

From: KEN BROCK
To: bwhittney@washoecounty.us
Cc: [Mullin, Kelly](#)
Subject: Bailey Creek Estates
Date: Monday, February 06, 2017 10:35:21 AM

Gentlepeople,

On Dec 8, 2015, my wife and I arrived in Reno from our move from the Tampa, FL area. Since we had not previously purchased a home, we moved in with our son, his wife and 2 young children. We began to search for a home to purchase. Our realtor set about to find us a home, We looked at available homes. The search began after New Years. Most everything we were shown, within our price range was in areas where the homes were too close for our likes.

Finally in March, we were shown a home in the Virginia Foothills area, on Chamy Drive, off Geiger Grade. The home had been in foreclosure for over 2 years and we had to pour a lot of money in the interior.

Now, for us to learn 50 some odd homes may be built, not to even mention a new tract of homes are planned for the area across from Brown School, already over crowded, is not to our liking.

We were so excited to learned wild horses roamed our area. This was almost unbelievable for us. Now, the areas where the horses roam and feed, is threatened. Please help protect these areas for the horses by denying these permits in the Bailey Creek area. Now, I haven't even mentioned the impact of more cars in that area. There are many senior citizens in our community and more cars will pose a problem for us.

I know \$\$\$\$ talks loudly, but have a HEART for the horses. This is something that not many people can brag of having near them.

Sincerely,

Ken A. Brock
775-453-9693

From: Kari Coleman
To: [Mullin, Kelly](#); [Lucey, Robert \(Bob\) L](#); [Smith, Catherine](#)
Subject: Bailey Creek Estates
Date: Tuesday, February 07, 2017 9:14:28 AM

To Whom it May Concern:

As a resident of the Toll Rd/Geiger Grade area for the last 10 yrs +, I wholeheartedly oppose the building of the Bailey Creek subdivision for the following reasons:

1. Our schools are tremendously overcrowded; Brown ES just had to adopt a MTYR scheduled to be able to accommodate existing students. Where will the children from this subdivision go to school?
2. Traffic congestion is already reasonably heavy in that area. The proposed 56 homes could possibly bring an additional 112 vehicles through the neighborhood which will result in traffic delays and more problems with the already poorly designed roundabout intersection. In the last few years we have had several instances where 395 was closed due to fires and traffic was routed through Virginia City, down Geiger into Reno. When this occurred, traffic was backed up at least 4 miles from 395. What about event traffic and tourist season? Every year we are inundated with motorcycle traffic during Street Vibrations. Will the increased residential traffic bring a stop to the much needed tourist income to Virginia City? Kivett was used repeatedly as the only access to the area after the Crane Ditch (Toll Road) flooded. It would appear based on continual flooding that Washoe County has not been able mitigate this issue... how is the addition of 56 homes going to make this problem any better?
3. The presence of wild horses in this area makes the additional traffic even more of a hazard. The horses cannot be controlled. We will have more horse vs vehicle accidents not to mention taking away their natural grazing areas will push them farther in to residential neighborhood in search of water and food.

Please do not let the plans for the subdivision to continue!

Sincerely,

Kari Coleman
310 Scorpio Circle
Reno, NV 89521
775.313.1906

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

Applicant: Silver Crest Homes

Agenda Item Number: 9B

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

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

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

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

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

That said, **I do have the following issues/concerns/questions/condition requests** that directly relate to the project (Lots 23 & 24) abutting my parcel (and the parcels located to my north & south) and request that the following be thoroughly considered and perhaps added to “Conditions, Amendment A”. Additionally, the property owners of the parcels to my north & south (parcels 017-071-05 and 017-071-09 are in extenuating circumstances and a state of transition (i.e. death and health issues) that most likely will not permit them to comment on their own behalf, so I feel compelled to speak accordingly.

