



Planning Commission Staff Report

Meeting Date: June 6, 2023

Agenda Item: 10A

AMENDMENT OF CONDITIONS CASE NUMBER:

WAC23-0005 (Lakeside Custom Lot Subdivision) for WTM21-013 & WSUP22-0010

BRIEF SUMMARY OF REQUEST:

To amend Conditions of Approval for WTM21-013 & WSUP22-0010 for grading

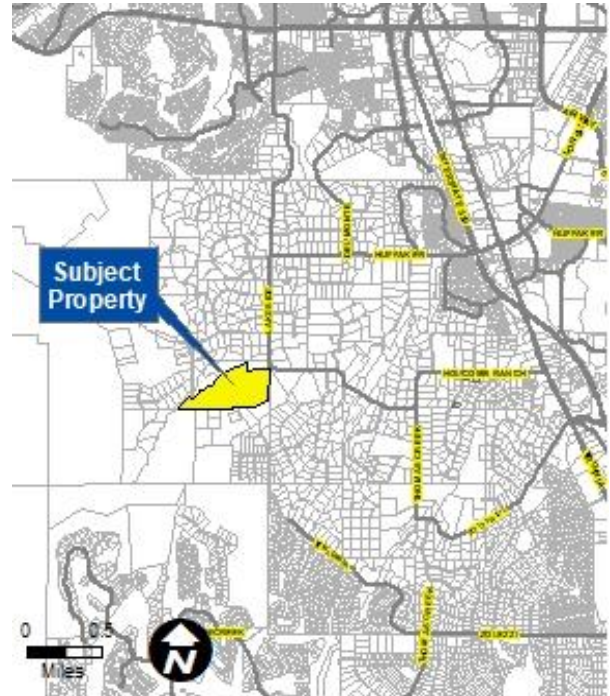
STAFF PLANNER:

Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an Amendment of Conditions for Case Numbers WTM21-013 & WSUP22-0010, for grading to accommodate a pedestrian path system, a surface water irrigation pond, an enlarged detention basin and drainage channels for stormwater runoff to the detention pond. The new proposal increases the cut material from ±20,004 CY to ±41,057 CY and fill material from ±16,583 CY to ±25,981 CY and the disturbed area from ±8.31 acres to ±13.36 acres. The request includes modifying standards to allow slopes greater than 3:1 (WCC 110.438.45(a))

Applicant/Owner: 8900 Lakeside, LLC
Location: 8900 Lakeside Drive
APN: 041-130-58
Parcel Size: 72.8 acres
Master Plan: Rural Residential (RR)
Regulatory Zone: 16% (11.65 acres) Medium Density Rural (MDR), 78% (56.78 acres) High Density Rural (HDR) & 6% (4.37 acres) General Rural (GR)
Area Plan: Southwest Truckee Meadows
Development Code: Authorized in Article 608 Tentative Subdivision Map & Article 810, Special Use Permit
Commission District: 2 – Commissioner Clark



Vicinity Map

STAFF RECOMMENDATION

APPROVE

**APPROVE WITH
CONDITIONS**

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC23-0005 for 8900 Lakeside, LLC, with the conditions included as Exhibit A to this matter, having reaffirmed all ten findings in accordance with Washoe County Code section 110.608.25 and all five findings in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on Page 13)

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Exhibit Contents

Amended Conditions of Approval Exhibit A

Agency Comments Exhibit B

WTM21-013 & WSUP22-0010 Action Order Dated 11/11/21 Exhibit C

Noticing Map Exhibit D

Project Application Exhibit E

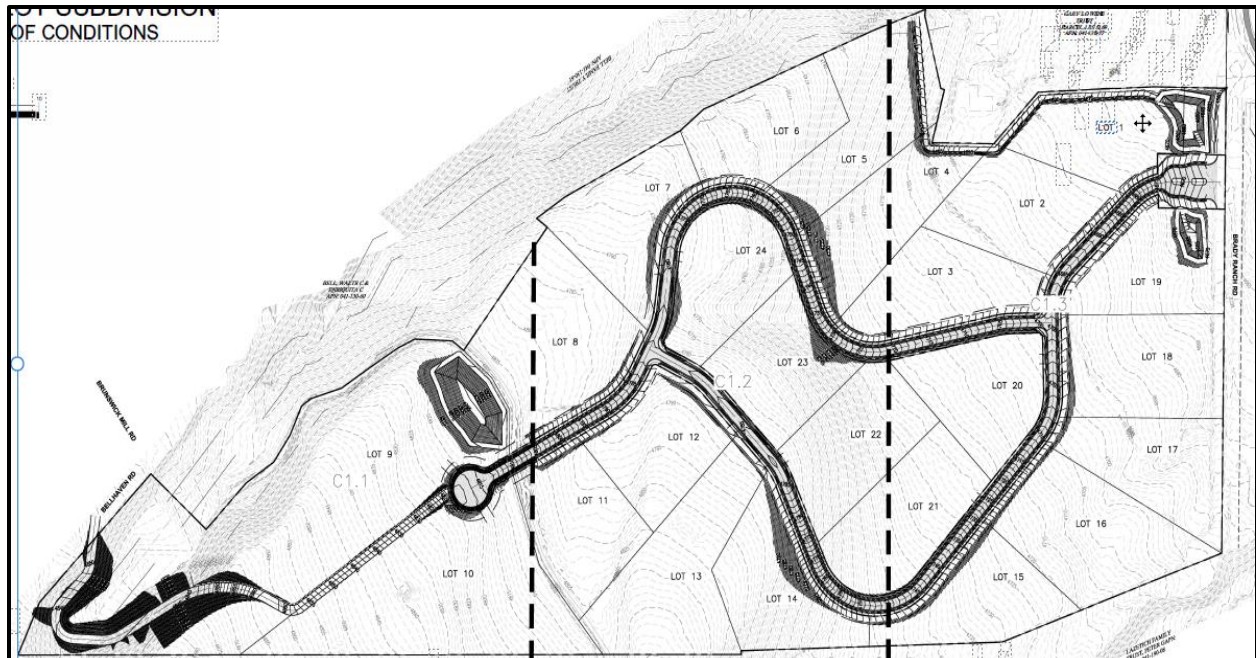
Amendment of Conditions

An Amendment of Conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an Amendment of Conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The Amendment of Conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The Amendment of Conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the Amendment of Conditions request, an amended Action Order is created along with amended Conditions of Approval.

The Conditions of Approval for Amendment of Conditions Case Number WAC23-0005 are attached to this staff report and will be included with the amended action order.



Site Plan

Background and Evaluation of Amendment Request

On November 1, 2022, the Planning Commission approved WTM21-013 & WSUP22-0010 for the following:

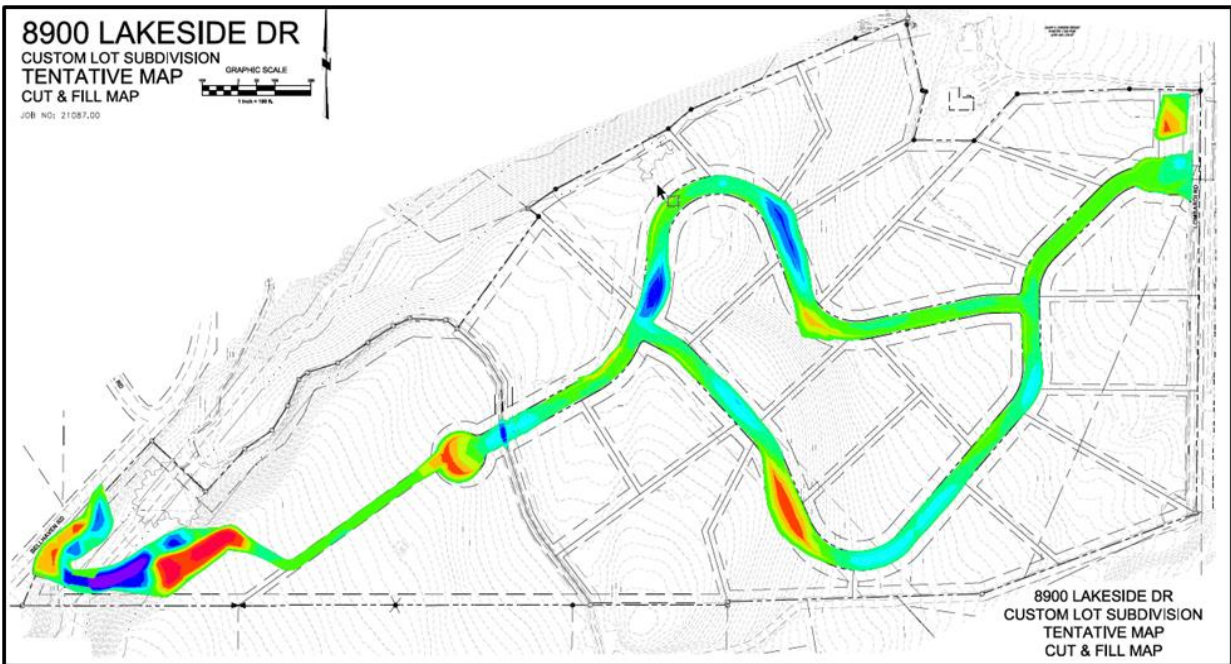
1. A tentative subdivision map to divide one parcel of 72.8 acres into 24 lots, with lot sizes ranging from 2.01 to 10.29 acres.
2. A special use permit for major grading: the proposal exceeds the major grading threshold and will result in ± 8.31 acres of disturbance including $\pm 20,004$ CY of cut material and $\pm 16,583$ CY of fill material; a roadway that traverses a slope of 30% or greater; construction of earthen structures greater than 4- $\frac{1}{2}$ feet high; and grading in the Critical Stream Zone, which is subject to all requirements of Article 418, Significant Hydrologic Resources.
3. A request to vary the development code standards found in WCC 110.438.45(c), which provides that finish grading shall not vary from the natural slope by more than ten (10) feet in elevation, in order to construct earthen structures and a driveway.
4. The applicant is requesting to modify Washoe County Code 110.438.45(a) to allow slopes in excess of, or steeper than, three horizontal to one vertical (3:1)

The applicant is now requesting to amend the approved site plan of Tentative Subdivision Map WTM21-013 and to increase the grading for approved Special Use Permit Case Number WSUP22-0010. The grading will increase from $\pm 20,004$ CY cut material to $\pm 41,057$ CY and fill material from $\pm 16,583$ CY to $\pm 25,981$ CY and the disturbed area from ± 8.31 acres to ± 13.36 acres. The amendment to the grading will accommodate a pedestrian path system, a surface water irrigation pond, an enlarged detention basin and drainage channels for stormwater runoff to the detention pond.

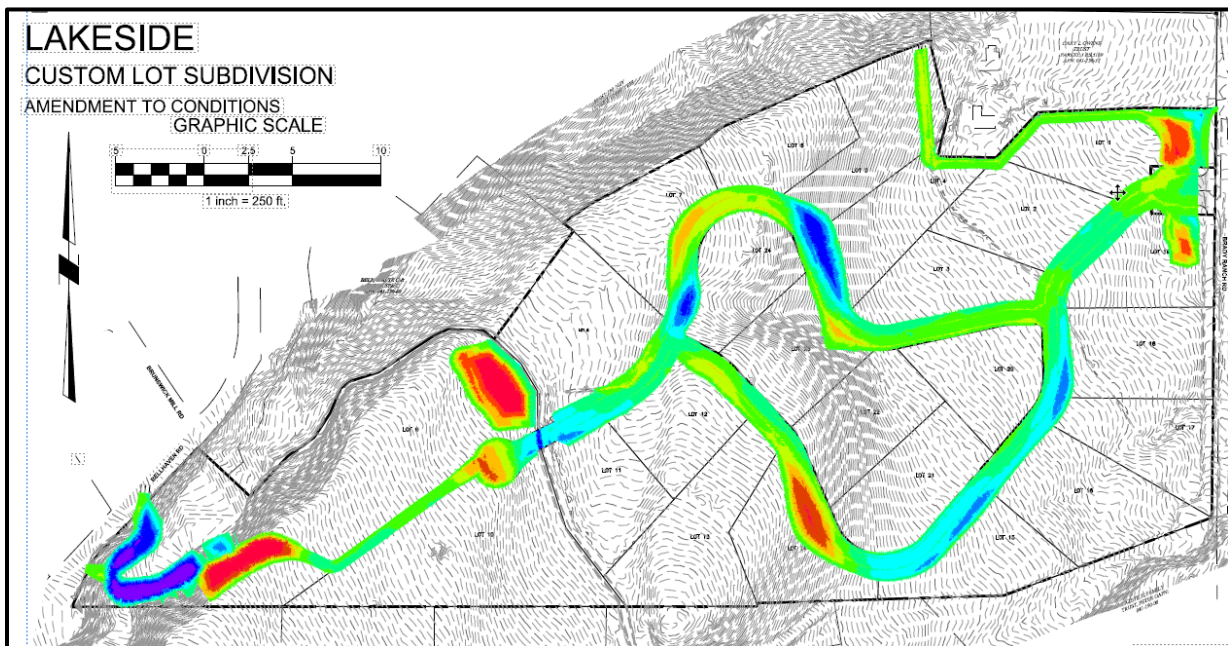
The proposed increased grading will allow for the following additional changes to the site:

1. A pedestrian walking path along the interior streets within the site;
2. An irrigation pond to be added to provide water for surface water irrigation systems; and

- 3. Enlarging the detention pond at the northeastern corner of the site near the project entry to provide additional storage of stormwater. This improvement will be coupled with stormwater cut-off ditches, where appropriate, to help direct stormwater to the detention pond.

