



Planning Commission Staff Report

Meeting Date: September 6, 2016

Subject: Tentative Subdivision Map Case Number: TM16-007
Applicant(s): Spanish Springs Associates, L.P.
Agenda Item Number: 8A
Project Summary: 610-lot common open space subdivision
Recommendation: Approval with Conditions
Prepared by: Trevor Lloyd, Senior Planner
Planning and Development Division
Washoe County Community Services Department
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Description

Tentative Map Case Number TM16-007 (Harris Ranch) – Hearing, discussion, and possible action to approve the merger and re-subdivision of three lots into a 610 lot, single family detached, common open space subdivision on three parcels totaling ±610.34 acres. Lots will range in size from 10,000 square feet (.23 acres) to 50,855 square feet (1.17 acres) with lot sizes averaging approximately 14,866 square feet (.34 acres). The applicant is further requesting that the required yard setbacks be reduced from the required Low Density Suburban regulatory zone setbacks to the Medium Density Suburban regulatory zone setbacks of 20 feet front yard, 20 feet rear yard, and 8 foot side yard.

- Applicant/Owner: Spanish Springs Associates, L.P.
- Location: Southeast of Pyramid Highway and Alamosa Drive in Spanish Springs
- Assessor's Parcel Numbers: 534-600-01; 534-600-02 and 076-290-44
- Parcel Size: 610.34
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 408 Common Open Space Developments and Article 608 Tentative Subdivision Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 11 & 13, T21N, R20E, MDM, Washoe County, NV

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Tentative Subdivision Map

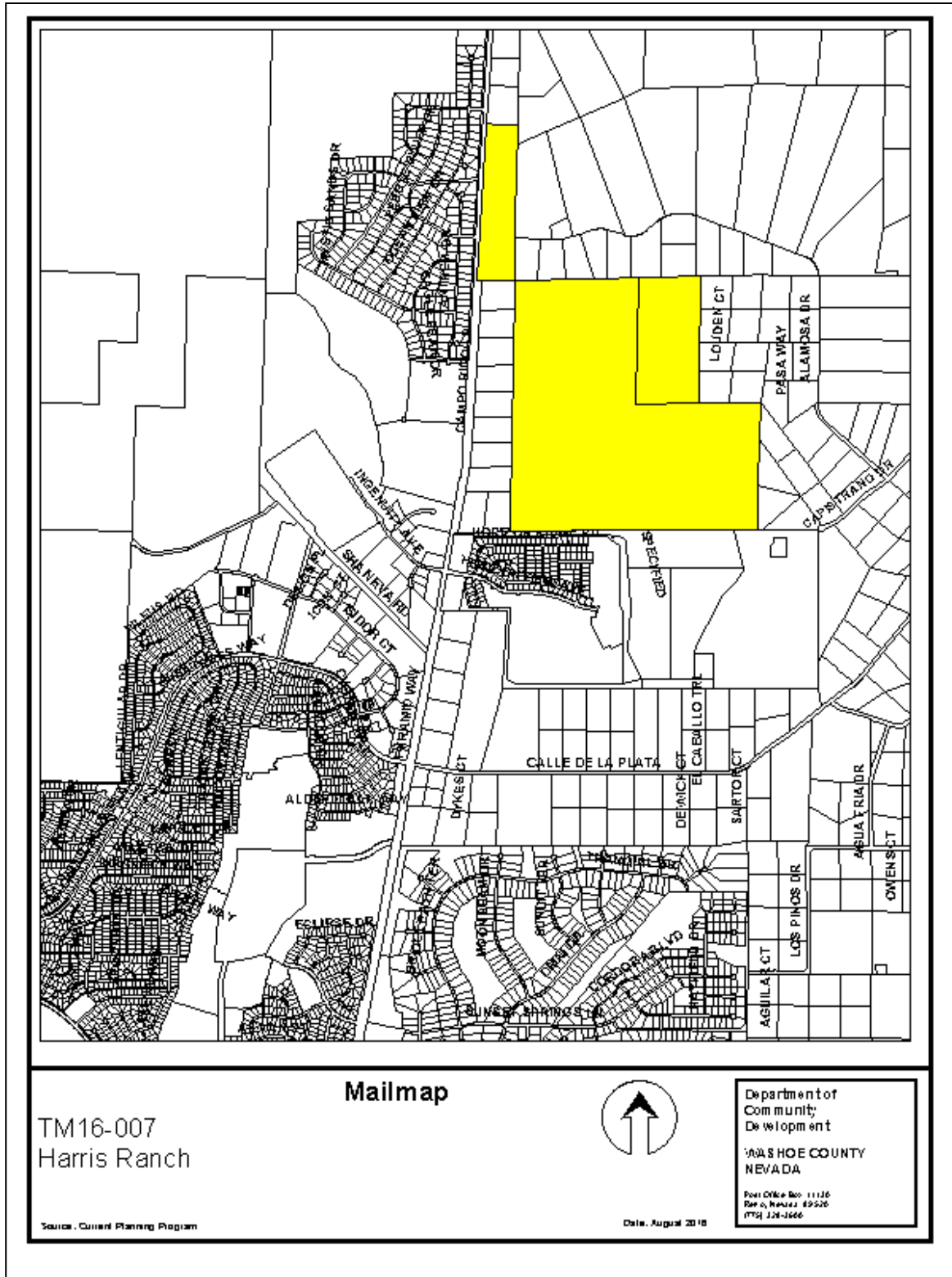
The purpose of a Tentative Subdivision Map is:

- To allow the creation of saleable lots;
- To implement the Washoe County Master Plan, including the Area Plans, and any specific plans adopted by the County;
- To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land; and;
- To safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any subdivision platted in the unincorporated area of Washoe County.

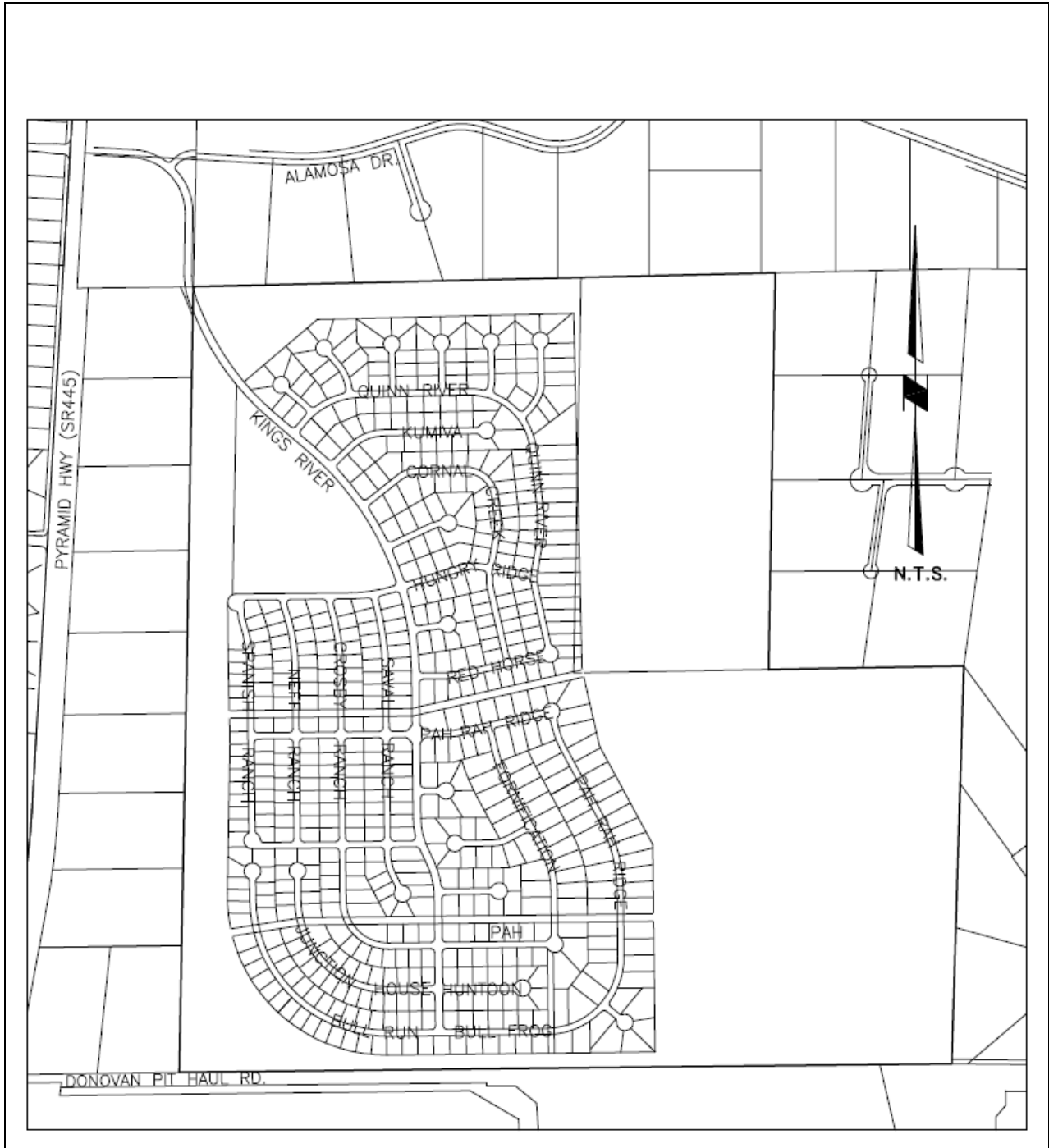
If the Planning Commission grants an approval of the Tentative Subdivision Map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project.

The Conditions of Approval for Tentative Subdivision Map Case Number TM16-007 are attached to this staff report and will be included with the Action Order if the application is approved by the Planning Commission.



