

GALENA COMMUNITY RESPONSE TO ASCENTE PROJECT
Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development Request

Public Comment Documents

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development Request
Public Comment by Ryan Loetscher

Opening Statement

We are not here to fight growth; we are here to fight improperly managed growth. The county has done an outstanding job of attracting growth to our beautiful area. It's a place where city life and nature co-exist. Enjoy Galena's pristine trails by day and make your way to hipsterville in twenty minutes. Our little secret is out.

Look we want our county to grow and thrive, but if we keep ignoring the **intent** of our area plans, and keep **mitigating**, eventually there is nothing left to mitigate... then what was the point? We have put so much focus on how to create growth... that we have lost sight of keeping that growth properly managed to protect what draws people to our region in the first place. We will demonstrate to you that the developer's plan does not keep to the intent of our area plans.

Are we really going to double the population of a high fire danger area without expanding evacuation routes, risking hundreds of lives? Or ignore a former EPA expert's opinion on a potentially flawed lead study because you "don't have standards to go by?" Or not require any mitigation to excessive traffic increases that endanger our children? Is our safety worth that little?

How about NDOW's submitted testimony that mitigations aren't enough to protect the dwindling mule deer populations that find sanctuary in this important habitat? Or the Mt Rose Scenic Byway plan that clearly prohibits grading and large road cuts on the steamboat hills to protect our most **iconic** viewshed, because why? The developer needs to meet their ROI?

This is not an angry mob...well they're angry. But this angry mob represents geologists and geochemists, environmental engineers, hydrologists, researchers, educators, **developers**... experts in their respective fields. In some cases, the experts in this community have **more** experience than the ones you're relying on for your information. Do not discount their testimony as ill-informed or unimportant.

We care about our area. Developers can to, this group, does not. If they did they wouldn't be ignoring our unanimous cries and threatening the county with lawyers... Threatening our areas character, beauty, wildlife and its people's safety with a plan that simply does not fit.

The county has bent over backwards to help this developer meet the various area plans but they aren't there yet. Throughout this presentation, we don't simply say "not in my

backyard” we give conditions for approval to help meet the requirements of our area plans to preserve the Reno we love and the Galena area that draws people from all over the county.

At what point is it no longer the county's job to shoulder the burden of Ascente's desperate scramble to make profit and we hold them responsible for their own gamble in purchasing unworkable land. They have the right to build, but they have to respect our county and its management plans. They are not guaranteed the amount of homes they are zoned for. They need a better plan, and we're here to present one.

Ryan Loetscher
5265 Goldenrod Dr

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development Request
Public Comment by Shari Bainter

Golden Eagle

Harm to wildlife has not been considered by the Ascente developers

Area wildlife includes:

- Mule Deer
- Mountain Lion
- Golden Eagles
- And many other species

Pictures shown here were taken by myself on April 30, 2017

The Golden Eagle's nest with Eaglets is located on the back door step of the Ascente development

Golden eagles return to nest year after year with a territory up to 60 square miles
Eagles rely on these established roost sites because of their proximity to sufficient food sources.

Permanent landscape changes may eliminate these "relied upon" areas and force eagles to seek out other foraging areas, such a loss can harm eagles.

Golden Eagles are protected by the Bald and Golden Eagle Act (BGEPA)

The law prohibits the disturbing of these majestic birds

- Can't willfully or unknowingly cause injury, impact productivity or cause nest abandonment
- Birds, nests, territory are protected – can't even take a stick from an empty nest

If Ascente construction, blasting and territory destruction causes these birds to not return, US Fish and Wildlife Services can fine up to \$100K and 1 year prison, its double for organizations

Construction site is less than 1/2 miles away!!!!

You are now informed, you can't ignore this information

Developers have:

- No wildlife or Environmental Impact Study
- No Eagle Habitat Conservation Plan
- No permit from Secretary of Interior

Project biologist needs to consider: topography, vegetation, ambient sound levels, eagle habitation to human activities, line-of-sight, levels of project generated sound and visual stimuli

Please protect the wildlife, please protect this Golden Eagle family

Shari Bainter
15065 Goldenrod Dr

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development Request
Public Comment by Donna Lake

Mule Deer and Wetlands

Included in Exhibit D is a letter from the Department of Wildlife dated October 13th, that discusses the decline in numbers of the Mule Deer and the importance of the Steamboat Hills to them and other wildlife. They conclude the letter recommending that the Steamboat Hills area remain undeveloped and that permitting of development in this area quote "remain in the larger development matrix as opposed to outside or on the fringe and in areas with low to no wildlife habitat values."

A few months later NDOW followed up with a message that stated, because it is private land, they will work with the owners on a mitigation plan. We understand the county is under great pressure to approve housing and that its hard to deny property owners the right to build, and that they will be forced to follow a mitigation plan, but none of that really matters to the Mule Deer or Golden Eagle.

Quote from NDOW, "the cumulative impacts of permitting developments in important wildlife habitat areas surrounding the City of Reno and in Washoe County continues to erode wildlife habitat resulting in local and regional population declines, which is **counter to the Washoe County Master Plan.**" They finish the letter with this warning on potential mitigations stating "we recognize that mitigation is likely to not be able to offset the permanent loss of the Steamboat Hills.

Currently the mule deer are primarily located in the Tioga and Whiney subdivision areas. These are the exact areas NDOW is referencing when they discuss not building in the fringe areas.

Ascente may own the land, and Reno may need more housing, but at what point to we jeopardize the long term health of our area for short term gains. What is the point of management plans if we don't intend on following their recommendations.

We also must point out that NDOW has recommended bear safe trash containers through the development. We ask the county follow up on this as a condition of approval.

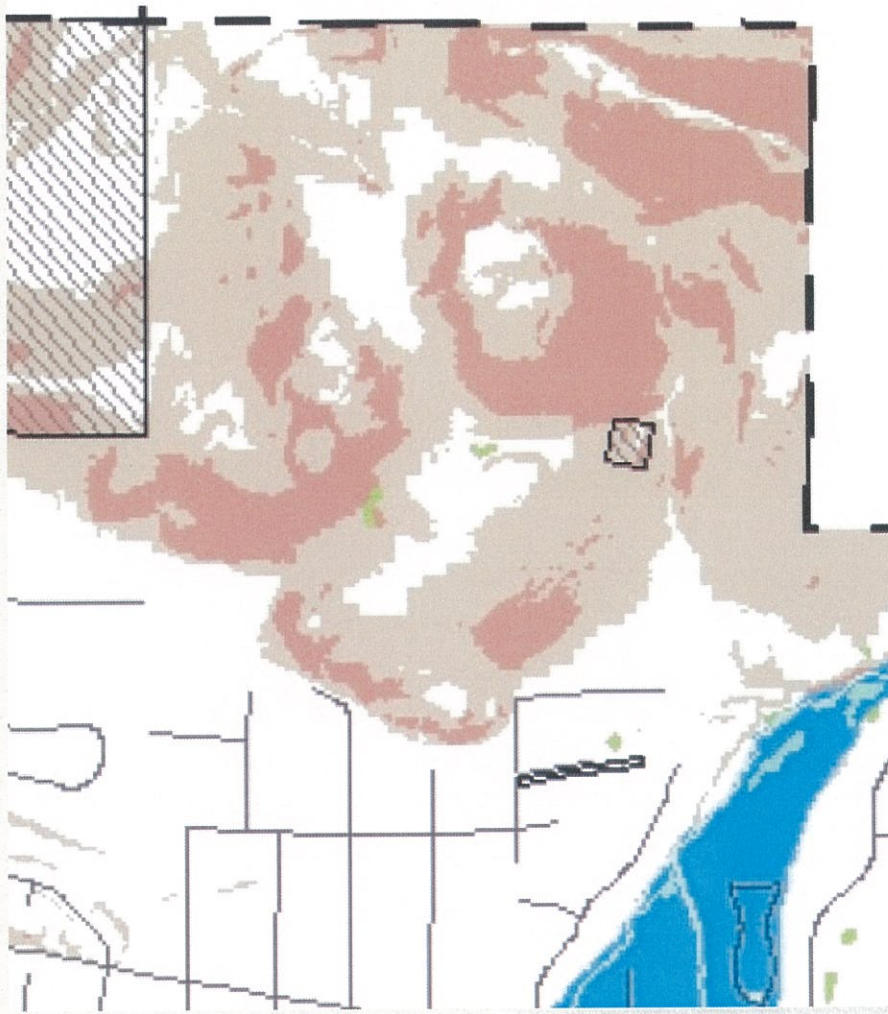
Slide 3 - You will see on the next few slides that there is a potential wetland on the property as designated in the forest area plan that is not address in any way.

Slide 4- Here is the wetland pointed out by the US Fish and Wildlife website

Slide 5 - And here is an overlay of the Ascente property. Tioga subdivision is plotted right over the top of it. We require that these wetland areas be protected by the county.

