



Planning Commission Staff Report

Meeting Date: October 1, 2019

Agenda Item: 8C

TENTATIVE SUBDIVISION MAP CASE NUMBER: WTM19-001 Pleasant Valley Estates

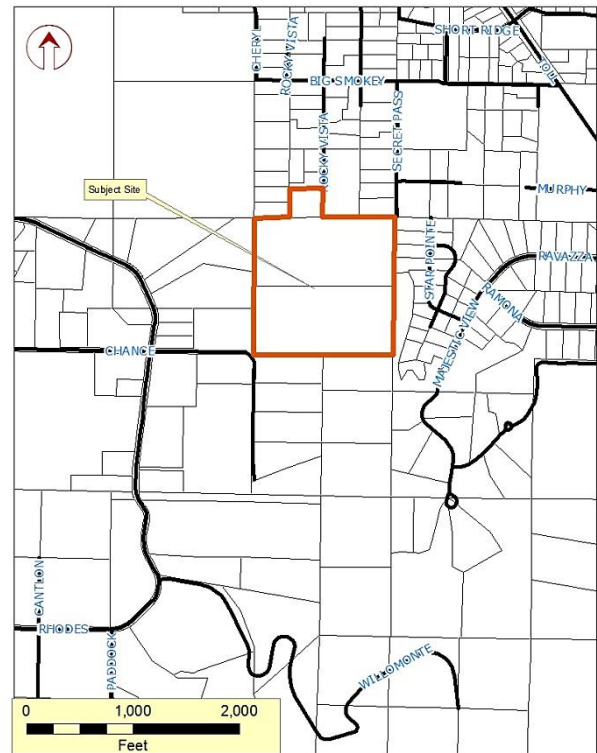
BRIEF SUMMARY OF REQUEST: 58-lot single-family residential subdivision

STAFF PLANNER: Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a 58-lot single-family residential, common-open-space tentative subdivision map, with lots ranging in size from 12,507 to 74,591 square feet. The subject site includes slopes greater than 15% on 20% or more of the site and is subject to Hillside Development standards. The maximum allowable number of dwelling is 58.

Applicant/Property Owner:	Pleasant Valley Estates, LLC.
Location:	Between the eastern terminus of Chance Lane and the southern terminus of Rocky Vista Road
APNs:	017-410-39, 017-410-38 and 017-200-30
Parcel Sizes:	±19.67, ±19.67 and ±2.0 acres
Master Plans:	Suburban Residential (SR) and Rural Residential (RR)
Regulatory Zones:	Medium Density Suburban (MDS 3du/ac), Low Density Suburban (LDS 1du/ac) and Medium Density Rural (MDR1du/2.5ac)
Area Plans:	Southeast Truckee Meadows and South Valleys
Citizen Advisory Board:	South Truckee Meadows / Washoe Valley
Development Code:	Article 608, Tentative Subdivision Maps and Article 424, Hillside Development
Commission District:	2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

NO RECOMMENDATION

DENY

POSSIBLE MOTIONS

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 deny Tentative Subdivision Map Case Number WTM19-001 for Pleasant Valley Estates, LLC, being unable to make all ten findings in accordance with Washoe County Code Section 110.608.25.

OR

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 WTM19-001 for Pleasant Valley Estates, LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25.

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Tentative Subdivision Map

The purpose of a tentative subdivision map is:

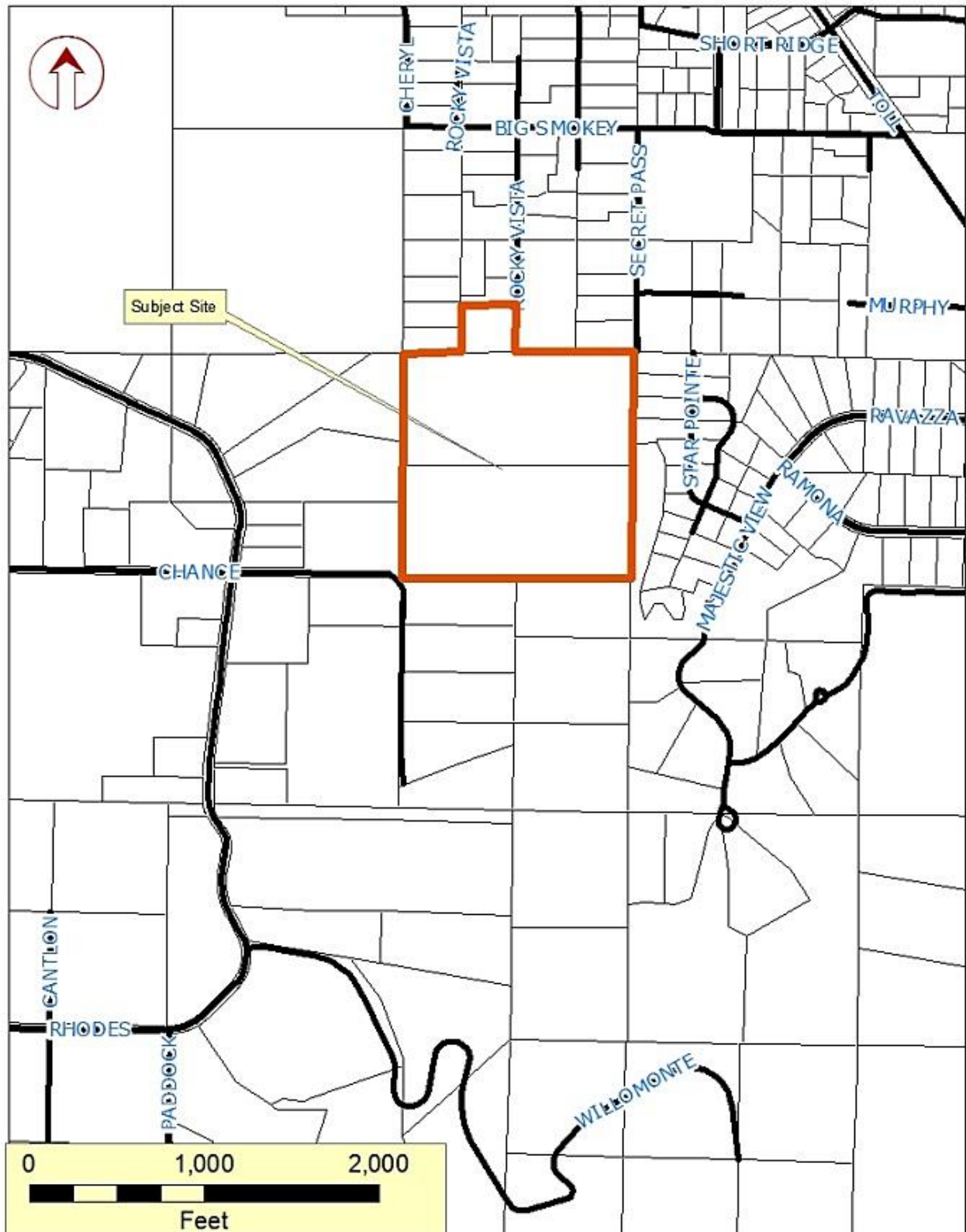
- To allow the creation of saleable lots;
- To implement the Washoe County Master Plan, including the area plans, and any specific plans adopted by the County;
- To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout 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 WTM19-001 are attached to this staff report and will be included with the action order, if approval is granted by the Planning Commission.

The subject property has regulatory zones including Medium Density Suburban (MDS), Low Density Suburban (LDS) and Medium Density Rural (MDR), which, in total, allow 58 dwellings. 58 dwellings are proposed.



Vicinity Map

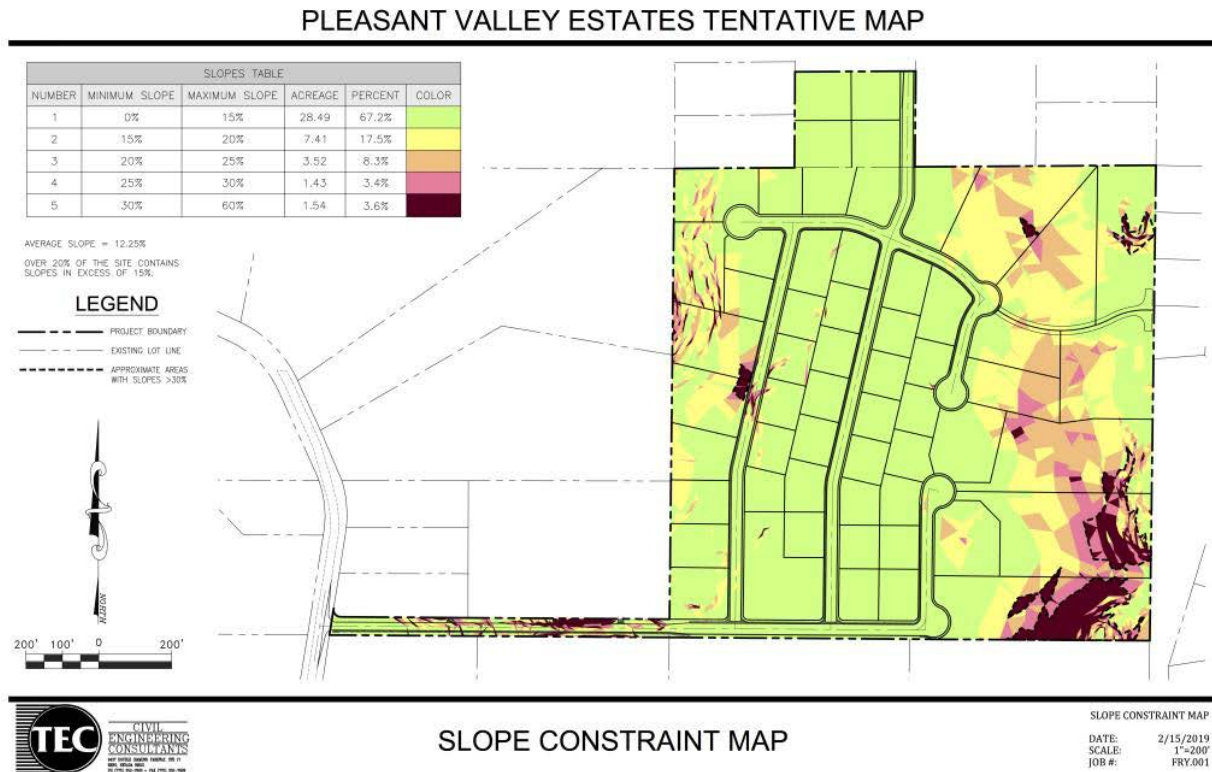
Project Evaluation

The applicant is seeking to subdivide three parcels of land that total approximately 42 acres into 58 lots for development of single-family residences. This is a challenging site as there are significant slopes over a substantial portion of the site. Likewise, Chance Lane, the main access to the site, is steep. This project is proposed as a common open space subdivision which allows, “variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.” Approximately 4.69 acres of the subject site are proposed to be dedicated as open space, which will include trails, drainage facilities and a rock with historic writing. The proposed open space represents approximately 11 percent of the subject site.

The topography of the site includes both steeper areas which will generally be included in the open space and flatter areas which are more suitable for development. Vegetation is typical of our high-desert climate and generally consists of sagebrush and rabbit brush. Proposed lots are generally consistent with the Medium Density Suburban (MDS) regulatory zone, with the smallest being approximately 12,000 square feet in size and the largest being approximately 75,000 square feet in size.

The proposed configuration of the subdivision includes most of the steepest slopes being located within the open space areas. Because more than 20 percent of the site includes slopes that are 15 percent or greater this proposed subdivision is subject to Hillside Development standards as required by Article 424 of the Washoe County Development Code.

Among the requirements of Article 424 is the requirement for a site analysis, map of the developable area of the project site and a slope map (following). The analysis indicates that development is proposed to take place on the suitable areas and is proposed to leave most of the steep hillsides in a native condition.



Additionally, Article 424 requires that any portion of a hillside development which has been deemed unsuitable for development must be designated as permanent open space and the

uses shall be limited to paths, trails, outdoor recreation, utilities and drainage improvements. The land is also required to be offered for dedication. However, it is unlikely that the County will accept the dedication. If the proposed subdivision is approved, maintenance of that area will be the responsibility of the home owners association (HOA). Establishment of an HOA is a recommended condition of approval included with this report.

Article 424 also requires standards for the locations of dwellings, including clustering, placing dwellings on the natural slope and preserving the hillside. The establishment of building envelopes on each parcel and land, which will be shown on the final map, is a recommended condition of approval. Likewise, there are standards for parking, fences, preservation of natural features, open space and trail easements, grading must mimic the natural contour of the land and all areas are required to be revegetated. The design of the proposed subdivision also complies with the generally applicable standards for fire protection. The proposed subdivision application materials demonstrate general compliance with the requirements of Article 424.

The proposed configuration of the subdivision also seeks to create common open space. For this reason the project is subject to common open space development standards as required by Article 408 of the Washoe County Development Code. As previously stated, among the provisions of Article 408 is the requirement for a site analysis and map of the developable area of the project site. The proposed subdivision application materials comply with these requirements and the proposed configuration of the subdivision seeks to limit disturbance of steep slopes. Conditions of approval are required by Article 408 to provide for on-going maintenance of the common open space area by the HOA. These conditions have been included in the recommended conditions of approval, if the subdivision is approved.

Article 438, Grading, includes many standards regarding the proposed changes to the landform that are applicable to this project. The proposed subdivision application materials show general compliance with the applicable standards. The application materials also indicate that all proposed slopes, within the residentially platted part of the proposed subdivision are 3 horizontal to 1 vertical (3H:1V) or flatter, which is compliant with the provisions of Article 438. The total amount of grading is proposed to be approximately 231,000 cubic yards, and is proposed to balance on site. No import or export of earthen material is proposed. Because the grading plans for the project have been submitted and reviewed as part of the tentative subdivision map application, a separate special use permit for grading is not required, provided that the final plans for grading conform to the plans evaluated with this request. Slope proposed to be constructed adjacent to Chance Lane for access to the proposed subdivision are addressed later in this report.

Article 420, Storm Drainage Standards, provides standards for managing storm-water on projects like the proposed tentative subdivision map. The County Engineer is primarily responsible for ensuring compliance with these standards. Appropriate conditions of approval have been provided by the County Engineer and are included in the recommended conditions attached to this report, if the proposed subdivision is approved.

Article 422, Water and Sewer Resource Requirements, provides standards for provision of water and sewer to new subdivisions. The County Engineer is primarily responsible for ensuring compliance with sewer requirements. The County Engineer has reviewed the plans for this development and has recommended approval with conditions. Those conditions of approval have been attached to this report. The proposed subdivision application materials indicate that the necessary services are available and will be extended to serve the new dwellings. Water will be provided by the Truckee Meadows Water Authority (TMWA) to the new dwellings. Again, service will be extended to the new dwellings and all applicable provisions requiring dedication of water rights will be required to be complied with, prior to approval of any new dwellings, if the proposed subdivision is approved. Sewer service is proposed to be provided by Washoe County.

The proposed configuration of the lots and grading of the land within the subdivision is also subject to the requirements of the Southeast Truckee Meadows and South Valleys Area Plans. Among the applicable provisions are requirements for the grading to: minimize disruption to natural topography; utilize natural contours and slopes; complement the natural characteristics of the landscape; and preserve existing vegetation and ground coverage to minimize erosion and minimize cuts and fills. The proposed subdivision application materials show general conformance with these requirements.

Fire services will be provided by the Truckee Meadows Fire Protection District (TMFPD). The nearest fire station number 32 is located on Eastlake Boulevard approximately nine miles from the development site. Fire hydrants will be required to meet minimum location and fire flow requirements. TMFPD will review proposed landscaping and fencing materials pursuant to Fire Codes. Any developments on the property shall meet the requirements of Washoe County Code Chapter 60, Fire Code. The Fire Code also provides standards for maximum street grades. Those standards are included in the discussion below.

Article 436, Street Design Standards, provides standards for provision of access to new subdivisions. The County Engineer is primarily responsible for ensuring compliance with access requirements. The County Engineer has reviewed the plans for this development and has recommended approval with conditions. Primary access to the subject site is proposed to be by way of Chance Lane. Chance Lane is currently a dirt road with slopes exceeding the currently-allowable maximums. The plans submitted by the applicant call for a twelve (12) percent grade for a distance of approximately 420 linear feet of Chance Lane.

Relevant portions of Article 436 follow:

110.436.15 (a) In instances where unique topographical or other physical constraints suggest the use of streets and associated systems that are not provided for in this article, the County Engineer may authorize alternative standards, provided that the alternative standards are equivalent standards in accordance with accepted engineering practices, the Standard Specifications for Public Works Construction, and the Standard Details for Public Works Construction.

110.436.30:

- (b)(2) Residential and Collector Streets. Residential collector and locations streets shall have a maximum grade of six (6) percent except as otherwise approved by the County Engineer, because of topographical constraints.
- (b)(4) Street Grade Exceptions. If approved by the County Engineer, the maximum grade for residential and collector streets may be increased as follows:
 - (i) Streets with a northern exposure may be allowed a maximum grade of nine (9) percent.
 - (ii) Streets with a southern exposure may be allowed a maximum grade of ten (10) percent.
 - (iii) All streets with grades greater than eight (8) percent shall be limited to a horizontal length of four hundred (400) feet, and shall be provided with landings on both ends of the steeper section of the grade. The grade of the landings shall be six (6) percent or less and at least one hundred (100) feet in length.

Chance Lane has a western exposure. The length of 12% slope is approximately 420 feet.

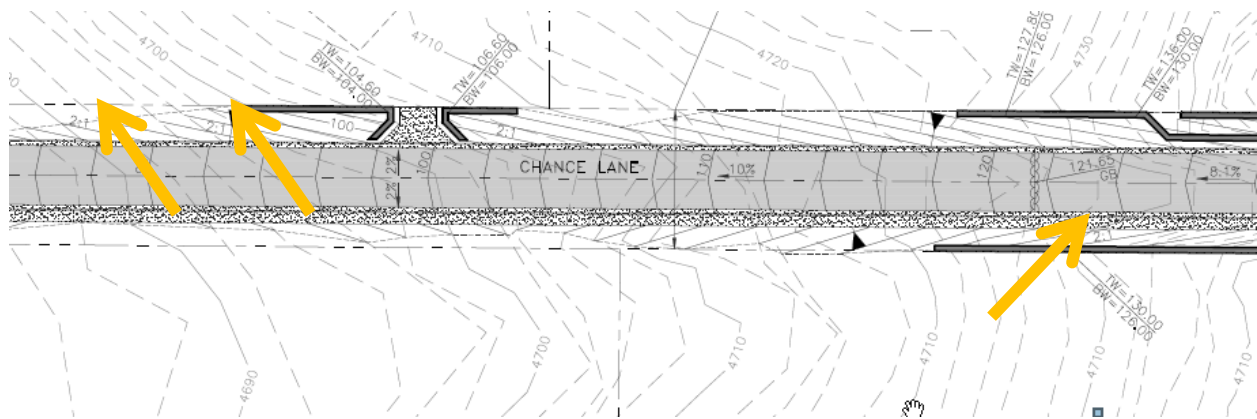
Street design was also reviewed by the Truckee Meadows Fire Protection District. The Fire Code allows for "alternate means" to meet the requirement of a particular standard, when other

mitigation is provided. The following condition of approval was provided, and is included in the recommended conditions with this report:

The main western access to this proposed neighborhood is Chance Lane. The proposed grading of Chance Lane to the new subdivision exceeds the 10% limitation that is the maximum specified in IFC Appendix #D. Provide an alternate means proposal for this condition.

Although the maximum allowable grade for a roadway is 10 percent in accordance with 110.436.30, the County Engineer believes that the plans submitted by the applicant constitute equivalent standards in accordance with accepted engineering practices, the Standard Specifications for Public Works Construction, and the Standard Details for Public Works Construction, and has recommended approval of the project. Due to this discrepancy, Planning staff is recommending neither approval or denial of the proposed tentative map.

The proposed design for the improvements to Chance Lane include finished slopes at a ratio of 2 horizontal to 1 vertical (2:1) as shown below:



Washoe County Code Section 438.45 (I) reads as follows:

Cut and/or fill slopes adjacent to roadways shall be flatter than three horizontal to one vertical (3:1) for the distance of the required American Associates of State Highway Transportation Officials (AASHTO) clear zone.

The plans submitted for review with this request do not comply with this provision.

In order for construction of Chance Lane to take place as proposed, retaining walls are required at certain locations on both the north and south sides of the roadway. Article 436 provides standards for retaining walls as follows:

Section 110.436.70 Retaining Walls. All retaining walls shall be constructed in accordance with the provisions of this section.

- (a) **Design Calculations.** Unless using standard County details, all retaining walls constructed within the public right-of-way and those which are to be maintained by the County shall have a complete set of design calculations submitted with the improvement plans for review. All calculations shall be signed and sealed by a Nevada Registered Civil Engineer.
- (b) **Private Retaining Walls.** Any retaining walls associated with private streets and constructed on private property shall be reviewed by the Chief Building Inspector and shall be subject to the *Uniform Building Code* (UBC) design criteria and the provisions of this section.

- (c) Anti-Graffiti Treatment. An anti-graffiti treatment shall be applied to all masonry or concrete retaining walls.

Requirements for design calculations and anti-graffiti treatment have been included in the conditions of approval recommended with this report, if the subdivision is approved by the Planning Commission.

If the subdivision is approved, access will be provided through the existing residential area to the north, by way of Rocky Vista Road, to Toll Road. This connection supports a goal within the South Valleys Area Plan, SV.3.6 which states that, "Emergency or secondary access from the Toll Road area to U.S. 395 via Rhodes Road or other feasible location is desired. Development proposals in this general area should be examined for their ability to provide this access. New development should not be permitted to prevent this access from being established." Emergency access will also be created to the east by way of a new easement and a gated connection to Star Point Drive.

This proposal has been reviewed in light of the South Valleys Area Plan, while generally consistent with most aspects, the following goal is of particular concern:

- SV.2.2 Whenever possible, grading for residential purposes after the date of final adoption of this plan will:
- a. Minimize disruption to natural topography.
 - b. Utilize natural contours and slopes.
 - c. Complement the natural characteristics of the landscape.
 - d. Preserve existing vegetation and ground coverage to minimize erosion.
 - e. Minimize cuts and fills.

Substantial grading of the site is proposed. Conditions of approval have been included to require development only on slopes less than 20%, to help minimize additional grading, should the Planning Commission chooses to approve the proposed project.

South Truckee Meadows / Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant's representative at a specially scheduled Citizen Advisory Board meeting on September 12, 2019. The CAB voted unanimously to recommend denial of the proposed tentative subdivision map. The attached CAB minutes (Exhibit B to this report) reflect discussion on the following items:

- Emergency response to the proposed subdivision would be too slow.
- Roadways accessing the proposed subdivision, particularly Rhodes Road, are too narrow, have insufficient capacity for the additional traffic and the bridge is insufficient for emergency vehicles.
- The proposed configuration of the subdivision includes lots that are too small, not consistent with the character of the surrounding area, and would be detrimental to the rural lifestyle of the surrounding area.
- Roadway connection between the Toll Road area and the Rhodes Road area is undesirable.
- Chance Lane is used by pedestrians and equestrians and the proposed improvements would inhibit that access.
- Grading for the subdivision improvements is not consistent with the South Valleys Area Plan.

Public Comment

The following was received from a neighboring property owner:

From: [Chris Kurtz](#)
To: [Pelham Roger](#)
Subject: Issue relating to Tentative Subdivision Map WTM19-001 (Pleasant Valley Estates)
Date: Sunday, September 8, 2019 2:27:46 PM
Attachments: [Chance Lane.png](#)

[NOTICE: This message originated outside of Washoe County – DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Roger,

I spoke with you this last week concerning an issue that needs to be addressed concerning access to a lot we own on Chance Ln. As I mentioned, not being an engineer, looking at the submittal I don't know for sure if this truly is an issue or not, however the problem is that the plans do not explicitly consider the driveway entry on our property at APN 017-390-19.

The subdivision map has have consideration for the two northern driveways to existing homes. Our lot, however, does not have any improvements on it so all we have is a driveway entry built where the driveway must go. I have attached a print screen from WRMS, and put a black circle around the entryway that needs to be considered in any regrading of Chance Lane. You can see what used to be an existing road that is now pretty much just a trail, but given the steepness of the lot, the trail effectively shows where the road/driveway for access to the building envelope must be placed.

Please let me know if you have any questions about this. I also would appreciate it if you would reply to this email so that I know this did not get stuck in a spam filter somewhere.

Thank you!
 Chris Kurtz, TTE
 The Chris & Freda Kurtz Trust
 775-849-9830



The following condition of approval has been included, should the Planning Commission choose to approve the proposed tentative subdivision map:

Final construction drawings shall make adequate provision to maintain appropriate access for a residence to APN 017-390-19 to the south of Chance Lane. The access shall be located approximately 160 feet east of the western property line of APN 017-390-19.

Reviewing Agencies

- Washoe County Planning and Building Division addressed general master plan and development code standards including access and roads.
Contact: Roger Pelham, 328-3622, rpelham@washoecounty.us
- Washoe County Engineering addressed general subdivision standards, roads, utilities, and drainage. The County Engineer also provided conditions of approval for the project.
Contact: Leo Vesely, 328-2313, lvesely@washoecounty.us
- Washoe County Health District – EMS Program Provided conditions to require addresses both on the curb and on each dwelling.
Contact: Christina Conti, 775.326.6042, cconti@washoecounty.us
- Truckee Meadows Fire Protection District included conditions to require compliance with the International Fire Code, (IFC) International Wildland Urban Interface Code (IWUIC).
Contact: Don Coon, 775.326.6077, dcoon@tmfpd.us
- Washoe County Community Services Department - Parks addressed the requirement for trail connections to adjacent public lands.
Contact: Sophia Kirschenman, Park Planner, 775.328.3623, skirschenman@washoecounty.us
- Washoe County Community Services Department – Water Rights addressed the requirement for a will-serve letter from TMWA.
Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment 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 map is generally consistent with the goals and policies of the Master Plan including the residential density and lot design required by the Master Plan and the Southeast Truckee Meadows and South Valleys Area Plans. There may be some question as to whether or not the proposed grading for the subdivision is consistent with policy SV.2.2, as noted in this report. There are no specific plans associated with this property. It is the opinion of planning staff that the design of the subdivision may be seen to be consistent with this finding.

- 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: As detailed in this report, all generally applicable design features of the subdivision are consistent with the Master Plan, however, it is questionable whether or not the road grades are consistent with the Development Code. The slopes proposed adjacent to Chance Lane are not consistent the Development Code. There is no specific plan associated with this property. Given the design proposed roadways, it is the opinion of planning staff that the design of the subdivision is not consistent with this finding.

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

Staff Comment: Because primary access to the subdivision does not meet the requirements of Article 436, as detailed previously in this report, it is the opinion of planning staff that the site may not be physically suited for the proposed subdivision.

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

Staff Comment: The proposed subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System, as sanitary sewer service will be provided to all new dwellings and there is sufficient capacity in the sewage system to accommodate the sewage created. It is the opinion of planning staff that the design of the subdivision is consistent with this finding.

- 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: Neither the design of the proposed 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, because the proposed subdivision is located adjacent to existing development of a similar pattern and sufficient open space is being preserved within and around the development. It is the opinion of planning staff that the design of the subdivision is consistent with this finding.

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

Staff Comment: Community water service and community sewer service are proposed to be provided to all proposed dwellings. The proposed subdivision application was provided to the Washoe County Health District, which did not recommend denial. Therefore, staff has determined that the design of the subdivision or type of improvement is not likely to cause significant public health problems. It is the opinion of planning staff that the design of the subdivision is consistent with this finding.

- 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: Walking trails and emergency access have been included in the proposed subdivision application materials. Therefore staff has determined 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. It is the opinion of planning staff that the design of the subdivision is consistent with this finding.

- 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: Walking trails, emergency access and public roadways have been included in the proposed subdivision application materials, or have been included in the recommended conditions of approval. Therefore staff has determined that the design of the subdivision provides is consistent with this finding.

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

Staff Comment: The open space associated with this proposed subdivision will remain in the ownership of the proposed Home Owners Association (HOA). Infrastructure improvements built to County standards may be accepted by the appropriate agencies.