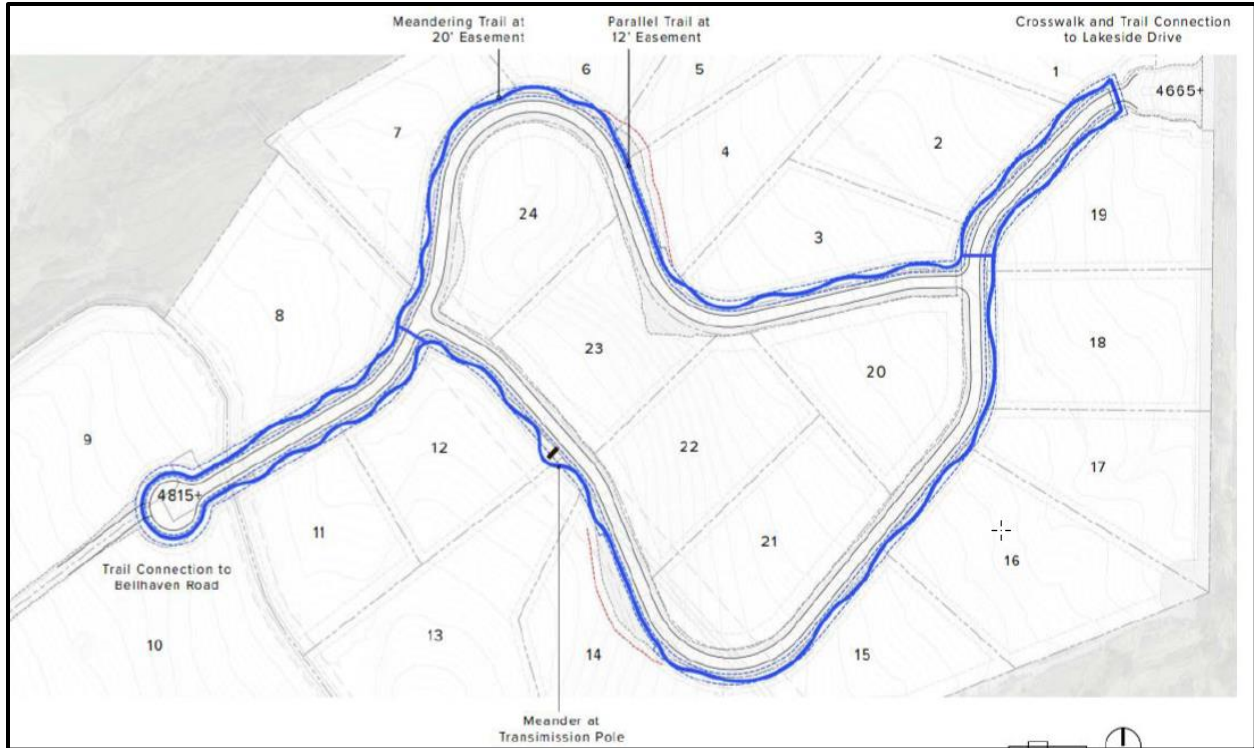


Approved WTM21-013 & WSUP22-0010 Grading Map



Proposed Amendment of Conditions Grading Map

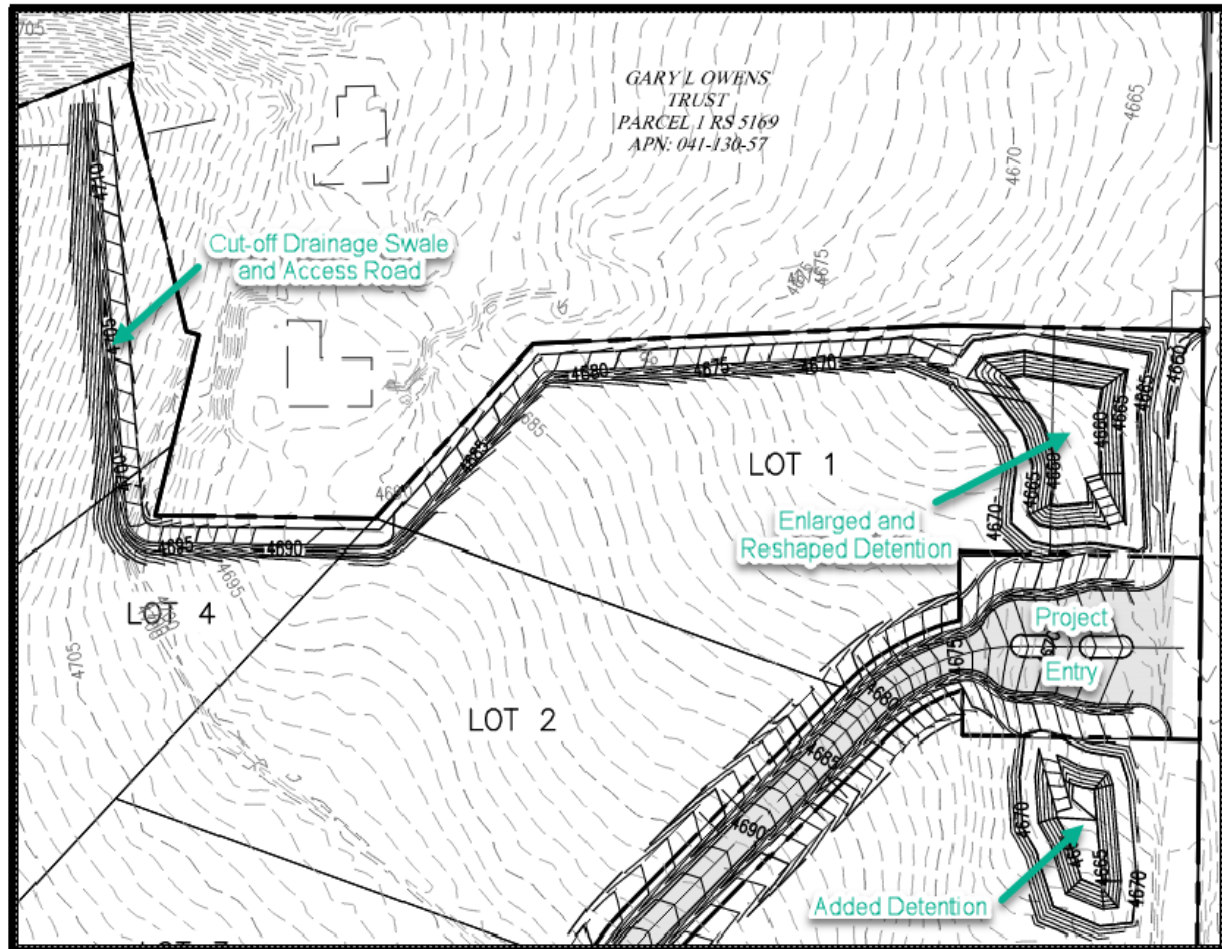
The pathway will include 5,700 feet of walkway along one side of the streets throughout the development and minimal grading will be needed to implement the path (see the map below).



Pathway Plan

The applicant is proposing an irrigation pond, which will provide irrigation water within the subdivision to lessen the water usage from wells. The neighboring property owners have voiced concerns about the impact of the approved 24 lot development on their existing wells. The applicant committed to the neighbors to use surface water for surface irrigation purposes for residential lots and common areas. The irrigation pond will be located within Lot 9, a 10.79-acre parcel. The large parcel can accommodate the pond and it will be maintained by the Homeowner’s Association. The water for the pond will be provided from the Steamboat Ditch and the applicant has already secured the water rights for this purpose.

As a result of recent flooding which occurred in the area in March 2023, the applicant is proposing to increase the size of the detention pond that is planned at the entrance of the development. In addition to enlarging the pond, the applicant is also proposing a cut-off drainage swale between the subject property and the neighboring property to the north (APN 041-130-57). This improvement will further ensure that runoff water is directed to the enlarged detention basin at the project entry. The cut-off drainage swale will provide an improved drainage system benefiting the existing and future residents of the area. The described improvements are shown in the image below, on page 6.

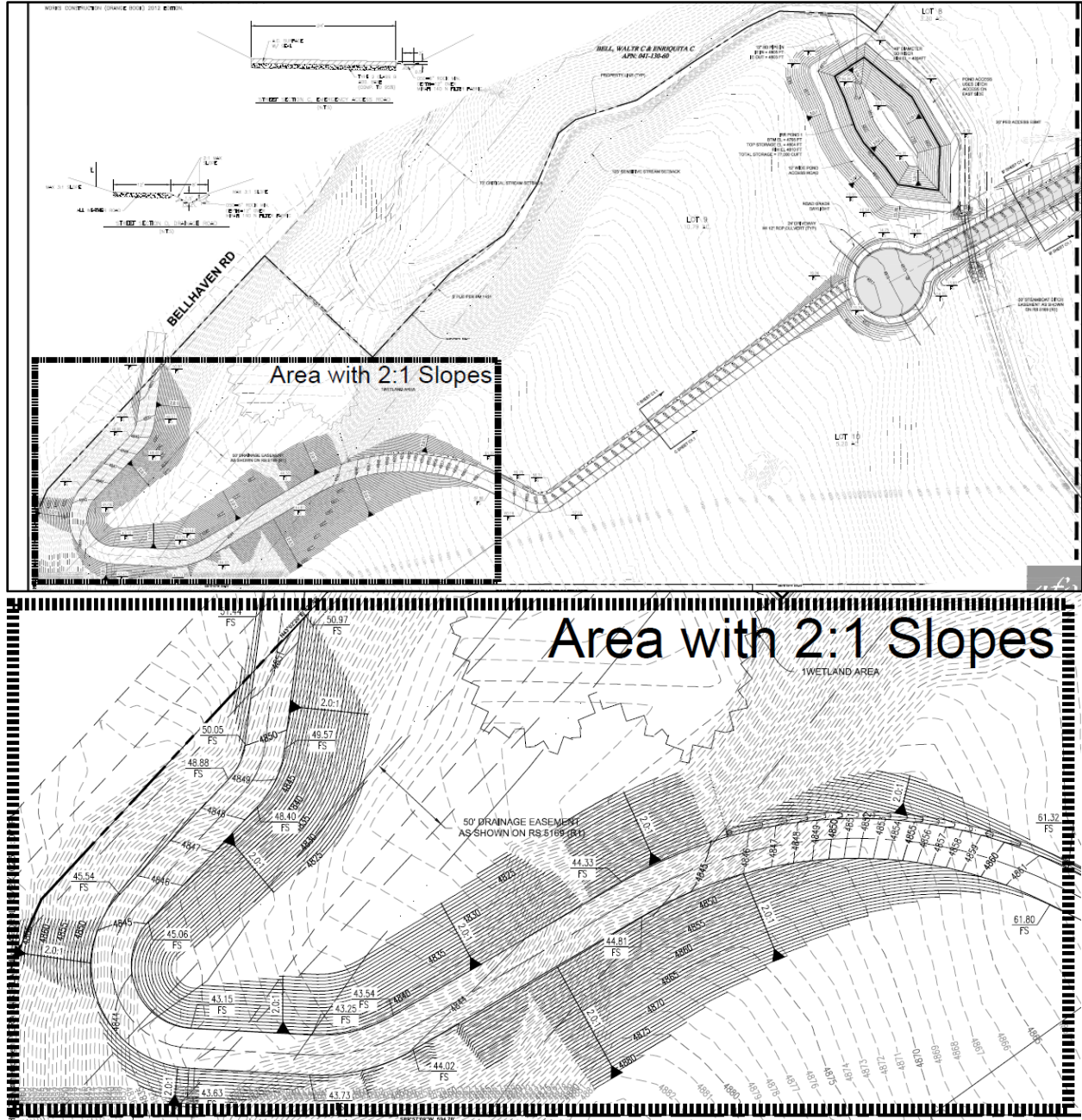


Detention Pond Plan

Modifications

The applicant is requesting to modify Washoe County Code 110.438.45(a): Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1)

Staff Comment: The applicant is requesting to waive the 3:1 maximum slope requirement for the proposed emergency road that crosses Dry Creek, a significant hydrologic resource. This road was approved in WTM21-013 & WSUP22-0010. However, the applicant did not specifically request the modification to allow 2:1 slopes. The applicant is including the request in the Amendment of Conditions to show the location of 2:1 slopes on the site and to confirm the modification to allow of 2:1 slopes. Staff supports the modification to allow 2:1 slopes because of the steepness of the slopes. Allowing 2:1 slopes will lessen the disturbed grading area to construct the emergency road (See Maps below on page 8).



Southwest Truckee Meadows Area Plan

The subject parcel is located within the Southwest Truckee Meadows Area Plan. There are no other relevant policies relating to the proposed Amendment of Conditions for increased grading for WTM21-013 and WSUP22-0010.

Reviewing Agencies

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

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Neighborhood Meeting

No neighborhood meeting was required for this Amendment of Conditions application.

Tentative Subdivision Map 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 a tentative map request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comment: The proposed Amendment of Conditions continues to be consistent with the goals and policies of the Master Plan and the Southwest Truckee Meadows Area Plan. This site was previously reviewed with Tentative Subdivision Map Case Number WTM21-013, on November 1, 2022. The proposed Amendment of Conditions does not change the status of this Finding.

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

Staff Comment: The design of the proposed subdivision is consistent with the Master Plan and the Southwest Truckee Meadows Area Plan. This site was previously reviewed with Tentative Subdivision Map Case Number WTM21-013, approved on November 1, 2022. The proposed Amendment of Conditions does not change the status of this Finding.

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

Staff Comment: The site continues to be suitable for a residential development as reviewed with Tentative Subdivision Map Case Number WTM21-013, which was approved on November 1, 2022. The proposed amendment is for a pedestrian path system, a surface water irrigation pond, an enlarged detention basin and drainage channels for stormwater runoff to the detention pond. The path will provide a safe pedestrian path throughout the site. The irrigation pond will enhance water availability for irrigation and the detention basin and drainage channels will address stormwater runoff on the site.

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

Staff Comment: The site continues to meet the availability of services and meets the requirements of Article 702, Adequate Public Facilities Management System, as reviewed with Tentative Subdivision Map Case Number WTM21-013, approved on November 1, 2022.

- (e) **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: Tentative Subdivision Map Case Number WTM21-013, approved on November 1, 2022, found the development met this Finding. The proposed Amendment

of Conditions will not change the status of this Finding and there will be no environmental damage or harm to endangered plants, wildlife, or their habitat.

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

Staff Comment: The proposed Amendment of Conditions are not likely to cause significant public health problems, as fully reviewed with Tentative Subdivision Map Case Number WTM21-013, approved on November 1, 2022. The pedestrian path will provide a safe access path throughout the site which has the ability to improve the physical health of the residents.

- (g) 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: The proposed Amendment of Conditions does not conflict with any easements. This Finding was fully reviewed with Tentative Subdivision Map Case Number WTM21-013, approved on November 1, 2022.

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

Staff Comment: The proposed Amendment of Conditions will not impact any access to the site. This Finding was fully reviewed with Tentative Subdivision Map Case Number WTM21-013, approved on November 1, 2022.

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

Staff Comment: The proposed Amendment of Conditions will not impact any site dedications. This Finding was fully reviewed with Tentative Subdivision Map Case Number WTM21-013, which was approved on November 1, 2022.

- (j) 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: The proposed Amendment of Conditions will not impact energy design of the subdivision. This Finding was fully reviewed with Tentative Subdivision Map Case Number WTM21-013, approved on November 1, 2022.

Special Use Permit Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the Amendment of Conditions application and has determined that the proposal is in compliance with the required findings as follows:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan.

Staff Comment: The proposed Amendment of Conditions continues to be consistent with the goals and policies of the Master Plan and the Southwest Truckee Meadows Area Plan, as reviewed, with Special Use Permit WSUP21-0010, approved on November 1, 2022.

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements

are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The request is to amend the special use permit's conditions to increase the grading to accommodate a pedestrian path system, a surface water irrigation pond, an enlarged detention basin and drainage channels for stormwater runoff to the detention pond. The proposed pedestrian path system will be located along one side of the street and will keep pedestrians safe from vehicular traffic. The irrigation pond water will irrigate lots and common areas and will remove the use of well water for irrigation purposes. The enlarged detention basin and drainage channels will improve stormwater runoff on the site. These additions will create a more functional development.

