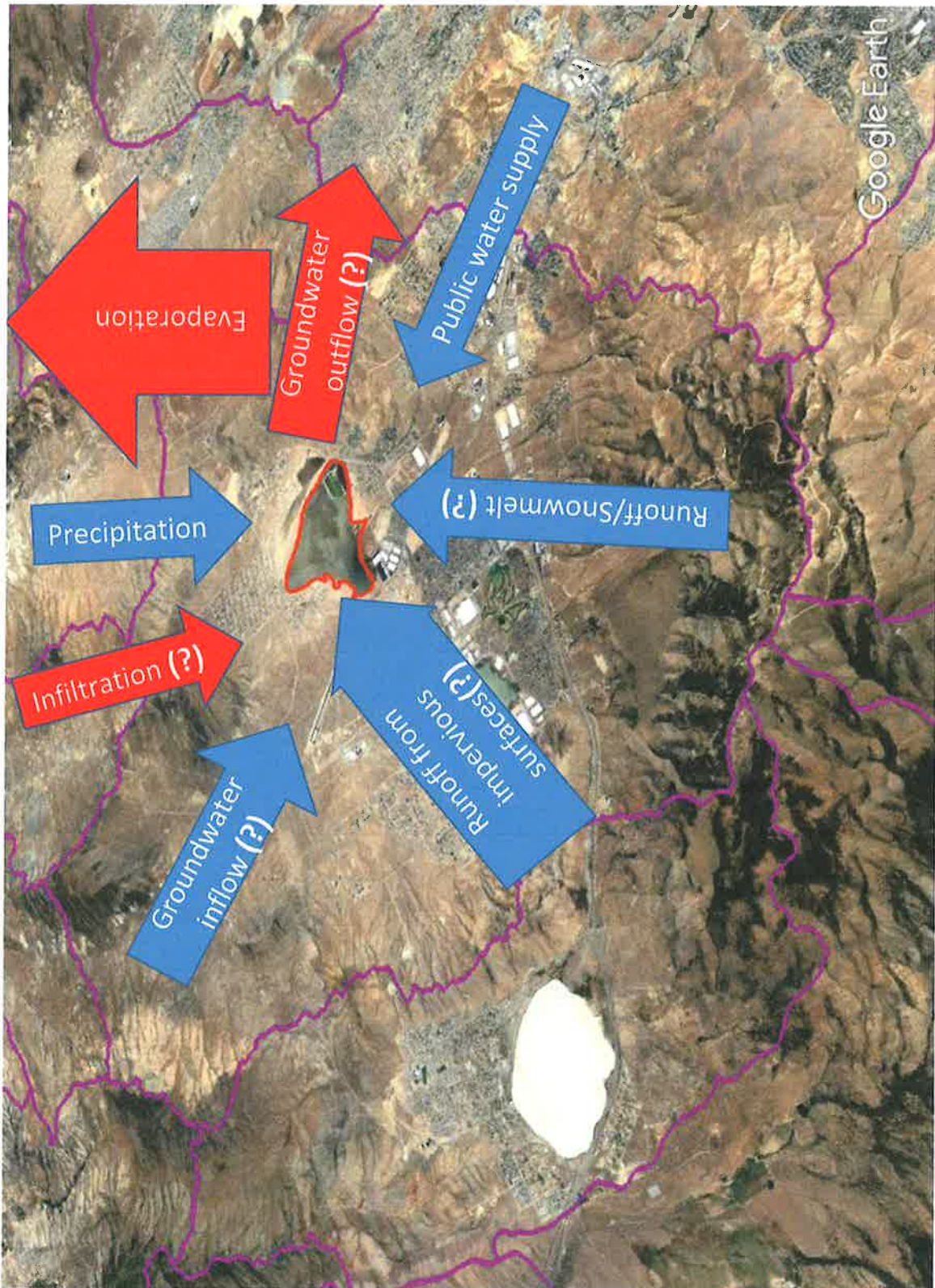
Hi Julee,

I just left you a message. I spent time this morning looking at GIS and the report is incorrect. The development is in TMFPD response area. This will need to be corrected. In addition, reference shall be made as to the Fire Hazard Classification, parcels 080-723-01, 02, & 03 are Moderate Hazard and parcels 080-721-03, 04, & 05 are High Hazard.

Reference shall be made in the report that setbacks on the perimeter of the development will provide the defensible space as required by Chapter 6 of the 2012 IWUI Code. All other aspects of construction shall be depicted at plan submittal for compliance with the remaining provisions outlined in the 2012 IWUI Code.

