

**8900 Lakeside Drive  
Custom Lot Subdivision**

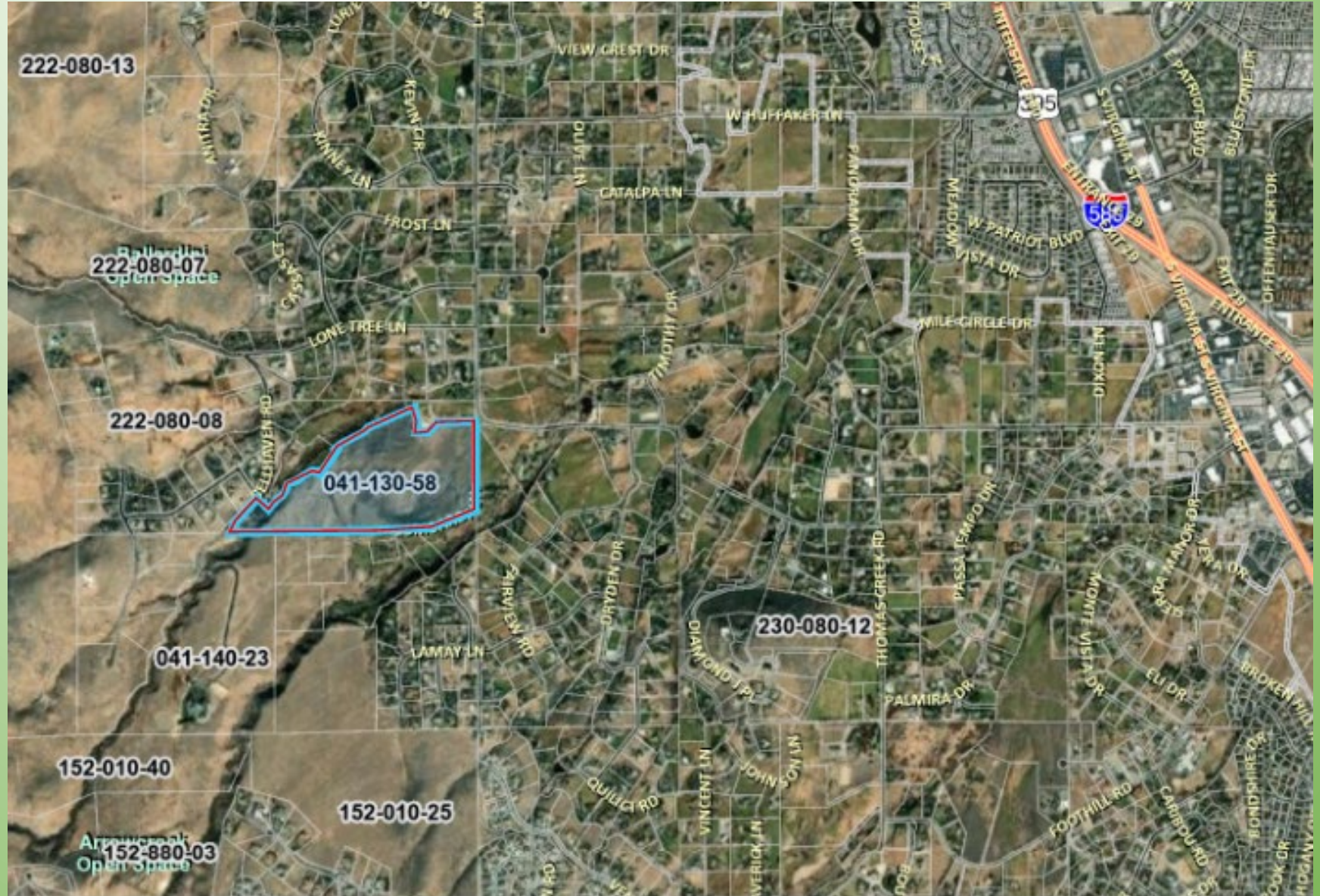
**WTM21-013 and WSUP22-0010**

**Washoe County Planning Commission Presentation  
November 1, 2022**

# Property Location

72.8+/- acre parcel at SW corner of Lakeside Dr. and Holcomb Ranch Rd.

APN 041-130-58

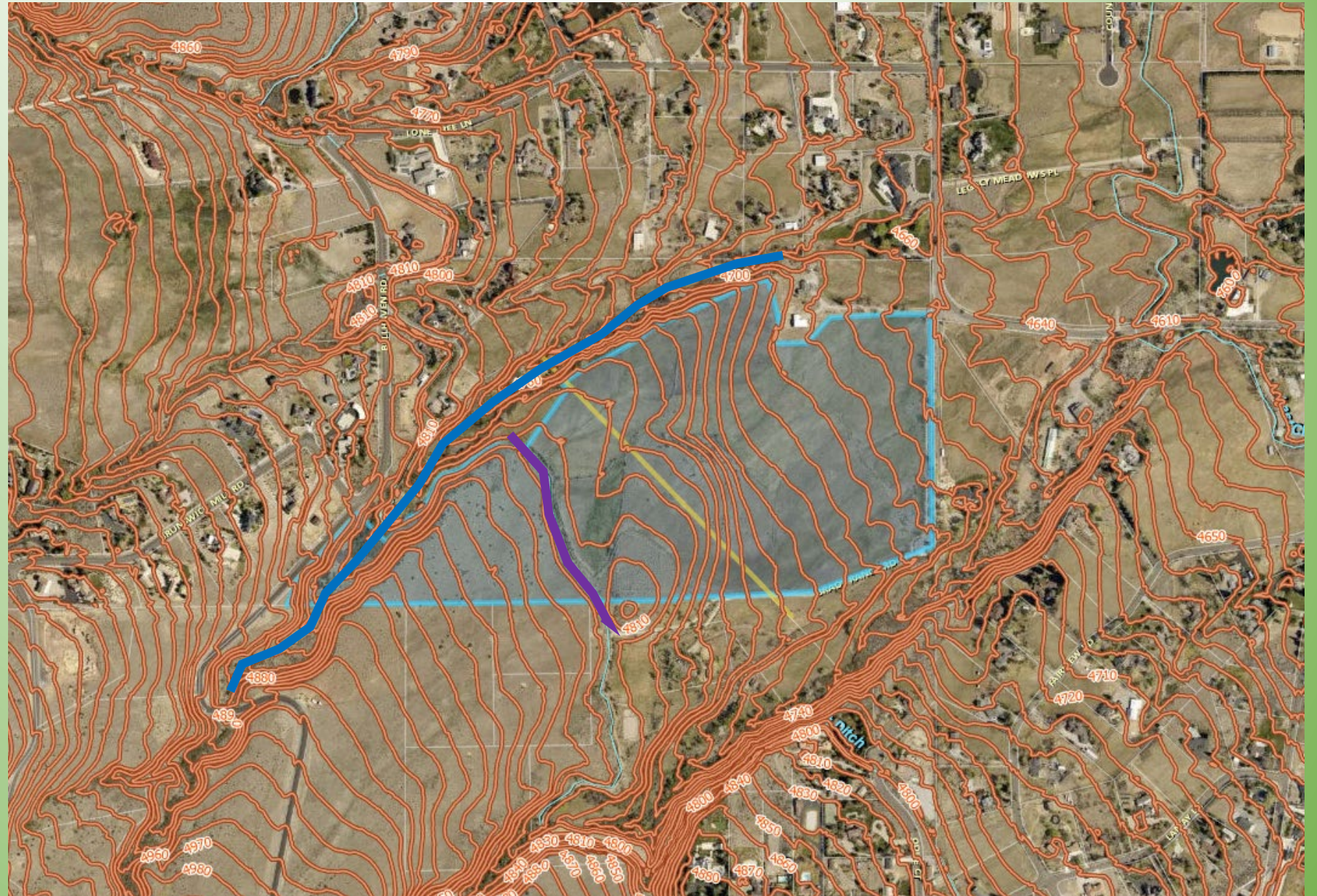


# Property Location

An overhead power line runs through the site from south to north that will be accommodated and access to the line perpetuated.

Bisected by Steamboat Ditch

Dry Creek runs along the northern boundary of the site



# South Truckee Meadows Area Plan – Character Management Area And Master Plan Designations

Property is in the Lakeside/Holcomb  
Suburban Character Management Area

Property is Master Planned  
Rural Residential within the SWTMAP  
(very light green color)

light orange is Suburban Residential



SW.1.6

The following Regulatory Zones are permitted within the Lakeside/Holcomb Suburban 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).
- Public/Semi-public Facilities (PSP).
- Parks and Recreation (PR).
- Open Space (OS).
- Low Density Suburban (LDS – One unit per 1 acre).
- High Density Rural (HDR – One unit per 2.5 acres).

# Property Zoning

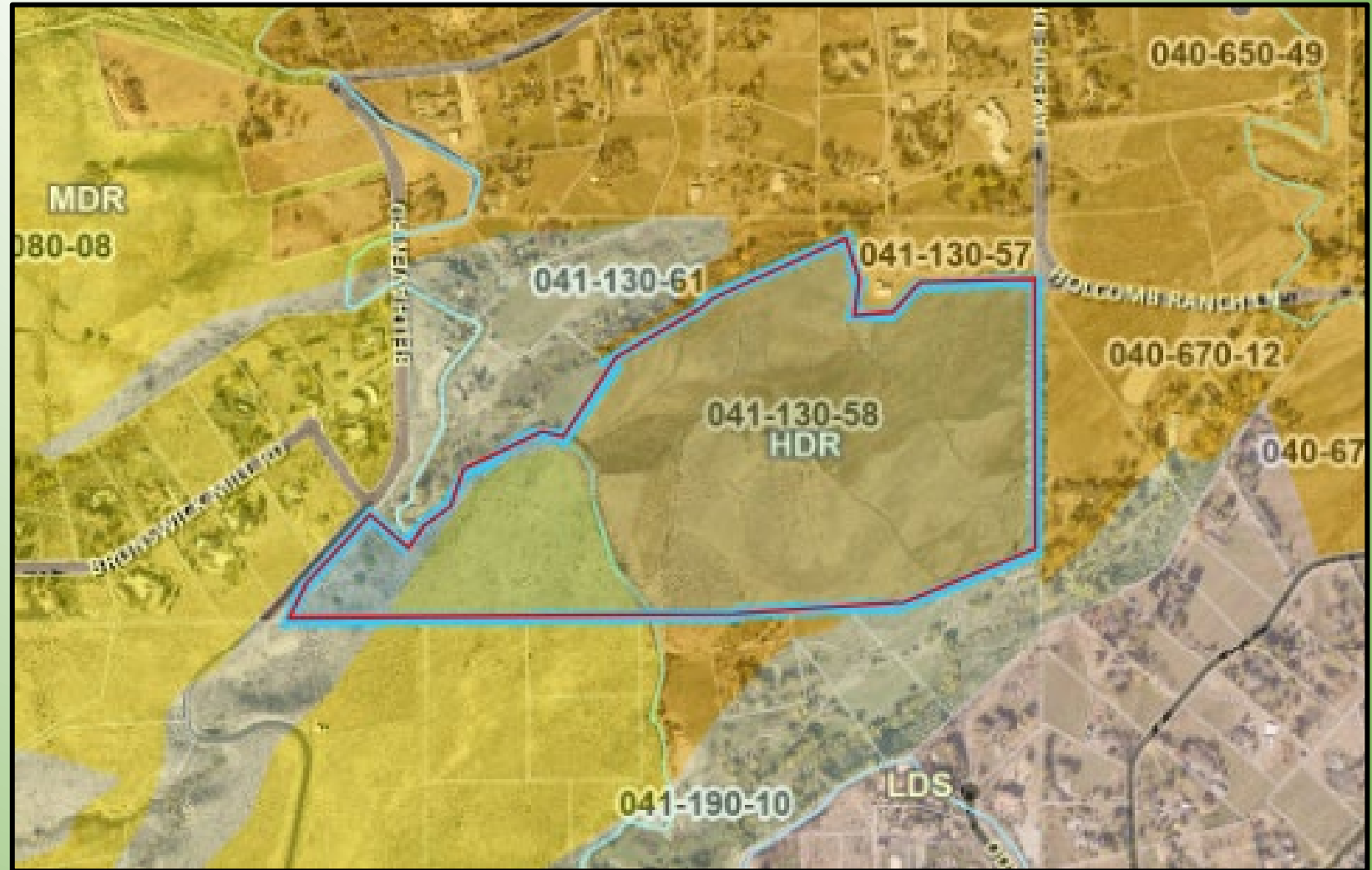
Property is zoned for the following densities:

HDR on 56.78 AC (Density 1 DU/2.5 AC)

MDR on 11.65 AC (Density 1 DU/5 AC)

GR on 4.37 AC (Density 1/40 AC)

Using the split zoned density calculations of Washoe County, the property is allowed to have 25 lots on the 72.8 acres.