For this reason staff has determined that any land or improvements to be dedicated to the County is consistent with the Master Plan.

- 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 design of the subdivision provides for future passive or natural heating or cooling opportunities.

Recommendation

Some agencies which reviewed the application recommended conditions in support of approval. Planning has evaluated the project and is not satisfied that the roadways are appropriate under the Development Code. Therefore, after a thorough analysis and review, staff has provided the Planning Commission with possible motions for both approval and denial and makes no recommendation of either approval or denial for Tentative Subdivision Map Case Number WTM19-001.

Possible motions are included below.

Motions

Should the Planning Commission choose to approve the proposed tentative subdivision map:

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 WTM19-001 for Pleasant Valley Estates, LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

(Please state the reasons that each finding can or cannot be made.)

- 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.

Should the Planning Commission choose to deny the proposed tentative subdivision map:

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 deny Tentative Subdivision Map Case Number WTM19-001 for Pleasant Valley Estates, LLC, being unable to make all ten findings in accordance with Washoe County Code Section 110.608.25:

(Please state the reasons that each finding can or cannot be made.)

- 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

Owner / Applicant: Pleasant Valley Estates LLC, Attn: Harry Fry, 701 Flint Street, Reno, NV 89501

Representatives: Rubicon Design Group, Attn: Scott Wright, 1610 Montclair Ave, Suite B,
Reno, NV 89509

Consultant: TEC Civil Engineering Consultants, Attn: Jason Gilles, 9437 Double
Diamond Parkway, Suite 17, Reno, NV 89521



Conditions of Approval

Tentative Subdivision Map Case Number WTM19-001

The project approved under Tentative Subdivision Map Case Number WTM19-001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on October 1, 2019. 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.

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 the recordation of a final parcel map. 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 Building 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 parcel map may result in the institution 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 RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**

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 Building Division

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

Contact: Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative parcel map.

- b. 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.
- c. 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.
- d. In accordance with NRS 278.360, the sub-divider 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 one year 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.
- e. 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.
- f. All final maps shall contain the applicable portions of the following jurat:

The Tentative Map for **TM case number for map name** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **DATE**.

THIS FINAL MAP, **MAP 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 **<TM CASE NUMBER>** MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION **THIS ____ DAY OF _____, 20____** BY THE PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR **STREETS, SEWERS, ETC.** IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR
PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for <TM CASE NUMBER> 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 Building 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 Building 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 <TM CASE NUMBER> MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING 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 BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR <streets, sewers> IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

- g. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- h. 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.

- i. All final maps shall include a separate page showing the building envelope on each lot. Building envelopes shall not include any slopes steeper than 20%. Building envelopes shall be a minimum of 30 feet from each front and rear property line and a minimum of twelve feet from each side property line. Compliance with this condition shall be determined by the Planning and Building Division.
- j. A note shall be placed on all final maps stating that all dwellings, structures and buildings must be constructed within the building envelope shown on the final map, for each lot. Disclosures shall be provided to all potential purchasers of lots or dwellings within the subdivision that all dwellings, structures and buildings must be constructed within the building envelope shown on the final map, for each lot.
- k. Prior to recordation of each final map, the applicant shall provide an individual site plan for each lot (8 ½ x 11 inches in size) showing the dimensions of the building envelope and the distance from each property line to the building envelope. Each site plan shall include the note as specified in condition 1n, above. Compliance with this condition shall be determined by the Planning and Building Division.
- l. An anti-graffiti treatment shall be applied to all masonry or concrete retaining walls.
- m. All retaining walls constructed within the public right-of-way and those which are to be maintained by the County shall have a complete set of design calculations submitted with the improvement plans for review. All calculations shall be signed and sealed by a Nevada Registered Civil Engineer.
- n. Failure to comply with the conditions of approval shall render this approval null and void.
- o. Rocky Vista Road shall be extended from the northern property line of the project to Vista Sierra Road. The 42' roadway easement shall be extended to the north property line of the project. Curb cuts or curb returns, to the satisfaction of the County Engineer, shall be constructed at the intersection of Rocky Vista Road and Vista Sierra Road. Construction standards for Rock Vista Road shall be approved by the County Engineer.
- p. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building 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 Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require the establishment of a Home Owners Association (HOA) and provide for it funding in perpetuity. 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, when 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.
8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
9. Mandatory solid waste collection.
10. 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.
- q. 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 Planning and Building staff and the District Attorney.
- r. Final construction drawings shall make adequate provision to maintain appropriate access for a residence to APN 017-390-19 to the south of Chance Lane. The access shall be located approximately 160 feet east of the western property line of APN 017-390-19.

Washoe County Engineering and Capital Projects– Land Development

2. The following conditions are requirements of the Washoe County Engineering Division, Land Development Program, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, P.E., 775.328.2041, lvesely@washoecounty.us

- 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 Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed 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.
- 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 (BMPs) 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.
- f. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by the home owners association. The maintenance of the drainage facilities shall also be addressed in the home owners' association documents 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.
- 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.
- i. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
- j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access.
- k. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all street rights-of-way.
- l. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- m. All cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- n. Slope and construction access easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.

- o. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.
- p. Street 'A' shall have a standard Washoe County turn-a-round. If Street 'A' is made private, design of hammer-head turnaround shall be approved by Washoe County Engineering and the Truckee Meadows Fire.
- q. A home owners association will be created with the first final map for the purpose of maintaining all private drainage facilities.

Washoe County Engineering Division – Drainage (County Code 110.420)

3. The following conditions are requirements of the Washoe County Engineering Division, Drainage Program, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, P.E., 775.328.2041, lvesely@washoecounty.us

- a. 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.
- b. 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.
- c. 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.
- d. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- e. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- f. 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.
- g. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- h. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- i. 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.
- j. 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 home owners association. The maintenance and funding of private drainage facilities shall also be addressed in the home owner's association documents to the satisfaction of the District Attorney's Office.

- k. 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.
- l. All slopes steeper than 3:1 (for stormwater drainage facilities only) shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- m. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Open Space 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.
- n. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- o. The project shall be designed to minimize the increased volume of runoff and prevention of non stormwater discharge (nuisance flow) from the site. Percolation testing and a gravel backfilled infiltration gallery shall be included in the design of the detention basin.
- p. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention basin and drainage channels shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&R's to the satisfaction of the County Engineer and District Attorney's Office.
- q. Offsite drainage and common open space drainage, draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm, shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the home owner's association documents to the satisfaction of the County Engineer and the District Attorney's Office.

Washoe County Engineering Division – Traffic and Roadway (County Code 110.436)

- 4. The following conditions are requirements of the Washoe County Engineering Division, Traffic and Roadway Program, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, P.E., 775.328.2041, lvesely@washoecounty.us

- a. 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.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Chance Lane. This note shall also be included in the home owner's association documents to the satisfaction of the District Attorney's Office.
- d. 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.

- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes 3:1 and steeper. If a recoverable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- g. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced concrete and designed by an engineer licensed in the State of Nevada.
- h. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement.
- i. Sidewalks shall be constructed on both sides of the street and shall meet ADA requirements.
- j. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed. The minimum centerline radius allowed shall be 100'.
- k. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal and replacement of existing pavement.
- l. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- m. A 20' minimum setback is required between the back of the sidewalk and the front of the garage.
- n. Chance Lane shall be constructed to Washoe County standards. Maximum roadway slope shall be 12 percent grade. The roadway section shall be 32 feet front face curb to front face curb with a 4 foot sidewalk on one side. The offsite portion of Chance Lane may be reduced to a section of 24 feet front face curb to front face curb with a 4 foot sidewalk on one side.
- o. A paved secondary or emergency access road with appropriate easement (Access or Emergency) shall be provided. The County Engineer and the Fire Marshall shall determine compliance with this condition.
- p. The developer shall provide a good faith effort to coordinate the transition of existing driveways to the Chance Lane roadway improvements with the respective property owners. The final design shall be approved by the County Engineer.
- q. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.

Washoe County Engineering Division – Utilities (County Code 422 & Sewer Ordinance)

- 5. The following conditions are requirements of the Washoe County Engineering Division, Utilities Program, which shall be responsible for determining compliance with these conditions.

Contact: Tim Simpson, P.E., 775.954.4648, tsimpson@washoecounty.us

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- c. 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.
- d. 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.
- e. The applicant 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.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The applicant shall provide an electronic copy of this improvement plans to Washoe County.
- g. The CSD will inspect the construction of the sanitary sewer collection system.
- h. The sewer main shall be extended to be adjacent to all lots within the subdivision and any tributary areas.
- i. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- j. 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.
- k. The lift station shall be on a parcel dedicated to Washoe County and be of sufficient size to accommodate Washoe County's requirements.
- l. 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. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- m. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- n. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- o. 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.
- p. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

- q. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains necessary to accommodate the project. However, the actual design will be the responsibility of the CSD. Prior to initiation of design CSD may require the Developer to pay the estimated design costs to Washoe County. The CSD may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the CSD and the Developer shall jointly select that consultant.
- r. The CSD shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

Washoe County Health District – EMS Program

- 6. 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: Christina Conti, 775.326.6042, cconti@washoecounty.us

- a. Address numbers shall be clearly marked on both the curb and on each dwelling.

Truckee Meadows Fire Protection District

- 7. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact Name: Don Coon, 775.326.6077, dcoon@tmfpd.us

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (IFC) International Wildland Urban Interface Code (IWUIC) 2012 Ed, with amendments and the requirements of the NFPA standard(s). (<https://codes.iccsafe.org/content/IWUIC2012> <https://codes.iccsafe.org/content/IFC2012>)
- b. Provide Hydrants and Fire Apparatus Access Road to within 150' the furthest exterior wall to the rear of the new structure. (IFC Chapter #5 and Appendix B,C and D) All hydrant steamer connection shall be fitted with a 5" Storz connection. The project as shown in the preliminary plans does not include the required fire hydrants. Provide their locations.
- c. The project as shown does not clearly show the connection of the secondary Fire Apparatus Access Road for the northern end of the project. Provide the plan for the required road improvements from the project to the nearest paved road.
- d. The main western access to this proposed neighborhood is Chance Lane. The proposed grading of Chance Lane to the new subdivision exceeds the 10% limitation that is the maximum specified in IFC Appendix #D. Provide an alternate means proposal for this condition.

Washoe County Community Services Department – Parks

- 8. The following conditions are requirements of the Washoe County Community Services Department – Parks Planner, who shall be responsible for determining compliance with these conditions.

Contact: Sophia Kirschenman, Park Planner, 775.328.3623, skirschenman@washoecounty.us

- a. Based on the trail alignments identified in the area plans, existing social trails on site, and proximity to public lands, Parks staff has determined that it is crucial to maintain public access through the proposed development. Parks is requesting that the applicant build a trail to provide an important recreational amenity both to residents of the proposed subdivision as well as members of the broader community. The exact alignment of the trail should be developed in consultation with Parks staff, but should traverse the northern property line, connecting the public lands to the northwest of the subject site with the public lands to the northeast of the subject site, and then move south along the eastern property line to connect to existing social trails located on APN 017-510-38.
 - i. If the applicant does not wish to satisfy the request to build this trail as part of the subdivision, the following is required: The applicant shall offer to dedicate a relocatable public access/trail easement 50' in width along the northern and eastern property boundaries, as consistent with South Valleys Area Plan Policies 15.5 and 15.6.
- b. Pursuant to the Cultural Resources Map included in the Washoe County Open Space and Natural Resource Management Plan (OSNRMP), the subject site is located in an area with known cultural resources. Prior to recordation of the final map, a cultural resource evaluation shall be prepared by an archaeologist or other qualified professional, to determine whether there are any additional cultural resources on site, as consistent with South Valleys Area Plan Policy SV 3.5 and OSNRMP Cultural Resource Policy 1.3. If further cultural resources are identified, the applicant shall propose an appropriate strategy to provide for their conservation.

Washoe County Community Services Department – Water Rights

9. The following conditions are requirements of the Washoe County Community Services Department – Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- a. There are no water rights conditions for approval of this tentative map.
- b. Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to TMWA service area, if not already annexed.
- c. Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative map.

*** End of Conditions ***

Exhibit B



South Truckee Meadows/Washoe Valley Citizen Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the special meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held September 12, 2019 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at by Patricia Phillips at 6:00 p.m.

Member: Wesley Mewes, Shaun O’Harra, Kimberly Rossiter, Patricia Phillips, Tom Burkhart, David Snelgrove. A quorum was determined.

Absent: none

2. *PLEDGE OF ALLEGIANCE - the Pledge of Allegiance was recited.

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF-

Bob, public member, said he worked for sierra fire. He said the planning is poor. There use to be a Volunteer Fire Station use to be on 395. There is no longer a station. He spoke about the nearby stations that have 12-14 minute response time. Typical response time is 10 minutes. There needs to be two ways out if there is a fire. He said it’s a public safety issue.

Coleen Morissette said she echoes what the last speaker had to say about fire issue and response time. She said she works for REMSA. She said this area response time is considered area ‘D.’ She said she is concerns about road conditions and who would pay for them. The roads are gravel, ditches. The concerns of density of development, rural lifestyle, ingress and egress, and overall plan. There is some development in that area, but it needs to be responsible to maintain the rural character.

Public member spoke about legally required easement for access. He questions if the easement has been obtained. He spoke about a connection between Rhodes Road and Toll Road which nobody wants. He spoke about right-a-way access for emergency services – goal is emergency access on Chance Lane, but not used as the main access. He opposes access on Chance Lane.

Richard Mahone said the fire in Paradise killed people and they couldn’t get out due to access. He said no one wants a connection between Rhodes. He said the roundabout is jammed. There are more homes going in at the bottom of Geiger Grade, and near the summit. He asked how they will get to Pleasant Valley Elementary school. He said they will go down Chance Lane. He said it will damage property values and the rural lifestyle.

Public member, who didn’t state his name, said he opposes the subdivision. He spoke with board member Mewes. The subdivision with homes will be less than an acre each, which doesn’t meet the suburban requirements. We live in a rural area. It could lower property taxes. Traffic will increase with 90+ cars that will be added twice a day. He said a traffic light on Chance Lane and Rhodes Road would be advantageous if we add this much traffic, but the developer should pay for it. It would reduce the rural lifestyle we enjoy. It’s a disservice to the surrounding community.

Bill Naylor spoke about how this is a poor development. He said there will be 58 units on 1/3 acre on 3 different streets. It will be the smallest parcels in the area. He said it's not acceptable.

Kim Bekakowski said she moved out there for the rural lifestyle. She doesn't want a high density property behind her. She said it's egregious to change the master plan to put high density in rural area to help their pocket book. She said she wouldn't have bought out there.

There were no more requests for public comment.

4. APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 12, 2019 (for Possible Action) - Tom Burkhart moved to approve the agenda for September 12, 2019. Shawn O'Harra seconded the motion to approve the agenda. The motion passed unanimously.

5. DEVELOPMENT PROJECTS— The project description is provided below.

5.A. Tentative Subdivision Map Case Number WTM19-0001 (Pleasant Valley Estates) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a 58-lot single-family residential, common-open-space tentative subdivision map, with lots ranging in size from 12,507 to 74,591 square feet. The subject site includes slopes greater than 15% on 20% or more of the site and is subject to Hillside Development standards. (for Possible Action)

- Applicant\Property Owner: Pleasant Valley Estates, LLC
 - Location: Between the eastern terminus of Chance Lane and the southern terminus of Rocky Vista Road
 - Assessor's Parcel Number: 017-410-39, 017-410-38 and 017-200-30
 - Staff: Roger Pelham, Senior Planner, 775-328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on October 1, 2019

John Krmpotic, planner/representative, provided a powerpoint slideshow of the project. John introduced JR Hildebrand, engineer.

- John showed the site location on an overall map
- South valleys area plan – there is no change to the master plan.
- Zoning is split zoning: MDS, LDS, MDR, GR.
- Tentative Map w/Common Open Space – he showed the designations on a zoning map. MDS and LDS is the bulk of the property. According to the Washoe County code, the sum of those is the units proposed. It's a blend of those.
- 58 single family lots on 42 acres (1.4 dwellings per acre).
- Surrounding 1 mile radius has average lot size of 1.5 dwellings per acre.
- Lots range in size from 12,507, max is 101,032 square feet (1.65 acres). Average lot size of 26,496 sq ft).
- Emergency or secondary access from Toll Roads area via US 395 via Rhodes Road or other feasible location is desired. Everyone would be able to use it that currently live there today. It's needed. It creates two ways of access to go to Rhodes Road in event of evacuation.

Dave Snelgrove asked about a concern expressed from public comment regarding the easement for emergency access; has that easement been obtained or does it need to be obtained to the north. John said it's legally established – it intersects Big Smokey. On August 30th, it was signed by Majestic Ranch Board to show settlement for the agreed upon emergency access. Dave asked if it's gated access or open.

Tom asked if the zoning is correct, and if 58 lots are allowed.

Roger Pelham, Washoe County Planner, provided answers to the questions raised. Yes, zoning and density allowable on 3 parcels is 58 dwellings – combination of the zoning density. In terms of access, he showed on the tentative map – primary access is coming into south east corner of Chance Lane. It's a steep dirt road right now. Emergency access is down in Majestic Ranch estates. He received a copy of the letter from the HOA to provide access. It will be gated. The other access is up to Rocky Vista. The easement exists, and further created after the approval of this map. He said that will not be gated. That was requested and written into the South Valleys Area Plan.

Wesley Mewes asked about if the secondary access can be used by the neighborhood to the north. Roger noted proposed access to existing Rocky Vista will have to be constructed to Washoe County standard code. Wesley asked if it can be accessed during inclement weather. Roger said it will be physically accessible, but during heavy rain or snow, he deferred to the engineer.

Shawn O'Harra said the presenter said they didn't change zoning or changed the South Valleys Area Plan. Roger said correct.

Dave Snelgrove asked if access will be public or private to the north. Roger said it will be a public road built to County standards and dedicated within the proposed subdivision and connection to the north will be created, and not required. There will be a connection from Chance Lane and Rhodes Road. This is an additional access, but not required. Dave asked the grade on Chance Lane because it's steep. Roger deferred to the engineer. He believed it is 16%. Dave said if that is a steep road, how do you address the grade and emergency access. John said we have to meet development code. We have memo from engineering staff with 70 conditions to meet the criteria. It has to be 12% grade as designed.

Wesley Mewes asked if improvements that need to be made to Chance Lane. Wesley said it's a rural dirt road. It's rough road. JR Hildebrand said it's currently 16% rutted out. He said they would improve it to curb and gutter of no steeper to 12%.

Patricia Phillips asked if they made fewer, but larger lots to keep with the surrounding area. John said they do an economic analysis on the development – the developer knows what to plan for. He said we have to meet 100% of development code. He said he understands the character of the area is key concern to everyone.

Tom Burkhart asked for clarification – this community would be public water and sewer system. The cost of doing that is huge. It would be eventually developed somewhere down the line, it would be nice to have fewer lots, but understands he needs to meet the economic demands of the development.

Shawn O'Harra asked about stop lights. John said no stop lights. John said it doesn't require a traffic study. It doesn't trip the threshold to conduct the light or traffic study which would be 80 trips during peak hours. It doesn't qualify further study.

Public comment:

Written comment was submitted from Mike Schuler with comments and pictures.

Susan Clay said they are developing a road with sidewalks and gutters. Rhoads Roads is rural; people have horses. She asked how the horses will go up and down the roads with sidewalk and gutter. It doesn't make sense for us who live on Rhodes Roads and live in the valley.

Ginger Pierce provided a written statement. She said the application is not complete. She addressed a few topics in the application including a fire station. She read a few sections from the Application. Commercial operations – there is no commercial in that area. She referenced page 9 of the application, there is a shared private access. Page 11, #27, irrigation – doesn't provide an answer. #6, road improvement – what about the other roads in and out. She said he spoke about newly acquired easement but doesn't mention it anywhere. Rural characteristics – coordinates resources availability with infrastructure with information of facilities and plan – what does that mean. The name Pleasant valley estates' is already taken, as well as Pleasant Valley Ranchos has already taken.

Gary Houk said the developer said there is no zoning change. He asked what statute allows blending of zoning. He asked if there is a TMWA serve letter or community water tank. He said he was concern with new housing on Toll Road. He said those people who live in those houses will jam the roundabout on Geiger Grade.

Robert Floyd said he lives off Rhodes Roads. He asked about a traffic study. The average house has 1.9 people. He asked how are there less than 80 peak trips. He asked everyone to raise their hand if they opposed and the public members raised their hands.

Amy Hasskill said she just bought her house in the rural area a year ago because there was no development and its open space on an acre or more. She said she moved down from Tahoe where she was being being built around. She said she now comes down here and there is development. She asked what will happen when there is a drought. What are we going to do with all these people in Reno. Reno is the fastest growing area in the nation.

Cheryl Erikson said Rhodes Road is barley a two car road. People have to pull over to let an oncoming are go by when pulling their horse. Chance Lane is typically one lane road. They want to put in sidewalk and gutters, but aren't going to widen chance Lane. She said it's going to flood those who live on Chance Lane.

Chad Larson said he lives on Rhodes Road said he has small children. It's barely wide enough for two cars, and to make that a main access road, they would have to tear it out and widen it – it's not suited for access to a subdivision. He said kids, cars, horses use that road.

Bill Naylor said there is confusion on the density with common open space. He said they will move what belongs on an acre and move it down to 1/3 acre. He spoke about grading and removing material. Bill Naylor read section 2.2 grading from South Valley Area Plan. He said they will be out of compliance of the South Valley Area plan. He spoke about the cross sections – all of it will be infill. They are destroying the rural character to pack in house on 1/3 acre.

Colleen Morrissette said the topography is a bowl. She recommended everyone to go walk the property. She said there is no agreement with Majestic Ranch estates. She said there is agreement with Majestic Ranch estates #2. It's tentative, not approved. The developer doesn't have a good track record of his previous development – he is irresponsible; makes promises, doesn't follow through. Look at previous projects to see what he said what he was going to build and what he built.

Don Waite showed on the map his 5.8 acres of land – he said there is a hill on both side of Chance Lane. He said the original developer of Chance Lane had to blast that road. It would take a significant amount of work to widen Chance Lane.

Judy Robinson said she lives on Big Smokey Drive. She said she hikes and horseback rides. She rides from Pleasant Valley to Big Smokey. On page 14 of the application stated boulders and rock formations and deed restrictions. She said cultural resources need to be protected. She said she will meet you out there to show you the Paiute Tribe gravel site. She asked if it will be protected. She asked where the trails are on the map.

Cindy Bridge asked if Rhodes Road to Chance will be primary or emergency access only. She wanted to repeat what everyone said. This development doesn't fit in this area. She said we are on 5-10 acres. It won't be agreeable with what is out there now.

Russ James encouraged the board to go out there and look at the grave stone and access. There is no way primary access can happen on Chance Lane.

Jack Greenhalgh asked about Rhodes Road. He said semi-trucks have to go through Andrew Lane. It has to go around the valley. He said the bridge is not up-to-date, nor adequate. He said the roads are narrow; you have to slow down and let the car go by. There needs a lot of work on that road.

Roger Pelham answered questions - he said blending of zoning is allowed. You take total density, and create smaller lots and cluster them with common open space and amenities. He showed on the map the common areas proposed. He showed on the map where the rock is located. Primary access to development is proposed to be Rhodes Road from 395 or Andrew from the South.

John answered the question regarding water. It's TMWA water system. Infrastructure will come from the North into the property. It's not from Rhodes Road.

Patricia asked about trails, open space. John showed on the map the common area is a trail and open public access for walking.

Dave Snelgrove asked about the trail connecting to BLM in the North West. He asked if there is an access easement to make connection to BLM land. The representatives didn't have an answer.

Dave Snelgrove asked about equestrian access on Chance. He asked if there Flat area on one side of Chance to accommodate horse. Representative didn't have the answer.

Shawn asked about the Paiute burial site. He asked if they will be building the development around it. John said yes. The grave site sits in a parcel.

Dave asked about emergency access across the bridge. He asked if TMFPD crosses the bridge. Roger said he will get that answer.

Tom asked about flood zone. Roger said he isn't an engineer, but the proposed site is on a hill, so he didn't believe so.

Pat Philips asked about drainage for flooding. Roger said code requires the amount of runoff after development will be equal to, or less than before development. Since you are putting in impermeable surfaces, the flow has to be equal to or less than. It's standard code.

Motion: Shawn O'Harra moved to recommend denial and to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a 58-lot single-family residential, common-open-space

tentative subdivision map, with lots ranging in size from 12,507 to 74,591 square feet. Wesley seconded the motion. The motion carried unanimously.

6. *BOARD MEMBER ITEMS – Patricia requested to have a TMWA representative attend the next meeting. Kimberly Rossiter asked to have sheriff to come to address shooting in the area.

7. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

Roger Pelham spoke about what happens next in the application process. He said in the next couple of weeks, he will finish a staff report with recommendation based on what he has heard this evening. It will go to Planning Commission on the first Tuesday of the Month, October 1 at the County Chambers. A decision will be made. Tonight was only a recommendation.

Jack Greenhalgh said the bridge on Rhodes Road gets flooded. Rhodes Road gets flooded.

ADJOURNMENT– the meeting adjourned 7:27 p.m.

Cab members present: 6

Staff present: 1

Public members present: 27

Elected officials present: 0

Exhibit C, WTM19-001

From: [Robert Parker](#)
To: [Pelham, Roger](#)
Cc: [Lucey, Robert \(Bob\) L](#)
Subject: Pleasant Valley Estates
Date: Monday, March 18, 2019 3:43:38 PM

Mr. Pelham,

It's come to my attention that the people planning to build "Pleasant Valley Estates" off Chance Lane are saying in their application that TM has Station 237 within acceptable response time. They claim they got this from TM directly, which I doubt. For the record, 237 was a volunteer station that never ever had an engine in it, because it was too small and the wrong shape. The VFD that owned it sold it a couple of years ago to a mineral exploration firm. The closest TM career engine company is 32 on East Lake Blvd, and they are too far away to make it in 8 minutes transit time. No Reno station is close enough, btw.

I find it fascinating to read some of this stuff...

Best,

Dr. Bob Parker
parker.galena@gmail.com

Exhibit C, WTM19-001

From: [Chris Kurtz](#)
To: [Pelham, Roger](#)
Subject: Issue relating to Tentative Subdivision Map WTM19-001 (Pleasant Valley Estates)
Date: Sunday, September 8, 2019 2:27:46 PM
Attachments: [Chance Lane.ppt](#)

[NOTICE: This message originated outside of Washoe County – DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Roger,

I spoke with you this last week concerning an issue that needs to be addressed concerning access to a lot we own on Chance Ln. As I mentioned, not being an engineer, looking at the submittal I don't know for sure if this truly is an issue or not, however the problem is that the plans do not explicitly consider the driveway entry on our property at APN 017-390-19.

The subdivision map has have consideration for the two northern driveways to existing homes. Our lot, however, does not have any improvements on it so all we have is a driveway entry built where the driveway must go. I have attached a print screen from WRMS, and put a black circle around the entryway that needs to be considered in any regrading of Chance Lane. You can see what used to be an existing road that is now pretty much just a trail, but given the steepness of the lot, the trail effectively shows where the road/driveway for access to the building envelope must be placed.

Please let me know if you have any questions about this. I also would appreciate it if you would reply to this email so that I know this did not get stuck in a spam filter somewhere.

Thank you!
Chris Kurtz, TTE
The Chris & Freda Kurtz Trust
775-849-9830



From: Judy Robinson [<mailto:jrobinson527@gmail.com>]
Sent: Friday, September 13, 2019 2:47 PM
To: Solaro, David <DSolaro@washoecounty.us>
Subject: Pleasant Valley Estates: urgent need to protect trails and Open Space

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

September 13, 2019

Dear Mr. Solaro,

We are in danger of losing a beautiful natural area in South Reno. Our community is experiencing skyrocketing growth, and I hope we can do something to influence this unique foothill location between Rhodes Road, Chance Lane and Big Smokey Drive (https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_two/2019/WTM19-0001_ap.pdf) before it is too late.

