

# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP  
APPLICATION

DECEMBER 8, 2021



CFA, INC.

1150 CORPORATE BLVD.

RENO, NEVADA 89502

(775) 856-1150

[WWW.CFARENO.COM](http://WWW.CFARENO.COM)

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: 8900 Lakeside Drive Custom Lot Subdivsion			
Project Description: This project is proposing a tentative subdivision map for 24 custom residential lots on 72.8+/- acres.			
Project Address: 8900 Lakeside Drive			
Project Area (acres or square feet): 72.8+/- acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The main street that will be used to access the property Foothill Road. Nearest cross streets are Thomas Creek Road and Mallory Lane.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-130-58	72.8+/- ac		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Gordon Real Estate, LLC		Name: CFA, Inc.	
Address: 1049 Dressler Lane		Address: 1150 Corporate Blvd	
Gardnerville, NV	Zip: 89460	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-856-7073	Fax:
Email:		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Valerie Gordon		Contact Person: R. David Snelgrove, AICP	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: 8900 Lakeside, LLC		Name: 8900 Lakeside LLC	
Address: 2100 Manzanita Lane		Address: 2100 Manzanita Lane	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89505
Phone:	Fax:	Phone:	Fax:
Email: roger@thomas creekdevelopment.com		Email: adam@thomas creekdevelopment.com	
Cell: 775-750-9583	Other:	Cell: 775-470-0650	Other:
Contact Person: Roger Davidson		Contact Person: Adam Giordano	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** 8900 Lakeside, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA    )  
  )  
COUNTY OF WASHOE    )

I, Gordon Real Estate, LLC, Valerie Gordon, Manager  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 041-130-58

Printed Name Valerie Gordon

Signed *Valerie Gordon*  
Gordon Real Estate, LLC, Manager

Address 1049 Dressler Lane

Gardnerville, NV 89460

Subscribed and sworn to before me this  
24<sup>th</sup> day of November, 2021.

(Notary Stamp)

*Valerie Gordon*  
Notary Public in and for said county and state

My commission expires: May 17, 2022



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

## Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

8900 Lakeside Drive, SW corner of Lakdside Drive and Holcomb Ranch Road

2. What is the subdivision name (proposed name must not duplicate the name of any existing subdivision)?

8900 Lakeside Drive Custom Lot Subdivision

3. Density and lot design:

a. Acreage of project site	72.8+/- acres
b. Total number of lots	24
c. Dwelling units per acre	0.32+/-
d. Minimum and maximum area of proposed lots	2.01+/- Acre Min, 10.79+/- Acre Max
e. Minimum width of proposed lots	___ feet
f. Average lot size	2.79+/- Acres

4. What utility company or organization will provide services to the development:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Spectrum
g. Water Service	Well

5. For common open space subdivisions (Article 408), please answer the following:

- a. Acreage of common open space:

Project is not proposed to be a Common Open Space Development Project

- b. What development constraints are within the development and how many acres are designated slope, wetlands, faults, springs, and/or ridgelines:

An Aquatic Resources Delineation Report is provided with this application.

- c. Range of lot sizes (include minimum and maximum lot size):

2.01+/- Acre Min, 10.29+/- Acre Max.

d. Proposed yard setbacks if different from standard:

Standard Code Yard Setbacks for HDR, MDR and GR Zoning, as applicable to the site.

e. Justification for setback reduction or increase, if requested:

Not Applicable. No setback modifications are proposed.

f. Identify all proposed non-residential uses:

No non-residential uses are proposed with this tentative map application.

g. Improvements proposed for the common open space:

Private Road and drainage basin associated with common area impervious surfaces.

h. Describe or show on the tentative map any public or private trail systems within common open space of the development:

Washoe County Trails Mapping does not show any such trails on the property. As such, no proposed public nor private trail system proposed,

i. Describe the connectivity of the proposed trail system with existing trails or open space adjacent to or near the property:

There are no existing trails nearby with which to connect.

j. If there are ridgelines on the property, how are they protected from development?

No ridgelines as defined by Washoe County development code are present on site.

k. Will fencing be allowed on lot lines or restricted? If so, how?

Fencing will be allowed that will be appropriate to the rural setting. Consistent design requirements for fencing will be defined through project CC&R's.

l. Identify the party responsible for maintenance of the common open space:

A HOA, LMA or other acceptable maintenance organization will be set up to maintain the common areas and common drainage facilities.

6. Is the project adjacent to public lands or impacted by "Presumed Public Roads" as shown on the adopted April 27, 1999 Presumed Public Roads (see Washoe County Engineering website at <http://www.washoecounty.us/pubworks/engineering.htm>). If so, how is access to those features provided?

No.

7. Is the parcel within the Truckee Meadows Service Area?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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8. Is the parcel within the Cooperative Planning Area as defined by the Regional Plan?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, within what city?
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9. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

None of which the applicant is aware.

10. Indicate the type and quantity of water rights the application has or proposes to have available:

a. Permit #	portion of #78528	acre-feet per year	60
b. Certificate #		acre-feet per year	
c. Surface Claim #	Claim #70	acre-feet per year	184.5
d. Other #		acre-feet per year	

a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Gordon Family Living Trust - water rights to be transfered with sale of property to Applicant.

11. Describe the aspects of the tentative subdivision that contribute to energy conservation:

Large homes with custom designed orientation of the structures will allow for substantial rooftop solar opportunities.

12. Is the subject property in an area identified by Planning and Building as potentially containing rare or endangered plants and/or animals, critical breeding habitat, migration routes or winter range? If so, please list the species and describe what mitigation measures will be taken to prevent adverse impacts to the species:

Review of information from Washoe County mapping, supplemented with NDOW information, discerned no adverse impacts.

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

Yes there will be a gate. No, there is not a public trail system proposed within the development.

14. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply?

All policies of the SWTM Area Plan have been reviewed and are provided in the Planning/Policy Review within this application package.

15. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

110.214.10 - Height Restrictions limits height of structures to 35 feet, with exceptions on steeper slopes.

16. Will the project be completed in one phase or is phasing planned? If so, please provide that phasing plan:

The project backbone infrastructure is proposed to be constructed in one phase. Individual lots will be constructed as future property owners develop, over time.

17. Is the project subject to Article 424, Hillside Development? If yes, please address all requirements of the Hillside Ordinance in a separate set of attachments and maps.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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18. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include separate attachments.
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## Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high:

19. How many cubic yards of material are you proposing to excavate on site?

8,500+/- CY of materials are proposed to be excavated (cut).
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20. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

1,200+/- CY - much or all of this material can be used to soften grades associated with roadway grading to make transitions for future driveways more gentle in slope.
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21. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

Views of grading associated with the roadway development can best be seen from the eastern side of the site, views from the west are very limited due to the slope downward (to the east).
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22. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Maximum cut/fill slope will be 3:1 and those areas will be revegetated.
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23. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

No berms are proposed in the development plan.
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24. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

No retaining walls are proposed as part of the preliminary development plan.
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25. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

A limited number of trees will be impacted. Only along the roadway alignment with the preliminary lot set up and development plan.

26. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

The Generic Revegetation Seed Mix for Upland Sites in N. Nevada is proposed, as provided in the 2015 TM BMP Handbook.

27. How are you providing temporary irrigation to the disturbed area?

Irrigation rights water is, as noted in the water rights deed is proposed to be used for temporary irrigation purposes.

28. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No. Areas of true revegetation (rather than landscaping) will be limited to non-existent on the site.



**TAB A**

# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION PROJECT NARRATIVE

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Traffic/Trip Estimates from ITE Trip Generation Manual, 10 <sup>th</sup> Edition	
South Truckee Meadows Area Plan - Planning/Policy Analysis	
SWTM Area Plan - Development Constraints/Suitability Map	

# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION  
PROJECT NARRATIVE

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Water Rights Deeds and Information	
Gordon Water Rights Deed	
Seed Mix - 2015 Truckee Meadows BMP handbook-Reno-Sparks-WC 324	

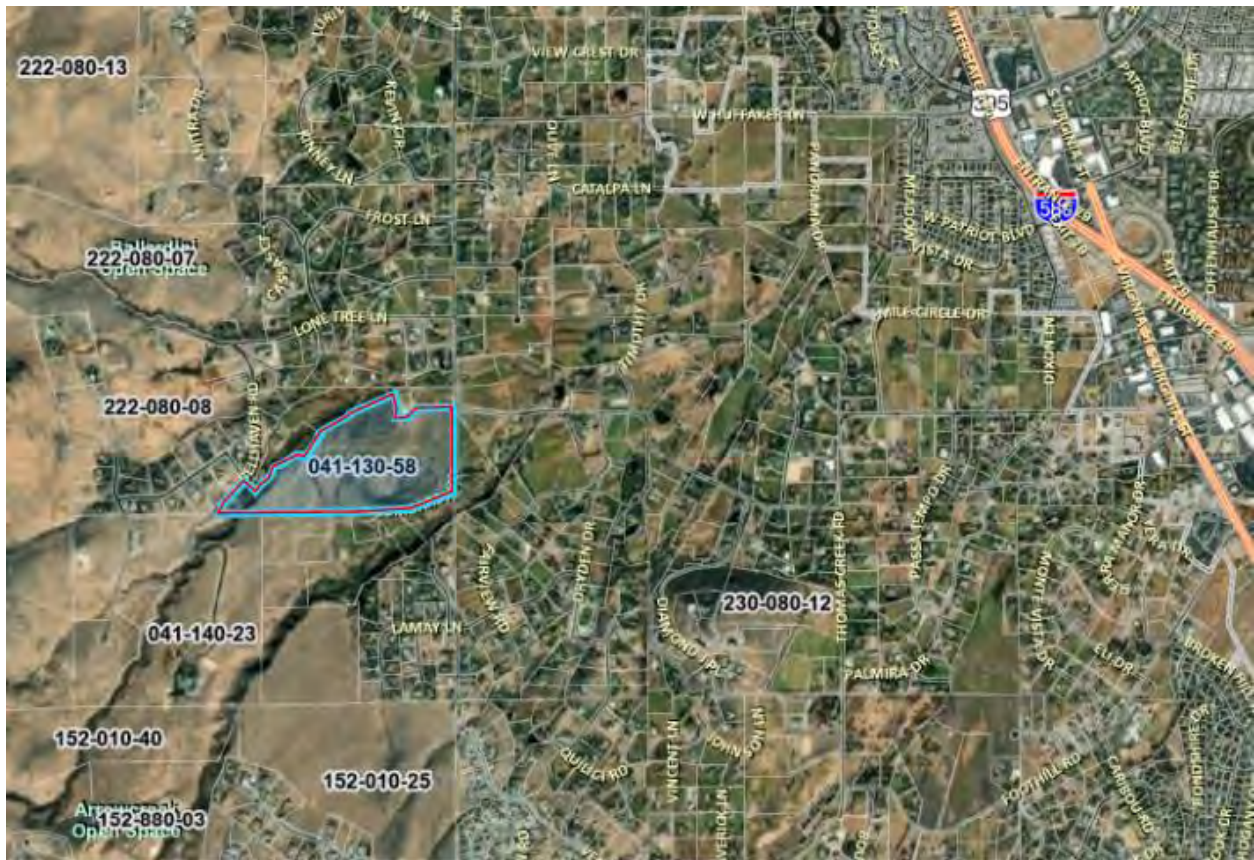
# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION  
PROJECT NARRATIVE

## Property Location

The subject property is located southwest of Holcomb Ranch Road and Lakeside Drive south of Dry Creek. The northeastern portion of the parcel intersects the transition of Lakeside Drive and Holcomb Ranch Road into the property at this location. The subject property totals 72.8+/- acres of land in one parcel. The Washoe County Assessor's office recognizes the parcel as APN 041-130-58. An aerial based vicinity map is provided on page 2 of this project description showing the location of the subject property and the general lot patterning of the surrounding properties.

## Vicinity Map



## Project Request

Requested is a tentative map to create a total of 24 custom-single family residential lots on 72.80+/- acres that conforms in lot size to the existing zoning designations on the property and emulates the lot sizing and general patterning that is found in the surrounding properties. The proposed development will include considerations for grading.

# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION

### PROJECT NARRATIVE

The minimum lot size proposed is 2.01+/- acres and the maximum lot size is 10.29+/- acres. The property is split zoned, holding HDR (High Density Residential on 78% of the property, MDR (Medium Density Residential on 16% of the property and GR (General Rural) on 6% of the property. The total allowed number of lots using the code required density calculation method for split zoned parcels is 25. Only 24 custom home lots are proposed with the project.

### Project Background

A parcel map was approved that created this parcel. The parcel map was recorded on March 8, 1983 as file no. 842343 in the Washoe County Recorder's Office and is identified as Parcel Map 1431. This parcel map created the subject parcel 041-130-58. Three additional parcels (not associated with this application) were also created. The site has been used for many years as a surface water right irrigated pasture and cattle still graze on the property. An Aquatic Resource Delineation Report was prepared by RCI, Inc. in conjunction with this application and that report is provided as part of the "special packet" submittal.

The property is defined by Washoe County to predominately sit within the areas considered to be most developable per the Southwest Truckee Meadows (SWTM) Area Plan Development Suitability Map. This category is reserved for land that falls within the 0% - 15% slope range without any development constraint areas. The only constraint areas on the property are identified to be some moderately sloped land in the center of the property, the Steamboat Ditch that bisects the property generally from north to south and a steeper area of slope that is associated with Dry Creek at the far western side of the site. A copy of the SWTM Area Plan Development Constraints Map is provided in Tab D with this application.

A 120kV, NV Energy transmission power line crosses the site from north to south. The location of this line can be seen on the project plan sheets. The project has been designed to provide a portion of one of the private roadways to follow the alignment of the powerline such that joint use of the private roadway could benefit both the project and future residents as well as NV Energy in access to their line. It is anticipated that a Transmission Use Agreement with NV Energy for development of the private roadway, landscape and roadside drainage improvements beneath the existing powerline easement are acceptable.

Steamboat Creek crosses the site, west of the overhead powerline and general forms the dividing line between the HDR and MDR zoned portions of the property. An accesses and maintenance easement for the Steamboat Ditch will be maintained through the property for the benefit of the Steamboat Ditch Company.

### Existing Site Condition Photos

The 72.8+/- acres is currently vacant and classifies as an infill site with larger lot/rural residential development consisting of 1, 2 and 5+ acre properties, surrounding. The properties surrounding the subject

# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION

### PROJECT NARRATIVE

property are served by individual wells and septic systems as these utility services have not yet been extended to this area. Following are photos of the site that show the land condition and the relatively gentle slope to the land. .



*Panoramic photo taken from the intersection of Lakeside Drive and Holcomb Ranch Road at the northeastern corner of the site with a view to the south and west. The existing property main entry gate can be seen in the foreground. Lombardi Lane can be seen on the left side of the photo.*



*Panoramic photo taken from the southeast corner of the site with views toward the west and north. Photo taken from a bulb turn around that exists as an easement, mostly located on the subject property that can be seen in the project mapping.*

# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION PROJECT NARRATIVE



*Photo taken looking north on Lombardi Lane, which is the eastern property line of the subject parcel. Vegetation on the left side of the photo (western side) will be in rear yards of 2+ acre lots and is not proposed to be disturbed with the project development.*

### **Project Summary**

8900 Lakeside Custom Lot Subdivision is proposed to be a gated 24-custom lot single-family subdivision with private streets.

### **Allowed Density**

As reference previously in this Project Narrative, the subject property is split zoned with HDR, MDR, and GR zoning existing on the 72.80+/- acre parcel. The area designation HDR is 56.78+/- acres, MDR is 11.65+/- acres while the total area of GR zoning is 4.37+/- acres. Following is a calculation table for the overall allowable number of lots based on the existing split-zoning designations of the subject property.

# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE

Parcel Number	Acreage	MDR	HDR	GR
041-130-58	72.8	11.648	56.784	4.368

### Density Allowance Calculation

	Acreage	Density Multiplier	Total Lots	Rounded
MDR	11.65	0.2	2.3296	2
HDR	56.78	0.4	22.7136	22
GR	4.368	0.025	0.1092	1

<b>Total Allowed Lots Per Zoning Designation</b>			<b>25.1524</b>	<b>25</b>
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A total of 24 residential lots are allowed on the 72.80+/- acres providing 0.33 lots per acre. Article 408 of the Washoe County Development Code allows for a 0.4 lots per acre, thus the proposed density of the project conforms to the code allowances.

### Access, Traffic and Private Roadways

The project will be served by a road that will connect with Lakeside Drive at Lombardi Lane. The access from Lakeside Drive currently possesses 3 driveways that converge near the existing curve of Lakeside Drive and Holcomb Ranch Road. While none of the driveways presents a high volume of traffic, geometrically it is a bit confusing. To help clean up the geometry and provide a driveway configuration that would be acceptable to NDOT, the project applicant and Headway Transportation met to discuss options with NDOT and a exhibit of a possible modified driveway pattern off Lakeside Drive/Holcomb Ranch Road is provided in the following page.

All streets within 8900 Lakeside Custom Lot Subdivision are proposed to be privately owned and maintained roads with a gated entry point at the northeast connection points. The gate for private entry will be provided at the Lakeside Drive entrance, and will be sized appropriately for two ways, with a separated access. The access point will be sized and designed to accommodate drivers who may need to turn around without entry into the subdivision. Entry for residents will be provided through technologically based access to provide for quick gate entry and a keypad will be provided for guest and delivery access. Specific details of the technology for access will be provided with final plans for the project.



# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION  
PROJECT NARRATIVE



**Figure 1**  
8900 Lakeside  
*Intersection Concept*

# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION

### PROJECT NARRATIVE

The estimated average daily trips (ADT) from the 24-lot 8900 Lakeside Custom Lot Subdivision is 227 ADT. AM and PM Peak trip ends are 18 and 24, respectively. A copy of the trip generation estimates prepared using ITE's TripGen web-based application for this project is provided in Tab C of this application. The peak hour trips associated with the proposed 24 lots does not meet the threshold for any traffic report or study, per Washoe County Development Code 110.

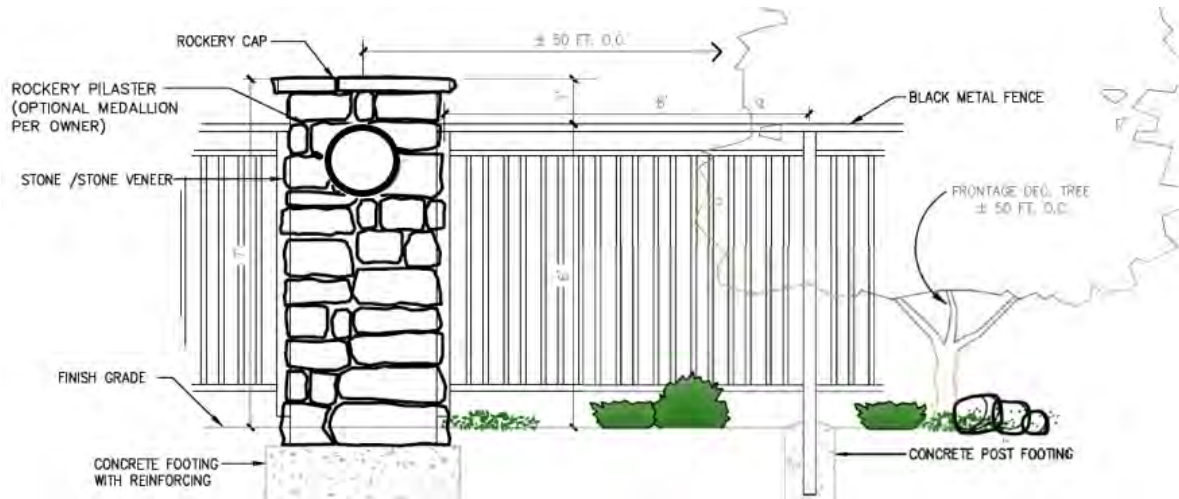
The private right-of-way width is proposed to be 50-feet in width and provide a 22-foot wide paved section with roadside drainage. The widths and design of the proposed private roadway conforms to the Washoe County public street standards/requirements in 110.436.110. the proposed street section for 8900 Lakeside Drive is provided below.



### Fencing

Project fencing at the project entry and to Lakeside Drive and 100+/- feet to the south along Lombardi Lane will be provided with stone columns and tubular steel open fencing sections, between. The proposed fencing will be up to 6 feet in height, conforming to the Washoe County Code. A conceptual fencing detail is provided below.

Perimeter fencing beyond the front gate area limits will transition to a ranch area appropriate fencing treatment that is typical within the surrounding area and will be defined and controlled through the CC&R's for the project.

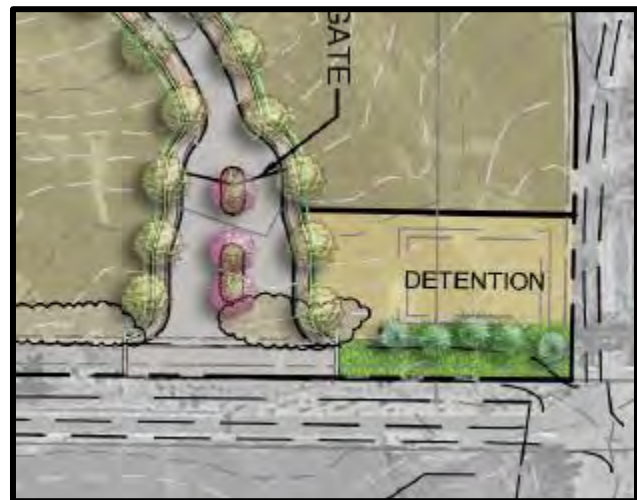


Fencing interior to the site (between lots) is to be provided by each property owner as each custom lot is developed (if the future resident desires fencing). The fencing style is to be an open, ranchland fencing in style and appearance (similar to other fencing that exists in the area, currently). The style and appearance of fencing interior to the site will be defined and controlled in the CC&R's for the project.