Donna Lake
15866 Fawn Ln

Potential wetland designated on forest area plan. This potential wetland is not addressed in the Ascente plan



FOREST DEVELOPMENT SUITABILITY

INTERMITTENT LAKE / ISLANDS	NATIONAL WILDLIFE REFUGE (SHELDON)	1% FEMA FLOOD HAZARD
WATER BODY	AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)	FLOODWAY (FEMA)
UNCONSTRAINED	WILDERNESS AREAS (WA)	POTENTIAL WETLANDS
PUBLIC LAND	WILDERNESS STUDY AREAS (WSA)	BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS
NATIONAL CONSERVATION AREA (NCA) BOUNDARY	SLOPES GREATER THAN 15%	U.S. ARMY CORPS OF ENGINEERS C.W.A. SECTION 404 WETLANDS (Known Coverage / Limited)
ROADS	SLOPES GREATER THAN 30%	
DITCHES		

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WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Department of Community Development

WASHOE COUNTY NEVADA

Post Office Box 11130
Reno, Nevada 89520
(775) 329-3600

WCPA ADOPTION DATE: July 28, 2008
BCC ADOPTION DATE: July 14, 2008
RPC ADOPTION DATE: October 28, 2008

SOURCE: Community Services Bureau of Land Management (BLM)/U.S. Fish and Wildlife Services (USFWS) Forest Stewardship/Invasive Inventory



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currency of the base data shown on this map. An wetlands related data should be used in accordance with the legend information found on the

May 5, 2017

U.S. Fish and Wildlife



Wetlands probably associated with faulting

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by John Beach

LEAD CONTAMINATION

1. My name is John Beach I live on La Briana Avenue, just off Callahan Road.
2. Section 110.608.25 of the Washoe County Development Code States that: " Prior to approving an application for a tentative map, the Planning Commission shall find that all of the following are true:

2.1.(f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems"
3. The code says the same thing over and over in numerous locations
4. There is lead contamination in the soil at the location of the proposed Ascente subdivision but we don't know how bad it really is and it is reasonable to expect that it is a serious problem
5. A year ago, the developer hired a contractor, McGinley and Associates to evaluate the issue
6. I reviewed their report and presented my findings in an 8-page letter and 2-page addendum to the Commission and this is 3 minutes worth of important points.
7. It takes an expert to sort through their report and I am one. I hold a master's degree in Environmental Toxicology and spent 32 years of my career as an environmental professional designing, implementing, reviewing and interpreting studies like this one and using them to perform health risk assessments. The last 14 of those years was with the US Environmental Protection Agency managing hazardous waste site cleanups and helping others do the same.
8. The staff report did not acknowledge my comments and instead said "Gee, the developer said it was OK". Well it's not OK and the code gives the Commission a duty to do better.
9. McGinley & Associates collected 88 soil samples and measured lead concentrations in them. They concluded that those measurements are:

- 9.1. Consistent with "naturally-occurring background"
- 9.2. Lower than a screening concentration that NDEP and EPA uses
10. Then they hoped that nobody would look at it carefully but I did
11. Because, "Consistent with naturally-occurring background" is not the same as "not contaminated" or "safe"
12. McGinley's own measurements clearly show that the area is contaminated - statistical and spatial analysis both show it (it's those red circles)
 - 12.1. Even though they did not take anywhere near enough samples
 - 12.2. Even though they used a sampling method called "compositing" that combines samples from 5 locations into one sample for one lab analysis so that if only one of the 5 samples has high concentrations you can miss it because the other samples diluted it.
13. Because the "safe" concentration they used is outdated and 5x higher than what US EPA now uses. EPA now uses 80 ppm, not 400 ppm
14. So, because they used composite sampling, concentrations there could exceed the EPA's "safe" level - their measurement of 18.4 ppm could easily exceed 80 ppm in one of the samples. And it does happen.
15. For those reasons, Code Section 110.608.25 now imposes a duty on the Commission to protect the public health by denying the application until a LOT more of the right kind of sampling is done to provide confidence that residents will not be harmed.

John Beach

14985 La Briana Ave

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by LeRai Porter

Geology and Faults

My Name is LeRai Porter. I live on Wildwood Dr., I have a degree in Natural Science and Math. I will be discussing the Geology and Fault Hazards of the Ascente Property. According to State and Washoe county geologists, there is no question that faults are present. But to date no work has been conducted on the Ascente Property to determine exactly where the faults are located and how recently they have been active. If in fact that faults are found to be active in the Ascente Property, it will have significant impact on how homes sites can be located in this area given the required structural setbacks away from the faults.

Slide 1

Notice in the upper left quadrant of this slide, the way that the current Estates property had worked hard to strategically locate their home sites to avoid the faults. Now look at the Ascente property line. The know faults on this map stop at Ascente's property. Why?? Because the boundary of the 1983 study lies along the north property boundary and did not include this area. However in realty the faults don't stop at the northern property boundary but in fact extend into the property. They are there, just not located through detailed onsite field work.

Slide 3

Here is a more detailed view of Mt. Rose Estates plan. You can see how the developers located the subdivision lots to insure proper setbacks from each fault. The Mount Rose Estates did the field geotechnical work required and adjusted their development layout to avoid the fault systems as shown in this slide.

The site bedrock consists of rhyolite and andesitic materials. The CFA Comment Response Letter in Exhibit G states that "a final geotechnical map including field exploration, soil testing, rock rippability study, and recommendations are required". IF the rock testing confirms that the bedrock is indeed near-surface and not fractured, then blasting will be required. Blasting this material, over 600,000 cubic yards cubic yards of it, according to the Tentative Plan, will be a difficult job. We need to know how much and how deep they will have to blast to obtain the cuts that the tentative plan shows? How much will it cost per ton to load it and haul it away? Rather than assume that they will NOT need to blast, both Ascente and the County Planners need to prepare for the fact that this material WILL need to be blasted. The pad for the existing water tank had to be blasted and it sits lower down on the slope!

ASCENTE needs to develop a targeted drilling program to include all areas that require surface disturbance, including the "Sierra Village" parcel cuts and the access road. The drilling and rock coring can accomplish three data collection tasks –

- 1) collect rock samples for laboratory testing for unconfined compression or triaxial compression testing, tensile strength etc,
- 2) log the core for evidence of regional faulting, degree of weathering, jointing and texture, and
- 3) degree of bedrock fracturing from surface to the expected depth of rock removal and grading.

This drilling program should be planned and conducted by a certified geologist with experience drilling in this formation. The goal of the drilling program should be to: collect evidence of faulting, determine degree of fracturing, determine hardness and penetration rate. The rock properties which affect penetration rate include: hardness, texture, breaking characteristic, and formation. The results of the drilling program will immediately tell Ascente whether blasting will be necessary.

LeRai Porter
5560 Wildwood Dr

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by Chip Porter assisted in presenting by Jack Broadhurt

Geology and Faults

My name is Chip Porter, longtime resident of Callahan Ranch and retired geological engineer and engineering geologist. I am here to voice my objection to the insufficient geologic investigation presented by Lumos in Appendix L to the Ascente proposal. With regards to the location and activity of potential active and active faults on the subject site, I have already provided a detailed summary to County Staff of my objections. (Copy provided to you) A large part of my consulting business was the location of active faults. I was in fact retained by Lumos some time ago to find active faults that crossed a high pressure gas line in Fernley.

Slide 5

This plate shows the Ascente development in the southeast corner of the plate and provides a closer view of the faults. You can clearly see on the Estates project, which is located to the immediate north of this development, had to adjust development plans in order to stay away from the faults. The Estates developer followed the proper methodology be first locating the faults thru trenching, adjusting development plans to keep home sites off the faults, and then submitting the plan for approval. Ascent is seeking final approval without having done any such onsite geology exploration work, even though there consultant Lumos has recommended this work be done. It is impossible without any onsite specific field investigation work to prepare a plan of where home sites can be safely located. In all of my career I would never recommend to my client to seek plan approval before such on site work is done.

There are two Nevada Bureau of Mines reference geologic maps that cover this area. This plate is a composite of the two maps spliced together. The Ascente project is located in the hillside area south of the splice and east of the Galena Terrace 1 subdivision. As you can see existing reference geologic maps show either faults projecting into the project from the north or crossing the site.

Slide 6

This slide has you looking down Fawn Lane with the current Callahan Residents on the right.

Based on my review I have placed at least 5 fault and or suspected fault lineaments crossing the subject site (shown on this map in red). There are topographic depressions (wetlands sag pond type features) which lie along two of these faults. As the existing development plan show they pass thru many home building sites, and the developer has made no effort like the former developer had of this property (Hans Burkhart) to relocate any of the building sites away from the faults.

As you can see they have drawn access and emergency exits which cross these faults.

With this kind of faulting, what does Ascente's plan demonstrate is their form of mitigation? Remember the definition of a plan is to "decide and arrange in advance".

Slide 7

The West Steamboat Fault shown on this cross section, a major east boundary fault of the Galena Terraces Fault Complex, crosses right through some of the most heavily developed portions of the site. I have, in fact trenched some of the faults shown on this map in the vicinity of Galena Creek, and found them to be active, and have recommended structural setbacks from them.

As you can see in this slide, there is yet another, concealed fault that runs the face of the Geological Uplifting of the Andesite Volcanic Rock Formation. More about this rock later. High school geology tells you that there is a fault or shears created when one mass of rock is pushed up and the other mass stays put. That is over simplified but these issues must be addressed.

As we all should know "Faults can be the RACE TRACKS FOR EARTHQUAKES!! And Ascente's own engineer suggests that this site will be subject to strong seismic shaking in the event of an earthquake.

Does Ascente's development plan for access roads include adequate construction protection for these roads, particularly if they cross fault structures? Remember, as proposed, there are just 2 proposed exits for all these new families. If they are blocked what happens next.

Slide 8

This slide shows a side by side comparison of what Ascente's consultants are reporting as faults of concern on the site verses what other published geologic reports and geologist who have experience in trenching faults in the Callahan area are showing as faults of concern on the project. The Callahan residents are pleased to see that the County has requested much further fault exploration work, including fault exploration trenching work in response to the recent CAB presentations by residents from geologist. We are however very concerned to see the Geologic Map presented in CFA's May 15th letter prepared after the CAB presentations still doesn't show the faults on their site. If they don't acknowledge the work of other geologist who show fault and or fault lineaments on their site what will they be trenching.

The CFA May 15 2017 letter (Exhibit J) concerning hillside development states twice "No Holocene fault lines have been identified within the Ascente project". This statement was made by a planner not a geologist with expertise and experience in identifying faults. This statement underscores the attempt by the consultant to dismiss the works of selected geologist which don't support their own bias. Geologist know that field work such as trenching is needed in order to determine if the faults are active within Holocene time. Therefore their statement concerning the absence of Holocene faults could not be supported by any field data and is misleading and was made by a planner with no professional experience in fault identification.

The CFA May 15, 2017 letter (Exhibit G) the response to the CAB meeting incorrectly states on page two that residents have done "no field work to identify the faults". This is inaccurate. Chip Porter a retired engineering geologist who has trenched some of the

active faults in the Callahan area examined low sun angle aerial photographs and followed up with field verification mapping. His work shows evidence of lineaments connecting to the mapped faults shown on other geologic reference which extend thru the project area.