# County Code (Article 406) Lot Size Regulations

Part Two: Lot Size										
	LDR	MDR	HDR	LDS	LDS 2	MDS	MDS 4	HDS	LDU	MDU
Minimum Lot Area (1,000's of sq. ft. unless otherwise indicated)	8ac	4ac	2ac	35	17.5	12	9	5	3.7d	8e
Minimum Lot Width (feet)	250	200	150	120	100	80	70	60	60	60

## Part Two: Lot Size (continued)

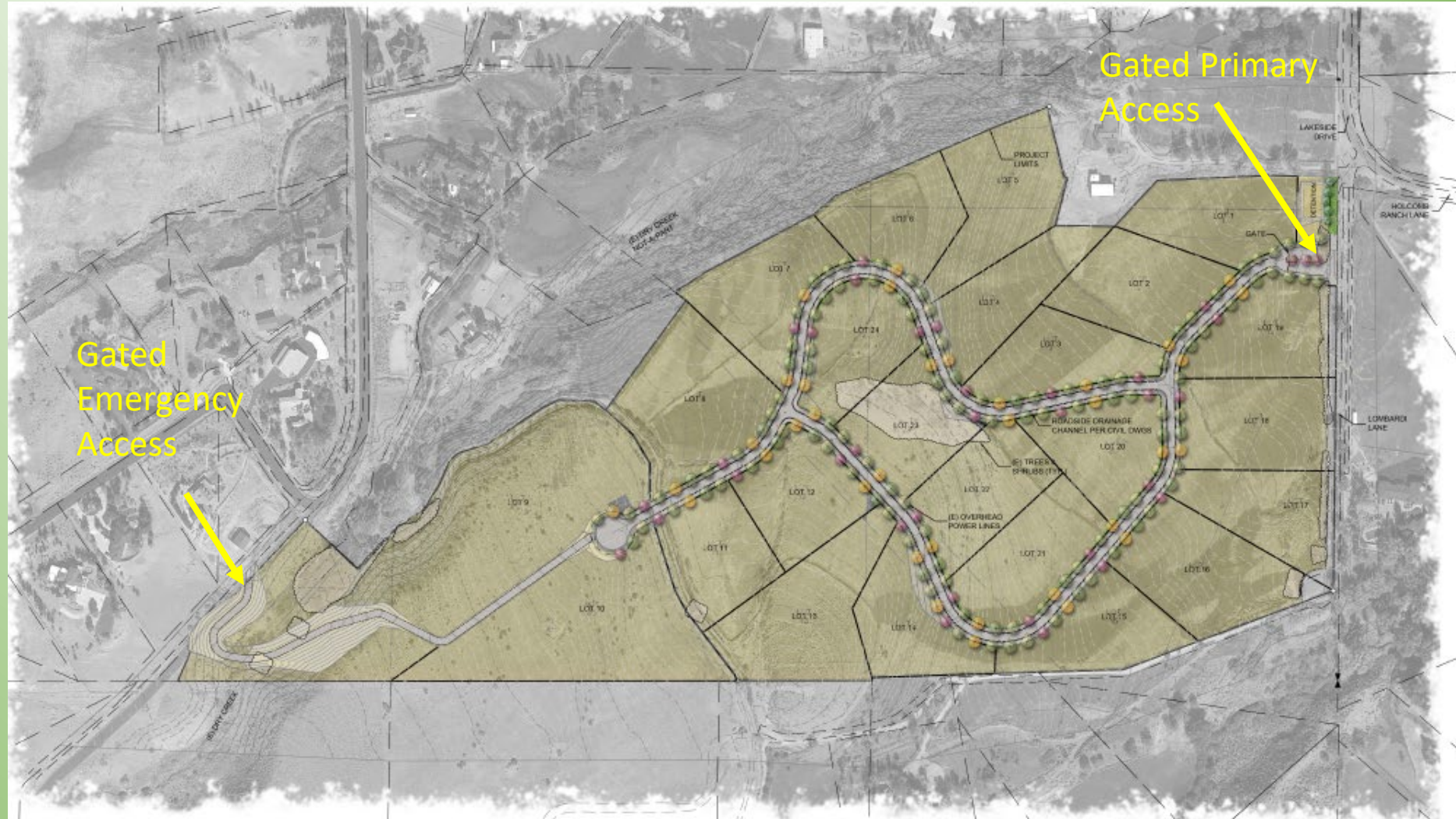
Part Two: Lot Size				PR	OS	GR	GRA
				n/a	n/a	40ac	40ac
				n/a	n/a	660	660
				attached single-family dwelling units multi-family units multi-family units			
	LDR	MDR	HDR				
Minimum Lot Area (1,000's of sq. ft. unless otherwise indicated)	8ac	4ac	2ac				
Minimum Lot Width (feet)	250	200	150				

# Site Plan

Project is a proposed Gated custom lot Subdivision.

Custom homes to be designed per the desires of the future lot owners/residents.

CC&R's will be used to guide acceptable design. Intended to provide complementary but not identical architectural appearance.



# Traffic

The estimated (ADT) 227

AM Peak Hour Trips 18

PM Peak Hour Trips 24

Calculations per ITE's TripGen web-based application

The level of traffic does not meet the threshold of necessitating a traffic report, per Washoe County Development Code

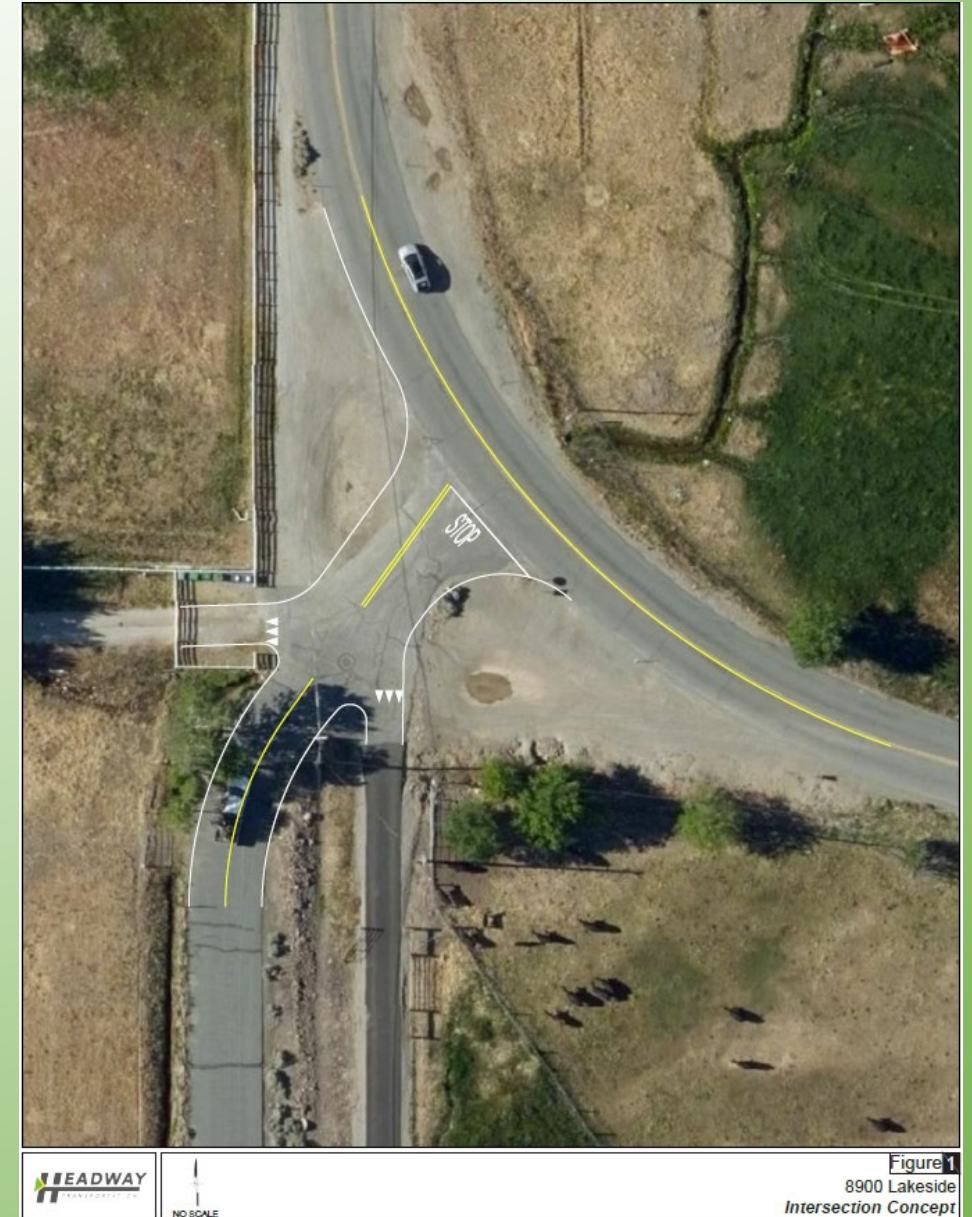
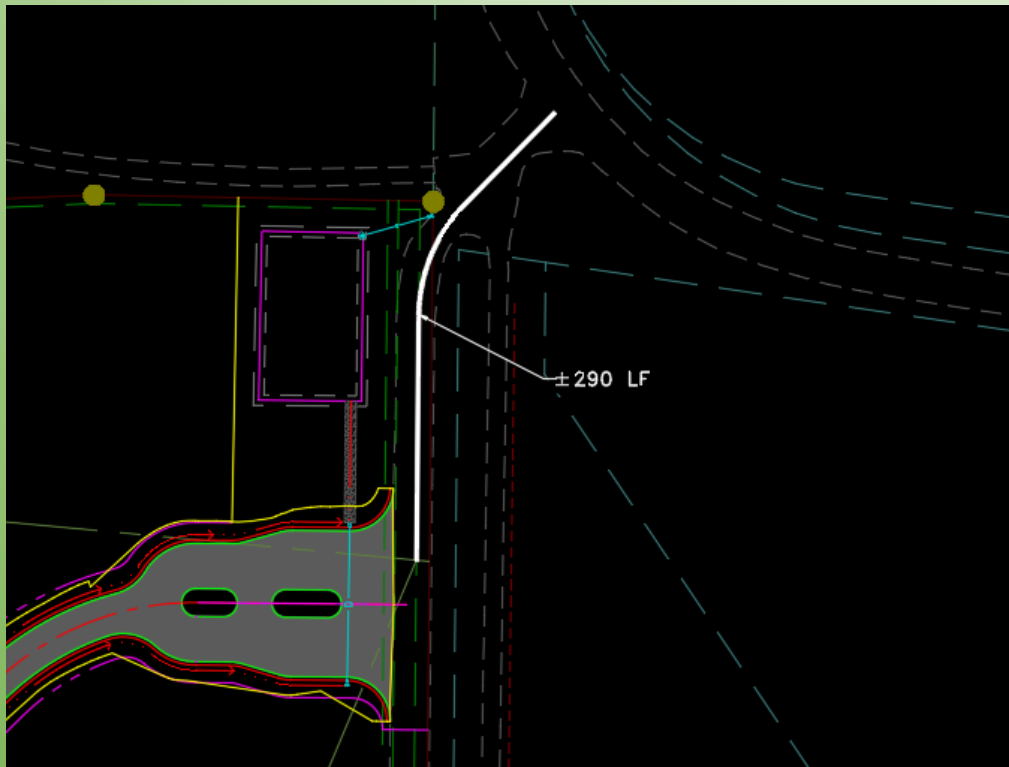
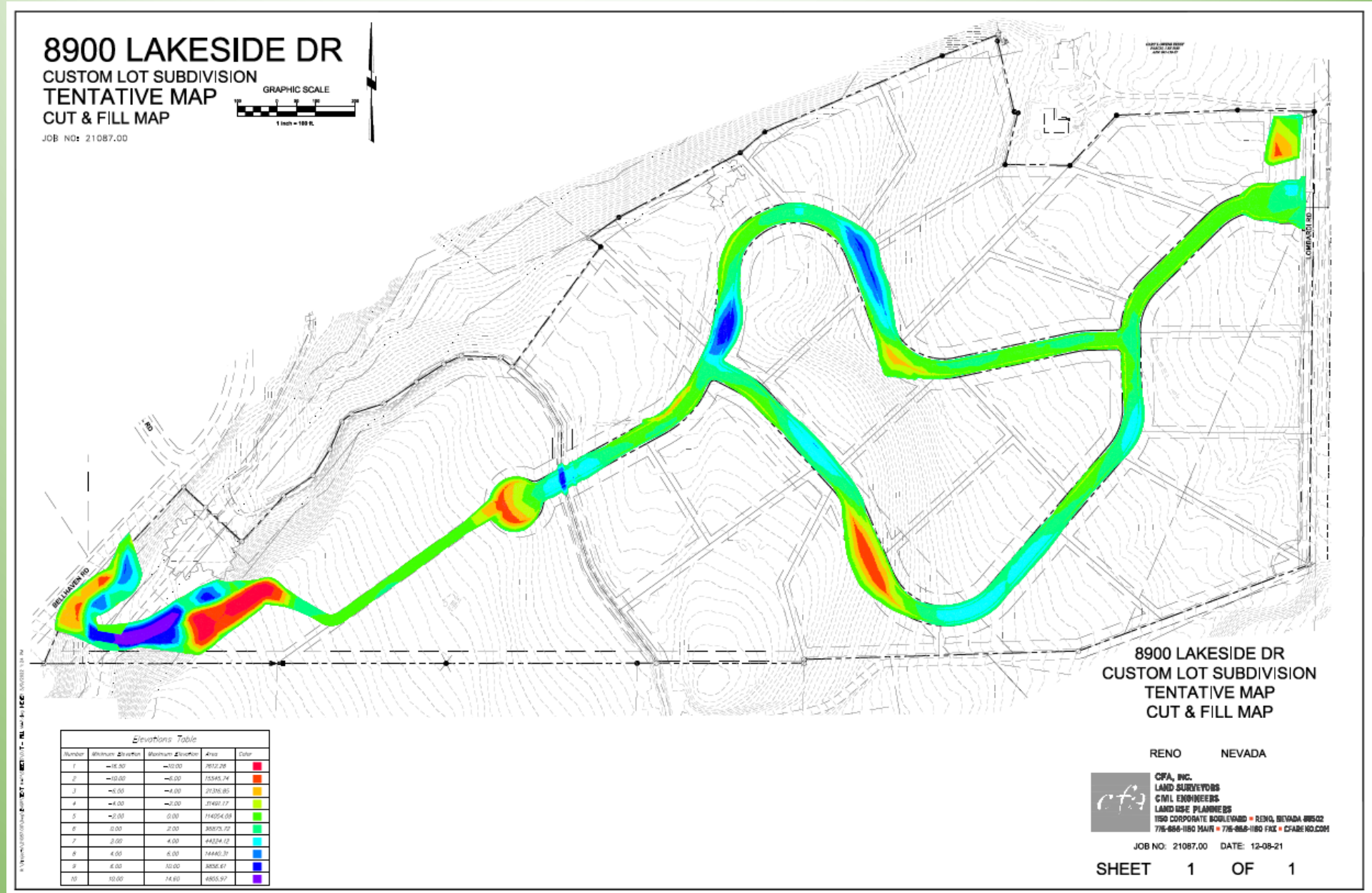