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

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

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

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

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

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

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

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

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

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

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

Thank you,

Lonnie Edwards-Detrick

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

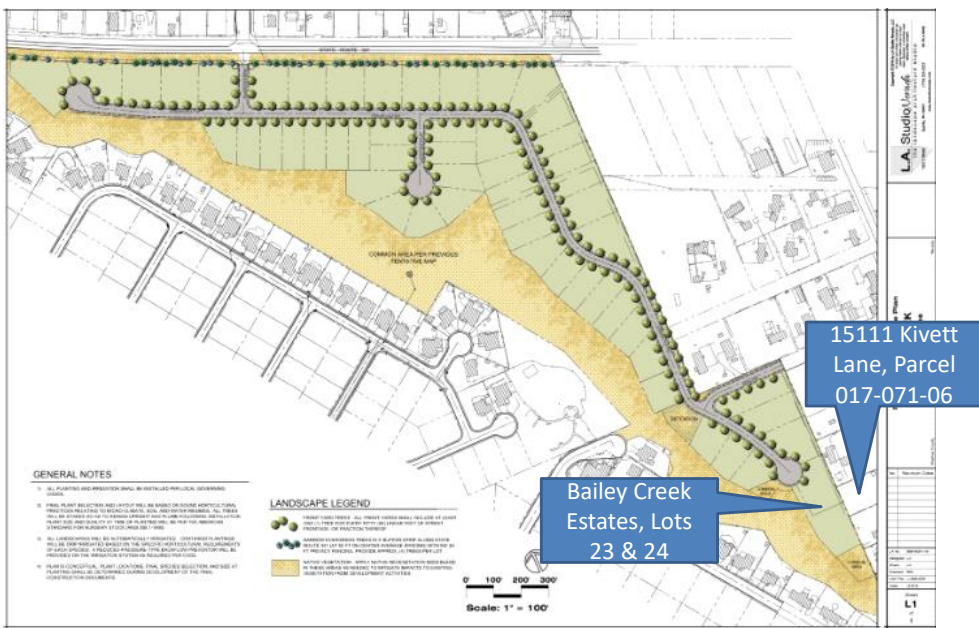


Exhibit B: SETM Area Plan Toll Road Community, Pg. 6 Ingress and Egress for Wildfire

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

Photo 7: Residential Examples



Kivett Lane Home



Kivett Lane Home



Hill Home Located off of Toll Road

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

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

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

Washoe County Conditions of Approval

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

dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

v. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.

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

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

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

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

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

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

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

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

dd. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.

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

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

1.3 REGULATORY PERSPECTIVE

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

2 PRELIMINARY DESIGN

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

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

3 HYDROLOGIC ANALYSIS

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



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

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

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

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

Photo 3: Hidden Valley and University of Nevada Farms



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

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

Exhibit F: SETM 2.7 Dwellings Must Match Adjacent Building Type

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

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

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

Policies

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

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

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

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

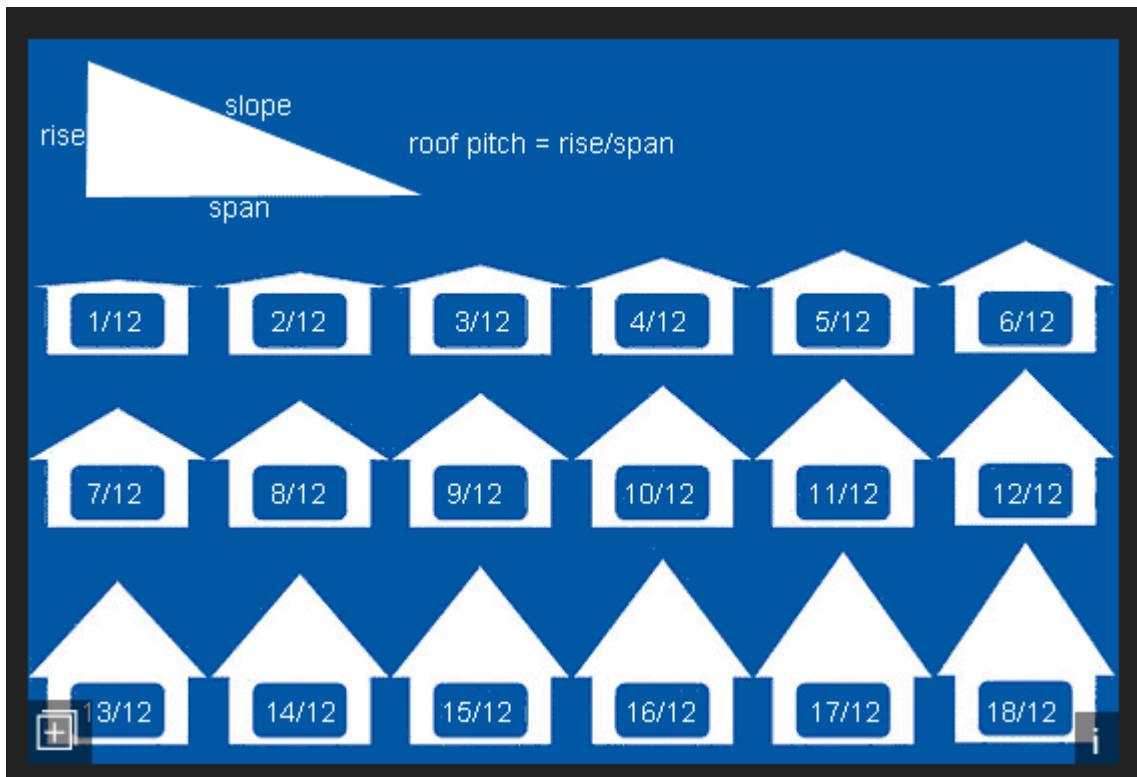
SETM.2.4 Applicants required to present their development proposal items to the Citizen Advisory Board must submit a statement to staff, not later than one week, following the meeting date, explaining how the final proposal responds to the community input received from the Citizen Advisory Board.