The property is proposed to be gated and the upkeep and maintenance of gates and fencing along Lakeside Drive will be the responsibility of the 8900 Lakeside Homeowners Association or equivalent. Upkeep and maintenance of any interior/between lot fencing will be the responsibility of the individual property owners.

### Landscaping

The project will provide landscaping in the form of street trees at and near the project entry and along the private roads within the subdivision. Many long-standing trees exist along Lombardi Lane that are proposed to remain, predominately in place with the only potential removal of any trees foreseen at or near the project entry. Project entry gate area will have an enhanced landscape treatment at the gated entry areas, where a gate, keypad and turnaround/median will be provided.



A preliminary plan view of the entry gate area and detention pond area with ornamental and evergreen trees incorporated can be seen to the right.

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## TENTATIVE MAP APPLICATION PROJECT NARRATIVE

In addition to the public street frontage and project entry gate planting, street tree planting will be provided, per code requirements along the interior project, private street (8900 Lakeside Lane).

No trees or landscape will be provided on the custom home lots that are created through this tentative map until a future homeowner develops a custom home on each of the parcels. Planting appropriate to the driveway and house location and design will be defined under each building permit application for each custom home developed within 8900 Lakeside.

Existing Vegetation – The majority of the site is currently covered with natural shrubs as can be seen in the existing site condition photos provided in this Project Narrative. There are some areas of shrubs and trees within the main portion of the property, but they are limited areas around Steamboat Creek and on some of the moderate sloped areas of the site. Such areas are identified on the preliminary landscape plan.

Existing vegetation in or on the perimeter of the site will be limited to areas where the private road and drainage improvements will be constructed. The natural vegetation that exists on the proposed lots will predominately not be cleared or disturbed with the initial development of the site for the private roads and utilities to serve the subdivision, rather, future lot owners would be allowed to choose their house pad location and provide any necessary clearing in relation to their home, driveway and individual site plans.

### Public Facilities and Infrastructure

**Schools** – The property is zoned for Huffaker Elementary School. The property is also zoned for Pine Middle School and Reno High School. Preliminary project discussion with the Washoe County School District identified that none of the schools for which this property is currently zoned have capacity issues. The total number of school age children is estimated to be 3 elementary, 2 middle school and 2 high school aged children. WCSD would not anticipate any conflicts with the abilities to accommodate students generated by this project.

**Fire Station**– Emergency fire and paramedic service is to be provided by the Truckee Meadows Fire Protection District. The nearest TMFPD station is Station 33, located at 470 Foothill Road. Station 33 is 3+/- miles from the nearest portion of the site and 3.5+/- miles from the farthest portion of the site. Each distance is within the required fire response time required by Washoe County.

**Water Service** – Water service will be provided by the Truckee Meadows Water Authority (TMWA). A TMWA Discovery Report has been provided in this application package under Tab C. TMWA's report was prepared for 24 residential lots of a minimum 2.5-acre size. It is noted within TMWA's report that, "There is adequate supply capacity to serve the estimated demand for this project [and} TMWA has sufficient storage capacity for the Project."

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## TENTATIVE MAP APPLICATION PROJECT NARRATIVE

**Sewer Service** – Wastewater generated from the project will be collected in an on-site public gravity sanitary sewer pipeline that will be owned and maintained by Washoe County. Using Washoe County design standards, the proposed gravity system, serving 24 single family homes at 270 gallons per day (gpd) with a peak factor of 3, will produce an average flow of 85,860 gallons per day (gpd) of domestic wastewater. A Preliminary Sewer Report has been prepared for this project and provided in the Special Package, accompanying this application. The findings of the project preliminary sewer report identify that the existing sanitary sewer mains that will serve this project have adequate excess capacity to convey the wastewater generated.

**Stormwater** - The 8900 Lakeside Custom Lot Subdivision will consist of 24 large single family custom residential parcels, a private, paved roadway, and utility and drainage improvements. The moderately sloping existing site is almost entirely pastureland and desert scrub. Dry Creek runs along the western edge of the development in a northerly direction. Steamboat Ditch bisects the southern portion of the site from NW to SE.

Stormwater detention ponds have been proposed to reduce peak runoff from the paved portions of the site to pre-development rates.

Dry Creek tends to intercept runoff that originates upstream of the ditch. Prior to development within the Truckee Meadows, this did not pose a serious drainage problem. In storm events, the ditch tended to overflow at existing stream and arroyo crossings and would continue downstream to other natural drainageways. As the Truckee Meadows has developed, the irrigation ditches have become sources of unexpected flooding. Consequently, irrigations ditches, including the Steamboat Ditch, may not be used as a stormwater channels. For existing condition calculation purposes, the site is treated as if the ditch had never been constructed, which means that the site drains across the property through artificial irrigation channels from Steamboat Ditch. With construction of the 8900 Lakeside development, runoff will be routed away from the Steamboat Ditch to the extent practical and directed to appropriately sized detention pond on site. By bypassing the Steamboat Ditch, the potential for flooding of downstream properties that abut the Steamboat Ditch is minimized.

The benefit of the detention pond is that parcels on the 8900 Lakeside development are protected from onsite and offsite runoff, and downstream properties along the Steamboat Ditch are protected from ditch flooding. A conceptual drainage report is provided in the Special Package

# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION  
PROJECT NARRATIVE

## Development Statistics

Following are development statistics for the 8900 Lakeside Custom Lot Subdivision.

Total Project Area:	72.8+/- AC
Maximum Dwelling Units Allowed:	25 Residential Lots
Total Custom Lots Proposed:	24 Residential Lots
Common Area Lots:	1 Lot (Private Road & Detention)
Gross Density Proposed:	0.33+/- DU/AC

## Areas of Use

Residential Lot Area:	66.74+/- AC
Total Common Area (Private Street & Detention Area):	6.06+/- AC

## Lot Sizes

Minimum Lot Size:	2.01+/- AC
Maximum Lot Size:	10.29+/- AC
Average Lot Size:	2.78+/- AC

## Setbacks (Following HDR Standards – Lots east of Steamboat Creek)

Front Yard	30 feet
Side Yard	15 feet
Rear Yard	30 feet

## Setbacks (Following MDR Standards – Lots 9 & 10)

Front Yard	30 feet
Side Yard	15 feet
Rear Yard	30 feet

## Setbacks (Following GR Standards – Lots 9 on rear yard along Dry Creek, Only)

Rear Yard	30 feet
-----------	---------

## Master Plan and Zoning Conformance

Master Plan -- The subject property is master planned Rural Residential within the Southwest Truckee Meadows Area Plan. The entire property is further designated to be within the Lakeside/Holcomb Suburban Character Management Area of this portion of the Washoe County Master Plan. See Planning/Policy Analysis section of the project description for an identification of the master plan goals and policies that are met with this proposed common open space tentative map request.

# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION

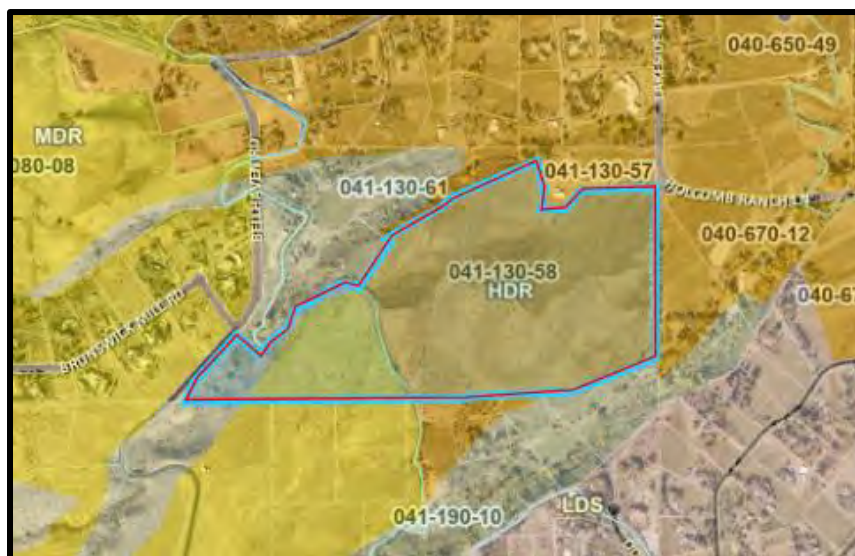
### PROJECT NARRATIVE

The subject property is zoned HDR on 56.78+/- acres, MDR in 11.65+/- acres, and GR on 4.37+/- acres. All three zoning designations are specifically allowed under Policy. Using the existing zoning on the property, a total of 25 lots are allowed on the subject property. The proposed 8900 Lakeside Custom Lot Subdivision contains 24 residential lots. The allowed lot sizes and densities, per code are met with the proposed lots within the subdivision.

### Master Plan Exhibit



### Existing Zoning Exhibit



## Tentative Map Findings & Considerations

### Tentative Map Findings Review

Article 821 of the Washoe County Development Code identifies findings that must be made in order to approve a common open space tentative map application. Following is an identification of each finding and the applicant's response as to how or why this finding is met with this request.

(a) Plan Consistency.

*The proposed 8900 Lakeside Custom Lot Subdivision Tentative Map has been designed to meet the lot size and design requirements set forth under the Washoe County Master Plan and Development Code. The subject property is contained within the Southwest Truckee Meadows Area Plan Suburban Character Management Area. The existing zoning designations of MDR, HDR, and GR are consistent with the Washoe County Master Plan and policies. Please see the SWTM Area Plan – Planning Policy Analysis, provided in Tab C of this application for a review of the master plan policies that are specific to the area in which the project is located.*

(b) Design or Improvement.

*Finding b addresses consistency with master plan goals and policies, like finding a. As such, please see the address to finding a as the responses are the same.*

(c) Type of Development

*The areas of the subject property identified for development are categorized to be predominately within the area “most suitable” for development per the **Development Suitability Map** in the Southwest Truckee Meadows Area Plan. A small portion of the site is adjacent to Dry Creek, but it is not identified as being within the 100-year flood Hazard area. It is not intended for development to occur within in this area.*

(d) Availability of Services.

*Based on preliminary discussion and review with utility purveyors that would serve the 8900 Lakeside Custom Lot subdivision development, utilities necessary to serve this in-fill site are either adjacent to the site or will be extended (as is the case with sewer and possibly natural gas).*

(e) Fish or Wildlife.

*The Washoe County Master Plan Conservation Element Habitat and Migration Route Maps show that wildlife habitats are shown to exist in the area of the subject property, however the rural nature of the proposed development should not pose a barrier to any such areas.*



# 8900 LAKESIDE CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION PROJECT NARRATIVE

### (f) Public Health.

*A single-family residential home subdivision does not present any anticipated public health problems. The provision of sewer to the site will present a positive by not necessitating septic tank and leech filled systems that can add to nitrates in the groundwater supply. With the developer extension of the sewer line from Kinney Court, approximately 82 existing HDR zoned properties that are currently on septic systems could also connect to the community sewer system, over time, which would be a significant benefit to public health in protection and preservation of the groundwater supply.*

### (g) Easements

*The property has historically been fenced as ranch land with fencing around the entire property limiting or eliminating access to the public. The Steamboat Ditch crosses the site from north to south. Additionally, an NV Energy 120kV power line crosses the site generally from north to south. Both existing facilities have maintenance and access rights those rights will be protected and preserved.*

### (h) Access

*The 8900 Lakeside Custom Lot Subdivision is proposed to be a gated, private roadway subdivision. The property does not need to provide a secondary access route because the number of units is under 30. If it is determined that a secondary access route ends up being required, joint use of the NV Energy or Steamboat access easements, access to the south is highly possible.*

### (i) Dedications

*The 8900 Lakeside Custom Lot Subdivision is proposed to contain private streets that will be constructed to County standards. The streets are not proposed for dedication as they are gated. Any public utilities beneath the proposed private roadways will be dedicated, as necessary, and easement rights will be provided.*

### (j) Energy

*The overall anticipated size of the future custom homes and anticipated rooflines should easily provide appropriate orientation of the majority of the homes within the project to accommodate for solar applications if the homeowner wishes to install them.*

**TAB B**

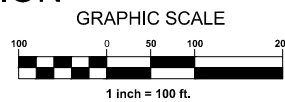
# 8900 LAKESIDE DR

## CUSTOM LOT SUBDIVISION

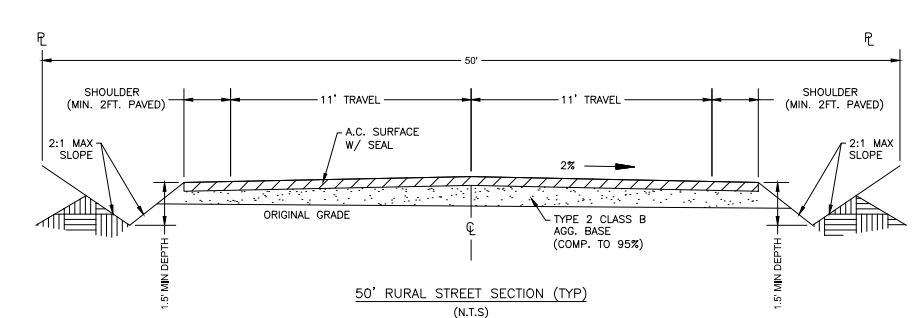
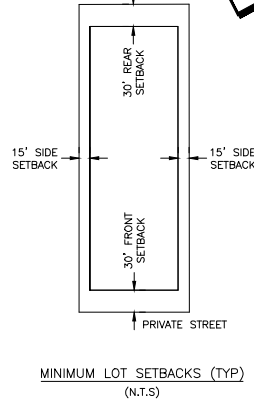
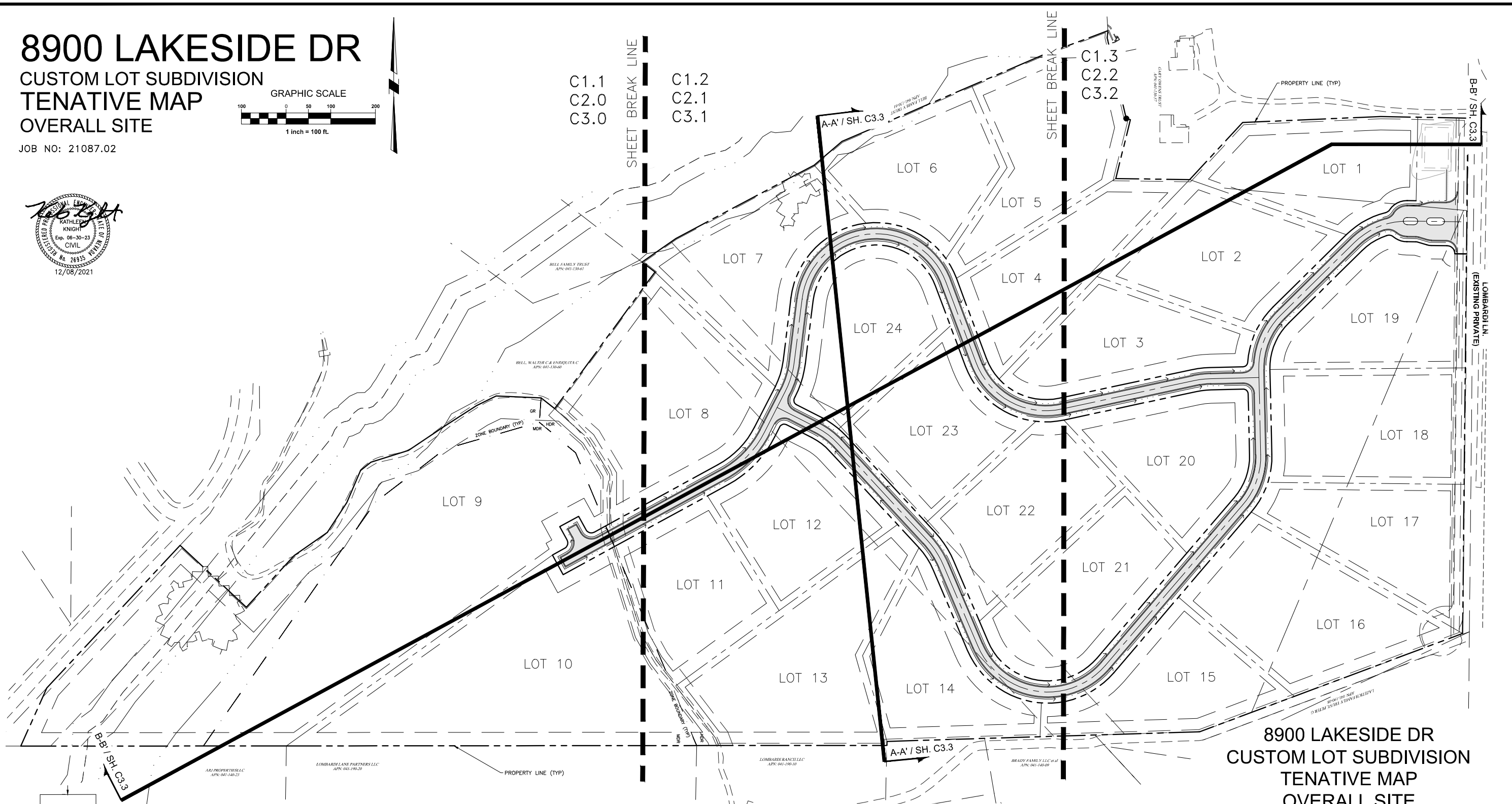
### TENATIVE MAP

#### OVERALL SITE

JOB NO: 21087.02



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LAND USE TABLE	
RESIDENTIAL LOT	24 LOTS
GROSS AREA	72.8 AC
LOT AREA	66.74 AC
STREET RIGHT-OF-WAY AREA	6.06 AC
GROSS DENSITY	±0.34 D.U./AC
AVERAGE LOT SIZE	2.78 AC
LARGEST LOT SIZE	10.79 AC
SMALLEST LOT SIZE	2.01 AC

# 8900 LAKESIDE DR

## CUSTOM LOT SUBDIVISION

### TENATIVE MAP

#### OVERALL SITE

RENO NEVADA

**cfa** **CFA, INC.**  
**LAND SURVEYORS**  
**CIVIL ENGINEERS**  
**LAND USE PLANNERS**  
 1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
 775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

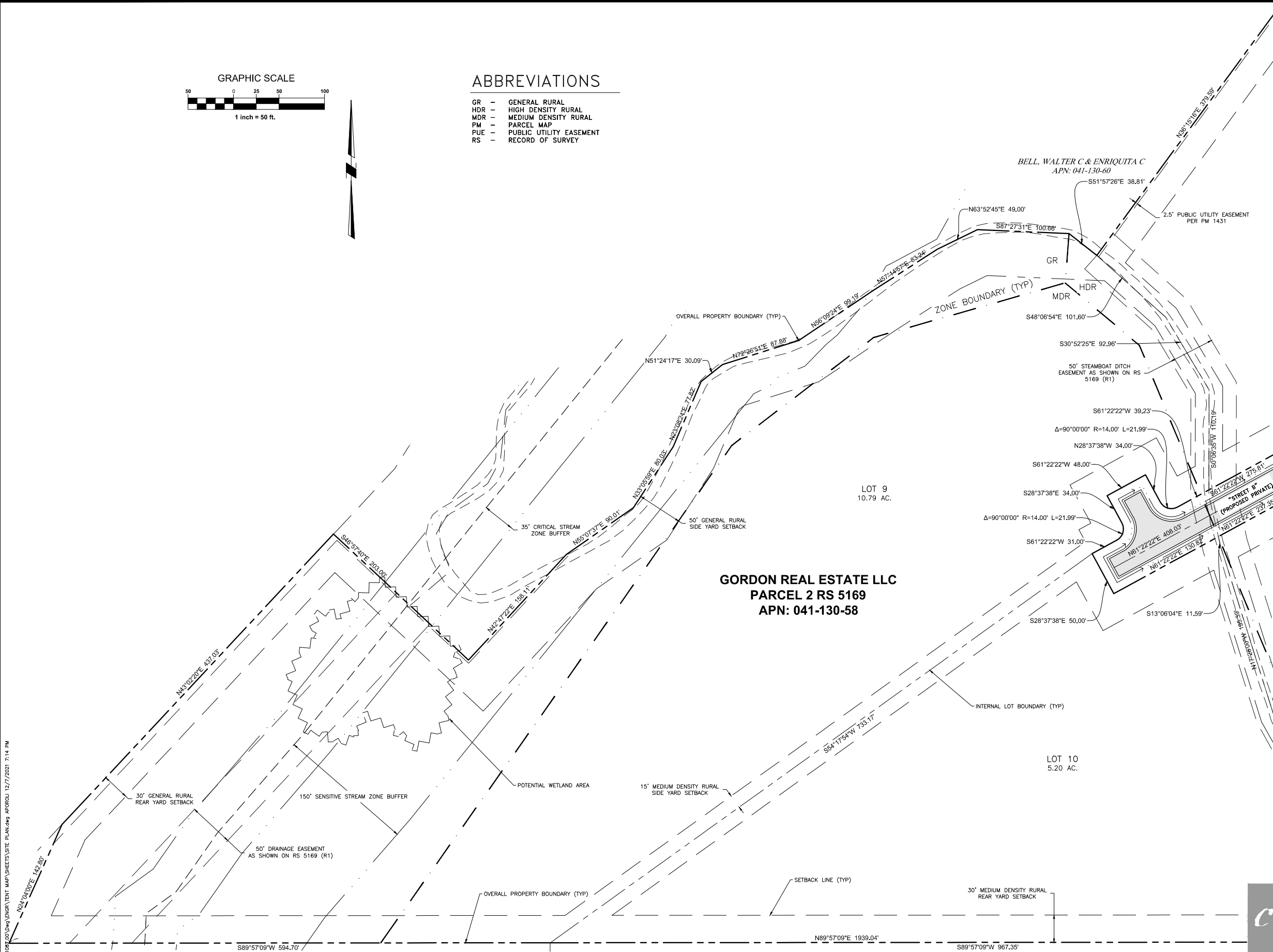
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**ABBREVIATIONS**

- GR - GENERAL RURAL
- HDR - HIGH DENSITY RURAL
- MDR - MEDIUM DENSITY RURAL
- PM - PARCEL MAP
- PUE - PUBLIC UTILITY EASEMENT
- RS - RECORD OF SURVEY

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**GORDON REAL ESTATE LLC  
PARCEL 2 RS 5169  
APN: 041-130-58**

BELL, WALTER C & ENRIQUITA C  
APN: 041-130-60

SHEET C1.2



**8900 LAKESIDE DR  
CUSTOM LOT SUBDIVISION  
TENATIVE MAP  
SITE PLAN**

RENO NEVADA

**cfa** CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

JOB NO: 21087.02 DATE: 12-08-21

**SHEET C1.1 OF 12**

LOT 5  
2.66 AC.