The same letter by CFA goes on to state that a “Ramelli, et al. shows a north/south trending possible concealed fault” on the site and that this fault should be located by trenching. The consultant has therefore, at least in the body of the text, acknowledged the presence of this fault, but elected to not show the location of the fault on the geologic map included in this same letter. Therefore by their own admission the geologic map presented in their Map 15th letter is incomplete as it doesn’t include the location of this fault.

The Commissioner’s must demand that all faults shown on the composite map be explored thru fault exploration trenching and field mapping. They must also demand that this work be performed by a qualified engineering geologist with experience in Holocene fault identification. Of particular concern is the consultant’s reluctance to show any faults on their site in geologic maps they have prepared. If they don’t acknowledge these faults locations what will they be trenching?

Conclusion

In the absence of any detailed on site specific geologic work including fault hazard studies thru trenching, I urge that you deny this project.

**Chip Porter
5560 Wildwood Dr**

**Jack Broadhurst
5245 Goldenrod Dr**

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by Kris Hemlein

My name is Kris Hemlein. I live at 5430 Tannerwood Drive

Optional Paragraph - I am an environmental engineer in the mining industry. I have worked in corporate environmental management both in Nevada and internationally. I often do permitting work to establish and operate new mines, including preparations of Environmental Impact assessments. Environmental impact assessments always include a characterization of the geotechnical and seismic aspects of the site involved.

In Exhibit J CFA states that “no Holocene faults have been identified within the Ascente Project Boundary. This isn’t quite true, as per Slide 6 above. It’s up to Ascente – AND the County to prove that there are no active faults on the property, NOT Mother Nature to prove that they are! Ask any New Zealander, Japanese or Californian if they know someone who’s been a victim of an earthquake. The USGS has even stated that the San Andreas is expected to move within 20 years! THAT could affect the Little Valley Fault swarm, which is connected tectonically to the San Andreas Fault System.

Groundwater Protection from impacts due to construction and habitation on top of Steamboat Hills has NOT been addressed in the Ascente Phase 1 EA. Imagine the Ascente development at the top of the mountains as envisioned in this slide, which represents what is called “the bathtub effect”. Stormwater flowing off the Steamboat Hills on the West will transport pollutants downhill to our stormwater drainage, and eventually infiltrate into groundwater – or the “bathtub”! This will continue throughout construction, and when homes are occupied! Who knows what people dump into their storm drains, or out into their yards! What if there is damage to sewage lines up on the hill? Where does that sewage end up? There is little to no soil so homeowners will apply heavy applications of fertilizer in an attempt to create green landscaping on the andesitic surface rubble. That fertilizer will also make its way into surface water/stormwater runoff and then infiltrate the Mt. Rose Aquifer, increasing nitrate levels even further.

The following surface to groundwater contaminants must be anticipated during construction, development and habitation: sediment, ANFO and blast by-products including nitrates, petroleum and fuel spills, chemicals, road de-icing salt and fertilizer. ANFO (or Ammonium Nitrate/Fuel Oil) is a widely used bulk industrial explosive mixture. Both undetonated and detonated ANFO can cause adverse effects on the environment. Ammonium nitrate in undetonated ANFO is readily soluble in water and is easily transported by precipitation events into surrounding surface water and groundwater.

Nitrate in groundwater drinking water systems is of concern because private self-supplied drinking water systems, which primarily draw from groundwater, are not federally regulated. The US EPA’s position is that it is the owner’s responsibility to test and treat their own well for nitrate and other pollutants. While nitrate does occur naturally in

groundwater, concentrations greater than 3 mg/L generally indicate contamination (Madison and Brunett, 1985), and a more recent nationwide study found that concentrations over 1 mg/L nitrate indicate human activity (Dubrovsky et al. 2010). EPA's maximum contaminant level (MCL) for nitrate set to protect against blue-baby syndrome is 10 mg/L.

Recent research conducted by USGS in Douglas County (<https://pubs.usgs.gov/wri/wri034152/report.html>) concluded that increase in septic tank use and fertilizer application have contributed to increases in nitrates in wells throughout the valley. The results of this study indicate that nitrate and total dissolved-solids concentrations are increasing in over 50 percent of the wells sampled over a 16-year period in Carson Valley.

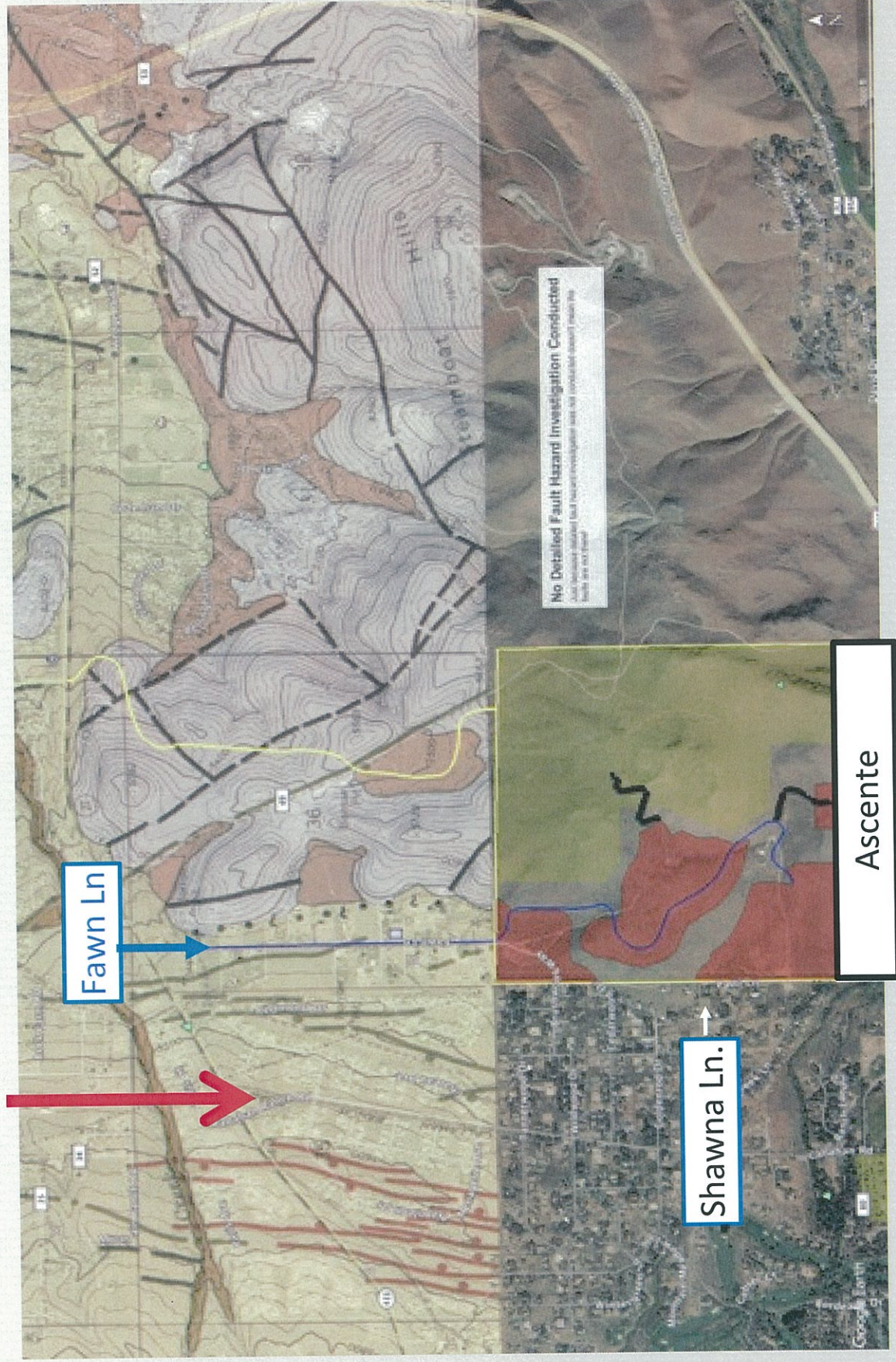
From Nevada Division of Water Planning Part B. Comprehensive Groundwater Protection: "Nevada's policy is to protect all ground water against deterioration in quality, in order to maintain supplies that are suitable for beneficial uses."

Who is responsible for the possible degradation of water quality in the Mt. Rose Aquifer due to uncontrolled growth? Is it TMWA? Washoe County? The Callahan Residents who abstract this water for domestic use? Why should we pay to remediate our water supply so that developers can make their money without atoning for the resulting degradation?