Vicinity Map



Site Plan

Project Evaluation

The applicants are proposing to develop a 610 lot common open space subdivision on 610 acres of land on property that has a regulatory zone of low density suburban (LDS). The LDS regulatory zone was established on this property in 2004 and has a residential density of one dwelling unit per acre. A tentative map was previously approved on a portion of this property that allowed for the development of a 262 lot subdivision. That development has since expired and the applicants are looking to establish a new subdivision over a larger area.

Lots will range in size from 10,000 square feet (.23 acres) to 50,855 square feet (1.17 acres) with lot sizes averaging approximately 14,866 square feet (.34 acres). The lot sizes are considerably smaller than the lots to the immediate west, north and east of the subject site, but they will be consistent with the lots to the immediate south within the Donovan Ranch subdivision.

The Character Statement of the Spanish Springs Area Plan describes the existing and desired land use pattern in the Spanish Springs planning area as distinct suburban core concentrated along Pyramid Highway that includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre. These suburban land uses are located predominately, but not exclusively, on the west side of Pyramid Highway. Outside the suburban core, a transition to a more rural character occurs. This transition occurs most rapidly in the west as elevation increases along the western slopes of the Spanish Springs Valley. To the north and east, the transition to rural stretches out into the valley and includes lower density, suburban residential opportunities (one- to five-acre parcels).

The development will utilize the common open space development option available in Article 408, *Common Open Space Developments*, to cluster the lots toward the western portion of the property while retaining approximately 358 acres in common open space. A portion of the common open space will be dedicated lands for a future school, park and trails. The development will include a significant buffer from adjacent properties including a 100 foot buffer from the property line to the south, between 266 to 300 foot buffer from the property line to the west, 240 foot buffer from the property line to the north and over 1,000 foot buffer from the property line to the east.

Washoe County Schools

Washoe County schools in Spanish Springs are currently over-crowded and the proposed development will further impact the existing schools. The proposed development is expected to generate 169 elementary school students, 39 middle school students and 83 high school students and is currently zoned for Alice Taylor Elementary School, Shaw Middle School and Spanish Spring High School. According to the Washoe County School District (WCSD), Alice Taylor Elementary School is operating at 111 percent of base capacity, Shaw Middle School is operating at 95 percent of base capacity and Spanish Springs High School is operating at 107 percent of base capacity. Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year round schedule when their enrollment reaches 120 percent of capacity and most middle and high schools will be converted to a double session calendar when enrollment exceeds 120 percent of capacity. Also, assignments to the closest schools with available capacity may be implemented for students in this development. Washoe County School District has requested a condition requiring that a disclosure shall be made by the developer to each homebuyer/renter on their closing/rental documents that K-12 students in this

subdivision may be assigned to the nearest WCSD schools with available capacity in the event that the currently zoned schools cannot accommodate additional students. The applicants are proposing to set aside 21 acres of property for the possible future construction of a Washoe County school site and a Washoe County park site.

Recreational Amenities

Recreational amenities will be minimal. The applicants are not proposing the construction of any recreational improvements other than sidewalks which are required by Code. The applicants are offering to grant easements for public trails and dedicate land for a public park and several hundred acres of land will remain vacant as common open space. Additionally, the applicants are required to construct an all-weather access road with several connection roads along the southern boundary adjacent to the Donovan Ranch subdivision/aggregate pit that can be used as pedestrian access to the regional trail system. Washoe County shall condition the recordation of a public pedestrian access easement around the perimeter of the subdivision. Also, the applicants have offered to set aside a large area near the entrance to the development for a future Washoe County park. However, Washoe County cannot condition the construction of this park or the perimeter trail and the County does not have available funds at this time to construct and maintain any future park. The nearest existing Washoe County park site is located approximately 3 miles from this property at the Gator Swamp park adjacent to Alice Taylor Elementary School. Staff has proposed a condition that a disclosure be made by the developer to each homebuyer on their closing documents that a park site and perimeter pedestrian trail easement have been offered to Washoe County but the developer is not responsible for constructing the improvements and there are no guarantees that either will be constructed.

Traffic

The primary access to the project site is Pyramid Highway which transitions from a 4-lane highway to a 2-lane highway north of Sunset Springs Drive. The speed limit transitions from 55 miles per hour to 65 miles per hour north of Calle De La Plata. According to the Traffic Analysis prepared by Solaegui Engineers, the proposed development involving the 610 single-family dwelling units will generate approximately 5,544 average daily trips (ADT) with 437 trips occurring during the AM peak hour and 535 trips occurring during the PM peak hour. Their analysis provides the following recommendations:

1. The Pyramid Highway/Landmark Drive-Alamosa Drive intersection continue to operate as a full movement intersection with stop sign control at the east and west approaches;
2. The east approach include one left turn lane with 275 feet of storage length and one shared through right turn lane;
3. The south approach shall be improved to include an exclusive right turn lane with 545 feet of deceleration length;
4. The northeast corner shall be improved to include a 150 foot taper to accommodate the westbound to northbound right turn lane; and,
5. The entire segment of Alamosa Drive from Pyramid Highway to its terminus within the project site and the entire segment of the street located just south of the school site each be constructed per Washoe County collector street standards and the remaining on-site streets shall be constructed per Washoe County local street standards.

The proposed application and traffic analysis were reviewed by the Nevada Department of Transportation (NDOT) and the Washoe County Traffic Engineer. NDOT indicated that based

on their initial review of this intersection based on the submitted traffic study, the generated vehicle trips do not warrant a traffic signal. However, it is recommended and conditioned by Washoe County staff and supported by NDOT that the applicant should design and construct a high "T" intersection at the intersection of Alamosa and Pyramid Highway. NDOT will also require an occupancy permit for any work conducted within the NDOT right of way. NDOT also recommends the installation of lighting enhancements at the intersection of Alamosa and Pyramid Highway to improve visibility of motor vehicles, bicycles and pedestrians.

The internal streets proposed throughout the subdivision are generally long and straight. As a result, Washoe County staff shall require the installation of traffic calming measures to the satisfaction of the Washoe County Engineer along the following proposed streets: Kings River, Pah Rah Ridge, Quinn River, Saval Ranch, W. Crosby Ranch, Neff Ranch, N. Spanish Ranch and Bull Run Court.

Grading and Drainage

The anticipated grading necessary to support the project involves the disturbance of approximately 785,000 cubic yards of earthen material over several hundred acres. There is not importing or exporting of dirt anticipated as it is expected that the grading of the dirt will be balanced on site. The maximum allowable steepness for cut and fill slopes within the development are a 3:1 slope.

The final design of the drainage system will need to address ongoing concerns with the discharge of the detention basins along the western boundary. It is essential that the discharge must produce no significant adverse impacts to the downhill property. The final drainage design must demonstrate that the development has mitigated any increase in runoff and that runoff discharge onto offsite properties is substantially the same manner and location of existing runoff. As these factors are Code requirements, no additional conditions of approval are recommended.

Special Setbacks

The proposed subdivision will include lots ranging in size from 10,000 to 50,855 square feet. The average lot size of 14,866 square feet is consistent with the Medium Density Suburban (MDS) regulatory zone sized lots, for this reason the applicants are asking to reduce the yard setbacks to match the required setbacks of the MDS regulatory zone of 20 feet front yard, 20 feet rear yard, and 8 foot side yard. Staff supports the proposed setback reduction because the MDS setbacks are more appropriate for the small lot sizes as proposed for this development.

Site Characteristics

The property is vacant with gentle to moderate slopes throughout the property. The steeper portions of the property will remain vacant/undeveloped. According to the Spanish Springs Development Suitability map, there are no development constraints on the property. The property is surrounded by Low Density Suburban (LDS) and Low Density Rural (LDR) regulatory zones to the west, General Rural (GR) regulatory zones to the north and east, and LDS and GR regulatory zones to the south. The elevation of the site at the western edge is approximately 4560 feet, and the elevation at the highest point, near the eastern edge is approximately 4970 feet.

Fire Protection

Fire protection services will be provided by the Truckee Meadows Fire Protection District (TMFPD). Their nearest station is located approximately 4 miles to the south on La Posada Drive. All developments on the property shall comply with Washoe County Code Chapter 60. Additionally, open space and drainage shall be maintained in accordance with the vegetation management plan of Washoe County Code Chapter 60.

Water and Sewer

The Truckee Meadows Water Authority (TMWA) shall be the water service provider and is agreeable to supplying water to this project subject to certain conditions being met including the annexation of this property into the TMWA service area. In 2015, the Truckee Meadows Water Authority (TMWA) prepared a discovery for the subject site; the findings were based on 750 units (not the 610 units as proposed). Based on TMWA's conceptual water service plan, the estimated maximum daily demand is approximately 740 gallons per minute. The estimated water demand for the proposed 610 lot subdivision is approximately 274.5 acre feet and the maximum daily demand would be approximately 601.87 gallons per minute. This estimated water demand does not include water for common area irrigation which will be minimal.

Sewer service will be provided by Washoe County and treatment will be at the Truckee Meadows Water Reclamation Facility. The subdivision will be served by a gravity sewer system that drains to the existing Pebble Creek-North Spanish Springs Lift Station located west of the subdivision. According to the feasibility report provided with the application, the lift station has adequate capacity to serve the additional homes as it was sized for the full build-out of the northern portion of the Spanish Springs Area Plan. Washoe County prepared a discover study for the proposed project and concluded that it can provide sewer service to the proposed project and sufficient existing line capacity should be in place and no improvements will be required by Washoe County to the collection system or Pebble Creek Lift Station.

Landscaping

Proposed landscaping will be minimal. There is no required landscaping for this development. There are a scattering of existing trees on the property and the applicant has indicated that approximately 4 trees will be removed during the grading required for this project.