- (c) Site Suitability. That the site is physically suitable for the proposed grading and for the intensity of such a development.

Staff Comment: The proposed grading will increase the site's suitability for the residents of the development. The walking pathways will be located along the private streets within the development and will provide a safe walking path for the residents. The irrigation pond will use surface water rights instead of groundwater and the detention pond will provide additional stormwater management on the site. The site has already been previously deemed physically suitable , with Special Use Permit WSUP21-0010, approved on November 1, 2022.

- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The request is to increase the grading to accommodate a pedestrian path system, a surface water irrigation pond, an enlarged detention basin and drainage channels for stormwater runoff to the detention pond. These changes will not be detrimental. The pedestrian path system will allow for the residents to walk throughout the development on a separate path from vehicular traffic. The irrigation pond will lessen the impact of the groundwater and to wells on adjacent properties. The enlarged detention basin and drainage channels will help with stormwater runoff for the site. The site has already been previously deemed not detrimental, with Special Use Permit WSUP21-0010, approved on November 1, 2022

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation within the required noticing distance for this application. Therefore, there is no effect on a military installation.

Recommendation

After a thorough review and analysis, Amendment of Conditions Case Number WAC23-0005 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Amendment of Conditions Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC23-0005 for 8900 Lakeside, LLC, with the conditions included as Exhibit A to this matter, having reaffirmed all ten findings in accordance

with Washoe County Code section 110.608.25 and all five findings in accordance with Washoe County Code Section 110.810.30:

Washoe County Code section 110.608.25:

- (a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (c) Type of Development. That the site is physically suited for the type of development proposed;
- (d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (e) 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;
- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) 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;
- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- (j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for the proposed grading and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), 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(s).

Applicant/Owner: 8900Lakeside LLC, roger@thomas creekdevelopment.com

Representatives: CFA, Inc., dsnelgrove@cfareno.com

Action Order xc: Jennifer Gustafson, District Attorney’s Office; Keirsten Beck, Assessor’s Office; Rigo Lopez, Assessor’s Office; Timber Weiss, Engineering and Capital Projects;



Amended Conditions of Approval

Amendment of Conditions Case Number WAC23-0005

For Tentative Subdivision Case Number Map WTM21-013 & Special Use Permit Case Number WSUP22-0010

The project approved under Amendment of Conditions Case Number WAC23-0005 for Tentative Subdivision Map Case Number WTM21-013 & Special Use Permit Case Number WSUP22-0010 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on June 6, 2023 in addition to the Conditions of Approval granted by the Planning Commission on November 1, 2022. In the event these Amended Conditions of Approval (Case No. WAC23-0005) conflict with the original Conditions of Approval (Case Nos. WTM21-013 & WSUP22-0010), these amended conditions shall apply. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval (WAC23-0005) regarding Tentative Subdivision Case Number Map WTM21-013 & Special Use Permit Case Number WSUP22-0010 shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval (WAC23-0005) related to Tentative Subdivision Case Number Map WTM21-013 & Special Use Permit Case Number WSUP22-0010 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 amended conditions imposed may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to Tentative Subdivision Case Number Map WTM21-013 & Special Use Permit Case Number WSUP22-0010 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 permit issuance (i.e., grading permits, building permits, etc.).
- 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 or business.

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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action orders approving this project for WAC23-0005 AND Tentative Subdivision Map Case Number WTM21-013 & Special Use Permit Case Number WSUP22-0010 to all permits and applications (including building permits) applied for as part of this approval.**
- b. The applicant shall meet all conditions of approval previously approved on November 1, 2022 for Tentative Subdivision Case Number Map WTM21-013 & Special Use Permit Case Number WSUP22-0010.
- c. The applicant shall meet the amended grading for the site, as detailed in the WAC23-005 staff report, to accommodate a pedestrian path system, a surface water irrigation pond, an enlarged detention basin and drainage channels for stormwater runoff to the detention pond as approved on June 6, 2023 by the Washoe County Planning Commission.

Washoe County Engineering and Capital Projects-Water Management

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

Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, tweiss@washoecounty.gov

- a. The applicant shall provide written approval from the Steamboat Ditch Company as an attachment to any grading or site improvement permit for work near and around the Steamboat Ditch.
- b. The applicant shall file the appropriate change applications with the Nevada State Engineer’s Office to accommodate for the use of water proposed under this application. Please file a Request for Correspondence and Change of Address form with the Nevada State Engineer for each and any change application to include Washoe County in the list of correspondents.
- c. The applicant shall obtain approved water right permits before any grading or construction can occur, and copies of the approved permits must be uploaded as attachments to the grading and site improvement permits.

*** End of Amended Conditions ***

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

April 25, 2023

Washoe County Community Services
Planning and Development Division

RE: Lakeside Custom Lot Subdivision; 041-130-58
Amendment of Conditions; WAC23--0005

Dear Washoe County Staff:

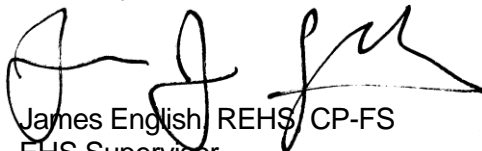
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the application, the WCHD has no concerns with the applied for amendment of conditions.
- b) Condition #2: All previous comments and conditions on the subdivision are still applicable.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS/CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WAC23-0005 (Lakeside Custom Lot Subdivision) Conditions of Approval
Date: Wednesday, April 19, 2023 3:12:23 PM
Attachments: [image001.png](#)

Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

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

April 25, 2023

Washoe County Community Services
Planning and Development Division

RE: Lakeside Custom Lot Subdivision; 041-130-58
Amendment of Conditions; WAC23--0005

Dear Washoe County Staff:

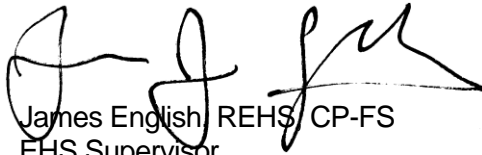
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the application, the WCHD has no concerns with the applied for amendment of conditions.
- b) Condition #2: All previous comments and conditions on the subdivision are still applicable.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS/CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

April 25, 2023

TO: Julee Olander, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Amendment of Conditions Case Number WAC23-005 for WTM021-013 (Lakeside Custom Lots); and Special Use Permit Case Number WSUP22-0010 (Lakeside Custom Lots)

Project description:

The applicant is proposing to approve an amendment of conditions for Case Number WTM021-013 & WSUP22-010, for grading to accommodate a pedestrian path system, a surface water irrigation pond, an enlarged detention basin and drainage channels for stormwater runoff to the detention pond. The new proposal increases the cut material from $\pm 20,004$ CY to $\pm 41,057$ CY and fill material from $\pm 16,583$ CY to $\pm 25,981$ CY.

location: 8900 Lakeside Drive, APN: 041-130-58

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

Please provide written approval from the Steamboat Ditch Company as an attachment to any grading or site improvement permit for work near and around the Steamboat Ditch.

The proposed irrigation pond and irrigated areas are located outside of the place of use of the existing Steamboat Ditch water rights. File appropriate change applications with the Nevada State Engineer's Office to accommodate for the use of water proposed under this application. Please file a Request for Correspondence and Change of Address form with the Nevada State Engineer for each and any change application to include Washoe County in the list of correspondents. Approved water right permits are required before any grading or construction can occur, and copies of the approved permits must be uploaded as attachments to the grading and site improvement permits.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Planning Commission Action Order

Tentative Subdivision Map Case Number WTM21-013 and Special Use Permit Case Number WSUP22-0010 (Lakeside Custom Lot Subdivision)

Decision: **Approval with Conditions**
 Decision Date: November 1, 2022
 Mailing/Filing Date: November 2, 2022
 Property Owner: Gordon Real Estates, LLC
 Staff Planner: Julee Olander, Planner
 Phone: 775.328.3608
 E-Mail: jolander@washoecounty.gov

Tentative Subdivision Map Case Number WTM21-013 and Special Use Permit Case Number WSUP22-0010 (Lakeside Custom Lot Subdivision) –For hearing, discussion, and possible action to approve:

1. 1. A tentative subdivision map to divide one parcel of 72.8 acres into 24 lots, with lot sizes ranging from 2.01 to 10.29 acres.
2. 2. A special use permit for major grading: the proposal exceeds the major grading threshold and will result in ±8.31 acres of disturbance including ±20,004 CY of cut material and ±16,583 CY of fill material; a roadway that traverses a slope of 30% or greater; construction of earthen structures greater than 4-½ feet high; and grading in the Critical Stream Zone, which is subject to all requirements of Article 418, Significant Hydrologic Resources. The applicant is also requesting a variance of the development code standards found in WCC 110.438.45(c), that finish grading shall not vary from the natural slope by more than ten (10) feet in elevation, in order to construct earthen structures and a driveway.

- Applicant: 8900 Lakeside, LLC
- Property Owner: Gordon Real Estates, LLC
- Location: 8900 Lakeside Drive
- APN: 041-130-58
- Parcel Size: 72.8 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: 16% (11.65 acres) Medium Density Rural (MDR), 78% (56.78 acres) High Density Rural (HDR) & 6% (4.37 acres) General Rural (GR)
- Area Plan: Southwest
- Development Code: Authorized in Article 608, Tentative Subdivision Maps; Article 418, Significant Hydrologic Resources, and Article 438, Grading Standards
- Commission District: 2 – Commissioner Lucey



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

To: Gordon Real Estates, LLC
Subject: WTM21-013 and WSUP22-0010 (Lakeside Custom Lot Subdivision)
Mailing Date: April 6, 2022
Page: Page 2 of 3

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) *Article 418, Significant Hydrologic Resources; Article 438, Grading Standards; and Article 608, Tentative Subdivision Maps*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (c) Type of Development. That the site is physically suited for the type of development proposed;
- (d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (e) 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;
- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) 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;
- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- (j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

And having addressed the Special Review Considerations in Washoe County Code Section 110.418.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an



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To: Gordon Real Estates, LLC
Subject: WTM21-013 and WSUP22-0010 (Lakeside Custom Lot Subdivision)
Mailing Date: April 6, 2022
Page: Page 3 of 3

adequate public facilities determination has been made in accordance with Division Seven;

- (c) Site Suitability. That the site is physically suitable for grading and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/JO/LK

Enclosure: Conditions of Approval

Applicant: 8900 Lakeside, LLC, 1049 Dressler Lane, Reno, NV 89460
Property Owner: Gordon Real Estates, LLC; E-mail: roger@thomascreekdevelopment.com
Consultant: Dave Snelgrove, CFA, Inc.; E-mail: dsnelgrove@cfareno.com
Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Walt West / Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Truckee Meadows Regional Planning Agency



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Conditions of Approval

Tentative Subdivision Map Case Number WTM21-013 and Special Use Permit Case Number WSUP22-0010

The project approved under Tentative Subdivision Map Case Number WTM21-013 and Special Use Permit Case Number WSUP22-0010 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on November 1, 2022. 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 subdivision 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 subdivision 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.**

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 Name – Julee Olander, Planner, 775-328-3627, jolander@washoecounty.gov

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative subdivision 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. The final map shall be recorded within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- 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 **WTM21-013** 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 **<WTM 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.

KELLY MULLIN, DIRECTOR
PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for **WTM21-013** APPROVED **<denied>** BY THE WASHOE COUNTY PLANNING COMMISSION 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 *WTM21-013* 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.

KELLY MULLIN, 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. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- j. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- k. Any imported earthen materials shall be “certified weed free” in order to prevent the spread of noxious weeds within the county.
- l. An onsite noxious weeds management plan needs to be developed to ensure weed seeds do not impact other areas. All native seed mixes shall be certified noxious weed free prior to its dispersal on the site.
- m. The grading on site shall be in compliance with applicable best management practices to minimize erosion. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to Dry Creek and Steamboat Ditch and to minimize impervious surfaces.
- n. The applicant shall address the requirements for critical and sensitive stream zone buffer areas for Dry Creek, for all development within these zones, as required by Washoe County Code Article 418.
- o. Any removal of existing vegetation shall be replaced with native riparian plant species for erosion and weed control as required by Washoe County Code Article 412.
- p. The applicant shall identify and acknowledge all recorded easements prior to the recordation of the final map.
- q. 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. 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 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 areas. The maintenance plan for the common areas 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. The project, if 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.
4. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
5. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
6. 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.
7. Mandatory solid waste collection.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division which shall be responsible for determining compliance with these conditions.
Contact Name – Robert Wimer, P.E. 775-328-2059, rwimer@washoecounty.gov
 - 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 provide as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
 - c. The developer shall provide written approval from the U.S. Postal Service (USPS) 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.
 - d. 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.
 - e. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 - f. Any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
 - g. 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.

- h. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 36 kilovolts, which can remain above ground.
- i. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.
- j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- k. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- l. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- m. 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.
- n. Prior to the issuance of Certificates of Occupancy for properties created within this development, the developer shall provide to the Engineering and Capital Projects Division a letter prepared by a civil engineer licensed in the State of Nevada, certifying that all public and private improvements have been constructed in accordance with the approved plans and specifications, to the satisfaction of the County Engineer.

Washoe County Engineering and Capital Projects – Flood Hazards (County Code 110.416), Storm Drainage Standards (County Code 110.420), and Storm Water Discharge Program (County Code 110.421)

3. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E. 775-328-2059, rwimer@washoecounty.gov

- 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.
- b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted 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.
- d. Any increase in storm water runoff flow rate resulting from the development and based on the 5-year and 100-year storm(s) shall be detained onsite.
- e. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's storm water basin(s) and drainage channel(s) shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&Rs.
- f. 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."
- g. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.

- h. Prior to approval of any final map, building permit, or grading permit, the developer will submit written confirmation from the Steamboat Ditch Company, that they have reviewed and approved any ditch crossings, protective fencing or storm water discharge facilities that may impact the ditch.
- i. For developments upgradient of water supply ditch channel, shall not contribute flows greater than pre-development flows (110.420.35a)
- j. The Truckee Meadows Regional Storm Water Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- k. 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.
- l. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be perpetually maintained by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- m. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted.
- n. A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
- o. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12-foot wide all-weather access road. Maintenance access road(s) shall be provided to the bottom of proposed storm water basins as well as over County owned and maintained storm drainage facilities.
- p. The hydrology report for each phase shall include sizing the driveway culverts for that phase such that they will pass the onsite 100-year flow. The driveway culvert sizes shall be identified on the improvement plans for each phase.
- q. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- r. Any rights-of-way/easements for irrigation ditches, associate structures and their maintenance shall be reserved with the finalization of the affected final map or prior to issuance of a grading permit. Any relocation of the irrigation facilities shall maintain the quantity, quality, elevation and point of delivery of the ditch unless an alternate alignment and discharge point is approved by the affected owners of the irrigation waters.