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

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

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

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



Screen clipping taken: 2/5/2017 11:41 AM

SFGATE NEWS SPORTS BUSINESS A&E FOOD LIVING TRAVEL COLUMNS CARS JOBS REAL ESTATE FIND&SAVE

Home Guides > Home > Home Improvement > DIY

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

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

A low to moderate roof pitch offers benefits and challenges.

Related Searches
Roof Calculator
Roof Pitch
Roofing for Flat Roof
Roof Truss Design
Asphalt Roof Shingles
Metal Roof

Sponsored link
[Calculate Roof Costs](#)
Local Roof Cost Estimates Enter Zip To Get Bids & Learn More!
remodelrepairreplace.com/Roofing

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

Toll Brothers
Experience the Difference.
Start your home search here!
America's Most Trusted Home Builder™

Minimum Roof Pitch for a Covered Porch

How to Construct a Dual Pitch Roof

How to Figure Roof Pitch on a New Building

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

Washoe County Conditions of Approval

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

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

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

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

Washoe County Engineering and Capital Projects Division

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

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



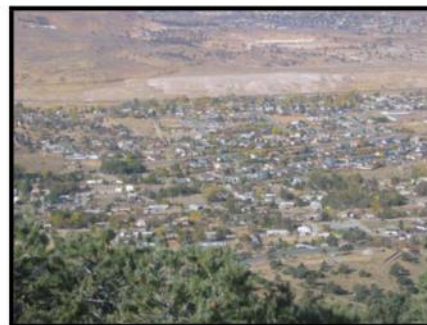
Photo 6: Commercial Uses Located on SR 341



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

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

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



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

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

Vision and Character Management

Land Use

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

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

Exhibit L: Monte Vista CC&R View Obstruction

4625907 Page 19 of 62 - 08/26/2016 09:44:17 AM

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

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

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

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

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

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

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

Washoe County Conditions of Approval

- o. All landscaping and revegetation shall be maintained in accordance with the provisions found in Washoe County Code Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- p. The applicant shall submit and follow a plan for the control of noxious weeds. Prior to any ground-disturbing activity, the applicant shall provide the Planning and Development Division a copy of the plan, which should be developed through consultation with the Washoe County Health District, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District.
- q. Any lighting proposed, including street lights, shall show how it is consistent with current best practice "dark-sky" standards and meets the requirements of Southeast Truckee Meadows Area Plan Policy 2.2. Lights shall be shielded to
- r. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 - i. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - Vegetation management;
 - Watershed management;
 - Debris and litter removal;
 - Fire access and suppression; and
 - Maintenance of public access and/or maintenance of limitations to public access.
 - ii. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 - iii. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common

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



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

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

Call [775-425-1888](tel:775-425-1888)

Visit 4631 Jacmel Court, Sparks, NV (Open Daily 10am to 5pm, Mondays 2pm- 5pm)

