



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: September 11, 2018

DATE: August 10, 2018

TO: Board of County Commissioners

FROM: Eric Young Senior Planner & Julee Olander, Planner, Community Services Department, 775-328-3613 (Eric) and 775-328-3627(Julee), eyoung@washoecounty.us & jolander@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Community Services Dept., 775-328-3619, mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Affirm, modify or reverse the Washoe County Planning Commission's denial of Tentative Subdivision Map Case Number WTM18-002 (Prado Ranch North). This request is to allow a 490 lot common open space subdivision development with single family lots ranging in size from 6,000-24,058 square feet. The proposal also requests a reduction of the minimum lot width from 70 feet to 55 feet.

The site is located adjacent to the east of Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road. The parcels (APNs: 080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05) totaling ±154.65 acres in size and are within the boundaries of the North Valleys Area Plan. The Master Plan Category is Suburban Residential and the Regulatory Zone is Medium Density Suburban (MDS4 - 4 dwelling units per acre). The property owner is North Valleys Investment Group, LLC, the applicant and the appellant is Lansing-Arcus, LLC. (Commission District 5.)

SUMMARY

The appellant is seeking to overturn the Washoe County's Planning Commission denial of Tentative Subdivision Map Case Number TM18-002 (Prado Ranch North).

The Washoe County Board of Commissioners (Board) may choose to affirm, reverse or modify the Planning Commission's denial.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

AGENDA ITEM # _____

PREVIOUS ACTION

On July 3, 2018 the Washoe County Planning Commission held a public hearing and took public testimony on the proposed project. Draft minutes of the meeting are included with this staff report as Attachment D. The Planning Commission voted to deny the proposed tentative subdivision map unanimously.

On February 12, 2018 the North Valleys Citizen Advisory Board (CAB) heard details of the proposed project and invited comments from the audience. The four member CAB voted unanimously to move the comments forward to the Planning Commission with no recommendation. (See Attachment C- PC Staff Report)

BACKGROUND

The Washoe County Planning Commission denied the proposed tentative subdivision map based on the inability to make all of the findings required by Washoe County Code (WCC) Section 110.608.25; specifically, the Planning Commission was unable to make the findings a, b, d, f. & h of the findings for approval of the tentative subdivision map request per WCC Section 110.608.25 as indicated below:

- 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;
- d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems; and
- h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

Please see the Planning Commission staff report, included as Attachment C, for discussion of each of these findings.

The appellant addresses the Planning Commission's concerns regarding consistency with the Findings in their appeal dated July 16, 2018 (see Attachment A). Below is a summary of the appellant's responses to these issues:

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

The proposed development meets the Master Plan, the North Valleys Area Plan and Lemmon Valley Suburban Character Management Area. The development will provide "a mix of land use, including large and small residential", "provide for a predominantly residential lifestyle with a mix of nonresidential and residential uses", and allowing diversity in lifestyle that is manifested in a variety of lot sizes, density,

and levels of mixed use and land use patterns. It also, advances the following Master Plan policies: LUT.2.3, LUT.4.4, LUT.3.3, LUT.3.4, LUT.4.3, LUT.4.1 and LUT.6.1 (see Attachment A- Appeal Application). The project site is assigned regulatory zoning of Medium Density Suburban (MDS4 – four units per acre) more than ten years ago.

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

The proposed development is designed to ensure that public infrastructure will meet adopted level of service standards for water, wastewater, storm water, traffic, and public safety.

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

The proposed development will meet all requirements concerning environmental and health laws and requirements. All necessary infrastructures will be constructed by the developer to the approval of Washoe County. The denial of Prado Ranch North is based on previous developments and Prado Ranch North will mitigate its own impacts and will not contribute to the issues voiced at the Planning Commission meeting. The development will improve storm water runoff, elevate Lemmon Drive above the 100-year floodplain and extend water service, which will support fire suppression and hydrants.

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

The roadways for the proposed development are designed to align to future planned roadways. All existing accesses will remain open. A perimeter path will be constructed, as required by the area plan, along with sidewalks to offer pedestrian access throughout the development.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

Should the Board agree with the Planning Commission's denial of Tentative Subdivision Map Case Number TM18-002 (Prado Ranch North), staff offers the following motion:

“Move to deny the appeal and affirm the denial of Tentative Subdivision Map Case Number TM18-002 (Prado Ranch North). The denial is based upon the inability to make the findings required by WCC Section 110.608.25, *Findings*.”

Should the Board disagree with the Planning Commission's denial of Tentative Subdivision Map Case Number TM18-002 (Prado Ranch North), staff offers the following motion:

“Move to approve the appeal and reverse the denial of Tentative Subdivision Map Case Number TM18-002 (Prado Ranch North). The approval is based on the Board's ability to make all ten of the findings required by WCC Section 110.608.25, *Findings*.”

Attachments:

Attachment A: Appeal Application dated 7/16/18

Attachment B: Planning Commission Action Order dated 7/5/2018

Attachment C: Planning Commission Staff Report dated 7/3/2018

Attachment D: Planning Commission Minutes of 7/3/2018

Cc: Appellant: Lansing-Arcus, LLC, Attn: Will Roberts, 12671 High Bluff Drive,
Suite 150, San Diego, CA 92130

Property Owner: North Valleys Investment Group, LLC, Attn: Dustin Barker,
10345 Professional Circle, Suite 100, Reno, NV 89521

Consultant: Wood Rodgers, Inc., Attn: Stacey Huggins, 1361 Corporate
Boulevard, Reno, NV 89502

Community Services Department
Planning and Building
APPEAL TO BOARD OF COUNTY
COMMISSIONERS (BCC)
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Appeal of Decision to Board of County Commissioners

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.

Appeal of Decision by (Check one)	
Note: Appeals to the Washoe County Board of County Commissioners are governed by WCC Section 110.912.20.	
<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Hearing Examiner	<input type="checkbox"/> Other Deciding Body (specify) _____
Appeal Date Information	
Note: This appeal must be delivered in writing to the offices of the Planning and Building Division (address is on the cover sheet) within 10 calendar days from the date that the decision being appealed is filed with the Commission or Board Secretary (or Director) and mailed to the original applicant.	
Note: The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).	
Date of this appeal: <u>July 16, 2018</u>	
Date of action by County: <u>July 3, 2018</u>	
Date Decision filed with Secretary: <u>July 5, 2018</u>	
Appellant Information	
Name: Lansing-Arcus, LLC	Phone: 702-305-8638
Address: 5190 Neil Road, Suite 420	Fax:
	Email:
City: Reno State: NV Zip: 89592	Cell: 702-305-8638
Describe your basis as a person aggrieved by the decision: Lansing-Arcus, LLC is the applicant/developer of the proposed project.	
Appealed Decision Information	
Application Number: WTM18-002	
Project Name: Prado Ranch North	
State the specific action(s) and related finding(s) you are appealing: The Planning Commission's decision to deny based on four Tentative Map findings. Specifically, Commissioner Lawson indicated he could not make Finding 2 - Design or Improvement, Finding 4 - Availability of Services, Finding 6 - Public Health, and Finding 8 - Access.	