Figure 1  
8900 Lakeside  
Intersection Concept



# Grading



# Neighborhood Concerns and Agreement

Highlighted – add to CC&R Condition 1.q

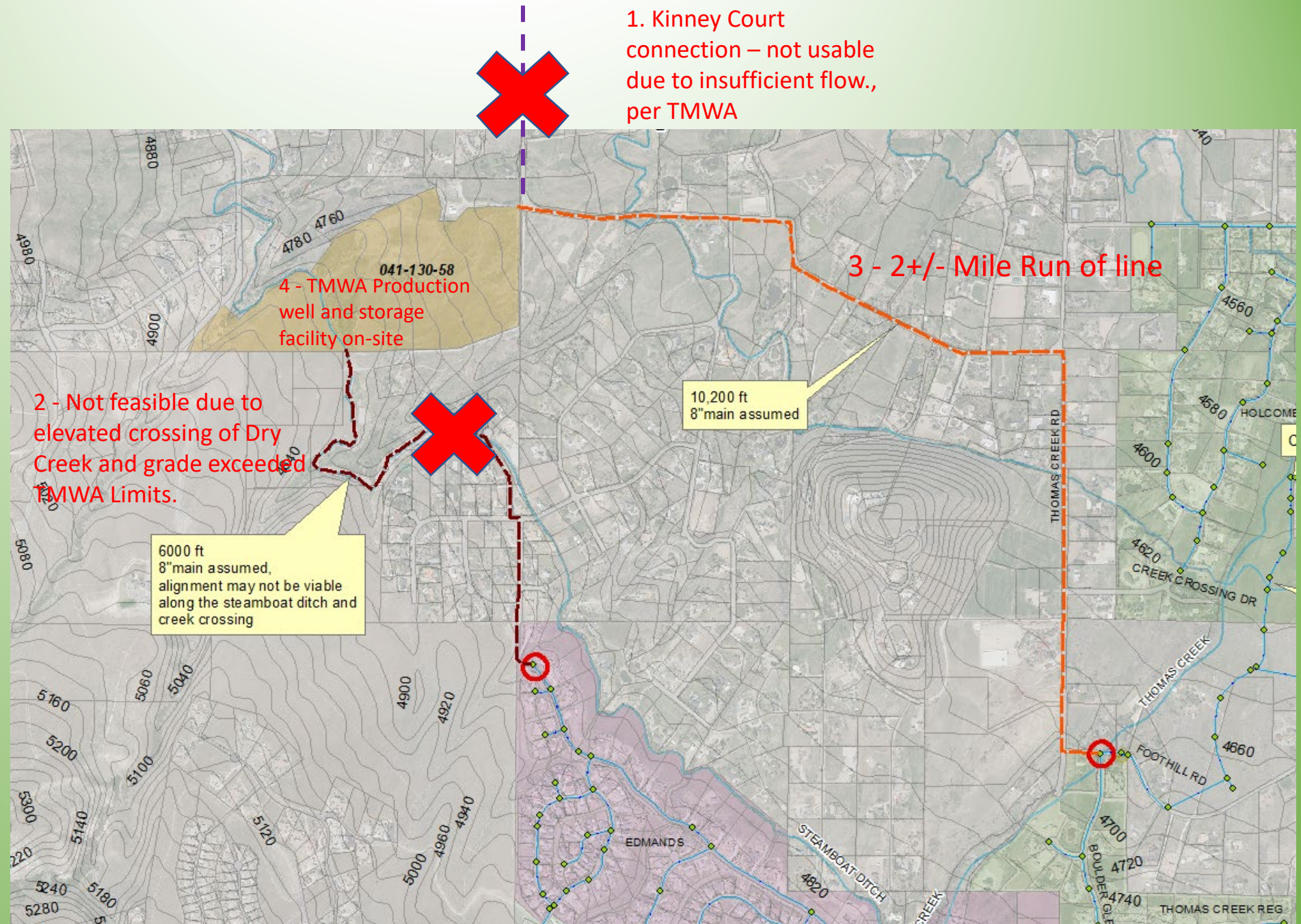
March 9, 2022 – Primary concerns involved water, additional wells in the area Possibility of TMWA connection, and use of ex. Irrigation water.

1. **Storm water** will be collected from the private street in an open ditch method, per the Washoe County development regulations, and routed downward to a final detention area. This method allows storm water to have the maximum area and time to recharge the shallow aquifer.
2. **Irrigation water** will be routed by an HOA owned system **from the Steamboat Ditch** to each individual lot in the project, as well as HOA landscape areas. **Steamboat Ditch rights** appurtenant to the property **will remain with the property**. Any portion of such rights conveyed with individual lots will be restricted to remain appurtenant to that respective lot.
3. **Domestic water wells** will be completed and screened in the **deeper alluvial aquifer** as shown and explained in our hydrological report. No water will be directly withdrawn from the upper shallow aquifer.
4. The CC&Rs will require all **domestic wells to have meters** installed and maintained. Water consumption from each well will be limited to 1800 gallons per day. The HOA will keep a log of annual meter readings that will be available to the public upon request to the HOA.
5. The **intersection at Lakeside / Holcomb Ranch Road** will be configured and **aligned to the requirements given by NDOT**. There will not be multiple entries or exits at that corner, the existing will be consolidated per the NDOT plan.
6. **Landscaping** will be in accordance with Washoe County water use regulations. The final landscape plan **will take into account the ground conditions and availability of irrigation water**.
7. **Sanitary sewer will serve all lots**, including those above the Steamboat Ditch.
8. **An emergency exit to Bellhaven will be normally gated**, and its use restricted to situations requiring immediate access to Bellhaven, particularly in the event of an area wildfire. **There will be no connecting walking path via this emergency exit**. This exit, mandated by Washoe County, will be constructed with all required permits from authorities having jurisdiction.
9. The **Irrigation Ditch on the east side of the project will be improved to facilitate efficient water flow**, including a properly sized reinforced concrete culvert at the project street entry. Other than irrigation tailwater, no routing of runoff from any lot will be allowed to enter it. CCRs will prevent any future homeowner from encroaching on or interfering with the ditch or easement.

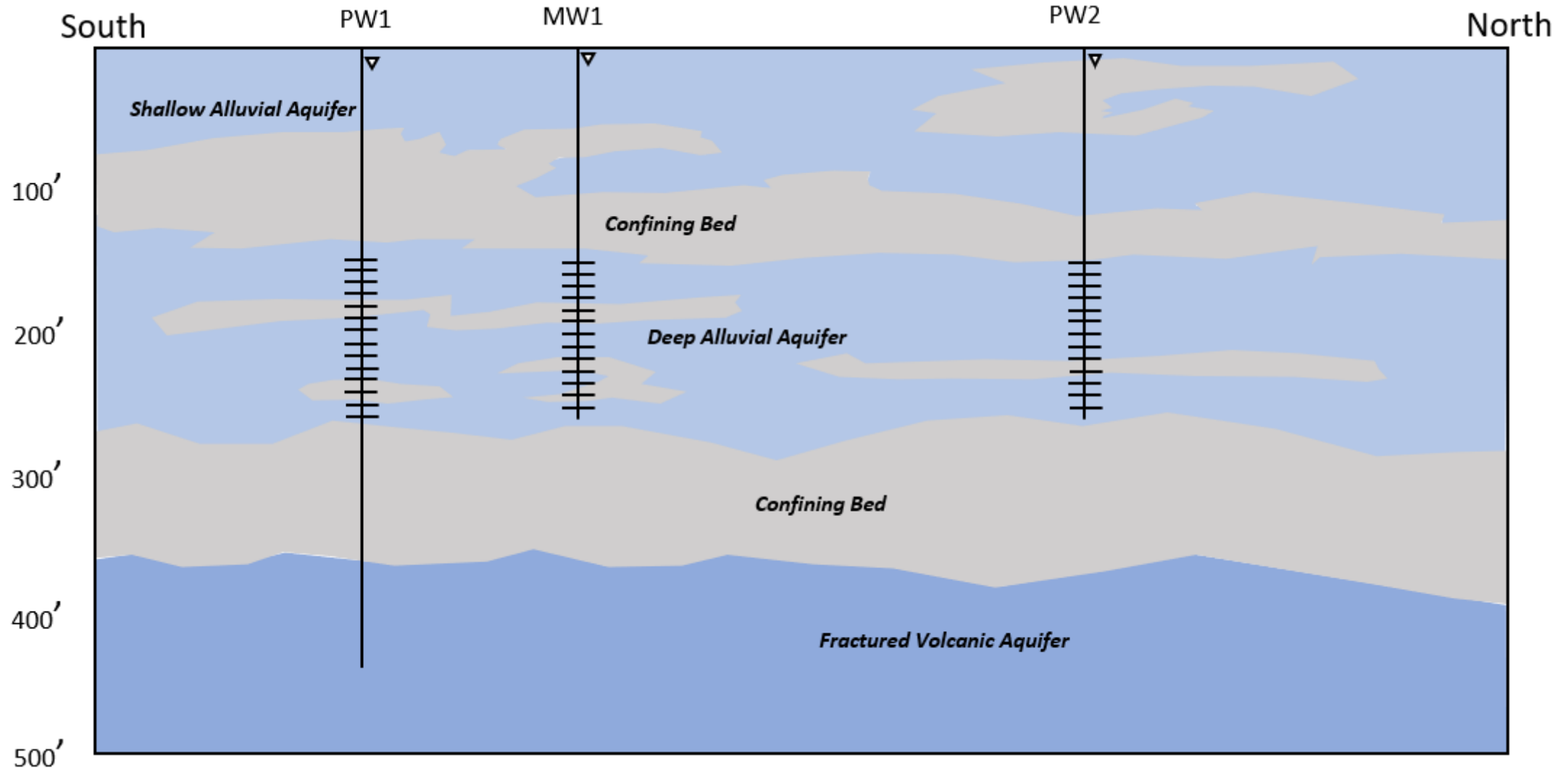
# TMWA Routing Exploration

TMWA will not allow a radial line to serve a site.