Neighborhood Meeting

The Spanish Springs Citizen Advisory Board (SSCAB) did not schedule a meeting during the application review period for the Harris Ranch Tentative Map. However, the applicants scheduled a neighborhood meeting and met with a large number neighboring residents on August 4, 2016 at Spanish Springs Elementary School. Most of the discussion focused on traffic concerns, especially involving safety concerns for traffic entering and exiting onto Pyramid Highway from Alamosa. Many expressed a desire to see a traffic signal at Alamosa and Pyramid, and there were questions regarding the proposed single primary access and how current truck traffic from the business park creates problems for residential traffic. Many residents expressed a desire to have a representative from NDOT available at the Planning Commission meeting in September. Concerns were also raised regarding setbacks, fire services, home sizes and home prices, size of lots, lighting, grading and air quality and other concerns related to growth in the Spanish Springs valley. A more complete list of questions/concerns and the applicant's responses are provided as Exhibit J.

Spanish Springs Area Plan

The following policies of the Spanish Springs Area Plan, a part of the Washoe County Master Plan, are relevant to the proposed tentative subdivision map.

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

SS.1.7 Tentative subdivision maps will not be approved for any development until the impacts of that development have been included in any applicable water resources facilities plan.

Staff Response: At the time this policy was written, Washoe County was the water surveyor for developments in Washoe County. Now that TMWA has taken over this responsibility, per Section 110.422.15 of the Washoe County Code, Washoe County no longer prepares such water resources facilities plans.

Goal Three: The regional and local transportation system in the Spanish Springs planning area will be a safe, efficient, multi-modal system providing significant connections to the greater region, and access to commercial services, public lands and employment opportunities in the community. The system will contribute to the preservation and implementation of the co Spanish Springs Vision and Character Statement.

SS.3.5 Washoe County will be an advocate for restricted access to Pyramid Highway pursuant to the provision of the Pyramid Highway Corridor Management Plan.

Staff Response: The proposed development will utilize an existing access onto Pyramid Highway. No new access points will be added to the Highway.

Goal Four: Maintain open vistas of the surrounding ridges a mountain ranges, and minimize the visual impact of hillside development.

SS.4.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the Suburban Character Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit or in consideration of any conditions including underground placement which may be placed upon an approval, the Planning Commission will utilize the best available information including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal.

Staff Response: All utility lines required to support the development will be placed underground.

SS.4.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.

Staff Response: The development will avoid any grading on the steeper slopes and retain grading and development on the more gradual sloped areas.

SS.4.3 The grading design standards referred to in Policy SS.4.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Staff Response: Cut and fill slopes shall not exceed 3:1 slopes.

Goal Six: Public and private of cultural and historic resources in the community.

SS.6.2 Washoe County will cooperate and participate with state and federal agencies in the planning and conservation activities of those agencies related to cultural and historic resources.

Staff Response: The application was submitted to the State Historic Preservation Office to coordinate their efforts to conserve potential cultural and historic resources.

Goal Seven: The Spanish Springs planning area will contain an extensive system of parks and trails that provides the community and the region with a broad range of recreational opportunities; provides connections between major developments, recreational facilities, the Regional Trail System, public lands and schools; and contributes to the preservation and implementation of the community character.

SS.7.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical stewardships warrant consideration of a more limited use.

Staff Response: Staff has proposed conditions that the applicant record an access easement to support equestrian, pedestrian and off-road bicycles.

SS.7.4 As new residential and commercial properties develop in the Spanish Springs Valley, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.

Staff Response: Plans were reviewed by the Washoe County Parks staff to ensure that there were connections to regional trail connections.

SS.7.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Spanish Springs planning area or connect existing trails.

Staff Response: The plans provide for the dedication of property and/or easements to link access to existing trails.

SS.7.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of community park per

1,000 residents. When warranted, the Washoe County Department of Parks and Recreation will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.

Staff Response: The applicants have offered to set aside 21 acres for the dedication of a community park (and Washoe County school site).

Goal Eight: The Spanish Springs planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards, and the vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.

SS.8.2 Development in the Spanish Springs area will comply with all state and federal standards regarding Air Quality.

Staff Response: The Air Quality Division of the District Health Department will ensure compliance with state and federal air quality standards.

Goal Twelve: Water resources will be supplied to land uses in the Spanish Springs planning areas of sustainable resource development.

SS.12.1 Residential and commercial development must utilize one or a combination of the following reliable water resources that are replenished in quantities to meet the needs of the area without reliance upon groundwater mining or recharge from agricultural uses:

- a. Decreed Truckee River water rights or other approved imported surface water rights when used with an appropriate drought yield discount as determined by the water purveyor and approved by the State Engineer.
- b. Imported groundwater from a source that is replenished in sufficient quantity to meet the demands placed upon a source without groundwater mining.
- c. Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, decreed surface water from a source such as the Truckee River.

Staff Response: The development will be served by the Truckee Meadows Water Authority which will utilize Decreed Truckee river water.

Goal Fifteen: Water resources will be provided to residential and non-residential uses in a manner that implements and preserves the co scribed in the Spanish Springs Vision and Character Statement.

SS.15.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community water service.

Staff Response: The development will connect to a community water source, which is served by the Truckee Meadows Water Authority (TMWA).

Goal Sixteen: Wastewater treatment and disposal will be provided to residential and non-

residential uses in a manner that implements and preserves the character as described in the Spanish Springs Vision and Character Statement.

SS.16.1 within the Spanish Springs Suburban Character Management Area will connect to a community sewer service.

Staff Response: The development will connect to Washoe County sewer service.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Planning and Development
 - Regional Parks and Open Space
 - Traffic
 - Utilities (Sewer)
- Nevada Division of Environmental Protection
- Nevada Department of Water Resources
- Nevada Department of Wildlife
- Nevada Department of Transportation
- Truckee Meadows Fire Protection District
- Truckee Meadows Regional Planning Agency
- Sparks Community Services Department
- Regional Transportation Commission
- Washoe County Health District
- Washoe County School District
- Washoe-Storey Conservation District
- Truckee Meadows Water Authority
- Nevada State Historic Preservation Office
- The Airport Authority

Twelve of the nineteen above-listed agencies/departments submitted a response to the proposed tentative subdivision map. A summary of each agency's comments and/or recommended conditions of approval and their contact information are provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order should the Planning Commission approve the tentative subdivision map application.

- Washoe County Planning and Development addressed the lot layout, setbacks, lighting, coordination with other agencies, etc.

Contact: Trevor Lloyd, 328-3620, tlloyd@washoecounty.us

- Washoe County Engineering and Capital Projects addressed grading, drainage, stormwater management, maintenance of common area, easements, traffic, etc.

Contact: Walt West, 328-2310, wwest@washoecounty.us

- Washoe County Health District addressed water system requirements, catch basin and detention basin design, rockery wall design, roadside ditch design, etc.
Contact: James English, 328-2434, jenglish@washoecounty.us
JL Shaffer, 785-4599, jshaffer@washoecounty.us
- Nevada Division of Environmental Protection requires the submittal of a construction stormwater permit.
Contact: Alexis Perkins, 687-4670
- Washoe County Planning and Development – Parks and Open Space requested the addition of a perimeter pedestrian access easement.
Contact: Dennis Troy, 328-2059, dtroy@washoecounty.us
- Truckee Meadows Fire Protection District addressed requirements of Washoe County Code 60, including the International Fire Code, vegetation management, and CC&R requirements.
Contact: Amy Ray, 326-6000, aray@fmfpd.us
- Washoe County Utility Services Division requires improvement plans for construction of sanitary sewer collection system(s), sanitary sewer report, fees, and easements.
Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us
- Nevada Division of Water Resources stated that water rights are required. A will serve letter from TMWA will be required.
Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov
- Washoe County School District asks for a condition for a disclosure to all future homebuyer that students may be assigned to nearest school(s).
Contact: Mike Boster 775.232.1571, mboster@washoeschools.net

Staff Comments on Required Findings

Washoe County Code Section 110.608.25 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the tentative map request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

Staff Comment: The proposed tentative map meets all of the applicable goals and policies of the Washoe County Master Plan and the Spanish Springs Area Plan.

- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

Staff Comment: The proposed tentative map meets all of the density, lot size and common open space criteria of the Washoe County Master Plan and the Spanish Springs Area Plan. The proposed development complies with the one dwelling unit per acre allowed in Low Density Suburban (LDS) regulatory zone.

- 3) Type of Development. That the site is physically suited for the type of development proposed.

Staff Comment: The site is physically suited for the type of development proposed. Although the lots are smaller than the adjacent properties to the west, east and north, the proposed development is consistent with the lot sizes of the development immediately to the south.

- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

Staff Comment: There are adequate public services available to serve the proposed development.

- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

Staff Comment: The proposed development is not located within an environmentally sensitive location. The proposed improvements will not cause substantial environmental damage or harm to endangered plants, wildlife or their habitat.

- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

Staff Comment: Due to the location and design of the subdivision and type of improvements, this development is not likely to cause significant public health problems.

- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

Staff Comment: There are currently no public easements through this property. The design of the subdivision will include emergency access and pedestrian sidewalks and easements and possible trails that may be used, if built, by future residents of the development as well as residents from neighboring developments.

- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

Staff Comment: The design of the subdivision provides access to surrounding adjacent lands and provides appropriate secondary access for emergency vehicles.

- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan.

Staff Comment: The applicants are proposing to set aside lands for the dedication of a school site and a park site.

- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Staff Comment: To the extent feasible, the development will include building materials to allow for passive or natural heating and cooling opportunities.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number TM16-007 is being recommended for approval with the Conditions of Approval included as Attachment A to the staff report for this item. Staff offers the following motion for the Board's consideration.