I attended a workshop with the Truckee Meadows Trails Organization last summer designed to implement a trail system inventory to preserve some of our trails and open spaces. The Reno and Northern Nevada area is an exceptional location for outdoor recreation. Mark Kimbrough (Truckee Meadows Trails tmtrails.com, 775 720-4732) told me that this particular area has not been placed on the map for protection yet. It is urgent that we address the planning of this project now.

The developer, Harry Fry of the Pleasant Valley Estates project, is pushing through a development that appears to be within the confines of planning for the area, but provides an unclear and absolutely minimal use of Open Spaces and trails. If this project is pushed through, we will lose this beautiful, hilly area for ever.

I attended a CAB meeting last night (9/12/19) where the most recent proposal was denied. Citizens shared their concerns for evacuation in case of fire, traffic, extremely steep and rocky roads, and the possibility for the bridge at Rhodes Road to be insufficient in case of flooding or heavy load traffic. The project map was shared by engineers for Mr. Fry, and shows little effort to preserve the area's natural beauty, rural environment, and potential for recreational hiking, dog walking and equestrian use.

The kind land owners in the past have trails and gates with signs that allow hiker and equestrian use (they want to keep dirt bikes out because of the noise). Pleasant Valley is a gorgeous rural area, filled with large parcels and several equestrian centers. If the "Pleasant Valley Estates" goes through as planned, we may lose access to trails that link private land to BLM land through the area. Now is the time to identify some trails to preserve access for hikers and equestrians.

There is an historic rock where "Chief Samuel C. Brown, Chief of the Paiute Tribe, 1867" is inscribed on the surface. I wonder how many other Native Americans may be buried nearby. If the area is bulldozed, we may never know.

Please see pages 13 and 14 of the plan. Here it is stated that according to the Washoe County Master Plan / South Valleys Plan that among other considerations:

Maintains a rural agricultural character in the landscape..
Provides ample open space and recreational opportunities;
Addresses the conservation of natural, scenic, and cultural resources.

After viewing the plan I believe it does not provide the above. Let's protect this area and cultural open space through the Truckee Meadows Trails or any other possible means. Please help us work to create a plan that will enhance our beautiful northern Nevada Community for the future.

Sincerely,
Judith Robinson
(775) 772-2461

16035 Scarlet Way
Reno, NN 89521

Exhibit D, WTM19-001

From: [Wines-Jennings, Tammy L.](#)
To: [Pelham, Roger](#); [Stark, Katherine](#); [Emerson, Kathy](#)
Cc: [Schull, Shvonne](#)
Subject: WMPA 17-0010 (Silver Hills), WRZA 17-0005 (Silver Hills), WTM19-0001 (Pleasant Valley Estates)
Date: Friday, March 01, 2019 2:14:23 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Afternoon Roger,
WCRAS does not have any initial concerns with the above mentioned Planning Commission application.
Thank you,



Tammy Wines-Jennings
Assistant Director | Washoe County Regional Animal Services
twines-jennings@washoecounty.us | Office: 775-353-8945 | Dispatch 775-322-3647
2825 Longley Lane, Suite A, Reno, Nv 89502



2

Exhibit D, WTM19-001

STEVE SISOLAK
Governor

STATE OF NEVADA

BRADLEY CROWELL
Director



TIM WILSON, P.E.
Acting State Engineer

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
<http://water.nv.gov>

February 22, 2019

RE: Comments on WTM19-0001

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

Name: Pleasant Valley Estates

County: Washoe County – Rhodes Road and Chance Lane

Location: A portion of Section 3, Township 17 North, Range 20, East, MDB&M and a portion of Section 34, Township 18 North, Range 20 East M.D.B.&M.

Plat: Tentative: Fifty-eight (58) lots and right of ways totaling approximately 42.40 acres and being Washoe County Assessor's Parcel Numbers 017-410-38, 017-410-39, and 017-200-30.

**Water Service
Commitment**

Allocation: No water is committed at this time.

**Owner-
Developer:** Pleasant Valley Estates, LLC
701 Flint Street
Reno, NV 89501

Engineer: Rubicon Design Group, LLC
1610 Montclair Avenue, Suite B
Reno, NV 89509

**Water
Supply:** Truckee Meadows Water Authority

Exhibit D, WTM19-001

Review Number WMPA17-0010

February 22, 2019

Page 2 of 2

General: There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Action: Tentative acceptance of Pleasant Valley Estates based on acceptance of Water Will Serve by Truckee Meadows Water Authority.

Best regards,

Steve Shell

Steve Shell
Water Resource Specialist II

Exhibit D, WTM19-001



WASHOE COUNTY **COMMUNITY SERVICES DEPARTMENT** **Regional Parks and Open Space**

1001 EAST 9TH STREET
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

TO: Roger Pelham, Senior Planner

FROM: Sophia Kirschenman, Park Planner

DATE: August 6, 2019

SUBJECT: Tentative Subdivision Map Case Number WTM19-0001 (Pleasant Valley Estates)

Washoe County Regional Parks and Open Space (Parks) has reviewed and prepared the following comments related to Tentative Subdivision Map Case Number WTM19-0001:

The proposed tentative subdivision map would establish a 58-lot single-family residential, common open space development on roughly 42 acres located in Pleasant Valley. There are a number of existing social trails on the site, primarily used for hiking, biking and horseback riding, although it should be noted that tire tracks and shell casings indicate that the site has also been used for illegal shooting and off-highway vehicle use. Public lands managed by the Bureau of Land Management (BLM) are located kitty-corner to the subject site to the northwest and northeast. Additionally, there is a large swath of BLM land located roughly 0.5 miles to the east. These public lands provide excellent recreational opportunities to residents of the area and the broader community.

Most of the subject site is located within the South Valleys Planning Area, but a portion is located within the Southeast Truckee Meadows Planning Area. Both area plans contain a recreational opportunities map that identifies proposed trail alignments, including a proposed multi-purpose trail that would traverse the subject site and connect to the adjacent public lands. The preliminary site plan identifies a number of common open space areas, several of which could also serve public access and recreation functions. Common Areas E and D traverse the northern property boundary and a portion of the eastern boundary of the subject site, part of which is characterized by an existing social trail (see photos below).



Photo 1: Existing access road/social trail looking west along the northern property boundary from Rocky Vista Road.



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

WWW.WASHOECOUNTY.US

Exhibit D, WTM19-001

Memo to: Roger Pelham
Subject: WTM19-0001
Date: August 6, 2019
Page: 2



Photo 2: Existing social trail along the eastern property boundary of the subject site looking north.

Common Area C, approximately 126,062 square feet in size, is located in the southeastern portion of the subject site and is characterized by relatively steep and undulating rocky slopes. Per the application materials, a public use easement will be dedicated to Washoe County to allow for public access through the open space areas, but the size and exact location of the easement remains unclear. Additionally, cultural resources have been identified on the subject site, including a large boulder with historical markings. Common Area F has been established to protect this resource.

Conditions of Approval:

1. Based on the trail alignments identified in the area plans, existing social trails on site, and proximity to public lands, Parks staff has determined that it is crucial to maintain public access through the proposed development. Parks is requesting that the applicant build a trail to provide an important recreational amenity both to residents of the proposed subdivision as well as members of the broader community. The exact alignment of the trail should be developed in consultation with Parks staff, but should traverse the northern property line, connecting the public lands to the northwest of the subject site with the public lands to the northeast of the subject site, and then move south along the eastern property line to connect to existing social trails located on APN 017-510-38.
 - a. If the applicant does not wish to satisfy the request to build this trail as part of the subdivision, the following is required: The applicant shall offer to dedicate a relocatable public access/trail easement 50' in width along the northern and eastern property boundaries, as consistent with South Valleys Area Plan Policies 15.5 and 15.6.
2. Pursuant to the Cultural Resources Map included in the Washoe County Open Space and Natural Resource Management Plan (OSNRMP), the subject site is located in an area with known cultural resources. Prior to recordation of the final map, a cultural resource evaluation shall be prepared by an archaeologist or other qualified professional, to determine whether there are any additional cultural resources on site, as consistent with South Valleys Area Plan Policy SV 3.5 and OSNRMP Cultural Resource Policy 1.3. If further cultural resources are identified, the applicant shall propose an appropriate strategy to provide for their conservation.

Exhibit D, WTM19-001

From: [Patrick Mohn](#)
To: [Pelham, Roger](#)
Subject: NDEP Informal Preliminary Comments - Pleasant Valley Estates WTM19-0001
Date: Friday, February 22, 2019 11:32:35 AM

Roger,

The County requested informal review by NDEP of this Tentative Subdivision Map for Pleasant Valley Estates WTM19-0001, by e-mail sent by Katherine Stark.

The 58-lot project will require submittal as a Tentative Subdivision Map pursuant to NRS 278. In the application provided by Washoe County, the developer proposed community water and sewer.

The developer will need to follow NDEP guidelines for the formal submittal of a Tentative Subdivision Map to the NDEP, along with applicable fees, which are specified on the NDEP website. In general, submittal of the Tentative Map to the NDEP requires pre-approval of the project from the local planning entity before the Tentative Map can be submitted to the NDEP for review. For the Final Map, the NDEP requires a formal Will Serve commitment for sewer service.

The NDEP can only provide these preliminary, informal comments. Formal review by the NDEP will require submittal as a Tentative Map pursuant to NRS 278.

Pat



Patrick A. Mohn, [M.Sc.](#), P.E.
UIC Compliance Coordinator
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov

Exhibit D, WTM19-001

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

July 25, 2019

Roger Pelham, MPA, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Pleasant Valley Estates; Tentative Subdivision Map Case Number WTM19-0001

Dear Mr. Pelham:

The Washoe County Health District, Emergency Medical Services (EMS) Oversight Program, has reviewed the above referenced project. Based on the proposed development packet, there may be impacts regarding EMS responses to the area. Additionally, the addition of 58 dwellings may increase the use of the healthcare system in the region.

Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the parcel location, REMSA's Franchise response requirement for life-threatening calls is 20 minutes and 59 seconds for 90 percent of calls. Washoe County population and franchise map response zones are evaluated annually.

The closest hospital is Renown South Meadows Medical Center, which is approximately six miles away from the parcel, should individuals require such services. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended that the address number is clearly marked on the curb and the structure(s) so the individuals can be quickly located by public safety agencies. Additionally, please ensure that all structures meet ADA requirements, as appropriate.

Please feel free to contact me if you have any questions.

Sincerely,



Christina Conti
EMS & PHP Program Manager
cconti@washoecounty.us
(775) 326-6042

EPIDEMIOLOGY AND PUBLIC HEALTH PREPAREDNESS
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
EPHP Office: 775-326-6055 | Fax: 775-325-8130 | washoecounty.us/health
Serving Reno, Sparks and all of Washoe County, Nevada. Washoe County is an Equal Opportunity Employer.



Exhibit D, WTM19-001

From: [Coon, Don](#)
To: [Pelham, Roger](#)
Cc: [Coon, Don](#)
Subject: WTM19-0001 Comments
Date: Monday, July 29, 2019 7:47:11 AM

WTM19-0001

Truckee Meadows Fire Protection District (TMFPD)

1. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact Name – Don Coon, 775.326.6077, Dcoon@tmfpd.us

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s). (<https://codes.iccsafe.org/content/IWUIC2012>
<https://codes.iccsafe.org/content/IFC2012>
- b. Provide Hydrants and Fire Apparatus Access Road to within 150' the furthest exterior wall to the rear of the new structure. (*IFC Chapter #5 and Appendix B, C and D*) All hydrant steamer connection shall be fitted with a 5" Storz connection. The project as shown in the preliminary plans does not include the required fire hydrants. Provide their locations.
- c. The project as shown does not clearly show the connection of the secondary Fire Apparatus Access Road for the northern end of the project. Provide the plan for the required road improvements from the project to the nearest paved road.
- d. The main western access to this proposed neighborhood is Chance Lane. The proposed grading of Chance Lane to the new subdivision exceeds the 10% limitation that is the maximum specified in IFC Appendix #D. Provide an alternate means proposal for this condition.

Don Coon, MCP
Fire Prevention Specialist II
Truckee Meadows Fire Protection District
1001 E. 9th St. Bldg. D
Reno, NV. 89512
775-326-6077 off.
775-360-8397 cell
dcoon@tmfpd.us

Exhibit D, WTM19-001



Washoe County School District

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: Katy Simon Holland, President * Malena Raymond, Vice President * Angela Taylor, Clerk
* Jacqueline Calvert * Andrew Caudill * Scott Kelley * Ellen Minetto * Traci Davis, Superintendent

06-Mar-19

Roger Pelham, Senior Planner
Washoe County
1001 East 9th Street
Reno, NV 89512

RE: WTM19-0001 (Pleasant Valley Estates)

Dear Mr. Pelham,

Pleasant Valley Estates, which proposes 58 new single-family residential units, will impact Washoe County School District facilities. This project is currently zoned for the following schools:

Pleasant Valley & Brown Elementary Schools

Brown ES has 5 portable buildings (10 classrooms) in use that provide temporary space for an additional 250 students.

- **Estimated Pleasant Valley Estates impact = 12 new ES students (58 single-family units x 0.199 ES students per unit)**
- **Base Capacity (Pleasant Valley) = 564 | (Brown) = 638**
- **2018-2019 Enrollment = 419 | 849**
- **% of Base Capacity = 74% | 133%**

- **2018-2019 Enrollment including Pleasant Valley Estates = 425 | 855**
- **% of Base Capacity including Pleasant Valley Estates = 75% | 134%**

- **The Washoe County School District will be opening Poulakidas Elementary School Fall of 2019 which will relieve overcrowding at Brown Elementary School. An additional elementary school is slated to open in this Southwest area of Truckee Meadows Fall of 2022 which will also contribute to further overcrowding issues. A new middle school at Arrowcreek will open Fall of 2020 which will also have relief effects to overcrowding in this region.**



Exhibit D, WTM19-001

Depoali Middle School

- Estimated Pleasant Valley Estates impact = 3 new MS students (58 single-family units \times 0.060 MS students per unit)
- Base Capacity = 1,320
- 2018-2019 Enrollment = 1,278
- % of Base Capacity = 97%

- 2018-2019 Enrollment including Pleasant Valley Estates = 1,281
- % of Base Capacity including Pleasant Valley Estates = 97%

- The middle school opening in Arrowcreek Fall 2020 will potentially relieve overcrowding in this region.

Damonte Ranch High School

Damonte Ranch HS has 4 portable buildings (8 classrooms) in use that provide temporary space for an additional 200 students.

- Estimated Pleasant Valley Estates impact = 5 new HS students (58 single-family units \times 0.080 HS students per unit)
- Base Capacity = 2,170
- 2018-2019 Enrollment = 1,812
- % of Base Capacity = 84%

- 2018-2019 Enrollment including Pleasant Valley Estates = 1,817
- % of Base Capacity including Pleasant Valley Estates = 84%

Exhibit D, WTM19-001

Thank you for the opportunity to comment. Please inform of any further questions and/or comments.

Brett A. Rodela

Brett A. Rodela, GIS Analyst
Washoe County School District Capital Projects
14101 Old Virginia Road
Reno NV USA 89521
775.325.8303
brett.rodela@washoeschools.net

Exhibit D, WTM19-001



WASHOE COUNTY COMMUNITY SERVICES INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

July 25, 2019

TO: Roger Pelham, Senior Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Subdivision Map Case Number WTM19-0001 (Pleasant Valley Estates)

Project description:

The applicant is proposing to approve a 58-lot single-family residential, common-open-space tentative subdivision map, with lots ranging in size from 12,507 to 74,591 square feet.

Location: Between the eastern terminus of Chance Lane and the southern terminus of Rocky Vista Road, Assessor's Parcel Numbers: 017-410-39, 017-410-38 and 017-200-30.

Water service is to be provided by the Truckee Meadows Water Authority (TMWA).

The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and conditions:

- 1) There are no water rights conditions for approval of this tentative map.
- 2) Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to TMWA service area, if not already annexed.
- 3) Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative map.

Exhibit D, WTM19-001

**Washoe County Citizen Advisory Boards
CAB Member Worksheet**



Citizen Advisory Board: South Truckee Meadows Washoe Valley

Meeting Date: 9/12/2019

Topic or Project Name (include Case No. if applicable): Pleasant Valley Estates
Case Number WTM19-0001 (Pleasant Valley Estates)

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.

Identified issues and concerns:

I recommend the denial of Pleasant Valley Estates Project as outlined in the 12/2018 application for two reasons- 1. The use of Chance In, via Rhodes road, as the primary ingress and egress to the development. Improvements to Chance In aren't adequate given the proposed unimproved access to the north and the gated emergency access east. 2. Although the project meets zoning requirements, the density of the project does not meet the rural character of the area or maintain the topography of the area. Although technically compliant with the South Valley area Master Plan this project does not meet the "spirit" of the area plan, specifically the density of homes.

Suggested alternatives and/or recommendations:

Significantly increase the lot size from 1.40 unit per acre (.61) to that of 1 acre or more; average lot size in the area is 1.5 or greater.
Verify Eastern access & easement agreement with Majestic Ranch Estates. Open the access to public use to reduce traffic on Rhodes rd and Chance In. As outlined this is planned as a gated emergency vehicle only access; no public use.
Survey the northern proposed access, via Rocky Vista Rd. Proposed as the secondary access point to the proposed development. I question the ability of this access to be used as a secondary access as it's an unimproved surface. Verify it can be used during inclement weather or in case of emergency as an egress from the development.

Name Wesley Mewes Date: 9-13-19
(Please Print)

Signature: [Handwritten Signature]

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

You may also complete this worksheet and send it separately to your County Commissioner.

Commissioner's Name: Bob Lucey

Use additional pages, if necessary.

Worksheets may be mailed to:

Washoe County Community Development
Attn: CAB Program
Post Office Box 11130
Reno, NV 89520-0027

Revised September 2010

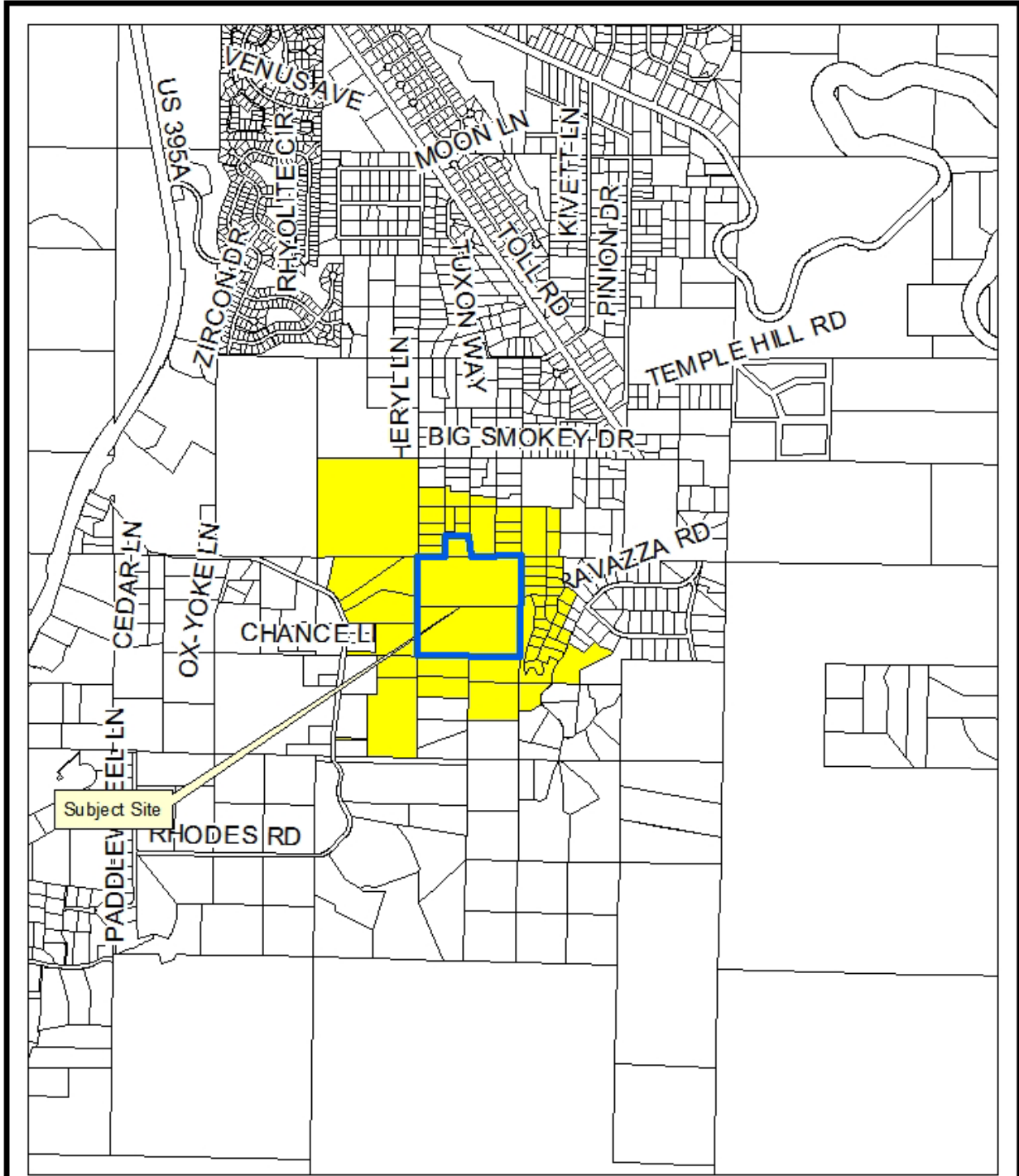
Exhibit D, WTM19-001

Washoe County Development Code (Chapter 110 of the Washoe County Code) Definition of Applications

Type of Application	Definition	Chapter/Article
Parcel Maps; and Second or Subsequent Parcel Maps	A parcel map is required for all minor subdivisions of four or fewer lots or common-interest units. If the application is subdividing a lot or lots created within five years from the creation of the original lot, a public notice card shall be sent to advisory boards indicating the review criteria and date and time of meeting.	110.606
Tentative Subdivisions	A tentative subdivision application is required for all proposed subdivisions of five or more lots and all common-interest units consisting of five or more units.	110.608
Variances	Standards within the Development Code may be varied (e.g. such as building height, setback requirements, landscape modifiers, etc.). Different standards apply in different land use designations. Typical requests are for lots with unique physical conditions that create a hardship (i.e. shape, topography, wetlands, public easements, etc.).	110.804
Use Permits	Civic, residential, commercial and industrial uses on a property may require a use permit. The type of use permit, if required, is noted on the <i>Table of Uses</i> in the <i>Development Code (110.302.05)</i> . Administrative Permits are approved by the Hearing Examiner and usually involve relatively small impacts from a use. A Special Use Permit may be required for a proposed project when the intensity or size of the project, traffic generation, noise, impact on public facilities or compatibility with surrounding uses or other impacts must be evaluated.	110.808 and 110.810
Development Agreements	Allows for any person having a legal or equitable interest in land to enter into an agreement with Washoe County concerning the development of that land.	110.814
Development Code Amendment	Provides a method for amending the Development Code.	110.818
Master Plan Amendment	Provides a method for amending the Master Plan (e.g. changes in land use designations).	110.820
Regulatory Zone Amendment	Provides a method for amending the boundaries of a regulatory zone (i.e. zone changes).	110.821

Significantly increase the lot size from 1.40 unit per acre (.61) to that of 1 acre or more;

Exhibit E, WTM19-001



Mailing Label Map
Tentative Subdivision Map Case Number WTM19-001
Pleasant Valley Estates



59 Parcels selected at 500 feet.

Source: Planning and Building Division

Date: February 2019

Community Services
Department
Planning and
Development Division
WASHOE COUNTY
NE VADA

Post Office Box 11120
Reno, Nevada 89520
(775) 226-2620

Exhibit F

WTM19-001

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Pleasant Valley Estates			
Project Description: Residential Common Open Space Subdivision per Article 408. 58 single-Family Residences on 42.40 acres.			
Project Address: 16100 Rocky Vista Rd, 15995 Rocky Vista Rd, & 1221 Chance Lane			
Project Area (acres or square feet): 42.40			
Project Location (with point of reference to major cross streets AND area locator): Eastern end of Chance Ln; approx 950 ft east of Rhodes Rd. S Valleys Area Plan			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-410-39	19.67	017-200-30	2
017-410-38	19.67		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTM16-001			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Pleasant Valley Estates, LLC		Name: TEC Civil Engineering Consultants	
Address: 701 Flint St		Address: 9437 Double Diamond Pkwy	
Reno, NV	Zip: 89501	Ste 17. Reno, NV	Zip: 89521
Phone: 775-846-9200	Fax:	Phone: 775-352-7800	Fax:
Email: hcf2008@live.com		Email: jgilles@tecreno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Harry Fry		Contact Person: Jason Gilles	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name: Rubicon Design Group	
Address:		Address: 1610 Montclair Ave, Suite B	
	Zip:	Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775-425-4800	Fax:
Email:		Email: swright@rubicondesigngroup.com	
Cell:	Other:	Cell: N/A	Other:
Contact Person:		Contact Person: Scott Wright	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

Approximately 1000ft east of the Chance Lane and Rhodes Road intersection

2. What is the subdivision name (proposed name must not duplicate the name of any existing subdivision)?

Pleasant Valley Estates

3. Density and lot design:

a. Acreage of project site	42.40 ac
b. Total number of lots	58
c. Dwelling units per acre	1.40 du/ac
d. Minimum and maximum area of proposed lots	12,020 sf & 74,591 sf
e. Minimum width of proposed lots	120ft
f. Average lot size	26, 496

4. What utility company or organization will provide services to the development:

a. Sewer Service	Reno Sparks Joint Wastewater Plant
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Truckee Meadows Water Authority

5. For common open space subdivisions (Article 408), please answer the following:

- a. Acreage of common open space:

4.69

- b. What development constraints are within the development and how many acres are designated slope, wetlands, faults, springs, and/or ridgelines:

Steep slopes are main purpose for Open Space, as well as Drainage.

- c. Range of lot sizes (include minimum and maximum lot size):

12,020 sf & 74,591 sf

d. Proposed yard setbacks if different from standard:

N/A

e. Justification for setback reduction or increase, if requested:

N/A

f. Identify all proposed non-residential uses:

Detention Basin and Pump Station

g. Improvements proposed for the common open space:

Open Trail Access on the Northern and Eastern sides of the subdivision

h. Describe or show on the tentative map any public or private trail systems within common open space of the development:

Southern, Eastern and Northern Property lines are common area for connectivity

i. Describe the connectivity of the proposed trail system with existing trails or open space adjacent to or near the property:

Southern, Eastern and Northern Property lines are open to connect to BLM land

j. If there are ridgelines on the property, how are they protected from development?

All steep slopes are within the common area designation

k. Will fencing be allowed on lot lines or restricted? If so, how?

Yes, no lots block access to Open Space, thus fencing will not block OS access

l. Identify the party responsible for maintenance of the common open space:

The Landscape Maintenance Association of the Subdivision will be responsible.

6. Is the project adjacent to public lands or impacted by "Presumed Public Roads" as shown on the adopted April 27, 1999 Presumed Public Roads (see Washoe County Engineering website at <http://www.washoecounty.us/pubworks/engineering.htm>). If so, how is access to those features provided?

N/A

7. Is the parcel within the Truckee Meadows Service Area?

Yes No

8. Is the parcel within the Cooperative Planning Area as defined by the Regional Plan?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, within what city?
------------------------------	--	---------------------------

9. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

No

10. Indicate the type and quantity of water rights the application has or proposes to have available:

a. Permit #	TBD	acre-feet per year	TBD
b. Certificate #	TBD	acre-feet per year	TBD
c. Surface Claim #	TBD	acre-feet per year	TBD
d. Other #	TBD	acre-feet per year	TBD

a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

TBD

11. Describe the aspects of the tentative subdivision that contribute to energy conservation:

Majority of houses will have east/west driveways and south facing houses
--

12. Is the subject property in an area identified by Planning and Building as potentially containing rare or endangered plants and/or animals, critical breeding habitat, migration routes or winter range? If so, please list the species and describe what mitigation measures will be taken to prevent adverse impacts to the species:

No

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

All roads will be public, however there is a shared private driveway access

14. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply?