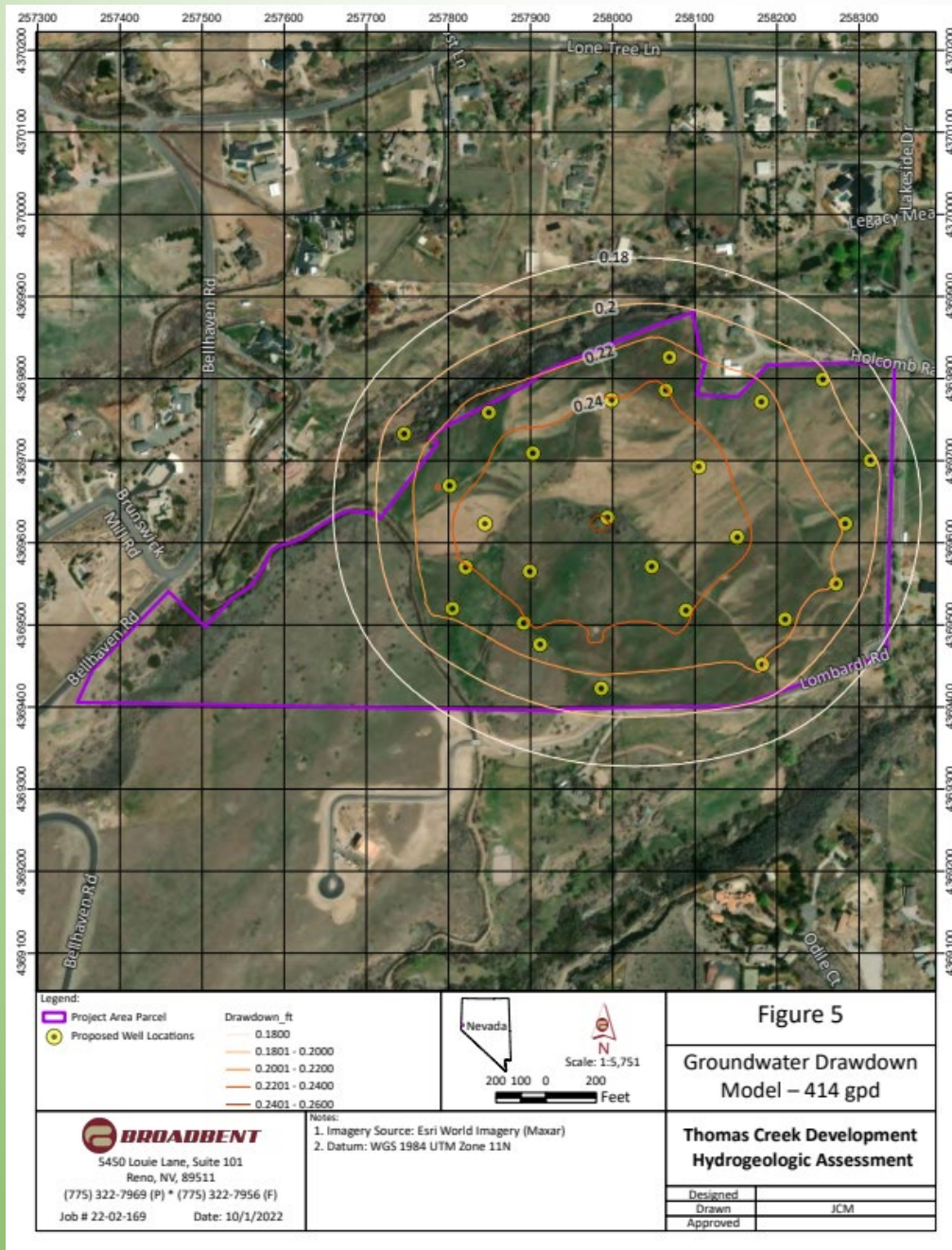
Various routes and alternatives were discussed.



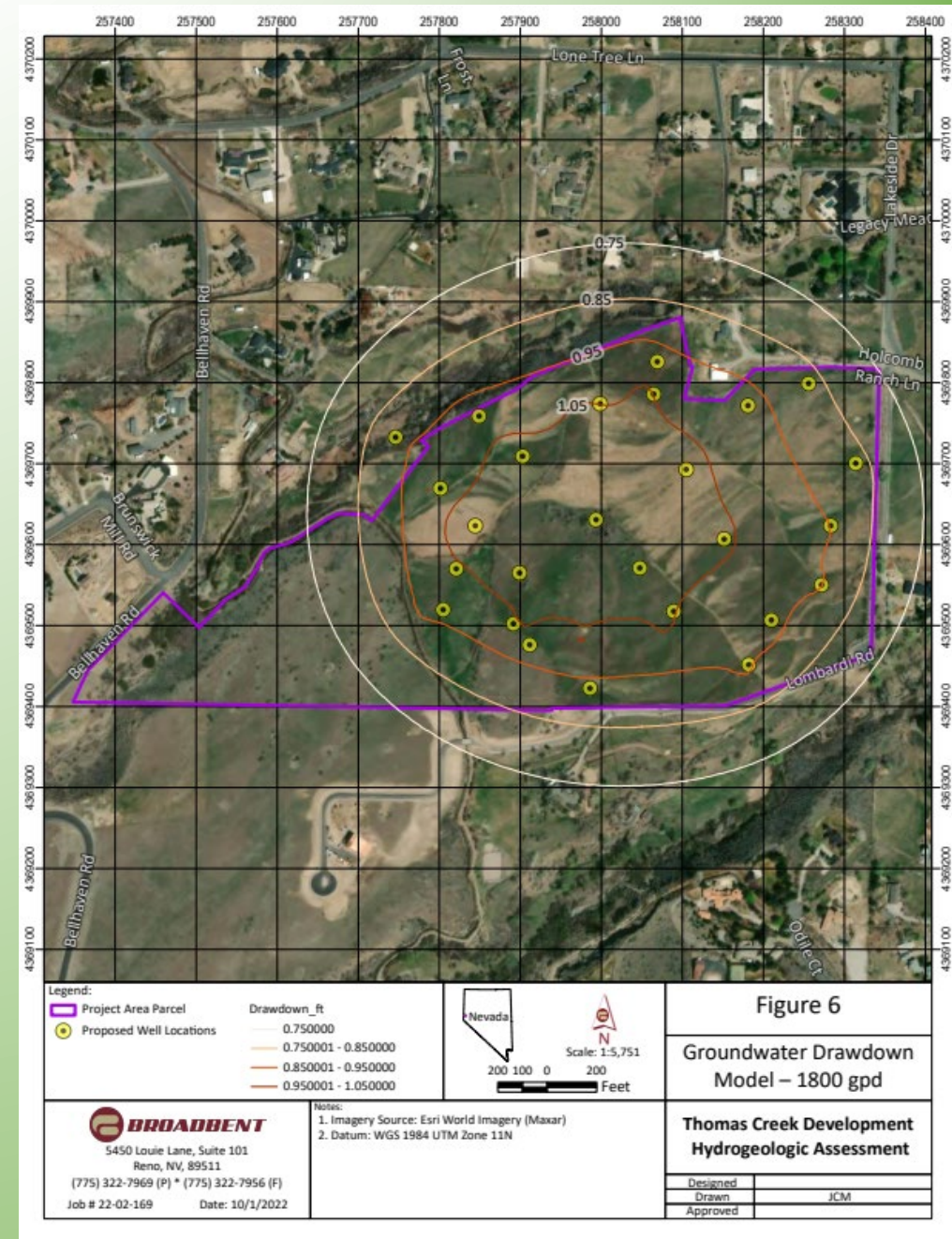
# Test Wells



# Modelled Aquifer Drawdown



414 gpd model



1800 gpd model

# Legal Findings (Tentative Map)

## Staff Review of findings are all in the affirmative

- (a) Plan Consistency - Consistent with Master Plan and any specific plan(s).
- (b) Design or Improvement. Consistent with Master Plan and any specific plan(s).
- (c) Type of Development. Site is physically suited for the type of development proposed.
- (d) Availability of Services. Subdivision meets the requirements of Article 702, Adequate Public Facilities Mgmt System.
- (e) Fish or Wildlife. No substantial impact to endangered plants, wildlife or habitat.
- (f) Public Health - Subdivision design or type is not likely to cause significant public health problems.
- (g) Easements - Improvements will not conflict with existing easements on property
- (h) Access - Necessary primary and secondary access is provided
- (i) Dedications - That any land or improvements to be dedicated to the County is consistent with the Master Plan.
- (j) Energy - The subdivision provides, as feasible, for future passive or natural heating or cooling opportunities

# Legal Findings (Special Use Permit for Limited Areas of Roadway Grading)

Staff Review of findings are all in the affirmative

- (a) Consistency - Consistent with Master Plan and and the Southwest Truckee Meadows Area Plan.
- (b) Improvements - That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided
- (c) Site Suitability - That the site is physically suitable for grading and for the intensity of such a development.
- (d) Issuance Not Detrimental - That issuance of the 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.
- (e) Effect on a Military Installation - Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

## The applicant believes that this project:

- Has proven that groundwater pumping will present minimal drawdown to the aquifer and will not be detrimental to neighboring properties/wells.
- Has abundant surface water to irrigate the proposed 24-lots and common area landscaping. Developer will use existing surface water rights for project irrigation.
- Traffic – Traffic impacts are minimal on area roads at 227 ADT and 18 and 24 AM and PM Peak trips, respectively.
- Project will provide an emergency access that benefits this project as well as the neighbors to the west.
- Per county requirements, stormwater detention will be required to address peak run-off from the impervious areas to meet pre-development rates.



## The applicant further believes that this project:

- Conforms with the existing master plan and zoning designations;
- Proposed lot sizes in conformance with County Code regulation
- Development pattern matches the surrounding existing development;
- Private streets present no burden to Washoe County for maintenance.
- Presents a high-quality custom home development with lot sizes appropriately sized and that are expected in this part of Southwest Reno

The applicant and development team believe that all of the legal findings can be made for this request.