Screen clipping taken: 2/5/2017 11:58 AM

<http://www.silvercresthomesnev.com/find-your-home/highland-estates/>

LE PINOT GRIGIO Lot # 322 - SOLD



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

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

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

LE BORDEAUX Lot 318



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

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

Screen clipping taken: 2/5/2017 11:06 AM

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

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

Policies

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

Water Resources – Flooding

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

Policies

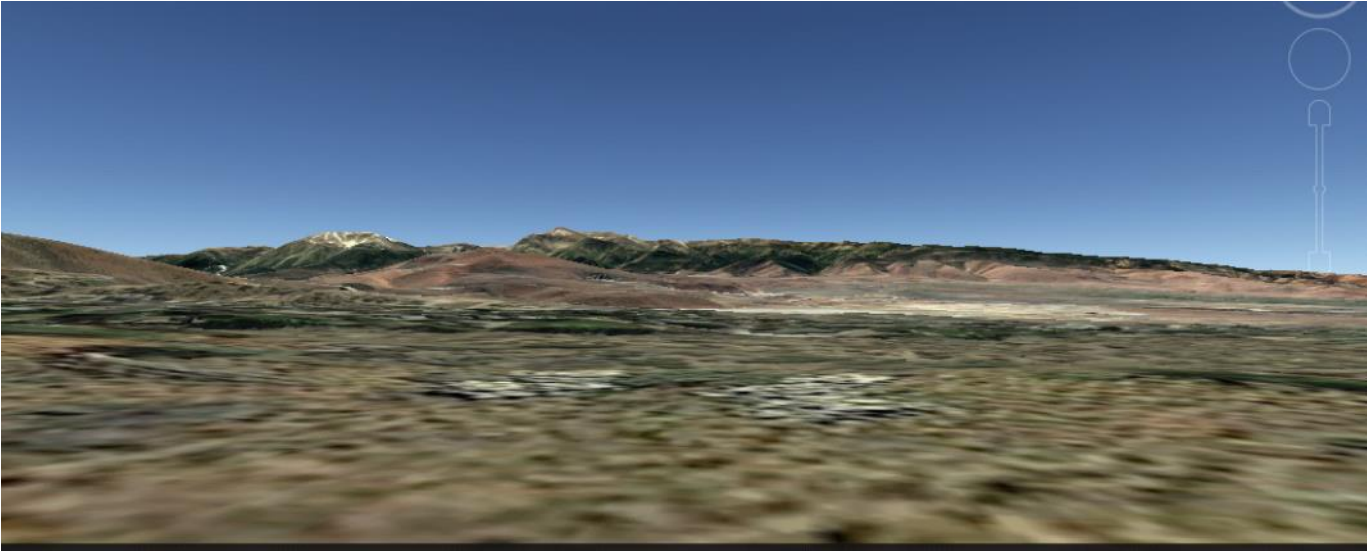
- SETM.15.1 Development within the Southeast Truckee Meadows will conform to Regional Water Plan Policy 3.1.b, "Flood Plain Storage within the Truckee River Watershed", as well as locally specific flood control requirements as adopted by Washoe County.
- SETM.15.2 Development within the Southeast Truckee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

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

Policies

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

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



From: Holly Eisemann
To: [Mullin, Kelly](#); [Lucey, Robert \(Bob\) L](#); [Smith, Catherine](#)
Subject: Stop Bailey Creek Estates
Date: Tuesday, February 07, 2017 7:56:31 AM

I'm writing this letter in order to voice my concern over the proposed Bailey Creek Estates development. We bought our home in 2011, and since then we have had to evacuate for fires at least three times. Evacuating from our neighborhood is already difficult because there are really only two ways out to Geiger Grade via Toll Road and Kivett Lane. Geiger Grade is only a two lane highway in which wild horses are frequently crossing. This past month, Toll Road was closed for a significant amount of time due to flooding. Just this morning, Toll Road is on the verge of being closed again due to more flooding, despite only having been reopened for a couple weeks. Kivett Lane has been our alternate road when Toll was closed, however that road is barely wide enough for two cars and surrounded by drainage ditches that are already overburdened. Several times throughout the flooding Kivett also became unpassable as the waters rapidly and significantly rose up over the roadway. The flooding measures we have in place are grossly inadequate, and the recent attempts to mitigate this have also been unsuccessful. Building a new housing development on top of our existing flood prevention infrastructure will be disastrous. I would like to point out that when we bought our home, we were only told that flood insurance was not required in the area and that in the field behind our house was existing culverts and drainage should any flooding arise. Obviously, we should have been warned more about prior flooding and potential for future flooding in the area. Are the potential buyers of the Bailey Creek Estates homes going to be made aware of these issues, or will they be left in the dark as we were? Fires and flooding are just two recent examples of how our neighborhood cannot handle the influx of even more cars on the already overcrowded and poorly designed roads.