**Kris Hemline
5430 Tannerwood**

Slide 2

Notice the Way the Estates Located Their Housing With the Found Faults



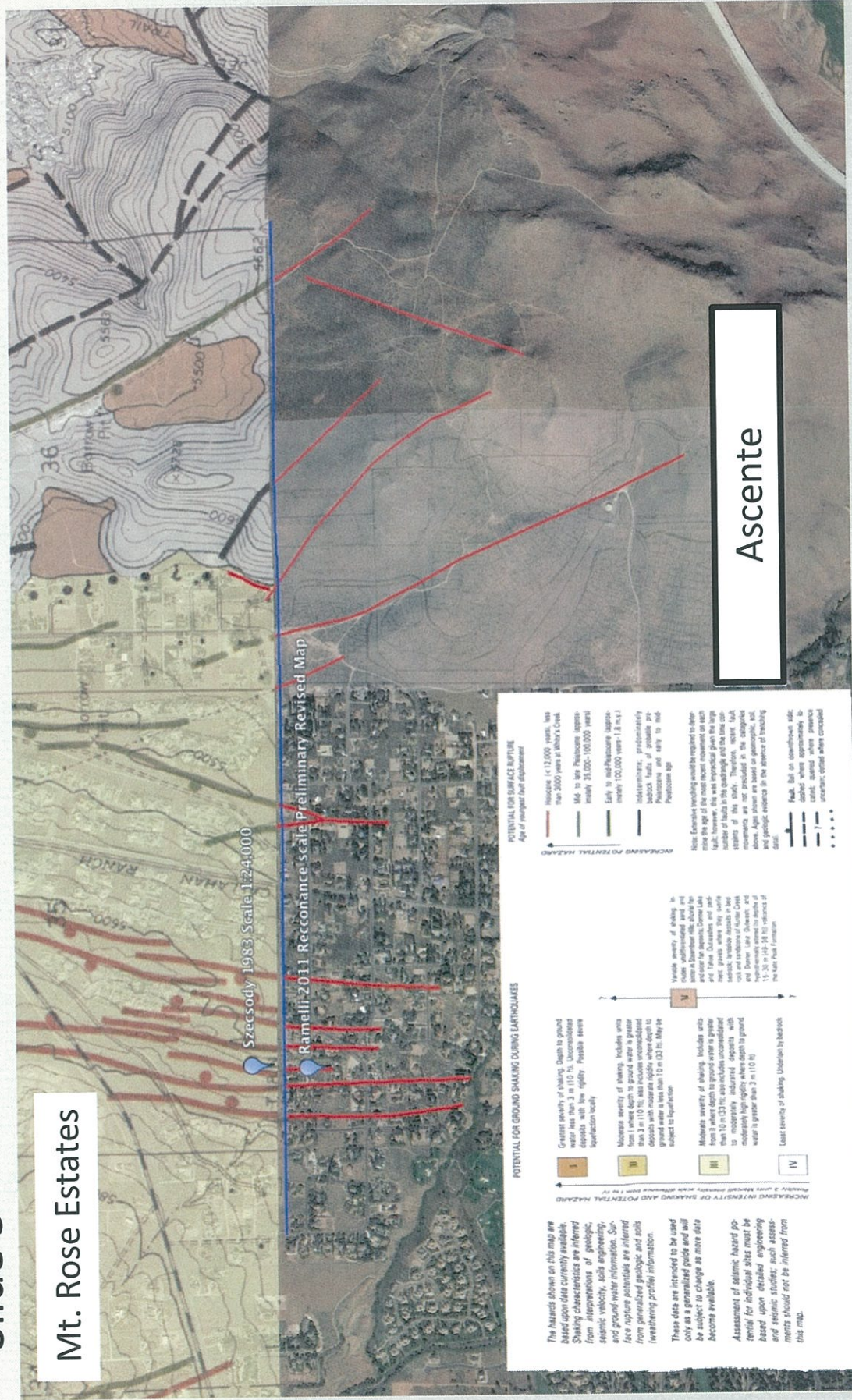
Slide 3



v This is a better View of the Estates plan for Faults

Slide 5

Mt. Rose Estates



Continuation of known mapped faults south of detailed Geologic Hazard Map (Szecody, 1983)

Slide 6

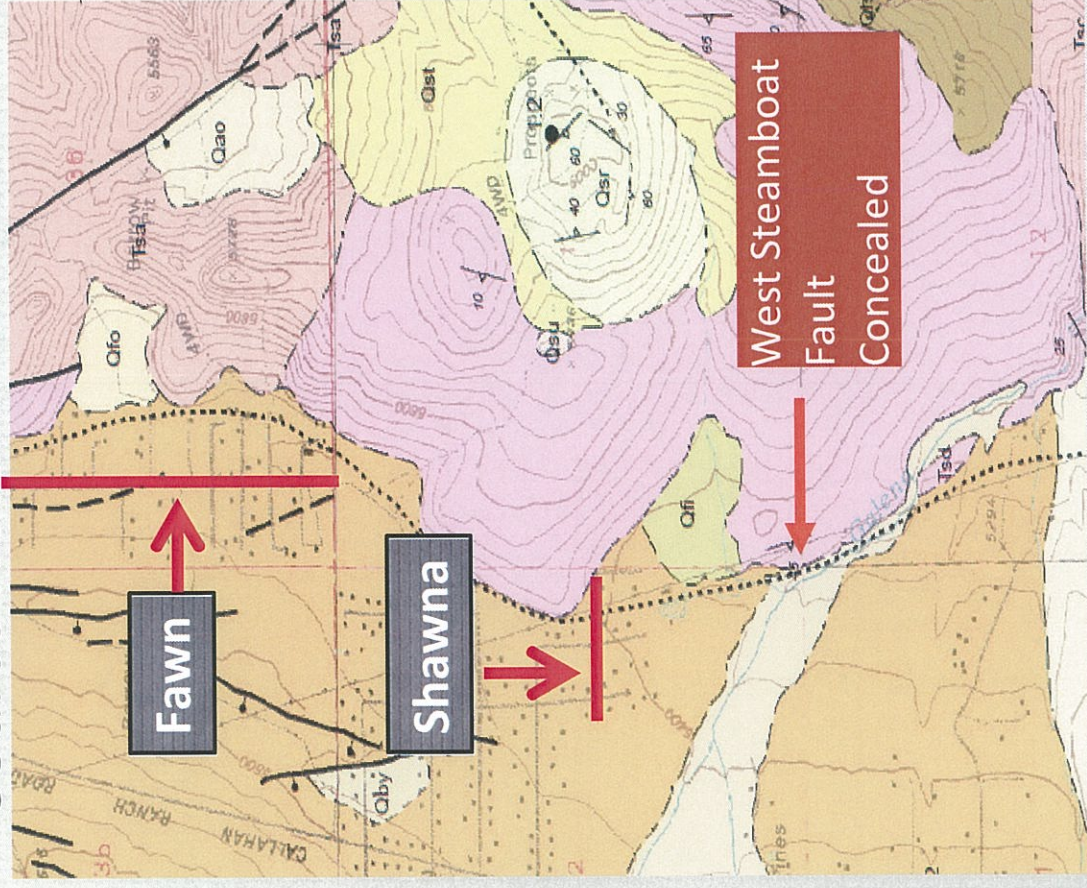


Continuation of known mapped faults onto Ascente property, aerial view

Slide 7

Geologic Map and Cross section

Source Nevada Bureau of Mines and Geology 2001



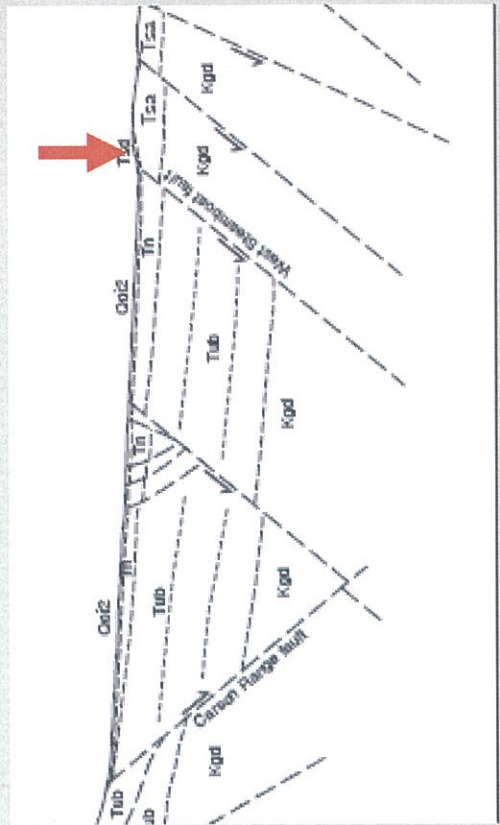
Qoi2

Intermediate age outwash deposits (probable Tahoe age)

Tsd

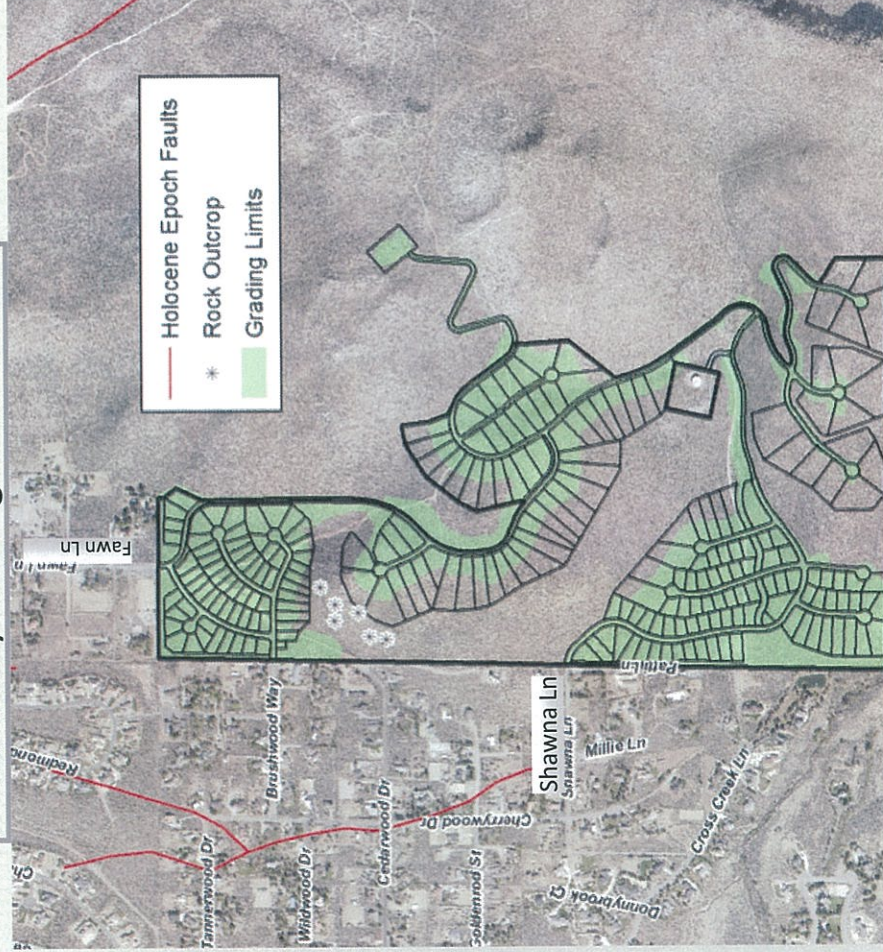
Dacite of the Steamboat Hills (6.4 Ma)

Fault Solid where certain and location accurate, long-dashed where approximate, short-dashed where inferred, dotted where concealed, queried if identity or existence uncertain. Ball on downthrown side. (In cross section—A, away from observer, T, toward observer, Arrows show relative motion.)