Complies with area plan policies, specifically SV.1.2, SV.1.4, see report for more
--

15. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

Project is within the Steamboat Valley Rural Transitiona CMA, see attached report

16. Will the project be completed in one phase or is phasing planned? If so, please provide that phasing plan:

One Phase

17. Is the project subject to Article 424, Hillside Development? If yes, please address all requirements of the Hillside Ordinance in a separate set of attachments and maps.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
---	-----------------------------	---

18. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include separate attachments.
------------------------------	--	---------------------------------------

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high:

19. How many cubic yards of material are you proposing to excavate on site?

230,922 CUYDS of Earthwork Quantities

20. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

All material will be transferred within the project boundary
--

21. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

Majority of the work will be screened by the hill on the northeast section of the site
--

22. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Cut and fill slopes will be 3:1. Temporary irrigation will be provided until revegetation

23. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

24. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

Yes, See Site and Grading Plans in relation to Chance Lane
--

25. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

No removal of trees are being proposed

26. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

A native seed mix will be broadcast at a rate of 32lbs/ac

27. How are you providing temporary irrigation to the disturbed area?

Temporary irrigation will be provided for slopes

28. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

n/a

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Pleasant Valley Estates, LLC
 Address: 701 Flint St
Approximately 1000ft east of the Chance Lane and Rhodes Road interse
 Phone : 775-846-9200 Fax: _____
 Private Citizen Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

Vista Sierra	Bunkhouse
Big View	Horseback
Westward View	Horse Corral

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: Pleasant Valley Estates
 Reno Sparks Washoe County
 Parcel Numbers: 041-410-38 , 041-410-39, 017-200-30
 Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____
 Regional Street Naming Coordinator
 Except where noted

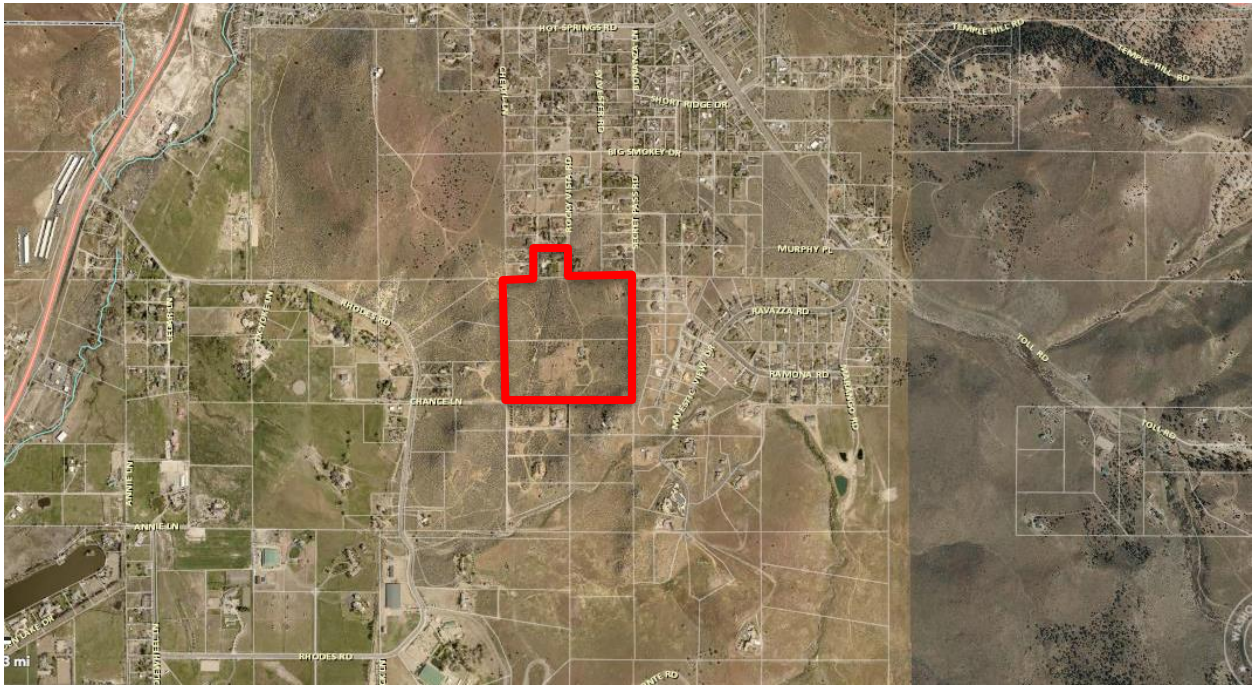
Denied: _____ Date: _____
 Regional Street Naming Coordinator

Washoe County Geographic Information Services

1001 E. Ninth Street
 Reno, NV 89512-2845

Phone: (775) 328-2325 - Fax: (775) 328-6133

PLEASANT VALLEY ESTATES TENTATIVE SUBDIVISION MAP APPLICATION



Prepared by:



July 15, 2019

PLEASANT VALLEY ESTATES TENTATIVE SUBDIVISION MAP

Prepared for:

Harry Fry
Manager
Pleasant Valley Estates, LLC
761 Greenbrae Drive
Sparks, NV 89431

Prepared by:

Rubicon Design Group, LLC
1610 Montclair Ave, Suite B
Reno, NV 89509
(775) 425-4800

July 15, 2019

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Washoe County Development Application	
Tentative Subdivision Map Supplemental Information	
Owner Affidavit	
Proof of Property Tax Payment	
Title Reports	
Reduced Exhibits	
Request to Reserve New Street Names	
Application for Will-Serve Letter	
Technical Reports	
• Geotechnical Report	
• Sewer Study	
• Drainage/Hydrology Report	
Full-size Exhibits	
Survey Computations	

Introduction

This application includes the following request:

- A **Tentative Subdivision Map with Common Open Space** to create 58 single-family lots on approximately 42.40 acres within the South Valleys Area Plan.

Project Location

The Pleasant Valley Estates site (APNs 017-410-38, 017-410-39, and 017-200-30) consists of approximately 42.40 acres and is located north of Chance Lane, east of Rhodes Road, south of Big Smokey Drive, and west of Toll Road.

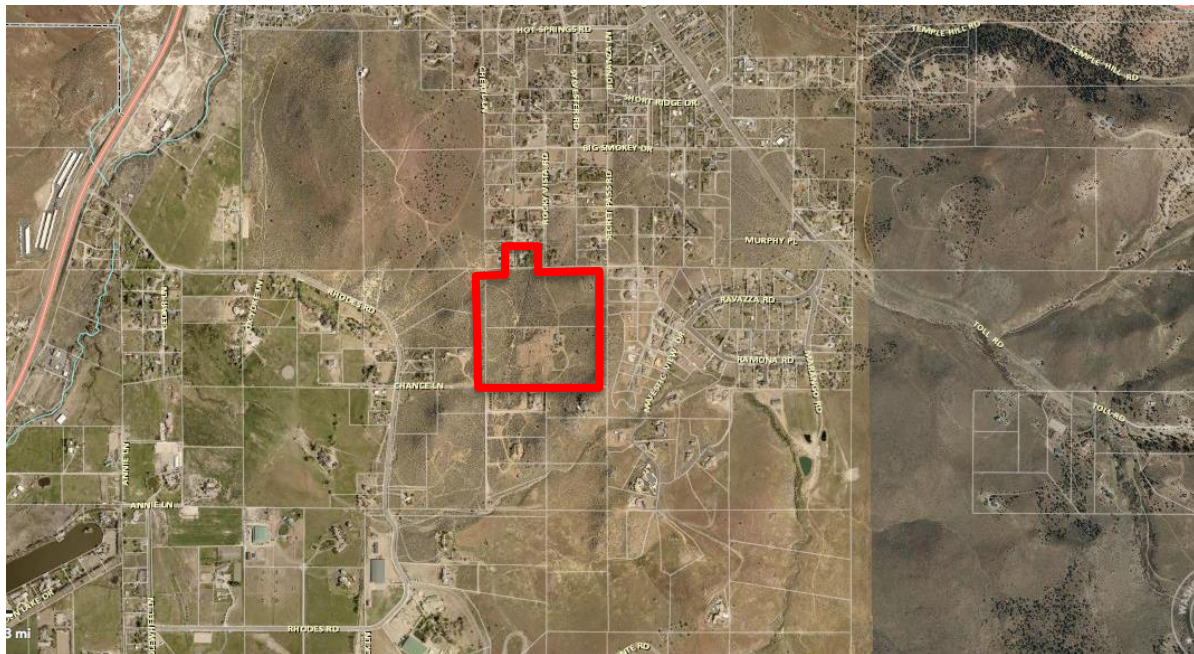


Figure 1 – Vicinity Map

The proposed property consists of several different zoning designations, including MDS (Medium Density Suburban), LDS (Low Density Suburban), MDR (Medium Density Rural), and GR (General Rural). The property is currently vacant except for two single-family residential units, one in the center of the site, and one in the northern most part of the parcels. Adjacent zoning designations consist of MDS to the north, a combination of MDS and LDS to the west, a combination of MDR and HDR (High Density Residential) to the south, and LDS to the east.

PLEASANT VALLEY ESTATES

Figure 2 (below) depicts the existing site conditions.



Looking North Across Site



Looking East Across Site

PLEASANT VALLEY ESTATES



Looking South Across Site



Looking West Across Site

Figure 2 – Existing Conditions

Project Summary

As noted previously, this application includes a tentative Subdivision Map request to create 58 single-family lots at the project site. It is planned to develop Pleasant Valley Estates utilizing a Common Open Space Development approach, per the standards contained in Article 408 of the Washoe County Development Code.

The plan developed for Pleasant Valley Estates includes 58 lots for an overall density of 1.40 units per acre. Included within the project are 4.69 acres of open space. As seen on the site plan, Common Area A will serve as a Detention Pond, whereas Common Area B within it will be the lift station. This also includes a common area (Common Area C) on the east side that will protect steep terrain while providing a buffer to the south-eastern corner. This area will also connect closely with Common Areas D and E to provide property edge buffers to connect walking paths to public land. It is also noteworthy that no motorized vehicles will be allowed in this area. In addition, a .21-acre common area lot (Common Area F) has been provided near the western property line to protect a large boulder with historical markings on it, shown in Figure 3 (below).

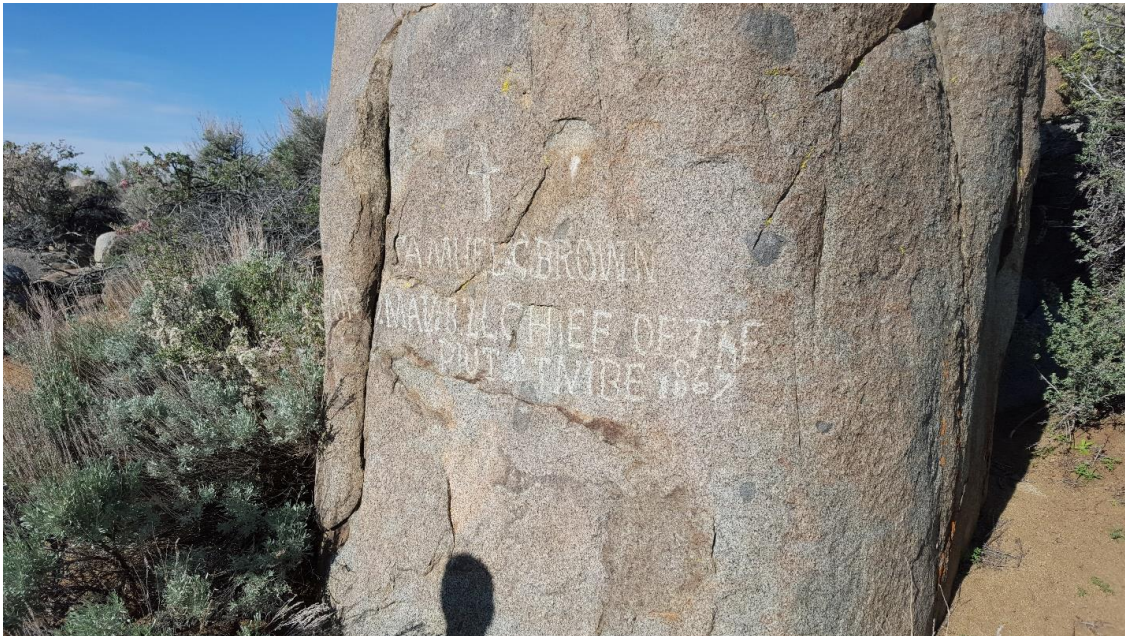


Figure 3 – Existing Historical/Cultural Resource

Although the open space areas within Pleasant Valley Estates will be private and maintained by a planned LMA (Landscape Maintenance Association), a public use easement will be dedicated to allow all residents access.

PLEASANT VALLEY ESTATES

Lot sizes within Pleasant Valley Estates are consistent with the MDS zoning and are complementary to the existing subdivision to the north. Lots within Pleasant Valley Estates range in size from 12,020 square feet (0.28 acres) to 74,591 square feet (1.71 acres) with an overall average lot size of 26,496± square feet (0.61 acres).

The project also advances Goal Six of the Toll Road Character Management area by helping to establish a connection between Rhodes Road and Toll Road.

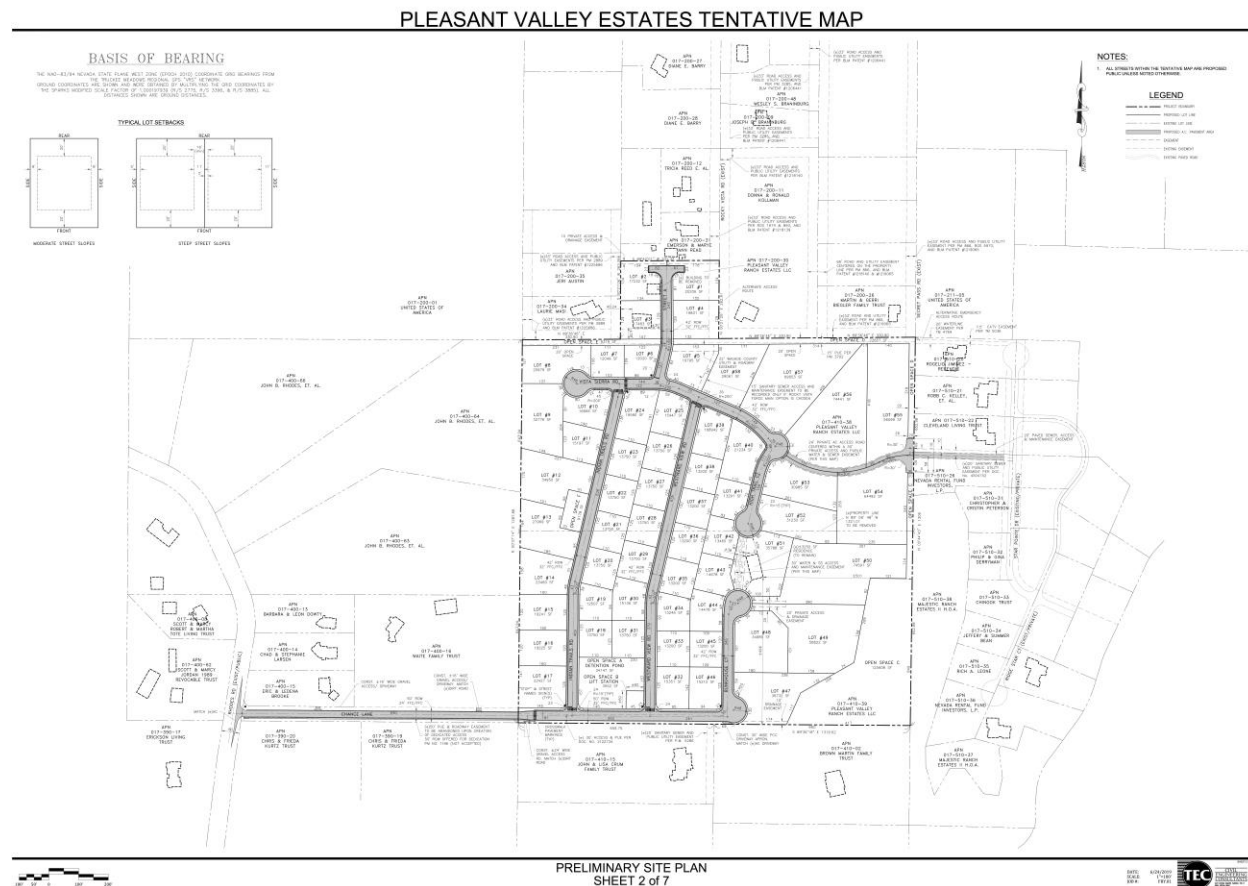


Figure 4 – Proposed Subdivision Map

Primary access will be provided from Chance Lane with secondary access connecting through to Star Pointe Dr to the east through a newly acquired easement, as well as future easement access to Rocky Vista Road to the north. This will ensure multiple connections to the property as well as proper emergency access and meets all applicable Washoe County requirements. As a relatively small single-family development, the AM and PM peak trips are below the threshold of 80 peak hour trips for requiring a traffic study. To accommodate the small amount of increased traffic, existing roads around the site will

be improved to Washoe County standards. Roadways within Pleasant Valley Estates will also be constructed to Washoe County standards and will be dedicated as public rights-of-way. Roads will include 42-foot right of way with curb, gutter, and sidewalk.

Home plans for Pleasant Valley Estates are still being developed and are envisioned to complement surrounding development. Larger lots included within Pleasant Valley Estates are conducive to larger single-story floor plans although two-story homes are allowed. Consistent with Washoe County policy, final home plans and elevations will be subject to the review and approval of the Washoe County Design Review Committee for compliance with development code and Area Plan standards.

Site Analysis

Common Open Space:

Article 408 of the Washoe County Development Code establishes regulations related to Common Open Space Developments (COSD). Specifically, Section 110.408.30 requires a site analysis be conducted. This site analysis criteria is listed below and addressed in **bold face** type.

Section 110.408.30 Site Analysis to Determine Common Open Space and Lot Size Variations. A site analysis showing development opportunities and constraints shall be prepared as a key consideration, along with the project design objectives, to determine the total area covered by lots and roads, lot areas, and the total area to be designated as common open space. The site analysis shall include information and maps, including a site opportunities and constraints map, describing all significant physical and contextual features or factors which may affect the development of the property. The elements of the site analysis shall include, as a minimum, the following information:

- (a) Location Map. A general location map providing the context of location and vicinity of the site.

Figure 1 included in this report provides an overall location/vicinity map for Pleasant Valley Estates. Additionally, a vicinity map is also included on the Tentative Map Title Sheet in the attached map pocket.

- (b) Land Use. Current and planned land use on the site and adjacent current, planned and approved, but unbuilt land uses.

As depicted in Figures 1 and 2 of this report, the project site is currently vacant except for one single-family residence. Surrounding parcels consist of scattered single-family residences or vacant lots as shown in Figure 1. The surrounding lots are complementary to the proposed lot sizes within Pleasant Valley Estates.

- (c) Existing Structures. A description of the location, physical characteristics, condition and proposed use of any existing structures.

The existing single-family residence is located near the center of the two properties included in this proposal. The residence is in fairly good condition and will continue to function as a single-family residence. The proposed tentative map has created a separate lot for this residence.

- (d) Existing Vegetation. A description of existing vegetation, including limits of coverage, and major tree sizes and types. In the instance of heavily wooded sites, typical tree sizes, types and limits of tree coverage may be substituted.

The Pleasant Valley Estates site is characterized by natural vegetation consisting mostly of sagebrush, rabbit brush, and patches of cheat grass. There are no existing trees on the property, except for a couple of small evergreens on the northern parcel located on Rocky Vista which will stay intact. There are also no known foreign species, etc.

- (e) Prevailing Winds. An analysis of prevailing winds.

Prevailing winds in the area are from west to east with occasional northerly winds during storm events. The proposed project layout should not be negatively impacted by the prevailing winds in the area.

- (f) Topography. An analysis of slopes on the site using contour interval of five (5) feet, or at a contour interval appropriate for the site and agreed to by the Director of Community Development.

The project site qualifies as a hillside development and contains slopes greater than 30 percent on approximately 4.5 percent of the site. A slope analysis has been performed by the project engineer (see Figure 5 below) showing the amount of the subject parcels that contain slopes. The engineering plans included with this application provide for grading and drainage plans that clearly depict the site topography. The portion of hillside area that cannot reasonably be graded will be included in the common open space area.

- (a) Soil. An analysis of the soil characteristics of the site using Soil Conservation Service (SCS) information.

The site characteristics are comparable to surrounding developed areas, which have shown no soil or geologic conditions that would preclude residential development at the densities proposed.

- (b) Natural Drainageways. Identification of natural drainageways on and adjacent to the site.

Natural drainage that occurs within the site will be retained and is incorporated into the provided open space. A detailed hydrology study is also included as an appendix to this report.

- (c) Wetlands and Water Bodies. Identification of existing or potential wetlands and water bodies on the site.

Not applicable. No wetlands or water bodies exist onsite.

- (d) Flood Hazards. Identification of existing and potential flood hazards using Federal Emergency Management Agency (FEMA) information.

There are no flood hazard areas within the Pleasant Valley Estates site.

- (e) Seismic Hazards. Identification of seismic hazards on or near the site, including location of Holocene faults.

The site characteristics are comparable to surrounding developed areas, which have shown no geologic conditions that would preclude residential development at the densities proposed.

- (f) Avalanche Hazards. An analysis of avalanche and other landslide hazards.

The site characteristics are comparable to surrounding developed areas, which have shown no avalanche hazards that would preclude residential development at the densities proposed.

- (g) Sensitive Habitat and Migration Routes. An analysis of sensitive habitat areas and migration routes.

Not applicable. There are no known or identified sensitive habitats or migration routes onsite.

- (h) Significant Views. A description and analysis of all on and off site significant views.

Views across the property are previously depicted in Figure 2. In general, houses in the area enjoy views of surrounding mountains, including Slide Mountain and Mt. Rose to the west. Housing lots in this tentative map will be able to take advantage of these views without impacting the views from existing houses. This is due to the continuously variable terrain of the area and substantial southern and southwestern exposure of the area.

- (i) Easements. A description of the type and location of any easements on the site.

All existing and proposed easements are clearly depicted on the engineering plans included with this report. Additionally, a preliminary title report is being submitted with the original report that identifies and describes all existing easements.

- (j) Utilities. A description of existing or available utilities, and an analysis of appropriate locations for water, power, sanitary sewer and storm water sewer services.

The attached engineering plans and drawings depict all existing utilities/infrastructure and proposed extensions, etc. The project will connect to all municipal services including sewer, water, natural gas,

cable television, etc.

- (k) Appropriate Access Points. An analysis of appropriate access points based upon existing and proposed streets and highways and site opportunities and constraints.

Primary access will be provided from Chance Lane with secondary access connecting through to Star Pointe Dr to the east through a newly acquired easement, as well as future easement access to Rocky Vista Road to the north. This will ensure multiple connections to the property as well as proper emergency access and meets all applicable Washoe County requirements.

- (l) Other Information. All other information deemed appropriate and necessary by the Director of Community Development.

This report provides for all pertinent and required details. Additional information and analysis can be provided on an as-needed basis as it may arise during the public review process.

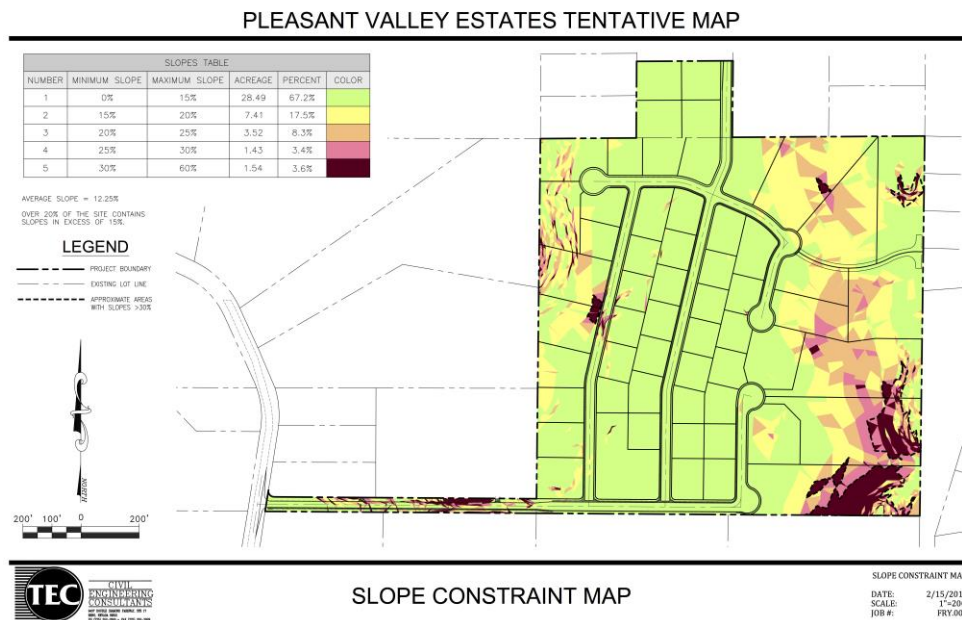


Figure 5 – Slope Constraint Map

Hillside Ordinance:

Article 424 of the Washoe County Development Code establishes regulations related to Hillside Development. Specifically, Section 110.424.15(a) requires a site analysis be conducted. This site analysis criteria is listed below and addressed in **bold face type**.

Section 110.424.15(a) Site Analysis. A site analysis, prepared by a qualified engineer, planner, landscape

architect, or architect shall be submitted. This analysis shall provide the basis for assessing the opportunities and constraints of the site for development and shall be in the form of a design standards handbook incorporating both textual and graphical representations of the requested action. At a minimum, a site analysis shall include:

- (1) Major topographic conditions including ridgelines, ravines, canyons, and knolls.

The site does contain significant topographic features with part of it being considered a hillside. The engineering plans included with this application provide for grading and drainage plans that clearly depict the site topography.

- (2) Preliminary geological conditions including major rock outcroppings, slide areas, and areas underlain with faults that have been active during the Holocene epoch of geological time.

The site characteristics are comparable to surrounding developed areas, which have shown no geologic conditions that would preclude residential development at the densities proposed. A large boulder is located near the western edge of the site, which is being left in place due to some culturally significant markings. All significant rock outcroppings are being put into the Common Area.

- (3) Preliminary soil conditions including soil type, expansiveness, slumping, erodibility, and permeability.

The site characteristics are comparable to surrounding developed areas, which have shown no soil or geologic conditions that would preclude residential development at the densities proposed. Foundation requirements for each individual unit will be determined as part of the Final Map.

- (4) Significant surface hydrological conditions including natural drainage courses, perennial streams, floodplains, wetlands, and ponding areas.

Natural drainage that occurs within the site will be retained and is incorporated into the Stormwater Detention Pond located in Common Area A. Hydrology information is shown on the grading/drainage plan.

- (5) The location and types of significant vegetation including known rare and endangered plant species and general plant communities.

Initial examination indicates that the site vegetation is typical brush-type plants found throughout the area. No known rare and/or endangered plant species are found onsite.

- (6) Habitat areas for rare or endangered animal species.

Initial examination indicates that there are no known rare or endangered animal species on the site.

Typical animals such as rabbits, mice, and coyotes are the only known fauna in the immediate vicinity.

- (7) Preliminary viewshed analysis including cross sections of views to and from the development site from all major roadways within one (1) mile of the project site, and from major focal points on the project site.

Views across the property are previously depicted in Figure 2. In general, houses in the area enjoy views of surrounding mountains, including Slide Mountain and Mt. Rose to the west. Housing lots in this tentative map will be able to take advantage of these views without impacting the views from existing houses. This is due to the continuously variable terrain of the area and substantial southern and southwestern exposure of the area.

- (8) How the development responds to the unique conditions of the hillside.

The tentative subdivision map responds to the unique conditions of the hillside by keeping the largest lots along the eastern end of the property where the hillside is located. The open space designated areas also make sure that all lots are out of the steepest areas.

- (9) A slope analysis, submitted on a topographic map with contour intervals of a least five (5) feet for planning purposes. This analysis shall indicate the location and amount of land included with the following slope categories, tabulated in acres: 0-15 percent, 15-20 percent, 20-25 percent, 25-30 percent, greater than 30 percent.