The nearby schools are already switching to multi-track calendars because of such tremendous overcrowding. I understand the county is working towards building more schools, but until that actually happens, building Bailey Creek Estates will only further hinder our schools and our children's educational needs. Our neighborhood just simply cannot handle more students anytime soon.

The developers have provided extremely poor and inaccurate estimates as to how this will impact our neighborhood and community. Anyone can see that their estimates of added cars and students in the area are preposterously low. Until more appropriate studies and assessments can be made, Bailey Creek Estates just should not be built.

I trust that our elected representatives will keep the existing communities best

interests in mind when addressing this proposed development.

Holly and Marcus Eisemann

13577 Gold Run Drive

Reno, NV 89521

From: Diana Fowler
To: [Mullin, Kelly](#); [Whitney, Bill](#)
Cc: jhidalgo@rgj.com
Subject: CONCERNS: Bailey Creek Estates / Wild Horse Area
Date: Tuesday, February 07, 2017 11:03:48 AM

Dear Ms. Mullin and Mr Whitney,

I understand that Case# WTM16-003 Bailey Creek Estates is under review. I have lived in the Virginia Foothills area since 1998 and I have been a realtor in Reno/Sparks for over 22 years.

I understand that development on the subject property is most likely inevitable. However, I do hope that certain issues be addressed and considered:

1. Wild Horses: The wild horses have always roamed this area and migrate through it. They drink from the creek running through the subject property. If they get trapped on Geiger Grade it mean accidents for the horses and for drivers. The development needs to provide a way for the horses to get off of the road and back to the creek and open land - perhaps a easement or walking trail.
2. Walking Trails / Access to Open Land: The land proposed for development has always been used by residents for walking, hiking, bicycling, riding their horses and ATV's. It would be neighborly if this development allowed public access through this property so the area residents could still access the open land beyond it and preserve our rural quality of life in Virginia Foothills.
3. Light Pollution: The residents of Virginia Foothills cherish our view of the night sky without light pollution of street lights. Hopefully this will also be taken in to consideration.
4. Schools: Our schools in the area our already over capacity. How will this be addressed?

Thank you for your consideration.

Sincerely,

Diana Fowler Rogers, ABR, CRS, GRI

Keller Williams Group One Inc.

10539 Professional Circle, Ste 100, Reno NV 89521

Direct: 775-690-2474

E-Mail: DianaRenoHomes@gmail.com

Website: www.RenoFineHomes.com

Home Search: www.renoproperties.listingbook.com

From: [Smith, Catherine](#)
To: [Brian; Lucey, Robert \(Bob\) L](#)
Cc: [Emerson, Kathy; Mullin, Kelly](#)
Subject: RE: Bailey Creek Estates
Date: Tuesday, February 07, 2017 9:55:37 AM

Dear Mr. Jewell,

I believe your concerns are related to the Planning Commission and as such would be best directed to the Community Services Department which manages that Board. I understand some misinformation was provided to the public via the "Nextdoor" neighborhood App which advised concerned citizens to contact this office; however, as I previously stated this Board is not managed by the Clerk's Office. Any further comments for the Planning Commission related to the Baily Creek Estates should be provided to either Kathy Emerson or Kelly Mullin in the Washoe County Community Services Department, both of whom I have copied with this email.

Respectfully,

Catherine Smith

Supervisor, Board Records and Minutes
Washoe County Clerk's Office
1001 E. Ninth Street, Building A | Reno, NV 89512
775.784.7275 | csmith@washoecounty.us
www.washoecounty.us/clerks/

-----Original Message-----

From: Brian [<mailto:brianjewell13@hotmail.com>]
Sent: Tuesday, February 07, 2017 9:54 AM
To: Lucey, Robert (Bob) L
Cc: Smith, Catherine
Subject: Bailey Creek Estates

Hi Mr. Lucey,

My name is Brian Jewell and I live at 15180 Bailey Canyon Dr. I would like to start out that I would like to have this email apart of the public record voting against the Bailey Creek Estates subdivision you will be deciding on later today.