Washoe County Engineering and Capital Projects – Street Design Standards (County Code 110.436)

- 4. The following street design conditions are requirements of the Washoe County Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Mitchell Fink, P.E. 775-328-2050, mfink@washoecounty.gov

- 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 submitted.
- b. An Occupancy Permit shall be obtained for the proposed connection to Lakeside Drive from the Nevada Department of Transportation (NDOT) and a copy of said permit shall be submitted to the County Engineer prior to finalization of the affected final map.
- c. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- d. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- e. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- f. 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.
- g. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- h. 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.
- i. A paved secondary or emergency access road with appropriate easements (Access or Emergency) shall be provided. The County Engineer and the Fire Marshall shall determine compliance with this condition.
- j. Prior to final map approval provide recorded documentation of legal access to property from Lakeside. (Deed, Easement, etc.).
- k. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- l. Adequate snow storage easements shall be identified on the final plat.
- m. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
- n. A minimum onsite stacking length of 50 feet and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way.

Washoe County Engineering and Capital Projects – Utilities (County Code 422 & Sewer Ordinance)

5. The following utility conditions are requirements of Washoe County Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss, P.E., 775-954-4626, tweiss@washoecounty.gov

- 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 CSD will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The on-site and extended sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- h. 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.
- i. 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:
 1. The estimated sewage flows generated by this project,
 2. Projected sewage flows from potential or existing development within tributary areas,
 3. The impact on capacity of existing infrastructure,
 4. slope of pipe, invert elevation and rim elevation for all manholes,
 5. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities,
 6. Analysis of potential contributory sewer areas, with the limits being the Truckee Meadows Services Area Boundary, and
 7. Potential stubs to be included in the sewer infrastructure design to facilitate the future expansion of the sewer collection system within and around Lakeside Drive.
- j. 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.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. 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.

- m. 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, interceptor and wastewater treatment facilities necessary to accommodate the project. The developer will design the infrastructure to Washoe County standards. Washoe County will inspect the infrastructure.
- n. 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 the developer.
- o. It is the responsibility of the developer to fund, design and construct sewer infrastructure from the project area to the nearest active sewer main. The developer is responsible for the acquisition of all permits, easements, rights-of-way and/or agreements required to support the extension of the sewer infrastructure. The off-site sewer infrastructure extension must also be offered for dedication to Washoe County. Washoe County will inspect the off-site sewer infrastructure extension within Washoe County right-of-way.
- p. The developer is required to provide sewer infrastructure plans to the City of Reno for their independent review. City of Reno connection fees must be paid, and a City of Reno will-serve letter must be obtained prior to the signing of the final map.
- q. Nevada Department of Transportation approval of the sewer infrastructure design is required prior to the signing of the final map.

Washoe County Health District - Air Quality Management Division

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 Name – Genine Rosa, Environmental Engineer II, 775-784-7204,
grosa@washoecounty.gov**

- a. Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.
Link to application: [Dust Control Permit Application](#)

Washoe County Health District – Environmental Health Services

7. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – David Kelly, HS Supervisor, 775-328-2434,
dakelly@washoecounty.gov**

- a. Future well installation is proposed as part of this map. Permits for well installation will be required from EHS.
- b. The current proposal is for lots to be served by municipal sewer. Any change to utilize septic will require different lot sizes and new review.

Washoe County Water Management Planner Coordinator

8. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss, P.E., 775-954-4626, tweiss@washoecounty.gov

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- b. Washoe County code requires that the applicant for a parcel map or subdivision map with parcels served by an individual domestic well, to bring forth an approved and recorded **“Affidavit of Relinquishment for Domestic Wells”** by the Nevada State Engineer’s office. The applicant shall complete the relinquishment process with the State Engineer’s office and record the approved form with the County Recorder’s office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- c. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. This subdivision map will create 24 newly created parcels which will require the relinquishment of 48.00 acre-feet of ground water rights.
- f. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the subdivision map and comply with the appropriate area plan.

Truckee Meadows Fire Protection District

9. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain 775-326-6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>
- b. At the entryway, they will need to maintain 20 feet of fire apparatus access on each side of the delineator. If the gate is an automatic gate a Click 2 Enter as well as a Knox Switch will be required for emergency access.
- c. We also want to confirm that all of the roads comply with our radius requirements of 28 inside, 52 outside.
- d. If any homes that are built are over 5,000 square feet living space NPFA 13D residential fire sprinklers will be required.
- e. The main entrance shall have a minimum of 20 feet of width on each side of the median at the main entrance and that the 20 feet on each side of the median shall continue to the point that the road narrows to two lanes.
- f. A bulb turnaround at the end of the road between lots 9 & 10. The bulb and all turns in the development shall accommodate turning radii of 28 feet inside and 52 feet outside.

Washoe County Regional Parks and Open Space Program (Parks Program)

10. The following conditions are requirements of Washoe County Water Parks and Open Space Program, who shall be responsible for determining compliance with these conditions.

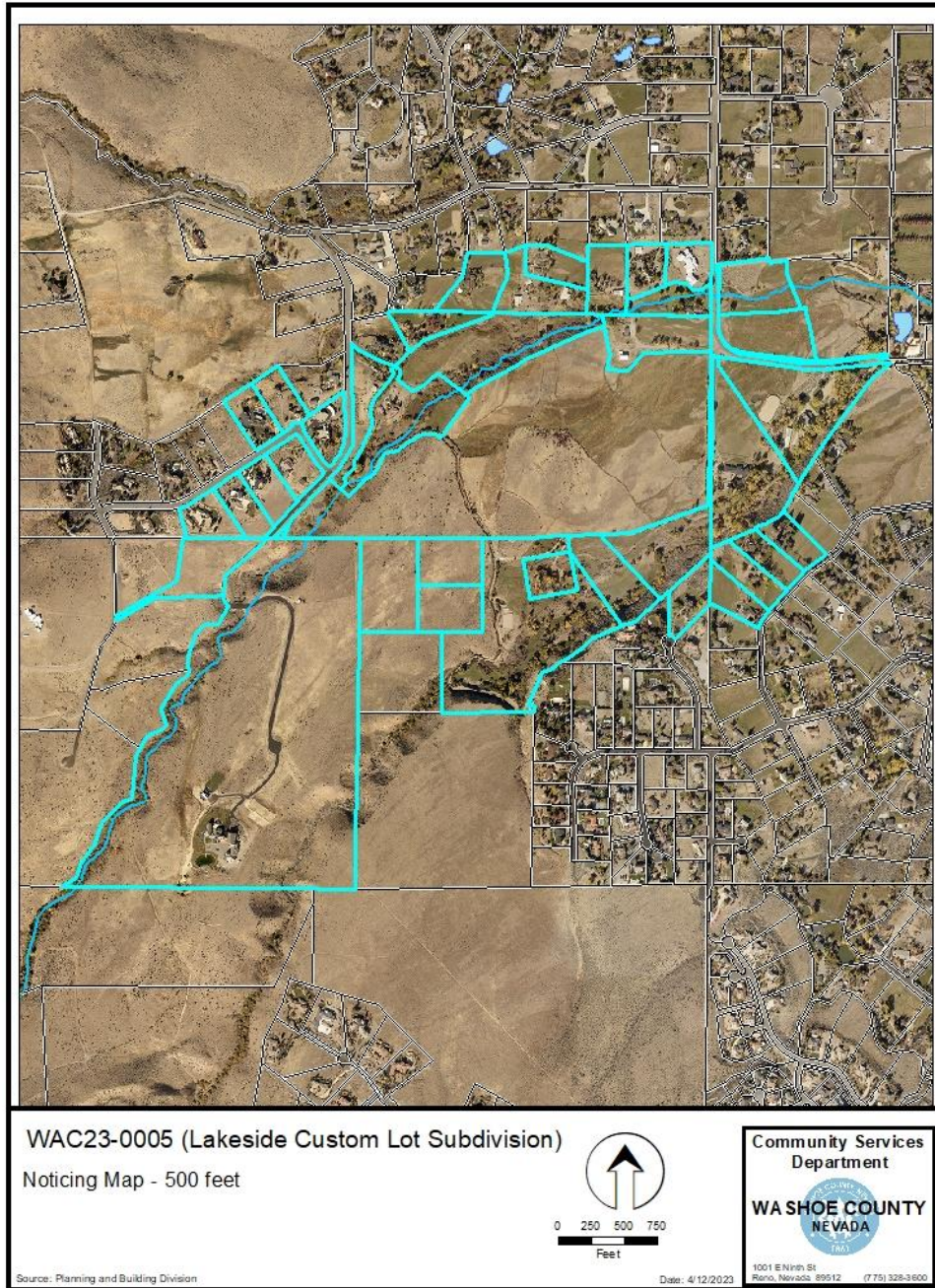
Contact: Joanne Lowden, Park Planner, 775-328-2039, jlowden@washoecounty.gov

- a. Any imported fill materials shall be “certified weed free” to prevent the spread of noxious and invasive weeds within Washoe County.
- b. The delineated wetlands shall be identified on the final subdivision map.
- c. To ensure that wetlands, wetland buffers, and natural groundwater recharge areas are preserved and conserved pursuant to Master Plan policies LUT.13.2 and C.13.3.2, and Southwest Truckee Meadows Area Plan Policy SW.17.2, grading and development of the parcels containing delineated wetlands shall be sited and designed to avoid the wetlands unless no feasible alternative exists. Should encroachment into the wetlands be necessary, Army Corp of Engineering permits shall be required.

*** End of Conditions ***

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 500-foot radius of the subject property. A total of 40 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

WAC23-0005 (Lakeside Custom Lot Subdivision) for WTM21-013 & WSUP22-010

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: Lakeside Custom Lot Subdivision - Amendment of Conditions			
Project Description: Amendment of Conditions application relating to grading and grading quantities to accommodate pedestrian path system, an surface water irrigation pond, an enlarged detention basin and some drainage channels to direct some of the on-site stormwater runoff to the detention pond. New Proposed cut and fill quantities are 41,057+/- CY and 25,981 CY, respectively.			
Project Address: 8900 Lakeside Drive			
Project Area (acres or square feet): Proposed area of disturbance - 13.36+/- AC			
Project Location (with point of reference to major cross streets AND area locator): Southwest corner of Lakeside Drive and Brady Ranch Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-130-58	72.8		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTM021-013 & WSUP22-010			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: 8900 Lakeside LLC		Name: CFA, Inc.	
Address: 2100 Manzanita Lane		Address: 1150 Corporate Blvd.	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-856-7073	Fax:
Email: roger@thomascreekdevelopment.com		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name: 8900 Lakeside LLC	
Address:		Address: 2100 Mnazanita Lane	
	Zip:	Reno, Nevada	Zip: 89509
Phone:	Fax:	Phone:	Fax:
Email:		Email: adam@thomascreekdevelopment.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

Please see project narrative for answers to this question. There is not enough room in the provided space on this form to fully answer the questions.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The potential impacts that are foreseen by the allowance of this grading change will be: (1) pedestrian access and safety within the subdivision will be improved through the provision of a pedestrian trail system; (2) surface water rights from the Steamboat Ditch that are associated with the property will be able to be used for irrigation purposes throughout the subdivision by allowing for the irrigation pond on the uphill/western side of the property; and (3) flooding that was recently experienced at the intersection of Brady Ranch Road and Lakeside Drive will be lessened through and enlargement to the on-site detention pond and drainage channels, where appropriate to direct flows toward the pond to reduce the amount of runoff impacting the intersection culvert.

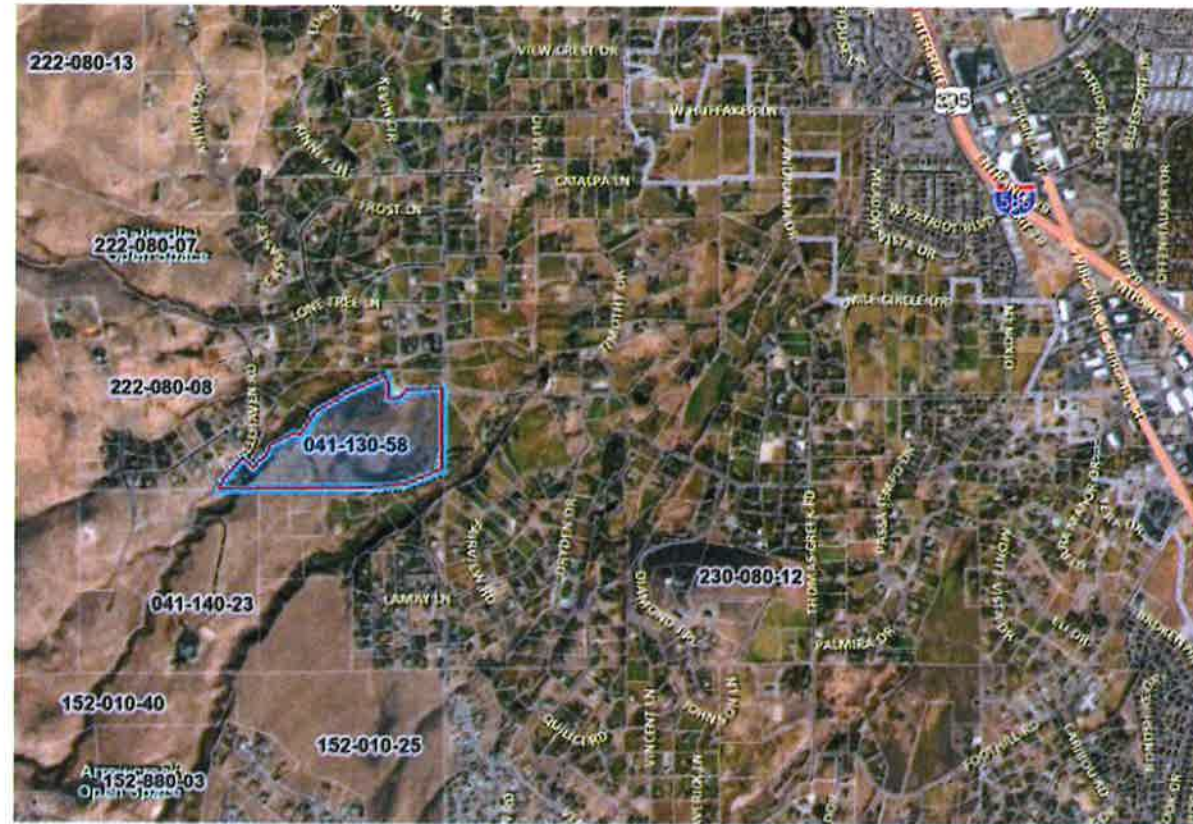
LAKESIDE CUSTOM LOT SUBDIVISION

AMENDMENT OF CONDITIONS PROJECT NARRATIVE

Property Location

The subject property is located southwest of Lakeside Drive and Brady Ranch Road in southwest Reno. The subject property totals 72.8+/- acres of land in one parcel. The Washoe County Assessor's office recognizes the parcel as APN 041-130-58. An aerial based vicinity map is provided below showing the location of the subject property and the general lot patterning of the surrounding properties.