A slope analysis (see Figure 5 above) has been prepared by the project engineer showing the amount of land following the indicated slope categories.

Potential Impacts

This section aims to provide a cursory impact analysis based on the conceptual plan developed for the project, as presented in Figure 3.

- **Schools**

As part of this Tentative Map process, the Washoe County School District was consulted as to the capacities of schools that serve the project area. It was determined that the project site is zoned for the following schools:

- Pleasant Valley Elementary School
- Depoali Middle School
- Damonte Ranch High School

Washoe County School District provided the School District's accepted student generation formulas.

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Assuming a total of 58 lots, the table on the following page summarizes potential school impacts..

It is important to note that this analysis does not consider the potential for children to attend charter schools, private institutions, or home schooling and is therefore a worst-case scenario in terms of student generation projections. In addition, school impacts will now be addressed regionally with the recent passing of WC-1, which is intended to provide funding for new schools throughout Washoe County.

School	Generation Rate ¹	Number of New Students
Pleasant Valley Elem. School	0.277/unit	16 students
Depoali Middle School	0.064/unit	4 students
Damonte Ranch High School	0.136/unit	8 students

1 – provided by the Washoe County School District.

- **Public Facilities/Infrastructure**

The project site is located in an area of existing infrastructure. All municipal services (i.e. water, sewer, storm drain, etc.) are either in place or can easily be extended (at the developer's expense) to serve Pleasant Valley Estates. All new lots within Pleasant Valley Estates will be served by municipal water and sewer. Power, natural gas, cable television, and high speed internet service all exist at or adjacent to the project site.

Preliminary utility plans are included with the engineering plans located in the map pocket of this report.

- **Public Services**

The project has been reviewed by/commented on by the Truckee Meadows Fire Protection District, which has indicated that the property is within an acceptable response time of the Truckee Meadows Fire Protection District station number 237 located on 395-A at Pagni Lane. Also, the Washoe County Sheriff's Office has existing patrols within the project area.

Planning Policy Analysis

The proposed request must be reviewed for consistency with the goals and policies of the Washoe County Master Plan and South Valleys Area Plan. Each of these planning documents is addressed below:

- **Washoe County Master Plan/South Valleys Area Plan**

The South Valleys Area Plan is an element of the Washoe County Master Plan that establishes the overall theme and vision that the community has in terms of how they wish to see the area develop over the next 20 years. Last updated in 2010, there has been little change within the plan area in the last decade. However, as the region's economy continues to grow, there is now opportunity to implement change within the plan area, consistent with the goals and policies of the Area Plan.

The Introduction section of the Area Plan states that the *“South Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in South Valleys in a manner that:*

- *Respects the scenic and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;*
- *Maintains a rural agricultural character in the landscape between the urban areas of Reno and Carson City;*
- *Respects private property rights;*
- *Provides a limited range of housing opportunities complementary to the area's rural and historic character;*
- *Encourages the development of commercial opportunities in a manner that helps define the community, provide needed services, and otherwise highlight the character of the community as defined by the Lane Use Table in Appendix A;*
- *Provides ample open space and recreational opportunities;*
- *Promotes the educational and scientific opportunities inherent in the area's natural history and rural character;*
- *Addresses the conservation of natural, scenic, and cultural resources;*
- *Ensures that infrastructure in coincident with development and appropriate in scale and character to the community character articulated below; and*
- *Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.*

This Tentative Map request is entirely consistent with this intent of the Area Plan. Pleasant Valley Estates will provide residential uses that will complement existing development patterns in the area as well as provide a desired connection between Rhodes Road and Toll Road. The existing cultural resources and rock formations on the site will be protected through deed restrictions. Infrastructure including streets and utilities will be improved and/or provided in the appropriate scale for the development, while complying with Washoe County standards.

The project site is located within the Steamboat Valley Rural Transition Character Management Area defined in the Area Plan. This “transition zone” as discussed in the area plan specifies that in the areas

PLEASANT VALLEY ESTATES

“{t}o the north and east of Rhodes Road, the densities and land use patterns should provide a transition to the urban land use patterns likely to be implemented in the incorporated areas north of Rhodes Road.” The density proposed with Pleasant Valley Estates is consistent with the MDS zoning maximum of 3 du/ac (1.38 du/ac proposed) identified in the plan and provides for an appropriate transition to adjoining properties and City of Reno development to the north.

The Area Plan also contains goals and policies which are applicable to this proposed tentative map. These policies are listed below and are addressed in **bold face** type.

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

As described in the previous section, Pleasant Valley Estates conforms to the Character Statement in terms of location within the Steamboat Valley Rural Transition Character Management Area, allowable suburban densities, preservation of natural resources, and informal trail connections.

Goal Two: Common Development Standards in the South Valleys planning area. Establish development guidelines that will implement and preserve the community character commonly found within the South Valleys planning area.

As described earlier, Pleasant Valley Estates has been designed to be complementary to surrounding uses and properties, keeping the community character intact.

SV.2.2: Whenever possible, grading for residential purposes after the date of final adoption of this plan will: a) minimize disruption to natural topography; b) utilize natural contours and slopes; c) complement the natural characteristics of the landscape; d) preserve existing vegetation and ground coverage to minimize erosion; and e) minimize cuts and fills.

Pleasant Valley Estates has been designed to minimize disruption to the natural topography, utilize natural contours, and minimize cuts and fills by deed restricting development on the portion of the site with the steepest slopes. This area will also serve to preserve natural characteristics and existing vegetation.

SV.2.14: Development activities should be designed to support the efficient use of infrastructure and the conservation of recharge areas, habitat, and open vistas.

Access to the site from both Chance Lane and Star Pointe are located along existing roadways within the area, making an efficient use of existing infrastructure. Future utility infrastructure will tie into existing lines already in place in the surrounding area. No recharge areas or significant habitat are located on the site.

SV.3.5: Potential historic and cultural resources exist throughout the Steamboat Valley Community.

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Development should be preceded by efforts to identify cultural and historical resources and provide for their conservation.

A large boulder with historical markings is located within the project site. To preserve this cultural/historic resource, an open space designation will be made surrounding the engraved outcropping.

SV.3.6: Emergency or secondary access from the Toll Road area to U.S. 395 via Rhodes Road or other feasible location is desired. Development proposals in this general area should be examined for their ability to provide this access. New development should not be permitted to prevent this access from being established.

The design of Pleasant Valley Estates is in line to create the desired connection between Rhodes Road and Toll Road via Chance Lane. As seen on the site plan, Chance Lane will be extended into the property in which a turn eastward onto Star Pointe will lead into the subdivision to the east which connects to Toll Rd. A future easement connection onto Rocky Vista Road will also allow for a separate connection that makes its way to Toll Road should future development occur and that access is desired. This connection is extremely important to the safety of the area and completion of the desires within the Area Plan.

Tentative Map Findings

Section 110.608.20 of the Washoe County Development Code establishes legal findings that must be made by the Planning Commission or Board of County Commissioners in order to approve a Tentative Map request. These findings are listed below and are addressed in **bold face** type.

- (a) Environmental and Health Laws. 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;

Pleasant Valley Estates will be served by municipal water and sewer service, ensuring full compliance with this finding. Additionally, solid waste disposal service will be provided through Waste Management which currently operates routes in Pleasant Valley and the surrounding areas.

- (b) Availability of Water. The availability of water which meets applicable health standards as well as requirements for water rights, quality or will-serve commitments;

The project site is within the service boundary of the Truckee Meadows Water Authority and has completed a Discovery process through TMWA. Water rights will be dedicated to TMWA to serve the project, ensuring full compliance with this finding. Water rights can be purchased directly from TMWA or on the open market (with full TMWA acceptance).

(c) Utilities. The availability and accessibility of utilities;

The project will be served by all municipal utilities, infrastructure, and services as detailed within this report and on the attached engineering plans.

(d) Public Services. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;

The project is within an acceptable response time of the Truckee Meadows Fire Protection District's Station 237 located on Highway 395-A at Pagni Lane and is in an area of existing Sherriff patrols. Schools that will serve the project along with the anticipated number of new students are detailed within this report. It is further recognized that it will be disclosed to all new residents (at time of purchase) that school zoning is subject to change based on current enrollments, capacities, etc.

(e) Plan Consistency. General conformance with the Development Code and Master Plan;

Pleasant Valley Estates will provide residential uses that will complement existing development patterns in the area as well as provide significant open space and linkages to informal trails in the area. The existing cultural resource on the site will be kept in place within an accessible open space area for residents and the public to enjoy. Infrastructure including streets and utilities will be improved and/or provided in the appropriate scale for the development, while complying with Washoe County standards.

(f) Impact on Existing Streets. The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

As part of this project, Chance Lane will be improved to conform with Washoe County standards. The amount of AM and PM peak trips created by this subdivision does not warrant the need for a traffic study to examine any impacts to other existing roads such as Rhodes Road or Highway 395-A.

(g) Physical Characteristics. Physical characteristics of the land such as flood plain, slope and soil;

The site is well suited for the type and intensity of development proposed. The site contains no slope or soil conditions that would preclude development nor does it contain any significant wildlife habitats, etc. Drainage will be directed into a detention basin so as not to impact downstream parcels. The hillside area is incorporated into the open space areas and will not impact individual lots within the project.

(h) Agency Review. The recommendations and comments of the entities reviewing the tentative map; and

Copies of this report and the included plans will be circulated to all applicable reviewing agencies for

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review and comment. Specific requirements and relevant comments can be included as conditions tied to this request and implemented with final map(s).

- (i) Impact on Existing Drainage System. The effect of the proposed subdivision on the existing natural and man-made drainage system.

The project will provide for onsite detention to ensure that no additional flows over what currently exist will occur from the site with development of Pleasant Valley Estates. A highly detailed hydrology study is also included in the appendices of this report demonstrating compliance with all applicable Washoe County requirements related to drainage.

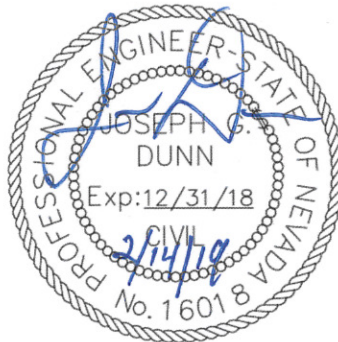
PRELIMINARY HYDROLOGY REPORT

TO SUPPORT THE

**PLEASANT VALLEY ESTATES
TENTATIVE MAP**

PREPARED FOR:

**PLEASANT VALLEY ESTATES, LLC
301 FLINT ST
RENO NV 89501**



PREPARED BY:



**CIVIL
ENGINEERING
CONSULTANTS**

**JOB #: FRY001
DATE: FEBRUARY 15TH, 2019**

**WTM19-001
EXHIBIT F**

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1. Introduction

1.1. Project Site

The proposed ±41.32-acre subdivision will be located east of Rhodes Road in Washoe County. The project is located in the NW ¼ of Section 3, Township 17N, Range 20E, and SW ¼ of Section 34, Township 18N, Range 20E, in Assessor's Parcel Numbers (APNs) 017-200-30, 017-410-38, and 017-410-39. The exact location of the site is indicated in Figure 1 (Vicinity Map).

1.2. Flood Zone

The project is located in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) 32031C3263G and 32031C3351G. The Panel is listed in the FEMA FIRM Index Map as being entirely within an Unshaded Flood Zone X (areas determined to be outside the 500-year flood plain) according to the FEMA National Flood Insurance Program. The maps are provided in the appendix.

1.3. Methodology

Due to the limited size of the contributing runoff areas, the Rational Method was utilized in determining the existing and proposed peak runoff rates. The following elements are required in utilizing the Rational Method:

$$Q = C * i * A$$

- C = Rational Method Runoff Coefficient obtained from the City of Reno Design Manual (*unitless*)
- i = Average Rainfall Intensity obtained from the National Oceanic and Atmospheric Administration (NOAA) Atlas (*inches/ hour*)
- A = Watershed area (*Acres*)
- Q = Peak runoff flow (*cubic feet/ second*)

The City of Reno Design Manual was utilized to determine C-values due to the separation The Truck Meadows Regional Design Manual (TMRDM) not separating the 5 and 100-year C-Values.

The detention pond was sized using the Rational Method.

1.3.1. Time of Concentration (Tc)

A maximum time of concentration was determined by utilizing the longest drainage flow path in the particular hydrologic basin. The time of concentration was calculated using the time travel figure in the appendix.

Overland flow, ditch, and gutter travel time were calculated using the following equation:

$$t_t = \frac{D}{V} \left(\frac{1}{60} \right)$$

Where:

t_t = ditch and gutter flow time (*minutes*)

D = distance of travel (*feet*)

V = velocity (*feet per second*) (From Travel Time Velocity Figure in the Appendix)

Rainfall intensities were derived from the National Oceanic and Atmospheric Administration (NOAA) Atlas. The rainfall data point was utilized to derive point precipitation frequency estimates. Time of concentration values were calculated using the Truckee Meadows Regional Drainage Manual and the City of Reno Time Travel Velocity Figure. According to the Washoe County’s Standards, the minimum time of concentration to be used in calculations is 10 minutes. These values were applied to the Rational Method to estimate peak flows for both the proposed development and the parcel as it exists currently. A copy of the NOAA Atlas Point Precipitation Frequency Estimate and Time Travel Velocity Figure is provided in the Appendix.

2. Existing Conditions

2.1. Offsite Runoff

Approximately 21.14 acres of offsite area drains through the existing site. To the northwest, there is a portion of a hill that is conveyed to and through the site. To the north, a saddle separates most of the drainage from the aforementioned hill. However, this saddle contributes approximately 11.88 acres of runoff to the site. To the west, several peaks separate the site from Rhodes Road. These peaks contribute approximately 0.47 acres of runoff to the site. There is no contributing runoff from the south of the site to the proposed project. The east property line runs along a ridge; as such, very little contributing offsite flows are anticipated from the east. Reference Figure 2 for existing basin delineation.

2.2. Onsite Runoff

The offsite flows contributing from the north, northwest, and west all flow to the middle of the site and are channelized. The channel then flows south to an existing 24” Corrugated Metal Pipe (CMP). The CMP 24” pipe crosses under an existing dirt driveway that runs east to west along the southern boundary, draining offsite to adjacent properties. Reference Figure 2 for existing basin delineation.

2.3. Calculations

The time of concentration was calculated to be 20.80-minutes. Interpolating between the 15 and 30-minute rainfall intensities, 1.10 and 2.66-inches/hour were calculated for the rainfall intensities for the 5 and 100-year storm event.

Table 1: Existing Drainage Basins Hydrology

AREA	RUNOFF COEFFICIENT (C)		RAINFALL INTENSITY (i)		AREA (A) (ACRES)	PEAK RUNOFF RATE (Q)=CiA (FT ³ /SEC)	
	(UNITLESS)	(UNITLESS)	(INCHES/HR)			5-YEAR	100-YEAR
	5-YEAR	100-YEAR	5-YEAR	100-YEAR		5-YEAR	100-YEAR
EX-1	0.40	0.50	1.10	2.66	63.54	27.97	84.61
TOTAL=					63.54	27.97	84.61
C=0.40 (5-YEAR STORM, OPEN SPACE, 5-15% GRADE) C= 0.50 (100-YEAR STORM, OPEN SPACE, 5-15% GRADE)							

As indicated in Table 1, approximately 27.97-cfs and 84.61-cfs of peak runoff are currently generated by the 5 and 100-year storm events, respectively.

3. Proposed Runoff Conditions

3.1. Offsite Runoff

Flow from the north will be captured via storm drain and curb and gutter. The flow from the northwest will be captured with an eight-foot V-ditch that runs along the northern boundary of the property. This V-ditch will then direct the offsite runoff to a storm drain inlet. The storm drain inlet will be connected to the site's storm drain infrastructure. Reference Figure 3 for the proposed basin delineation.

3.2. Onsite Runoff

Storm drain will be located throughout the site to maintain proper drive-isles and prevent flooding. The storm drain infrastructure will convey the runoff to a detention pond on the south side of the site. With final design, a detention pond outlet structure will be designed to meter flows out at existing rates. The metered flows will be conveyed to historic locations. Reference Figure 3 for the proposed basin delineation.

3.3. Calculations

The proposed conditions were analyzed similarly to the existing conditions. The same drainage basin was utilized, but with a different time of concentration, rainfall intensity, and roughness coefficient. The time of concentration was shortened to 11.28 minutes. This changed the rainfall intensities to 1.45 and 3.53-inches/hour for the 5 and 100-year storm event, respectively. The C-values were altered by creating a weighted average of 5-15% open space, 1/3 acre lots, and impervious concrete and asphalt (values were utilized from the City of Reno).

Table 2: Proposed Drainage Basins Hydrology

AREA	RUNOFF COEFFICIENT (C)		RAINFALL INTENSITY (i)		AREA (A) (ACRES)	PEAK RUNOFF RATE (Q)=CiA (FT ³ /SEC)	
	(UNITLESS)	(UNITLESS)	(INCHES/HR)			5-YEAR	100-YEAR
	5-YEAR	100-YEAR	5-YEAR	100-YEAR			
BASIN 1	0.43	0.56	1.45	3.53	63.54	39.71	125.47
TOTAL=					63.54	39.71	125.47
C=0.43 (5-YEAR STORM, WEIGHTED C-VALUE) C= 0.56 (100-YEAR STORM, WEIGHTED C-VALUE)							

As indicated in Table 2, approximately 39.71 and 125.47-cfs of peak runoff are generated onsite during the 5 and 100-year storm events, respectively.

3.4. Detention Pond Volume and Discharge

As shown in Table 3, the increase in peak runoff rates are estimated to be 11.74 and 40.86-cfs for the 5 and 100-year storm events, respectively. Detention volume is calculated by multiplying the time of concentration by the peak flows of the proposed and existing conditions, and then finding the difference between the two. The detention volume required has been calculated to be approximately 20,690-cubic feet. The provided detention volume allotted is approximately 28,760-cubic feet. The volume provided has a factor of safety of 1.40. Detention summary calculations can be seen in Table 3. The excess runoff volume will be captured via a detention pond located on the south side of the site. Runoff from the site will be

restricted through the use of a detention structure that will be sized with final design. The existing 24" CMP culvert will then be utilized to convey the restricted flow as existing conditions did previously.

Table 3: Detention Summary

AREA	RUNOFF COEFFICIENT (C)		RAINFALL INTENSITY (i)		AREA (A) (ACRES)	PEAK RUNOFF RATE (Q)=CiA (FT ³ /SEC)	
	(UNITLESS)	(UNITLESS)	(INCHES/HR)			5-YEAR	100-YEAR
	5-YEAR	100-YEAR	5-YEAR	100-YEAR	5-YEAR	100-YEAR	
ENTIRE-EX	0.40	0.50	1.10	2.66	63.54	27.97	84.61
ENTIRE-PRO	0.43	0.56	1.45	3.53	63.54	39.71	125.47
TOTAL AREA/DIFFERENCE=					63.54	11.74	40.86

4. Discussion/ Conclusions

The Pleasant Valley Estates Tentative map is a ±41.32-acre subdivision located east of Rhodes Road in Washoe County. Currently, runoff through the site flows from north to south and is captured and carried offsite via a 24" CMP pipe. The proposed site will utilize storm drain pipes, inlets, manholes, V-ditches, drainage swales, and a detention pond at 24" CMP to convey and manage the predicted stormwater. The subdivision is anticipated to increase stormwater runoff and volume. The increase in runoff will be captured, detained, and metered out at historic rates with the use of a detention pond and outlet structure, which will be appropriately sized with final design. As such, no adverse hydrologic effects are anticipated due to the development of this project site.

5. References

- *Truckee Meadows Regional Drainage Manual* dated April, 2009
- *City of Reno Design Manual, Chapter II Storm Drainage*, January, 2009

APPENDIX A

National Flood Hazard Layer FIRMette



39°22'36.77"N



WTM19-001
EXHIBIT F

USGS The National Map, Orthoimagery. Data refreshed October, 2017.



119°43'17.49"W

39°22'36.77"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A199
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/31/2019 at 11:52:50 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

PF tabular

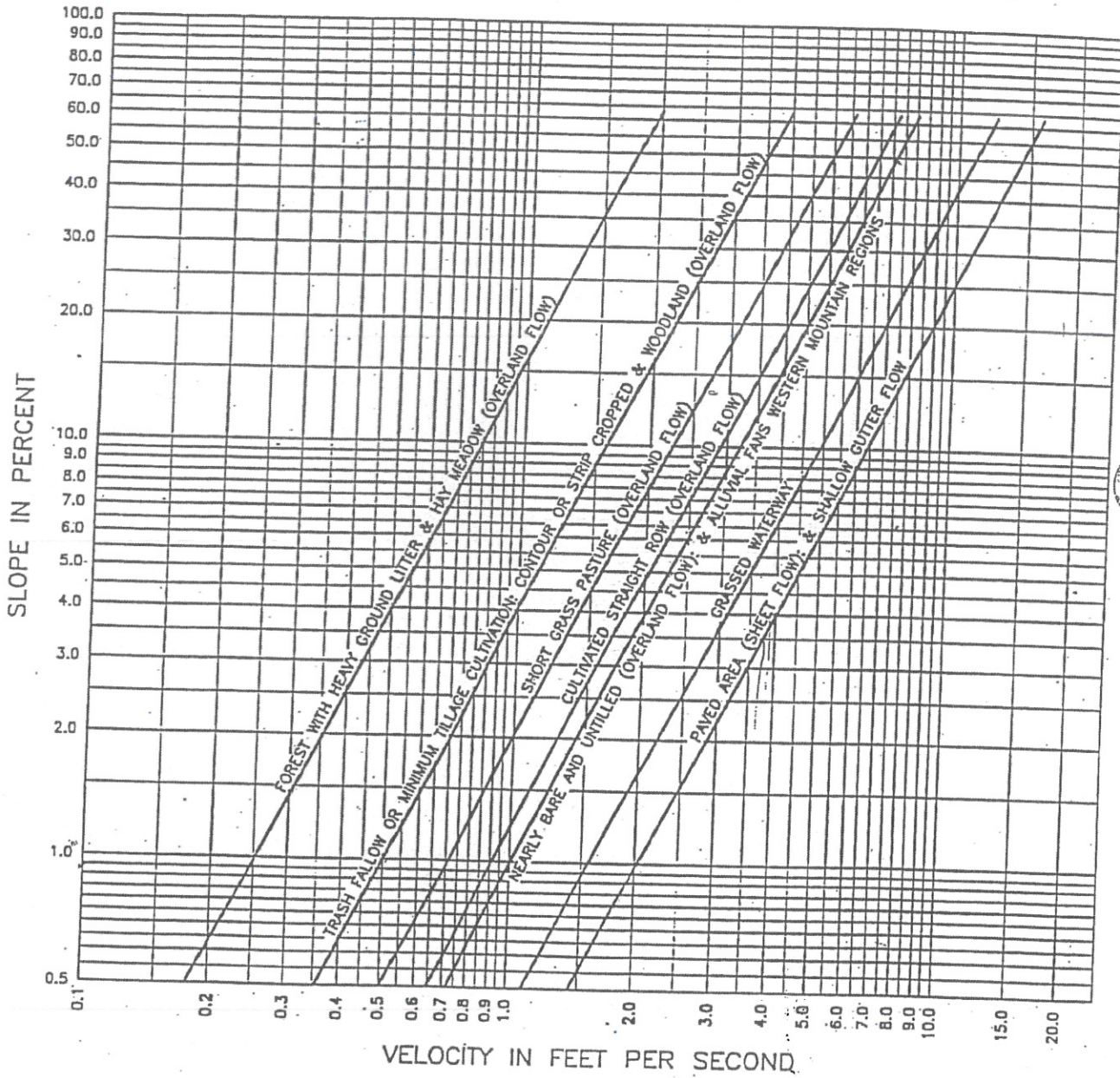
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.20 (1.03-1.42)	1.50 (1.28-1.78)	2.00 (1.70-2.39)	2.48 (2.10-2.95)	3.28 (2.69-3.91)	4.00 (3.18-4.84)	4.85 (3.73-5.95)	5.89 (4.36-7.38)	7.55 (5.26-9.74)	9.06 (6.01-12.0)
10-min	0.918 (0.786-1.08)	1.14 (0.978-1.36)	1.52 (1.30-1.81)	1.89 (1.60-2.24)	2.49 (2.05-2.98)	3.04 (2.42-3.68)	3.69 (2.84-4.53)	4.48 (3.31-5.61)	5.74 (4.00-7.41)	6.89 (4.58-9.10)
15-min	0.756 (0.648-0.892)	0.944 (0.808-1.12)	1.26 (1.07-1.50)	1.56 (1.32-1.86)	2.06 (1.69-2.46)	2.51 (2.00-3.04)	3.05 (2.35-3.74)	3.70 (2.74-4.64)	4.74 (3.30-6.12)	5.70 (3.78-7.52)
30-min	0.510 (0.438-0.602)	0.636 (0.544-0.754)	0.848 (0.722-1.01)	1.05 (0.890-1.25)	1.39 (1.14-1.66)	1.69 (1.35-2.05)	2.05 (1.58-2.52)	2.49 (1.84-3.12)	3.19 (2.22-4.12)	3.84 (2.55-5.06)
60-min	0.315 (0.271-0.372)	0.393 (0.337-0.466)	0.525 (0.447-0.624)	0.650 (0.551-0.773)	0.857 (0.705-1.03)	1.05 (0.834-1.27)	1.27 (0.979-1.56)	1.54 (1.14-1.93)	1.98 (1.38-2.55)	2.38 (1.58-3.13)
2-hr	0.209 (0.184-0.242)	0.260 (0.230-0.300)	0.333 (0.290-0.384)	0.396 (0.341-0.456)	0.491 (0.412-0.570)	0.576 (0.472-0.676)	0.674 (0.538-0.804)	0.798 (0.615-0.974)	1.01 (0.748-1.29)	1.22 (0.864-1.58)
3-hr	0.167 (0.149-0.190)	0.208 (0.187-0.238)	0.261 (0.231-0.297)	0.304 (0.267-0.346)	0.363 (0.314-0.416)	0.415 (0.353-0.480)	0.475 (0.396-0.557)	0.556 (0.453-0.661)	0.694 (0.548-0.867)	0.822 (0.633-1.06)
6-hr	0.118 (0.105-0.132)	0.147 (0.131-0.166)	0.182 (0.161-0.206)	0.210 (0.184-0.237)	0.245 (0.213-0.280)	0.273 (0.234-0.313)	0.301 (0.254-0.349)	0.334 (0.276-0.393)	0.387 (0.312-0.462)	0.439 (0.347-0.538)
12-hr	0.077 (0.068-0.087)	0.097 (0.086-0.109)	0.122 (0.108-0.138)	0.141 (0.124-0.160)	0.167 (0.145-0.190)	0.187 (0.160-0.215)	0.207 (0.175-0.241)	0.228 (0.189-0.268)	0.255 (0.205-0.306)	0.277 (0.219-0.338)
24-hr	0.047 (0.043-0.053)	0.059 (0.054-0.066)	0.075 (0.068-0.084)	0.088 (0.079-0.098)	0.105 (0.094-0.117)	0.119 (0.106-0.133)	0.134 (0.117-0.150)	0.149 (0.129-0.169)	0.169 (0.145-0.194)	0.186 (0.156-0.215)
2-day	0.028 (0.025-0.032)	0.035 (0.032-0.040)	0.045 (0.040-0.051)	0.053 (0.047-0.059)	0.063 (0.056-0.072)	0.072 (0.063-0.082)	0.081 (0.070-0.093)	0.090 (0.077-0.104)	0.103 (0.086-0.121)	0.113 (0.093-0.135)
3-day	0.021 (0.019-0.023)	0.026 (0.023-0.029)	0.033 (0.030-0.037)	0.039 (0.035-0.044)	0.048 (0.042-0.054)	0.054 (0.048-0.062)	0.062 (0.053-0.070)	0.069 (0.059-0.079)	0.080 (0.067-0.093)	0.088 (0.073-0.104)
4-day	0.017 (0.015-0.019)	0.021 (0.019-0.024)	0.028 (0.025-0.031)	0.033 (0.029-0.037)	0.040 (0.035-0.045)	0.046 (0.040-0.051)	0.052 (0.045-0.059)	0.059 (0.050-0.067)	0.068 (0.057-0.079)	0.076 (0.063-0.089)
7-day	0.011 (0.010-0.013)	0.014 (0.013-0.016)	0.019 (0.017-0.021)	0.022 (0.020-0.025)	0.027 (0.024-0.031)	0.031 (0.027-0.035)	0.035 (0.030-0.040)	0.039 (0.034-0.045)	0.045 (0.038-0.053)	0.050 (0.042-0.059)
10-day	0.009 (0.008-0.010)	0.011 (0.010-0.013)	0.015 (0.013-0.017)	0.017 (0.015-0.020)	0.021 (0.019-0.024)	0.024 (0.021-0.027)	0.027 (0.023-0.031)	0.030 (0.026-0.035)	0.035 (0.029-0.040)	0.038 (0.032-0.044)
20-day	0.005 (0.005-0.006)	0.007 (0.006-0.008)	0.009 (0.008-0.010)	0.011 (0.009-0.012)	0.013 (0.011-0.014)	0.014 (0.013-0.016)	0.016 (0.014-0.018)	0.018 (0.015-0.020)	0.020 (0.017-0.023)	0.022 (0.018-0.025)
30-day	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.014)	0.013 (0.012-0.015)	0.015 (0.013-0.017)	0.016 (0.014-0.019)
45-day	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.012 (0.010-0.013)
60-day	0.003 (0.003-0.003)	0.004 (0.003-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.008-0.011)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