LOT 4  
2.05 AC.

LOT 22  
2.24 AC.

LOT 6  
2.09 AC.

LOT 23  
2.01 AC.

LOT 14  
2.02 AC.

LOT 24  
2.04 AC.

**GORDON REAL ESTATE LLC  
PARCEL 2 RS 5169  
APN: 041-130-58**

LOT 12  
2.08 AC.

LOT 13  
3.14 AC.

LOT 7  
2.35 AC.

LOT 8  
3.30 AC.

LOT 11  
2.02 AC.

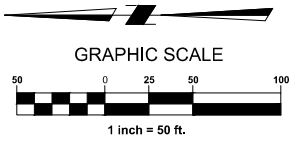
8900 LAKESIDE DR  
CUSTOM LOT SUBDIVISION  
TENATIVE MAP  
SITE PLAN

**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
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JOB NO: 21087.02 DATE: 12-08-21

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BRADY FAMILY LLC et al  
APN: 041-140-09

LOMBARDI RANCH LLC  
APN: 041-190-10

POTENTIAL WETLAND AREA

150' SENSITIVE STREAM ZONE (TYP)

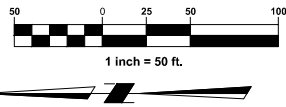
SETBACK LINE (TYP)

ZONE BOUNDARY (TYP)

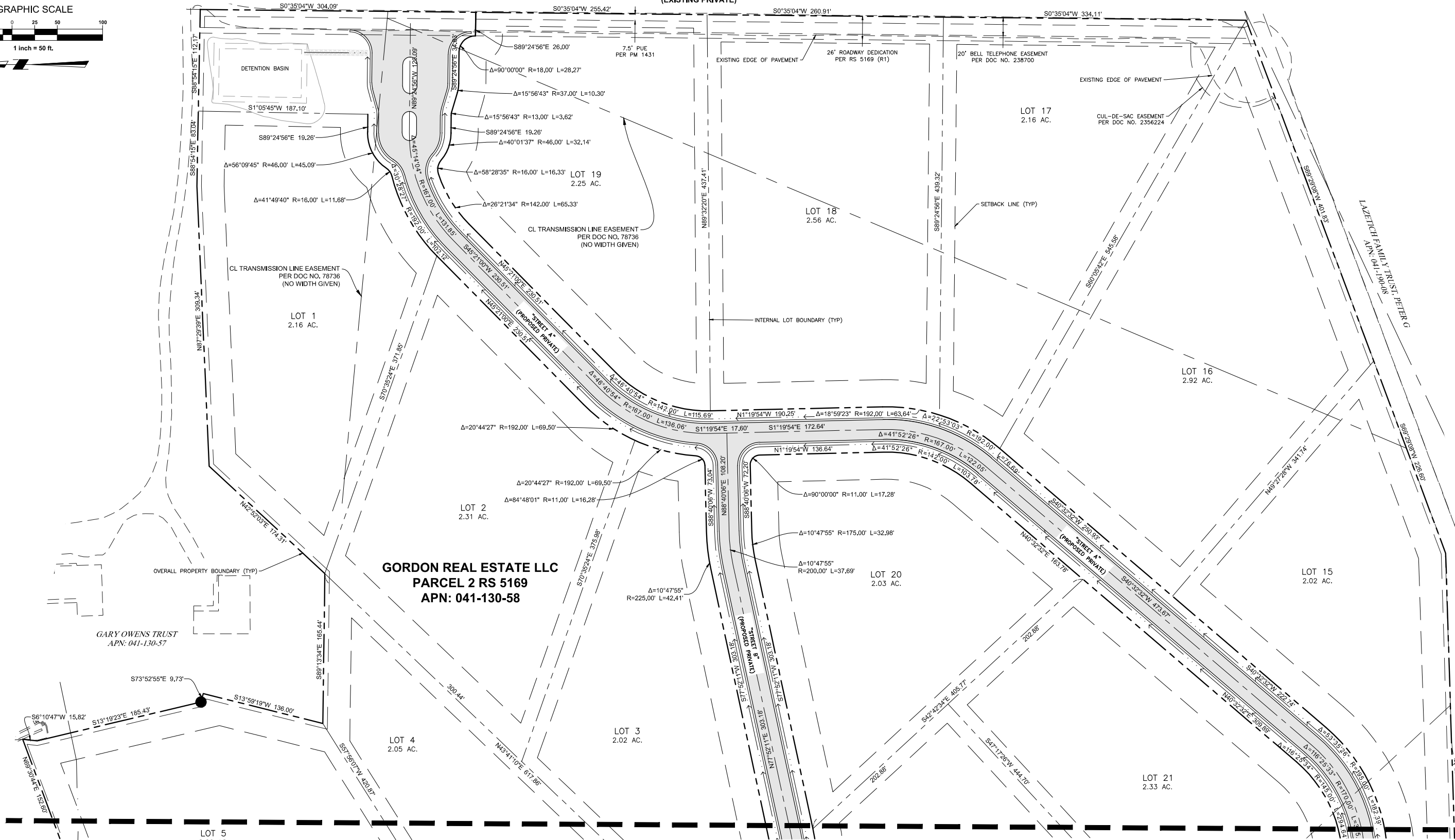
HDR

MDR

GRAPHIC SCALE



LOMBARDI LN.  
(EXISTING PRIVATE)



**GORDON REAL ESTATE LLC**  
**PARCEL 2 RS 5169**  
**APN: 041-130-58**

**GARY OWENS TRUST**  
APN: 041-130-57

**LAZETICH FAMILY TRUST, PETER G**  
APN: 041-100-08

SHEET C1.2

ABBREVIATIONS

- GR - GENERAL RURAL
- HDR - HIGH DENSITY RURAL
- MDR - MEDIUM DENSITY RURAL
- PM - PARCEL MAP
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**8900 LAKESIDE DR**  
**CUSTOM LOT SUBDIVISION**  
**TENATIVE MAP**  
**SITE PLAN**  
RENO NEVADA

**CFA, INC.**  
**LAND SURVEYORS**  
**CIVIL ENGINEERS**  
**LAND USE PLANNERS**  
1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
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JOB NO: 21087.02 DATE: 12-08-21

SHEET C1.3 OF 12

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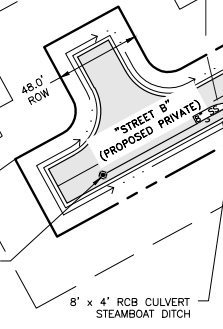


BELL, WALTER C & ENRIQUITA C  
APN: 041-130-60

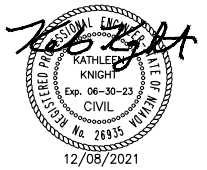
LOT 9  
10.79 AC.

LOT 10  
5.20 AC.

TYPE 1 SANITARY SEWER MANHOLE (TYPICAL)



SHEET C1.2



8900 LAKESIDE DR  
CUSTOM LOT SUBDIVISION  
TENATIVE MAP  
UTILITY PLAN

RENO NEVADA

**cfa** CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

JOB NO: 21087.02 DATE: 12-08-21

SHEET C2.0 OF 12

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LOT 5  
2.66 AC.

LOT 4  
2.05 AC.

LOT 22  
2.24 AC.

LOT 6  
2.09 AC.

LOT 23  
2.01 AC.

LOT 14  
2.02 AC.

LOT 24  
2.04 AC.

LOT 12  
2.08 AC.

LOT 13  
3.14 AC.

LOT 7  
2.35 AC.

TYPE 1 SANITARY SEWER MANHOLE (TYPICAL)

120' TRANSMISSION POWERLINE  
EASEMENT PER DOC NO. 3288

LOT 8  
3.30 AC.

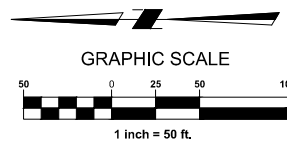
LOT 11  
2.02 AC.

8900 LAKESIDE DR  
CUSTOM LOT SUBDIVISION  
TENATIVE MAP  
UTILITY PLAN

**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

JOB NO: 21087.02 DATE: 12-08-21

RENO NEVADA

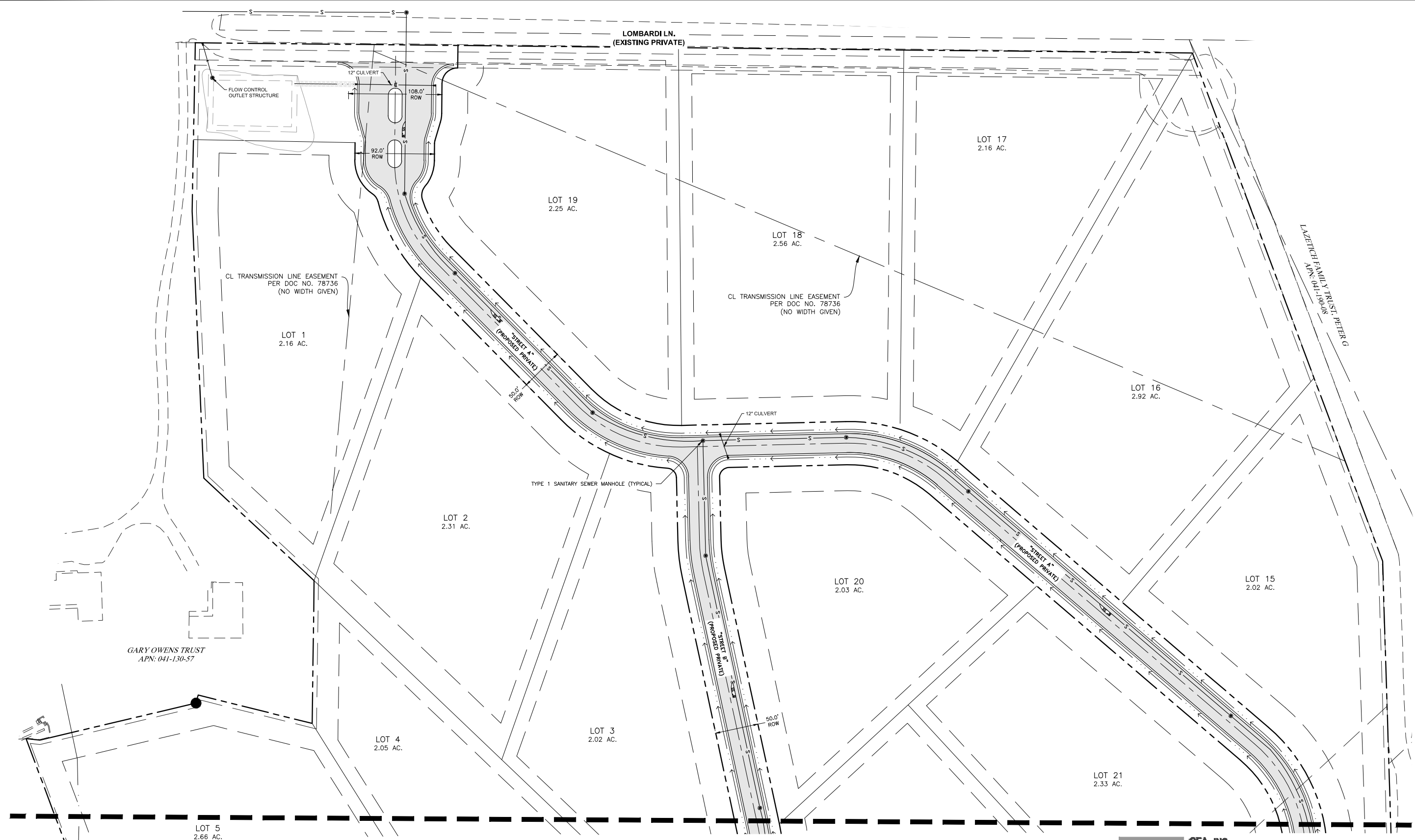


BELL FAMILY TRUST  
APN: 041-140-09

BRADY FAMILY LLC et al  
APN: 041-140-09

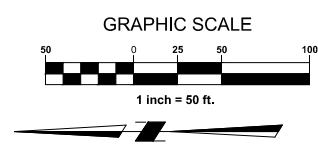
LOMBARDI RANCH LLC  
APN: 041-190-10





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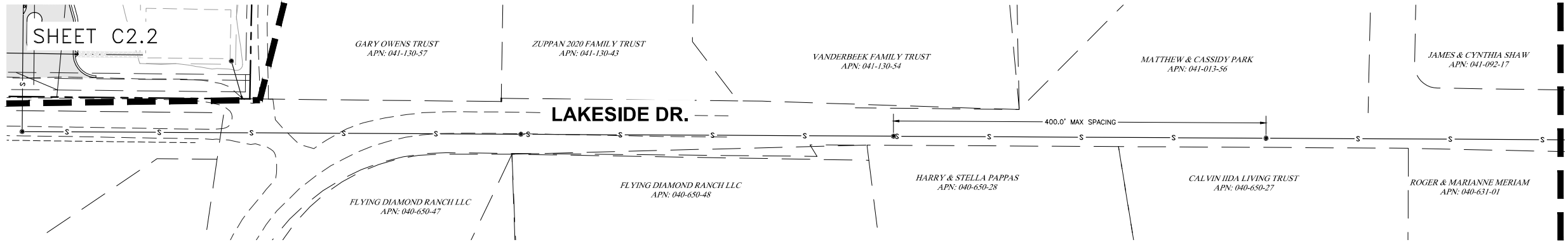
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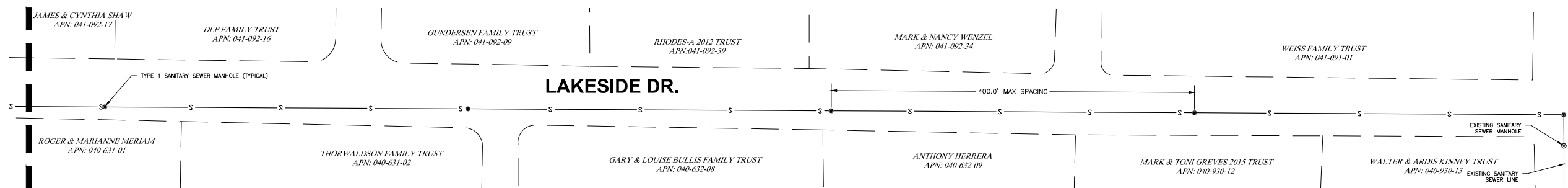
8900 LAKESIDE DR  
 CUSTOM LOT SUBDIVISION  
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 UTILITY PLAN  
 RENO NEVADA

**cfa**  
**CFA, INC.**  
 LAND SURVEYORS  
 CIVIL ENGINEERS  
 LAND USE PLANNERS  
 1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
 775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

JOB NO: 21087.02 DATE: 12-08-21  
 SHEET C2.2 OF 12

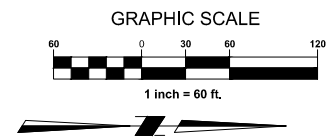


CONT. BELOW  
LAKESIDE DR



CONT. ABOVE  
LAKESIDE DR

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8900 LAKESIDE DR  
CUSTOM LOT SUBDIVISION  
TENATIVE MAP  
UTILITY PLAN

**CFA, INC.**  
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LAND USE PLANNERS  
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775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

RENO NEVADA

JOB NO: 21087.02 DATE: 12-08-21  
SHEET C2.3 OF 12

**GRADING NOTES**

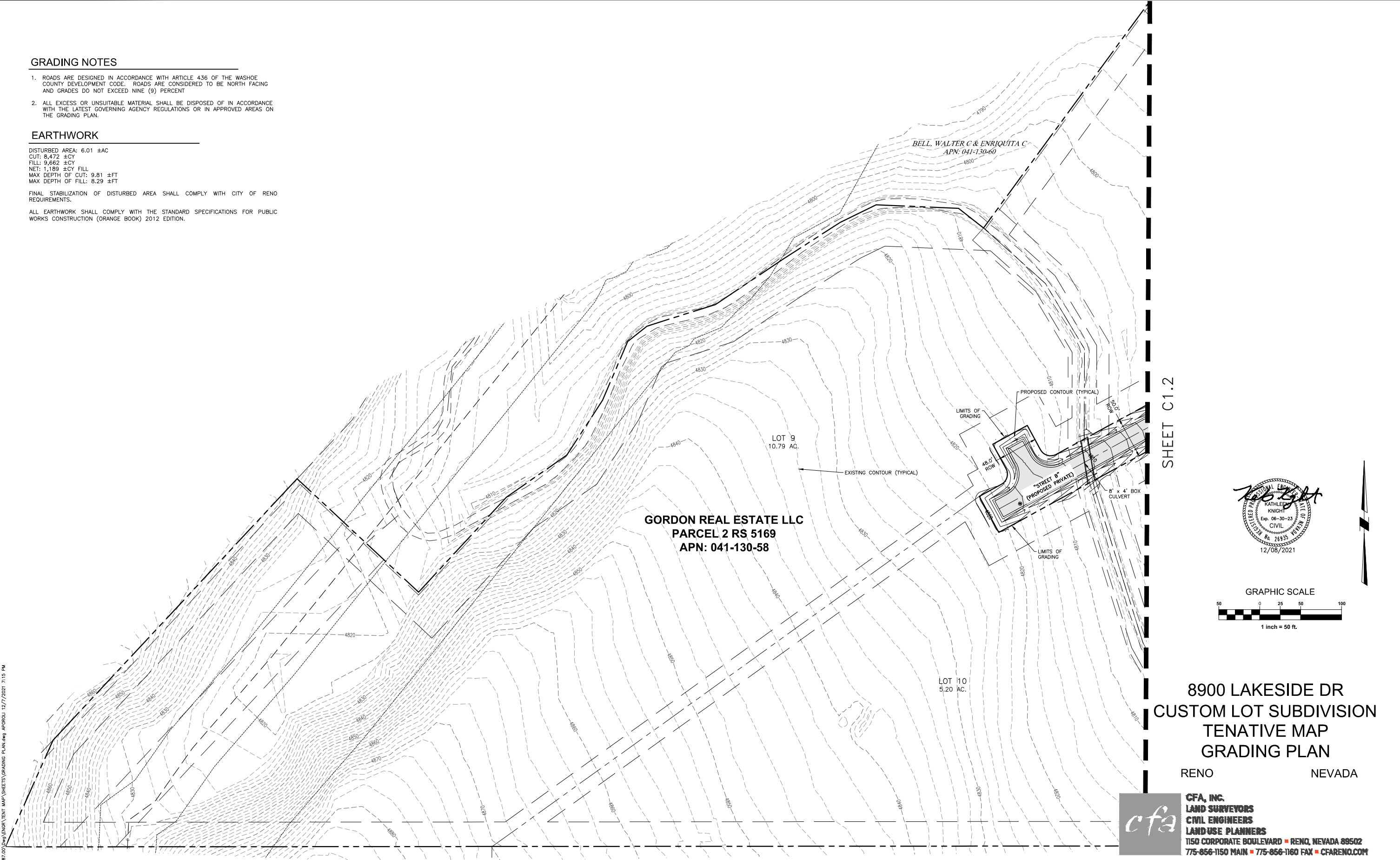
- ROADS ARE DESIGNED IN ACCORDANCE WITH ARTICLE 436 OF THE WASHOE COUNTY DEVELOPMENT CODE. ROADS ARE CONSIDERED TO BE NORTH FACING AND GRADES DO NOT EXCEED NINE (9) PERCENT
- ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNING AGENCY REGULATIONS OR IN APPROVED AREAS ON THE GRADING PLAN.