Appealed Decision Information (continued)

Describe why the decision should or should not have been made:

The Washoe County Planning Commission denied the proposed project stating that the proposed project was not in keeping with the master plan or nature of the community. The decision by the Planning Commission was arbitrary and capricious and should be overturned based on Staff's recommendation for approval and the information presented.

Please refer to attached Exhibit A for additional information.

Cite the specific outcome you are requesting with this appeal:

That the Board of County Commissioners overturn the Planning Commission denial of WTM18-002 and approve the Prado Ranch North tentative subdivision map application based on compliance with all prescribed tentative map findings.

Did you speak at the public hearing when this item was considered?

- Yes
- No

Did you submit written comments prior to the action on the item being appealed?

- Yes
- No

Appellant Signature

Printed Name:

WILLIAM ROBERTS

Signature:



Date:

7/16/2018

EXHIBIT A
APPEAL OF PLANNING COMMISSION DECISION ON JULY 3, 2018 WITH REGARD
TO TENTATIVE MAP WTM18-002 (PRADO RANCH NORTH)

On July 3, 2018, the Washoe County Planning Commission considered a tentative subdivision map application for Prado Ranch North, a 490 lot Common Open Space residential development located in the Lemmon Valley Suburban Character Management Area. Washoe County Planning and Engineering Staff recommended that the project be approved, concluding that all ten of the findings enumerated in WCC 110.608.25 could be made. Without substantial evidence to the contrary – in fact, despite acknowledging on several occasions that the tentative map satisfied every requirement of the Washoe County Code and is a “good” project - the Planning Commission arbitrarily determined that findings related to the design of the subdivision, the availability of public services, preservation of public health, and public access could not be made. The decision is largely based on the presence of water in Swan Lake and infrastructure impacts generated by other development in the area, but the record is clear: the Prado Ranch North project, as submitted, mitigates more than its own impacts and improves the conditions cited by the Planning Commission as the basis for denial. The Planning Commission’s capricious disregard of long-standing policy and development standards established by the Board of County Commissioners is wholly unsupported by the evidence in the record and must be reversed.

The Lemmon Valley Suburban Character Management Area (a part of the broader North Valleys Area Plan) is specifically identified as having “[a] mix of land uses, including large and small lot residential,” and “some higher density residential opportunities.” This is objectively true for the project site, which has been assigned a regulatory zoning designation of Medium Density Suburban – Four (MDS 4) more than a decade, authorizing development up to four dwelling units per acre. As designed, Prado Ranch North is more than twenty percent less dense than this ceiling. Resultantly, the relevant inquiry for the Planning Commission, and now the Board of County Commissioners, is whether the proposed tentative map satisfies the design requirements of the Washoe County Development Code and adequately mitigates the impacts

The Use and Design of Prado Ranch North is Consistent with the Master Plan

The Prado Ranch North tentative subdivision map is consistent with the site’s current Suburban Residential designation under the Washoe County Master Plan, which is intended “to provide for a predominantly residential lifestyle with a mix of nonresidential and residential uses. This category also protects the stability of existing unincorporated neighborhoods and encourages compatible smart growth development while *allowing diversity in lifestyle that is manifested in a variety of lot sizes, density, levels of mixed use and land use patterns.*” (Emphasis supplied). Prado Ranch North is also designed to meet goals and policies outlined in the Lemmon Valley Suburban Character Management Area regarding parcel sizes, residential density, limiting dwellings to single story on the perimeter when adjacent to or across the street from existing residential development, landscape design, and lighting area. NV 6.1; 6.4.

More generally, Prado Ranch North directly advances the following Master Plan policies:

LUT2.3 and LUT4.4 - The project is designed with open space corridors that include paths and trails located throughout the project. There are several locations around the project that promote pedestrian connectivity internally and externally (around the perimeter) that would be available to anyone in the surrounding areas. All paths and trails within the project have been designed to accommodate horses, bicycles, and pedestrians.

LUT.3.3 - The North Valleys Area Plan and MDS 4 zoning designation limits the project to a maximum of four dwelling units per acre. As designed, the overall project has a gross density of 3.17 dwelling units per acre, and each village independently complies with the four dwelling units per acre limitation.

LUT3.4 - Development of the subject site is infill development that strengthens the existing neighborhoods by bringing utility infrastructure to the area and providing parks to the region.

LUT4.2 - The project is designed to accommodate the needs of all users including young, aging, handicapped and special needs populations by including a pocket park within each village of the subdivision to allow young and old to take advantage of the outdoors and enjoy the natural scenery of the area. Sidewalks throughout the development will include handicap ramps as required by code.

LUT4.3 – Prado Ranch North provides a mix of housing types through varying lots sizes but stays below the allowable density. Although the nearest retail/commercial sites are approximately 5 miles from the site, commercial uses are allowed in the MDS 4 regulatory zone so it is possible that retail/commercial could be developed immediately adjacent to the project in the future.

LUT4.1 and 6.1 – Prado Ranch North is designed with a mix of lot sizes and potential housing products which contributes to the region’s ability to sustain a viable economic base by providing housing for a broad socio-economic population. Smaller lots and mix of product will help address the “missing middle” or attainable housing component found throughout Northern Nevada. Smaller lots are becoming attractive to millennials and the aging population, who often do not want to maintain larger lots but still want to be away from the urbanized areas.

Prado Ranch North is consistent with the Master Plan, the North Valleys Area Plan, and the Lemmon Valley Suburban Character Management Area. The project represents a realization of the long-standing development preference established on the site by Washoe County-sponsored planning and zoning designations and advances the goals and policies of every relevant planning document associated with the area.

Public Facilities and Services will be Concurrently Available with Development of Prado Ranch North

Prado Ranch North is designed to ensure that public infrastructure necessary to support the project is available concurrently with the impacts of the project without causing the level of service to fall

below adopted standards; the conditions of approval suggested by Washoe County Planning and Engineering Staff ensure these standards are met.

Water

Water is available for delivery to Prado Ranch North:

PSF.1.13 - A Discovery analysis conducted by TMWA indicates that the proposed project can be served from the Fish Springs Ranch via TMWA's high pressure supply main in Matterhorn Boulevard.

PSF.1.13.8 - The Developer will purchase water rights to serve the development. New lots will be designed with landscaping that emphasizes native vegetation with xeriscape options for front yards to further advance the goals and policies of the Lemmon Valley Suburban Character Management Plan.

Wastewater

At build-out, Prado Ranch North is anticipated to require treatment of approximately 110,250 gallons of wastewater per day. The Developer will construct new sewer infrastructure including a force main and lift station(s) extending from the northern project boundary to the Reno Stead Wastewater Treatment Plant to serve the project. No sewer will-serve will be issued unless treatment capacity exists within a permitted facility.