Vicinity Map



Project Background

The project (Lakeside Custom Lot Subdivision) was approved on November 1, 2022 under Washoe County case numbers WTM21-013 and WSUP 22-0010. The Action Order for this project was written for the approval of the following:

1. A tentative subdivision map to divide one parcel of 72.8 acres into 24 lots, with lot sizes ranging from 2.01 to 10.29 acres.

LAKESIDE CUSTOM LOT SUBDIVISION

AMENDMENT OF CONDITIONS

PROJECT NARRATIVE

2. A special use permit for major grading: the proposal exceeds the major grading threshold and will result in ± 8.31 acres of disturbance including $\pm 20,004$ CY of cut material and $\pm 16,583$ CY of fill material; a roadway that traverses a slope of 30% or greater; construction of earthen structures greater than 4- $\frac{1}{2}$ feet high; and grading in the Critical Stream Zone, which is subject to all requirements of Article 418, Significant Hydrologic Resources. The applicant is also requesting a variance of the development code standards found in WCC 110.438.45(c), that finish grading shall not vary from the natural slope by more than ten (10) feet in elevation, in order to construct earthen structures and a driveway.

During work on the final plans for the subdivision, a few design items have become necessary and/or deemed beneficial to future residents and neighbors. These items increase the cut and fill amounts that were approved in November exceeding the 10% range allowed for variation by the administrator. The details of the additional items are provided in the following section (Project Request).

Project Request

Requested is an amendment of conditions that allows for additional grading for the following improvements within the subdivision.

- Addition of pedestrian walking paths along the interior streets of the project
- Creation of an irrigation pond required for the surface water irrigation system within the subdivision. Use of surface water for irrigation was agreed upon with residents to limit the dependency on well water in the approved subdivision.
- Enlarging the detention pond at the northeastern corner of the site near the project entry to provide additional storage of stormwater. This improvement will be coupled with stormwater cut off ditches, where appropriate, to help direct stormwater to the detention pond.

It is believed by the applicant that all of these items are beneficial to the project and surrounding properties and residents. Each of these improvements will be described in the following pages.

The project was approved with the following language and limitations relative to the tentative map (WTM21-013) and special use permit for grading (WSUP11-0010):

1. *A tentative subdivision map to divide one parcel of 72.8 acres into 24 lots, with lot sizes ranging from 2.01 to 10.29 acres.*
2. *A special use permit for major grading: the proposal exceeds the major grading threshold and will result in ± 8.31 acres of disturbance including $\pm 20,004$ CY of cut material and $\pm 16,583$ CY of fill material; a roadway that traverses a slope of 30% or greater; construction of earthen structures greater than 4- $\frac{1}{2}$ feet high; and grading in the Critical Stream Zone, which is subject to all*

LAKESIDE CUSTOM LOT SUBDIVISION

AMENDMENT OF CONDITIONS PROJECT NARRATIVE

requirements of Article 418, Significant Hydrologic Resources. The applicant is also requesting a variance of the development code standards found in WCC 110.438.45(c), that finish grading shall not vary from the natural slope by more than ten (10) feet in elevation, in order to construct earthen structures and a driveway.

No amendment to the tentative subdivision map is requested as part of the amendment of conditions request. However, the special use permit approval is sought for a different allowance of cut and fill due to the noted addition of improvements (trail, irrigation pond and additional detention and cut-off drains). As noted previously, it is believed by the applicant that all of the additional grading associated items benefit the neighborhood and residents.

The applicant proposes the language of the special use permit be modified as follows (underlined text/numbers represent the request for change to the approval).

- 2. A special use permit for major grading: the proposal exceeds the major grading threshold and will result in ± 8.31 acres of disturbance including $\pm 41,057$ CY of cut material and $\pm 25,981$ CY of fill material; a roadway that traverses a slope of 30% or greater; construction of earthen structures greater than 4-½ feet high; and grading in the Critical Stream Zone, which is subject to all requirements of Article 418, Significant Hydrologic Resources. The applicant is also requesting a variance of the development code standards found in WCC 110.438.45(c), that finish grading shall not vary from the natural slope by more than ten (10) feet in elevation, in order to construct earthen structures and a driveway.*

While the cut and fill amounts would increase with the proposed amendments to grading, the overall graded area of the site remains very low at only +/-18.4%.

Project Pedestrian Paths

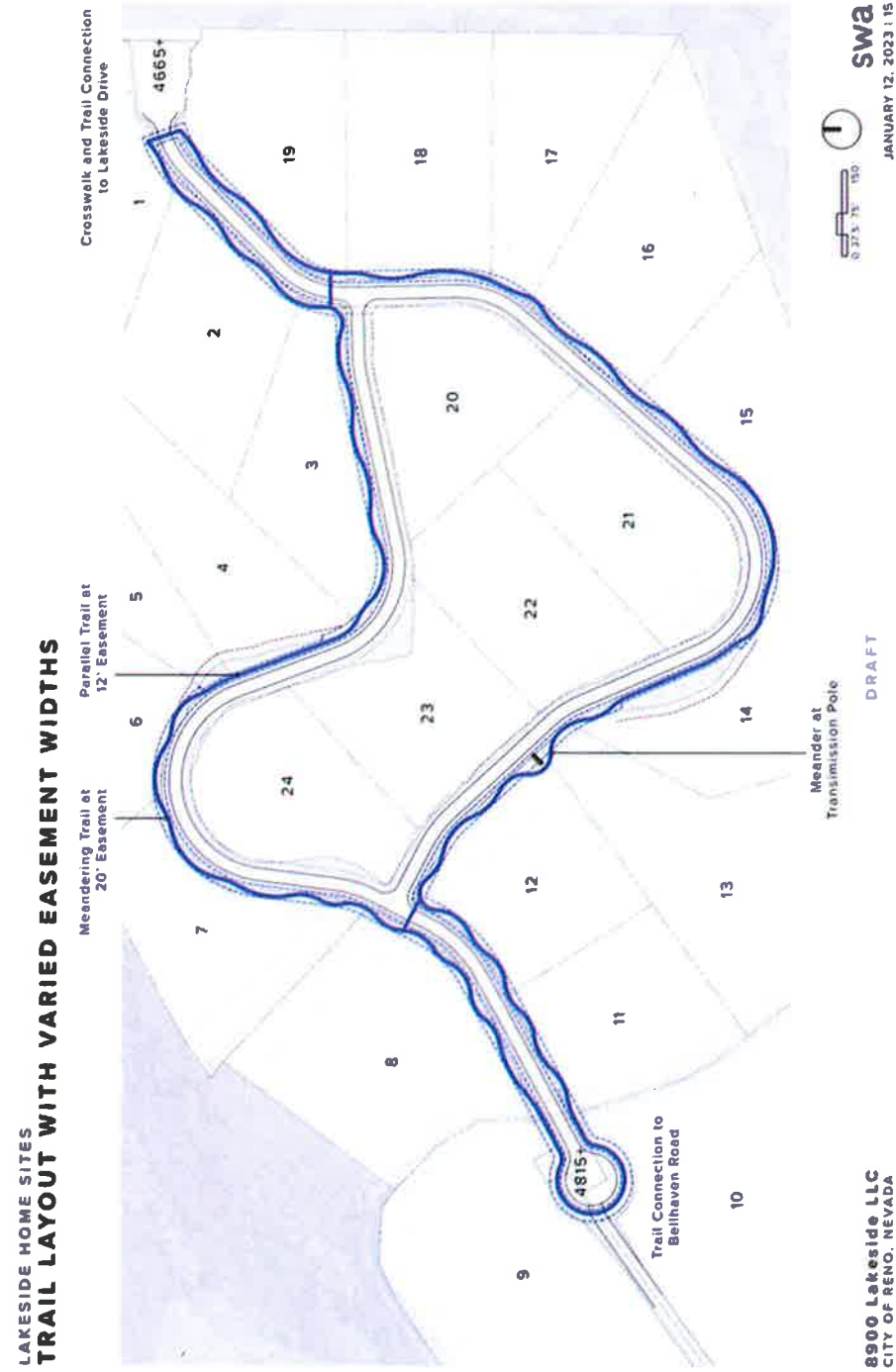
The addition of pedestrian paths provides a separated and safe walking environment throughout the subdivision. The proposal includes 5,700 feet of convenient and safe walkway.

The grading associated with the proposed pedestrian path location is shown in this application. A schematic of the paths is shown below. Cross-section details show both the cut and fill conditions. Note

LAKESIDE CUSTOM LOT SUBDIVISION

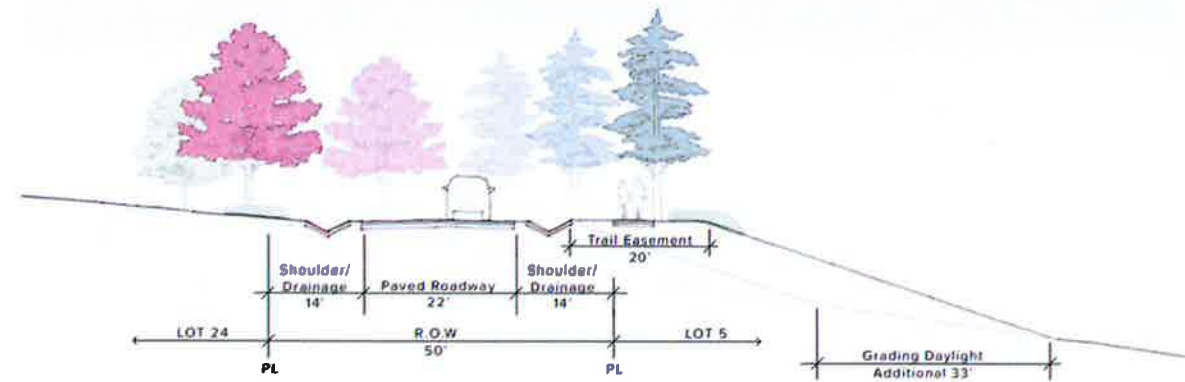
AMENDMENT OF CONDITIONS PROJECT NARRATIVE

that that the cross sections show steeper areas of the site that require more cut and fill. The majority of the site requires minimal additional grading and disturbance to implement the 20' walking path easement.

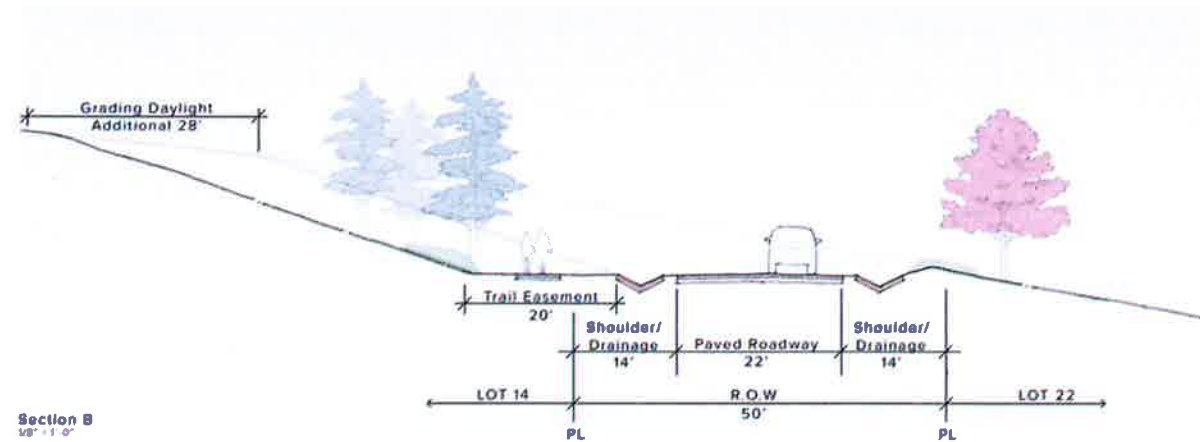


LAKESIDE CUSTOM LOT SUBDIVISION

AMENDMENT OF CONDITIONS PROJECT NARRATIVE



20' Trail Easement with Fill Condition



Section B
1/8" = 1'-0"

20' Trail Easement with Cut Condition

Surface Water Rights Irrigation Pond

The proposed irrigation pond is necessary to implement a commitment to the neighbors. The letter of agreement with the neighbors was provided to Washoe County on October 31, 2022 and was included in the applicant's presentation. The applicant remains committed to meeting this agreement.

Below is a copy of the presentation page used at the November 2, 2022 Planning Commission hearing. A copy of the letter that was provided to County staff on October 31, 2022 and is shown in Tab C within this package.

Neighborhood Concerns and Agreement Highlighted – add to CC&R Condition 1.q

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

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

Applicant's Presentation Slide from 11/1/2022 Washoe County Planning Commission Hearing

It is proposed that the irrigation pond be located in an easement on Lot 9 of the subdivision. This lot is a 10.79+/- acres and can easily accommodate the required pond. The irrigation water originates from the Steamboat Canal and will be used for irrigation of future lots and common areas. The surface water rights are already appurtenant to the subject property.

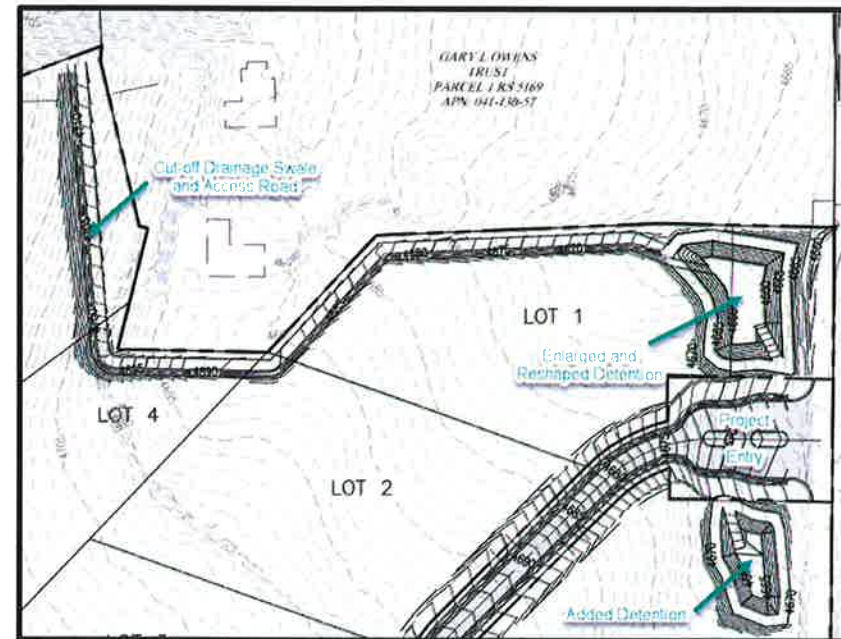
Enlarging Detention Pond Area at Project Entry

In late March of 2023, flooding was witnessed near the Lakeside Drive/Brady Ranch Road intersection. The detention pond design submitted with the tentative map meets the requirements of the County. The applicant believes that increasing the capacity of the detention pond beyond the County requirements and making other drainage improvements within our project will further help control runoff.