I have lived in South Reno my whole life. My family and I moved into this house 3 years ago moving from Wyngate Village in Double Diamond. We chose this area because of the rural feel and the space we had around us. We looked for houses for 18 months until we fell in love with this one. I really feel this new subdivision will intrude and interfere with our way of life.

Please "Do Not" allow this subdivision to go through. I have major concerns with this subdivision and the impact to all of our neighbors. Views, over crowding, traffic, flooding etc. I currently have a river going through a drainage behind my house. It is worse than durning the floods a few weeks ago. If you would like I can send you video of the flooding a few weeks ago and what is happening now. If houses are slated to be built on this land where will all of the water go? Can you share any impact flood studies that have been done for this new subdivision if any have been done?

I understand this subdivision has been on the books for 20 years or so. A neighbor told me that. I also understand that growth is good for our community. But there has to be some kind of statute of limitations. Why are they deciding to build 20 years later? There should have to be new impact studies for them to renew there permits to build since so much time has passed. In that 20 plus years we have all become more intelligent and aware of impacts that certain decisions can make on all of us. So I please ask of you again to vote "No" on approving the new Bailey Canyon Estates project.

Thank you.

Brian Jewell

From: Andrew Kaltenbach
To: [Mullin, Kelly](#); [Whitney, Bill](#); jhidalgo@rgj.com
Subject: Bailey creek estates
Date: Monday, February 06, 2017 10:10:42 AM

I am voicing my concerns to the proposed construction of the Bailey creek estates on hwy 341. I understand the growth in Reno and the need for tax revenue for the government. However, when is enough enough? Do we want to look like LA?. One of the reasons people move to Reno is the mountains and the wildlife that life around the area. Turning the 341 corridor into track housing will not only rob future generations of the beauty we enjoyed growing up, but will also take away from the allure that visitors have come to expect. That area would make a great park and a refuge for wild horses. How many tourist want to see track housing when they come to Reno. As a Nevada native that has lived in the Reno area for 50 years the idea of California builders coming into Nevada, manipulating regulations so as to not adhere to environmental concerns, and disregard any overcrowding of our schools to only make a buck and send that money back to California makes me sick. There is also a 900 home project that is breaking ground this spring (Caramella estates). I remember at one time the idea of a scenic corridor, has that great idea gone the way of tax revenue?. Why not draw a line around the basin and no growth above that line. Who will put their foot down and say stop, is tax dollars that intoxicating? I am sure if you have children you would want them to enjoy the beauty of the Sierra's. After all LA is only a short flight away if they want to see overcrowding.

Thank you for your time

Andy Kaltenbach
13830 Chamy dr
Reno, NV 89521

From: Sandi Moore
To: [Mullin, Kelly](#)
Cc: smoorenv@gmail.com
Subject: Concerns regarding Case WTM16-003 (Bailey Creek Estates)
Date: Tuesday, February 07, 2017 11:07:53 AM
Importance: High

Tuesday, February 2, 2017

To: Washoe County Community Services Department Planning and Development Division
Attn: Kelly Mullin, Planner

Dear Kelly,

My husband and I wanted to reach out to you and share our concerns about the Bailey Creek Estates subdivision plan prior to the meeting tonight.

We live in the Cottonwood Creek Estates subdivision directly to the south of the proposed Bailey Creek Estates subdivision. We purchased our home in 2014 because of the open spaces surrounding us, the quiet neighborhood, views of the mountains and the rural atmosphere close to town and amenities and do not want to lose that.

Our concerns are:

1. The potential for the 56 proposed homes to all be two-story. This does not fit with the character of the area and will ruin the open feel and views that so many of the homes enjoy. The Cottonwood Creek Estates to the south of the proposed project is a similar neighborhood but only has 28 two-story homes out of 114. The adjacent subdivision to the east is Comstock Estates subdivision, of which 24 of the 54 homes are either two-story or smaller split level homes. An in-fill project such as this needs to fit the profile of the surrounding neighborhoods.