Slide 8

Preliminary Geologic Conditions



Preliminary Map from Exhibit J (CFA) (left) alongside Nevada Geologists' Mapped and Inferred Faults from Washoe County Geology Map Published in 2013

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by Julie Moran

Forest Area and Mt Rose Scenic Byway Plan Violations

Our homes are in close proximity to this development and the viewshed is part of our property value. An obvious road cut with terraced rockery wall benches, as well as high density development, defacing the steamboat hills will negatively affect our viewshed

Let me quote from the Forest Area Plan, Goal Two , "Preserve the community character commonly found within the Forest Planning Area" ... "Therefore, this plan will make extra efforts to ensure that future development plans be conducted and implemented in a manner that supports and enhances the community's current character"
There are no conceptual artist renderings of the road cut or terraced hillsides, we wonder why. The road cut and view of high density housing is not an "ENHANCEMENT!!

This type of cut is also clearly against The Mt Rose Scenic Bypass Corridor Management Plan. This plan is meant to protect our scenic viewshed.

AT THE END OF THE CHARACTER STATEMENT IN THE FOREST AREA PLAN IT CLEARLY REFERENCES THE MOUNT ROSE HIGHWAY SCENIC ROADWAY CORRIDOR PLAN AS PART OF THE WASHOE COUNTY DEVELOPMENT PLAN.

The Mt Rose Byway plan states: "**Mass grading, rock cuts and the stabilization of rock cuts from development and road construction can impact views.**" The first listed strategy to reach these goals is as stated: "Preserve Views and Scenic Vistas/Protect Viewsheds... Manage development and grading to preserve mountain views and **avoid mass grading and large rock cuts visible from the highway.**"

This cut will be visible from any place west of the property. That includes Mt. Rose Scenic Highway, The Scenic Lookout at the top of Mt Rose and every current home owners eastern View Shed.

The road, and some of the housing, is in clear, and undeniable conflict with the Mt Rose Scenic Corridor Byway plan, which is clearly referenced in the Forest Area Plan as part of The Washoe County Management Plan. This road cannot be allowed as a condition of approval.

Julie Moran
15615 Patti Lane

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by Marty Moran

Blasting

The county's response to our many concerns about blasting was basically "there will be none", but until the rippability study is done, assumptions cannot be made about how much blasting will be needed.

As Ascente's own geological study states, *Andesite* comprises the majority of all the base rock at this site and that there is little top soil. You cannot dig solid andesite.

Our geologists, who have trenched the area themselves, are confident that the sheer amount of large andesite boulders will force extensive blasting.

We also have precedent. During the preparation process for the pad for our neighborhood water tank, Washoe County was forced to blast. Note the size and amount of the rock that was produced for this single pad. So as far as we are concerned, the issues raised by blasting remain unanswered.

The new proposal plans on **600,000 yards** of material that the developers plan to use for engineered fill. This is important to note as there will be no material removal. Our geologists estimate that up to 50% of it could be large, angular, andesite boulders, created from blasting. This large rock could not be used for the fill.

If we're right, is there enough space in the designated storage spots for the excessive amount of unusable material? And are we just supposed to live with these piles of unusable rock in the view shed?

We also question how the developer plans to build their engineered fill when they will not be able to use this large rock and they will not be bringing in any new material.

Currently there is not enough of a backup plan if they are wrong about blasting.

Blasting would be done within less than 300 yards and as close as 200 feet from homes. These large blasts, meant to fracture Andesite rock to the depth of six feet or more will cause ground shaking for up to a mile. This amount of ground shaking, especially around active fault lines, poses significant threats to local homes and wells. If blasting is allowed, a much more robust protocol must be a condition of approval. We suggest.

1. Prior to the first blast there must be a complete structural inspection of all buildings within a half mile of all potential blast sites.

2. They must test all private and public wells for both flow and quality. That is more than 100 wells in the 1-mile blast effect area
3. These same structures and wells must then be re-inspected, post blasting period, to determine the extent of any damages.
4. During construction and blasting there must be continuous monitoring of all seismic activity.
5. Blast days and times must be posted and distributed to all affected residents, prior to blasting.
6. A water tender and fire personnel must be in attendance for each shot.
7. The job site must be cleared of all non-authorized personnel.
8. Guards must be posted at each entrance to the job site.
9. Blasting mats must be used to restrict the amount of fly rock caused by each shot.

Marty Moran
15615 Patti Lane

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by Nancy Davis

Blasting Continued and Noise Pollution

What were the building standards 45 years ago? Some of these homes are that old. Shock waves that exceed the building codes that determine what these homes were built to withstand, can and will cause damage.

Slide 9 (72) Fly Rock

Blasting pads are used to help suppress and control the fly rock, but it is difficult to contain all the fly rock. That is why there's an evacuation area for all workers. It is possible that some of our homes will be hit by some of the fly rock. And it is not realistic to move livestock for every blast day for two plus years. What do we do with our pets and horses on work days? Simple fireworks can send animals running through fencing.

Where do homeowners turn when ground shake or fly rock harm our old homes or animals? The *limited liability* corporation?

So you can see why the current residents are so worried about the potential blasting hazards.

Remember, the Forest Area Plan, and the Washoe County Management Plan state to do no harm to neighbors or their property. We feel like the county has not required enough to prevent potential harm to wells, homes, livestock and pets. Depending on the amount of blasting, an undue burden could be placed on residents for travel restrictions.

Ascente may have the right to do what they want with their property, but they do not have the right to endanger us, or our property, as pointed out by the various management plans. We believe chemical rock fracturing is the only safe alternative and should be a condition of approval.

The next issue that we feel relates to the "do no harm" clause is noise pollution. It will be bad enough, but the rock formations that shape the Steamboat Hills makes for a great amplifier of all the sound that would be created on the Ascente Property.

This yellow circle is a 300 yard radius, if you slide it up and down the property, you will see that no matter where you blast, or use loud, heavy machinery, they will be within 300 yards or less to many of the current residents for two and a half years.

The National Institute for Occupational Safety and Health did a study that showed construction machinery reaches hazardous noise levels as high as 125 db, which results in hearing loss. This is why workers are, by law, made to wear hearing protections. Our families and animals will live with this for two and a half years. This is a grave impact to our quality of life.

What is the county's standard for noise pollution, and who will enforce that standard?? We require a construction noise mitigation plan as a condition of approval to keep to the do no harm clauses of the Washoe county management and forest area plans.

Nancy Davis
16238 Mt Rose Highway

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by Janis Foltz

Water, Construction Roads and Conclusion to Construction Section

We estimate that Ascente will use **22 million gallons** of water for construction and compaction. Based on local home averages, that **22 million gallons** is about **half** the usage of our **entire area** in an entire **year**. Residents are already facing a 3% price increase for water this year, and next year, because the price of producing water is going up! Our area is already going through such high demand that TMWA is pumping in Truckee River water, at great cost, to recharge our aquifers.

If TMWA is concerned enough about our water table to go to great lengths to pump in water, we must ask where Ascente is going to get **their** construction water from. Will they draw from the culinary water supply that **we** are paying to have pumped in? That would be a 50% increase of demand on an already taxed water supply. Or will they import all 22 million gallons from outside the area? That would equate to 2,933 truck trips with your average heavy water truck. Based on an average 5 day work week over 2 ½ years, that's a minimum of 5 trips a day on our small and fragile infrastructure. It will destroy our roads.

Think about pumping nearly a million gallons, of treated water, every month from the Truckee River, or hauling that same million a month in heavy trucks up and down our rural roads, just for this site. There is nothing in this proposal that addresses any of these potential issues.

The owners of the Ascente property are trying to develop on the back of a fragile infrastructure in the Callahan/Fawn Lane area and the county should require these developers to pay for the infrastructure that would best support the weight of their community. That includes a construction/entrance road out the top of the property to link up with the Mt. Rose Highway at Thomas Creek.

This entrance would then survive as the final entrance for both of Ascente's construction phases, and would be the primary entrance to phase two. Without this entrance, water for this project, as well as other construction traffic, becomes an issue for both the residents and Ascente. The current residents should not be forced to support the cost of construction.

Ascente does not include grading or building pads for Whitney subdivision on the current plan and are expected to get a special use permit for exceeding grading thresholds. This incomplete plan must be dealt with as a condition of approval.

Conclusions:

Road cut in clear violation of Mt Rose Scenic Byway

2. Does not address any potential blasting problems
3. No plan for construction haul roads
4. No plan for noise containment
5. No plan for Construction Water
6. Proposed road cuts that clearly violates the Forest Area Plan regarding viewshed impact
7. No Grading or building pad plans for Whitney

Janis Foltz

15580 Cherrywood

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by Leslie Lyles

Forest Area Plan

The residents of our neighborhood bought or built our homes here because we were drawn to the character of the Forest Area. There were no villages or subdivisions. There was room to roam, as everyone seemed to have their own space surrounding their homesteads. The lack of traffic fosters the ability to walk in the neighborhood and get to know our neighbors. When we return home from a busy day, it does not take long to hear and feel the quiet. In the evening we may hear the call of a nighthawk, the bray of a donkey or a coyote's bark. The dark skies offer time to reflect on our fortune of living here. We want to retain this quality of life. The Forest Area Plan supports this desire through its Vision and Character Statement that outlines the management of growth while maintaining, preserving and facilitating the planning area's desired character.

Over the years we have invested a lot of time and energy into the process of maintaining our neighborhood's rural character. Our residents have embraced the ability to have chickens, horses, goats and all the advantages that our large lot size and zoning provides. The Ascente Group is presenting a development plan that will drastically change this. Their plan relies on the use of our existing infrastructure, including the addition of 2000+ car trips per day on our quiet, narrow roads (Shawna Lane currently sees about 40 cars per day). During construction, truck traffic will bring continual noise and damage our roads. We are not willing to accept this profound impact.