PSF.2.2 The above-described facilities/infrastructure will be constructed by the Developer to Washoe County standards concurrent with development to ensure that sanitary sewer service is provided to all new dwelling units. No certificate of occupancy will be issued for any unit until all sewer collection, conveyance, and treatment facilities to serve each final map have been accepted by the utility.

Storm Water

Approximately 19.8% of the site has been identified by FEMA as Zone A Floodplain. Zone A Floodplains are those areas studied by FEMA using approximate methodologies but estimated to be inundated during a 100-year flood event. To account for development within the existing Zone A floodplain, the Truckee Meadows Regional Drainage Manual requires the project design to provide mitigation in the form of detention, retention, or volume off-set. Since the Developer also holds property rights to approximately 300 acres of open space directly adjacent to the proposed project and within the Swan Lake flood storage area, the project will use volume off-set techniques to mitigate increased storm water flows. FEMA must approve a Conditional Letter of Map Revision (CLOMR) prior to any earthwork (cut or fill) on this site. If the CLOMR is not approved by FEMA, there will be no development of this site.

To determine the current storm flows on the subject property, the Developer hired Cardo, Inc., a local firm that has conducted several hydrologic reports in this area. The Cardo, Inc report was based on a HEC-HMS analysis which is a known acceptable practice nation-wide for measuring runoff on properties under existing and proposed conditions. Based on build out of the proposed

490 lot subdivision, the study found that approximately 30,000 cubic yards (19-acre feet) of material needs to be removed to mitigate for the increased runoff due to development of the project and the loss of existing flood storage within the 100-year floodplain due to placement of fill material. The Developer plans to utilize the adjacent open space under their control to provide mitigation in the form of a 1.25:1 volume off-set ratio, which is significantly more than currently required by the Truckee Meadows Regional Drainage Manual. Due to its size, the Developer-controlled open space directly west of the project site provides more than eight times the required volume off-set area to mitigate for increased storm water runoff due to development of this site and others.

Traffic

As required by the Washoe County Tentative Map application, a traffic study scoping meeting with Washoe County Staff was conducted and a preliminary traffic report was prepared in connection with the application. The report estimated that this project would generate 4,939 average daily trips with 386 PM peak hour trips at build out. Further the study found that the levels of service met current Washoe County policy. The traffic study was reviewed by Washoe County Staff and the Regional Transportation Commission (RTC) as part of the Agency Review process. The staff report provided by Washoe County Planning accepted the study conditioned on the Developer's provision of an updated study at the 400th lot, which protects the County's ability to address actually realized traffic impacts as the project builds out. As designed, this project will contribute nearly \$2 million in Regional Road Impact Fees that are used to mitigate regional traffic capacity needs.

Although the traffic study found that the levels of service at build out met current policy levels, as a part of this project, the Developer will fix an existing problem by elevating Lemmon Drive two feet above the 100-year flood zone elevation from the northern project boundary south approximately 2 miles to Deodar Way. This improvement is above and beyond what is standard but the developer understands that this improvement, coupled with the new Prado Ranch Parkway that aligns with RTC's plans for a connection to Spanish Springs via Eagle Canyon will benefit the region and provide mitigation for future flooding in this area.

It is also worth noting that with the rapid growth in the North Valleys, the RTC recently completed an update study to address perceived traffic concerns in the North Valleys. In that study, RTC prioritized improvements on the Capital Improvement Program which included a new signal at the US-395 Lemmon Interchange southbound ramp intersection. As a result of the proposed project, plus many other recently approved projects in the North Valleys, RTC has placed the Lemmon Drive widening project on the 5-year CIP, which means widening improvements related to Lemmon Drive could coincide with the Developer-funded improvement of elevating Lemmon Drive for this project.

Public Safety

Fire services will be provided by the Truckee Meadows Fire Protection District Station 13. A volunteer Washoe County fire department is located adjacent to the property and is referred to as Truckee Meadows Fire Station 223 located at 130 Nectar Street just west of the intersection of

Nectar Street and Redpine Road. The proposed project was reviewed by Truckee Meadows Fire Department as part of the Agency Review process.

While it was noted that the project site is classified as moderate to high hazard, no additional improvements were requested by the Fire Protection District.

The Design of Prado Ranch North is not Likely to Cause Significant Public Health Problems

Prado Ranch North is designed in accordance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water service and sewer service. All necessary infrastructure to serve the proposed project will be constructed by the Developer and the conditions of approval suggested by the Washoe County Health District ensure that the project will not cause significant public health problems. Specifically, Prado Ranch North will mitigate storm water runoff at a ratio of 1.25:1 (instead of the 1:1 required by the Truckee Meadows Regional Drainage Manual), will elevate Lemmon Drive two feet above current 100-year floodplain to ensure safe and continued access for this area, and will extend water service to the area, which support fire suppression through the use and placement of hydrants to aid in response efforts.

The Planning Commission's denial is not based, as the law requires, on the anticipated impact of the Prado Ranch North project, but instead on the infrastructure burdens of other development:

“There [are] too many unmitigated issues in the entire Lemmon Valley area, and not the fault of this developer by any stretch of the imagination. A lot of it has to do with development that's gone on in Reno that's been unregulated or poorly regulated.”
Commissioner Larry Chesney, 4:10:00.

“I appreciate the tentative map that's been put together on behalf of this project, and it does meet county code.” Commissioner Sarah Chvilicek, 2:11:20.

Holding the Prado Ranch North project responsible for the perceived planning deficiencies and impacts of other developments is arbitrary, fundamentally unfair, and contrary to law. The record is clear: as designed, the Prado Ranch North tentative subdivision map more than sufficiently mitigates its own impacts and does not contribute to the areas of concern identified by the Planning Commission as its reason for denial. In other words, there is no nexus between the proposed development and the regulatory interest and the Planning Commission's outright denial of the Prado Ranch tentative map application is not a roughly proportional response to the project's specific impact on the area. Application of the Washoe County Development Code in this fashion strips the developer and property owner of their legitimate, reasonable, investment-backed expectations in their land and deprives the site of its economic value.

The Design of Prado Ranch North Provides Access to Surrounding Adjacent Land and Secondary Access for Emergency Vehicles

Prado Ranch North is designed to align future roadways with existing access easements on or adjacent to the site as proposed with the primary north/south artery connecting to the existing

alignment of Matterhorn Drive. This connection will perpetuate access for residents living in the Antelope Valley area that currently use Matterhorn to access Lemmon Drive. The project also includes a new road, Prado Ranch Parkway, that is designed to connect with a future road identified as Eagle Canyon Connector by RTC. In the interim, this road will continue to connect to Chickadee Drive to ensure that residents currently using Chickadee maintain their existing access. Prado Ranch North will not eliminate any existing access to surrounding properties.

In addition to vehicle access, public access via existing dirt roads surrounding the site will remain open, and new public trails/paths will be constructed with the project. Master Plan Policy LUT.10.3. As required in the Lemmon Valley Suburban Character Management Area, an 8-foot wide decomposed granite path designed to accommodate horses, bicycles, and pedestrians will be constructed around the perimeter of the project. This path will connect to surrounding areas and to sidewalks inside the project boundary that provide access to the parks within each village. These internal sidewalks and paths will ultimately provide access to the multi-use path that extends along Lemmon Drive.