In addition to the enlarged pond, the applicant have also proposed a cut-off drainage swale between the subject property and the neighboring property to the north (APN 041-130-57). This structure further ensures that runoff is directed to the enlarged detention basin at the project entry. The described improvements are shown in the image below.

LAKESIDE CUSTOM LOT SUBDIVISION

AMENDMENT OF CONDITIONS PROJECT NARRATIVE



Tentative Map Findings & Considerations

The Lakeside Custom Lot Subdivision was approved on November 1, 2022 with the Planning Commission making all findings necessary for a Tentative Map and Special Use Permits for Significant Hydrologic Resources and for Grading. This amendment of conditions request does not have any impact on the Tentative Map nor the Special Use Permit for Significant Hydrologic Resources. As such, the only legal findings that are deemed necessary for review with this amendment to condition would be applicable to the Special Use Permit for Grading. A review of these findings is provided below.

(a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan.

Response: As was the case with the November 1, 2022 approval, the project remains consistent with these plans.

(b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

LAKESIDE CUSTOM LOT SUBDIVISION

AMENDMENT OF CONDITIONS PROJECT NARRATIVE

Response: The identified improvements that are listed in this finding will be equally or better provided with the proposed amendment of conditions. Specifically, the inclusion of a pedestrian path along at least one side of each street within the subdivision is an improvement to the overall functionality of the streets. Additionally, well water usage will be lessened by the addition of the irrigation pond to serve irrigation water for all the lots and common areas within the subdivision. Finally, the upsizing of the project detention basins at the project entry and provision of a cut-off drainage swale will provide an improved drainage system benefiting the existing and future residents of the area.

(c) Site Suitability. That the site is physically suitable for grading and for the intensity of such a development.

Response: The proposed amended grading represents disturbance to only +/-18.4% of the 72.8 acre site. This grading will provide pedestrian safety measures, an irrigation system that will use surface water rights rather than drawing from groundwater sources, as well as additional stormwater management facilities.

(d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Response: The proposed additional grading will provide improved pedestrian safety than was originally proposed and provided on surrounding area streets, an irrigation system that will use surface water rights, and additional stormwater management to help mitigate stormwater runoff.

(e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Response: There are no military installations within proximity to the subject property.

GRADING NOTES

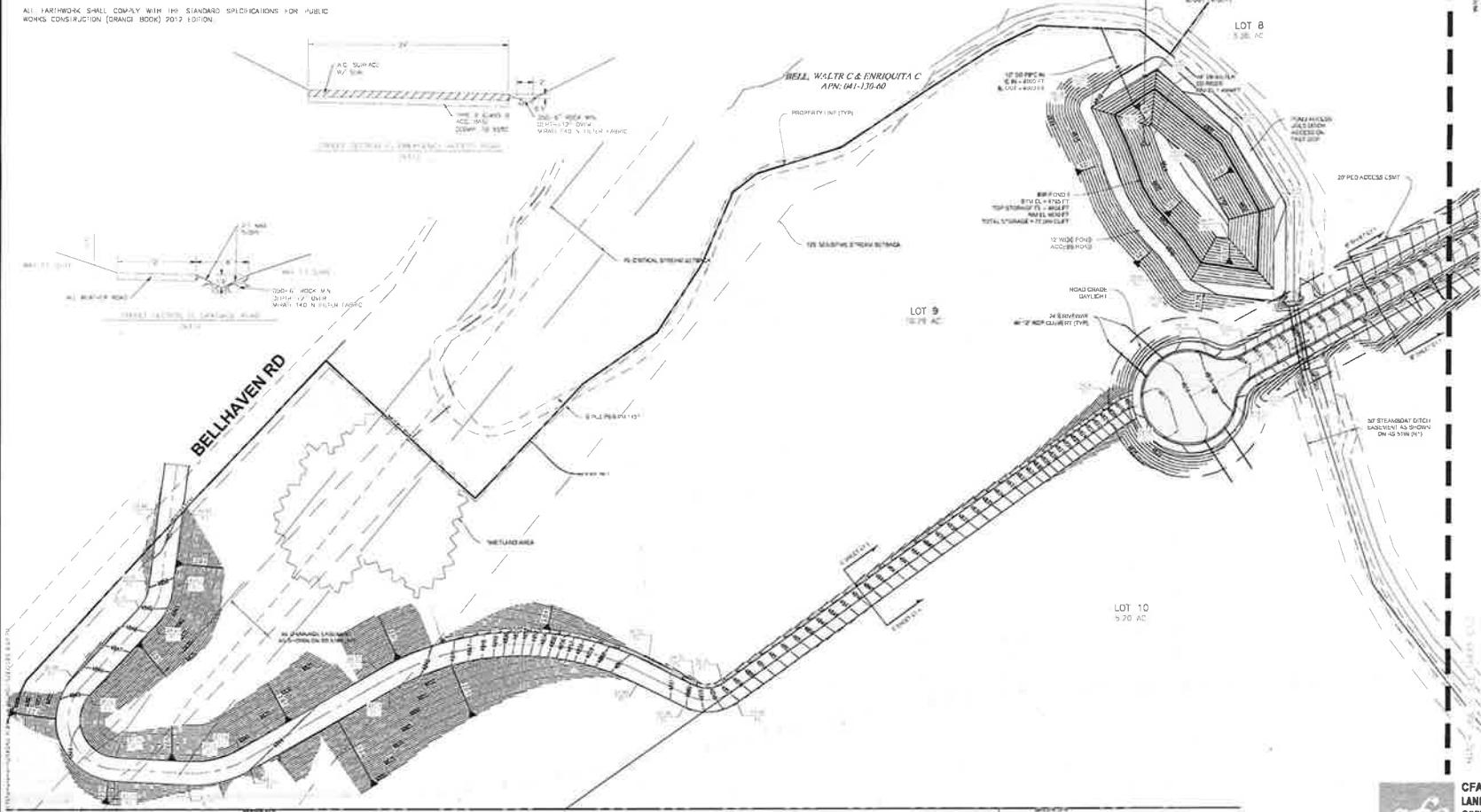
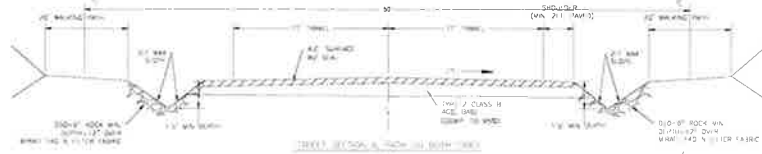
- ROADS ARE DESIGNED IN ACCORDANCE WITH ARTICLE 4.36 OF THE WASHOE COUNTY DEVELOPMENT CODE. GRADES ARE CONSIDERED TO BE NORTH FACING AND GRADES DO NOT EXCEED VINE (8) PERCENT.
- ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNING AGENCY REGULATIONS OR IN APPROVED AREAS ON THE GRADING PLAN.

EARTHWORK

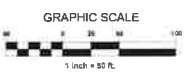
DISTURBED AREA: 13.36 AC
 CUT: 41,257 CY
 FILL: 29,881 CY
 NET: 15,076 CY CUT

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

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



PROVIDE 10% FILL FOR RECONSTRUCTION



CAUTION - NOTICE TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. CONTRACTOR SHALL OBTAIN AGREEMENTS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITIES COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PERMITS OR NONPERMITS PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MAJORITY STANDARD CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

ARI PROPERTIES LLC
 APN: 041-140-23

RYKREBOŠIĆI FAMILY TRUST
 JUSTIN & CHELSEA
 APN: 041-150-70

**LAKESIDE
 CUSTOM LOT SUBDIVISION
 GRADING PLAN**

WASHOE COUNTY NEVADA



CFA, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 LAND USE PLANNERS
 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
 775-856-1150 MAIN • 775-856-1150 FAX • CFARENO.COM

JOB NO: 21087.04 DATE: 5/2/2023

SHEET C1.1 OF 4

From: [David Snelgrove](#)
To: [Olander, Julee](#)
Cc: [Matt Sutherland](#)
Subject: Lakeside Custom Lot Subdivision - Amendment of Conditions - 2:1 Slope Recognition
Date: Tuesday, May 2, 2023 4:35:25 PM
Attachments: [21087.03 AMENDMENT LAKESIDE Sheet C1.1 of 4.pdf](#)

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

Julee:

Per our telephone conversation earlier today, it was noted that the 2:1 slopes going for grading of the emergency access road on the western side of the Lakeside property had been noted and designing in the preliminary plans to be 2:1 to minimize the overall grading impact on the significant hydrologic resource of Dry Creek. However, it was realized while we were working on the final plans that good recognition of this had not been identified in the previously approved plans nor in the staff report. Based on our conversation, I have had our engineering provide appropriate notations on one of the sheets (Sheet C1.1 of 4) that is included in the application for an Amendment of Conditions. I want to make sure that the 2:1 slopes are appropriately recognized. I have attached a revised sheet (C1.1 of 4). I have updated the electronic application package, but it is still a bit large. I would probably bring it by on flash drive tomorrow, if necessary.

Please let me know if you need anything more to make sure that this item can get appropriately recognized in the amendment to conditions request that we have made.

Thank you very much for your help with this.



David Snelgrove, A.I.C.P. | Planning and Right-of-Way Manager
CFA, Inc. | Direct: (775) 856-7073 | Email: dsnelgrove@cfareno.com
1150 Corporate Blvd. | Reno, Nevada 89502
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GRADING NOTES

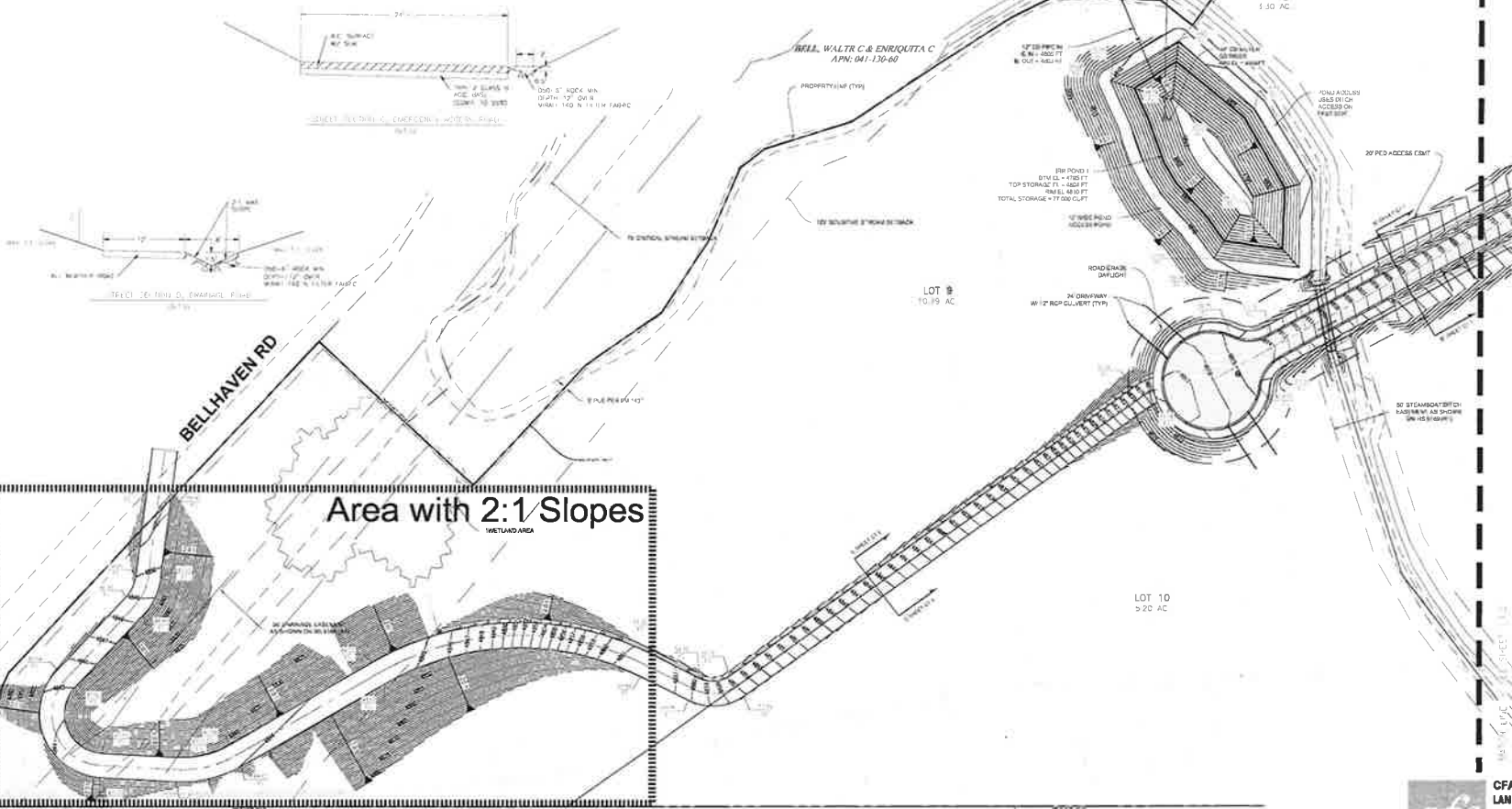
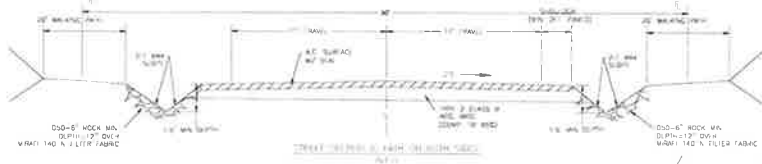
- ROADS ARE DESIGNED IN ACCORDANCE WITH ARTICLE 436 OF THE WASHOE COUNTY DEVELOPMENT CODE. ROADS ARE CONSIDERED TO BE NORTH FACING AND SLOPES DO NOT EXCEED ONE (1) PERCENT.
- ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DEPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNING AGENCY REGULATIONS OR IN APPROVED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

EARTHWORK

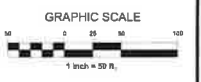
DISTURBED AREA: 13.36 AC
 CUT: 41,257 CY
 FILL: 20,381 CY
 NET: 15,876 CY CUT

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

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



NO SHALLOW DITCH FOR CONSTRUCTION



CAUTION - NOTICE TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR DEPTHS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONTRACTOR'S EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE PLANS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH REFERENCE TO NEIGHBORHOOD PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF SMOG WHEELER'S CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