2. The additional traffic added to Geiger Grade and the roundabout at Veterans Parkway. The roundabout is already very busy and overrun by drivers who either don't know how to navigate it properly (ie, yield to cars already in the roundabout) or choose to ignore the rules of a roundabout completely. Also, there is a high number of vehicles that run the red light at Toll Rd, making it dangerous for those of us pulling out there, even with a green light. Adding 56 more homes to this narrow, two-lane highway is only going to compound the already present safety issues.

3. The potential for even more flooding. This winter has been an eye-opener for local residents as to the lack of flood mitigation and storm water management being done by Washoe County. Toll Road was closed twice in January 2017 due to flooding from Bailey Creek. As I write this letter, the intersection at Gold Run Dr and Silver Run Dr. near my house is flooding. Building out the empty land with the proposed Bailey Creek Estates is only going to make matter worse. With less open ground to absorb precipitation from storms, the runoff and flood potential is only going to increase. The county owes the current residents some resolution for this before compounding the problem with additional development. Future residents of the proposed neighborhood deserve to live in homes that are not in immediate danger of flooding.


4. Overcrowding at the zoned schools. Washoe County School District is already trying to mitigate the

overcrowding at Brown Elementary School and adding more homes to this area is counterproductive to that. In 2015, Brown Elementary School was operating with 10 portable classrooms, the highest number in school district, and the sixth graders had to be diverted to Dapoali Middle School.

5. This plan seems to be put together in a rush and without consideration of the community. The lack of effort and research by the developer is evident in the requested street names - two of which already exist in the Cottonwood Creek Estates. Hearings and meetings regarding public input have been rushed and give the impression of trying to avoid conflict and push through without input from those affected by this proposed development. This is further exhibited by the developers failed attempt to have the property annexed by the City of Reno for the purpose of getting around the larger lot sizes and building restrictions of Washoe County.

I am a fifth generation Nevadan and this area embodies all that I love about my home state. My hope is that the county considers all aspects of this proposal and its impact on the community and does what is in the best interest of all parties concerned. Fixing existing problems should be a priority before adding more pressure to the system.

Thank you,
Sandi and Kevin Moore
749 Sterling Hills Ct.
Reno, NV 89521
775-848-9737

Thank you,
 **Sandi Moore**
Principal Support Analyst

e. sandi.moore@helpsystems.com
p. 952.933.0609
w. helpsystems.com

From: [Mullin, Kelly](#)
To: [Mullin, Kelly](#)
Subject: FW:
Date: Tuesday, February 07, 2017 10:52:03 AM

From: marjorie olson <marjole@live.com>
Sent: Monday, February 6, 2017 2:38 PM
To: jhidalgo@rgj.com
Subject:

We are deeply concerned regarding the Baily Creek Estates Case#WTM16-003 development for the following reasons:

1-part of this development is in FEMA flood hazard zone, and will impact the present residents. Should my insurance be affected adversely, be aware that class action lawsuits will be forthcoming

2-According to signs posted along Geiger Grade, wild horses appear **YEARLY. Is this a concern that the Humane Society or another agency need to be involved?**

3- Brown Elementary School and DePaoli Middle School are overcrowded, and the new development will certainly NOT benefit the overcrowding situation

4-Traffic increase will unduly affect those residents along the Virginia City Hwy 341. Is the county planning on building fences(as was done on McCarran) to compensate for the traffic noise?

From: [Mullin, Kelly](#)
To: [Mullin, Kelly](#)
Subject: FW: Bailey Creek Estaztes
Date: Monday, February 06, 2017 12:03:31 PM

From: Sherry Rapp [sherap6@yahoo.com]
Sent: Saturday, February 04, 2017 11:25 AM
To: Hartung, Vaughn
Subject: Bailey Creek Estaztes

Mr. Hartung

I have several concerns regarding the Bailey Ranch Estates development.

First:

Traffic. In reading all of the proposed traffic flows, I am concerned that the number of cars projected to turn left onto Geiger Grade is as low as 41. I really believe this is far from accurate. If there are 56 homes, then you should plan for two cars per house, thus equaling 112 cars turning left onto Geiger Grade. I feel that there need to be no access directly onto Geiger Road, but instead should be directed onto Toll Road in order to use the existing traffic light at Toll Road and Geiger Grade. No one has thought of the increased traffic that will be on Western Skies Drive when the Caramella Ranch Estates is built. Western Skies Drive is very close to the Shadow Hills intersection. I feel that there is going to be many accidents because of the amount of cars turning off and on Geiger Grade during peak travel times. Caramella Ranch development is approximately 800 homes with access to Geiger Grade and Rio Wrangler roads. There needs to be a more complete review of traffic with regards to all developments in the planning stage, both in Washoe County as well as Reno.