Primary access to the site is off Lemmon Drive from the south; the project may also be accessed from the north via existing local roads around the west side of Swan Lake that ultimately connect to Lemmon Drive. Deodar Way provides an alternate, secondary access for emergency vehicles from Lemmon Drive, approximately 2 miles south of the proposed project. RTC RTP has identified a 4-lane arterial connecting Eagle Canyon to Lemmon Drive in the 2027-2040 timeframe. This road will align with Prado Ranch Parkway and provide additional access to this general area.

The Planning Commission may not simply dissolve the property rights of the Prado Ranch North developer and land owner based on a Commission-sponsored criticism of the prior planning practices of Washoe County and City of Reno. The tentative map application under review satisfies every standard imposed by the Washoe County Development Code, is supported by both County Engineering and County Planning Staff, and there is no empirical evidence to the contrary. In fact, throughout the July 3, 2018, hearing, individual commissioners explicitly and unabashedly acknowledged that the Prado Ranch North project meets every legal requirement for development in Washoe County. The Planning Commission then voted to hold the project as a political prisoner in an infrastructure dispute that (1) has nothing to do with Prado Ranch North, and (2) cannot be resolved without the funding new development provides.

The arbitrary and capricious denial of the Prado Ranch North tentative map eschews the substantial evidence in the record for the personal, unenumerated policy preferences and opinions of individual planning commissioners. The result renders 154.65 acres of land planned and zoned for exactly this type of development, valueless – stripped of all economically viable use by an unelected body based on emotion and opinion rather than law and facts. This outcome cannot stand. The reasonable, investment-backed expectations of the developer and property owner depend on the uniform application of the development code; having purchased land zoned MDS 4 and designed a project that conforms to the requirements established by the Board of County Commissioners with respect to both impact mitigation and compatibility with surrounding uses,

the developer of the project and the property owner are legally entitled to an approved tentative map. The Planning Commission's denial of WTM 18-002 must be reversed.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
 Planning and Building Division
 Planning Program

Attachment B
 1001 EAST 9TH STREET *Page 1*
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-6100
 FAX (775) 328.6133

Planning Commission Action Order
Tentative Subdivision Map Case Number WTM18-002

Decision: **Denial**

Decision Date: July 3, 2018

Mailing/Filing Date: July 5, 2018

Property Owner: North Valleys Investment Group LLC
 10345 Professional Circle, Suite 100
 Reno, NV 89521

Assigned Planner: Eric Young, Senior Planner, and Julee Olander, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775-328-3613 (Eric) and 775-328-3627(Julee)
 E-Mail: eyoung@washoecounty.us and
jolander@washoecounty.us

Tentative Subdivision Map Case Number WTM18-002 (Prado Ranch North) – For possible action, hearing, and discussion to approve a tentative map to allow the subdivision of 154.65 acres into a 490 lot common open space development with single family lots ranging in size from 6,000-24,058 square feet. The proposal also requests a reduction of the minimum lot width from 70 feet to 55 feet.

- Applicant/Property Owner: North Valleys Investment Group LLC
- Location: Adjacent to Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road
- Assessor's Parcel Numbers: 080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05
- Parcel Size: ±154.65
- Master Plan Category: Suburban Residential
- Regulatory Zone: Medium Density Suburban (MDS4-four units per acre)
- Area Plan: North Valleys Area Plan
- Citizen Advisory Board: North Valleys
- Development Code: Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Planning Commission denied the above referenced case number based on the inability to make the findings required by Washoe County Code Section 110.608.25:



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

To: North Valleys Investment Group LLC
Subject: WTM18-002
Date: July 5, 2018
Page: 2

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/EY/JO/ks

To: North Valleys Investment Group LLC
Subject: WTM18-002
Date: July 5, 2018
Page: 3

xc:

Applicant/Owner: North Valleys Investment Group LLC, 10345 Professional Circle, Suite 100, Reno, NV 89521

Consultant: Wood Rodgers, Inc., Attn: Stacey Huggins, 1361 Corporate Blvd, Reno, NV 89502

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Lisa Beaver, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite4001, Carson City, NV 89701-5249; Regional Transportation Commission, Attn: Rebecca Kapuler; Truckee Meadows Regional Planning Agency, One East First Street, Suite 900, Reno, NV 89501-1625; North Valleys Citizen Advisory Board, Chair



Planning Commission Staff Report

Meeting Date: July 3, 2018

Agenda Item: 8D

TENTATIVE SUBDIVISION MAP CASE NUMBER: WTM18-002 (Prado Ranch North)

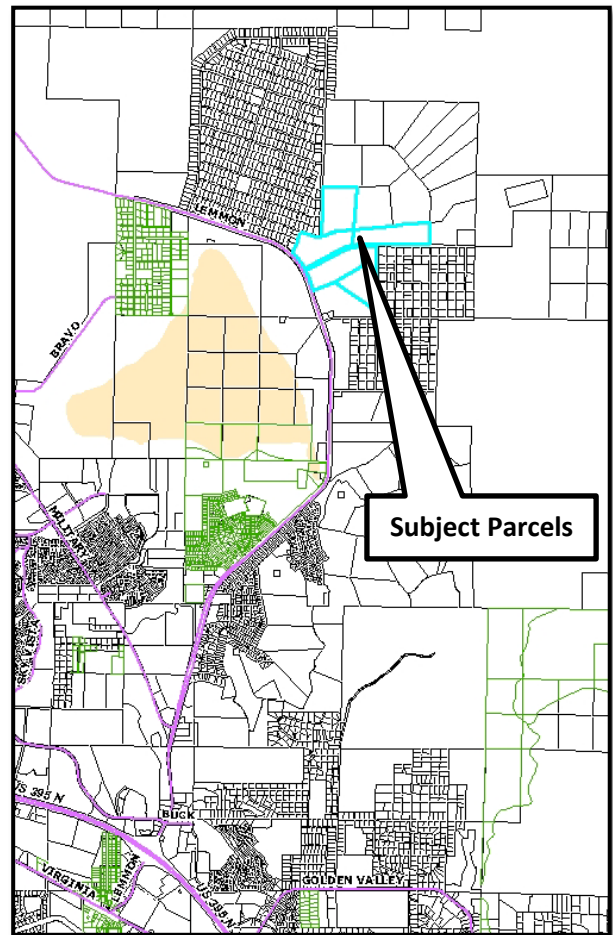
BRIEF SUMMARY OF REQUEST: To allow the subdivision of 154.65 acres for a 490 lot common open space development.

STAFF PLANNER:	Planner's Names:	Eric Young & Julee Olander
	Phone Numbers:	775-328-3613 (Eric) and 775-328-3627(Julee)
	E-mail:	eyoung@washoecounty.us jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative map to allow the subdivision of 154.65 acres into a 490 lot common open space development with single family lots ranging in size from 6,000-24,058 square feet. The proposal also requests a reduction of the minimum lot width from 70 feet to 55 feet.