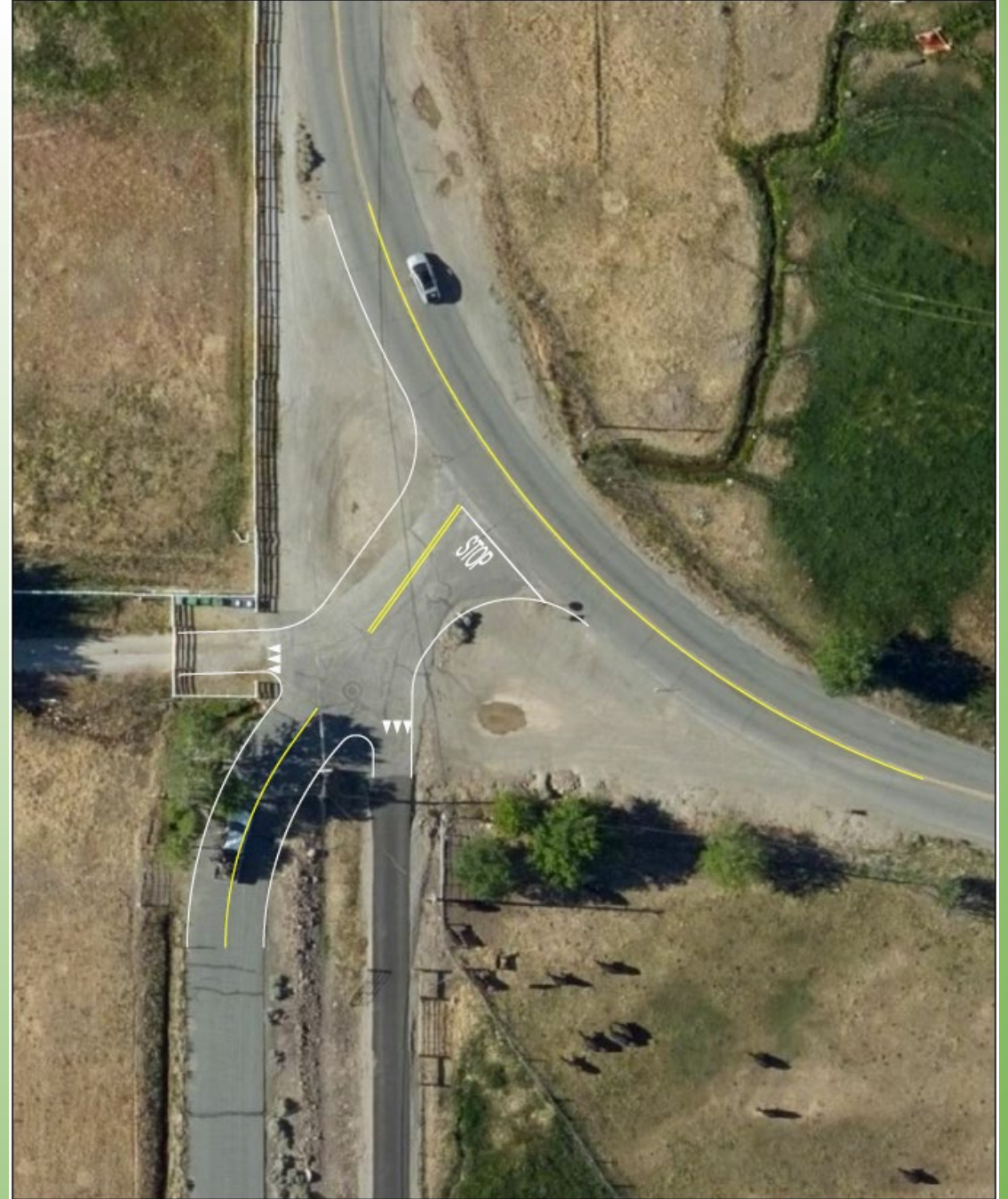
We agree with the staff review, analysis and recommendation for approval.

# Questions



Extra Slides for Questions, If Necessary

# Lakeside/Holcomb Intersection



# Goundwater Drawdown Test Results

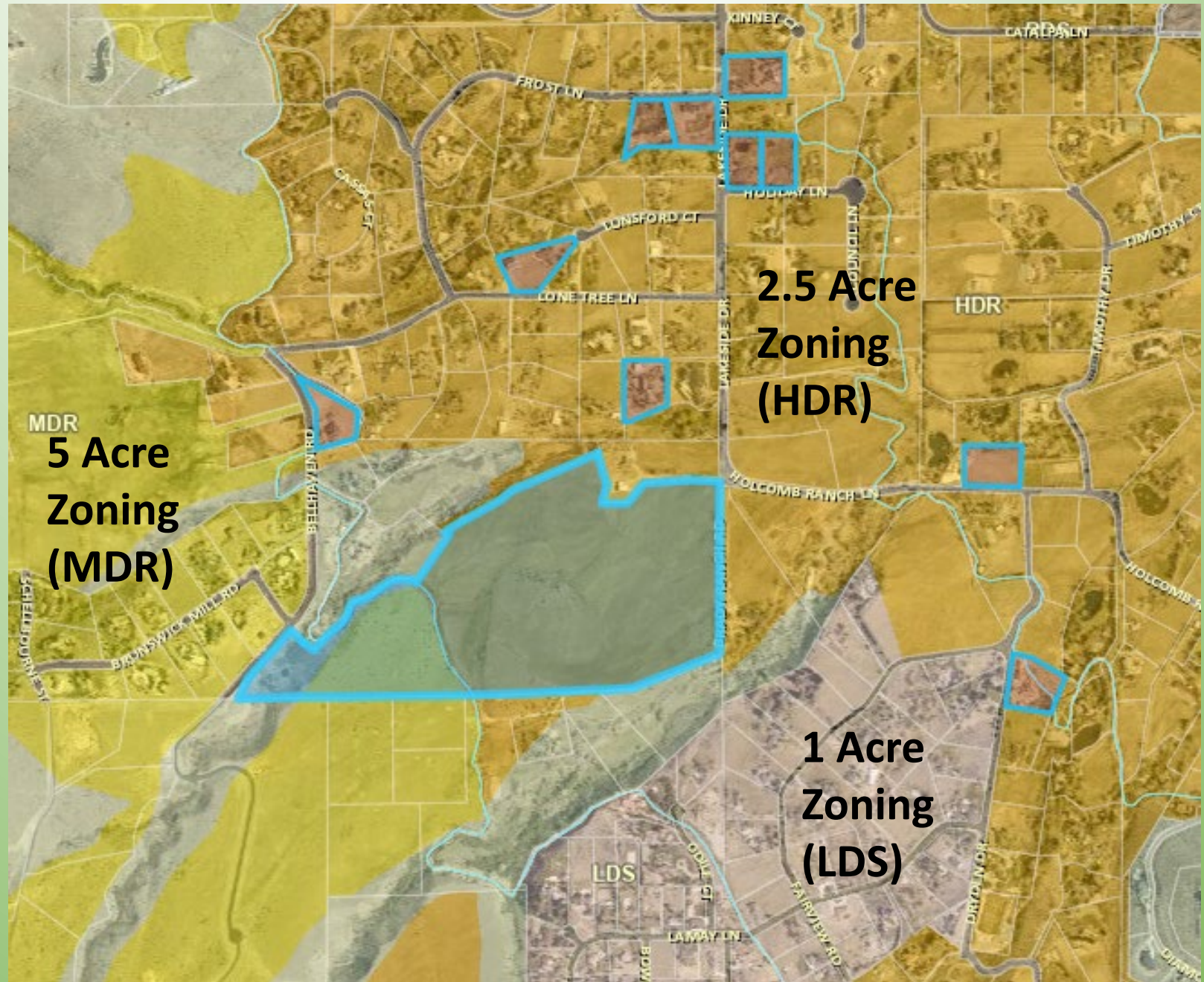
## 25 Wells Each Using 414 gallons per day

- 414 gpd per residence is equivalent to a continuous pumping rate of 0.287 gallons per minute per household or 7.2 gallons per minute for all 25 wells (24 proposed households plus one additional well for common area landscaping when steamboat ditch water is not available).
- The maximum drawdown of groundwater in the center of the proposed subdivision is 0.26 feet (3 inches).
- Near the edge of the subdivision, drawdown ranges from 0.18 to 0.20 feet (~2 inches).

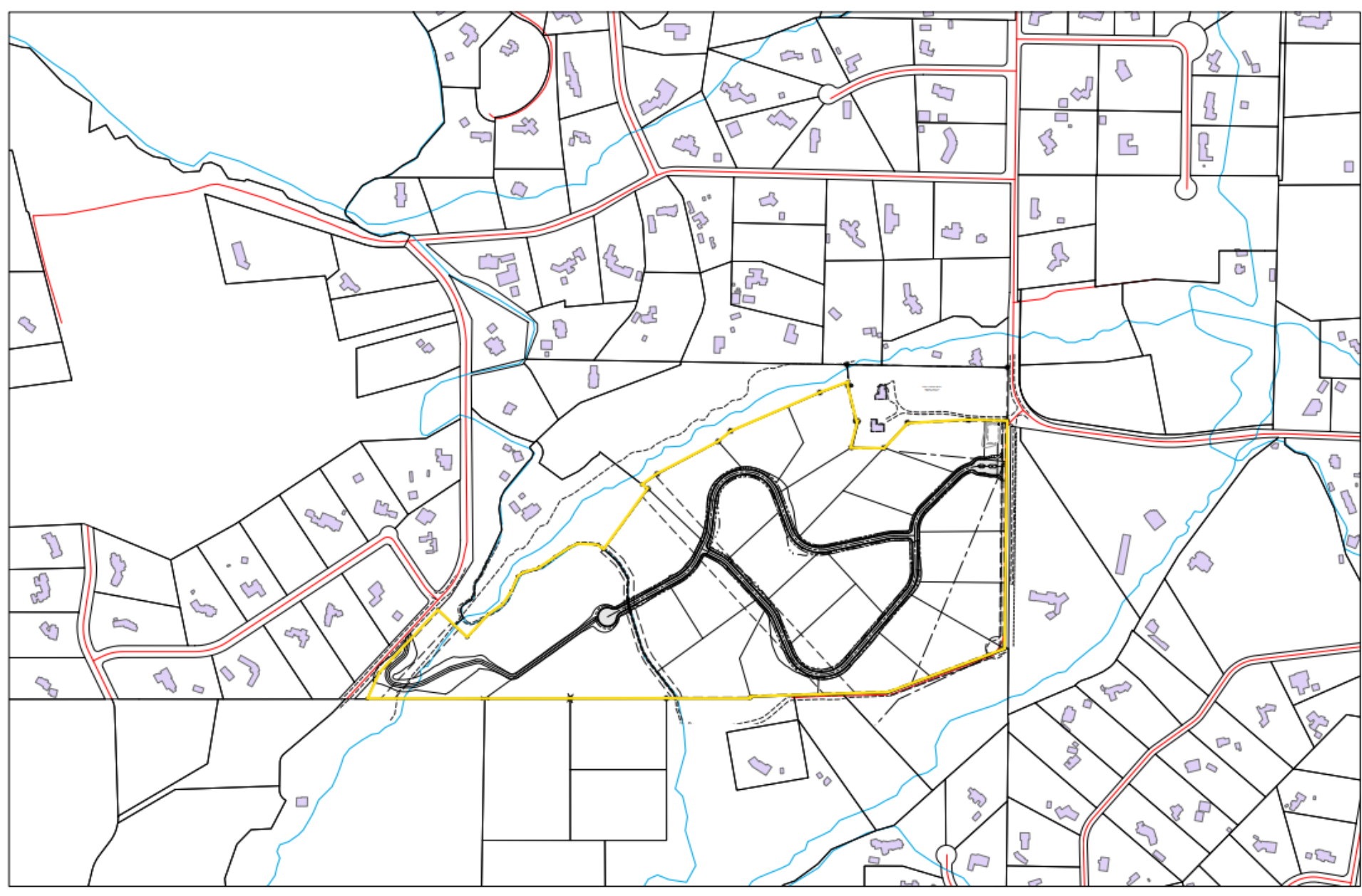
## 25 Wells Each Using 1,800 gallons per day

- 1,800 gpd per residence is equivalent to a continuous pumping rate of 1.25 gallons per minute per household or 31.3 gallons per minute for all 25 wells (24 proposed households plus one additional well for common area landscaping when steamboat ditch water is not available).
- The maximum drawdown of groundwater in the center of the proposed subdivision is 1.05 feet (12 inches).
- Near the edge of the subdivision, drawdown is approximately 0.85 feet (10 inches).