Thanks Julee,

Lisa











Monthly Total Precipitation for STEAD, NV

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	
1985	M	M	0.90	0.00	0.00	0.67	0.01	0.05	0.70	0.64	0.92	1.73	5.62	
1986	0.73	11.77	2.23	1.72	0.19	0.26	1.14	0.00	0.70	0.06	0.01	0.04	18.85	22.03
1987	1.90	1.04	1.79	1.47	2.21	0.47	0.00	0.00	M	0.78	0.55	1.00	11.21	8.99
1988	1.34	0.05	0.02	1.02	0.53	0.00	1.07	0.33	M	0.19	2.16	M	6.71	6.69
1989	0.20	1.16	2.07	T	1.38	1.74	0.00	2.02	1.74	0.81	1.60	0.00	12.72	12.66
1990	0.49	0.96	0.23	0.95	0.29	0.09	1.81	0.30	0.57	0.06	0.39	0.53	6.67	8.1
1991	T	0.29	3.65	0.07	0.56	0.73	0.37	0.46	0.69	0.68	0.90	0.19	8.59	7.8
1992	0.15	0.47	1.11	0.10	0.21	1.93	0.07	0.09	0.04	0.92	0.06	3.84	8.99	10.70 5.94
1993	5.10	3.02	0.71	0.33	0.31	0.51	0.02	T	T	0.92	0.26	0.36	11.54	14.82
1994	0.14	1.10	0.72	0.05	1.26	0.00	0.66	0.00	0.31	0.27	1.96	1.77	8.24	5.78
1995	5.98	0.43	7.55	0.39	1.34	1.09	0.16	0.07	0.00	0.00	0.50	3.37	20.88	21.01
1996	3.67	4.98	1.35	0.39	1.99	0.35	0.49	0.11	0.42	0.19	2.28	7.33	23.55	17.62
1997	5.30	0.59	0.01	0.08	0.14	1.22	T	0.00	1.36	0.38	0.59	0.66	10.33	18.5
1998	1.13	2.55	2.88	M	0.53	1.38	M	0.00	3.14	0.59	1.88	0.92	15.00	13.24
1999	2.71	3.32	0.41	0.63	0.03	0.11	0.00	0.96	T	0.96	0.16	0.20	9.49	11.56
2000	2.98	1.88	0.36	0.09	0.64	0.12	0.10	0.07	0.20	0.45	1.08	0.00	7.97	7.78
2001	0.84	0.29	0.35	0.59	0.00	0.04	0.61	0.00	0.05	0.11	1.05	2.69	6.62	4.3
2002	0.38	0.09	0.37	0.79	0.20	T	0.02	1.07	0.00	0.05	2.68	2.42	8.07	6.77
2003	0.35	1.00	0.80	1.22	0.06	0.19	0.10	0.39	T	0.18	0.10	2.17	6.56	9.26
2004	0.81	1.74	0.04	0.01	0.51	0.32	T	0.07	0.00	2.87	1.57	2.70	10.64	5.95
2005	1.71	0.80	1.02	0.45	0.60	0.70	0.11	T	0.18	0.62	0.21	9.56	15.96	12.71
2006	1.85	2.82	2.16	2.65	0.33	0.05	0.05	0.00	0.00	1.10	0.56	0.73	12.30	20.3
2007	0.23	2.30	0.21	0.31	0.12	0.12	0.00	0.00	0.51	0.61	0.19	1.16	5.76	6.19
2008	1.18	0.67	0.04	T	0.48	0.00	1.61	0.00	0.00	0.09	0.64	0.93	5.64	5.94
2009	0.45	0.10	0.92	0.27	0.37	1.76	0.33	0.69	0.00	1.97	0.05	0.17	7.08	6.55
2010	1.47	2.41	0.74	0.93	T	0.02	0.19	0.05	0.00	3.05	0.40	3.97	13.23	8
2011	0.04	1.36	1.88	0.39	0.59	T	0.00	0.00	0.00	0.83	0.15	0.00	5.24	11.68
2012	2.14	0.10	0.77	0.20	0.10	0.02	0.09	T	0.21	0.20	2.47	3.02	9.32	4.61
2013	0.12	T	0.46	0.25	0.28	0.92	0.45	0.16	0.19	0.06	0.40	0.46	3.75	8.52
2014	0.38	1.38	0.41	0.15	0.79	0.00	1.09	1.03	0.90	T	0.65	1.46	8.24	7.05
2015	T	2.29	T	0.38	1.46	0.76	2.04	0.05	0.00	1.05	2.55	0.48	11.06	9.09
2016	1.63	0.52	0.66	0.93	1.29	T	0.00	0.07	T	4.24	0.46	3.54	13.34	9.18 10.1
2017	6.65	2.33	0.56	0.40	0.05	0.23	0.40	0.31	0.47	0.10	T	M	11.50	19.64
Mean	1.63	1.68	1.13	0.54	0.57	0.48	0.41	0.25	0.40	0.76	0.89	1.85	10.32	
Max	6.65	11.77	7.55	2.65	2.21	1.93	2.04	2.02	3.14	4.24	2.68	9.56	23.55	
	2017	1986	1995	2006	1987	1992	2015	1989	1998	2016	2002	2005	1996	
Min	T	T	T	0.00	0.00	0.00	0.00	0.00	0.00	0.00	T	0.00	3.75	
	2015	2013	2015	1985	2001	2014	2016	2011	2015	1995	2017	2011	2013	