The Forest Area Plan (F.2.17) states: "The intent of the Matera Ridge Mixed-Use Overlay (Overlay district) is to ensure that:

Development will be sited to blend with the surrounding developed and open space lands located south of the Mt. Rose Highway.

Development will be compatible with and enhance the scenic quality of the Mt. Rose Corridor.

Development will contribute to the community character, promote neighborhood, and create a sense of place founded in the quality of life.

We believe as a community that high density sub divisions DO NOT enhance the scenic quality of the Mt Rose corridor and are not compatible nor do they contribute to the community character.

Our homes are our single largest investment. We all know three things about real estate: location, location, location. Viewshed is part of the equation to location. Again I will refer to the Forest Area Plan. F.2.18 states "MRMUOD Development Criteria: (C) The development shall incorporate a Viewshed plan that will direct the location and intensity of development within the overlay district." INFRASTRUCTURE THAT IMPACTS THE Viewshed OF THE ADJACENT PROPERTIES SHALL BE DESIGNED SUCH THAT NEGATIVE IMPACTS TO THE Viewshed ARE MITIGATED!

If our new neighbors can see out, then we can see them. Does this plan fully mitigate the issues that negatively impact the established homesteads? Does this plan follow the rules of the Overlay District?

Leslie Lyles
5225 Shawna Ln

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by Mary Cook

Forest Area Plan continued and Mt Rose Scenic Byway

The county maintains that they have addressed buffering as pointed out in the Forest Area Plan using 20' – 40' buffers... however, we have no buffers during the 2.5 years of heavy construction that will impact our quality of life. We request that landscaping in this buffered area be implemented before heavy construction to mitigate noise. We also make the recommendation that walking and equestrian trail could be part of this buffering area with little to no cost of the developer.

The Forest Area Plan is not the only development management plan in our area that the developer is in violation of. The Mt Rose Scenic Byway is a management plan meant to protect the beauty of the Mt Rose Fan area. The plan's stated vision is to "provide all Byway users a safe and scenic experience that highlights, manages and preserves the Corridor's natural, cultural and recreational qualities and resources." It goes on to state that "Growth pressure from Reno has been felt with new residential and commercial developments that can affect the area's visual quality. Mass grading, rock cuts and the stabilization of rock cuts from development and road construction can impact views." Among the stated goals and objectives to protect against these impacts as stated include: "Enhance the Corridor's environmental assets...Protect cultural resources and views from growth and development." The first listed strategy to reach these goals is as stated: "Preserve Views and Scenic Vistas/Protect Viewsheds... Manage development and grading to preserve mountain views and avoid mass grading and large rock cuts visible from the highway."

The Ascente development proposes not only high density development, but mass grading and a large road cut across the face of the Steamboat hills. If there is any confusion as to if the steamboat hills are specifically protected under this plan, it goes on to draw attention to them, by name, as a defined view point. "Defining visual elements along the Mount Rose Scenic Byway includes Lake Tahoe and the surrounding mountains, the Sierra Nevada mountains and forests and Steamboat Hills.... As visitors reach the end of the scenic corridor the Steamboat Hills to the south offer beautiful rolling hills that are rich in geothermal activity and host unique plant life like the Steamboat Buckwheat. This area is rural in character with some residential development and Galena High School." This proposal is clearly in violation of the rules that govern development in our area from the Forest area plan, to the Mt Rose Scenic Byway plan. What is the point of seeking community input, and spending tax payer dollars to put together clearly laid out guidelines if they aren't to be followed.

Mary Cook
5320 Cedarwood

**Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by Amanda Safford**

Trails, Parks and Safety

For many years our residents have enjoyed the 600 plus acres of open space that Ascente now plans to develop. Not a day goes by that we don't appreciate access to such a beautiful area. The developer has proposed trails on site, but have not discussed trailhead parking. The Forest Area Plan F.10.7 requires that there be parking at each trailhead. It goes on to state that they are required to provide a 7 acre public park per 1,000 residents. There is no park proposed. The 640 total proposed homes will easily exceed the 1,000 resident threshold. The county parks and recreation also require an additional trail connecting the O'Brien Trailhead to Callahan Park trail system that is not currently in the proposal. This is pointed out in exhibit D by the parks department. This trail must accommodate equestrian traffic as well as pedestrian.

The Ascente Proposal will make Seismic Shaking a potential for major damage. Catastrophic emergencies rarely happen because of just one event, but rather because of a series of events. Locating homes close to the faults, with so few exits and poor connectivity will create chaos when an evacuation becomes necessary and put lives at risk. We are very concerned about potential flooding. Although Ascente has the right to develop this property, they do not have the right to cause additional runoff. They do not have the right to impact their down drainage neighbors adversely. We feel their plan for containment is a danger to our rights and our safety. Although it's been determined that the neighborhood roads will handle the increase in traffic, this increase is unacceptable.

Ascente's Map and Special Use Permit Application states on page 21 D. "Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property of improvements of adjacent properties; or detrimental to the character of the surrounding area". There are no sidewalks, no covered ditches, no street lighting, no bus pull outs and our streets are narrow. We will be asked to drastically change how we go about our lives due to the excessive increase in traffic. The additional traffic also places each and everyone of us at great risk for harm. Our children ride their bikes on these streets every day. Ascente does not have the right to place that burden on our infrastructure and the lives of our residents.

**Amanda Safford
15360 Cherrywood**

**Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by Jim Lake**

Fire Danger and Conclusions to Area Plan Concerns

FIRE , and its potential DANGER, is one of our biggest concerns. We live with the risk of fire at all times. We all have fire plans. The Callahan/Fawn Lane Area has received 2 evacuation orders since January of 2012. If you have lived in our neighborhood for ten years there has been at least three times when the fire was close enough to measure the height of the flames. And if you lived here for 30 plus years you can remember when the fire was in the neighborhood. Fire danger is ever present and it is not a case of if, it is a case of when!!

The county claims that the project somehow improves emergency evacuation options by providing additional paved emergency routes that do not currently exist. What roads are these exactly? They all still filter down into 2 existing exits to the safety of Mt Rose. All you are doing is adding 225 additional homes to our evacuation, on top of the 210 from Terracante. You will have over 800 homes, many of which hauling livestock, trying to exit a high fire danger area, through 2 exits! What happens when one is blocked by fire, or an accident?

During the recent Little Valley Fire, residents that evacuated faced more than one hour wait time to reach the safety of 395 South and the Walmart parking lot. The 580 Freeway and the Mt. rose Highway are less than a mile away. Most fires start on or near heavy traffic roads. During Red Flag Days, fires can move as fast as 3 miles an hour. The proposed homes are located at the end of the evacuation route. You are putting all of these people at great risk. Historically fires in the area move out of the southwest where Ascente has no fire buffers or access for fire engines. There is no fire fighting access to much of the wild lands that are within this property.

Ascente wants to add 225 homes, on top of another additional 210 homes from Terracante, without changing the number of exits. You are putting lives in danger and will be held responsible. But the answer is simple, the Thomas Creek entrance linking directly to Mt Rose highway would provide a much needed additional fire exit for the safety of all residents. The lack of adequate fire safety alone should be sufficient reason for rejection of this proposal.

Once again, we are concerned about the issues that are not being addressed in this plan. Ascente has not volunteered to improve the infrastructure they plan to use. Their right to build ends when it risks our safety, our home values and the character of our community. In our case "community character" is not just the standard complaint of

angry residents, but something protected in the Forest Area Plan. We have shown you several instances where this plan is violated. They are not limiting the impact to our Viewshed. They are not keeping to the rural character. More importantly, with the unmitigated increase in traffic, and lack of fire preparation, they have not sufficiently planned for our safety or the safety of their own future residents. For these reasons this proposal cannot pass.

Jim Lake
15866 Fawn Ln

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development
Public Comment by Ruth Hagan

Thomas Creek Road and NDOT Recommendations

Good evening – my name is Ruth Hagan. I live at 6050 Mountain Shadow Lane. We will demonstrate to the Commission inconsistencies and omissions in the developer's tentative plan and request changes in the design requirements as conditions of approval. Let me tell you why...

First, the access to the Ascente development from Mt Rose Highway. The yellow line on this slide shows this access from Thomas Creek Road. Some history: Hugh Hempel, the developer for Matera Ridge received special zoning in the Matera Ridge Plan based on implied access from the proposed collector at the stop light on the Mt Rose Highway at Thomas Creek Road – the yellow line in the previous slide. His proposal placed the access road across the Forest Service land to address traffic concerns on Fawn Lane INCLUDING adding a needed fire exit. This new access road for Matera Ridge from Thomas Creek was approved by the Board of County Commissioners on July 14, 2009 – a copy of the meeting minutes is presented in this slide. This road is also referenced by the County Planning Commission in its requirements. Mr. Hempel stated – and I quote here from the meeting minutes: “Access to his property (the planned Matera Ridge development) from a signalized intersection at Thomas Creek is a much preferred access to the Fawn Lane intersection.” As with Matera Ridge, Ascente Phase I should be required to build this access road to mitigate significant traffic impacts and fire safety needs.

Nevada Department of Transportation (NDOT) made the same recommendation in October:

First, they specifically requested for **phase 1** of the development to use the intersection at Thomas Creek rather than the current proposed road system. Their second recommendation was that the traffic report be amended to include the full build-out and mitigation strategies for each phase. Lastly, they pointed out that bus parking on Mt Rose will need to be moved to make room for the proposed acceleration lane. These recommendations are not addressed in Ascente's Tentative Plan and should be conditions of approval.

Thomas Creek intersection should logically be the main access to this new development as specified by the County and NDOT:

- 1) Special zoning under the Matera Ridge project was passed in 2009 - as acknowledged by the County - in its requirements for approval

- 2) NDOT recommended this access road to be part of phase 1 and not be deferred to a phase 2

We ask the Planning Commission to require that this road be a part of Phase I.