**EARTHWORK**

DISTURBED AREA: 6.01 ±AC  
 CUT: 8,472 ±CY  
 FILL: 9,662 ±CY  
 NET: 1,189 ±CY FILL  
 MAX DEPTH OF CUT: 9.81 ±FT  
 MAX DEPTH OF FILL: 8.29 ±FT

FINAL STABILIZATION OF DISTURBED AREA SHALL COMPLY WITH CITY OF RENO REQUIREMENTS.

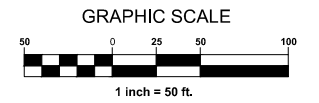
ALL EARTHWORK SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK) 2012 EDITION.



SHEET C1.2

**GORDON REAL ESTATE LLC**  
**PARCEL 2 RS 5169**  
**APN: 041-130-58**

BELL, WALTER C & ENRIQUITA C  
 APN: 041-130-60



**8900 LAKESIDE DR**  
**CUSTOM LOT SUBDIVISION**  
**TENTATIVE MAP**  
**GRADING PLAN**

RENO NEVADA

**cfa** **CFA, INC.**  
**LAND SURVEYORS**  
**CIVIL ENGINEERS**  
**LAND USE PLANNERS**  
 1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
 775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

JOB NO: 21087.02 DATE: 12-08-21

**SHEET C3.0 OF 12**

LOT 5  
2.66 AC.

LOT 4  
2.05 AC.

LOT 22  
2.24 AC.

LOT 6  
2.09 AC.

LOT 23  
2.01 AC.

LOT 14  
2.92 AC.

LOT 24  
2.04 AC.

**GORDON REAL ESTATE LLC  
PARCEL 2 RS 5169  
APN: 041-130-58**

LOT 7  
2.35 AC.

LOT 12  
2.08 AC.

LOT 13  
3.14 AC.

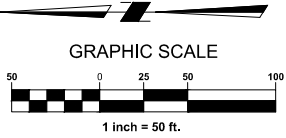
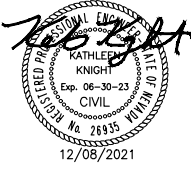
LOT 8  
3.30 AC.

LOT 11  
2.02 AC.

**8900 LAKESIDE DR  
CUSTOM LOT SUBDIVISION  
TENATIVE MAP  
GRADING PLAN**

**CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM**

JOB NO: 21087.02 DATE: 12-08-21



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HEBEL FAMILY TRUST  
APN: 041-130-06

BRADY FAMILY LLC et al  
APN: 041-140-09

LOMBARDI RANCH LLC  
APN: 041-190-10

HDR  
MDR  
ZONE BOUNDARY (TYP)

LIMITS OF GRADING

LIMITS OF GRADING

LIMITS OF GRADING

LIMITS OF GRADING

EXISTING CONTOUR (TYPICAL)

PROPOSED CONTOUR (TYPICAL)

LIMITS OF GRADING

LIMITS OF GRADING

LIMITS OF GRADING

LIMITS OF GRADING

LIMITS OF GRADING

12" CULVERT

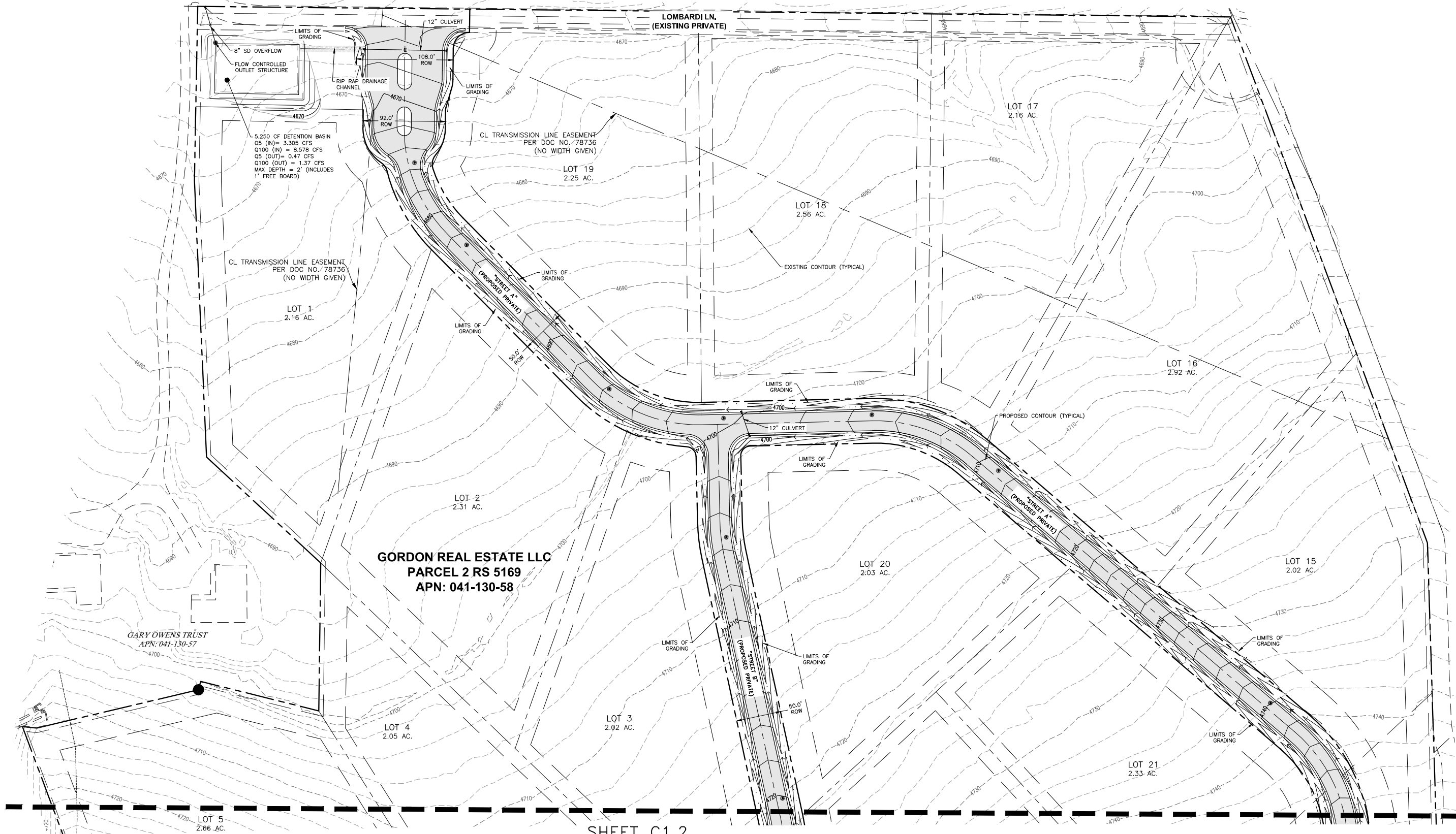
50.0' ROW

"STREET A"  
(PROPOSED PRIVATE)

"STREET B"  
(PROPOSED PRIVATE)

"STREET B"  
(PROPOSED PRIVATE)

"STREET A"  
(PROPOSED PRIVATE)



5,250 OF DETENTION BASIN  
 Q5 (IN) = 3.305 CFS  
 Q100 (IN) = 8.578 CFS  
 Q5 (OUT) = 0.47 CFS  
 Q100 (OUT) = 1.37 CFS  
 MAX DEPTH = 2' (INCLUDES 1' FREE BOARD)

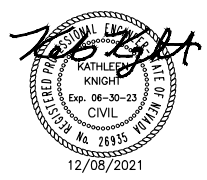
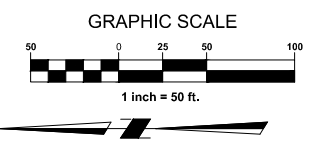
CL TRANSMISSION LINE EASEMENT  
 PER DOC NO. 78736  
 (NO WIDTH GIVEN)

CL TRANSMISSION LINE EASEMENT  
 PER DOC NO. 78736  
 (NO WIDTH GIVEN)

**GORDON REAL ESTATE LLC**  
**PARCEL 2 RS 5169**  
**APN: 041-130-58**

GARY OWENS TRUST  
 APN: 041-130-57

SHEET C1.2



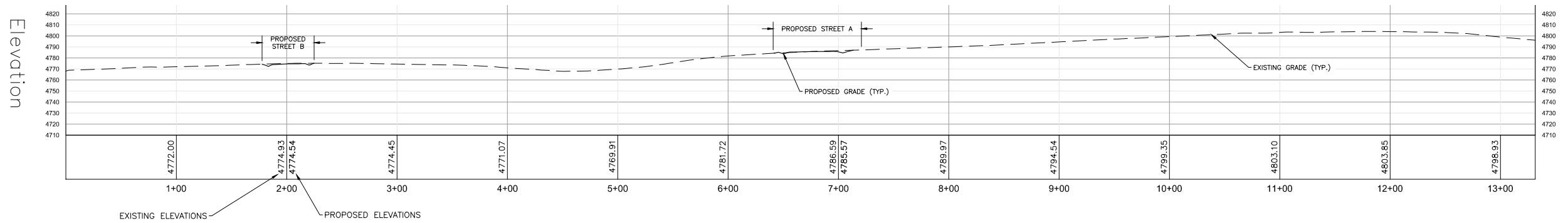
8900 LAKESIDE DR  
 CUSTOM LOT SUBDIVISION  
 TENTATIVE MAP  
 GRADING PLAN  
 RENO NEVADA

**CFA, INC.**  
**LAND SURVEYORS**  
**CIVIL ENGINEERS**  
**LAND USE PLANNERS**  
 1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
 775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

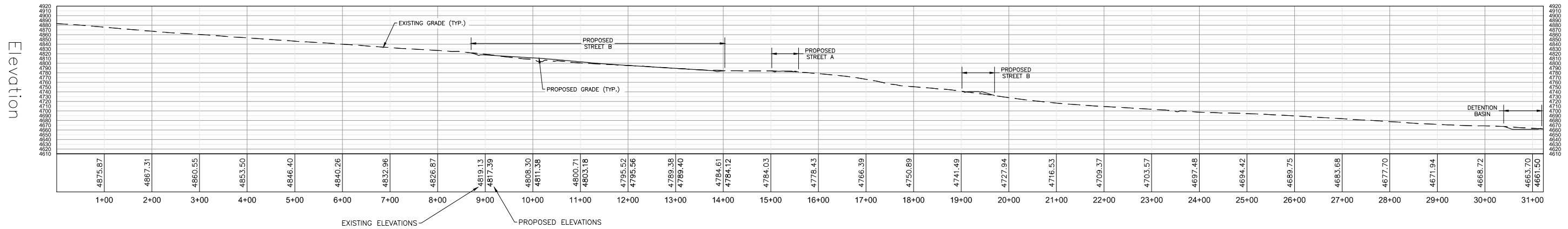
JOB NO: 21087.02 DATE: 12-08-21

SHEET C3.2 OF 12

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SECTION A-A' (REF. SHEETS C1.0 FOR PLAN VIEW)  
 VERTICAL SCALE: 1" = 50' / HORIZONTAL SCALE 1" = 50'



SECTION B-B' (REF. SHEET C1.0 FOR PLAN VIEW)  
 VERTICAL SCALE: 1" = 100' / HORIZONTAL SCALE 1" = 100'

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8900 LAKESIDE DR  
 CUSTOM LOT SUBDIVISION  
 TENTATIVE MAP  
 CROSS SECTION  
 RENO NEVADA

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SHEET C3.3 OF 12



### GENERAL NOTES

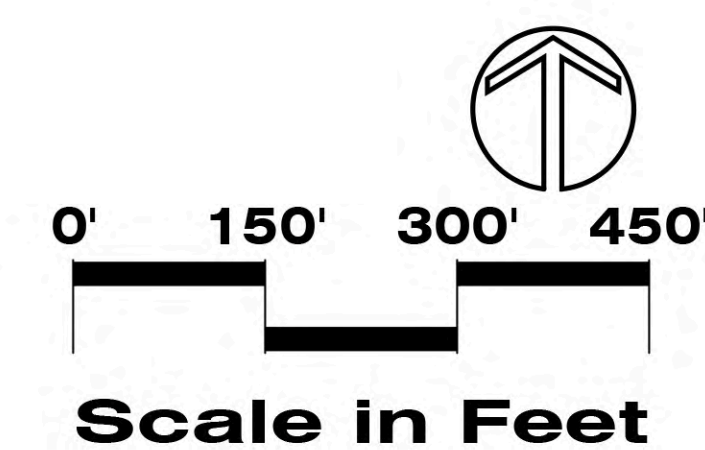
- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- TREES
  - DECIDUOUS TREES SHALL HAVE A MIN. CALIPER OF 2 INCHES.
  - EVERGREEN TREES SHALL HAVE A MIN. HEIGHT OF 7 FEET.
  - TREES SHALL BE PLANTED AT A RATE OF AT LEAST ONE TREE PER 50 LN FT OF FRONT YARD (NOT INCLUDING DRIVEWAYS)
  - WHERE MORE THAN 4 TREES ARE REQUIRED, MORE THAN 4 SPECIES SHALL BE SPECIFIED.
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER WASHOE COUNTY CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.
- EXISTING VEGETATION AND VEGETATIVE COMMUNITIES, AS DEFINED AND IDENTIFIED IN THE CONSERVATION ELEMENT OF THE WASHOE COUNTY MASTER PLAN, SHALL BE PROTECTED AND PRESERVED WHERE APPROPRIATE AND AS FEASIBLE. PROTECTION OF VEGETATION WITHIN THE CRITICAL STREAM ZONE BUFFER AREA, AS DEFINED IN ARTICLE 418, SHALL SATISFY THE LANDSCAPING REQUIREMENT AT A 2:1 RATIO.
- PRESERVATION OF SIGNIFICANT TREES. EXISTING TREES (OF SPECIES NOT INCLUDED ON THE PROHIBITED PLANT LIST) WITH A CALIPER GREATER THAN SIX (6) INCHES, AS MEASURED FIFTYFOUR (54) INCHES FROM GRADE, SHALL BE PRESERVED, IF FEASIBLE. PROTECTION MEASURES, INCLUDING NON-DISTURBANCE AROUND THE DRIP-LINE AND/OR ROOT ZONE, SHALL BE INCORPORATED INTO THE LANDSCAPING PLAN. IN ADDITION TO ALL OTHER REQUIRED TREES, EACH SIGNIFICANT TREE THAT IS REQUIRED TO BE REMOVED SHALL BE REPLACED WITH A TREE/TREES OF THE SAME SPECIES AT A 1:1 CALIPER RATIO. TREE PRESERVATION/REMOVAL WILL BE FINALIZED DURING THE CREATION OF CONSTRUCTION DRAWINGS IN CONJUNCTION WITH FINAL GRADING.

### PLANT LEGEND

- DECIDUOUS COMMON AREA STREET TREES
- EVERGREEN TREES
- COMMON AREA LANDSCAPING
- EXISTING TREES AND SHRUBS
- PROPOSED CUSTOM LOTS

### LANDSCAPE DATA

- SITE AREA = 3,171,168 SQ FT (72.8 ACRES)
- ZONING:
- 16% MDR (MEDIUM DENSITY RURAL)
  - 78% HDR (HIGH DENSITY RURAL)
  - 6% GR (GENERAL RURAL)
- STREETSCAPE COMMON AREA TREES REQUIRED = 182 MIN.
- 1 TREE PER 50 LN FT OF STREET FRONTAGE (9,169 LN FT MINUS DRIVEWAYS)
- REPLACEMENT OF SIGNIFICANT TREES, IF REQUIRED, SHALL BE PER GENERAL NOTE #8
- SHRUBS REQUIRED = 1,092 MIN.
- (6 SHRUBS PER REQUIRED TREE)



Custom Lot Subdivision Tentative Map  
**8900 LAKESIDE DRIVE**  
 CFA

No.	Revision Date

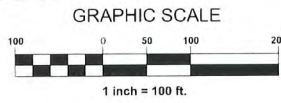
# 8900 LAKESIDE DR

## CUSTOM LOT SUBDIVISION

### TENTATIVE MAP

#### CUT & FILL MAP

JOB NO: 21087.00



8900 LAKESIDE DR  
CUSTOM LOT SUBDIVISION  
TENTATIVE MAP  
CUT & FILL MAP

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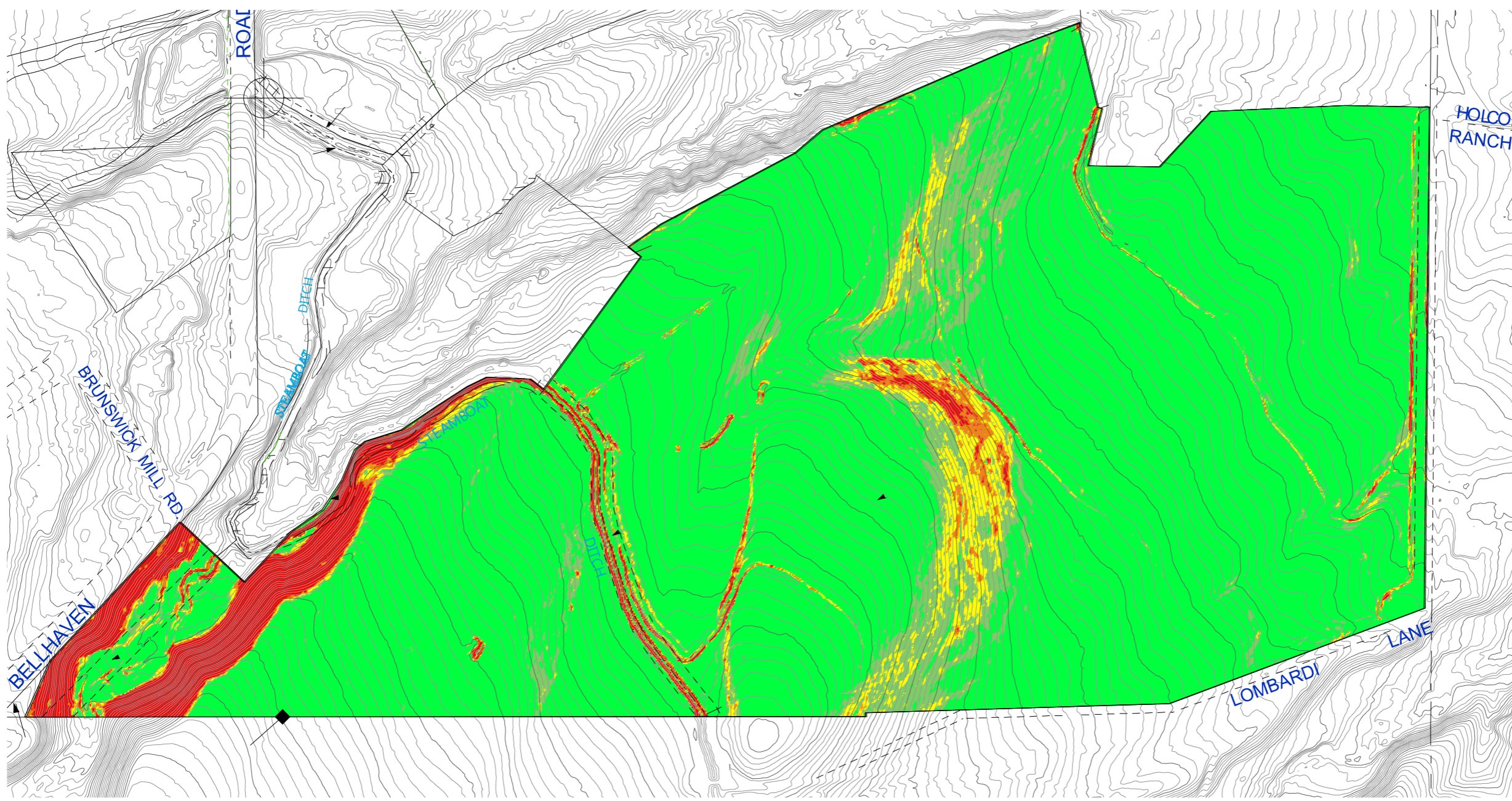
JOB NO: 21087.00 DATE: 12-08-21

SHEET 1 OF 1

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-9.81	-6.00	4872.19	Red
2	-6.00	-4.00	9725.33	Orange
3	-4.00	-2.00	24970.91	Yellow
4	-2.00	0.00	94968.46	Light Green
5	0.00	2.00	81374.04	Green
6	2.00	4.00	32783.64	Blue
7	4.00	6.00	8823.02	Dark Blue
8	6.00	8.29	3369.19	Purple

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Slopes Table

Number	Minimum Slope	Maximum Slope	Area (SF)	Area (Ac)	Percentage of Total Area	Color
1	0.00%	15.00%	2628799.28	60.35	82.9%	Green
2	15.00%	20.00%	235300.72	5.40	7.4%	Light Green
3	20.00%	25.00%	109502.58	2.51	3.4%	Yellow
4	25.00%	30.00%	45287.04	1.04	1.4%	Orange
5	30.00%	150.00%	153725.55	3.53	4.9%	Red



Know what's below.  
Call before you dig.