Washoe County - Rel 12/31/18 this year

Plant Capacity

Where's discharging

trucking Process - VS - Recreational

Understands actual use

Pando Bill VS tons VS Bedfletts (Not Ag)
BLM

1/2 mill gallons - pump -

3 mill gallons

Dry time of year - Not Wet Ag

agVoc injector

desert forest - NO actual Science for
Common of agVoc

all just options nothing Federal

over 1yr NO actual action toward

Public Comment
Item 8D

DENISE ROSS

WTM-18-002 PRADO RANCH NORTH

Picture #1 & 2 Does this development look like it should fit in with existing homes?

Picture #3 & 4 This is where their "Retention" and "Detention" Pond areas are supposed to be built.
How much sense does this make?

Picture #5 New developments being built in our area, more homes are not needed, you are going to flood the market and destroy property values in our area. Homes listed now are moving very slowly due to the flooding issues.

Picture #5 leads me to ask you to please consider the "CUMULATIVE IMPACT" of all of the developments slated for the area. If approved, students residing in the project area will attend Lemmon Valley Elementary, O'Brien Middle School, and North Valleys High School.

The letter used in Prado packet regarding schools dated JANUARY 25, 2018 in fact, per Bret Podella with the Washoe County School District, these numbers have NOT BEEN UPDATED SINCE OCTOBER 2017, nine months ago, and do not include ANY "CUMULATIVE IMPACT" numbers from new enrollments from built new developments or pending developments. Final count estimations in June 2018, per Randy Baxley with Washoe County School District are:

Lemmon Valley Elementary-- was 699 WITH kindergarten students and this PRADO project ALONE brought it up to 109

percent of base capacity. The June 2018 estimate count without counting any kindergarten students- was 549.

O'Brian Middle School-- October of 2017 was at 808 students and this PRADO project ALONE brought it up to 101 percent of base capacity – The June 2018 count is 811.

North Valleys High School --October of 2017 was 2,032 and this PRADO project ALONE brought it up to 101 base capacity. The June 2018 count is 2,086.

Yes we have had some graduations and new enrollment for the 2018-2019 school year.

The numbers given to you from every development have been the same and been from October 2017.