# Lot Sizes & Zoning Density

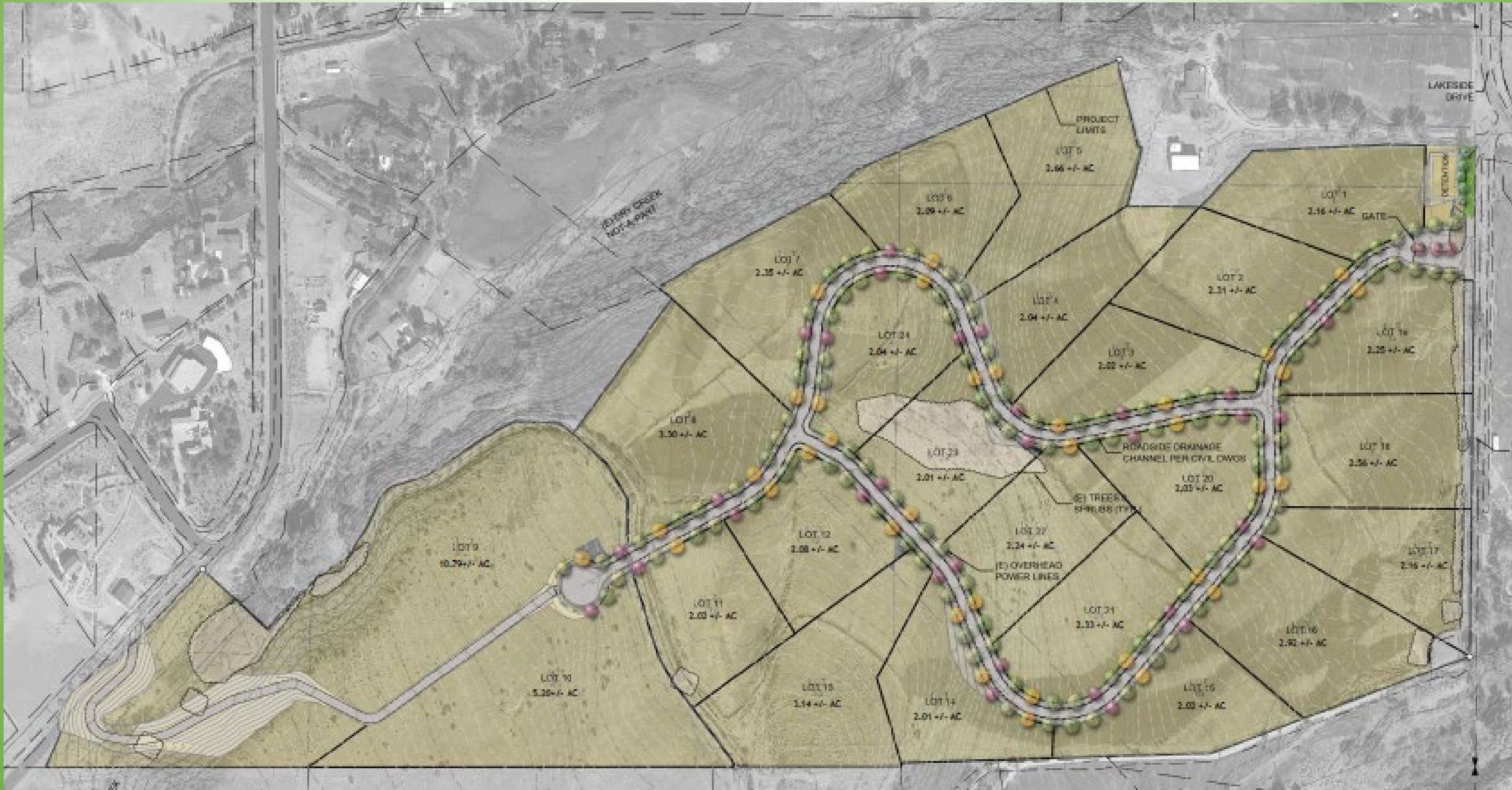


# Lot Sizes









# Development Statistics

Total Project Area:	72.8+/- AC
Maximum Dwelling Units Allowed:	25 Residential Lots
Total Custom Lots Proposed:	24 Residential Lots

## Areas of Use

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

## Lot Sizes


Minimum Lot Size:	2.01+/- AC
Maximum Lot Size:	10.79+/- AC
Average Lot Size:	2.78+/- AC


## Setbacks (Following HDR & MDR Standards)

Front Yard	30 feet	Same Setbacks as neighboring properties
Side Yard	15 feet	
Rear Yard	30 feet	

# Primary and Secondary Access

Primary Access will be served to the east 

Secondary/Emergency access will be served to the west 

Existing single access in adjacent neighborhood 



# County Code (Article 406)

## Lot Size Regulations

Part Two: Lot Size										
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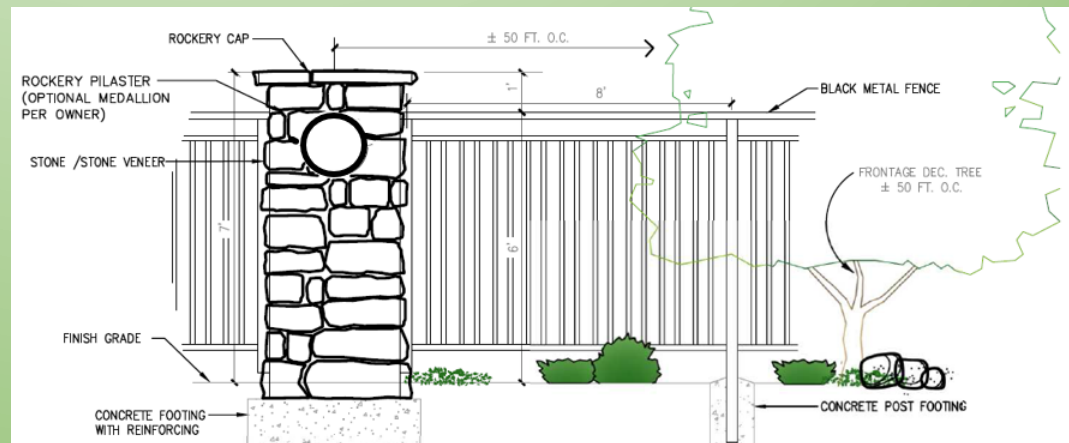
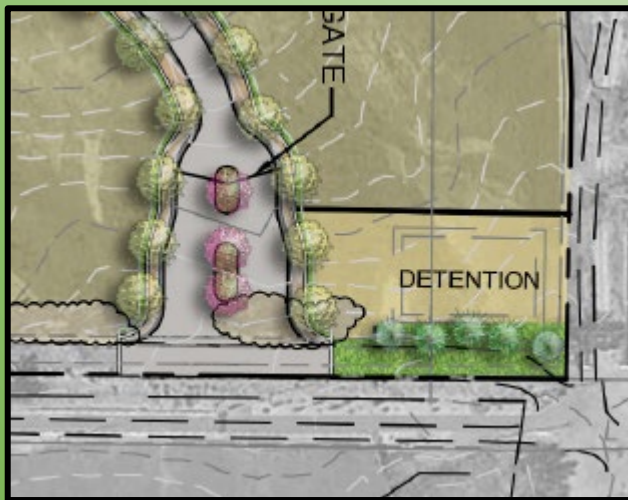
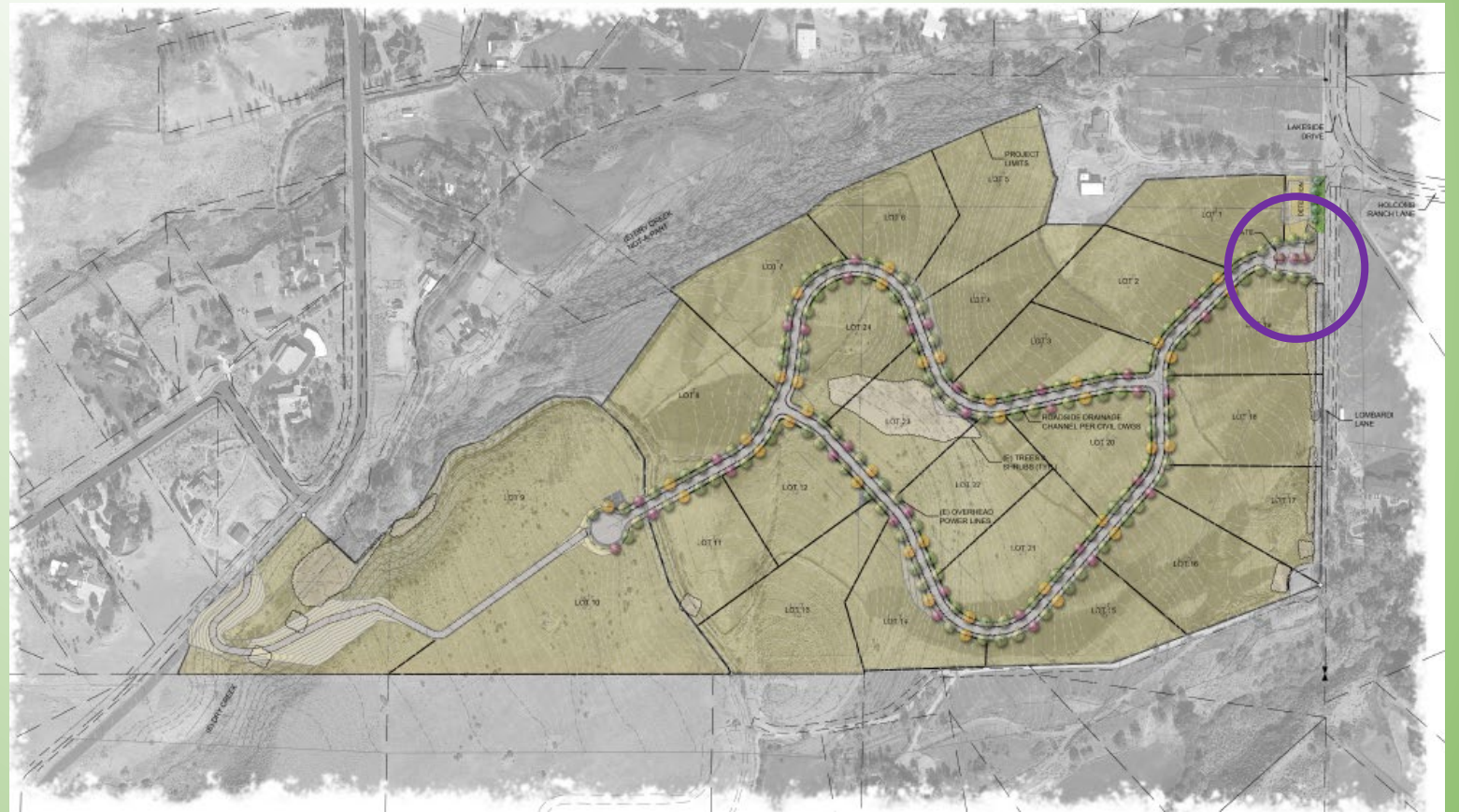
Part Two: Lot Size (continued)										
	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
					10	n/a	n/a	n/a	40ac	40ac
					100	100	n/a	n/a	660	660

Part Two: Lot Size			
	LDR	MDR	HDR
Minimum Lot Area (1,000's of sq. ft. unless otherwise indicated)	8ac	4ac	2ac
Minimum Lot Width (feet)	250	200	150

square feet with two (2) attached single-family dwelling units  
 square feet with four (4) multi-family units  
 square feet with eight (8) multi-family units

# Fencing and Gated Entry

Fencing with Stone Columns and open metal sections between is proposed at entry approximately 250 feet south of Lakeside/Holcomb intersection



# Existing Site Conditions



*Panoramic photo taken from the intersection of Lakeside Drive and Holcomb Ranch Road at the northeastern corner of the site with a view to the south and west.*

*Panoramic photo taken from the southeast corner of the site with views toward the west and north.*