Second:

I think the flood risk assessment is very low. Since the flooding that closed Toll Road for days, and the amount of flooding in the Virginia Foothills, Shadow Hills and other areas, including the Stone House Nursery, that there should be a much larger emphasis put on flood control. I also read that there would be grouted rip rap for drainage and soil control. Does that mean that Bailey Creek will be concreted in, thus denying the wild horses access to cross the creek?

Third:

I am concerned about the wild horses. While they might not be endangered, they do roam this entire area. They are also a large tourist attraction, since most people have never seen a wild horse. I feel that there should be access routes that remain 'wild' for the horses to be able to go down to Steamboat Creek for the water contained there. The study said that there are no migration routes in the area, which I feel is incorrect. There are horses, deer, coyotes, as well as raptors that live and hunt in the area. There are also signs warning of the wild horses on Geiger Grade.

Thank you for taking the time to read my concerns regarding the Bailey Creek development.

Sherida and George Rapp
13845 Chamy Drive
Rano, NV 89521

From: [Smith, Catherine](#)
To: [Jeffrey](#)
Cc: [Emerson, Kathy](#); [Mullin, Kelly](#); [Parent, Nancy](#); [Galassini, Janis L](#)
Subject: RE: Proposed Bailey Creek Estates
Date: Monday, February 06, 2017 3:46:03 PM

Dear Mr. Tillison,

I believe your concerns are related to the Planning Commission and as such would be best directed to the Community Services Department which manages that Board. I understand some misinformation was provided to the public via the "Nextdoor" neighborhood App which advised concerned citizens to contact this office; however, as I previously stated this Board is not managed by the Clerk's Office. Any further comments for the Planning Commission related to the Baily Creek Estates should be provided to either Kathy Emerson or Kelly Mullin in the Washoe County Community Services Department, both of whom I have copied with this email.

Respectfully,

Catherine Smith

Supervisor, Board Records and Minutes

[Washoe County Clerk's Office](#)

1001 E. Ninth Street, Building A | Reno, NV 89512

775.784.7275 | csmith@washoecounty.us

www.washoecounty.us/clerks/

From: Jeffrey [mailto:jltillison@hotmail.com]
Sent: Monday, February 06, 2017 3:43 PM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Hartung, Vaughn; Herman, Jeanne; Smith, Catherine
Subject: Proposed Bailey Creek Estates

Dear Commissioners:

I write concerning the proposed development of Bailey Creek Estates on Geiger Grade. I own a home four houses from Bailey Creek Park on Granite Mine Drive.

I believe the development of this area will cause increased flooding, overcrowding of schools and increased traffic concerns.

The flooding may be documented by this most recent flood in January and the major flooding in 2005 when Bailey Creek Park was completely under water. Lack of erosion control from the mountains above to Steamboat Ditch has and will continue to cause problems. Development of the property at the far east and lower portion of this problem will only cause the water and earth to flow in other directions possibly causing more severe flooding to current residents.

The beginning of Toll Road will certainly need to be reconstructed. The FEMA specified flood

zones within the proposed development will cause many issues with the infrastructure required for this development.

Overcrowding of schools - self-explanatory.

Increased traffic is my largest concern. The two left-turn lanes from South Virginia St. to Geiger Grade Rd. across from The Summit are backed up into the travel-thru lane from 4:00 pm until 6:00 pm. There is already a lot of construction in the Damonte Ranch area and the traffic continues to increase. Many of the residents of that area avoid the Damonte Ranch Parkway exit off 580 due to congestion and choose Geiger Grade Rd. to Veterans Parkway as an alternate. More homes in this area will cause more traffic problems.

If this project is allowed to proceed I believe home design and development of the surrounding areas should be a major concern to the county. Bailey Creek will need to be built into a proper drainage and the homes should complement the current residences.

Thank you for taking my concerns into consideration.

Best regards,

Jeff Tillison
14735 Granite Mine Drive
Reno, NV 89521