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number TM16-007 for Harris Ranch with the Conditions of Approval included as Attachment A to the staff report, and includes that the setbacks be reduced from the required Low Density Suburban regulatory zone setbacks to the Medium Density Suburban regulatory zone setbacks of 20 foot front yard, 20 foot rear yard, and 8 foot side yard, having made all ten findings in accordance with Washoe County Development Code Section 110.608.25:

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;

- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission.

xc: Applicant/Owner: Spanish Springs Associates, L.P., Attn: Jesse Haw, 550 W. Plumb Lane, #B-505, Reno, NV 89509

Representatives: C&M Engineering and Design, Attn: Lisa Menante, 5488 Reno Corporate Drive #200 B, Reno, NV 89511

Representatives: Robert M. Sader, 8600 Technology Way, Suite 101, Reno, NV 89521



Conditions of Approval

Tentative Subdivision Map Case Number TM16-007

The project approved under Tentative Subdivision Map Case Number TM16-007 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on September 6, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Tentative Subdivision Map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the conditions of approval related to this Tentative Subdivision Map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Tentative Subdivision Map may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Tentative Subdivision Map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**
- **The WASHOE COUNTY SCHOOL DISTRICT is directed and governed by its own board. Any conditions set by the Washoe County School District must be appealed to the Washoe County Board of Trustees.**

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a Tentative Subdivision Map, the governing body or the Planning Commission, if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335; and
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative Map.
- b. The tentative map shall be in substantial compliance with the Approved Tentative Map and provisions of Washoe County Development Code Article 608, Common Open Space Development, and Article 608, Tentative Subdivision Maps.

Regulatory Zone for Review Purposes	Low Density Suburban (LDS) <i>Normal LDS setbacks and minimum widths have been reduced</i>
Minimum Lot Area Proposed	10,000 square feet
Minimum Lot Width	80 feet
Minimum Front Yard	20 feet
Minimum Side Yard	8 feet
Minimum Rear Yard	20 feet
Maximum Building Height	35 feet

Notes: Variances to these standards may be processed per Washoe County Code.

- c. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- d. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- e. The subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- f. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- g. All final maps shall contain the applicable portions of the following Jurat:

Jurat for FIRST FINAL MAP

THE TENTATIVE MAP FOR TM16-007 (Harris Ranch) WAS APPROVED <denied> BY THE WASHOE COUNTY PLANNING COMMISSION ON <date>.

THIS FINAL MAP, <subdivision name and unit/phase #>, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR TM16-007 (Harris Ranch) MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE _____ DAY OF _____, 20____, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS _____ DAY OF _____, 20____ BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR <streets, sewers> IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

WILLIAM H. WHITNEY, DIRECTOR,
PLANNING AND DEVELOPMENT DIVISION

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for TM16-007 (Harris Ranch) was APPROVED <denied> BY THE WASHOE COUNTY PLANNING COMMISSION ON <date>. [If the TM had been appealed to the BCC --- Add:] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON <date>.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Development Director's signature on first final map>. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, <subdivision name and prior unit/phase #> FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Development Director's signature on most recent final map> [If an

extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON <date of last Planning Commission action to extend the tentative map>.

THIS FINAL MAP, <subdivision name and unit/phase #>, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR TM16-007 (Harris Ranch) MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE _____ DAY OF _____, 20____, <add two years to the current expiration date unless that date is more than two years away> OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS _____ DAY OF _____, 20____ BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR <streets, sewers> IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

WILLIAM H. WHITNEY, DIRECTOR,
PLANNING AND DEVELOPMENT DIVISION

[Option for all merger and re-subdivision maps]

PUBLIC STREETS, UTILITY EASEMENTS, OR ANY OTHER EASEMENTS NO LONGER REQUIRED FOR THE FINAL MAP WERE ABANDONED PURSUANT TO ABANDONMENT CASE NO. _____ AND THE DOCUMENT HAS BEEN RECORDED PRIOR TO THE RECORDATION OF THIS MAP.

- h. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- j. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- k. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- l. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements.
- m. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- n. Failure to comply with the conditions of approval shall render this approval null and void.
- o. 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:
 - 1. 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:

- a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression; and
 - e. Maintenance of public access and/or maintenance of limitations to public access.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 3. 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 areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 4. 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.
 5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 7. 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.
 8. Mandatory solid waste collection.
 9. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
 10. Slopes shall be three (3) horizontal to one (1) vertical (3:1) or flatter.
 11. Development of slopes in excess of thirty (30) percent is prohibited.
- p. 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.

- q. In coordination with the Washoe County Health District, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District, the applicant shall prepare and submit a noxious weeds control plan.
- r. Disturbed areas left undeveloped for more than sixty (60) days must be revegetated by methods approved by Planning and Development.
- s. All land disturbing activities during construction phases including, but not limited to grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Health Regulations governing Air Quality Management. Disturbances greater than one (1) acre in size must obtain an approved dust control plan prior to beginning work.
- t. The ±21 acre school/park site near the entrance to the subdivision shall be identified on the final map as future school/park site.
- u. The applicants shall work with the Nevada Department of Transportation to ensure adequate lighting at the intersection of Alamosa and Pyramid Highway.
- v. The development must comply with all of TMWA water rights and infrastructure and connection fee requirements.
- w. The approval of this tentative map case number TM16-007 will make the approved tentative map case number TM05-016 (Harris Ranch) null and void.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Walt West, 775.328.2310

General Conditions

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.

- The applicable County Department shall be responsible for determining compliance with this condition.
- d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
 - e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. The County Engineer shall determine compliance with this condition.
 - f. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 - g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
 - h. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.

Drainage and Storm Water Discharge Program (Washoe County Code Articles 110.420 & 110.421)

- i. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- j. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval. The County Engineer shall determine compliance with this condition.
- k. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage 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. The County Engineer shall determine compliance with this condition.

- l. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite. The County Engineer shall determine compliance with this condition.
- m. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.
- n. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division.
- o. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
- p. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.
- q. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.
- r. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a 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 detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities 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.
- s. 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. The County Engineer shall determine compliance with this condition.

- t. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
- u. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
- v. 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. County Engineer shall determine compliance with this condition.

Traffic and Roadway (Washoe County Code Article 110.436)

- w. 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. The County Engineer shall determine compliance with this condition.
- x. An Occupancy Permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from or under roads and highways maintained by NDOT, and a copy of said permit shall be submitted to the County Engineer prior to finalization of the affected final map.
- y. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- z. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.
- aa. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto King River Drive. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
- bb. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
- cc. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.

- dd. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
- ee. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
- ff. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.
- gg. At locations where streets cross proposed drainage channels, the street design shall incorporate a low point in the roadway located at the channel crossing to ensure passage of major storm events across the road with return flow into the channel. Appropriate armoring of roadway slopes at channel crossing shall be provided. The County Engineer shall determine compliance with this condition.
- hh. Obtain an encroachment permit from NDOT and construct a high "T" intersection at the intersection of Pyramid/Alamosa to the satisfaction of NDOT and Washoe County Engineer at the 150th lot. The County Engineer shall determine compliance with this condition.
- ii. Traffic calming measures shall be provided on the following streets to the satisfaction of the County Engineer: Kings River, Pah Rah Ridge, Quinn River, Saval Ranch, W. Crosby Ranch, Neff Ranch, N. Spanish Ranch, and Bull Run Ct. The County Engineer shall determine compliance with this condition.
- jj. Improve Pyramid Highway/Alamosa intersection to include an exclusive right turn lane at the south approach containing 545 feet of storage/deceleration length way a 20:1 taper. The northeast corner shall be improved to include a 150 taper on Pyramid to accommodate the westbound to northbound right turn traffic. The east leg, Alamosa shall have a 275' left turn lane and a shared through-right turn lane.

Washoe County Utilities

- 3. The following conditions are requirements of Utilities, which shall be responsible for determining compliance with these conditions.

Contact Name – Timothy Simpson, 775.954.4601

- a. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- b. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.

- c. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- d. The Developer shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- e. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems. The CSD will be responsible to inspect the construction of the sanitary sewer collection systems.
- f. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- g. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses.
 - i. the estimated sewage flows generated by this project,
 - ii. projected sewage flows from potential or existing development within tributary areas,
 - iii. slope of pipe, invert elevation and rim elevation for all manholes,
 - iv. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- a. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and completed as-builts drawings delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- b. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- c. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- d. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

Washoe County Health District

- 4. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of

Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – James English and J.L. Shaffer, 775.328.2434

This Division requires the following conditions to be completed prior to review and approval of any Final Map:

- a. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
 - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- b. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Division of a grading permit application.
 - i. The application shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
- c. Improvement plans for the water system may be constructed prior to Final Map submittal only after Water Project approval by this Division.
 - i. For improvement plans approved prior to Final Map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to Final Map submittal.
 - ii. Any changes to previously approved improvement plans made prior to Final Map submittal shall be resubmitted to this Division for approval per NAC 278.290 and NAC 445A.66715.

This Division requires the following to be submitted with the Final Map application for review and approval:

- d. Construction plans for the development must be submitted to this Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Division.
- e. Prior to approval of a Final Map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Division an inspection plan for periodic inspection of the

construction of the systems for water supply and community sewerage. The inspection plan must address the following:

- i. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage.
 - ii. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Division that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.
 - iii. The developer must bear the cost of the inspections.
 - iv. The developer may select a third-person inspector but the selection must be approved by the Division or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
 - v. A copy of the inspection plan must be included with the Final Map submittal.
- f. Prior to final approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development must be submitted to this Division. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
- i. A copy of this letter must be included with the Final Map submittal.
- g. Prior to final approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Division.
- i. A copy of this letter must be included with the Final Map submittal.
- h. The Final Map application packet must include a letter from Nevada Division of Environmental Protection to this Division certifying their approval of the Final Map.
- i. A copy of this letter must be included with the Final Map submittal
- j. The Final Map application packet must include a letter from Nevada Division of Environmental Protection to this Division certifying their approval of the Final Map.
- k. The Final Map application packet must include a letter from Division of Water Resources certifying their approval of the Final Map.
- l. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.

- i. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- m. Prior to approval of the final map, the applicant must submit to this Division the Final Map fee.