**CAUTION - NOTICE TO CONTRACTOR**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

 CF&A, INC. LAND SURVEYORS CIVIL ENGINEERS LANDSCAPE ARCHITECTS 778-866-1800 FAX: 778-866-1700 P.O. BOX 10002 10002	8900 LAKESIDE DR SLOPE ANALYSIS MAP WASHOE COUNTY
JOB NO. 21087.02 DESIGNED BY CHECKED BY DATE 12/08/2021 SHEET	REVISIONS DATE WORK PROFESSIONAL SEAL:

**TAB C**

**Master Plan**  
**Southwest Truckee Meadows**  
**Area Plan**

**Planning/Policy Review**

**For**

**8900 Lakeside**  
**Custom Lot Subdivision**  
**Tentative Map Application**

## Vision and Character Management

### Land Use

**Goal One: The pattern of land use designations and the specific allowed land uses in the Southwest Truckee Meadows Area Plan will implement the community character described in the Character Statement.**

SW.1.1 The Southwest Truckee Meadows Character Management Plan map shall identify the West Truckee Meadows Wildland Transition Suburban Character Management Area, ArrowCreek Wildland Transition Suburban Character Management Area, Timberline Wildland Transition Suburban Character Management Area, Lakeside/Holcomb Suburban Character Management Area, Foothill Suburban Character Management Area, Thomas Creek Suburban Character Management Area, Lower Galena Suburban Character Management Area, and the Mt. Rose Wildland Open Space Rural Character Management Area.

***Not applicable – this policy is only description of what areas are covered within the Character Management Plan map, prepared by the County.***

SW.1.2 **Policy Growth Level:** In order to manage the conservation of the Southwest Truckee Meadows distinctive character, future amendments to this plan which seek to intensify growth opportunities should be limited. All requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the Southwest Truckee Meadows planning area occurs within the limits of sustainable resource management.

***The requested 8900 Lakeside Custom Lot Subdivision Tentative Map request does not seek any amendment to the SWTM Area Plan. The proposal is respectful of the existing natural resources and will provide appropriate protections through CC&R's and final map notes.***

SW.1.3 The following Regulatory Zones are permitted within the West Truckee Meadows Wildland Transition Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Medium Density Suburban (MDS – Three units per 1 acre)  
– Limited to the areas designated MDS as of the effective date of this plan.
  - f. Low Density Suburban (LDS - One unit per 1 acre).
-

- g. Neighborhood Commercial (NC).
- h. Open Space (OS).
- i. Public/Semi-public Facilities (PSP).
- j. Parks and Recreation (PR).

***Not Applicable – subject property is not in this SCMA***

SW.1.4 The following Regulatory Zones are permitted within the ArrowCreek Wildland Transition Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. Low Density Suburban (LDS – One unit per 1 acre).
- e. Public/Semi-public Facilities (PSP).
- f. Parks and Recreation (PR).
- g. Open Space (OS).
- h. High Density Rural (HDR) – Limited to the areas designated HDR as of the effective date of this plan.

***Not Applicable – subject property is not in this SCMA***

SW.1.5 The following Regulatory Zones are permitted within the Timberline Wildland Transition Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Public/Semi-public Facilities (PSP).
- c. Parks and Recreation (PR).
- d. Open Space (OS).
- e. High Density Rural (HDR) Limited to the areas designated HDR as of the effective date of this plan.

***Not Applicable – subject property is not in this SCMA***

SW.1.6 The following Regulatory Zones are permitted within the Lakeside/Holcomb Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. Public/Semi-public Facilities (PSP).
  - e. Parks and Recreation (PR).
  - f. Open Space (OS).
  - g. Low Density Suburban (LDS – One unit per 1 acre).
-

- h. High Density Rural (HDR – One unit per 2.5 acres).

***The proposed 8900 Lakeside Custom Lot Subdivision conforms to the HDR Designation, which is specifically allowed within the Lakeside/Holcomb SCMA.***

SW.1.7 The following Regulatory Zones are permitted within the Foothill Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. Low Density Suburban (LDS – One unit per 1 acre).
- e. Medium Density Suburban (MDS – Three units per 1 acre).  
Public and Semi-public facilities (PSP).

***Not Applicable – subject property is not in this SCMA***

SW.1.8 The following Regulatory Zones are permitted within the Thomas Creek Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. High Density Rural (HDR – One unit per 2.5 acres).
- e. Low Density Suburban (LDS – One unit per 1 acre).
- f. Medium Density Suburban (MDS – Three units per 1 acre).
- g. Public and Semi-public facilities (PSP).

***Not Applicable – subject property is not in this SCMA***

SW.1.9 The following Regulatory Zones are permitted within the Lower Galena Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. Low Density Suburban (LDS – One unit per 1 acre).
- e. Medium Density Suburban (MDS – Three units per 1 acre).
- f. Public and Semi-public facilities (PSP).

***Not Applicable – subject property is not in this SCMA***

SW.1.10 The following Regulatory Zones are permitted within the Mt. Rose

---

Wildland Open space Rural Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. Public and Semi-public facilities (PSP).

***Not Applicable – subject property is not in this SCMA***

SW.1.11 This plan shall be interpreted to ensure that all existing entitlements as of the adoption of this plan are fully recognized.

***This is understood***

SW.1.12 Requests to intensify existing land uses in and around the West Truckee Meadows Wildland Transition Suburban Character Management Area shall be reviewed for potential impacts to the scenic value of the Fourth Street/I- 80/Truckee River corridor.

***Not Applicable – subject property is not in this SCMA***

**Goal Two: Common Development Standards in the Southwest Truckee Meadows Planning Area. Establish development guidelines that will implement and preserve the community character commonly found within the Southwest Truckee Meadows planning area.**

SW.2.1 When feasible, given utility access constraints, grading for residential purposes 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.

***The proposed 8900 Lakeside Custom Lot Subdivision provides minimal impact to the natural topography and respects the natural contours. The large lots will complement the natural surroundings and adjacent residential development of the area. Cuts and fills will be minimized.***

SW.2.2 Site development plans in the Southwest Truckee Meadows planning area must include 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-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

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***A noxious weed control plan is typically conditioned and provided with the final subdivision plans and report submittal. We do not see any reason why this would not be conditioned, as such.***

SW.2.3 Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their items to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.

***This will be accomplished through the processing of this Tentative Map application.***

SW.2.4 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goal 2; 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. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.

***This is understood.***

SW.2.5 Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards. In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized.

***Lighting is anticipated to be incorporated the project entry gates and will be provided as accent lighting and will meet the “dark-sky” standards. No other lighting is currently anticipated unless required by a reviewing agency.***

SW.2.6 Street lights, security lights, and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible.

***This power source will be reviewed for incorporation, where applicable.***

SW.2.7 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.

***The homes that will be constructed in the 8900 Lakeside Subdivision will be larger custom homes that typically present larger expanses of roof plain for appropriate use and location of solar than is the case in many smaller production lots or homes.***

SW.2.8 All landscape designs will emphasize the use of native vegetation, with non- native and atypical vegetation integrated sparingly into any landscaped area.

***Except for the subdivision private road (8900 Lakeside Lane) and the grading***

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***and street trees that are required, by code the initial development of the property will leave the native vegetation on lots, as is. The future custom home owners will determine their disturbance area to create their home site, driveway and associated patio and amenity areas that will ultimately be disturbed on each lot.***

SW.2.9 Prior to their incorporation into the Development Code, the standards established in policies SW.2.1-SW.2.14 will be implemented through tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other methods deemed as appropriate by the Director of Community Development. When appropriate, Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

***Not applicable. This is a County staff directed policy.***

SW.2.10 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

***The proposed lot sizes are 2.5 acres, at a minimum, and future building pad sites can be discussed with County staff through the Tentative Map review process if there are any areas of proximity concerns or limitations that would be required, per code. The size of the lots is substantial to allow for positive separation of new and existing homes in the area.***

SW.2.11 Development activities should be designed to support the efficient use of infrastructure, and the conservation of recharge areas, habitat, and open vistas.

***The proposed site layout provides an efficiently designed street network for service of all lots and does not incorporate any cul-de-sacs or additional streets for service of the lots. All areas of the subdivision, with exception of the proposed road and future custom home sites, driveways and associated outside living areas and out-buildings will be provided in landscape, native or ornamental and will provide for a conservation of recharge and habitat. The open/low density nature of the subdivision will retain the open vistas that currently exist on the property.***

SW.2.12 Proposals for special use permits to establish a non-residential uses in a residential regulatory zone will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department on a case-by-case basis.

***Not applicable. This application is not a special use permit nor a non-residential use.***

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SW.2.13 The review of all special use permits for the establishment of non-residential uses in a Rural Character Management Area must include a consideration of how the proposed use will impact adjacent neighborhoods, including but not limited to: dark-sky lighting standards, hours of operation, traffic, parking and safety impacts, and its contribution to the community character as described in the character statement.

***Not applicable. This application is not a special use permit nor a non-residential use.***

SW.2.14 The approval of all special use permits and administrative permits must include a finding that the community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts. Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board.

***Not applicable. This application is not a special use permit.***

SW.2.15 Clustering of density to facilitate the efficient use of infrastructure and maintenance of habitat and open space is appropriate. Land owners who seek to create new parcels but choose not to cluster should be able to demonstrate how habitat, recharge areas, and open space will be preserved.

***Not applicable. This application is not incorporate any clustering.***

**Goal Three: The regional and local transportation system in the Southwest Truckee Meadows planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities, as well as efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the SWTM Vision and Character Statement.**

SW.3.1 Washoe County will work with the Regional Transportation commission (RTC) and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies SW.3.1 through SW.3.7. Where new development is proposed near existing and planned school sites, appropriate efforts will be taken by the approving entity to reduce or eliminate access conflicts that might increase the danger to school age children.

***Not Applicable – Project is not located near any existing or planned school sites.***

SW.3.2 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

***Not Applicable – The project site is not located in an area that has impact on any RTP planned roadways.***

---

SW.3.3 Washoe County will ensure that the details of all new road construction that implements the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.

***Not Applicable – The project site is not located in an area that has impact on any RTP planned roadways.***

SW.3.4 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.

***There are no facilities identified for the subject property or immediate surrounding area as identified in the Peavine Opportunities map of the Washoe County Regional Parks & Open Space Master Plan, September 2019.***

SW.3.5 Washoe County will be an advocate for the establishment of efficient transit services to and within the Southwest Truckee Meadows planning area.

***Not applicable. This is a directive to Washoe County staff.***

SW.3.6 Washoe County will work with the Regional Transportation Commission to develop and implement a bikeways plan for the Southwest Truckee Meadows planning area that is integrated with the local and regional trails system and provides access to recreational opportunities, and public spaces such as schools and commercial areas (See Recreational Opportunities Plan map).

***Not applicable. This is a directive to Washoe County staff.***

SW.3.7 Washoe County will work with the Nevada Department of Transportation to conduct and implement a corridor study for the portion of Highway 431 that traverses the planning area.

***Not applicable. This is a directive to Washoe County staff.***

SW.3.8 Where gated communities are created, public pass-through (vehicular and pedestrian) shall be required as appropriate to minimize travel distance and provide adequate linkages and access to public lands.

***A pedestrian access will be provided, but a vehicular access is not proposed. Due to the significant hydrologic resource and barrier of Steamboat Ditch, which bisects the western portion of the property, any vehicular access from west to east is not reasonably accomplishable. A vehicular connection through the 8900 Lakeside subdivision from south to north is not seen as necessary nor beneficial as the predominate travel direction for future residents of this project and existing residents in the area is toward S. Virginia Street (to the east). Access eastward is already served through efficient connections to Lakeside Drive. Finally, there is no public land adjacent to the site necessitating any connection to the subject property.***

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SW.3.9 Washoe County will encourage the City of Reno and the Regional Transportation Commission to widen Fourth Street in order to maintain the Level of Service on Mayberry Drive as determined by the Regional Transportation Commission.

***Not applicable. This is a directive to Washoe County to maintain LOS on a street that is not relevant to the proposed project.***

**Goal Four: Resources key to the preservation and implementation of the character described in the Character Statement will be protected and, where possible, enhanced.**

SW.4.1 Washoe County will continue to pursue opportunities for the public acquisition of lands in the planning area that contain key resources necessary for the long term preservation and enhancement of the area's character.

***Not applicable. This is a directive to Washoe County staff.***

SW.4.2 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that recreational, educational and scientific activities based on the area's key resources will be supported and encouraged, particularly where those activities contribute to the character of the local community and are beneficial to the broader region.

***Not applicable. This is a directive to Washoe County staff.***

SW.4.3 Should Washoe County undertake to study the merit of supporting the disposal of federal land in the planning area for development or other purposes, the criteria used to identify specific areas for disposal must include the protection of key cultural, archaeological, natural (including water), habitat, recreational, and other special resources from adverse impacts.

***Not applicable. This is a directive to Washoe County staff.***

**Goal Five: Maintain open vistas and minimize the visual impact of hillside development in a manner that implements the community character described above.**

SW.5.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of new utility distribution infrastructure within the SWTM Management Area. Utility transmission facilities shall require a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.

***New utilities to serve the subdivision will be placed underground, as required.***

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SW.5.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways.

***Not applicable. This is a directive to Washoe County staff.***

SW.5.3 The grading design standards referred to in Policy SW.5.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

***This is understood.***

SW.5.4 When necessary to mitigate the impact of road cuts, driveways and similar features on prominent hillsides, staff may require the installation of landscaping that will significantly soften the visual impact within three years of installation. Maintenance plans for these landscaped areas may be required.

***Not applicable. This is a directive to Washoe County staff.***

SW.5.5 Review of requests to intensify hillside development shall consider the visual impacts of the development on surrounding areas.

***Not applicable. The proposed project area does not require review under hillside development.***

**Goal Six: Maintain and enhance the scenic value of the State Route 431**

**Corridor.**

SW.6.1 The State Route 431 corridor through the planning area is designated a Scenic Corridor as depicted on the SWTM Character Management Plan map.

***Not applicable. The proposed project is not adjacent to this corridor and does not impact it.***

SW.6.2 Development Standards along the corridor will be consistent with the implementation of the corridor study described in policy SW.3.7.

***Not applicable. The proposed project is not adjacent to this corridor and does not impact it.***

SW.6.3 Washoe County will adopt further standards to enhance and maintain the value of the corridor as a scenic area. At a minimum, these standards will prohibit the establishment of new commercial land uses west of

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the intersection of State Route 431 and Thomas Creek Parkway.

***Not applicable. This is a directive to Washoe County staff.***

**Goal Seven: Public and private development will respect the value of cultural and historic resources in the community.**

SW.7.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the Southwest Truckee Meadows planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.

***Was an archeological investigation completed, or mandated?***

SW.7.2 Washoe County will cooperate and participate with state, federal and Native American agencies in the planning and conservation activities of those agencies related to cultural and historic resources.

***Not applicable. This is a directive to Washoe County staff***

SW.7.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.

***Not applicable. This is a directive to Washoe County staff***

SW.7.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

***Not applicable. No new trails are proposed or exist in the project area.***

**Goal Eight: The Southwest Truckee Meadows planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System, public lands, schools, and transit facilities. This trail system will contribute to the preservation and implementation of the community character.**

SW.8.1 Updates to the Parks District Master Plan for the Southwest Truckee Meadows planning area will look to this goal and the following policies for direction. The Parks District Master Plan will seek to preserve and implement the community character.

***Not applicable. This is a directive to Washoe County staff***

SW.8.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical or severe environmental or economic hardships warrant consideration of a more limited use.

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***Not applicable. No new trails are proposed, exist or are identified by the Washoe County Parks, Recreation and Open Space mapping in the project area.***

SW.8.3 Trails that provide links to the facilities listed in Goal 8 should receive priority for funding, planning, and construction.

***Not applicable for reasons noted in SW 8.2.***

SW.8.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads may be depicted on the Recreational Opportunities Plan map, but do not require parking facilities.

***Not applicable. No new trails are proposed, exist or are identified by the Washoe County Parks, Recreation and Open Space mapping in the project area.***

SW.8.5 As new residential and commercial properties develop in the Southwest Truckee Meadows planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.

***Not applicable. This is a directive to Washoe County staff***

SW.8.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Regional Parks and Open space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Southwest Truckee Meadows planning area or connect existing trails or otherwise implement Goal 8.

***Not applicable. This is a directive to Washoe County staff***

SW.8.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Community Park per 1,000 residents. When warranted, the Washoe County Department of Regional Parks and Open Space will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.

***Not applicable. This is a directive to Washoe County staff***

**Goal Nine: Cooperate with state and federal agencies in the management of public lands in the planning area.**

SW.9.1 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the United States Forest Service (USFS) to ensure that

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Management Plans for federal lands in the planning area consider the growing impact of recreational activities on residents of the area.

***Not applicable. This is a directive to Washoe County staff.***Goal Ten: The Southwest Truckee Meadows planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards. The vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.

SW.10.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the Southwest Truckee Meadows planning area.

***Not applicable. This is a directive to Washoe County relative to RTC.***

SW.10.2 Development in the SWTM area will comply with all local, state and federal standards regarding air quality.

***Not applicable. This is a directive to Washoe County.***

SW.10.3 The granting of special use permits in the SWTM planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

***Not applicable. This application is not a special use permit request.***

**Goal Eleven: The built environment will minimize the destructive potential of any identified natural hazard, including but not limited to wildland fire, earthquakes and land slides.**

SW.11.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the Southwest Truckee Meadows planning area will include detailed soils and geo-technical studies sufficient to:

- a. Ensure structural integrity of roads and buildings.
- b. Provide adequate setbacks from potentially active faults or other hazards.
- c. Minimize erosion potential.

***Not applicable. This is a single family home Tentative Map request and is excepted from this policy.***

SW.11.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy SW.11.1.

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***A geotechnical report has been provided with this application that covers geological hazards and provides recommendations.***

SW.11.3 Washoe County is working with regional partners to ensure that the County's Development Code reflects best practices for wildland fire prevention and management for development activities in the wildland suburban interface. Prior to the amendment of the Development Code to incorporate the relevant codes and practices, applicants for any discretionary approval must show how their project will manage the potential threat of wildland fire. Plans that propose the use of defensible space must include a maintenance plan for that space that demonstrates how that area will be maintained and managed for the life of the project.

***Not applicable. This is a directive to Washoe County staff.***

**Goal Twelve: Public and private development will respect the value of wildlife and wildlife habitat to the community.**

SW.12.1 Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements, or any project impacting 10 or more acres in the Southwest Truckee Meadows planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.

***This will need to be done through the review process of this application***

SW.12.2 Any development that has the potential to negatively impact an established wildlife migration route or critical habitat, including but not limited to traditional mule deer migration routes and the Pacific Flyway for migratory birds, must demonstrate how that project will protect the integrity of the migration route or habitat.

***The project will present large lots with ample undeveloped area in the custom home lots. Low level ranch or rural level fencing will be used to demark any residential lots from one another and will not present a barrier that cannot be passed by migrating species.***

**Goal Thirteen: Mining in the Southwest Truckee Meadows planning area will be compatible with existing residential, agricultural, ranching, and educational uses.**

SW.13.1 Mining activities in the SWTM planning area must be adequately screened and/or buffered from residential and educational land uses and from roadways designated arterials or highways on the SWTM Streets and Highways System Plan map.

***Not applicable. Not a mining project.***

SW.13.2 Proposals for mining activities will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health

Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

***Not applicable. Not a mining project.***

**Goal Fourteen: Personal and economic losses associated with flooding will be minimized. Development in the Southwest 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.**

SW.14.1 Development within the Southwest Truckee Meadows planning area will conform to Regional Water Plan Policy 3.1.c: "Flood Plain Storage Outside the Truckee River Watershed," as well as locally specific flood control requirements as adopted by Washoe County.

***The project has been designed to follow this policy.***

SW.14.2 Development in the Southwest Truckee Meadows planning area will be protected from damage caused by a one percent chance flood event, either by elevation above or avoidance of the regulatory floodplain. Washoe County will utilize the best available data to identify the extent of the one percent chance floodplain.

***The project site lies within Zone X.***

**Goal Fifteen: Water resources will be supplied to land uses in the Southwest Truckee Meadows planning area according to the best principles/practices of sustainable resource development. Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the basins in the planning area. Pumping impacts to existing domestic wells shall be minimized. whenever possible, future water supply systems will be designed to lessen the burden on existing municipal and domestic wells.**

SW.15.1 Development proposals must be consistent with Regional Water Plan Policies as outlined in the Washoe County Comprehensive Regional Water Management Plan:

- 1.3.b, "Protection and Enhancement of Groundwater Recharge;"
- 1.3.d, "Water Resources and Land Use;"
- 1.3.e, "Water Resource Commitments;" and
- 1.3.g, "Groundwater Resource Development and Management of Water Quality."

***Not applicable. The project will not use domestic wells. Water will be supplied through TMWA's supply and service system and requirements.***

SW.15.2 The Washoe County Department of Water Resources (DWR) will closely review requests to transfer water resources in and between hydrographic basins. Unless the request can be shown to provide significant benefits to the sustainable use of water resources in the planning area, Washoe County will protest the transfer request.

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***Not applicable. This project does not involve the transfer of water between hydrographic basins.***

SW.15.3 Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.

***Water Rights will be dedicated in the sufficient amount to meet the demands of the subdivision.***

**Goal Sixteen: The quality of water from the Southwest Truckee Meadows Hydrographic Basins will be protected from further degradation resulting from human activities.**

SW.16.1 The Washoe County Department of Water Resources will implement and maintain a Wellhead Protection Plan for Washoe County's municipal well facilities in the SWTM hydrographic basins and encourage other purveyors to develop and implement plans for the protection of groundwater resources.

***Not applicable. This is a directive to Washoe County staff.***

SW.16.2 The use of new production wells for future development must not create water quality degradation towards existing production and domestic wells.