Applicant/Property Owner:	North Valleys Investment Group LLC
Location:	Adjacent to Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road
APN:	080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05
Parcel Size:	±154.65
Master Plan:	Suburban Residential
Regulatory Zone:	Medium Density Suburban (MDS4-four units per acre)
Area Plan:	North Valleys Area Plan
Citizen Advisory Board:	North Valleys
Development Code:	Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
Commission District:	5 – Commissioner Herman



Subject Parcels



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 Tentative Subdivision Map Case Number WTM18-002 for North Valleys Investment Group, LLC, having made all ten findings in accordance with Washoe County Development Code Section 110.608.25

(Motion with Findings on Pages 14 and 15)

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Applicant’s Community Input Statement..... Exhibit G

Map of Prado Ranch Development in the City of Reno..... Exhibit H

Project Application (without technical reports) Exhibit I

*Note: The technical reports submitted with the project application are very lengthy. To review the complete project application with technical reports, contact the department for paper or emailed copies or go to this web link to view:

https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_five/2018/files/WTM18-002_ap_Part2.pdf

https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_five/2018/files/WTM18-002_ap_Part3.pdf

Tentative Subdivision Map

The purpose of a Tentative Subdivision Map is:

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

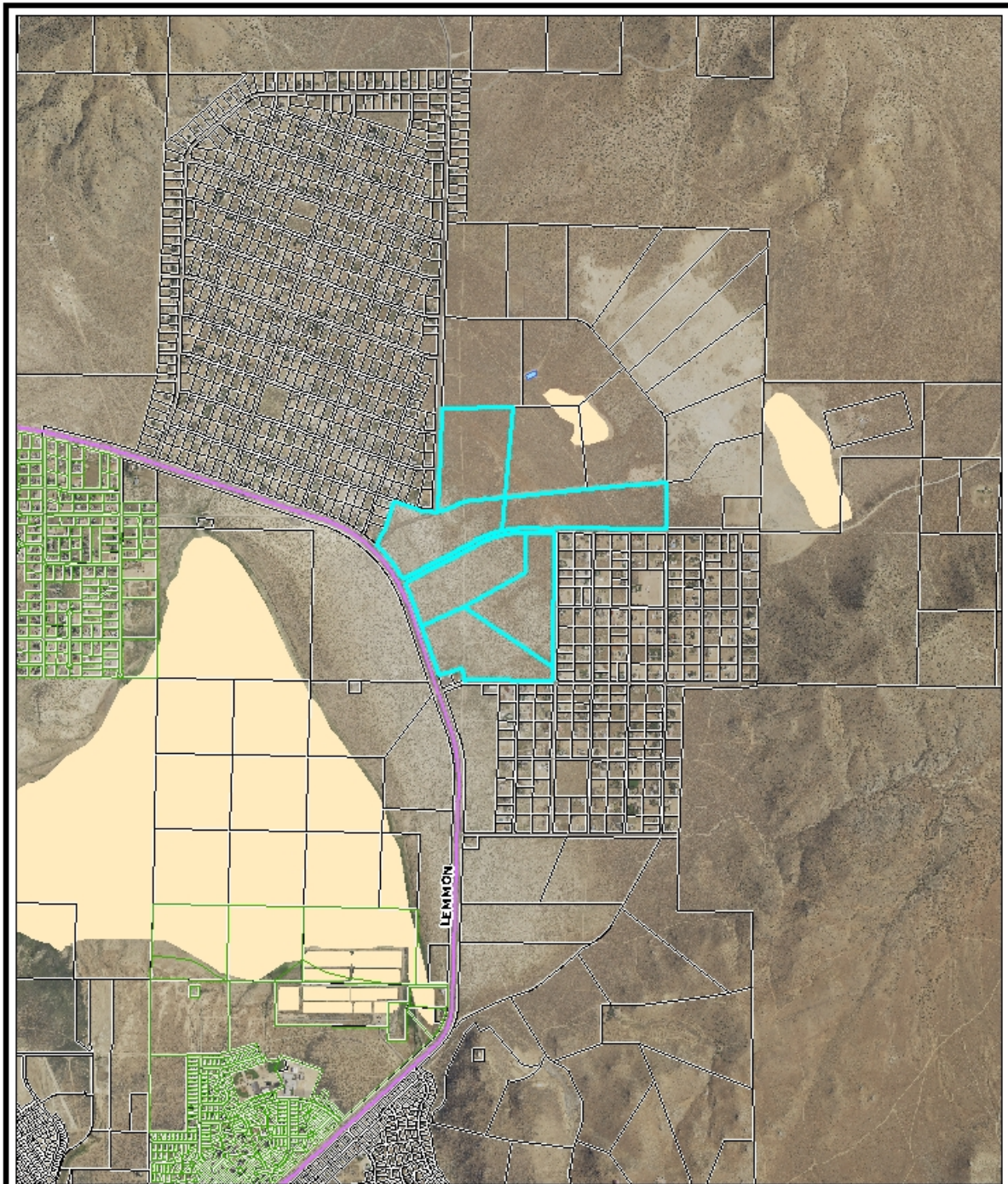
If the Planning Commission grants an approval of the Tentative Subdivision Map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

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

The Conditions of Approval for Tentative Subdivision Map Case Number WTM18-002 are attached to this staff report and will be included with the Action Order.

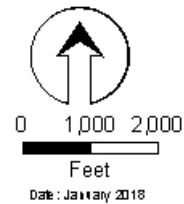
The subject property includes regulatory zones of Medium Density Suburban Four (MDS-4). The maximum number of residences allowed, based upon the existing zoning is 618. The applicant is requesting to create 490 residential lots. This is permissible based upon the approval of a Tentative Subdivision Map by Washoe County and compliance with all generally applicable provisions of the Development Code.

Article 406, Common Open Space Development, allows general development standards to be varied with the approval of a tentative subdivision map. In this case, minimum lot widths are proposed to be reduced from a minimum of 70 feet to 55 feet.