Other Division Conditions

- n. The detention basin will require the Health District's standard design of a cobble rock lined low flow channel, one foot deep and 2-3 feet wide connecting the inlet(s) to the outlet pipe. In addition, we will require over excavating below the low flow channel with a cobble lined infiltration trench design 2 feet wide and 3 feet deep the length of the basin to reduce the downstream effects of storm water runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.023).
- o. District Health will require percolation testing at or near grade of the proposed detention basin representative materials to determine the soils ability to receive and infiltrate storm water. The maximum drain time of 7 days is required after a storm event per Truckee Meadows Regional Drainage Manual (Section 1302.1). The maximum drain time of 7 days is required as well for nuisance water runoff.
- p. With rockery walls proposed, the voids in the rockery wall shall be filled by placing smaller rock within the face of the wall for the entire height of the wall (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.081).
- q. All proposed swales, ditches and channels will have the flow line covered with 4-6 inch rock to reduce the transport of sediment (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
- r. Vegetation planted in the detention basin shall be one foot away from the low flow channel. The following maintenance language shall be noted on the civil plans and in the CC & R's of the Homeowners Association for the detention basin and major drainage ways; *"All vegetation, debris and blockages shall require removal in the low flow channel including one foot on either side of the channel on an annual basis. Maintenance of the detention will mitigate insect development by preventing standing water from ponding longer than 7 days."* (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.0221).
- s. Prior to the sign-off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection the Vector-Borne Diseases Program is required for the above condition(s).

Washoe County School District

- 5. The following conditions are requirements of the Washoe County School District, which shall be responsible for determining compliance with these conditions. The Washoe County School District is directed and governed by its own board. Therefore, any conditions set by the Washoe County School District must be appealed to that board.

Contact Name – Mike Boster, 775.789.3810

- a. A disclosure shall be made by the developer to each homebuyer/renter on their closing/rental documents that K-12 students in this subdivision may be assigned to the nearest WCSD school(s) with available capacity in the event that the currently zoned schools cannot accommodate additional students.

Truckee Meadows Fire Protection District

6. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Amy Ray, 775.326.6000

- a. Any developments on the property shall meet the requirements of WCC 60.
- b. Plans shall be submitted for review and approval to TMFPD.
- c. A Vegetation Management Plan is required for the project in accordance with the requirements of the *International Wildland Urban Interface Code, 2012 Ed.* shall be submitted for approval by TMFPD.
- d. HOA and CC& R requirements and conditions shall be submitted for review, comment and approval by TMFPD prior to recording, adoption and use.
- e. Open spaces and drainages shall be maintained in accordance with WC Code 60, the Vegetation Management Plan and conditions placed in the HOA and CC&R documents, ensuring vegetation management and maintenance in those areas.
- f. Two means of access and/or egress shall be provided.

Washoe County Planning and Development - Parks

7. The following conditions are requirements of the Washoe County Planning and Development - Parks, which shall be responsible for determining compliance with these conditions.

Contact Name – Dennis Troy, 775.328.2059

- a. Upon request by the County, the applicant shall record with Washoe County an irrevocable offer of dedication for a twenty-foot wide non-motorized public trail easement, in the perimeter common area surrounding the developed lots on all sides, the easement will provide access for pedestrians, equestrian use and bicycles. This trail shall also be served by access easements adjacent to the identified 50' wide drainage easements. The construction of the drainage improvements within the drainage easement shall not preclude construction of future trail connectors.
- b. Upon request by the County, the applicant shall record with Washoe County an irrevocable offer of dedication for a twenty-foot wide non-motorized public trail easement, over the proposed water service line alignments and access points along the southern and western portions of the property. The easement will provide access for pedestrians, equestrian use and bicycles. The Department of Community Development shall determine compliance with this condition.

- c. Future plan sets shall callout waterline access roadway and trail alignment on the plan sets.

*** End of Conditions ***



Washoe County

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

Date: August 12, 2016
Revised August 16, 2016

To: Trevor Lloyd, Planner

From: Walter H. West, P.E., Licensed Engineer

Re: ***Harris Ranch TM16-007*** (610 Lots)

GENERAL PROJECT DISCUSSION

The proposed project consists of 610 lots of common open space development located Spanish Springs, Nevada. The Engineering and Capital Projects Division offers the following comments and recommendations, which supplement applicable County Code and are based upon our review of the site and the tentative map application prepared by C&M Engineering and Design.

The original Tentative Map submittal was revised to address initial Engineering's design review comments concerning rear yard slopes and drainage related issues. The revised plans show slopes contained onto one property and shows conceptual sediment basins and detention basins. The final design of the drainage system will need to address ongoing concerns with the discharge of the detention basins along the west boundary. It is essential that the "discharge must produce no significant adverse impacts to the downhill property". The final drainage design must demonstrate that the development has mitigated any increase in runoff and that runoff discharge onto offsite properties is substantially the same manner and location of existing runoff. As these are code requirements, no additional conditions of approval are provided.

The applicants should also be aware of Article 421 STORM WATER DISCHARGE PROGRAM, where, among other things, a Post Construction Storm Water Quality Management Plan will be required to be submitted prior to approval of the first and subsequent final maps.

Recommended Conditions of Approval

The following conditions of approval should be applied to this proposed project. Conditions in italics are standard Engineering Conditions.

GENERAL CONDITIONS

- Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.*

2. *Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.*
3. *The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.*
4. *The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.*
5. *A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. The County Engineer shall determine compliance with this condition.*
6. *All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*
7. *Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.*
8. *Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.*

**DRAINAGE and STORM WATER DISCHARGE PROGRAM
(COUNTY CODE 110.420 and 110.421)**

1. *The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.*
2. *Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval. The County Engineer shall determine compliance with this condition.*
3. *Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage 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. The County Engineer shall determine compliance with this condition.*
4. *Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite. The County Engineer shall determine compliance with this condition.*
5. *Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent*

erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.

- 6. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division.*
- 7. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.*
- 8. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.*
- 9. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.*
- 10. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a 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 detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities 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.*
- 11. 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. The County Engineer shall determine compliance with this condition.*
- 12. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.*
- 13. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.*
- 14. 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. County Engineer shall determine compliance with this condition.*

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

- 1. 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. The County Engineer shall determine compliance with this condition.*

2. *An Occupancy Permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from or under roads and highways maintained by NDOT, and a copy of said permit shall be submitted to the County Engineer prior to finalization of the affected final map.*
3. *Street names shall be reviewed and approved by the Regional Street Naming Coordinator.*
4. *Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.*
5. *A note on each affected final map shall state that no direct access from individual lots shall be allowed onto King River Drive. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.*
6. *For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.*
7. *Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.*
8. *AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.*
9. *All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.*
10. *No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.*
11. *At locations where streets cross proposed drainage channels, the street design shall incorporate a low point in the roadway located at the channel crossing to ensure passage of major storm events across the road with return flow into the channel. Appropriate armoring of roadway slopes at channel crossing shall be provided. The County Engineer shall determine compliance with this condition.*
12. *With the approval of the final map for the 50th lot, a high "T" intersection located at the intersection of Pyramid Hwy/Alamosa shall be designed and constructed to the satisfaction of NDOT and Washoe County. An encroachment permit shall be obtained from NDOT prior to the approval of the affected final map. The County Engineer shall determine compliance with this condition.*
13. *Traffic calming measures shall be provided on the following streets to the satisfaction of the County Engineer: Kings River, Pah Rah Ridge, Quinn River, Saval Ranch, W. Crosby Ranch, Neff Ranch, N. Spanish Randh, and Bull Run Ct. The County Engineer shall determine compliance with this condition.*



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8319

August 13, 2016

BRIAN SANDOVAL
Governor

RUDY MALFABON, P.E., Director

Washoe County
Planning and Development Division
P.O. Box 11130
Reno, NV 89520-0027

TM16-007
Harris Ranch- Spanish Springs Associates, LP
Pyramid Highway / Alamosa Drive

Attention: Mr. Trevor Lloyd, Senior Planner

Dear Mr. Lloyd:

I have reviewed the request for a Tentative Map to develop a 610 lot, single family detached, common open space subdivision on three parcels totaling ±610.34 acres. Lots will range in size from 10,000 square feet (0.229 acres) to 50,855 square feet (1.16 acres). This development is located on the southeast side of State Route 445 – Pyramid Highway and Alamosa Drive (APN 534-600-01; 534-600-02; 076-290-44). Residential development exists to the north, south, and west of this project site. I have the following comments:

1. Existing approaches are personal and not transferable with the sale of property. If the property changes ownership or use, the new property owner will need to apply for an encroachment permit for access to the state highway.
2. The Nevada Department of Transportation (NDOT) will require an occupancy permit for any work performed within the State’s right-of-way. Please contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
3. Prior to any grading adjacent to NDOT right-of-way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office.
4. All driveway accesses to the state highway system will be required to comply with the current NDOT *Access Management System and Standards* at the time of application. There is no guarantee that past approved driveways will be approved today. The developer is encouraged to coordinate with NDOT Permits and review proposed driveway(s) prior to submitting for a permit.
5. Signs for advertising will not be allowed within NDOT right-of-way. Please refer to NRS 405.110- Unlawful advertising on or near highway or on bridge. Please ensure sign base, post and sign edge is outside of State right-of-way.
6. The *Harris Ranch Subdivision Traffic Study* (July, 2016) prepared by Solaegui Engineers, Ltd. analyzed the intersection of Pyramid Highway and Landmark Drive-Alamosa Drive as a typical unsignalized intersection, unsignalized high-T, and a signalized intersection. Study

indicates the project will generate 5,544 average daily trips with AM and PM peak hour trips of 437 and 535, respectively.