***Not applicable. The project will be served by a TMWA community water system.***

SW.16.3 Project conformance with the Washoe County Comprehensive Regional Water Management Plan and other policies pertaining to water listed under Goal 16 shall be reviewed by Washoe County Department of Water Resources.

***Not applicable. This is a directive to Washoe County staff.***

**Goal Seventeen: Watershed protection and groundwater recharge will be prime considerations towards future development activities.**

SW.17.1 The Washoe County Regional Water Planning Commission will continue to work towards implementing a Watershed Protection Plan (RWMP Policy 3.1.e) for the SWTM basins and encourage development to implement plans for the protection of groundwater resources.

***Not applicable. This is a directive to Washoe County staff.***

SW.17.2 Natural groundwater recharge areas will be protected from development when possible. When planned development does impose on natural recharge areas, mitigation measures will be taken. Projects shall be found in conformance with the Washoe County Comprehensive Regional Water Management Plan Resources as specified in Policy 15.1. When possible, the relevant Citizen

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Advisory Board shall review comments by Washoe County Department of Water Resources on mitigation measures to be taken by the applicant.

***A small portion of Dry Creek exists at the northwestern side of the site. This area will be part of a parcel but will not be developed and can be deed restricted, if necessary. Dry Creek is protected by the critical and sensitive stream zone area as defined in Article 418.***

SW.17.3 The use of curb and gutter will be minimized. The use of Best Management Practices is encouraged to promote groundwater recharge, minimize land disturbance and control erosion.

***No curb and gutter are proposed in the 8900 Lakeside Custom Lot Subdivision Tentative Map plans.***

**Goal Eighteen: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.**

SW.18.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.

***A wetlands delineation has been prepared for the project. We are awaiting our resource determination from the ACOE. East of Steamboat Creek is identified to be irrigation induced wetlands. There are a couple small areas of wetlands at the northern side of the property more in association with Dry Creek. These areas will not be disturbed but will be within private lots.***

SW.18.2 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal 26.

***A wetlands delineation has been prepared for the project. The southern portion of the project has already received a RD and the northern portion is awaiting the RD at the time of submittal of this application.***

SW.18.3 Development proposals that impact any area designated "potential wetlands" on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.

***The SWTM Area Plan Development Suitability Map does not appear to indicate any wetlands area on the subject parcel. Nonetheless, a Wetlands Delineation was prepared by RCI, Inc. for this application.***

SW.18.4 Washoe County will work with state, federal, and private agencies to support the development and implementation of programs and initiatives that are consistent with Goal 18.

***Not applicable. This is a directive to Washoe County staff.***

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**Goal Nineteen:** Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the SWTM Vision and Character Statement.

SW.19.1 Tentative subdivision maps will not be approved for any development until the infrastructure and resource needs of that development have been evaluated by the Department of Water Resources and found consistent with all applicable water and wastewater resources and facilities plans.

***It is proposed that the project will construct +/-3/4 mile of sewer line northward on Lakeside Drive to connect this property to community sewer. A preliminary sewer report and preliminary design plans for the sewer line connection are included with this application. Water is proposed to be served to each lot by individual wells.***

SW.19.2 Washoe County will encourage alternative wastewater treatment technologies that are demonstrated to release effluent of improved quality and provide protection against further degradation of surface and groundwater quality.

***The project will be served by the community sewer system that is available in this area.***

SW.19.3 Washoe County will evaluate any proposal for community wastewater treatment facilities for its impact on water quality. Appropriate mitigation will be required for any identified potential negative impacts to water quality.

**Not applicable. This project does not include a community wastewater treatment facility.**

**Goal Twenty:** Amendments to the SWTM Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the SWTM Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

SW.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the SWTM Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the SWTM Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

***Not Applicable – This application does not involve any amendment to the SWTM***

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**Area Plan**

- SW.20.2 For any amendment that proposes to
- Revise the Vision and Character statement;
  - Revise Goal One or its associated policies;

The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the appropriate Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal must meet all of the applicable policies of the SWTM Area Plan.

**Not Applicable – This application does not involve any amendment to the SWTM Area Plan**

SW.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. The impacts of the amendment are within commonly accepted thresholds of sustainable resource management and the county's ability to manage the conservation of the area's character will not be compromised.
- b. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for SWTM by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Southwest Truckee Meadows planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- d. For amendments that propose new or intensified commercial land use, the scale of the intended use shall be shown to be community serving in nature. Casinos are not appropriate in the Southwest Truckee Meadows planning area.
- e. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the SWTM Area Plan, as established under Goal One.
- f. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the

Regional Transportation Commission and Washoe County) within the Southwest Truckee Meadows planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

g. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

h. Proposed amendments shall complement the long range plans of facilities providers for transportation, water resources, schools and parks as reflected in the policy growth level established in Policy 1.2.

i. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

j. Any existing development in the Southwest Truckee Meadows planning area, the South Valleys planning area, the Forest planning area, or the Southeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in its ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

***Not Applicable – This application does not involve any amendment to the SWTM Area Plan.***

SW.20.4 For proposals to establish or intensify commercial land uses, the applicant shall provide a market analysis, articulating the anticipated trade area, providing convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrating the scale of the intended use to be community serving in nature.

***Not Applicable. This application does not involve any proposal to establish or intensify commercial land uses.***

SW.20.5 The Department of Community Development will provide

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the Planning Commission with a status report on the implementation of this plan no later than 24 months from the date of adoption.

***Not applicable. This is a directive to Washoe County staff.***

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# Land Use: 210

## Single-Family Detached Housing

### Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

### Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

### Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

# Single-Family Detached Housing (210)

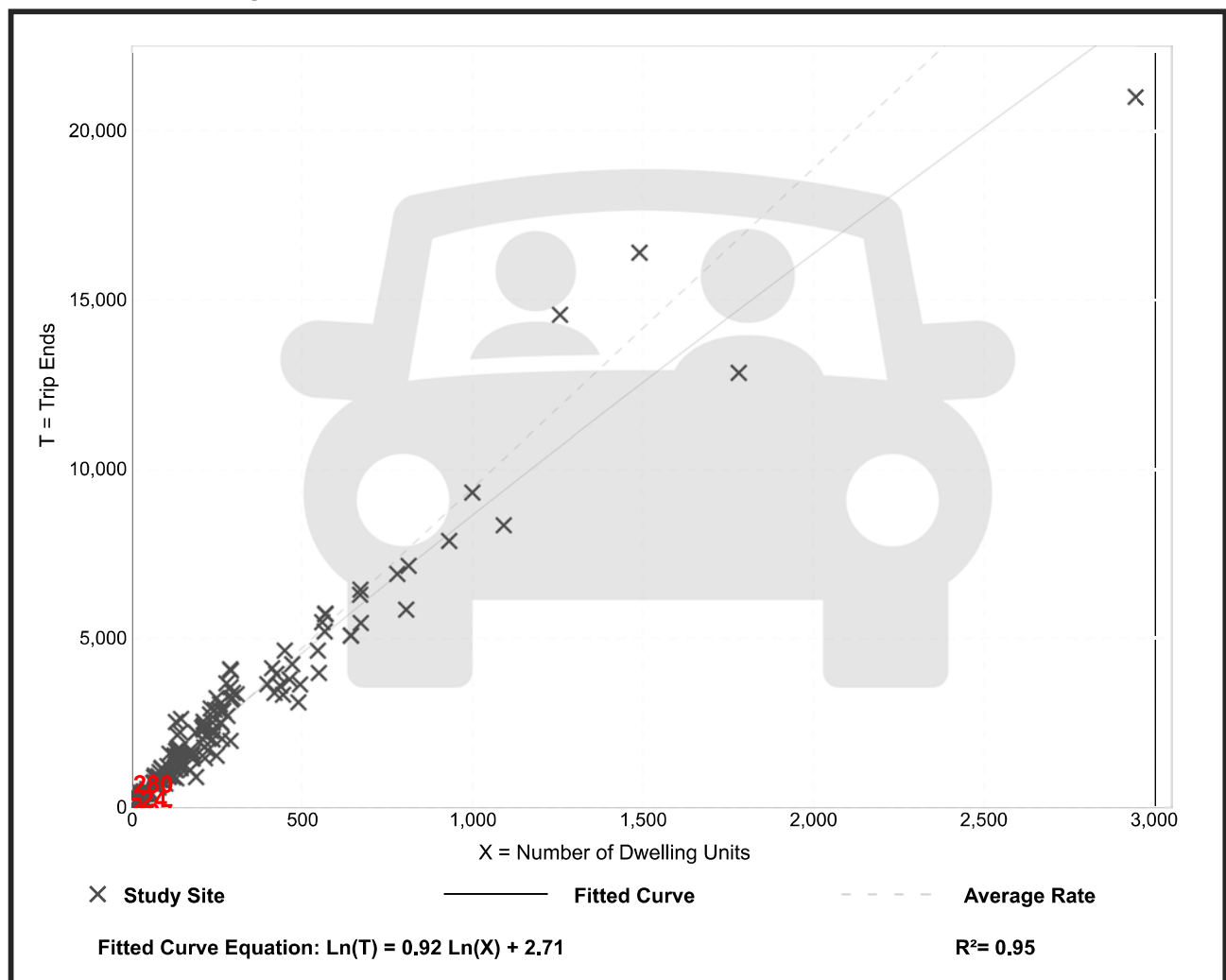
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 159  
Avg. Num. of Dwelling Units: 264  
Directional Distribution: 50% entering, 50% exiting

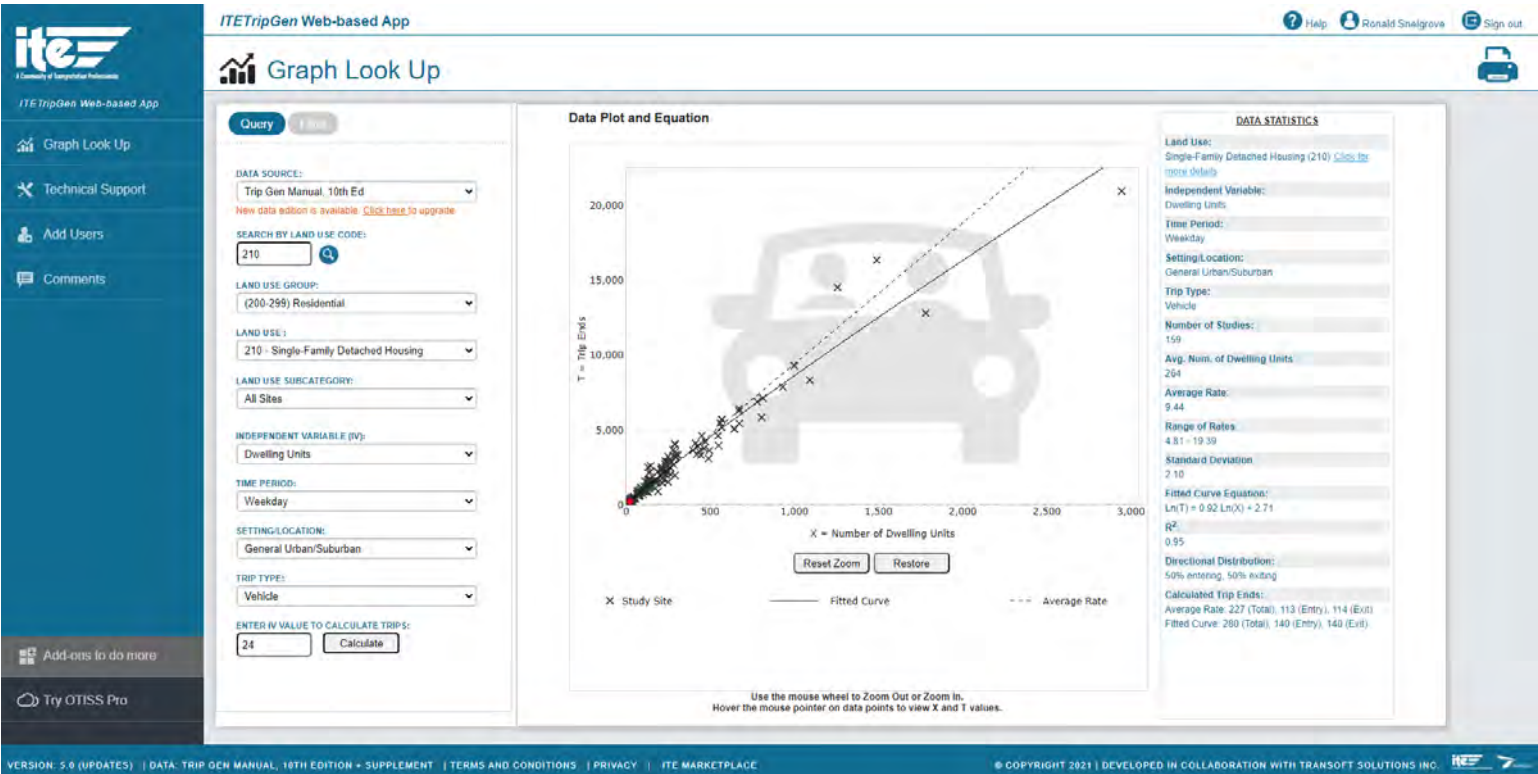
## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

## Data Plot and Equation



Total ADT Estimate for 24 Single Family Detached Housing --- 227 ADT



Average Daily Trips (Weekday)

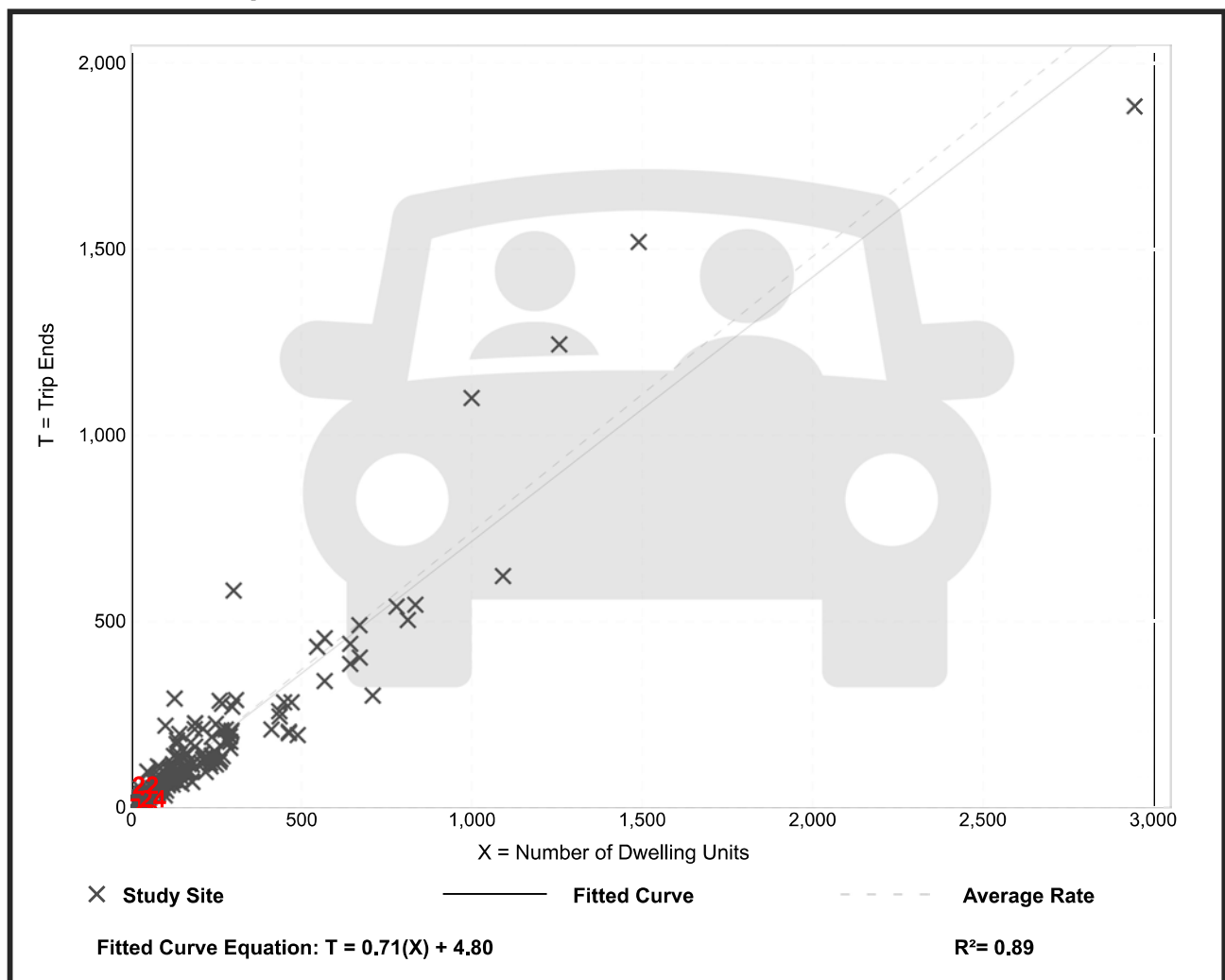
# Single-Family Detached Housing (210)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 173  
 Avg. Num. of Dwelling Units: 219  
 Directional Distribution: 25% entering, 75% exiting

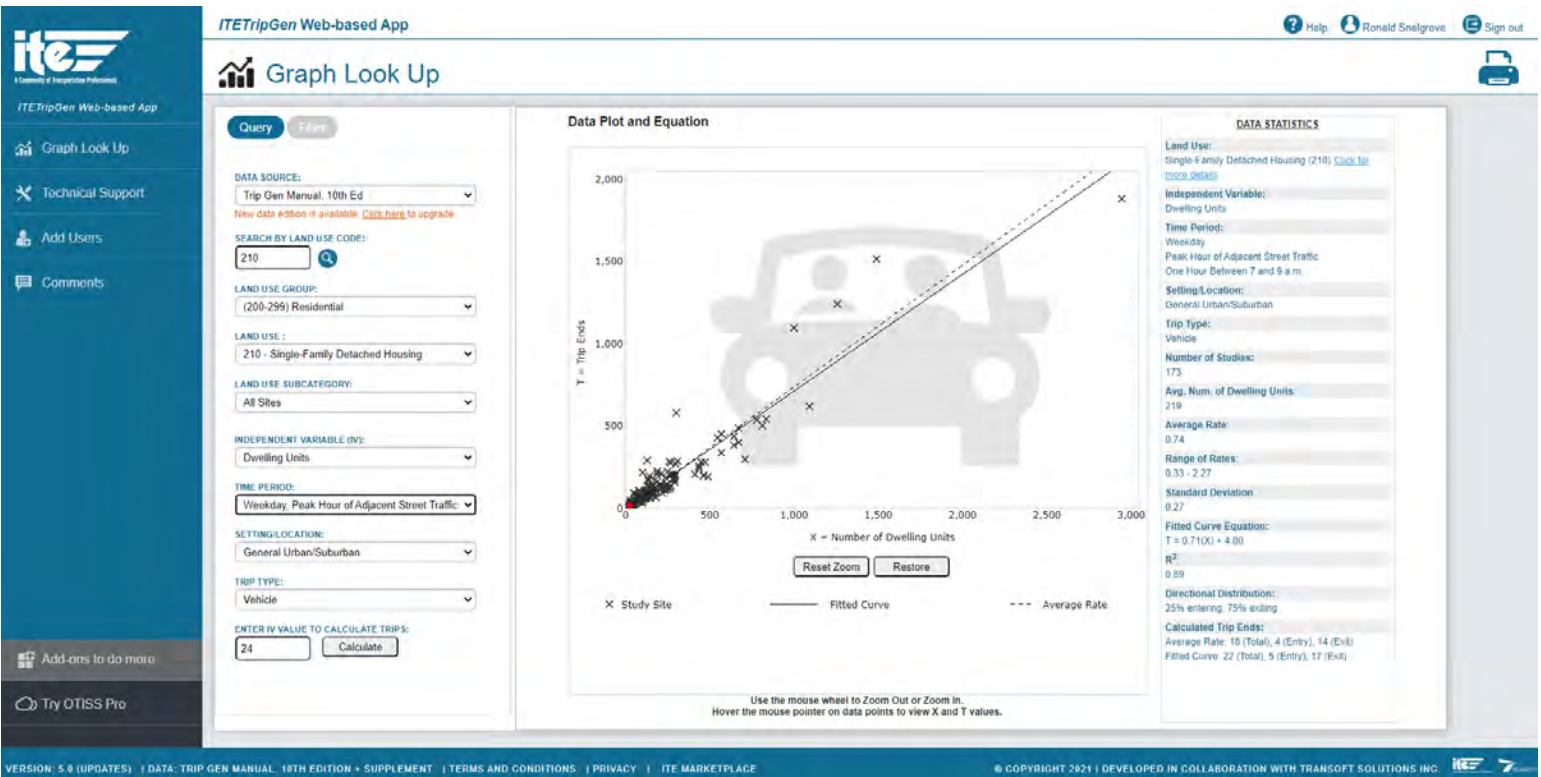
## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

## Data Plot and Equation



## AM Peak Hour Trips (Weekday)



Total AM Peak Hour Trips for 24 Single Family Detached Housing --  
Average AM Peak Hour Trip Ends 18 -- 4 (Entry) and 14 (Exit)