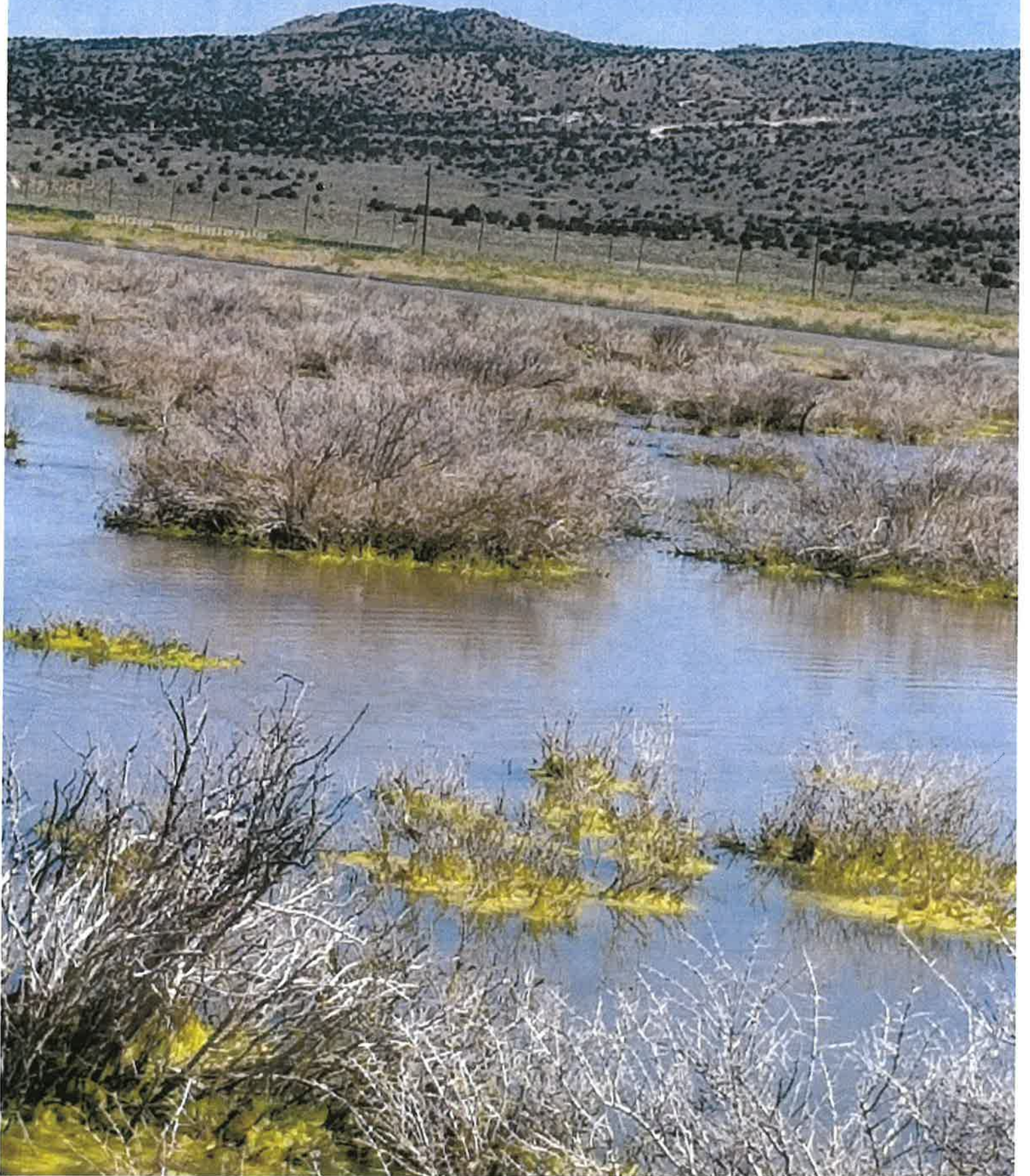
The school district response to overcrowding is Multi-track schools and Double Sessions. Double Sessions is having school from 5:55 AM to 11:55 AM the second session runs from 12:00 PM to 6:00 PM.

TO DATE THERE HAVE BEEN NO NEW SOLUTIONS TO THE CUMULATIVE IMPACT FOR SCHOOLS IN OUR AREA.

Your YES vote will hurt our school administrators, our teachers, our families, and most important our children.

Please DECLINE this application.







Page 4

Reno Stead Water Reclamation Facility

Arroyo Crossing	237 Single family homes
Lakes at Sky Vista Apartments	768 units
Lemmon Valley Heights	206 Single family homes ***Assume RSWRF
North Valleys Estates II	141 Single family homes
North Valleys Estates III	66 Single family homes
Regency ParkII	204 Single family homes
Silver Star Ranch	1,600 units
Silver Vista Village	194 Single family homes
Silver Peak Apartments	420 units
Stead 40	179 Single family homes
Stead 40 Phase II	68 Single family homes
Silver Dollar Estates(pending)	619 Single family homes
Stonefield Phase 4	470 Single family homes
Vista Hills	338 units 487,000 SF office-Commercial/Retail
Vista Enclave (Pending)	130 Single family homes

Lemmon Valley Water Reclamation Facility

North Valleys Estates I	45 Single family homes
-------------------------	------------------------

<u>Warehouse</u>	<u>Square Feet</u>
------------------	--------------------

Logisticcenter Phase II (under Construction)	1,632,000 **
North Virginia Commerce Center II (under Construction)	775,000 **
Project Progress (under review)	200,000 **
Sky Vista Southwest	10,985
Stonefield Industrial (under review)	987,500 **
StorWise Reno	85,000
Red Roof Storage	133,850

***Reno Stead Water Reclamation Facility