WTM18-002 (Prado Ranch North)
Vicinity Map (6 parcels)

Source: Planning and Building Division



Community Services
Department

WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

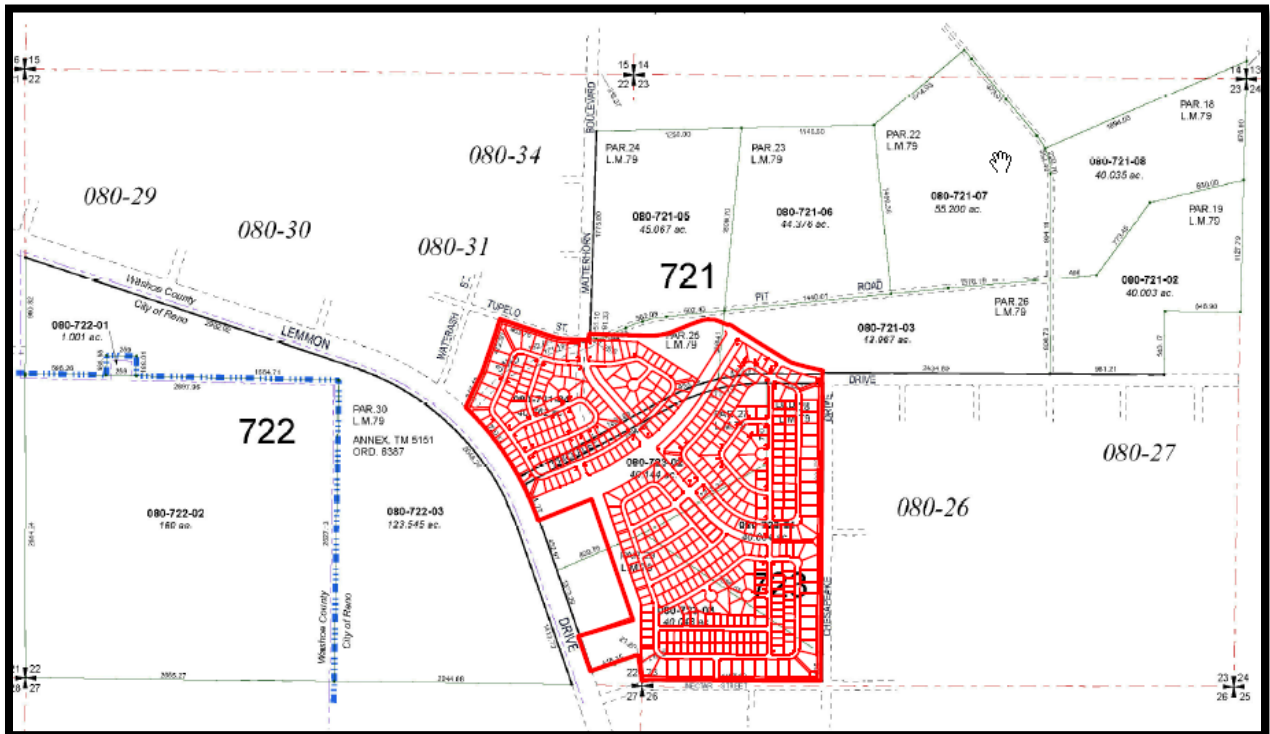
Vicinity Map



Site Plan

Project Evaluation

The applicant has requested approval of a Tentative Subdivision Map to create a 490 lot common open space subdivision on all or portions of six parcels-as shown in the map and table below.



Prado Ranch North - Project Parcels Summary			
Updated 6/4/2018			
APN	Total Parcel Size (Acres)	% of Parcel in Project Area	Acreage in Project Area
080-723-01	40.00	100%	40.00
080-723-02	40.14	87%	35.11
080-723-03	40.05	82%	32.88
080-721-03	43.97	10%	4.26
080-721-04	40.76	94%	38.38
080-721-05	45.07	0%	0.07
Chickadee Drive Right-of-Way	5.11	100%	5.11
TOTAL	255.10	61%	155.81

Lots will range in size from 6,000 to 23,398 square feet, with an average lot size of 8,610 square feet. The project area has a regulatory zone of Medium Density Suburban Four (MDS-4) which allows a maximum density of four dwelling units to the acre. The MDS-4 allows a total of 618 dwelling units for 154 acres. The applicant is proposing a total of 490 dwelling units with an overall density of 3.17 units per acre. The minimum setbacks for MDS4 are 20 feet in the front and rear and the 7 feet along the side. The applicant is requesting to vary the lot widths from 70 feet to 55 feet to achieve a more efficient use of the site and providing open space corridors and buffer around most of the development.

There will be 18.64 acres of common open space, which includes perimeter buffers and pocket parks. There are drainage channels within the four villages totaling 5.61 acres which is not included as part of the common open space acreage. Adjacent to the neighboring residential developments, a 30 foot wide buffer with an 8-foot wide path will be constructed as required by the Suburban Character Management area policies NV.6.1(a) of the North Valleys Area Plan Lemmon Valley. A Homeowners Association (HOA) or Landscape Maintenance Association (LMA) will be established to maintain the open space, drainage channels and perimeter buffers. The individual lots will have 6-foot solid fencing in the side and rear yards.



Phasing map

Landscaping

The applicant has submitted a landscaping plan and stated that the development will meet the Article 412, Landscaping and meet the North Valleys Modifier regarding the requirement for climate adaptive landscaping in the front yards of new subdivisions, A condition of approval will require compliance with the North Valleys Area Plan to use native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area and that there are at least two separate xeriscape options.

Traffic and Roads

The development includes a new proposed 4-lane major arterial, Prado Ranch Parkway. It will meet Washoe County and will be a 100-foot right-of-way with four travel lanes, bike lanes, 16-foot landscape median with a minimum 5-foot wide sidewalk and parkway strips on both sides. This arterial will extend off Lemmon Drive and will replace the existing Chickadee Drive and will connect to Chesapeake Drive with a new collector, Sunset Garden Way. All streets will have sidewalks on both sides of the street.

The Regional Transportation Commission (RTC) has identified a new 4 lane arterial from Eagle Canyon Drive in Spanish Springs to Lemmon Drive in the 2027-2040 project list of the Regional Transportation Plan (RTP). The alignment of roadway shown in the RTP is where Prado Ranch Parkway is proposed to be located. All proposed roadways will be designed to meet Washoe County street standards and safe pedestrian access with sidewalks through the development.

The developer's traffic study indicates that the project will generate 4,939 average daily trips with 386 AM peak trips and 478 PM peak trips. Per the traffic study, the following roadway improvements will need to be implemented to mitigate increased traffic:

- Lemmon Drive/Nectar Street intersection should include an exclusive right turn lane at the south approach containing 245 feet of storage/deceleration length with 100-foot taper;
- Lemmon Drive/Prado Ranch Parkway intersection should include stop sign control and separate left and right turn lanes at the east approach and an exclusive right turn lane at the south approach containing 245 feet of storage/deceleration length with a 100-foot taper; and
- Where access is provided to Nectar Street through Village 2, this segment will be designed as a collector street.

Grading

All grading will be consistent with Article 438, Grading Standards. The proposed changes to the site concerning grading will be required per Article 438. The proposed subdivision application indicates that no material will be excavated. The project site is virtually all fill and 1 million cubic yards of material will be imported to the site from other locations owned by the developer. The portion of the site adjacent to Lemmon Drive is in the floodplain and the developer will raise the site where any portion of the site falls within the flood hazard zone in accordance with Article 416, Flood Hazards.

The site is relatively flat and the application states that no slopes are over 15%. However, the application indicates that retaining walls will be required in some areas adjacent to the 30 foot wide landscaped buffer and will not exceed 6 feet in height. Any slopes on the site will not exceed 3 horizontal to 1 vertical (3H:1V), which meets the provisions of Article 438.