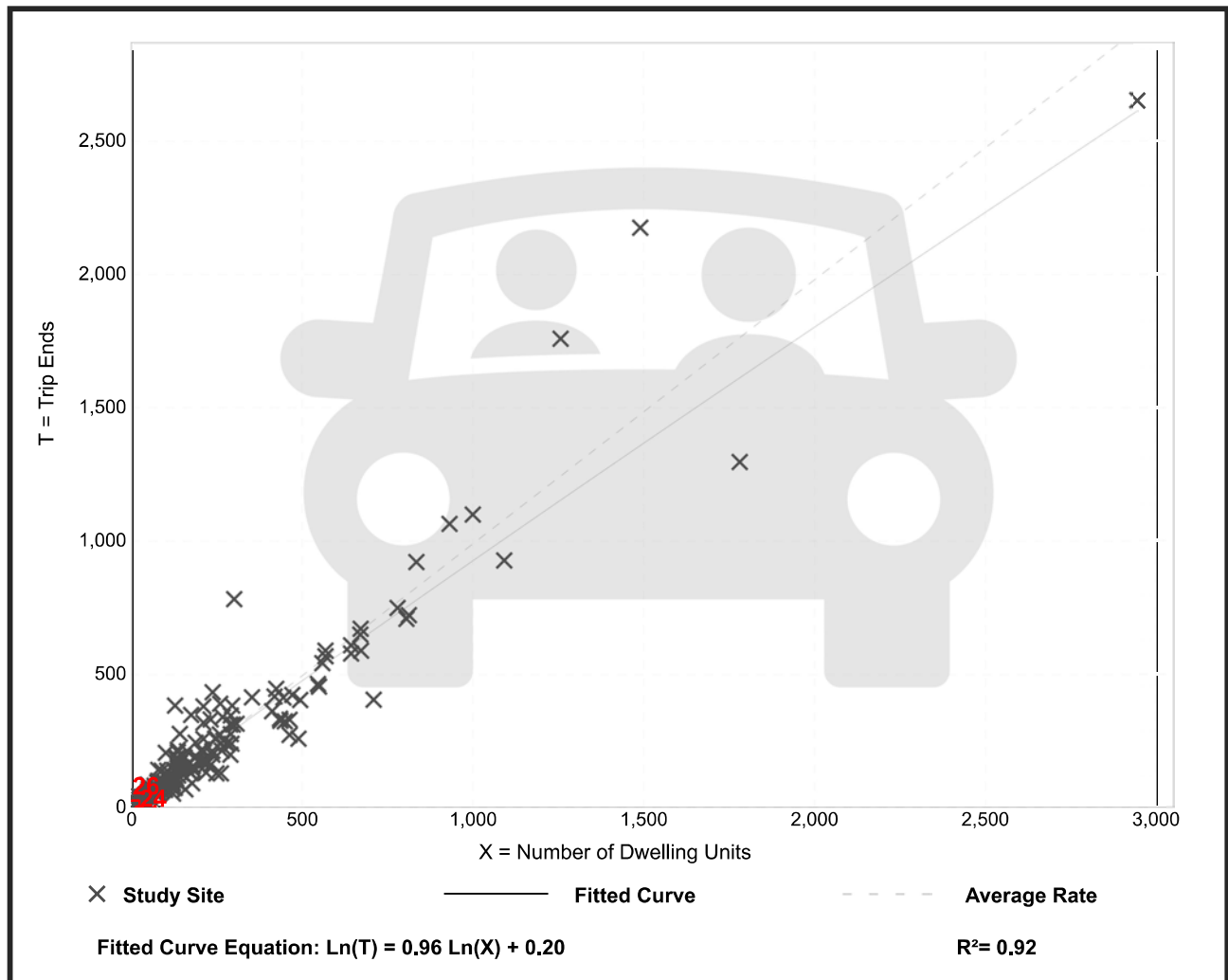
# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 190  
 Avg. Num. of Dwelling Units: 242  
 Directional Distribution: 63% entering, 37% exiting

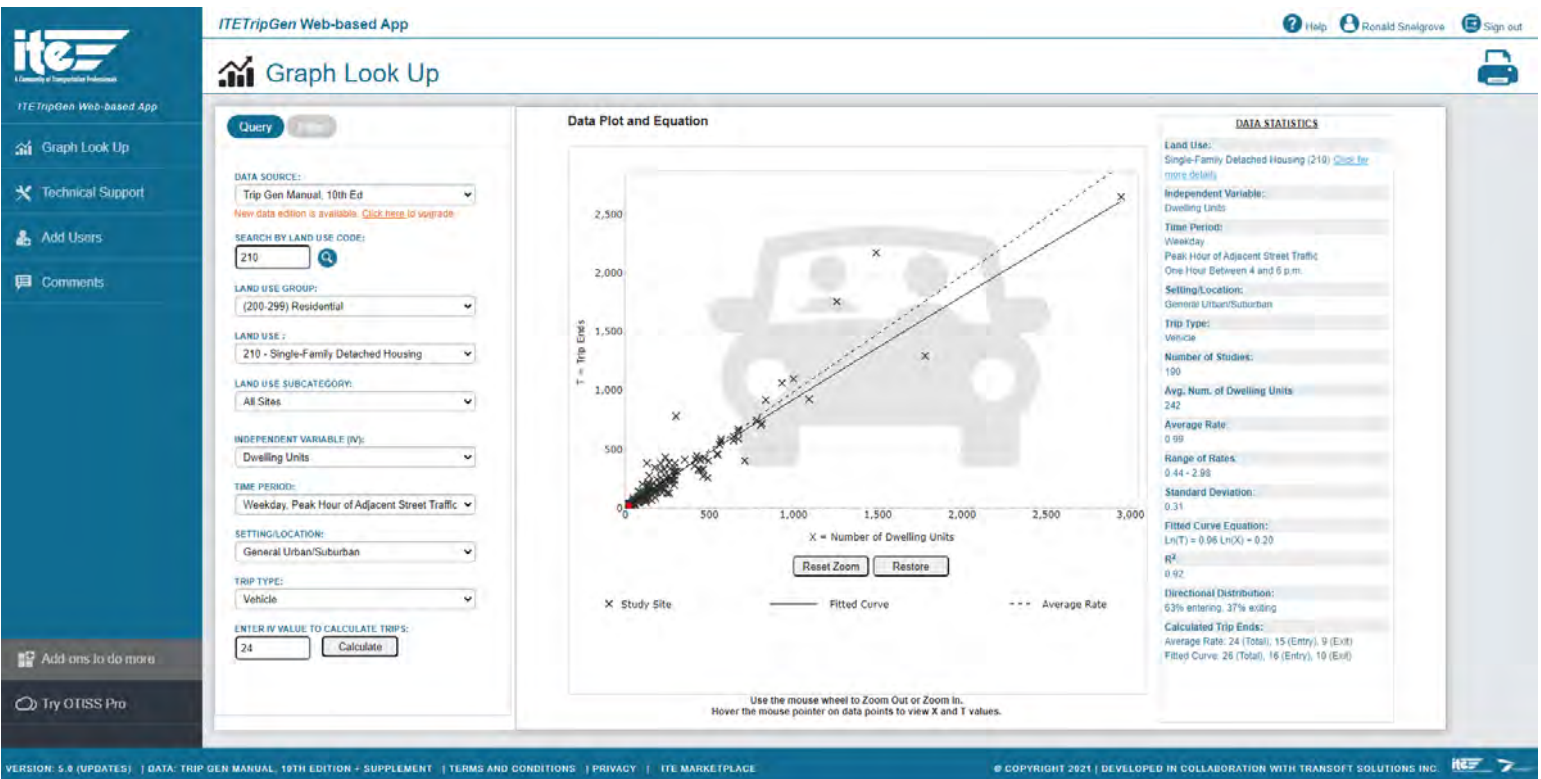
## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

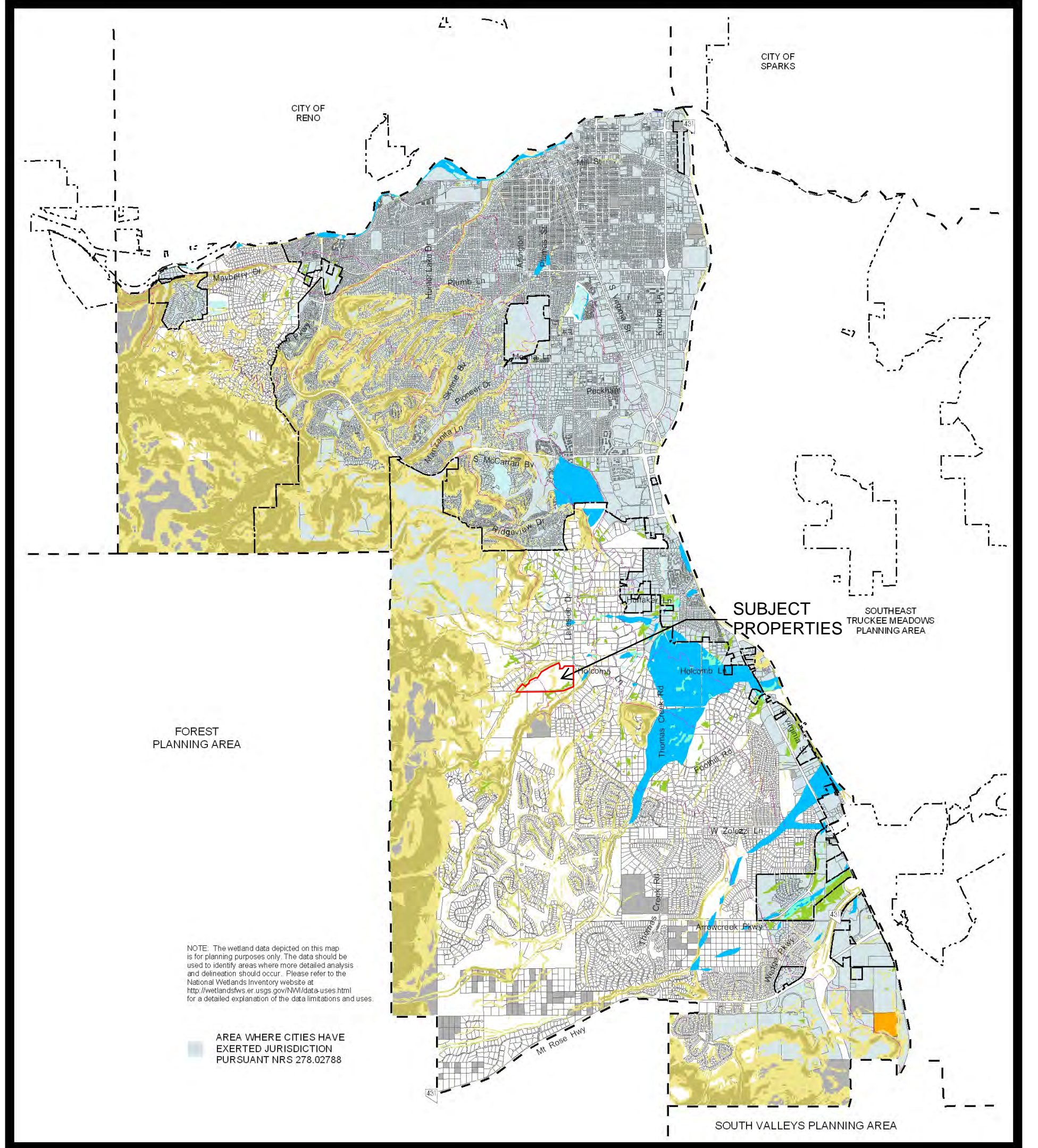
## Data Plot and Equation



PM Peak Hour Trips (Weekday)



Total PM Peak Hour Trips for 24 Single Family Lots --  
 Average PM Peak Hour Trip Ends 24 -- 15 (Entry) and 9 (Exit)



### SOUTHWEST DEVELOPMENT CONSTRAINTS / SUITABILITY

- INTERMITTENT LAKE / ISLANDS
- WATER BODY
- RENO/SPARKS CITY LIMITS
- FEDERAL PUBLIC LAND
- ROADS
- COUNTY PLANNING AREA BOUNDARY
- DITCHES
- NATIONAL CONSERVATION AREA (NCA) BOUNDARY
- WILDLIFE REFUGE (SHELDON)
- AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)
- WILDERNESS AREAS (WA)
- WILDERNESS STUDY AREAS (WSA)
- SLOPES GREATER THAN 15%
- SLOPES GREATER THAN 30%
- 100-YEAR FLOOD HAZARD
- FLOODWAY (FEMA)
- POTENTIAL WETLANDS
- BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS
- U.S. ARMY CORPS OF ENGINEERS C.W.A. SECTION 404 WETLANDS (Limited / Known Coverage)
- UNCONSTRAINED

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



**Department of Community Development**

**WASHOE COUNTY NEVADA**  
 Reno, Nevada 89520  
 Post Office Box 11130  
 (775) 328-3600

SOURCE: Community Services/Bureau of Land Management (BLM)/U.S. Fish and Wildlife Service/US Forest Service/National Wetland Inventory

WCPC ADOPTION DATE: January 5, 2010  
 BCC ADOPTION DATE: February 9, 2010  
 RPC ADOPTION DATE: March 10, 2010



**TAB D**

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: 8900 Lakeside, LLC

Address: 2100 Manzanita Lane  
8900 Lakeside Drive, SW corner of Lakdside Drive and Holcomb Ranch Road

Phone : 518-339-4655 Fax: \_\_\_\_\_

Private Citizen  Agency/Organization

## Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

Steamboat Run	
Rock Ridge Circle	
Shelter Rock Rd	
Rockledge Rd	
Steamboat Hill Rd	

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

## Location

Project Name: 8900 Lakeside Drive Custom Lot Subdivision

Reno                      Sparks                       Washoe County

Parcel Numbers: 041-130-58

Subdivision                      Parcelization                       Private Street

Please attach maps, petitions and supplementary information.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Regional Street Naming Coordinator

% Except where noted

Denied: \_\_\_\_\_ Date: \_\_\_\_\_

Regional Street Naming Coordinator

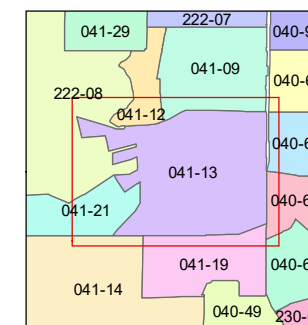
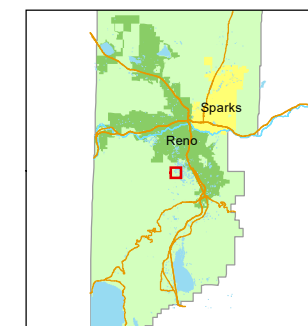
## Washoe County Geographic Information Services

1001 E. Ninth Street  
Reno, NV 89512-2845

Phone: (775) 328-2325 - Fax: (775) 328-6133



1 inch = 300 feet



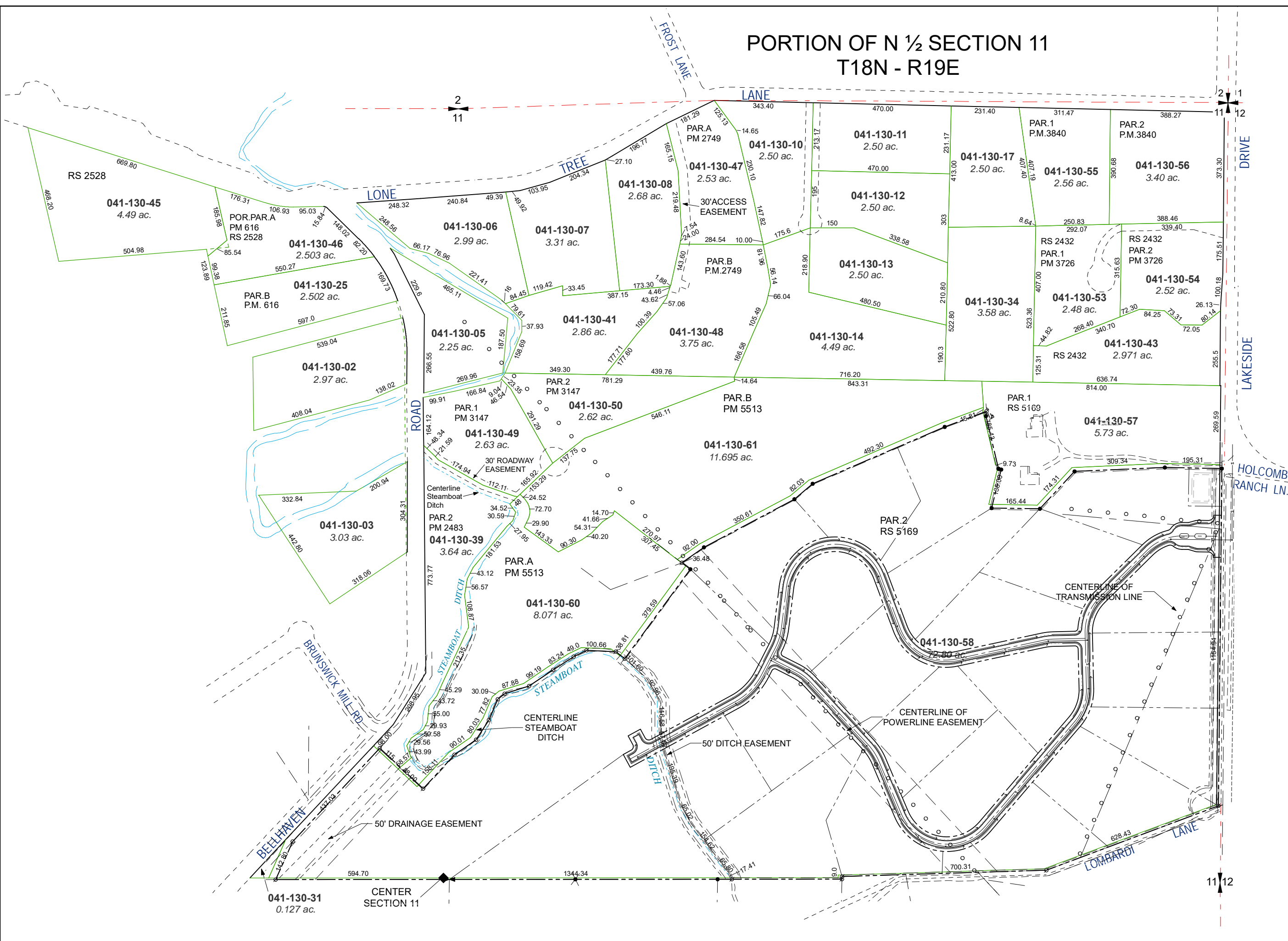
created by: CFB 7/07/2009

updated: SR 03/15/21

area previously shown on map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

# PORTION OF N 1/2 SECTION 11 T18N - R19E



041-130-31  
0.127 ac.

CENTER SECTION 11

11 12

APN: 041-130-58

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

**MAIL TAX STATEMENTS TO:**

Gordon Real Estate, LLC - L Series  
1049 Dressler Lane  
Gardnerville, NV 89460

**DOC #5194108**

06/17/2021 03:40:54 PM  
Requested By  
ALLING & JILLSON LTD  
Washoe County Recorder  
Kalie M. Work  
Fee: \$43.00 RPTT: \$0  
Page 1 of 5

**GRANT DEED**

VALERIE AYER GORDON, TRUSTEE OF THE VALERIE AYER GORDON FAMILY LIVING TRUST, DATED JULY 18, 2012 ("Grantor") does hereby GRANT, TRANSFER and CONVEY to GORDON REAL ESTATE, LLC - L SERIES, A NEVADA SERIES LIMITED LIABILITY COMPANY ("Grantee"), all that certain real property situate in the County of Washoe, State of Nevada, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantees and Grantees' heirs and assigns forever.

DATED this 7 day of June 2021.

Valerie Ayer Gordon  
VALERIE AYER GORDON, TRUSTEE

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on June 7, 2021, by VALERIE AYER GORDON.

WITNESS my hand and official seal.

[Signature]  
NOTARY PUBLIC



Exhibit "A"  
LEGAL DESCRIPTION

COPY

Exhibit A

All that certain parcel of land, situate within a portion of the NE ¼ and the NW ¼ of Section 11, T18N, R19E, MDM, County of Washoe, State of Nevada, more particularly described as follows:

BEGINNING at a 3" Brass Cap marking the Center one-quarter corner of said Section 11 as depicted on that certain parcel of land depicted as Parcel D of "Parcel Map for Bellhaven Ranch", recorded on March 8, 1983, as Parcel Map No. 1431, File No. 842343, Official Records of Washoe County, Nevada;

Thence along the southerly line of said Parcel D, S 89°57'32" W., 594.70 feet;

Thence along the westerly line of said Parcel D, N 24°04'23" E., 142.80 feet to the easterly line of that certain area of dedication as shown on said Parcel Map 1431, being five (5) feet in width, adjoining and now being a part of Bellhaven Road, as described in that certain Resolution to Accept Street Right of Way", recorded on April 3, 1984, as Document No. 916534, Official Records of Washoe County, Nevada;

Thence along the easterly right-of-way of Bellhaven Road, N 43°02'43" E., 437.03 feet

Thence departing said right-of-way, S 46°57'17" E., 203.00 feet;

Thence North 42°47'45" E., 158.11 feet to the centerline of Steamboat Ditch;

Thence along said centerline the following ten (10) courses and distances:

- N 55°08'00" E., 90.01 feet;
- N 33°06'22" E., 80.03 feet;
- N 23°08'47" E., 77.82 feet;
- N 51°24'40" E., 30.09 feet;
- N 72°27'14" E., 87.88 feet;
- N 56°09'47" E., 99.19 feet;
- N 57°15'20" E., 83.24 feet;
- N 63°53'08" E., 49.00 feet;
- S 87°27'08" E., 100.66 feet;
- S 51°57'03" E., 38.81 feet;

Thence N 36°15'39" E., 379.59 feet;

Thence N 52°17'16" W., 36.48 feet;

Thence N 55°01'10" E., 92.00 feet;

Thence N 62°02'06" E., 350.61 feet;

Thence N 49°40'30" E., 82.03 feet;

Thence N 66°43'12" E., 492.30 feet;

Thence N 69°31'07" E. 152.60 feet to the westerly line of that certain parcel of land as depicted on "Record of Survey for Steve Walther", recorded on March 25, 2008, as Record of Survey Map 5033, File No. 3633283, Official Records of Washoe County, Nevada;

Thence along said westerly line, S 06°11'10" W., 15.82 feet;

Thence departing said westerly line, S 13°19'00" E., 185.43 feet to an angle point on said westerly line;

Thence along said westerly line, S 73°52'32" E, 9.73 feet;

Thence S 13°59'42" W., 136.00 feet;

Thence along the southerly line of said parcel, S 89°13'11" E., 165.44 feet;

Thence N 42°52'26" E., 174.31 feet;

Thence N 87°30'02" E., 309.34 feet;

Thence S 88°53'52" E., 195.31 feet to the northeast corner of said Parcel D of Parcel Map No. 1431;

Thence along the easterly line of said parcel D, S 00°35'27" W., 1154.94 feet (1154.92 feet record);

Thence S 69°29'31" W., 628.43 feet;

Thence S 88°14'26" W., 700.32 feet;

Thence S 00°02'28" E., 9.00 feet;

Thence S 89°57'32" W., 1344.34 feet to the point of beginning.