# 8900 LAKESIDE DR

## CUSTOM LOT SUBDIVISION

### TENATIVE MAP

#### OVERALL SITE

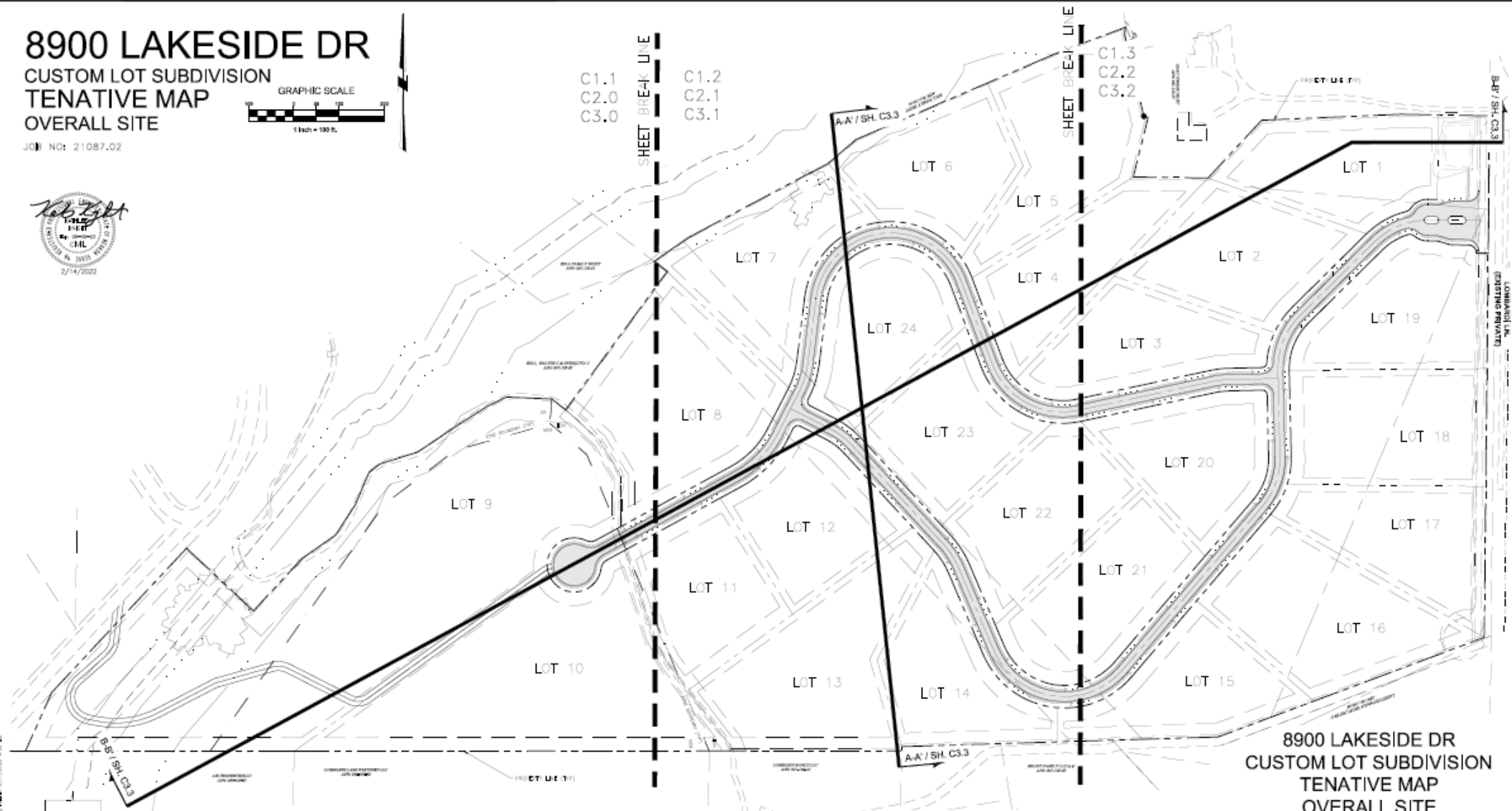
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C2.0  
C3.0

C1.2  
C2.1  
C3.1

C1.3  
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C3.2



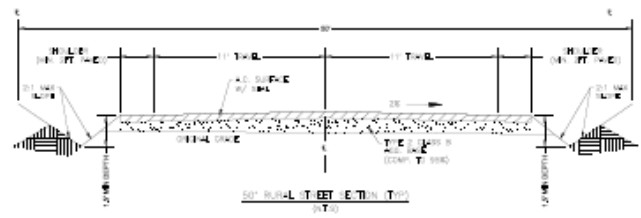
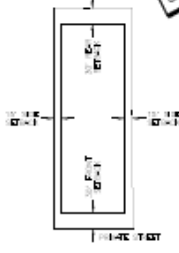
### 8900 LAKESIDE DR CUSTOM LOT SUBDIVISION TENATIVE MAP OVERALL SITE

RENO NEVADA

**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-858-1180 MAIN • 775-858-1180 FAX • CFA@CFA.COM

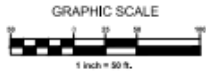
JOB NO: 21087.02 DATE: 12-08-21

LAND USE TABLE	
NET TOTAL LT	24 LT.
GROSS AREA	72.0 AC.
LT AREA	66.74 AC.
STREET FRONTAGE AREA	6.00 AC.
GROSS FRONT.	2,340.00 FT.
NET FRONTAGE	2,238 AC.
NET LT AREA	10.79 AC.
NET LT LT AREA	2.01 AC.



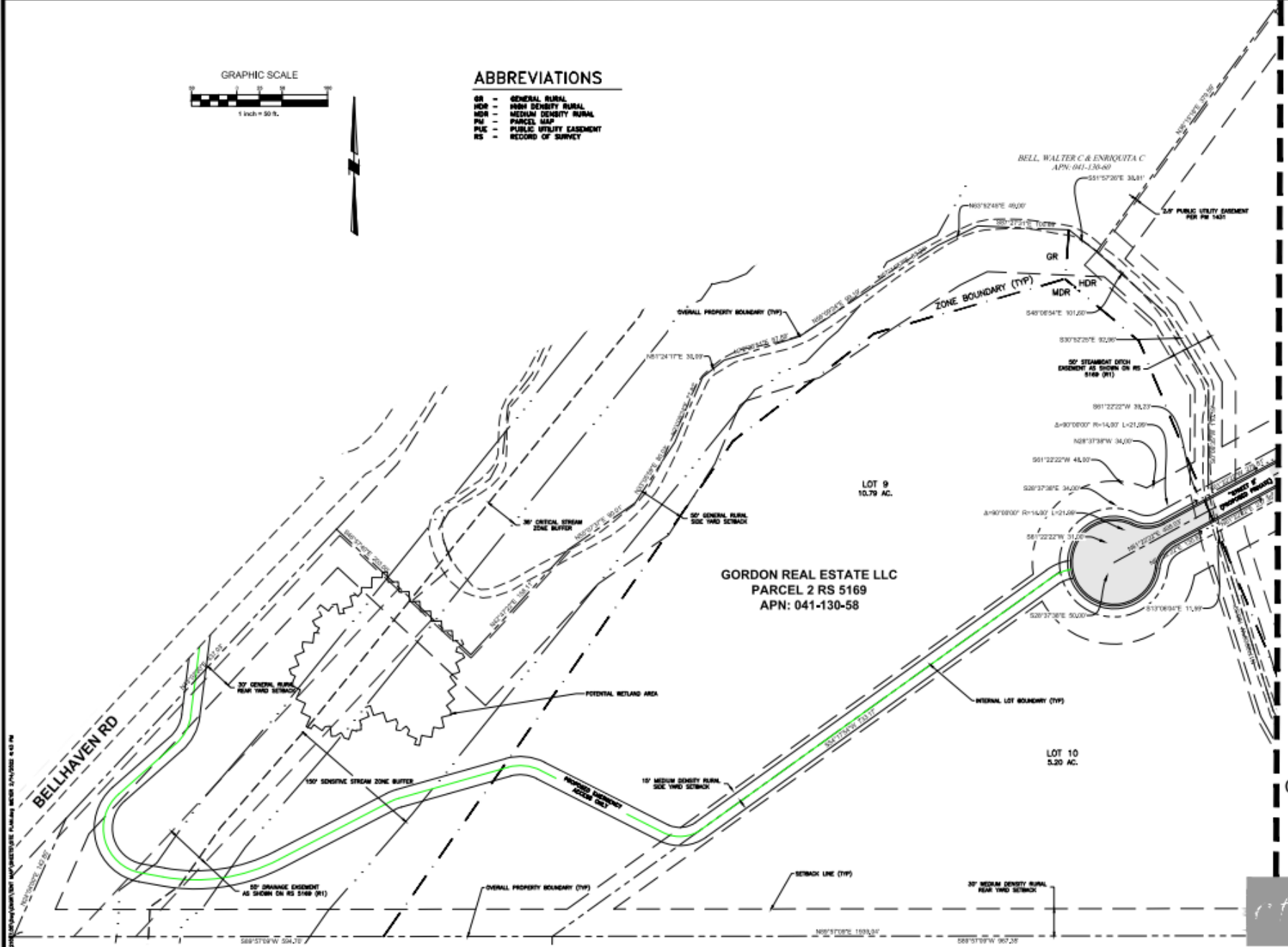
8900 LAKESIDE DR  
 CUSTOM LOT SUBDIVISION  
 TENATIVE MAP  
 OVERALL SITE  
 JOB NO: 21087.02  
 DATE: 12-08-21  
 SHEET C1.0 OF 12





**ABBREVIATIONS**

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



SHEET C1.2



8900 LAKESIDE DR  
 CUSTOM LOT SUBDIVISION  
 TENTATIVE MAP  
 SITE PLAN

RENO NEVADA



JOB NO: 21087.02 DATE: 12-08-21

LOT 5  
2.86 AC.

SHEET C2.2

LOT 4  
2.09 AC.

LOT 22  
2.24 AC.

LOT 6  
2.09 AC.

LOT 23  
2.01 AC.

LOT 14  
2.02 AC.

LOT 24  
2.04 AC.

BELEFRANCHE, INC. TRACT  
APN: 061-100-101

BRADY FAMILY LLC et al  
APN: 061-100-000

LOT 7  
2.35 AC.

TYPE 1 SANITARY SEWER MANHOLE (TYPICAL)

120' TRANSMISSION POWERLINE  
EASEMENT PER DOC NO. 3288

LOT 12  
2.08 AC.

LOT 13  
3.14 AC.

LOMBARDI RANCH LLC  
APN: 061-100-100

LOT 11  
2.02 AC.

LOT 8  
3.30 AC.