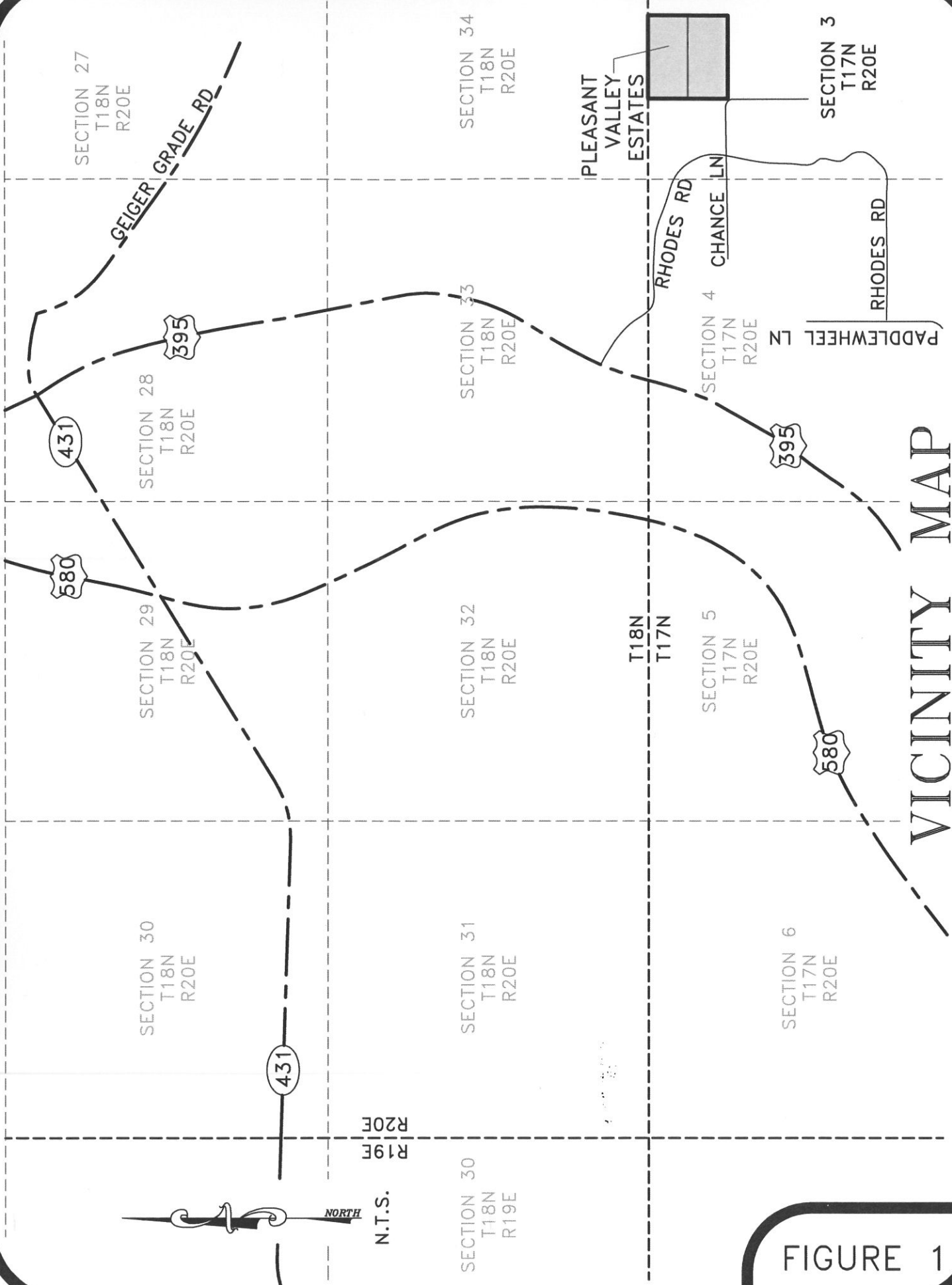
TRAVEL TIME VELOCITY



APPENDIX B

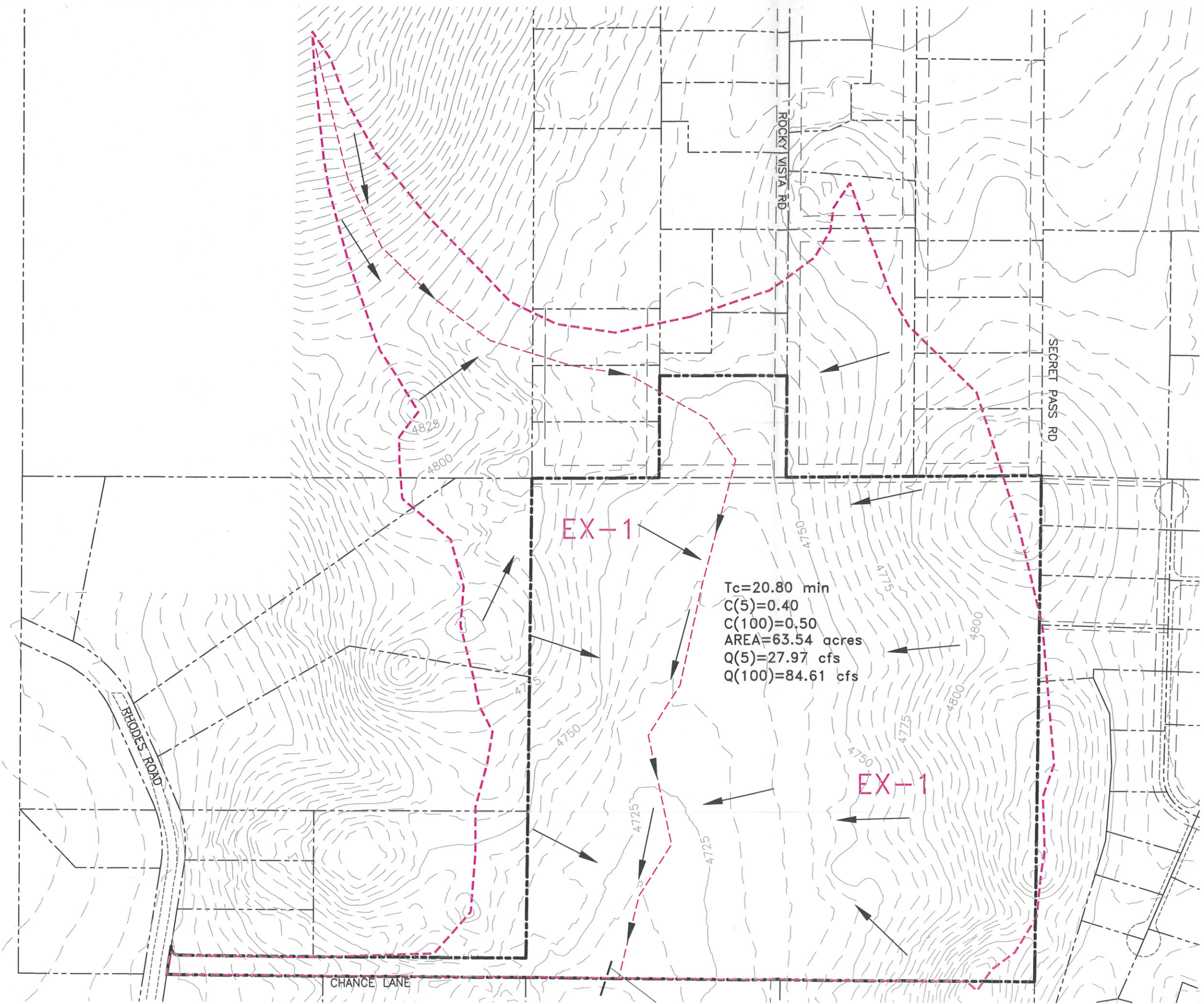


N.T.S.



VICINITY MAP

FIGURE 1

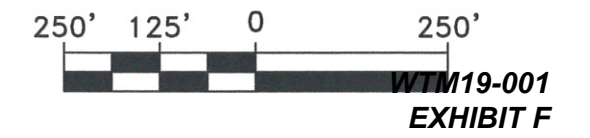


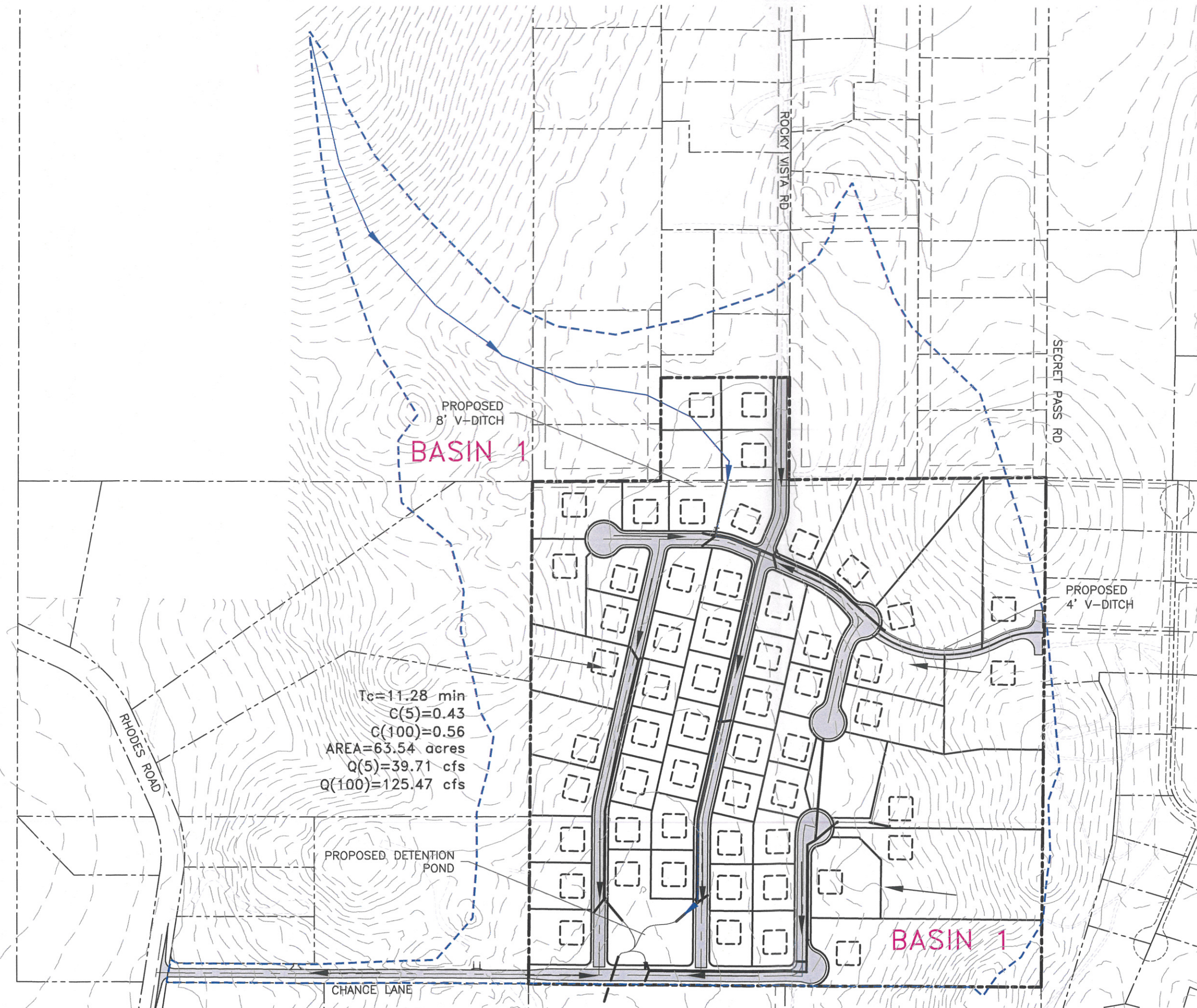
LEGEND

- PROJECT BOUNDARY
- (e) CONTOURS
- EXISTING HYDROLOGIC BASINS
- EXISTING RUNOFF DIRECTION
- TIME OF CONCENTRATION PATH



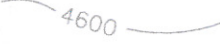







PRELIMINARY HYDROLOGY REPORT
 TO SUPPORT THE
 PLEASANT VALLEY
 EXISTING DRAINAGE BASIN
FIGURE 2





LEGEND

-  PROJECT BOUNDARY
-  PROPOSED LOT LINES
-  (e) CONTOURS
-  HYDROLOGIC BASIN
-  PROPOSED RUNOFF DIRECTION SUBBASINS
-  PROPOSED AC AREA
-  TIME OF CONCENTRATION PATH
-  PROPOSED PADS



PRELIMINARY HYDROLOGY REPORT
 TO SUPPORT THE
 PLEASANT VALLEY
 PROPOSED DRAINAGE BASIN
FIGURE 3



PRELIMINARY SANITARY SEWER REPORT

TO SUPPORT THE

**TENTATIVE MAP FOR THE
PLEASANT VALLEY ESTATES
RESIDENTIAL SUBDIVISION**

PREPARED FOR:

**PLEASANT VALLEY RANCH ESTATES LLC
301 FLINT STREET RENO, NV 89501**

PREPARED BY:



**CIVIL
ENGINEERING
CONSULTANTS**

JOB #: FRY001
DATE: FEBRUARY 15TH, 2019

**WTM19-001
EXHIBIT F**

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 - 5.1.2. Route #22
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1. Introduction

This Preliminary Sanitary Sewer Analysis was prepared to support the Tentative Map for the Pleasant Valley Estates Residential Subdivision. Pleasant Valley Estates spans across three existing parcels of land with a cumulative area of approximately 41.34 acres (Assessor's Parcel Numbers (APNs): 017-200-30, 017-410-38 and 39). APN 017-200-30 is located in the southeastern ¼ of the southwestern ¼ of Section 34, Township 18 North, Range 20 East. APNs 017-410-38 & 39 are located in the northeastern ¼ of the northwestern ¼ of Section 3, Township 17 North, Range 20 East. Pleasant Valley Estates is a 58-lot residential subdivision which has a surrounding area that consists primarily for single family residential homes. The location of the project is depicted in Figure 1 (Vicinity Map).

2. Project Area

The site generally slopes from north to south at an approximate grade of 2.2%. The onsite sewer infrastructure will not convey any offsite sanitary sewer flows. No special areas or large flow commercial uses are located on or adjacent to the project site. All sewage to be generated is domestic use.

3. Methodology

Sanitary sewer flows were estimated utilizing the design criteria in Chapter 2 (Gravity Sewer Collection Design Standards) of the Washoe County Department of Water Resources, Engineering Design Standards. Peak flows for the mains were estimated at 270-gallons per day (GPD) per capita with 3-capita per dwelling unit (±810-gallons/day/dwelling unit). The Manning's equation was utilized to determine the capacities of the sanitary sewer mains, and a roughness (n) of 0.012 for the PVC pipes to determine the capacities and velocities of the sanitary sewer mains.

Manning's Equation

$$Q = \frac{1.49}{n} * A * R^{\frac{2}{3}} * S^{\frac{1}{2}}$$

- Q = Capacity of pipe (ft³/s)
- n = Manning's runoff coefficient (unitless)- n = 0.012 for all proposed pipes
- A = Cross-sectional area of the pipe (ft²)
- R = Hydraulic radius of the pipe (ft)
- S = Slope of pipe (ft/ft)

4. Existing Sanitary Sewer System

4.1. Layout

As indicated in Figure 2, the nearest existing sanitary sewer main is located to the east of the site in Star Pointe Drive. This sanitary sewer main conveys sewage north along Star Pointe Drive to

Secret Pass Drive. The sanitary sewer main then extends north along Secret Pass Drive to Big Smokey Drive. The sanitary sewer main then extends westerly along Big Smokey Drive to Sylvester Road. The sanitary sewer main flows northerly along Big Smokey Drive away from the project. Per the Washoe County Regional Mapping System Website, the 8-inch diameter sanitary sewer mains convey the sewage northwesterly towards the crossing of Geiger Grade Road prior to upsizing to a 12-inch diameter trunk main. (Figure 4)

4.2. Capacity

The existing sanitary sewer mains are listed in the Washoe County Regional Mapping System Website as 8-inch diameter sanitary sewer mains. The existing sanitary sewer main slopes were also obtained from this website. The existing sanitary sewer main capacities varied with a minimum capacity (slope=0.25%) of 0.212-million gallons per day (MGD). This 0.25% slope is less than that currently required by Washoe County (0.5%) for an 8-inch diameter sanitary sewer main.

5. Proposed Sanitary Sewer System

5.1. Layout

The proposed sanitary sewer system will consist of 8-inch diameter PVC sanitary sewer mains and 4-inch diameter PVC sanitary sewer laterals. The proposed sanitary sewer mains will convey sewage to the southern end of the property to a future lift station located in Lot #18. The proposed lift station will pump the sewage north along Westward View Road to 1 of 3 potential routes.

5.1.1. Route #1

The first potential route is to pump the sewage north along Westward View Road along Rocky Vista Road to Node A (Figure 2). From this point the sewage would gravity flow via a proposed 8-inch diameter sanitary sewer system northerly to Big Smokey Drive then easterly to the existing sanitary sewer manhole located at the intersection of Big Smokey Drive and Sylvester Road.

5.1.2. Route #2

The second potential route is to pump the sewage north along Westward View Road to the proposed Vista Sierra Road then easterly along Vista Sierra Road to the eastern boundary of the project (Node B, Figure 2). From this point, the sewage would then flow via a proposed 8-inch diameter sanitary sewer main easterly into the existing sanitary sewer main located in Star Pointe Drive.

5.1.3. Route #3

The third potential route is to pump sewage similar to Route #2. However, the force main is further extended north along the easterly boundary of the site to the northeast corner of the

subject property. At this point the force main extends easterly towards Star Pointe Drive where it terminates at a proposed sanitary sewer manhole (Node C, Figure 2). An 8-inch diameter sanitary sewer main will extend from this proposed manhole easterly and connect to the existing sanitary sewer main located in Star Pointe Drive.

An overview of the proposed site layout and sanitary sewer system is presented in Figure 3. The approximate Node locations for each sewer route are further identified in Figure 2.

5.2. Proposed Sewage Demands

The proposed 58-lot subdivision is anticipated to generate 46,980 gallons per day (0.047 million gallons per day (MGD)) peak flow. The project site consists of homes, as such estimated peak flows are assumed to be that of single family residential dwelling units.

The following assumptions were made:

- 58-lot subdivision
- 1 home = 1 dwelling unit
- Single Family Residential assumption per Chapter 2 = 3.0 capita/dwelling unit
- 270 gallons per capita per day (peak flow) * 3.0 = ±810 gallons/day per dwelling unit (peak flow)

$$58 \text{ Dwelling Units} * 3 \frac{\text{Capita}}{\text{Dwelling Unit}} * 270 \frac{\text{gpd}}{\text{Capita}} = 46,980 \text{ gpd (0.047 - MGD)}$$

5.1. Capacity

The future sanitary sewer mains were assumed to have slopes approximately equal to their respective street grades with a minimum slope of 0.5%. Assuming a sanitary sewer main was constructed with PVC pipe at a minimal slope of 0.5%, it would have a minimum capacity of 0.299 million gallons per day (MGD) while flowing 50% full.

6. Discussion

All of the proposed sanitary sewer mains will be sized to convey the proposed peak sewage demand of approximately 0.047-MGD. The proposed sanitary sewer lift station and associated force mains will also be sized to convey the proposed sewage flows. Regardless of which sanitary sewer route is ultimately constructed, all of the sewage generated will be added to the existing sanitary sewer main located in Sylvester Road and all of its downstream mains.

As previously discussed, the sanitary sewer mains in Sylvester Road and downstream are 8-inch diameter until the main diameter increases to a 12-inch diameter trunk main. The approximate location of the existing downstream sanitary sewer system and the location of the trunk main are indicated in Figure 4.

The flattest sanitary sewer main affected by the development of Pleasant Valley is listed on the Washoe Regional Mapping Website as 0.25%. As indicated in Figure 4, this sanitary sewer main is located upstream of the 12-inch diameter sanitary sewer trunk main. An 8-inch diameter sanitary sewer main with a slope of 0.25% has a half full capacity of approximately 0.212-MGD. This pipe is estimated to be approximately 64% full under existing conditions. The peak sewage rate (including Pleasant Valley) at this sanitary sewer main is estimated at 0.357-MGD which equates to the main being approximately 71% full.

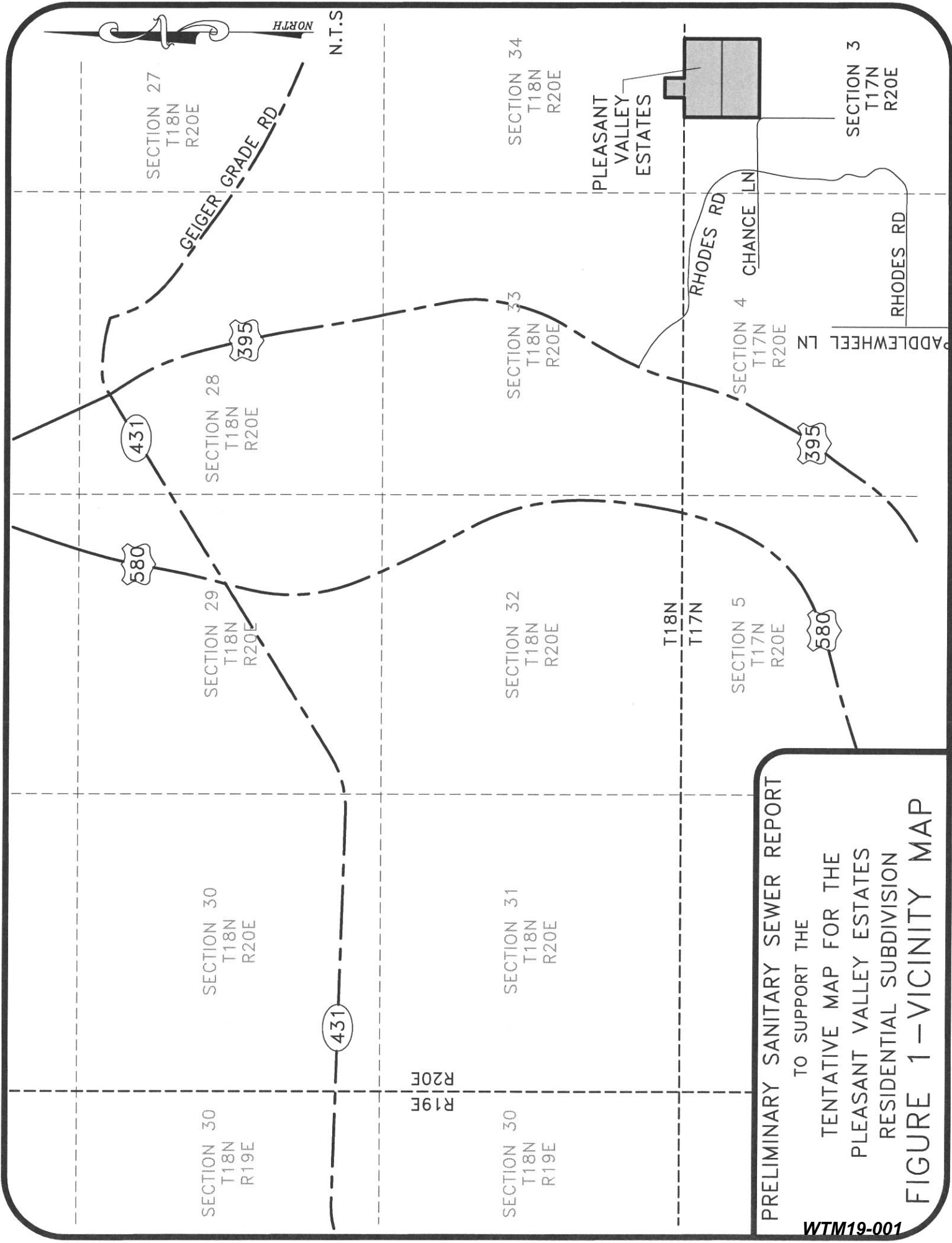
This pipe is flatter than that required by Washoe County and appears to be incorrectly listed in the website. This length of the sanitary sewer main is most likely either steeper than what is listed or more likely this pipe is also 12-inches in diameter similar to the adjacent trunk main which would result in a half full capacity of approximately 0.624-MGD. In either case, this pipe will need to be surveyed with final design of this project to determine if the information listed in the website is accurate. If the information is accurately listed, upsizing of this sanitary sewer main may be required. Based upon the estimated peak flow rates and the information provided in the Washoe Regional Mapping Website, all of the other affected sanitary sewer mains will convey the proposed sewage while remaining less than half full.

7. Summary/Conclusion

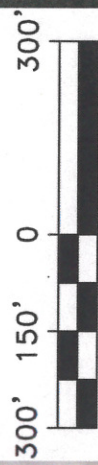
The Pleasant Valley Tentative Map is a proposed 58-lot subdivision. The proposed sanitary sewer system will convey all of the generated sewage to a sanitary sewer lift station. The proposed lift station will convey the sewage to one of three potential locations where it will tie into the existing sanitary sewer system. All 3 points of connection are conveyed via the same portion of the existing sanitary sewer system. One existing sanitary sewer main may be undersized to accommodate the flows from either the existing or the future peak demands while remaining less than half full. This pipe will be surveyed to determine its existing diameter and slope to verify its capacity. Upsizing of this pipe may be required depending the results of this survey. Therefore, with the proposed development of this subdivision and the potential upsizing of the previously discussed offsite sanitary sewer main, no adverse effects are anticipated to the proposed or existing sanitary sewer systems.

References

- Washoe County Engineering Design Standards, Chapter 2- Gravity Sewer Collection Design Standards, March, 2016.