- The report indicates the intersection of Pyramid and Landmark Drive-Alamosa Drive does not meet any signal warrants for both the initial traffic impact and future 2025 projection. NDOT is not aware of any future development near this project that may influence the need for a planned signal. Federal Highway Associate (FHWA) recommends analyzing alternative intersection designs to improve safety and traffic flow such as roundabouts, Continuous green high-T, offset high-T, etc.
 - One of NDOT's goals is to optimize safety. The report recommends maintaining an unsignalized four-leg intersection (full vehicle movement). While there is minimal level of service (LOS) difference between a proposed high-T and 4-leg intersection, it does not appear to consider the safety elements between the two types of intersections. A standard 4-leg intersection has thirty-two conflict points compared to a standard 3-leg intersection with 9 conflict points. Angle crashes (T-bone) can cause severe injury. Engineering literature determined that left turning vehicles account for nearly two-thirds of crashes near a driveway. A high-T design is safer alternative. With public safety in mind, the proposed unsignalized 4-leg intersection is not a viable solution.
 - Existing residential development on the west side of Pyramid Highway and Harris Ranch Development has three existing access points (Pebble Creek Drive, Landmark Drive, and Serenade Drive). While NDOT recommends removing access at Landmark Drive (safer alternative); at a minimum, the approach needs to be limited access (right-in, right-out). Historically, pavement markings and signage do not to deter motorists from making these turning movements. A raised median on Pyramid may be necessary to mitigate this concern.
 - Report indicates a significant AM peak hour increase of vehicles making a left turn from Alamosa Drive to Pyramid Highway (4 trips to 319 trips). For the PM peak hour, vehicles turning right from Pyramid Highway to Alamosa Drive will increase from 3 trips to 326 trips. With a posted speed limit of 65 mph, a northbound deceleration/right-turn lane will be required.
 - Existing plus anticipated Harris Ranch development traffic volumes appear to impact the intersection at Pyramid Highway and Calle De La Platta (unsignalized 4-leg). For the east and west approach, the left-turning movement changes from a LOS C/D to a LOS F (PM peak hour). With additional development planned near Calle De La Plata, it is likely the volumes created with these projects will warrant the need for a traffic signal. There would be benefit to the public if these developments installed the necessary signal infrastructure to mitigate the project impacts. The signal would be activated once the traffic conditions warrant.
7. NDOT recommends the installation of lighting enhancements at the intersection of Pyramid Highway and Alamosa Drive to improve visibility of motor vehicles, bicycles, and pedestrians.

8. The state defers to municipal government for land use development decisions. Public involvement for Development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way developed after the municipal land use development public involvement process may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

Thank you for the opportunity to review this development proposal. Nevada Department of Transportation reserves the right to incorporate further changes and/or comments as the design review advances. I look forward to working with you and your team, and completing a successful project. Please feel free to contact me at (775)834-8300, if you have any further questions or comments.

Sincerely,

DocuSigned by:
Jae Pullen
DC6D2FB6D946439...

8/14/2016

Jae Pullen, PE, PTOE
District II Engineering Services

cc: Thor Dyson, District Engineer
File

DS
TD



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources
Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
David Emme, Administrator

August 1, 2016

RECEIVED
AUG - 4 2016
WASHOE COUNTY
COMMUNITY DEVELOPMENT

Bob Sack, Director
Washoe County District Health
P.O. Box 11130
Reno, Nevada 89520

Re: Tentative Map – Harris Ranch; APNs 534-600-01, 02
610 Lots in Washoe County, Nevada.

Dear Mr. Sack:

The Nevada Division of Environmental Protection (NDEP) has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that the City of Sparks commits to provide sewage service to said subdivision.

The scope of the NDEP review for said subdivision is limited to verifying the sewage service provider. It is the responsibility of the owner and/or operator of the proposed facility to properly engineer, plan, design, build, and effectively operate and maintain the facility as required under law, regulations, permits, and good management practices. The NDEP is not responsible for increased costs resulting from defects in design, plans and specifications or other pertinent documents.

Please note that if the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Please visit http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about stormwater.

Sincerely,

Patrick A. Mohn, M.Sc., P.E.
Technical Services, Compliance and Enforcement
Bureau of Water Pollution Control

Cc: --Washoe Co. Department of Water Resources, Utility Div., P.O. Box 11130, Reno, NV 89520
--Trevor Lloyd, Washoe Co. Planning/Development; 1001 E. 9th Street, Bld. A, Reno, NV 89512
--Engineer: C & M Engineering; 5488 Reno Corporate Dr., Suite 200B, Reno, NV 89511
--Developer: Spanish Springs Assoc. LP; 550 W. Plumb Lane, Suite B #505, Reno, NV 89509

Control No. 10862

**TM16-007
EXHIBIT D**



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES**

901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
(800) 992-0900
(In Nevada Only)
www.water.nv.gov

July 26, 2016

Subdivision Review No. 20868-T (Washoe County Case Number TM16-007)

RE: Permits 70702, 70426, 70086, 72270, 70087, 68185, 64639, 62614, 68453, 68454, and 69340

To: Katy Stark
Washoe County Community Services Department
1001 East Ninth Street, Building A
Reno, NV 89512

Name: *Harris Ranch*

County: Washoe County – Pyramid Highway and Alamosa Drive

Location: A portions of Sections 1 and 11, Township 21 North, Range 20, East, and portions of Sections 6 and 7, Township 21 North, Range 21, East, MDB&M.

Plat: Final: Six-hundred-ten (610) lots, common areas, and right-of-ways totaling approximately 610.34 acres and being Washoe County Assessor's Parcel Numbers 534-600-01, 534-600-02, and 076-290-44.

**Water Service
Commitment**

Allocation: No water is committed at this time.

**Owner-
Developer:** Spanish Springs Associates LP
by Hawco Development Company, GP
550 West Plumb Lane, #B-505
Reno, NV 89505

Engineer: Samuel Chacon, P.E.
C & M Engineering and Design, Ltd.
9498 Double R Boulevard, Suite B
Reno, NV 89521

Water Supply: Truckee Meadows Water Authority

General: Correspondence dated July 8, 2016 from Truckee Meadows Water Authority and signed by Holly M. Flores, P.E., Truckee Meadows Water Authority, to Samuel Chacon, P.E., C & M Engineering and Design, Ltd., states that Truckee Meadows Water Authority is agreeable to serving water to the subject subdivision.

Applicant states they have 199.72 acre-feet of water banked with Truckee Meadows Water Authority for use on this project and that they intend to purchase such water as necessary to comply with Truckee Meadows Water Authority requirements. Applicant does not have an estimate of water demand.

As provided in Nevada Revised Statutes (NRS) 278.377, a copy of this certificate must be furnished to the subdivider who in turn shall provide a copy of the certificate to each purchaser of land before the time the sale is completed. Any statement of approval is not a warranty or representation in favor of any person as to the safety or quantity of such water.

Action: No action concerning water quantity as required by statute for Harris Ranch subdivision as no water has yet been committed.

Best regards,

Steve Shell
Water Resource Specialist II

SLS/sls



Washoe County

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

August 8, 2016

To: Trevor Lloyd, Senior Planner

From: Timothy Simpson, P.E., Licensed Engineer

Subject: TM16-007, Harris Ranch Subdivision, Parcel 534-600-02 & 076-290-44

The Community Services Department (CSD) has reviewed the subject application and has the following comments:

1. The applicant is proposing to develop a 610-lot, single-family detached, common open space subdivision. The project is located at the north end of Spanish Springs Valley east of Pyramid Highway between Alamosa Drive on the north and Horizon View Avenue on the south.
2. Sanitary sewer will be provided by Washoe County and treatment will be at the Truckee Meadows Water Reclamation Facility.

The Community Services Department (CSD) recommends approval provided the following conditions are met:

1. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
2. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
3. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
4. The Developer shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
5. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems. The CSD will be responsible to inspect the construction of the sanitary sewer collection systems.
6. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.

7. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
8. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - a. the estimated sewage flows generated by this project,
 - b. projected sewage flows from potential or existing development within tributary areas,
 - c. slope of pipe, invert elevation and rim elevation for all manholes
 - d. proposed collection line sizes, on-site and off-site alignment, and half-full velocities
9. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and completed as-builts drawings delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
10. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
11. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
12. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

August 8, 2016

FR: Chrono/PL 181-16

Mr. Trevor Lloyd Senior Planner
Community Services Department
Washoe County P.O. Box 11130
Reno, NV 89434

RE: TM16-007 (Harris Ranch)

Dear Mr. Lloyd,

The RTC has reviewed this request to approve a 610 lot, single family detached, common open space subdivision on three parcels totaling approximately 610 acres. The lots will range in size from 10,000 square feet (.229 acres) to 50, 855 square feet (1.16 acres). This project is located southeast of Pyramid Way and Alamosa Drive in Spanish Springs.