Said land is also shown as Parcel 2 of Record of Survey for Gary L. Owens and Dacole Investment Co., recorded June 29, 2014, as Document No. 3776044.

The above legal description was taken from prior Document No. 4529574.

TOGETHER WITH water and water rights, ditch and ditch rights appurtenant to the legal description under Exhibit A above described parcel.

TOGETHER WITH water and water rights reserved under Document No. 3776043 recorded in Washoe County, Nevada and filed June 29, 2009 and under Document No. 4529574 recorded in Washoe County, Nevada and filed November 2, 2015.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining to the above described water rights and the reversion and reversions, remainder and remainders, rents, issues and profits thereof unto the Grantee, its successors and assigns, forever.

Grantee does hereby agree to assume the payment of all water master fees and charges that may hereafter become due and payable in respect to said rights referred to herein by reason of the Decree in the United States of America, Plaintiff, vs. Orr Water Ditch Company, et al, Defendants, the same in Equity Docket A-3 in the District Court of the United States in and for the District of Nevada.

Grantee does hereby further agree to pay all administration, operation and maintenance charges that may be herein payable to Washoe County Water Conservation District and constitute a charge or lien against the lands herein described by reason of Boca Dam construction.

COPY





Washoe County, NV  
Treasurer - Tammi  
Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV  
89520-3039  
ph: (775) 328-2510 fax:  
(775) 328-2500  
Email:  
tax@washoecounty.gov

Treasurer    Treasurer Home Page    Washoe County Home Page

 \$0.00

[← Return](#)    [🔍 New Search](#)    [📄 Change of Address](#)    [🖨️ Print Page](#)    [📊 Assessment Data](#)

### Account Information

<b>Parcel/Identifier:</b> 04113058	<b>Status:</b> Active	Last Update: 12/3/2021 6:25:05 AM
<b>Owner:</b> GORDON REAL ESTATE LLC	<b>Property Address:</b> 8900 LAKESIDE DR WCTY	

### Tax Bills

Add to cart then select cart icon () above to checkout.


Total Due: \$0.00    Pending \$36,845.46

Pay Partial:

**2021 | Bill No: 2021355624 | Property Type: Real | Net Tax: \$48,896.27**

Past Due \$0.00

[📄 Tax Breakdown](#)

 Past due payments are applied to oldest due first.

### Paid Bills

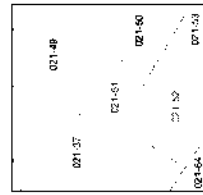
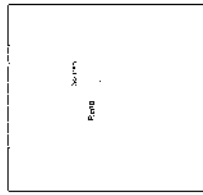
#### Attention: Important Information, please be advised:

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- If payment confirmation is not received, please check the "SPAM" folder in your e-mail account. Add "[Payments@Bill2Pay.com](mailto:Payments@Bill2Pay.com)" to your safe-senders list in order to ensure that the payment confirmation is routed to your inbox.

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Michael E. Clark, Assessor  
601 East Main Street  
Building D  
Reno, Nevada 89502  
775.328.4231



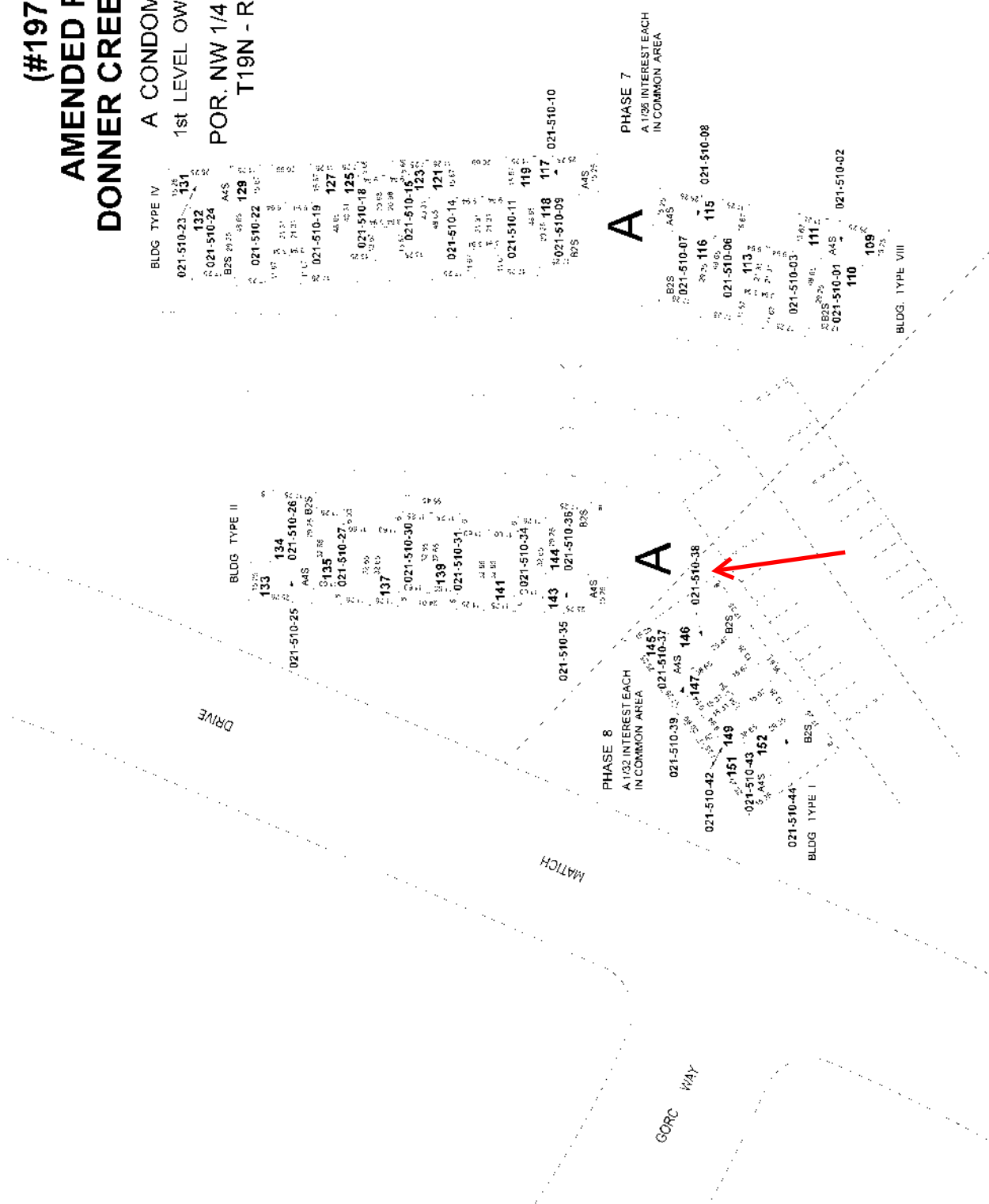
Scale: 1 inch = 40 feet  
0 10 20 30 40 Feet



Created by: TWT/2/10/2015  
Last updated:  
area previously shown on maps.

NOTE: This map was prepared for the State of Nevada Washoe County Assessor's Office. It is not intended for use as a legal document. The Assessor's Office is not responsible for any errors or omissions. The Assessor's Office is not a surveyor and does not guarantee the accuracy of the data shown on this map.

# (#1974) AMENDED PLAT OF DONNER CREEK VILLAGE A CONDOMINIUM 1st LEVEL OWNERSHIP POR. NW 1/4 SEC. 33 T19N - R20E



APN: N/A (Water Rights)  
RPTT: \$3,763.80

1216499  
Recording Requested By:

Stewart Title  
5390 Kietzke Lane, Ste. 101  
Reno, NV 89511

**DOC #5172997**

04/28/2021 04:12:46 PM  
Electronic Recording Requested By  
STEWART TITLE COMPANY - NV  
Washoe County Recorder  
Kalie M. Work  
Fee: \$43.00 RPTT: \$3763.80  
Page 1 of 2

After Recording Mail to:  
Valerie Ayer Gordon Family Living Trust  
1049 Dressler Lane  
Gardnerville, NV  
89460

This document is being  
recorded as an  
accommodation only.

*The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per NRS 239B.030.*

**WATER RIGHTS DEED**

**THIS INDENTURE** made and entered into this 22 day of April, 2021, by and between X5 Resource and Development, LLC hereinafter referred to as "Grantor", and Valerie Ayer Gordon, as Trustee of the Valerie Ayer Gordon Family Living Trust dated July 18, 2012, hereinafter referred to as "Grantee".

**WITNESSETH**

That the said Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Grantee and to its successors and assigns forever all of the rights of Grantor to that certain portion of water and water rights more particularly described as follows:

**Sixty (60.0) acre-feet annually along with a pro-rata share of the diversion rate being a portion of Permit No. 78528 issued by the Division of Water Resources, Office of the Nevada State Engineer, 901 South Stewart Street, Suite 2000, Carson City, Nevada 89701, on October 27, 2009, having a priority date of December 23, 1957.**

RESERVING unto Grantor any and all further water rights under Permit No. 78528 not specifically conveyed herein.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, said water and water rights together with the appurtenances, unto said Grantee and to their heirs, executors, administrators, successors and assigns forever.

IN WITNESS WHEREOF, the parties hereto have caused their names to be hereunto subscribed the day and year first below written.

GRANTOR:

X5 Resource and Development, LLC

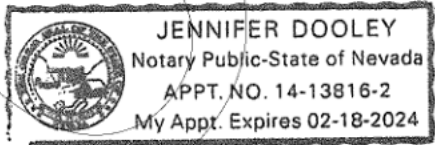
By: [Signature]  
Micki Arguello, Manager

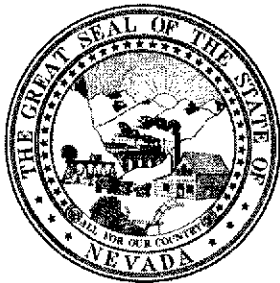
Date: 4/22/21

STATE OF NEVADA        )  
                                      : ss  
COUNTY OF WASHOE    )

On this 22 day of April 2021, personally appeared before me, the undersigned, a Notary Public, Micki Arguello, who acknowledged to me that she executed the foregoing instrument.

[Signature]  
Notary Public





## THE STATE OF NEVADA

### PERMIT TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

Name of applicant: HIDDEN VALLEY COUNTRY CLUB  
Source: UNDERGROUND  
Basin: TRUCKEE MEADOWS  
Manner of Use: RECREATIONAL  
Period of Use: January 1st to December 31st  
Priority Date: 12/23/1957

\*\*\*\*\*

#### APPROVAL OF STATE ENGINEER

This is to certify that I have examined the foregoing application, and do hereby grant the same, subject to the following limitations and conditions:

This permit to change the point of diversion of the waters of an underground source as heretofore granted under Permit 76867 is issued subject to the terms and conditions imposed in said Permit 76867 and with the understanding that no other rights on the source will be affected by the change proposed herein. The well shall be equipped with a 2-inch opening and a totalizing meter must be installed and maintained in the discharge pipeline near the point of diversion and accurate measurements must be kept of water placed to beneficial use. The totalizing meter must be installed before any use of the water begins or before the proof of completion of work is filed. If the well is flowing, a valve must be installed and maintained to prevent waste. This source is located within an area designated by the State Engineer pursuant to NRS 534.030. The State retains the right to regulate the use of the water herein granted at any and all times.

This permit does not extend the permittee the right of ingress and egress on public, private or corporate lands.

The well must be sealed with cement grout, concrete grout or neat cement from ground level to 100 feet.

The total combined duty of water under Permits 73582 and 78528 shall not exceed 815.12 acre-feet annually for the irrigation of 203.78 acres.

The issuance of this permit does not waive the requirements that the permit holder obtain other permits from State, Federal and local agencies.

(Continued on Page 2)

The point of diversion and place of use are as described on the submitted application to support this permit.

The amount of water to be appropriated shall be limited to the amount which can be applied to beneficial use, **and not to exceed 3.89 cubic feet per second or 815.12 acre-feet annually.**

Work must be prosecuted with reasonable diligence and proof of completion of work shall be filed on or before:

**July 1, 2010**

Water must be placed to beneficial use and proof of the application of water to beneficial use shall be filed on or before:

**July 1, 2011**

Map in support of proof of beneficial use shall be filed on or before:

**July 1, 2011**

IN TESTIMONY WHEREOF, I, TRACY TAYLOR, P.E.,

State Engineer of Nevada, have hereunto set my hand and the seal of my office, this 27th day of **October**, A.D. **2009**

Tracy Taylor, P.E.  
State Engineer

Completion of work filed \_\_\_\_\_

Proof of beneficial use filed \_\_\_\_\_

Cultural map filed \_\_\_\_\_

Certificate No. \_\_\_\_\_ Issued \_\_\_\_\_

llb

**APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED**

THIS SPACE FOR OFFICE USE ONLY  
**MAY 15 2009**

Date of filing in State Engineer's Office .....

Returned to applicant for correction.....

Corrected application filed ..... Map filed **JAN 11 2000** under **65721**

The applicant...Hidden Valley Country Club.....

.....3575 East Hidden Valley Drive..... of ..... Reno.....  
Street and No. or P.O. Box No. City or Town

.....Nevada.....89502-9602....., hereby make...s.... application for permission to change the  
State and Zip Code No.

..... Point of diversion..... Place of use..... Manner of use..... of a portion

of water heretofore appropriated under (Identify existing right by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree, give title of Decree and identify right in Decree.)

**Permit 76867**

1. The source of water is.....Underground -well.....  
Name of stream, lake, underground, spring or other sources

2. The amount of water to be changed.....3.89 cfs (815.12 afa).....  
Second feet, acre-feet One second foot equals 448.83 gallons per minute.

3. The water to be used for.....~~same as heretofore~~ **RECREATION and DOMESTIC (GOLF COURSE)**.....  
Irrigation, power, mining, commercial, etc. If for stock state number and kind of animals. Must limit to one major use. **SNC**

4. The water heretofore used for..... Recreation and domestic.....  
If for stock state number and kind of animals. **(GOLF COURSE)**

5. The water is to be diverted at the following point (Describe as being within a 40-acre subdivision of public survey and by course and distance to a found section corner. If on unsurveyed land, it should be stated)

..... within the NW¼ NE¼ of Sec 27, T.19 N., R.20 E., MDB&M or at a point from which the NE corner of said.....  
 ...Sec 27 bears N. 59° 22' E. a distance of 2339.1 feet.....

6. The existing point of diversion is located within (If point of diversion is not changed, do not answer)

..... within the SW¼ SW¼ of Sec 21, T.19 N., R.20 E., MDB&M or at a point from which the W¼ corner of said.....  
 ..... Sec 21 bears N. 13° 16' 50" W. a distance of 1545.83 feet.....

6- **87-WA**

7. Proposed place of use: (Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.)

.....same as heretofore.....  
.....  
.....  
.....

8. Existing place of use: (Describe by legal subdivisions. If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation.)

.....see attached sheet.....  
.....  
.....  
.....

9. Proposed use will be from.....January 1<sup>st</sup>.....December 31<sup>st</sup>.....of each year.  
Month and Day Month and Day

10. Existing use permitted from.....January 1<sup>st</sup>.....to.....December 31<sup>st</sup>.....of each year.  
Month and Day Month and Day

11. Description of proposed works. (Under the provision of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) (State manner in which water is to be diverted, i.e. diversion structure, ditches, pipes and flumes or drilled well, pump and motor, etc.)

12. Estimated cost of works:.....\$150,000.....

13. Estimated time required to construct works:.....two (2) years.....  
If well completed, describe well.

14. Estimated time required to complete the application of water to beneficial use.....five (5) years.....

15. Provide a detailed description of the proposed project and its water usage (use attachments if necessary):  
(Failure to provide a detailed description may cause a delay in processing.)

.....The well under Permit No. 73582 was just deepened to 960 feet and will produce 1,000 gpm. This change application.....  
.....will move Permit No. 76867 to said well. The nearby well is plugged and abandon per regulation.....

16. Miscellaneous remarks:

.....For a map of existing POD, use map under Permit No. ~~76867~~ <sup>65921</sup> For a map of proposed POD, use map under..... *SWC*  
.....Permit No. 73582.....

.....(775)885-2101.....  
Phone No.  
.....  
E-mail

By.....R. Michael Turnipseed, P.E.....  
Print or type name clearly  
*R. Michael Turnipseed*  
Signature, applicant or agent  
.....204 North Minnesota Street.....  
Street and No., or P.O. Box No.  
.....Carson City, Nevada 89703.....  
City, State, Zip Code

STATE ENGINEERS OFFICE  
2009 MAY 15 AM 10:42  
RECEIVED

APPLICATION MUST BE SIGNED  
BY THE APPLICANT OR AGENT



**78528****Serial No.****Exhibit "A"**

**Hidden Valley Country Club**  
**Application to Change No: 7687**

**Item Numbers 7 & 8 - Existing and Proposed Place of Use**

<b>Acreage</b>	<b>Quarter</b>	<b>Quarter</b>	<b>Section No.</b>	<b>Township</b>	<b>Range</b>
25.70	SW1/4	SE1/4	22	19N	20E
12.22	SE1/4	SW1/4	22	19N	20E
22.70	NE1/4	NW1/4	27	19N	20E
34.32	NW1/4	NE1/4	27	19N	20E
0.43	NE1/4	NE1/4	27	19N	20E
22.82	SW1/4	NE1/4	27	19N	20E
24.63	SE1/4	NW1/4	27	19N	20E
13.53	NW1/4	SE1/4	27	19N	20E
29.78	NE1/4	SW1/4	27	19N	20E
13.82	SE1/4	SW1/4	27	19N	20E
0.56	SW1/4	SE1/4	27	19N	20E
3.86	NW1/4	SW1/4	27	19N	20E
5.09	SW1/4	NW1/4	27	19N	20E
<b>209.46</b>	<b>Total Acres</b>				

## Generic Revegetation Seed Mix for Upland Sites in Northern Nevada

Botanical Name	Common Name	PLS <sup>1</sup> (lbs/acre)
<i>Achillea millefolium</i>	Yarrow	0.10
<i>Achnatherum hymenoides</i>	Indian ricegrass "Nezpar/Native"	2.00
<i>Agropyron fragile</i> ssp. <i>sibericum</i>	Siberian wheatgrass "P-27"	4.00
<i>Artemisia tridentata</i> ssp. <i>wyomingensis</i> <sup>2</sup>	Basin sagebrush	1.00
<i>Chrysothamnus nauseosus</i> <sup>2</sup>	Rabbitbrush	0.50
<i>Elymus elymoides</i>	Bottlebrush squirreltail	3.00
<i>Elymus lanceolatus</i>	Streambank wheatgrass "Sodar"	4.00
<i>Ephedra viridis</i>	Mormon tea	0.50
<i>Eriogonum umbellatum</i>	Sulfurflower buckwheat	0.50
<i>Festuca ovina</i>	Sheep fescue "Covar"	2.00
<i>Linum lewisii</i>	Blue flax	0.50
<i>Lupinus argenteus</i>	Silverleaf lupine	0.50
<i>Penstemon palmeri</i>	Palmer penstemon	0.25
<i>Poa secunda</i>	Sandberg bluegrass "Sherman"	2.00
<i>Psuedoroegneria spicata</i>	Bluebunch wheatgrass "Secar"	3.00
<i>Purshia tridentata</i>	Bitterbrush	1.00
	Annual flower blend <sup>3</sup>	0.50
	Annual ryegrass	5.00
<b>TOTAL</b>		<b>30.35</b>

### Notes:

1. PLS = Pure Live Seed
2. Seeds have a short shelf life
3. Annual flower blend contains *Centaurea cyanus* (Bachelor buttons), *Cleome lutea* (Beeplant), *Cosmos bipinnatus* (Cosmos), and *Helianthus annuus* (Sunflower)