One other point: this project includes just under a million dollars in regional road impact fees...there is no guarantee that the money will be spent on the roads most affected by this development. Who will then pay for roads damaged by the massive construction activity? Who pays for the necessary road mitigations or a new access road if you do not make these conditions of approval? Taxpayers????

Ruth Hagan
6050 Mountain Shadow Ln

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development Request
Public Comment by Martha Campbell

Flawed Traffic Study

My name is Martha Campbell and I live at 14985 La Briana Ave. Ascente's most recent Traffic Study assumes, **without basis**, that only 25% of the homes in the development will use Shawna Lane as its primary access. Traffic is right at a tipping point. If just 4 additional homes than is projected were to use Shawna Lane to Cherrywood Dr, Ascente's conclusion that no mitigations are required no longer holds water. This entirely reasonable scenario, using Ascente's own math, would push Cherrywood into a new classification – Collector Road status. Planning Commission staff conclude – and I quote - "even after full buildout of the project, all 4 identified roadways will operate at acceptable level of service levels." This does not reveal to you how close to the threshold Cherrywood Dr is to being tipped to Collector status.

Additionally, it matters where Traffic Works placed their counters. Ascente needed certain conclusions, and Traffic Works placed their counters in locations that misrepresented the actual traffic and was advantageous for the developer. Interestingly, the study makes no mention of where they installed the traffic counters. But we know where they were – we drove over them every day. Here is why it matters: The number of trips measured on Cherrywood was only 168. However, the location of that counter cut out about 60 current homes that use Cherrywood. You can see this discrepancy in the Tannerwood numbers, where 514 trips were counted... Tannerwood has only 11 homes east of Callahan. Obviously, these numbers do not add up. The excess trips on Tannerwood are coming from Cherrywood. The study deliberately lowballed the numbers on Cherrywood because these extra trips clearly bump Cherrywood into Collector road status with much more required of the developer. **We call into question the validity of this traffic study – as should you.** Cherrywood is not a Collector Road that can handle over 1,000 car trips per day. Road improvements are necessary for public safety and should be required as conditions of approval. Shawna Lane is no different.

Secondly, Terransante (formerly the Callamont Project) is now proceeding to build 210 homes with ALL traffic exiting on Callahan Rd. That is 2,000 more daily trips that are already approved – and not addressed in Ascente's traffic study. Commission staff point out that Ascente's study does not have to take other developments into consideration. But the Commission has the responsibility to assure that the County's road system can handle these cumulative impacts – and not let Ascente game the system.

So, Ascente's traffic - on top of this already approved new traffic - will drive traffic on Callahan Rd to near capacity at 95%.

Callahan Rd/Mt Rose hwy intersection is already at a tipping point. The traffic report states – and Commission staff report confirms - that this intersection is AT capacity. Ascente puts the intersection over capacity during peak hours. Lack of required mitigations is unconscionable. In planning, you must plan for reasonable possibilities so public safety is not jeopardized. This means road mitigations (that is, a stoplight) to accommodate the peak load traffic.

Martha Campbell
14985 La Briana Ave

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development Request
Public Comment by Janet Raydon

Bus Stop, Zoning and Conclusions

My name is Janet Raydon and I live at 5405 Tannerwood Drive.

One final point on traffic:

Ascente has proposed to provide a bus stop at the corner of Millie and Shawna Lanes. Please know that there is only one school-age child living in close proximity to this proposed stop. We must ask if the Washoe School District asked for this location, or was even consulted, or did the County offer up the property for this "Off Ascente Site" to help Ascente with bus stop issues in their Donner Subdivision?

Either way, let us point out that the area proposed is currently an active construction site, location of three TMWA Wells, where the county stores heavy equipment and TMWA routinely does maintenance work on the water recharging process. There are few days that heavy equipment is not moving in this area. So, we again ask is this the right plan? Or was this a quick way for Ascente, to say, "look at what we are doing for our neighbors?"

Our Traffic conclusions are the following:

1. Ascente's whole analysis is based on models and we all know that models are no better than the assumptions that go into it. A slight change in Ascente's modeling assumptions result in much more than the minor traffic impacts claimed in the report.
2. Ascente should plan for the TRUE impact they will bring to our infrastructure and pay for road upgrades and mitigations.
3. We ask the Planning Commissioners to hold Ascente Group to its long-term vision. A new access road to Mt Rose Hwy and traffic plan for Phase 2 should be required as part of Phase 1 plan.
4. The only factual traffic study happens after buildout. A cash bond will give resources to the County to fund future road mitigations.

The County has allowed the developer a tentative map variance for parcels smaller than MDS and LDS zoning. Presumably this is to allow the developers to meet their return on investment goals of 225 homes for the 225 acres.

We acknowledge and I quote here from County recommendations "it is not the function of a tentative map review process to determine whether 225 residential units at this location is an appropriate use of the land."

Therefore, looking forward to the final map approval, we ask - that for a development that causes so many problems with traffic, safety and fire evacuation, that also will potentially require more changes as comprehensive geotechnical studies are done, and furthermore, that conflicts with the Forest Area Plan in terms of community character -

how could a variance for smaller lot sizes in a rural area, as pointed out by the Mt Rose Scenic Byway and the Forest Area Plan, be considered to be an appropriate use of the land? We ask that this variance be denied as a condition of tentative plan approval.

Slide shows an example of the number of lots that do not meet County standards - in this example for the subdivision Sierra Village

1. 225 homes is the MAXIMUM number of homes allowed, nowhere is the Ascente Group guaranteed that number.
2. The current plan for lot placement, size and frontage is not acceptable and must be changed in order to be compliant with the MDS and LDS Zoning Standards as per County Codes. The variance should be denied.
3. Zoning Codes exist for a reason. We are asking the County and the Developer to live by the rules.

Janet Raydon
5405 Tannerwood

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development Request
Public Comment by Steve Wolgast

Bonding the Ascente Property

Tonight we believe we have made it abundantly clear that this proposal is wholly inadequate, contains numerous safety issues, is a danger to local environment and violates building rules and regulations for our area and is just completely inappropriate to pass as is. But, if for some reason you are unwilling to accept our conclusion, and are willing to look past these obvious impacts on our safety and way of life, then we must ask that you at least hold the developer responsible for any potential issues with a bond. Bonding is the way one entity requires another entity to keep their word. Webster defines the term "Bond" as an insurance contract that guarantees payment to an entity or group for financial loss or theft by another entity when both have entered into a contract.

Residents anticipate more issues will arise at the contentious Ascente Project than the LLC will be willing to repair financially. That skepticism, is based on the simple fact that to-date they have not offered to upgrade any of the current infrastructure they plan on using. Limited offers to build walk ways, no offers to build parks, limited offers to improve roadways, limited offers to reduce fire hazards, and the list could go on. The very best way to protect, the current residents, and the County, from large infrastructure failures is to make sure Ascente, and its 5 LLC's , are made to be good neighbors. What better way to ensure a good neighbor than to tie them to a financial contract.

Municipal Bonding comes in two types, an Insurance Bond, and the much more widely used Cash Bond. Almost all Municipalities, in most states, require a bond for any construction project larger than a shovel full. Briefly an insurance Bond is where the municipality asks the contractor to provide an insurance company that will post a bond on the behalf of the contractor, for potential damages the municipality feels it could occur due to poor performance by the contractor. The reason this type of bond is no longer used widely is that it takes a lot of lawyers to get money from an insurance company. Enter the now more popular "Cash Bond". Here the contractor borrows a substantial amount of money from a bank with the agreement that the money remains at the bank until the end of the bond. The contractor assigns the municipality the right to access this bond money if they, the contractor, fail to perform the listed duties correctly. The amount borrowed usually is equal to ½ the total estimated cost of the project, and the contractor usually only pays about 1% per year to the bank, for providing the money. The bank keeps all the money until the end of the bonding period, at which time the bond is dissolved and all parties are happy. But if the municipality

finds the need to access the money there is a lot less time and attorneys involved. This provides certainty for the municipality.
Thank you.

Steve Wolgast
5220 Cedarwood

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development Request
Public Comment by Chuck Price

The LLC Problem

Washoe County and all of its tax payers stand to lose a lot if any one of the 5 separate LLC's, (which are covered by the Ascente proposal) fail to meet their financial obligations. Municipalities throughout the West have chosen to protect themselves with Cash Bonds rather than the traditional County Codes (like article 610 section 110.610.40). To that end we, the taxpayers, are asking that the Washoe County Planning Board, to require a Cash Bond to prevent damages that may occur, during the construction phase of this projects and its site preparation. Additionally, the County should then hold a portion of that bond for at least three years after the final build out phase to ensure all commitments are met.

Yes, we realize this is an added expense to the Developer but, if they cannot afford the "Bond" how can they possibly afford to correct any of their mistakes??

Abandonment of the project is very possible due to the geological issues that this project will face. That abandonment would leave a huge scar on the face of the Steamboat Hills with the taxpayers left to cleanup. This is not new news to the County as they well learned when they required a small insurance bond of the now defunct Reynen and Bardis/Callamont Project. The bond was so small that the cost of the attorneys out-weighed the potential cash windfall. Again, as we have pointed out, there are just too many issues that could go wrong with this project, so that the County, in all good conscience, must ask for a bond. It is the very best way to keep the interest of Ascente in doing what is right before it goes wrong. Let me say it another way "doing it right is cheaper than loosing your bond". And that is what makes Good Neighbors.

A three-year bond should be required to project County taxpayers along with a post build-out traffic study. Ascente's own traffic studies do not show a need for them to be responsible for changing any road classifications or infrastructure, to quote their report ("there are no significant impacts to change road classifications") and because of that, they do not feel any responsibility to make significant changes to the infrastructure. But, the Taxpayers of Washoe County demand that a "post build out" traffic study be done to determine the need for such upgrades and if there is evidence that there is a need, then the Bond can be made to pay for upgrades. That is why we are asking the length of the bond last 3 years beyond final build out. Again, if the developer overwhelms the infrastructure with their new development, should the County tax payers be made to pay for their shortcomings?

Thank You.