**LAKESIDE
 CUSTOM LOT SUBDIVISION
 GRADING PLAN**

WASHOE COUNTY NEVADA

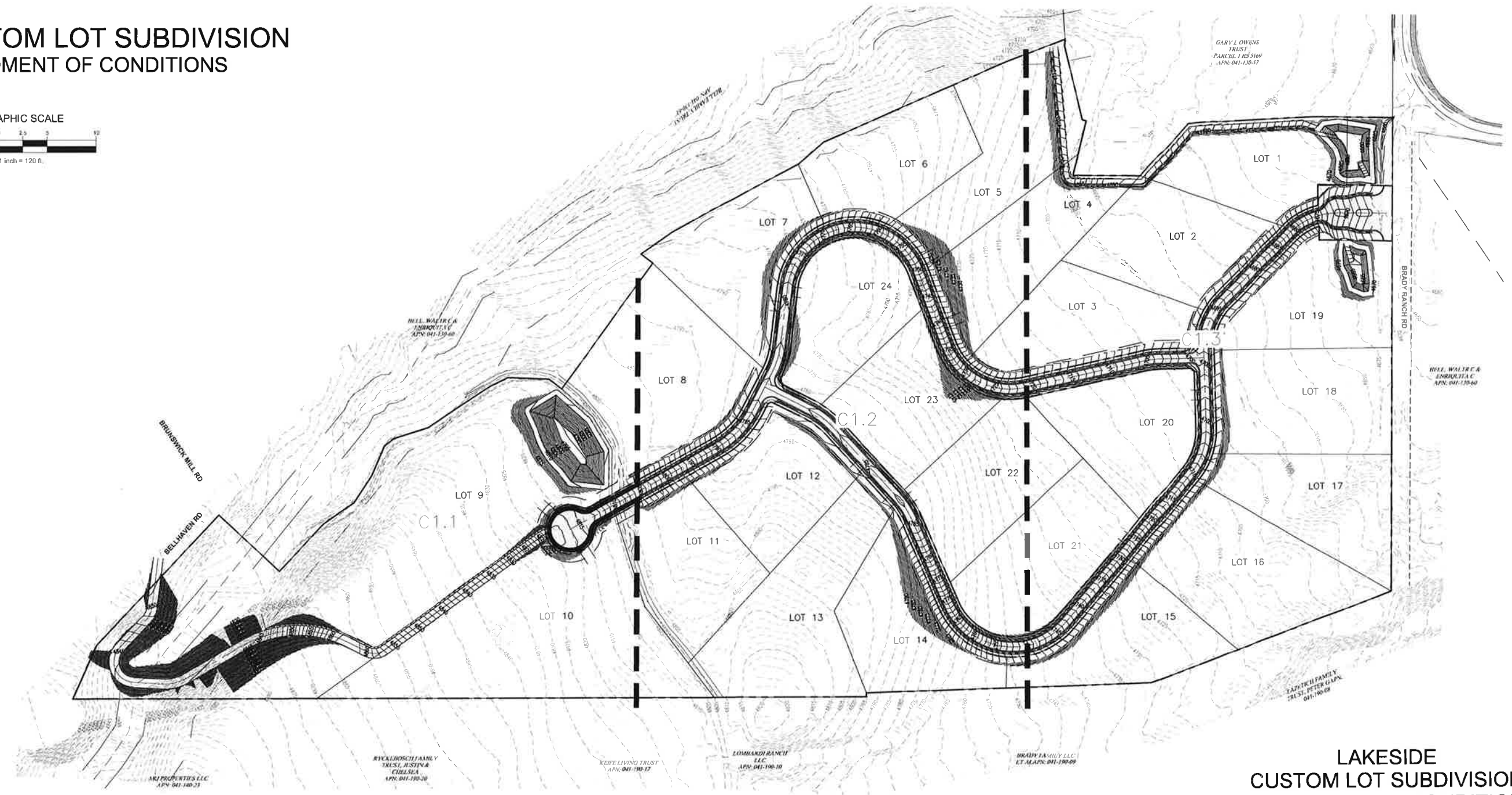
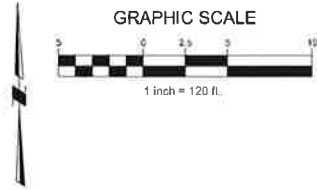
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JOB NO: 21087.04 DATE: 5/2/2023

SHEET C1.1 OF 4

LAKESIDE

CUSTOM LOT SUBDIVISION AMENDMENT OF CONDITIONS



LAKESIDE CUSTOM LOT SUBDIVISION AMENDMENT OF CONDITIONS

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JOB NO: 21087.04 DATE: 4-10-2023

SHEET C1.0 OF 4

Matthew K. Sutherland

 4/10/2023

LAND USE TABLE	
RESIDENTIAL LOT	24 LOTS
GROSS AREA	72.8 AC
LOT AREA	66.53 AC
STREET RIGHT-OF-WAY AREA	5.84 AC
COMMON AREA	0.43 AC
GROSS DENSITY	±0.34 D.U./AC
AVERAGE LOT SIZE	2.78 AC
LARGEST LOT SIZE	10.78 AC
SMALLEST LOT SIZE	2.00 AC

4: Project\21087.04\Draw\21087.04\SET\21087.04\Amendment\GENERAL.dwg, 4/10/2023 11:47 AM

GRADING NOTES

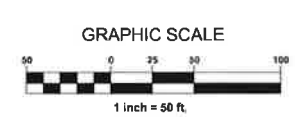
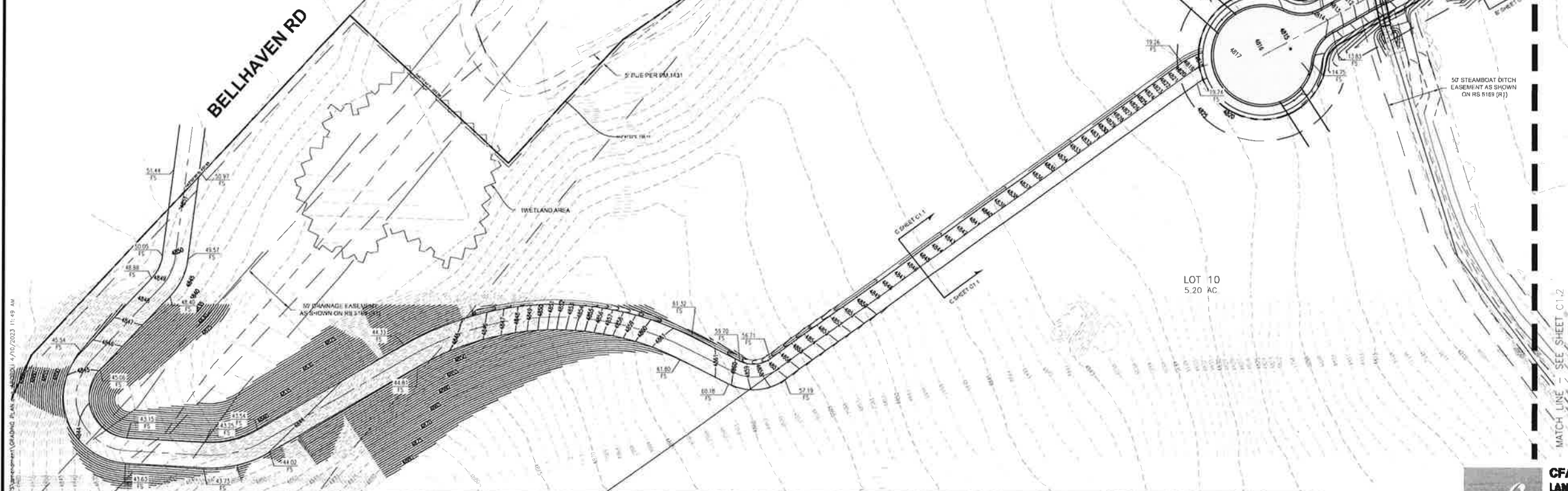
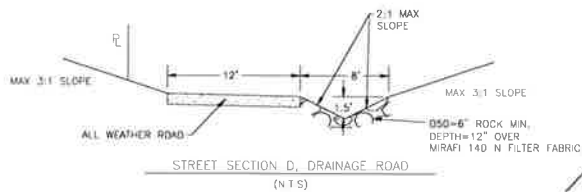
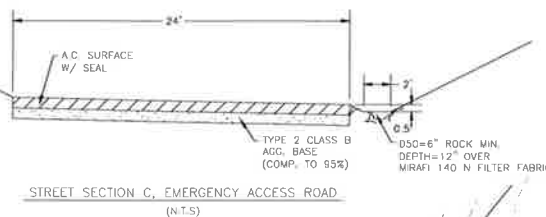
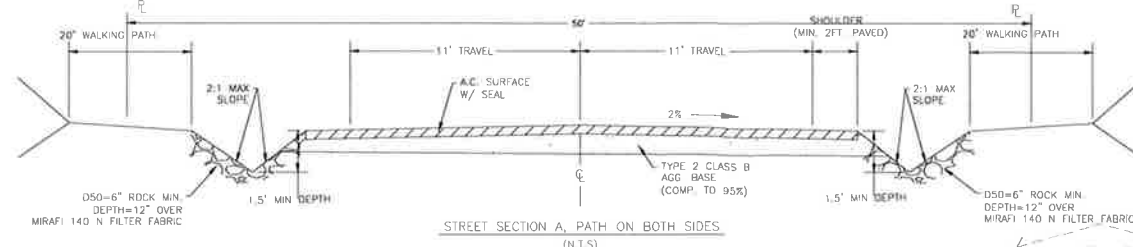
- ROADS ARE DESIGNED IN ACCORDANCE WITH ARTICLE 4.36 OF THE WASHOE COUNTY DEVELOPMENT CODE. ROADS ARE CONSIDERED TO BE NORTH FACING AND GRADES DO NOT EXCEED NINE (9) PERCENT.
- ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNING AGENCY REGULATIONS OR IN APPROVED AREAS ON THE GRADING PLAN.

EARTHWORK

DISTURBED AREA: 13.36 ± AC
 CUT: 41,057 ± CY
 FILL: 25,981 ± CY
 NET: 15,076 ± CY CUT

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

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



CAUTION - NOTICE TO CONTRACTOR

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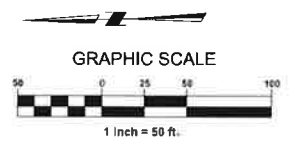
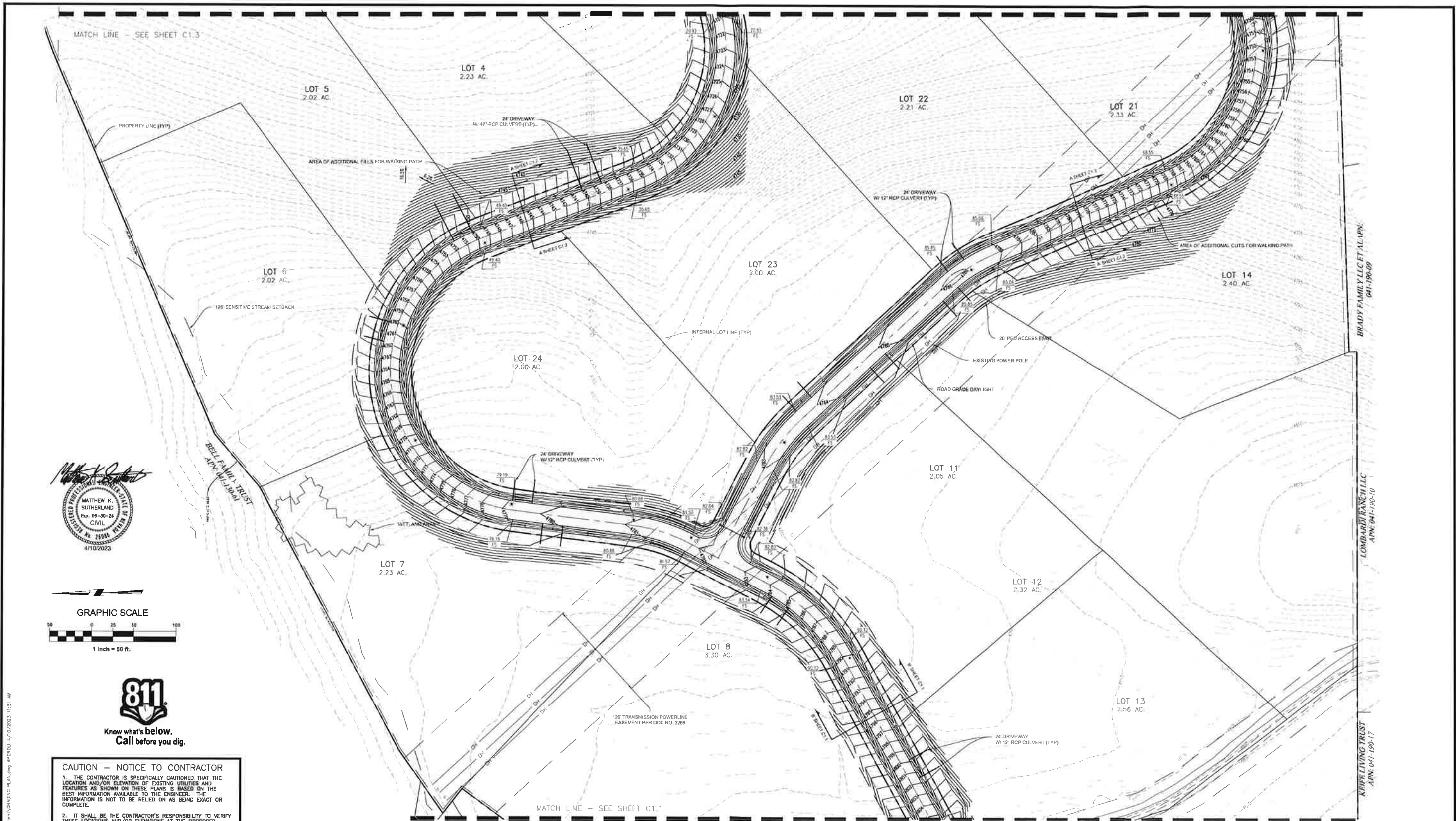
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**LAKESIDE
 CUSTOM LOT SUBDIVISION
 GRADING PLAN**

WASHOE COUNTY NEVADA

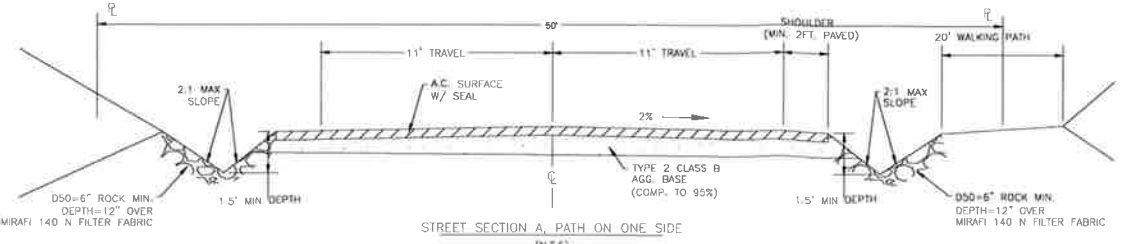
JOB NO: 21087.04 DATE: 4-10-2023
 SHEET C1.1 OF 4