PRELIMINARY SANITARY SEWER REPORT
 TO SUPPORT THE
 TENTATIVE MAP FOR THE
 PLEASANT VALLEY ESTATES
 RESIDENTIAL SUBDIVISION
FIGURE 1 – VICINITY MAP



OPTION A

±1,850 LF FORCE MAIN
 ±345 LF GRAVITY MAIN
 APPROXIMATE SEWAGE LIFT
 =±90 FEET

OPTION B

±1,283 LF FORCE MAIN
 ±504 LF GRAVITY MAIN
 APPROXIMATE SEWAGE LIFT
 =±120 FEET

OPTION C

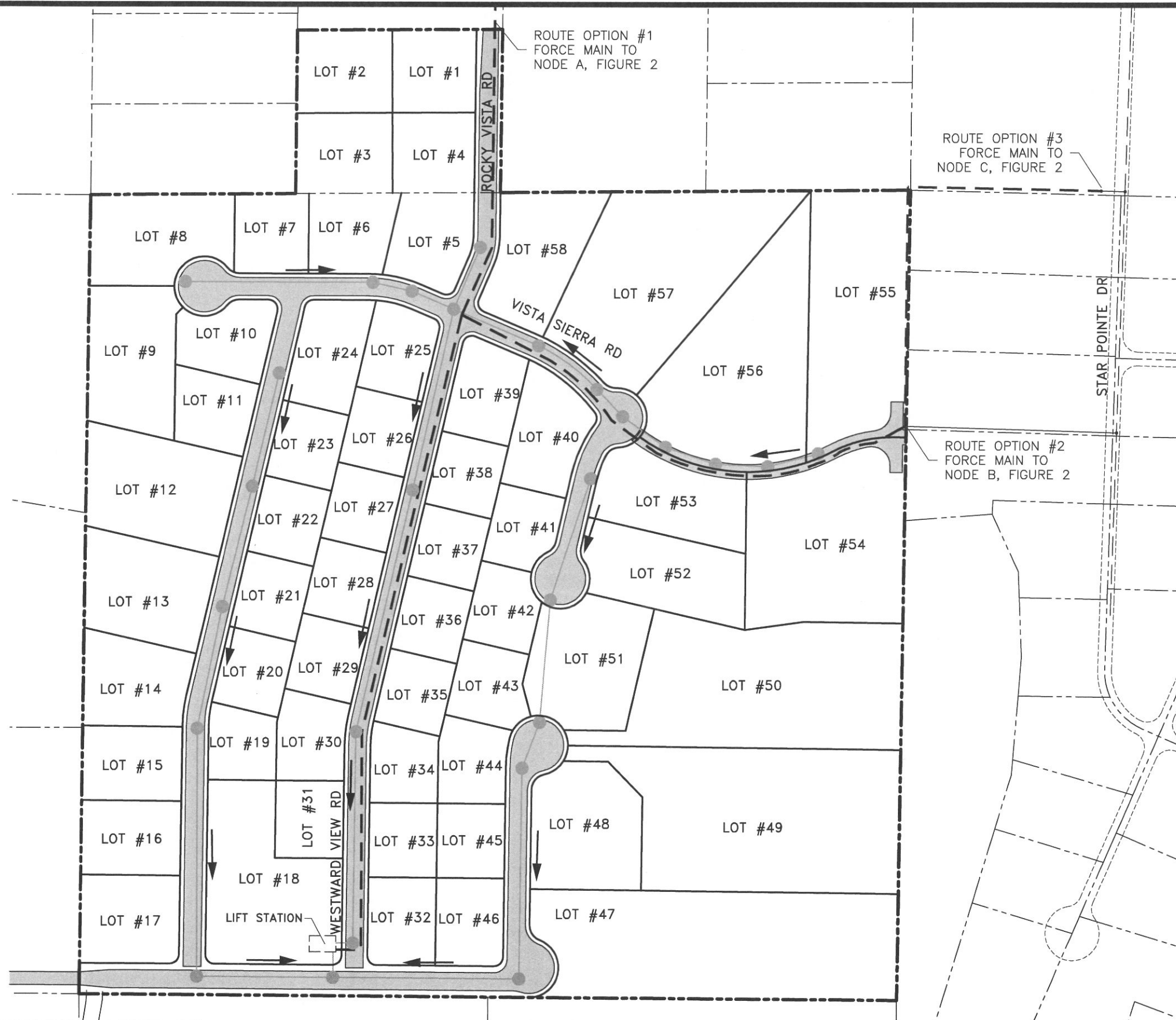
±2,005 LF FORCE MAIN
 ±880 LF GRAVITY MAIN
 APPROXIMATE SEWAGE LIFT
 =±62 FEET

LEGEND

EXISTING SS MAIN (w/ DIRECTION OF FLOW)



PRELIMINARY SANITARY SEWER REPORT
 TO SUPPORT THE
 TENTATIVE MAP FOR THE
 PLEASANT VALLEY ESTATES
 RESIDENTIAL SUBDIVISION
FIGURE 2
 EXISTING SEWER SYSTEM



ROUTE OPTION #1
FORCE MAIN TO
NODE A, FIGURE 2

ROUTE OPTION #3
FORCE MAIN TO
NODE C, FIGURE 2







ROUTE OPTION #2
FORCE MAIN TO
NODE B, FIGURE 2

LIFT STATION

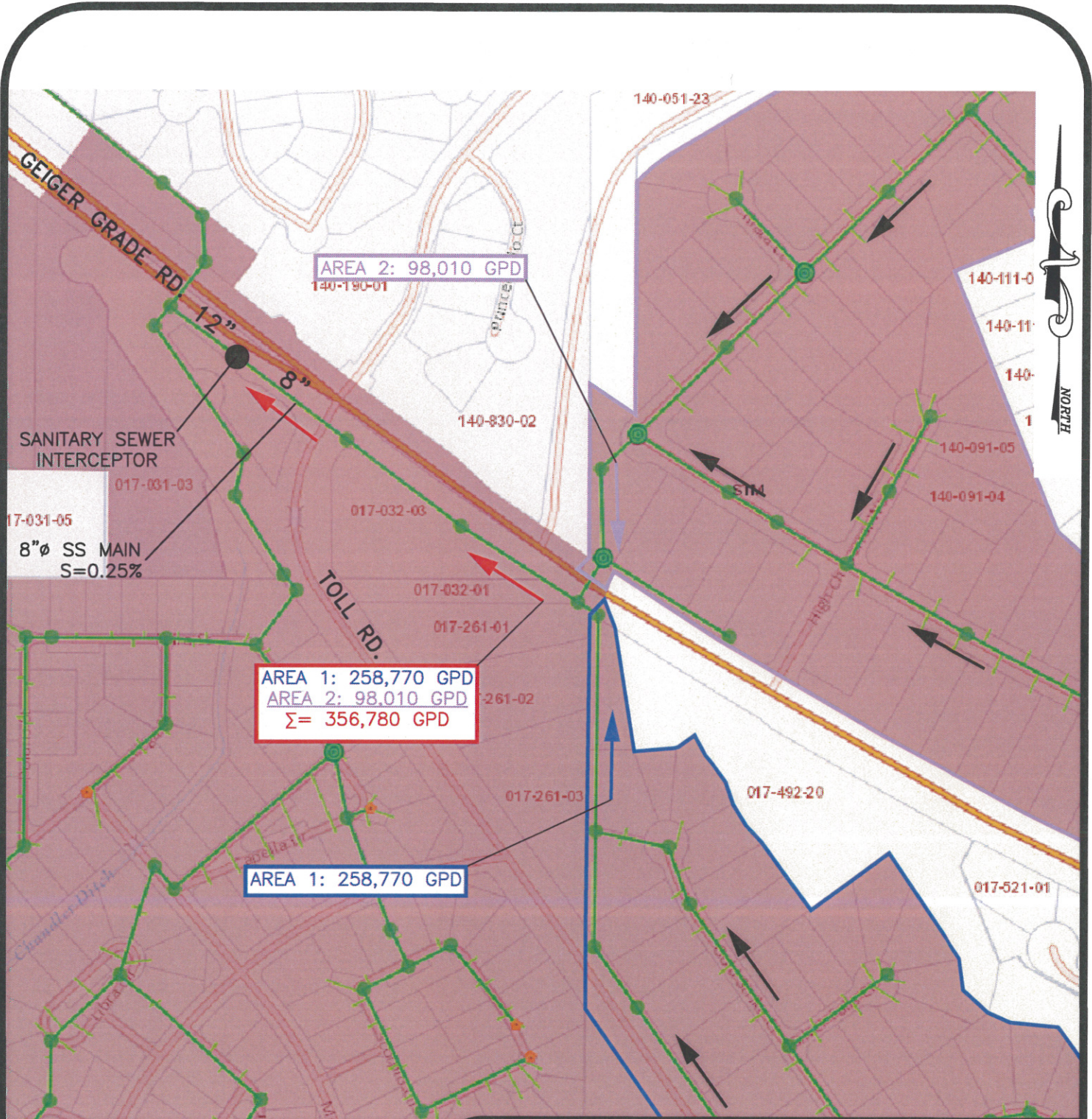


N.T.S.

LEGEND

-  FORCE MAIN
-  PROPOSED (GRAVITY) SANITARY SEWER MAIN
-  PROPOSED BOUNDARY LINE
-  BOUNDARY
-  PROPOSED MANHOLE
-  GRAVITY MAIN DIRECTION OF FLOW

PRELIMINARY SANITARY SEWER REPORT
TO SUPPORT THE
TENTATIVE MAP FOR THE
PLEASANT VALLEY ESTATES
RESIDENTIAL SUBDIVISION
FIGURE 3
PROPOSED SEWER SYSTEM



AREA 2: 98,010 GPD
140-190-01

AREA 1: 258,770 GPD
AREA 2: 98,010 GPD
 $\Sigma = 356,780$ GPD

AREA 1: 258,770 GPD

PRELIMINARY SANITARY SEWER REPORT
TO SUPPORT THE
TENTATIVE MAP FOR THE
PLEASANT VALLEY ESTATES
RESIDENTIAL SUBDIVISION
FIGURE 4
CONTRIBUTING AREAS

LEGEND

-  AREA 1
-  AREA 2
-  FLOW DIRECTION

PLEASANT VALLEY ESTATES TENTATIVE MAP

OWNER / APPLICANT

PLEASANT VALLEY RANCH ESTATES, LLC
301 FLINT ST.
SPARKS, NEVADA 89501

ENGINEER

TEC CIVIL ENGINEERING CONSULTANTS
9437 DOUBLE DIAMOND PARKWAY, SUITE 17
RENO, NEVADA 89521

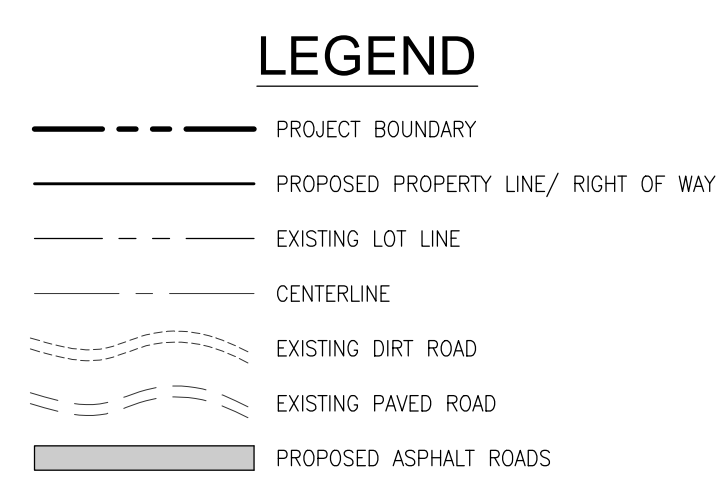
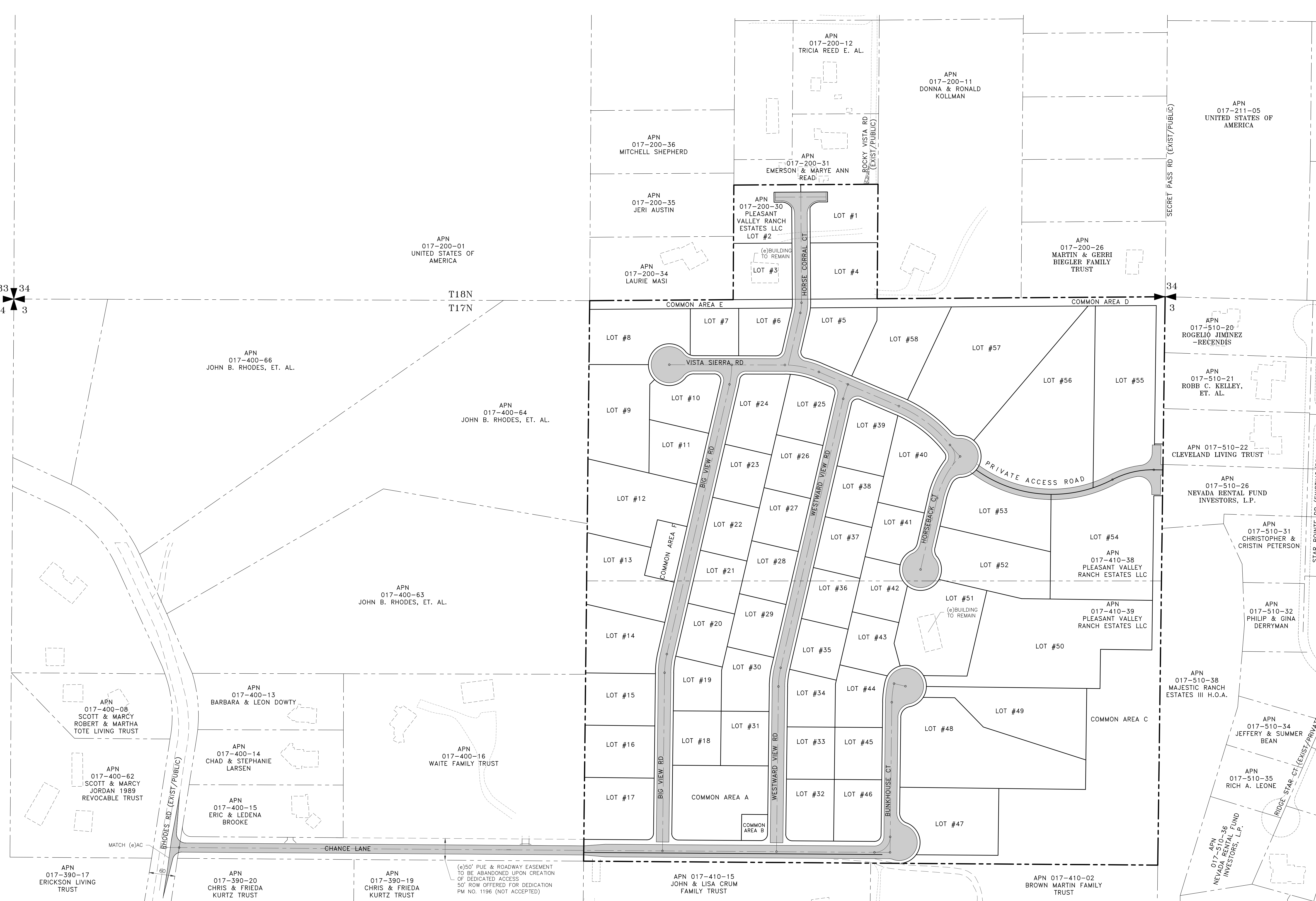


SHEET INDEX

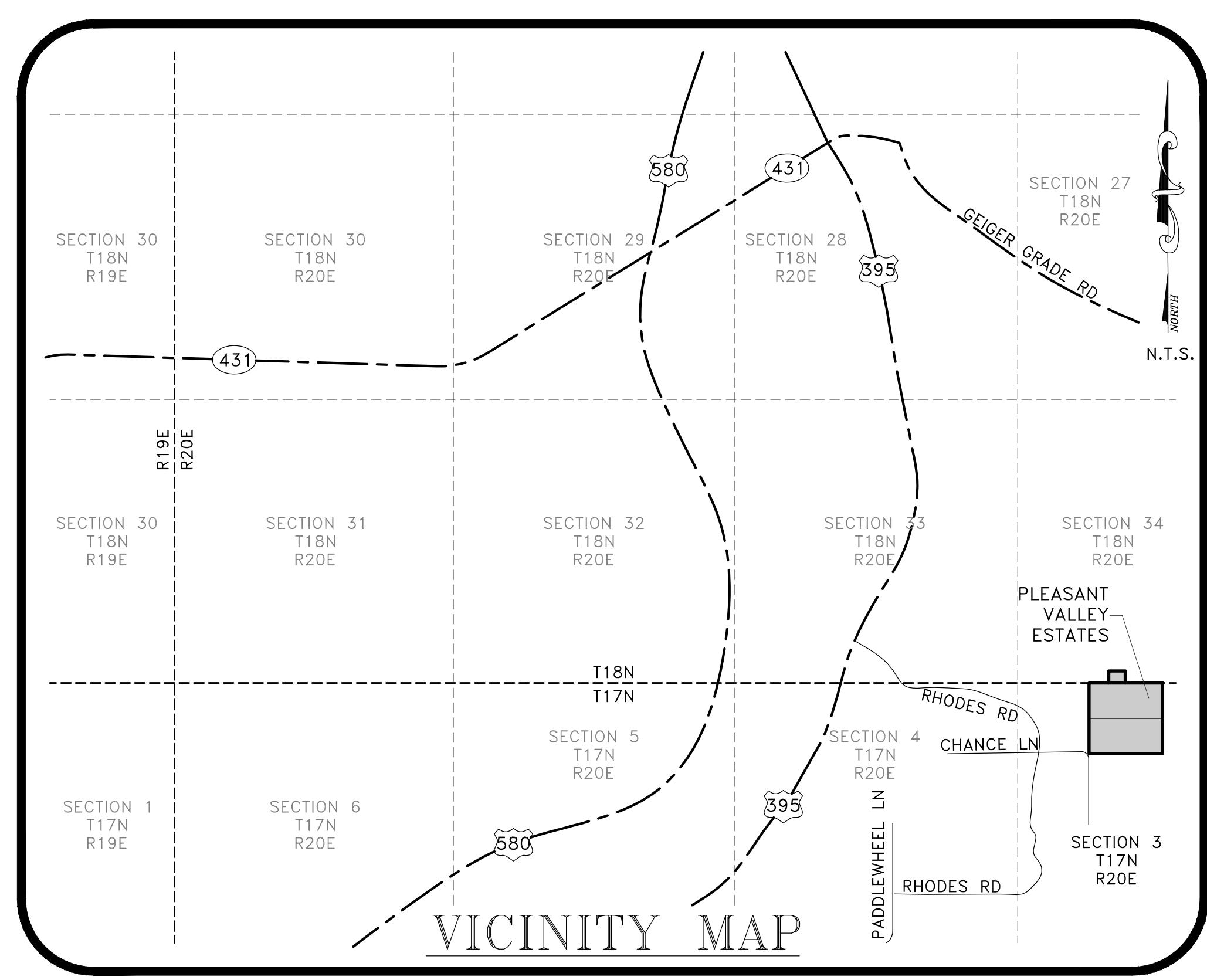
- 1 PRELIMINARY COVER SHEET
- 2 PRELIMINARY SITE PLAN
- 3 PRELIMINARY GRADING PLAN
- 4 PRELIMINARY GRADING PLAN
- 5 PRELIMINARY UTILITY PLAN
- 6 PRELIMINARY UTILITY PLAN
- 7 PRELIMINARY CROSS-SECTIONS

PROJECT DATA

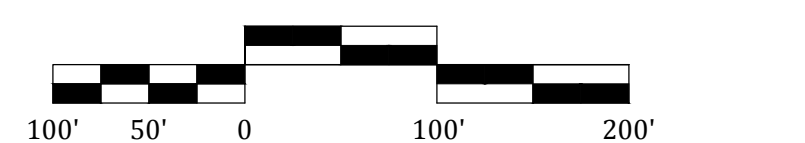
RESIDENTIAL LOTS 58
RESIDENTIAL LOT AREA 31.47 ACRES
STREET AREA (TO BE DEDICATED) 5.17 ACRES
COMMON AREA 4.69 ACRES
ONSITE APNS 017-410-38, 39 AND
APN 017-200-30 41.33 ACRES
CHANCE LANE ROW AREA 1.07 ACRES
TOTAL PROJECT AREA 42.40 ACRES
AVERAGE RESIDENTIAL LOT SIZE 26,496 SQ FT
SMALLEST RESIDENTIAL LOT 12,507 SQ FT
LARGEST RESIDENTIAL LOT 75,597 SQ FT
GROSS DENSITY 1.40 UNITS/ACRE



THIS TENTATIVE SUBDIVISION MAP HAS BEEN CREATED AND IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.



PRELIMINARY COVER SHEET SHEET 1 of 7

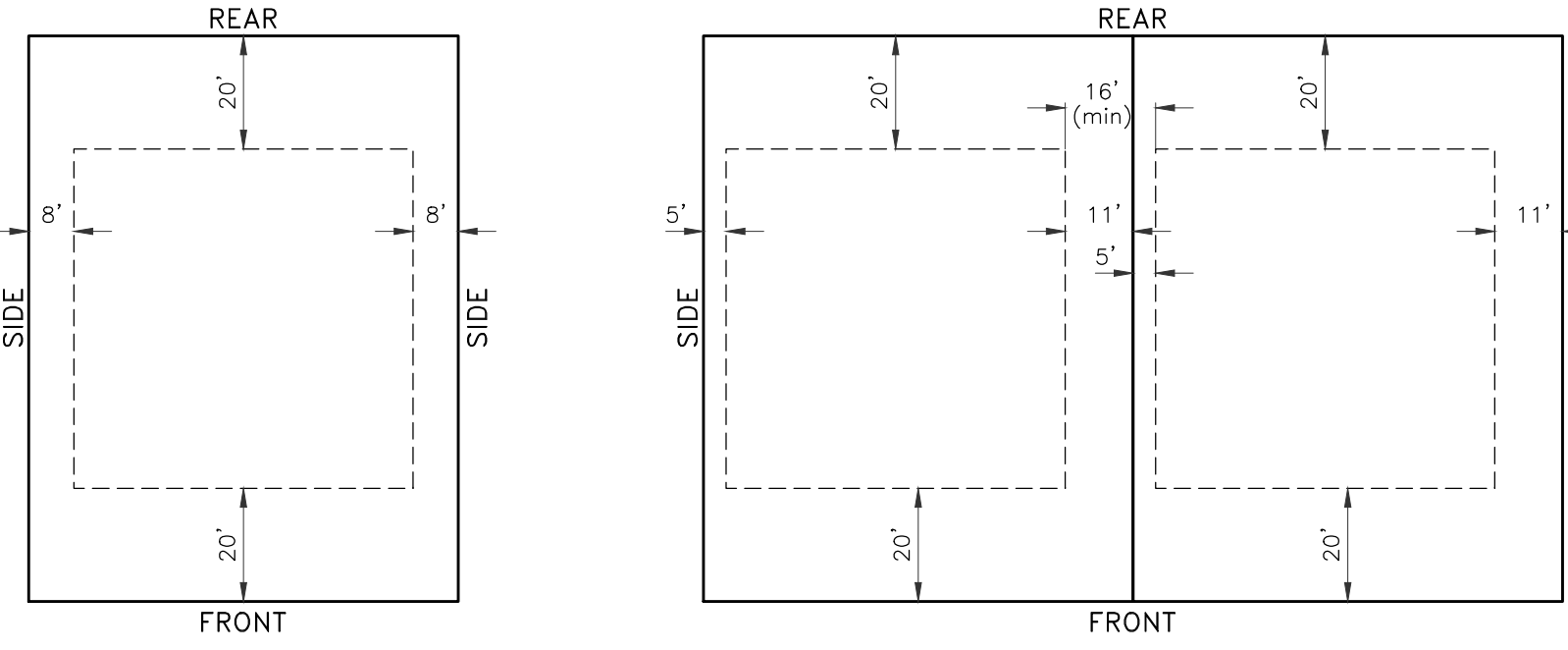


PLEASANT VALLEY ESTATES TENTATIVE MAP

BASIS OF BEARING

THE NAD-83/94 NEVADA STATE PLANE WEST ZONE (EPOCH 2010) COORDINATE GRID BEARINGS FROM THE TRUCKEE MEADOWS REGIONAL GPS "VRS" NETWORK. GROUND COORDINATES ARE SHOWN AND WERE OBTAINED BY MULTIPLYING THE GRID COORDINATES BY THE SPARKS MODIFIED SCALE FACTOR OF 1.000197939 (R/S 2775, R/S 3396, & R/S 3885). ALL DISTANCES SHOWN ARE GROUND DISTANCES.

TYPICAL LOT SETBACKS

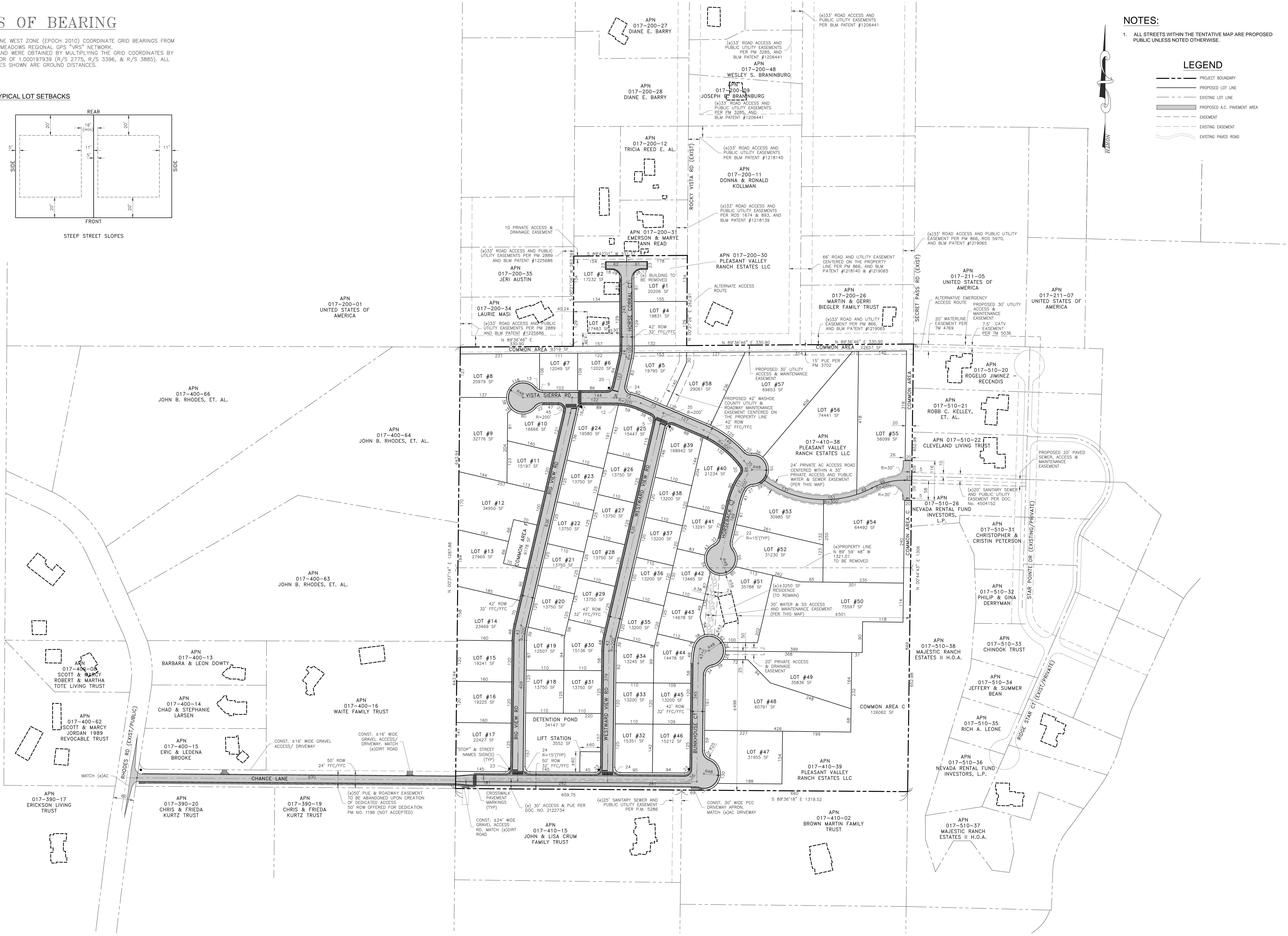
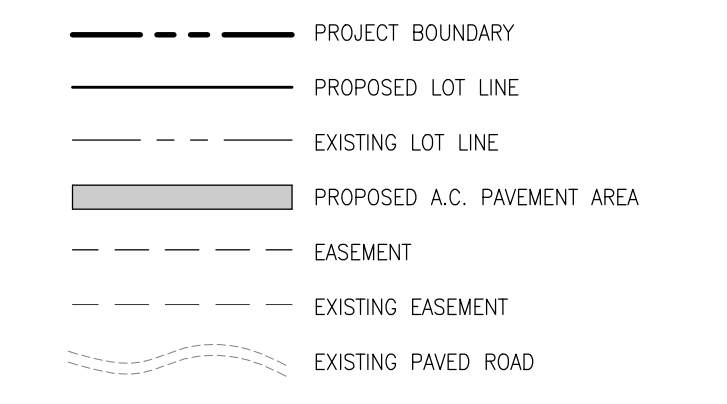


MODERATE STREET SLOPES STEEP STREET SLOPES

NOTES:

- ALL STREETS WITHIN THE TENTATIVE MAP ARE PROPOSED PUBLIC UNLESS NOTED OTHERWISE.