Chuck Price

5595 Goldenrod Drive

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development Request
Public Comment by Gretchin Kvaal

Why We Need A Larger Bond

There are some 100 plus private wells in the area of this project. Should there be a loss of water level, quality, or damage to any of these wells during the build out, who fixes it? As mentioned earlier there will be a lot of shaking, digging, blasting, heavy equipment, and water transfer during the life of the Ascente Project. We can say there should be no effect to "YOUR WELL" but what if there is? Blasting is an Art not a Science and no one can guarantee that "not a single well was harmed in the making of this project". Let me remind you of what happened when Montreux Golf Course said their wells "Would have No Effect" on the rest of the residents of the Callahan area. Later the County had to admit to the damage and ended up offering free water hook-ups to the area as so many people's wells went dry. The Developer of Montreux was never held accountable. Additionally each affected home owner lost the real estate value of a home that does not now have a private well. Can the County really take that chance again? The Bond should be there to protect the assets of these well owners. Remember that a loss of a well on Fawn Lane means an abandoned home as there is no culinary water to hook-up to.

Waste Water and Runoff is a big concern for the current residents, as mentioned earlier in this document, we are asking the County to have a stipulation, in the Ascente Bond, lasting three years after "build out" so that the County can confirm Ascente's actions are adequate to manage these 5, and 100 year events. Noted concerns include, flooding, excessive erosion, or upgrades to current drainage system could be addressed with the Bond, not with the taxpayer's money. Again, we are asking that the Cash Bond be in place to ensure that the developer, and his projects, has not overwhelmed the fragile infrastructure of the Fawn Ln & Callahan Ranch Communities.

Homes adjacent to the Ascente Project are 40 plus years of age, built by individuals in many cases. They may have issues during the 2 ½ years of construction. We should remember that Ascente's own geological report stated that they would need to do blasting of the solid rock that is prevalent to the project. This blasting could cause damage to the current homes, damage to local wells, damage to livestock, and possible damage to the fiber optic lines that run parallel to the property. Those that suffer damages will be hard pressed to get one of the 5 LLC's to pay the bill. Right now we are in the planning phase of this project, and you, the Planning Board, sit in a position to say what is a good plan or not. We are asking you to include in that plan a Cash Bond that will protect both the residents and the County.

Thank You.

Gretchin Kvaal
16257 Callahan Road

**Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development Request
Public Comment by Russell Monette**

Why We Need a Larger Bond and Conclusions to Bonding

The Forest Area Plan required Substantial Buffering, as called out in the overlay district agreement, and must be in place and maintained to separate the current residents from any new housing clusters. If this is not completed and in place and maintained for the three year period of the 'Post build out' then this Cash Bond can be used to correct these errors. Current residents should not have to depend on the promises.

We realize that Ascente is trying to make landscaping of the buffer setbacks a responsibility of the HOA, but if allowed to do so, the needed landscaping will be 3 plus years into the future after all the construction is completed. The Forest Plan F.2.18.E clearly states "Primary structures shall be buffered from the adjacent residential areas outside the overlay district in a manner that preserves the suburban/rural character of the existing development.

Trails, trailhead parking, parks and their maintenance can be covered by the Cash Bond to ensure that home owners and current resident are not left holding the bag.

Without a plan to cover potential losses or issues, we have not given the Residents of Fawn Ln or Callahan Ranch, a fair chance at keeping their community whole and happy. The Forest Plan, F.2.17.h, clearly states that the "Development will contribute to the community character, promote the neighborhood, and create a sense of place founded in the quality of life that comes with environmental and community responsibility." How can we have a sense of "Community Responsibility" if Ascente does not step up to the Good Neighbor Policy of seeing their plan to its responsible fulfillment? It can be guaranteed with a Cash Bond that lasts to "Post Build Out"

Thank you.

**Russell Monette
15341 Brushwood Way**

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development Request
Public Comment by Bruce Kirby

Presentation Conclusion and Conditions For Approval

1. This is difficult property (Bad Dirt) and creates some very difficult choices for both the county and the developer. There are too few good options, and to date, a plan that does not meet the requirements of the LUTE Transportation Plan, the Forest Area Plan, and the Mt. Rose Scenic Byway Plan. Let's not forget that the county spent a lot of time and energy constructing these plans to save the Rural Character of these neighborhoods.
2. No matter where we live on the proposed exits routs the traffic will increase by 1,000 cars daily ! That is a safety issue we can't live with. Remember no sidewalks or lighting.
3. Traffic study is flawed and misleading due to the locations of their traffic counters. It excludes 60 homes along Cherrywood drive. Don't be fooled by bias traffic statistic.
4. We are placing 225 additional homes, some of the highest elevations in the county, to which we must pump water, from the Truckee River, 6 months of the year, to keep the aquifer stable. Is this the best use of our resource? At what cost to the county rate payers?
5. Ascente's Current Plan states that a special 'grading allowance' for Whitney Village may be needed. This will further complicate any mitigation of the View Shed and should not be allowed. Additionally the needed grading for this subdivision is not included into their 600,000 yard estimate. They must submit a complete plan.
6. There are no restrictions about current Callahan/Fawn Lane residents parking in the street. This means the narrow 24 ft roads are now not wide enough for 2 cars to pass by the parked car. With all the new traffic this will be a safety issue for all. Too many homes, too much traffic.
7. This plan as now proposed smothers the Character of Our Rural Neighborhood. A better plan is required to mitigate these effects.
8. Current resident's View Shed is at risk with proposed road cut and grading. Ascente cannot be allowed to negatively affect our homes values.

9. There are real good reasons why all the former owners could not or did not find a way to develop this acreage. That maybe the reason they all were so eager to sell to the next developer.

Conditions for Approval must include:

1. A complete and through Fault Study is already required. We request that geologists from the Nevada Bureau of Mines and Geology be allowed to participate in the fault study. As this fault mapping will help to fill in the voids in their mapping, thus providing the county better understanding of the Steamboat Hills
2. Grading must be reduced more to lessen the impact of the View Shed of the Steamboat Hills. A better plan is required.
3. Require Chemical Rock Fracturing instead of blasting to preserve the Character of surrounding Neighborhoods. This will also generate additional protection for resident livestock and wildlife.
4. Current residents, that live on proposed exit routes, with driveways which back directly into the street, must be offered "Hammer Turns" for safer entrée into roadway. President was set by the County with the Conditions for Approval for the Reyman/Bartise Project.
5. No import of construction water to site, it is a road and safety issue. Less grading, less home sites and less compaction will mean less water demand.
6. MDS and LDS minimum lot sizes must be enforced to keep the number of homes from exceeding safety thresholds for both current and new residents.
7. A plan for Trail Head Parking and a 7 Acre Park must be submitted for approval.
8. Storm water containment completely on project property with no runoff allowed. It never flooded until compaction was completed on both lower subdivision sites.
9. Ascente must be responsible for the placing and mantainence of landscaping and trails in all buffering setbacks at the time each subdivision is completed, rather than waiting the 3 or 4 years for the HOA to accomplish.
10. Covered ditches and a walking/bridle path must be placed on the entire length of Shawna Ln, Cherry Wood Dr., Tanner Wood, Goldenrod Dr. and Fawn LN for the safety of current residents. Again the president was set by the County requiring this of the Reyman/Bartise Project

Bruce Kirby

4700 Ranch Land Cir

Washoe County Planning Commission
June 6, 2017
Regarding Ascente Development Request
Public Comment by Ken Allen

Conditions of Approval Continued

1. Road Cut across the face of the Steamboat Hills violates the Forest Area Plan and the Scenic Byway. A new plan for access to the subdivisions must be submitted before tentative approval.
2. A Cash Bond must be issued to protect the neighbors and county taxpayers.
3. A plan to mitigate the effects of displaced wildlife must be presented. This plan would live into perpetuity and be covered by the HOA and its CC&R. with compliance monitored by the Department of Wildlife.
4. These issues should be sufficient enough to stop this project as planned
5. Though Ascente has implemented several worthwhile Fire Restrictions for each of their subdivisions, the rest of the current neighbors have acre sized lots full of fuel sources. This is a very Fire Prone Area; there are simply not enough exits in this plan to get all residents out. A much better plan would have fewer homes giving all residents a better chance to survive the fire that will come. We need a better plan!
6. 225 new homes add just too many new fire sources to this dangerous landscape.
7. A 40 ft set back from the properties southern property line to allow ready access for firefighting equipment. Without this safety feature you should not allow this plan.
8. To mitigate added fire danger for downwind residents, Ascente must provide and then dedicate a fire hydrant system that extends the length of Fawn Lane.
9. There are too many homes proposed, trying to get out of too few exits, which endangers all.
10. There are currently 869 built, approved, or proposed homes that will try to use just 2 exits to Mt. Rose Highway, during the next emergency. Unacceptable risk levels for all.

New or better Plans may include

1. Tioga and Whitney Subdivisions and the connecting road across the face of the Steamboat Hills, create the vast majority of the Blasting, Grading, and View Shed Violations. Reduce or eliminate these two subdivisions and the connecting road and you will reduce blasting, reduce traffic and traffic safety issues. Elimination reduces impact on wildlife and wetlands. Elimination reduces fire danger and Cuts down on construction time and amount of hardships forced upon current residents. Size matters when you consider the impact to the "Character of Our Neighborhood".

2. We recommend replacing Tioga and Whitney Subdivisions, and the connecting road across the face of the Steamboat Hills, with small, gated, dirt roads that could be used as emergency exits. This allows Residents out and Fire Crews in.
3. It's private land. The developers have the right to build on their own land. But they seem to be unable to meet all of the conditions of the various management plans, county codes and regulations. Try a new plan
4. The zoning allows for up to 225 homes on this acreage but nowhere is there a guaranteed of that number. Try a new plan
5. Threatening letters from Ascente's Attorneys do not provide a better plan. They simply try to tie the tax payers of Washoe County into Ascente's R.O.I. We did not buy the property! They did!

We want a Better Plan!!
Because How and With What the County Allows Ascente to Proceed
Will Determine What We Must Live With For Ever!!

Ken Allen
5250 Shawna