The traffic study by Solaegui Engineers data July 2016 recommended improvements to the Pyramid way and Landmark Drive/Alamosa Drive intersection to include:

- Continuation to operate as a full movement intersection
- Improvement of the east approach to include one left turn lane with 275 feet of storage length and one shared through-right turn lane
- Construction of the south approach to include a north right turn deceleration lane 545 feet in length and one shared through-right turn lane
- Construction of the south approach to include a north right turn deceleration lane 545 feet in length
- Improvements to the northeast corner to include a 150 foot taper for westbound to northbound right turn traffic

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 if you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Bill Whitney, Washoe County Community Services
Daniel Doenges, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/642 & 518 Harris Ranch

RTC Board: Neoma Jardon (Chair) • Ron Smith (Vice Chair) • Bob Lucey • Paul McKenzie • Marsha Berkbigler
PO Box 30002, Reno, NV 89520 • 1105 Terminal Way, Reno, NV 89502 • 775-348-0400 • rtcwashoe.com

**TM16-007
EXHIBIT G**



Washoe County School District

Every Child, By Name And Face, To Graduation

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425
Phone (775) 348-0200 * (775) 348-0304 * www.washoeschools.net

Board of Trustees: Angela Taylor, President * John Mayer, Vice President * Veronica Frenkel, Clerk *
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04 August 2016

Trevor Lloyd, Senior Planner
Washoe County Planning & Development
1001 E. 9th Street
Reno NV USA 89512

RE: **TM16-007 (Harris Ranch)**

Dear Mr Lloyd,

610 new single-family residential units will impact Washoe County School District facilities. This project is currently zoned for the following schools:

Taylor Elementary School

- **Estimated project impact = 169** new ES students (**610** single-family units x **0.277** ES students per unit)
- **Base Capacity = 606**
- **2015-2016 Enrollment = 670**
- **% of Base Capacity = 111%**
- **Overcrowding Strategies:**
 - Taylor ES has **2** portable buildings (**4** classrooms) in use that provide temporary space for an additional **100** students.
 - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule¹ when their enrollment reaches 120% of capacity.
 - Assignment to the closest elementary school with available capacity may be used for students in this development.
 - *The developer, Spanish Springs Associates, has offered to donate an elementary school site to the Washoe County School District as a part of the Harris Ranch development. Construction of school on the donated site is subject to the availability of capital projects funding.*

Shaw Middle School

- **Estimated project impact = 39** new MS students (**610** single-family units x **0.064** MS students per unit)
- **Base Capacity = 1072**
- **2015-2016 Enrollment = 1016**
- **% of Base Capacity = 95%**
- **Overcrowding Strategies:**
 - **Shaw MS** has **2** portable buildings (**4** classrooms) in use that provide temporary space for an additional **100** students.
 - Per adopted District Policy 6111, most middle schools will be converted to a double session² calendar when enrollment exceeds 120% of capacity.
 - Assignment to the closest middle school with available capacity may be used for students in this development.

Spanish Springs High School

- **Estimated project impact = 83** new HS students (**610** single-family units x **0.136** HS students per unit)
- **Base Capacity = 2160**
- **2015-2016 Enrollment = 2319**
- **% of Base Capacity = 107%**
- **Overcrowding Strategies:**
 - **Spanish Springs HS** has **5** portable units (**10** classrooms) in place that provide temporary space for an additional **250** students.
 - Per adopted District Policy 6111, high schools will convert to a double session calendar² when enrollment exceeds 120% of capacity.
 - Assignment to the closest high school with available capacity may be implemented for students in this development.

Recommended WCSD Condition for **TM16-007 (Harris Ranch)**:

A disclosure shall be made by the developer to each homebuyer/renter on their closing/rental documents that K-12 students in this subdivision may be assigned to the nearest WCSD school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

Definitions:

- 1. Multi-Track Year-Round Calendar (MTYR):** The school is divided into four groups (“tracks”) which start and end the school year on different dates, with only three tracks attending school at any one time. This can decrease overcrowding by as much as 25%.
- 2. Double Sessions:** Two “schools” are operated out of one building; the school is divided into two separate groups which start and end the day at different times, with no overlap. Double Sessions have not been done in WCSD for over 30 years; all details are still in process in terms of exact start and end times, division of the school, and more. Other school districts in Nevada, which have more recent experience with Double Sessions, ran the first high school session from 5:55am to 11:55am and the second session ran from approximately 12:00 p.m. to 6:00 p.m. Double Sessions can relieve overcrowding by as much as 50%.

For more information, go to the Washoe County School District’s Data Gallery at: <http://datagallery.washoeschools.net/>

Thank you for the opportunity to comment.

Mike Boster

Mike Boster
School Planner
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Reno NV USA 89521
Washoe County School District Capital Projects
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Comments and Questions From
Neighborhood Meeting on August 4, 2016
At Spanish Springs Elementary School
For Harris Ranch Subdivision (TM16-007)

- Notice mailed to all households supplied by the county, plus all Spanish Springs CAB members.
- 36 residents attended (see attached sign in sheet), representing 21 households. Trevor Lloyd, the responsible county planner, was in attendance.
- Bob Sader and Jesse Haw made a brief presentation on behalf of the applicant outlining the requested amendment. The meeting started at 6:10 p.m. and ended at 7:35 p.m.
- Summary of Topics
 - traffic congestion on Pyramid Highway
 - need for signal at Alamosa due to safety concerns
 - traffic impact of this project
 - school overcrowding and new school funding
 - size of lots, size and quality of homes to be built
- Specific Questions or Comments from Residents:

1. Will there be more traffic on Alamosa as a result of this?

Hawco Response: Yes.

2. You mentioned that there would be emergency access?

Hawco Response: There is an existing emergency access easement on the Donovan Pit haul road which enters the subdivision at its southwest corner.

3. Are you planning on putting in a light at Alamosa and Pyramid?

Hawco Response: We want to know the answer to that too. Traffic is clearly the biggest issue in Spanish Springs. There is going to be more traffic. It's NDOT's decision to make. NDOT has until Aug. 9 to comment on what it would like to see at that intersection. We do not know what required intersection improvements on Pyramid Highway will be at this point, except a lengthy deceleration lane.

4. Who would we reach out to about the possibility of that light?

Hawco Response: Your first contact would be the county planner, Trevor Lloyd.

5. Does the county have a process where you look at accidents and deaths and come to the point where you recommend installing a light?

County Response: Yes, we have an expert who evaluates that.

Hawco Response: How many of you would be in favor of a signal at Alamosa and Pyramid if this project is approved?

Citizen Response: (Almost all raised their hands.)

6. Are you as a developer of this planned subdivision required to do any estimates of the impact of traffic from this subdivision?

Hawco Response: Yes. There is a traffic report that was attached to the application. It can be obtained from the county, and is on the county website.

7. Does Hawco own the land north of Serenade, which is a street in Pebble Creek?

Hawco Response: Hawco owns the parcel west of Pebble Creek, but owns no property north of Pebble Creek.

8. My concern is the elementary school planned in this subdivision will have an impact on that middle school that is already crowded.

Hawco Response: Building new schools depends on whether the voters pass the school bond on the November election.

9. Why doesn't this subdivision have a southern access road?

Hawco Response: There is a corridor study of Pyramid Highway that sets where new intersections will be allowed. It provides that intersections must be no less than half a mile apart. We do not have that spacing at the south end of the project.

10. When was the corridor study done? When was it last updated?

County Response: The study was done by the RTC over a decade ago. Do not know about updates.

11. What type of homes will Hawco build?

Hawco Response: Hawco may be the builder of some or all of these homes, or lots may be sold to other homebuilders. The homes will be market rate housing, just like Pebble Creek and Eagle Canyon. Hawco can't tell you for sure what style and size of homes will be built. The home builders will decide that.

12. How big are these lots going to be?

Hawco Response: The average lot size is 14866 sq. ft. The biggest lot is over 50,000 sq. ft.

13. How many acres is the open space buffer area around the subdivision? Can this be changed?

County Response: Theoretically it could be changed.

Hawco Response: The open space will be common area deeded to the HOA and the CC&Rs will restrict its uses, so it is unlikely it will be changed and the HOA would have to do it.

14. What kind of street lights are you planning?

Hawco Response: Minimal street lighting with down-lighting fixtures.

15. What are the rules about lighting?

County Response: Lights have to be covered with down-shielding.

16. In the business center, they have bright lights. I don't want any more bright lights outside of these houses on the streets.

Hawco Response: We don't anticipate lighting the streets, except for intersections.

17. How large are these homes and how fast will they be built?

Hawco Response: It's difficult to say... there are a lot of factors: soil, streets, slopes, costs, and market factors. If you just want a guess it would be an average size of 3-3500 sq. ft., with 80-100 homes built a year starting a year or two from now. Construction type would be stucco and tile roofs, but we will have to see what the market wants at that time.

18. Are you going to do construction without a water truck in high winds? Do you have a water truck?

Hawco Response: Water for dust suppression is required on construction sites. We will stop ground-disturbing construction in high winds but there are times when it sneaks up.

County Response: The health district is very tough on dust hazards and they will fine developers if it is a problem.

19. What is the width of the road you are going to pave and is there a chance it could be wider?

Hawco Response: All road widths will comply with county standards. The main entry road is an unloaded collector, which is wide, but we do not know the exact width, which is set by the county.

20. Will there be left turn and right turn on Alamosa?

Hawco Response: There will most likely be left turn pocket, but the design must be approved by NDOT. We are told from the traffic study that there will be a free right from Pyramid to Alamosa.

21. What is going to happen to our mailboxes? If you create a right turn lane onto Alamosa, would it affect that?

Hawco Response: It may. We would have to look more into that. Current residents must have a safe place for their mailboxes and Hawco will provide land for that use.

22. How would this project affect the trigger for getting a light at Calle de la Plata and Pyramid Highway?

Hawco Response: Recently NDOT has indicated this intersection qualifies for a signal. This subdivision will, of course, increase traffic there.

23. Who decides where road impact fee money is going?

Hawco Response: The Regional Transportation Commission has a list of priorities (CIP) for the area. Funds are collected and dedicated to improvements in the north and south benefit districts, which are divided between the north and south side of the I-80. The RTC decides where to spend the money.

24. We only have one fire station out here. How does the county fire district propose to deal with new growth?

County Response: The fire district will comment on this project. It must meet the minimum response time.

