

Ascente's Latest Proposal

Slide #1

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 routes 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.

Slide #2 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. Precedence 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.

Slide #3 Conditions for Approval must include:

1. Storm water containment completely on project property with no runoff allowed. It never flooded until compaction was completed on both lower subdivision sites.
2. Ascente must be responsible for the placing and maintenance 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.
3. 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 precedence was set by the County requiring this of the Reyman/Bartise Project

Slide #4 Conditions of Approval must include

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.

Slide #5 These issues should be sufficient enough to stop this project as planned

1. 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 with more fire exits. A single 40 acre blaze can close both planned exits for each of the subdivisions.
2. 225 new homes add just too many new fire sources to this dangerous landscape.
3. A 40 ft set back from the properties southern property line to allow ready access for firefighting equipment. With out this safety feature how can firefighters access the properties southern borders? Without this safety feature you should not allow this plan.
4. 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. (Today they do not have one.)
5. There are too many homes proposed, trying to get out of too few exits, which endangers all. 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. More exits must be in place to allow this plan to proceed!

New or better Plans may include

6. 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".
7. 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.
8. 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
9. The zoning allows for up to 225 homes on this acreage but nowhere is there a guaranteed of that number. Try a new plan
10. 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!!

Land use and Transportation Element "LUT".3.4.a "identify and assist in revitalizing mature neighborhood to ensure their long-term stability"

LUT 21.d 'Issuance not Detrimental- Issuance of a permit will not be significantly detrimental to the public health, safety, or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area."

Forest Area Plan F.2.10 " the impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation may include but will not be limited to, open space buffering or parcel matching and should be determined through a process of community consultation and cooperation. Applicants shall be prepared to demonstrate how the project conforms to this policy"