AR/PROPERTIES LLC APN: 041-140-23
 RYCKEBOSCH FAMILY TRUST, JUSTIN & CHELSEA APN: 141-100-70



CAUTION - NOTICE TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
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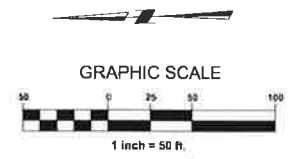
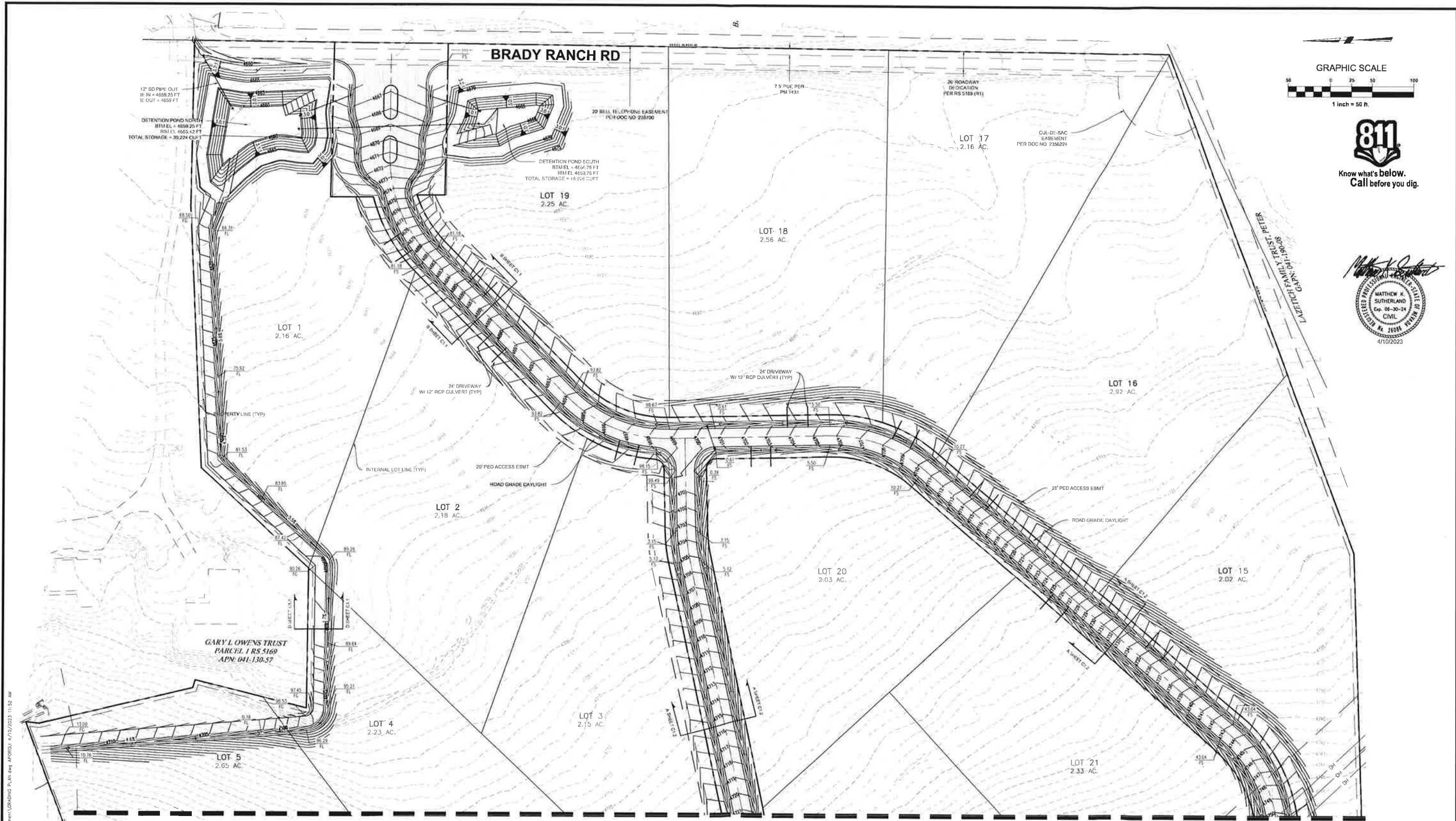
**LAKESIDE
CUSTOM LOT SUBDIVISION
GRADING PLAN**
WASHOE COUNTY NEVADA

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JOB NO: 21087.04 DATE: 4-10-2023

SHEET C1.2 OF 4

BRADY FAMILY LLC ET AL LPN: 041-190-09
 LOMBARDI RANCH LLC: 041-190-10
 KUIPE LIVING TRUST: 041-190-17



811
Know what's below.
Call before you dig.



MATCH LINE - SEE SHEET C1.3

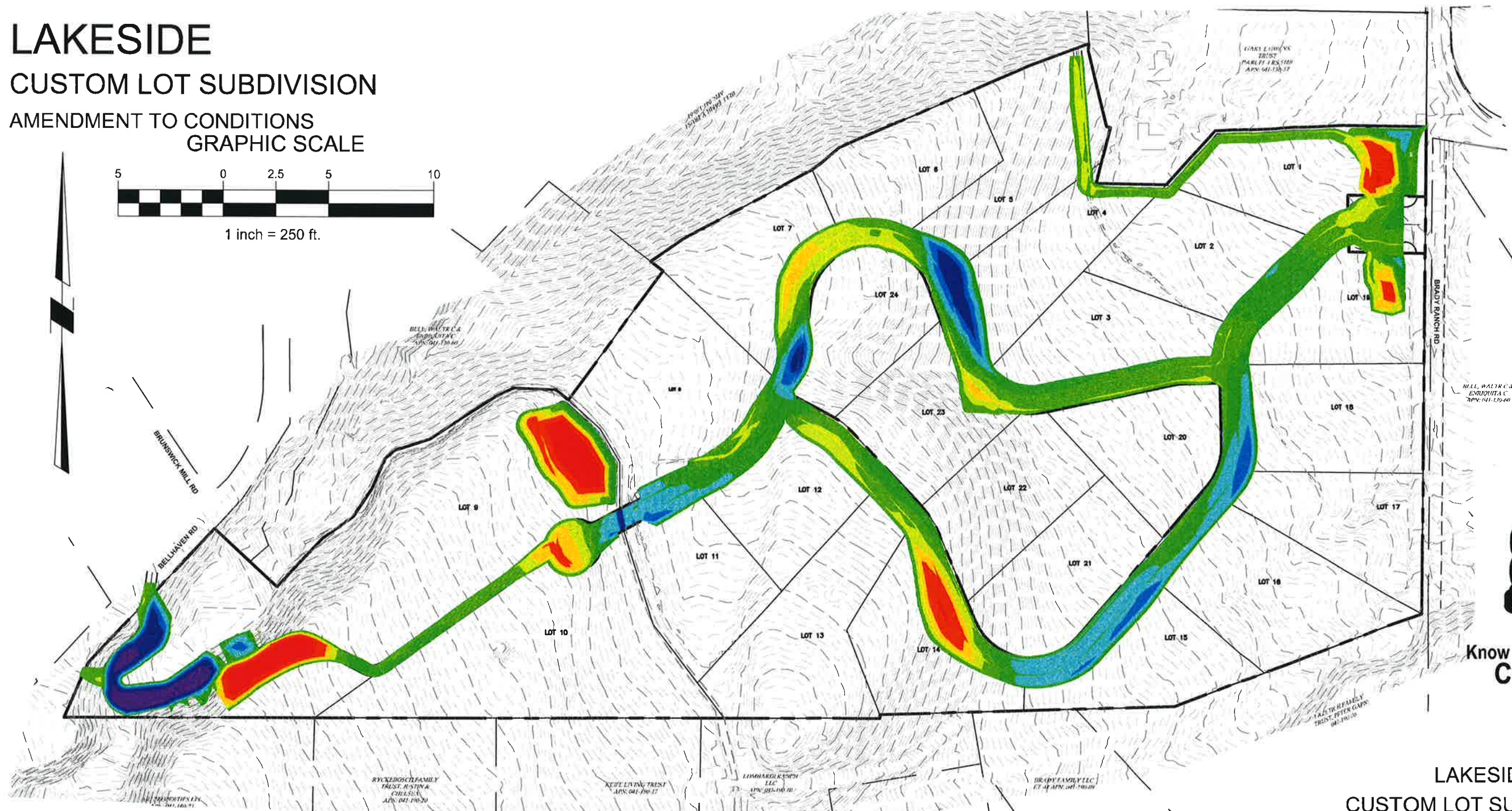
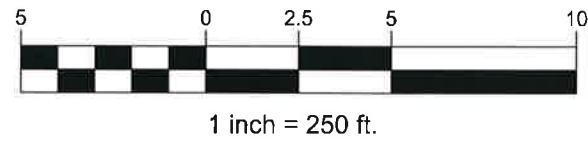
**LAKESIDE
CUSTOM LOT SUBDIVISION
GRADING PLAN**

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JOB NO: 21087.04 DATE: 4-10-2023
SHEET C1.3 OF 4

LAKESIDE CUSTOM LOT SUBDIVISION AMENDMENT TO CONDITIONS GRAPHIC SCALE



Know what's below.
Call before you dig.

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-20.27	-10.00	22662.03	Red
2	-10.00	-6.00	31518.14	Red
3	-6.00	-4.00	34806.35	Yellow
4	-4.00	-2.00	78287.46	Light Green
5	-2.00	0.00	161266.33	Green
6	0.00	2.00	128387.93	Green
7	2.00	4.00	73975.85	Light Blue
8	4.00	6.00	22603.55	Blue
9	6.00	10.00	18344.14	Dark Blue
10	10.00	17.12	9629.72	Dark Blue

EARTHWORK

DISTURBED AREA: 13.36 ±AC
CUT: 41,057 ±CY
FILL: 25,981 ±CY
NET: 15,076 ±CY CUT

Matthew K. Sutherland
 REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA
 MATTHEW K. SUTHERLAND
 Exp. 06-30-24
 CIVIL
 No. 26086
 4/7/2023

LAKESIDE CUSTOM LOT SUBDIVISION AMENDMENT TO CONDITIONS CUT FILL MAP

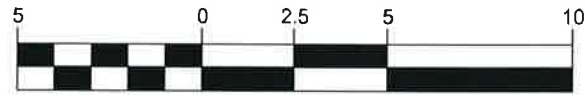
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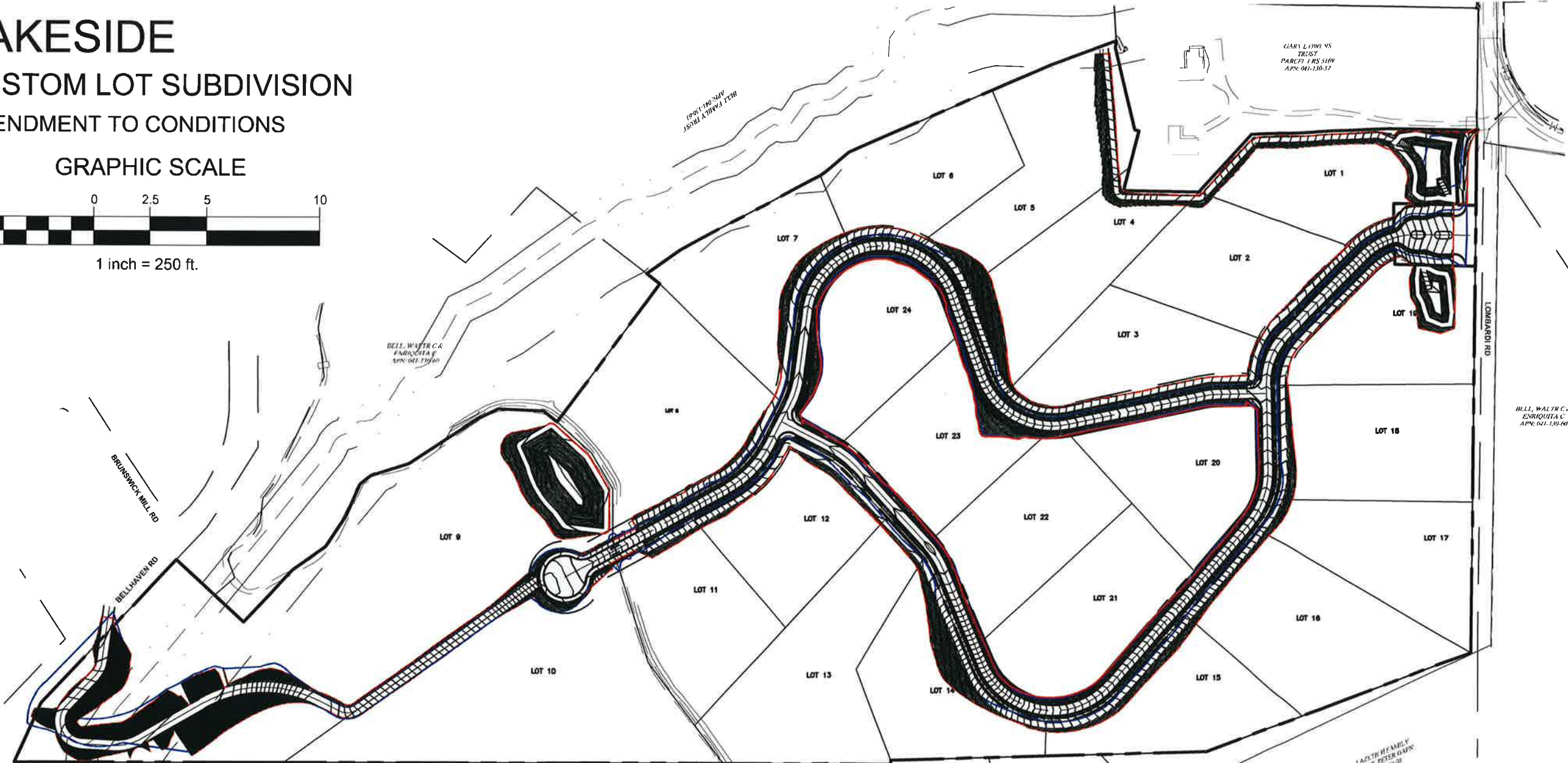
JOB NO: 21087.04 DATE: 4/10/2023

LAKESIDE CUSTOM LOT SUBDIVISION AMENDMENT TO CONDITIONS


GRAPHIC SCALE



1 inch = 250 ft.



■ ORIGINAL SURFACE BOUNDARY ±8.12 AC
■ UPDATED SURFACE BOUNDARY ±13.36 AC


 REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA
 MATTHEW K. SUTHERLAND
 Exp. 06-30-24
 CIVIL
 No. 26086
 4/10/2023

**LAKESIDE
CUSTOM LOT SUBDIVISION
AMENDMENT TO CONDITIONS
GRADING COMPARISON**
 WASHOE COUNTY NEVADA


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JOB NO: 21087.04 DATE: 4/10/2023

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