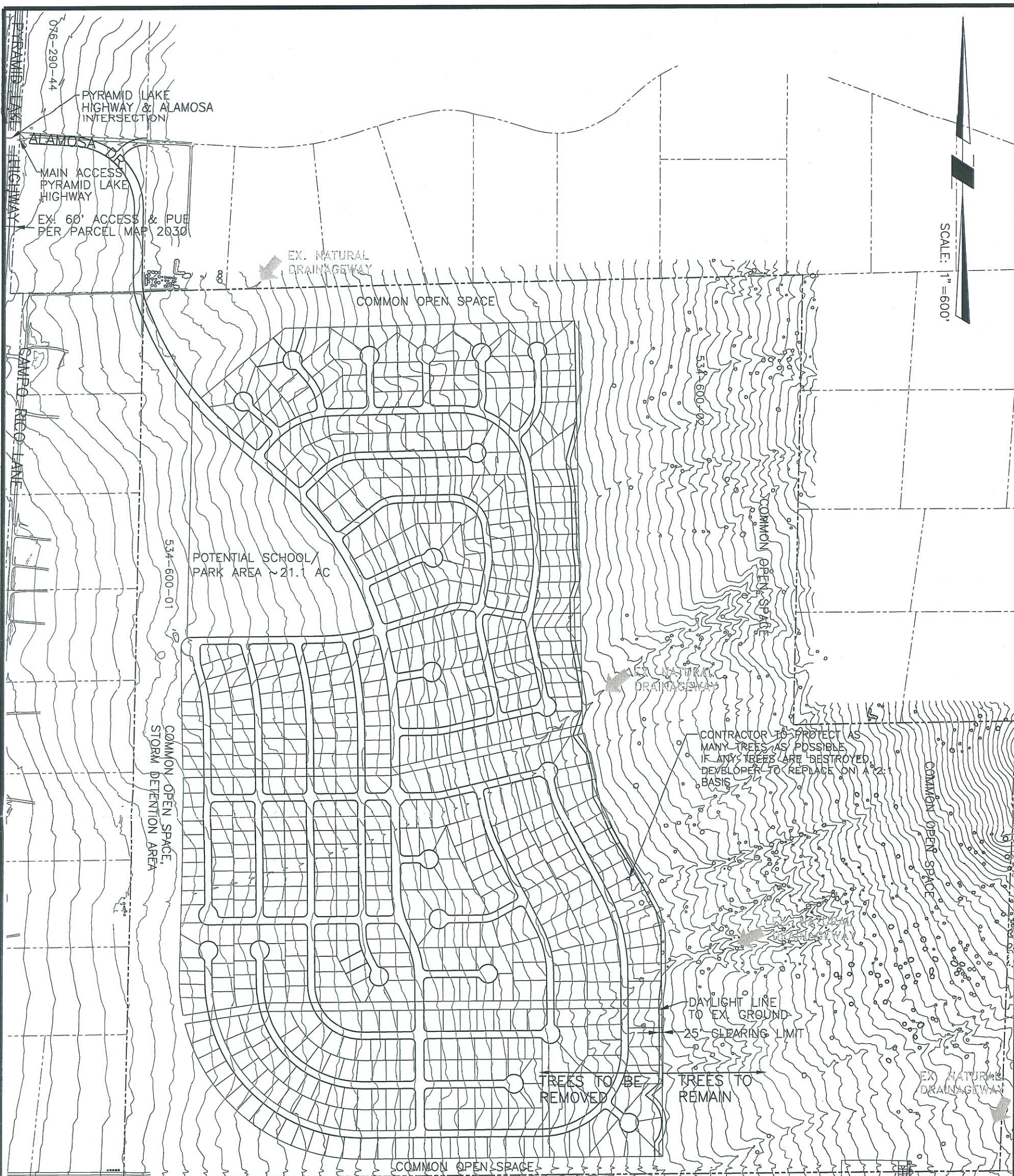
- Specific comments and questions were taken down by an employee of the applicant and are paraphrased above.

SIGN IN SHEET
Neighborhood Resident's Meeting
Harris Ranch Subdivision
Spanish Springs Elementary School
August 4, 2016

Name (Please Print)	Address (Please Print)
1. DENNIS & CAROLYN REEVE	11680 CAMPO RICO
2. Carl & Jill Savely	305 Alamosa Dr.
3. DICK & CINDY KIRKLAND	755 FRIEDMAN CIR
4. Ted + Teresa Thurston	445 Alamosa Dr
5. Ted	
6. EMILY HALL	11500 CAMPO RICO LN
7. ROGER L. BERZINSKI	11500 CAMPO RICO LN
8. Ruben Martin	495 ALAMOSA DRIVE PO Box 2119 SPARKS
9. MIKE RILEY	3770 DESERT FOX DR.
10. Corey + Kristy Dalton	441 Alamosa Dr
11. Himanshu Patel	12185 Oceanview Dr.
12. Lee Lawrence	483 Alamosa Dr.
13. Dennis Gilman	240 Serenade Dr.
14. Tim & Heema Kockey	205 SERENAD DR.
15. Diane Dutcher	12245 OCEAN VIEW DR
16. Paul Dutcher	12245 Ocean view DR.
17. BERNIE GROSS	140 SERENADE DR
18. LYNN STARNES	140 SERENADE DR
19. DONNA WHELCHER	325 ALAMOSA DR
20. E.E. WHELCHER	" " "

SIGN IN SHEET
Neighborhood Resident's Meeting
Harris Ranch Subdivision
Spanish Springs Elementary School
August 4, 2016

Name (Please Print)	Address (Please Print)
21. DAUE GRAHAM	245 Mystic-Mountain SP
22. Donna L. McMillan/Neil Falcher	380 Mystic Mtn. Dr., SP
23. Tom & Lynda Donovan	11625 Pyramid Way
24. Dale & Kathy Tartuzzi	11905 Anthem Dr Sparks
25. Jim & Joyce Lohman	12040 Ocean View Dr. Sparks
26. Ricklin Smith	11700 Capo Rico
27. Patti Wright	11700 Capo Rico
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LAND USE DATA:

LOCATION: SPANISH SPRINGS, WASHOE COUNTY

ACCESS: PYRAMID LAKE HIGHWAY TO ALAMOSA DR.

APN: 534-600-01, 534-600-02, 076-290-44 (NO LOTS, DENSITY ONLY)

LAND USE: PRESENT= LDS, PROPOSED= LDS (COMMON OPEN SPACE DEVELOPMENT)

NUMBER OF UNITS: PRESENT=0, PROPOSED=610

EX. VEGETATION (TREE PRESERVATION INFORMATION):

APPROXIMATE TREES WITHIN PROJECT AREA: 442

APPROXIMATE TREES TO BE REMOVED: 8 (CONTRACTOR TO SAVE AS MANY AS POSSIBLE)

APPROXIMATE TO REMAIN: 434

PREVAILING WINDS: PREDOMINANTLY FROM THE SOUTHWEST TO THE NW

SOIL: DECOMPOSED GRANITE SILTY SANDS (PER BLACK EAGLE)

FLOOD ZONE: ZONE X UNSHADED, OUTSIDE 500-YEAR FLOODPLAIN

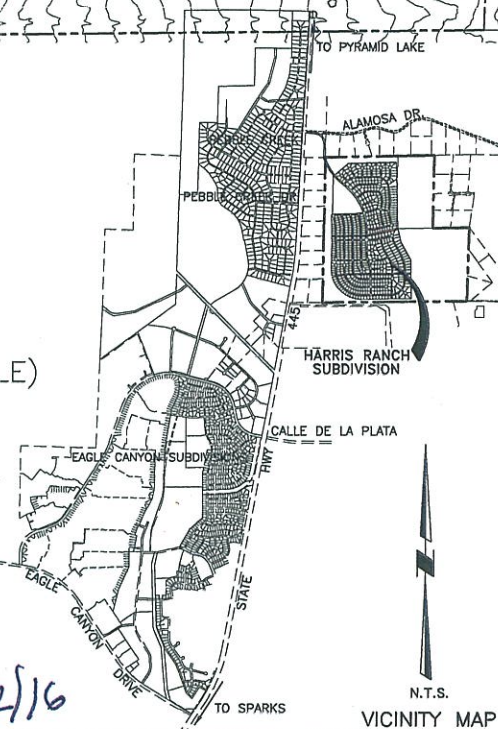
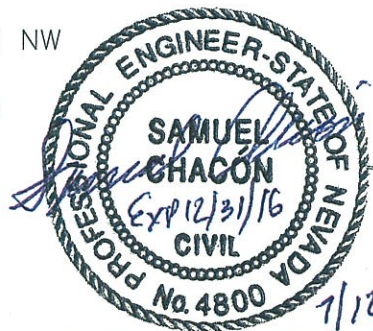
EX. UTILITY LOCATIONS:

SEWER: PYRAMID LAKE HIGHWAY, LANDMARK DRIVE

WATER: SUGARLOAF TANK, LANDMARK DRIVE

ELEC: PYRAMID LAKE HIGHWAY

GAS: PYRAMID LAKE HIGHWAY



C & M ENGINEERING AND DESIGN, LTD
 5488 RENO CORPORATE DR., SUITE 200B
 RENO, NV 89511 PHONE (775) 856-3312

TREE_PRESERVATION_MAP
HARRIS_RANCH_SUBDIVISION

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: August 26, 2016

You are hereby notified that the **Washoe County Planning Commission** will conduct a public hearing at the following time and location:

6:30 p.m., Tuesday, September 6, 2016
County Commission Chambers, 1001 East Ninth Street, Reno, NV 89520

Tentative Map Case Number TM16-007 (Harris Ranch) – Hearing, discussion, and possible action to approve the merger and re-subdivision of three lots into a 610 lot, single family detached, common open space subdivision on three parcels totaling ±610.34 acres. Lots will range in size from 10,000 square feet (.23 acres) to 50,855 square feet (1.17 acres) with lot sizes averaging approximately 14,866 square feet (.34 acres). The applicant is further requesting that the required yard setbacks be reduced from the required Low Density Suburban regulatory zone setbacks to the Medium Density Suburban regulatory zone setbacks of 20 feet front yard, 20 feet rear yard, and 8 foot side yard.

- Applicant/Owner: Spanish Springs Associates, L.P.
- Location: Southeast of Pyramid Highway and Alamosa Drive in Spanish Springs
- Assessor's Parcel Numbers: 534-600-01; 534-600-02 and 076-290-44
- Parcel Size: 610.34
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 408 Common Open Space Developments and Article 608 Tentative Subdivision Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 11 & 13, T21N, R20E, MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775.328.3620
- E-mail: tlloyd@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/comdev/, choose **Boards and Commissions**, then **Planning Commission**, click on **2016** and choose the meeting date. A staff report related to this public hearing will be posted on Friday, four days prior to the meeting.