SHEET C2.0



8900 LAKESIDE DR  
CUSTOM LOT SUBDIVISION  
TENATIVE MAP  
UTILITY PLAN

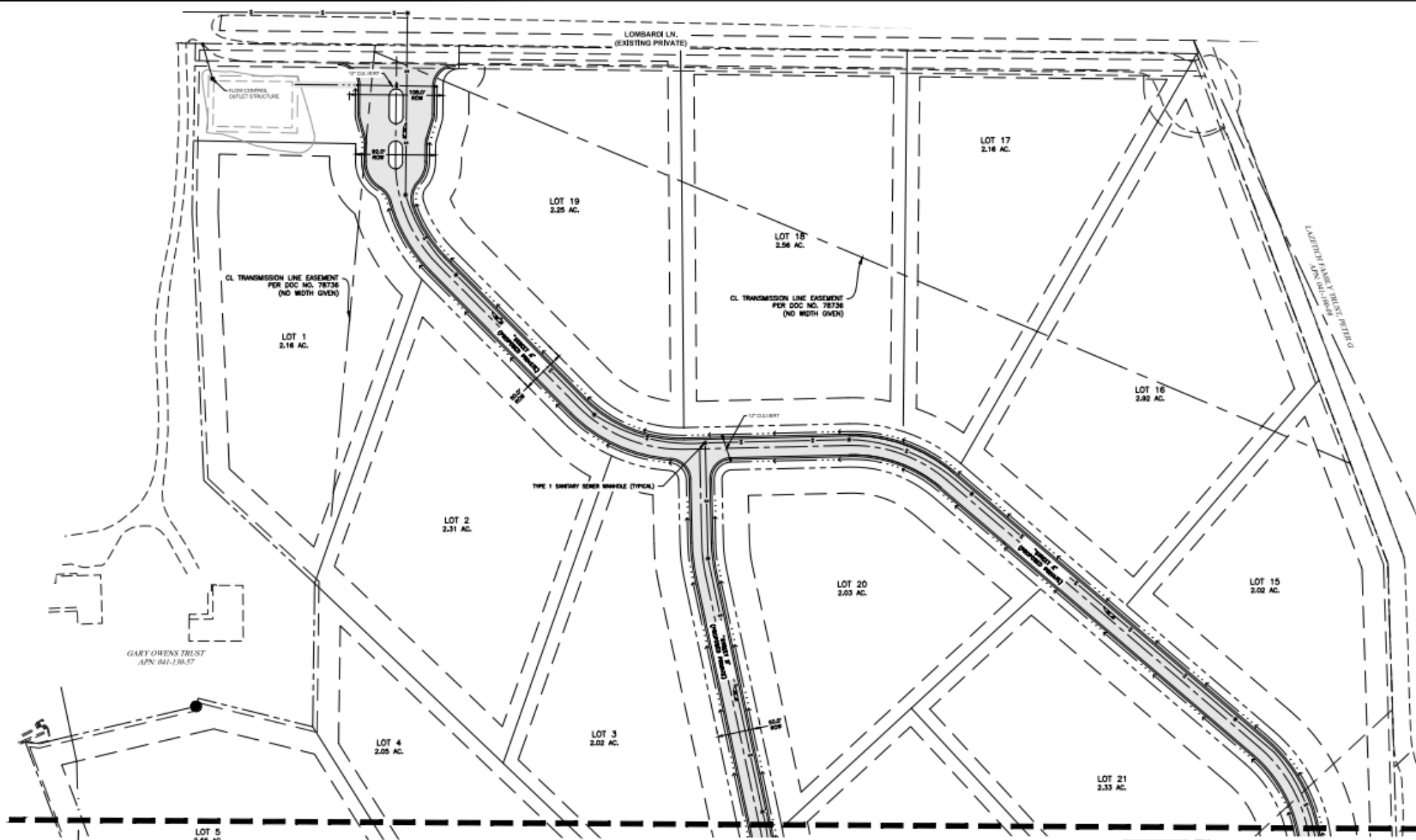


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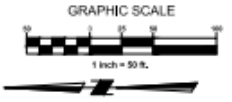
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8900 LAKESIDE DR  
 CUSTOM LOT SUBDIVISION  
 TENTATIVE MAP  
 UTILITY PLAN



JOB NO: 21087.02 DATE: 12-08-21

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SHEET C2.2 OF 12

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**GRADING NOTES**

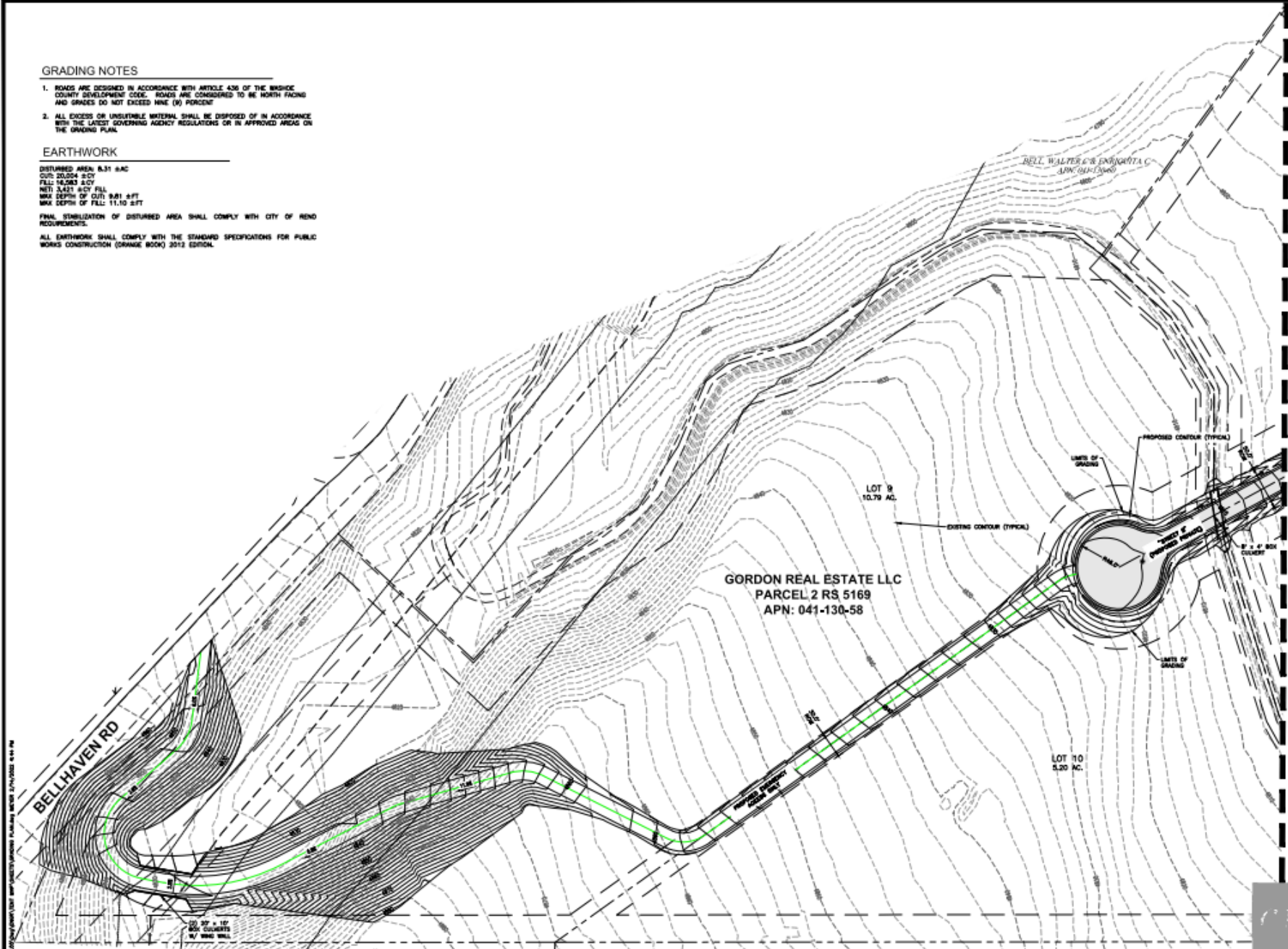
1. ROADS ARE DESIGNED IN ACCORDANCE WITH ARTICLE 436 OF THE WASHOE COUNTY DEVELOPMENT CODE. ROADS ARE CONSIDERED TO BE NORTH FACING AND GRADES DO NOT EXCEED NINE (9) PERCENT.
2. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNING AGENCY REGULATIONS OR IN APPROVED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

**EARTHWORK**

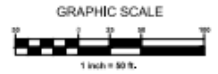
DISTURBED AREA: 6.31 AC  
CUT: 20,004 CY  
FILL: 14,583 CY  
NET: 5,421 CY FILL  
MAX DEPTH OF CUT: 9.81 ± FT  
MAX DEPTH OF FILL: 11.10 ± FT

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

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



SHEET C1.2



8900 LAKESIDE DR  
CUSTOM LOT SUBDIVISION  
TENTATIVE MAP  
GRADING PLAN

RENO NEVADA



JOB NO: 21087.02 DATE: 12-08-21

LOT 5  
2.96 AC.

LOT 4  
2.09 AC.

LOT 22  
2.24 AC.

LOT 6  
2.09 AC.

LOT 23  
2.01 AC.

LOT 14  
2.02 AC.

LOT 24  
2.04 AC.

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

LOT 7  
2.35 AC.

LOT 12  
2.08 AC.

LOT 13  
3.14 AC.

LOT 8  
3.30 AC.

LOT 11  
2.02 AC.

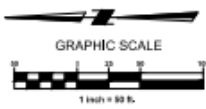
SHEET C1.1

8900 LAKESIDE DR  
CUSTOM LOT SUBDIVISION  
TENATIVE MAP  
GRADING PLAN



GFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
7000 S. UNIVERSITY BLVD., SUITE 100  
RENO, NV 89511

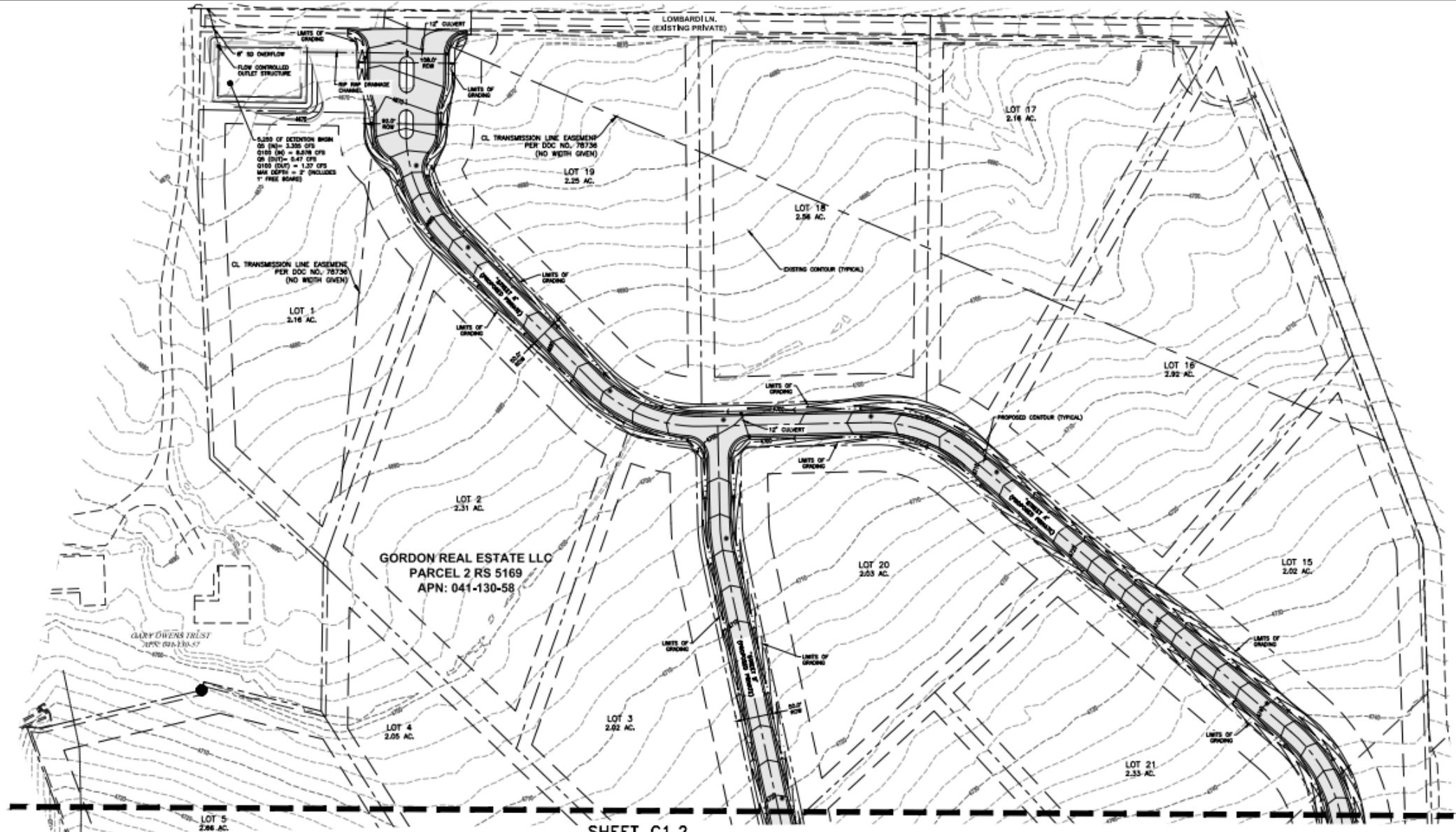
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RENO NEVADA

SHEET C3.1 OF 12

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SHEET C1.2



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



JOB NO: 21087.02 DATE: 12-08-21

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