LEGEND



PLEASANT VALLEY ESTATES TENTATIVE MAP



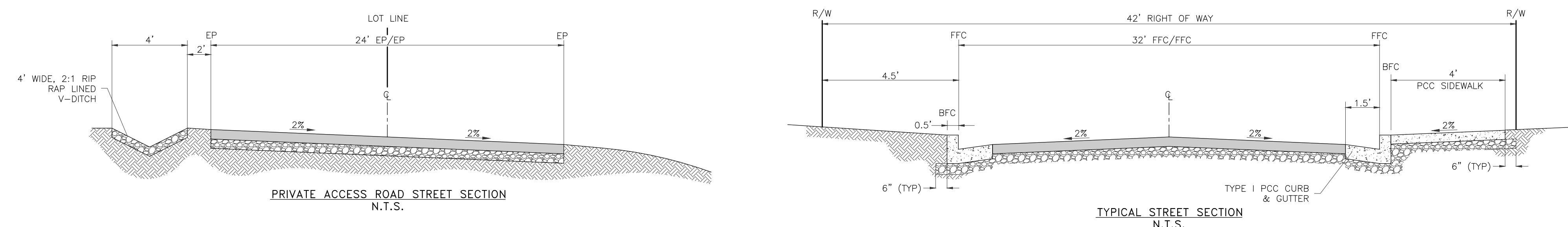
LEGEND

- PROJECT BOUNDARY (DASHED IF EXISTING)
- STORM DRAIN (SEE DESCRIPTION) (DASHED IF EXISTING)
- CATCH BASIN (HOLLOW IF EXISTING)
- STORM DRAIN MANHOLE (HOLLOW IF EXISTING)
- A.C. PAVEMENT AREA
- CONCRETE AREA
- ROCKERY RETAINING WALL (6" MAX)
- STORM DRAIN MAIN (DASHED IF EXISTING)
- GRADE BREAK
- PROPOSED GRADE @ FLOWLINE
- PROPOSED GRADE @ FINISH GRADE
- PROPOSED GRADE @ GRADEBREAK
- PROPOSED GRADE @ HIGHPOINT
- PROPOSED GRADE @ LOWPOINT
- PROPOSED GRADE @ TOP OF WALL
- PROPOSED GRADE @ BOTTOM OF WALL
- PROPOSED GRADE @ TOP OF CURB
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING LOT LINE
- LOT #3
- LOT NUMBERS
- SLOPE INDICATOR
- EXTENTS OF GRADING
- APPROXIMATE AREAS WITH SLOPES >30%

- ### NOTES:
- 1) ADD 4600 FEET TO ALL SPOT ELEVATIONS.
 - 2) ENTIRE PROJECT LOCATED WITHIN FEMA UNSHADED ZONE
 - 3) ALL 2:1 SLOPES ALONG CHANGE LANE TO BE COVERED WITH 4" ROCK MULCH OR REVEG SEEDING MIX PER LANDSCAPE ARCHITECT'S RECOMMENDATIONS WITH FINAL DESIGN.
 - 4) ALL 3:1 SLOPES TO BE TREATED WITH EITHER DG MULCH, 4" ROCK MULCH OR REVEG SEEDING MIX PER LANDSCAPE ARCHITECT'S RECOMMENDATIONS WITH FINAL DESIGN.
 - 5) DUST PALLIATIVE AND SILT FENCES TO BE UTILIZED ON ALL DISTURBED AREAS UNDEVELOPED FOR OVER 30 DAYS. ADDITIONAL BMPs TO BE PROVIDED AS REQUIRED.

EARTHWORK QUANTITIES

TOTAL PROJECT AREA	42.40 ACRES
TOTAL DISTURBED AREA	29.22 ACRES
TOTAL AREA >30%	1.70 ACRES
EARTHWORK QUANTITY	230,922 CUYDS
NET EXPORT	0 CUYDS



BASIS OF ELEVATION
BASIS OF ELEVATIONS IS THE RENO DATUM, NAVD 1988

PRELIMINARY GRADING PLAN SHEET 3 of 7

PLEASANT VALLEY ESTATES TENTATIVE MAP

MATCHLINE - SEE SHEET 3



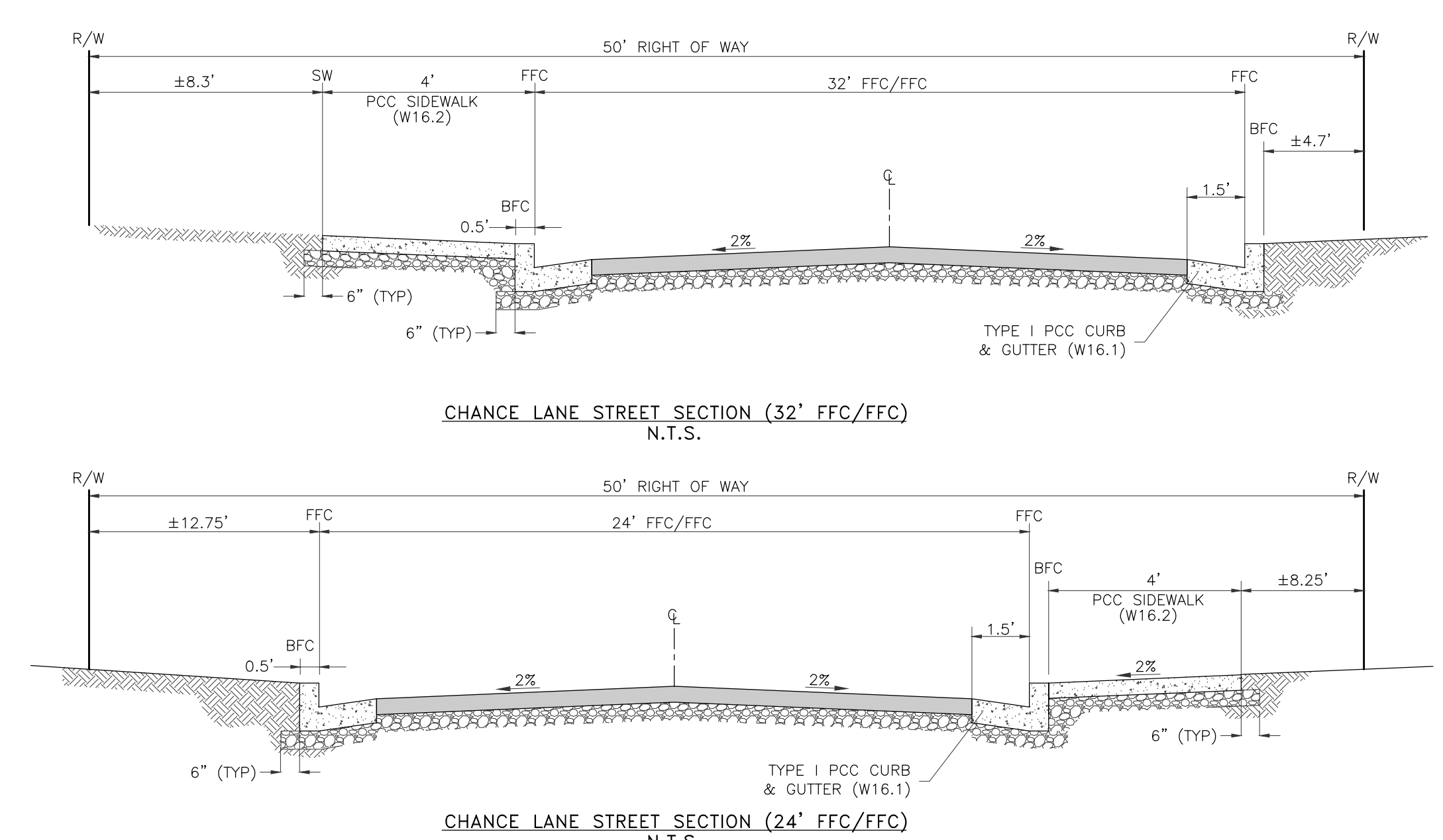
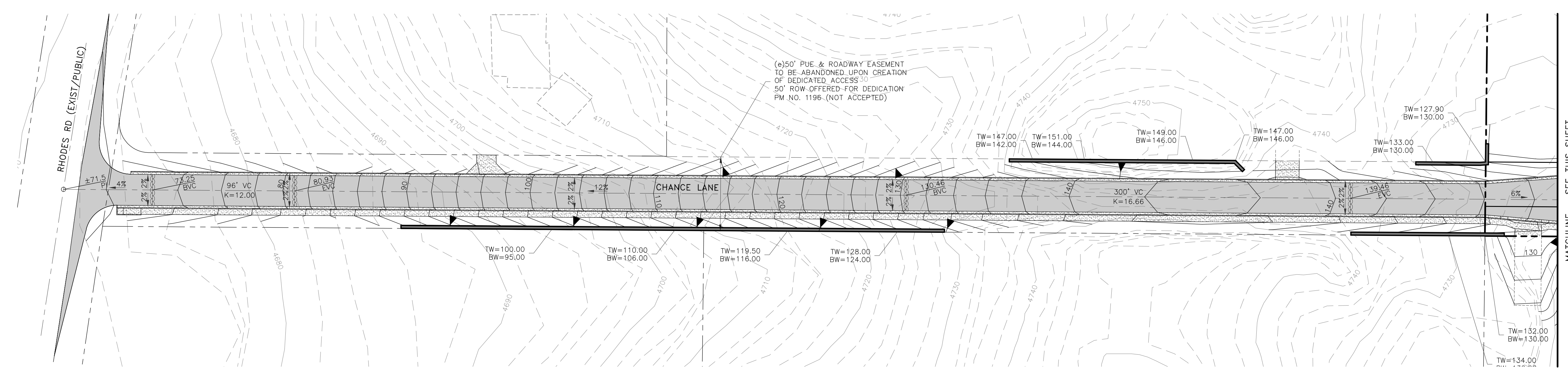
LEGEND

- PROJECT BOUNDARY
- STORM DRAIN (SEE DESCRIPTION) (DASHED IF EXISTING)
- CATCH BASIN (HOLLOW IF EXISTING)
- STORM DRAIN MANHOLE (HOLLOW IF EXISTING)
- A.C. PAVEMENT AREA
- CONCRETE AREA
- RETAINING WALL
- ROCKERY RETAINING WALL (6' max)
- STORM DRAIN MAIN (DASHED IF EXISTING)
- GRADE BREAK
- PROPOSED GRADE @ FLOWLINE
- PROPOSED GRADE @ FINISH GRADE
- PROPOSED GRADE @ GRADEBREAK
- PROPOSED GRADE @ HIGHPOINT
- PROPOSED GRADE @ LOWPOINT
- PROPOSED GRADE @ TOP OF WALL
- PROPOSED GRADE @ BOTTOM OF WALL
- PROPOSED GRADE @ TOP OF CURB
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING LOT LINE
- LOT NUMBERS
- SLOPE INDICATOR
- EXTENTS OF GRADING
- APPROXIMATE AREAS WITH SLOPES >30%

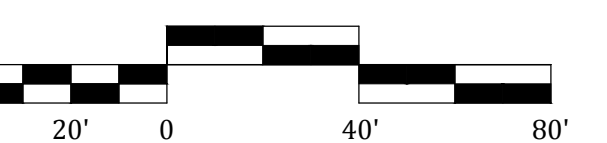
- ### NOTES:
- 1) ADD 4600 FEET TO ALL SPOT ELEVATIONS.
 - 2) ENTIRE PROJECT LOCATED WITHIN FEMA UNSHADED ZONE X.
 - 3) PROPER BMP'S TO BE DECIDED UPON WITH FINAL DESIGN.

EARTHWORK QUANTITIES

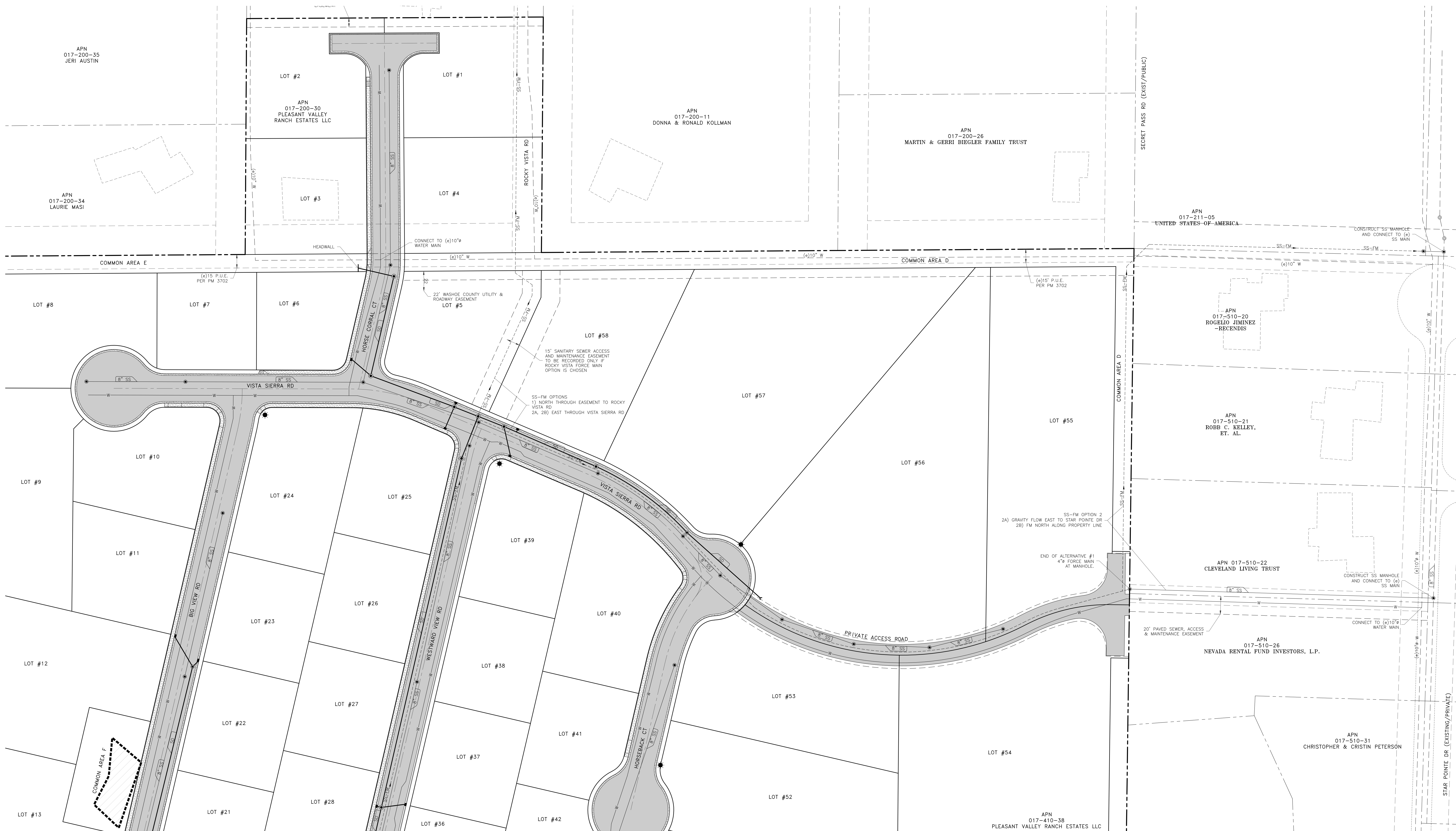
TOTAL PROJECT AREA	41.33 ACRES
TOTAL DISTURBED AREA	29.22 ACRES
TOTAL AREA >30%	1.70 ACRES
EARTHWORK QUANTITY	230,922 CUYDS
NET EXPORT	0 CUYDS



PRELIMINARY GRADING PLAN SHEET 4 of 7



PLEASANT VALLEY ESTATES TENTATIVE MAP



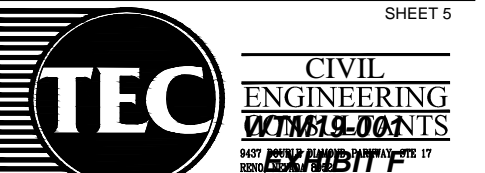
MATCHLINE - SEE SHEET 6

CABLE CHARTER COMMUNICATIONS
 ELECTRIC NV ENERGY
 GAS NV ENERGY
 SANITARY SEWER RENO SPARKS JOINT WASTEWATER PLANT
 SOLID WASTE WASTE MANAGEMENT
 TELEPHONE AT&T
 WATER TRUCKEE MEADOWS WATER AUTHORITY

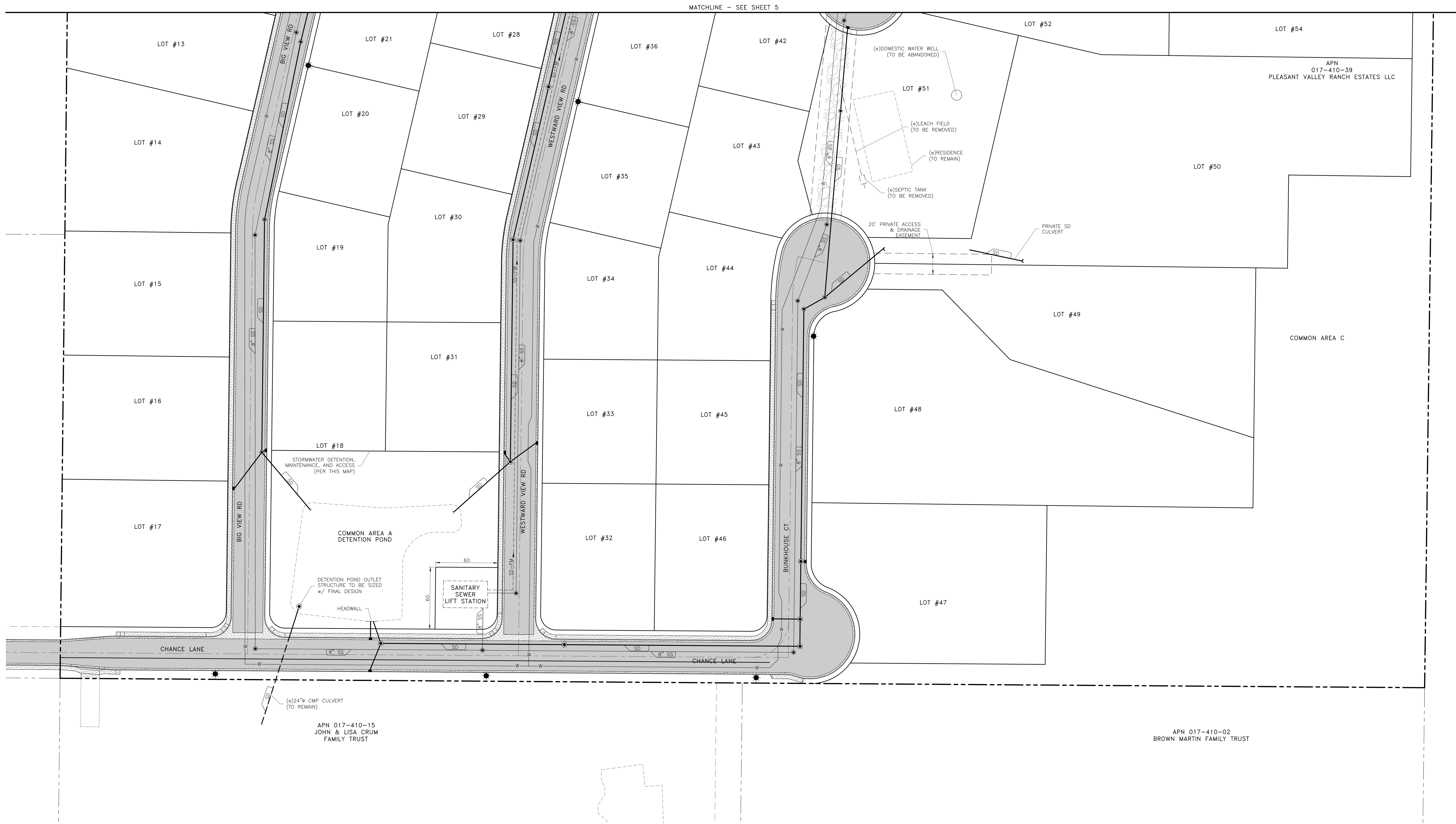
NOTES:
 1) ALL PROPOSED WATER TO BE OWNED AND MAINTAINED BY TRUCKEE MEADOWS WATER AUTHORITY.
 2) ALL PROPOSED SEWER TO BE PUBLICLY OWNED AND MAINTAINED.
 3) ALL PROPOSED STORM DRAIN TO BE PUBLICLY OWNED AND MAINTAINED.
 (UNLESS OTHERWISE NOTED)

LEGEND

	PROJECT BOUNDARY
	PROPOSED PROPERTY LINE/ RIGHT OF WAY
	EXISTING LOT LINE
	PROPOSED SANITARY SEWER (DASHED IF EXISTING)
	PROPOSED STORM DRAIN (DASHED IF EXISTING)
	PROPOSED WATER MAIN (DASHED IF EXISTING)
	MANHOLES (HOLLOW IF EXISTING)
	CATCH BASIN
	CENTERLINE
	PROPOSED ASPHALT ROADS
	PROPOSED GRAVEL AREAS
	PROPOSED STREET LAMP



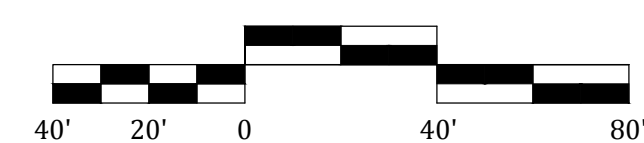
PLEASANT VALLEY ESTATES TENTATIVE MAP



- NOTES:**
- 1) ALL PROPOSED WATER TO BE OWNED AND MAINTAINED BY TRUCKEE MEADOWS WATER AUTHORITY.
 - 2) ALL PROPOSED SEWER TO BE PUBLICLY OWNED AND MAINTAINED.
 - 3) ALL PROPOSED STORM DRAIN TO BE PUBLICLY OWNED AND MAINTAINED. (UNLESS OTHERWISE NOTED)

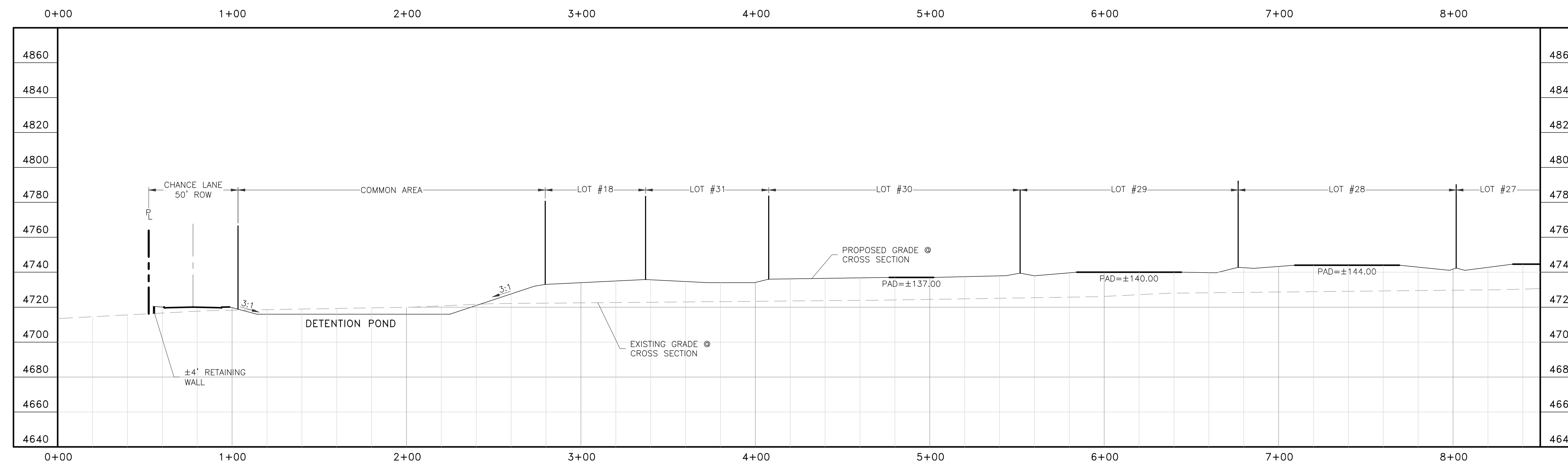
LEGEND

	PROJECT BOUNDARY
	PROPOSED PROPERTY LINE/ RIGHT OF WAY
	EXISTING LOT LINE
	PROPOSED SANITARY SEWER (DASHED IF EXISTING)
	PROPOSED STORM DRAIN (DASHED IF EXISTING)
	PROPOSED WATER MAIN (DASHED IF EXISTING)
	MANHOLES (HOLLOW IF EXISTING)
	CATCH BASIN
	CENTERLINE
	PROPOSED ASPHALT ROADS
	PROPOSED GRAVEL AREAS
	PROPOSED STREET LAMP



PLEASANT VALLEY ESTATES TENTATIVE MAP

SECTION A-A



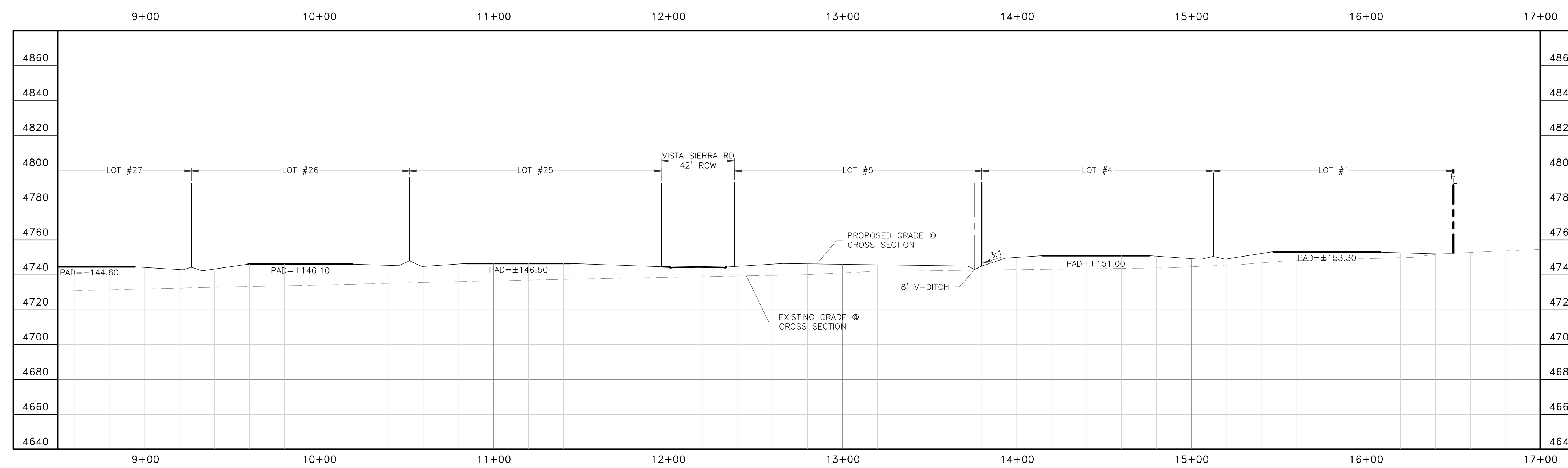
HORIZONTAL SCALE

1"=40'

VERTICAL SCALE

1"=40'

SECTION A-A



LEGEND

- PROJECT BOUNDARY
- LOT LINES
- - - EXISTING GROUND

SECTION B-B