Drainage

Managing storm water and drainage will be consistent with Article 420, Drainage Standards. The County Engineer is primarily responsible for ensuring compliance with these standards. The Lemmon Valley area has experienced substantial flooding within the last year. The proposed

subdivision application indicates that the improvements proposed will address the various issues of the area. The County Engineer has reviewed the plans for the development and has recommended approval with conditions. Those conditions of approval have been included in the recommendation attached to this report.

The developer is proposing two open channels to collect offsite sheet flows. The main channel is located adjacent to Prado Ranch Parkway and will range in size from 60 to 100 feet wide. This channel will convey water under Lemmon Drive through pipes to a retention basin located in the City of Reno. The smaller channel will run north to south and convey water into the main channel.

Water and Sewer

Community water and sewer service will be consistent with Article 422, Water and Sewer Resource Requirements. The County Engineer is primarily responsible for ensuring compliance with sewer requirements. The County Engineer has reviewed the plans for the development and has recommended approval with conditions. Those conditions of approval have been included in the recommendation attached to this report.

According to the applicant sewer service will be provided by City of Reno at the Reno-Stead Wastewater Treatment Plant and it's projected that this development will generate approximately 462,074 gallons per day at peak flow. The project is currently outside the Truckee Meadows Water Authority (TMWA) and will require annexation by TMWA prior to a water service agreement. The applicant states that the water demands for this project can be provided by the Fish Springs Ranch importation supply via TWMA's high pressure supply main in Matterhorn Boulevard.

Fire Service

Fire services will be provided by the Truckee Meadows Fire Protection District (TMFPD) Station 13 is located at 10575 Silver Lake Blvd. and is approximately 5.8 miles from the site. Washoe County's Lemmon Valley Volunteer Fire Station 223 is located at 130 Nectar, west of the intersection of Nectar Street and Redpine Road. According to TMFPD staff, the Fire Hazard Classification for parcels 080-723-01, 02, & 03 are Moderate Hazard and parcels 080-721-03, 04, & 05 are High Hazard. Fire hydrants will be required to meet minimum location and fire flow requirements. TMFPD will review proposed landscaping and fencing materials pursuant to Fire Codes. Any developments on the property shall meet the requirements of Washoe County Code Chapter 60.

Washoe County School District

The proposed development is zoned for Lemmon Valley Elementary School, O'Brien Middle School and North Valleys High School. All three of these schools are currently under capacity. According to the Washoe County School District, the 538 proposed units would generate approximately 145 students for the elementary school, approximately 25 students for the middle school and approximately 42 students for the high school. Lemmon Valley Elementary School has a base capacity of 699 students with an enrollment for the 2017-2018 school year of 617 students; O'Brien Middle School has a base capacity of 1,025 students with an enrollment for the 2017-2018 school year of 808 students; and North Valleys High School has a base capacity of 2,061 students with an enrollment for the 2017-2018 school year of 2,032 students (Refer to Exhibit D).

Although these schools are currently under capacity, with this project the elementary and high schools will be over capacity, while the middle school will remain under capacity. The School District is tentatively planning to open another elementary school in August of 2021 to relieve the capacity concerns at Lemmon Valley Elementary and other elementary schools in the area. Also, another planned high school, possibly at Wildcreek, may begin to provide some relief in 2022, which could be followed in a few years by another high school at Stonegate, a development in City of Reno located west of I-80 in the Cold Springs area..

North Valley Citizen Advisory Board (NVCAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on February 12, 2018. The attached CAB minutes (See Exhibit B) reflect discussion on the following items:

- Flooding, water run-off, and drainage
- Lot size and open space
- Allowing of livestock
- Traffic concerns

Reviewing Agencies

- Washoe County Planning and Building Division common area standards, layout of lots, CCR requirements, and coordination with other agencies, etc.
Contact: Eric Young & Julee Olander, Eric- 328-3613 & Julee- 328-3627, eyoung@washoecounty.us & jolander@washoecounty.us
- Washoe County Engineering and Capital Projects addressed drainage, storm water management, easements, traffic, roadway improvements, utilities, and other associated matters.
Contact: Leo Vesely, 775.328.2040, lvesely@washoecounty.us
- Washoe County Health District addressed water system requirements, mass grading, commitment of service letters, and other associated matters.
Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us
- Washoe County Health District-EMS Program addressed healthcare services and the need for address numbers on the street curbs.
Contact: Christina Conti, 775.3268.6042, cconti@washoecounty.us
- Nevada Division of Water Resources stated that water rights are required and a will serve letter will be required, etc.
Contact: Patrick Mohn, 775.687.4684, pmohn@ndep.gov
- Washoe County School District provided comments on current and anticipated capacity at nearby schools.
Contact: Mike Boster, 775.232.1571, mboster@washoeschools.net
- Washoe County Water Management Planner Coordinator will require the expansion of water and sewer services and annexation to Truckee Meadows Water Authority (TMWA) service area.
Contact: Vahid Behmaram, 775.328.3622, vbehmaram@washoecounty.us
- Truckee Meadows Fire Protection District addressed requirements of Washoe County Code Chapter 60, the International Fire Code and International Wildfire –Urban interface Code (IWUI).
Contact: Lisa Beaver, 775.326.6005, lbeaver@tmfpd.us
- Washoe County Sheriff's Office noted that, "the Sheriff's Office Patrol Division has no particular concerns with the Prado Ranch North project, it is fair to anticipate the project will bring additional traffic related issues and calls for service from the new residents. As there is no trigger point or requirement to add law enforcement as a population increases, the Sheriff's Office will be further stretched to provide for the safety and needs of the community with its existing personnel.
Contact: Captain Tim O'Connor, 775.328.3354, toconnor@washoecounty.us
- Regional Transportation Commission (RTC) requires potential transit and pedestrian improvements and compliance with access management standards for Arterials and Collectors.

Contact: Rebecca Kapuler, 775.332.0174, rkapuler@rtcwashoe.com

- City of Reno - Community Development addressed drainage/flood control, sewer, access, traffic, and circulation concerns.

Contact: Jeff Borchardt & Janell Thomas, 775.677.6882, borchardtj@reno.gov

North Valleys Area Plan Policies

Character Statement

A mix of land uses, including large and small lot residential, some higher density residential opportunities and some small-scale commercial properties characterize the **Lemmon Valley Community**. In some areas of Lemmon Valley, mixed-use projects that include both residential and commercial uses may be appropriate. The Swan Lake wetlands area defines a large area of open space that is valued for its habitat, educational, open space, recreational and other components. Many residents in the Lemmon Valley area have horses, mules, fowl and other animals, and the existence of these animals for recreational, educational and economic purposes is recognized as a significant contributor to the local character. Outdoor recreational opportunities are also an important component of the community, especially as they relate to equestrian trails and multi-use trails. The availability of water has limited growth in this area, but as water resources become available, growth will again begin to impact the local landscape.

Goal Six: Lemmon Valley Suburban Character Management Area Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Lemmon Valley community character as described in the North Valleys Vision and Character Statement.

NV.6.1 Single family subdivisions established after the date of final adoption of this plan in regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4 will:

- When adjacent to or across a street from residential development in existence as of the final adoption of this plan, provide a minimum 30-foot wide open-space buffer, containing a minimum 8-foot wide decomposed granite trail, on the perimeter AND maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR, provide for perimeter parcel sizes that match the existing residential parcels.

Staff Response: The applicant has indicated that a 30-foot wide open-space buffer and an 8-foot wide decomposed granite trail will be constructed on the perimeter of the development. Any parcel located on the perimeter or adjacent to existing residential parcels will be a minimum parcel size of 15,000 square feet.

- Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development in existence as of the final adoption of this plan.

Staff Response: The applicant has indicated that all dwellings will be one story that are located on the perimeter when adjacent to or across a street from an existing residential development.

- Provide a statement regarding how the proposed design responds to the community input received during the tentative map review process must be made available to staff and the Planning Commission.

Staff Response: The applicant presented the application at the North Valleys CAB on February 12, 2018 and the applicant provided a letter responding to the community input from the CAB meeting (See Exhibit G).

- In regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4, new residential parcels shall not front on existing streets.

Staff Response: The applicant has indicated that all residences will front on new streets and not existing streets.

- e. Vary setbacks and driveway design.

Staff Response: The applicant did not provide specific information concerning varying setbacks and driveway design. If the Planning Commission approves the proposed tentative map a condition has been included that the developer shall vary the setbacks and driveways design.

- f. Construct no more than 25% of the total residential units in the same architectural elevation.

Staff Response: The applicant did not provide specific information concerning architectural elevation. If the Planning Commission approves the proposed tentative map a condition has been included that the developer establishes no more than 25% of the total residential units in the same architectural elevation .

- g. Limit the use of block, concrete, or similar material to posts, pillars and similar uses. These materials are not to be used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.

Staff Response: The applicant did not provide specific information concerning the use of block, concrete, or similar material to posts, pillars and similar uses. If the Planning Commission approves the proposed tentative map a condition has been included that the developer shall limit the use of block, concrete, or similar material to posts, pillars and similar uses. These materials are not to be used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.

- h. Minimize the use of street lighting. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards. Exterior lighting fixtures mounted on the homes or units shall be no higher than the line of the first story eave or, where no eave exists, no higher than 15 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.

Staff Response: The applicant has indicated that no street lighting will be installed except at the main intersections and that the lighting will not exceed 15 feet in height .

- i. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.

Staff Response: The applicant did not provide specific information concerning landscape design using native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area or providing at least two separate xeriscape options. If the Planning Commission approves the proposed tentative map a condition has been included that the developer shall use native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area and that there are at least two separate xeriscape options.

North Valleys Area Plan Modifiers

Section 110.208.10 Residential Subdivision Landscaping. All new residential subdivisions approved pursuant to Article 608, Tentative Subdivision Maps, shall include a requirement for the subdivider to install climatic adaptive landscaping in the front yard area between the front property line and the main building of each new residential lot.

Staff Response: The applicant states that climatic adaptive landscaping will be provided in the front yard of each residential lot.

Staff Comment on Required Findings

Washoe County Code Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comment: The proposed map is consistent with all goals and policies of the Master Plan including the residential density and lot design required by the Master Plan and the North Valley Area Plan. Where specific goals and/or policies have not been addressed conditions of approval have been added and are included at Exhibit A to this report.

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

Staff Comment: As detailed in this report all applicable design features that are required to be included in subdivisions in the "Lemmon Valley Suburban Character Management Area" have been included in the application submittal. Where specific goals and/or policies have not been addressed conditions of approval have been added and are included at Exhibit A to this report.

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

Staff Comment: The number of dwellings and configuration of the proposed subdivision is consistent with the basic requirements of the master plan; impacts associated with the proposed subdivision will be appropriately mitigated, based upon the imposition of appropriate conditions of approval as included at Exhibit A to this report.

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

Staff Comment: The proposed subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System; impacts associated with the proposed subdivision will be appropriately mitigated, based upon the imposition of appropriate conditions of approval as included at Exhibit A to this report.

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

Staff Comment: Neither the design of the proposed subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

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

Staff Comment: Community water service and community sewer service will be provided to all proposed dwellings, based upon the imposition of appropriate conditions of approval as included at Exhibit A to this report.

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

Staff Comment: 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; based upon the imposition of appropriate conditions of approval as included at Exhibit A to this report.

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

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

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

Staff Comment: The open space associated with this proposed subdivision will remain in the ownership of the proposed Home Owners Association (HOA) Infrastructure improvements built to County standards may be accepted by the appropriate agencies. For this reason staff has determined that any land or improvements to be dedicated to the County is consistent with the Master Plan.

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

Staff Comment: To the extent feasible, the design of the subdivision provides for future passive or natural heating or cooling opportunities.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number WTM18-002 for North Valleys Investment Group, LLC, is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM18-002 North Valleys Investment Group LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;

- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Appeal Process

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

xc:

Applicant/Owner: North Valleys Investment Group LLC, 10345 Professional Circle, Suite 100,
Reno, NV 89521

Consultant: Wood Rodgers, Inc., Attn: Stacey Huggins, 1361 Corporate Blvd, Reno, NV
89502



Conditions of Approval

Tentative Subdivision Map Case Number WTM18-002

The project approved under Tentative Subdivision Map Case Number WTM18-002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on July 3, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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

<p>STANDARD CONSIDERATIONS FOR SUBDIVISIONS Nevada Revised Statutes 278.349</p>
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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: Eric Young & Julee Olander, 775-328-3613 (Eric) & 775-328-3627 (Julee),
eyoung@washoecounty.us & jolander@washoecounty.us**

- 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, within four years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

Jurat for FIRST FINAL MAP

The Tentative Map for WTM18-002 (Prado Ranch North) was APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON July 3, 2018.

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 ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP, EXCEPT THAT THE "OPERATIONAL CONDITIONS" CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

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

THE NEXT FINAL MAP FOR WTM18-002 (Prado Ranch North) MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIVISION 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 DIVISION DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, SEWERS, ETC. IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for WTM18-002 (PRADO RANCH) was APPROVED *<denied>* BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date>*. [If the TM had been appealed to the BCC --- Add:] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON *<date>*.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and 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 WTM18-002 (Prado Ranch) 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.

MOJRA HAUENSTEIN, DIRECTOR,

PLANNING AND BUILDING DIVISION

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- h. A note shall be placed on all grading plans and construction drawings stating:

NOTE

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

- i. 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.

- j. 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.
- k. The developer shall establish trails to undeveloped lands for future trail connection and access.
- l. The developer shall provide, where feasible, for future passive or natural heating or cooling opportunities in the subdivision.
- m. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to Planning and Building for review and approval by Planning and Building Division. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
- n. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by Planning and Building / Design Review Committee. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Planning and Building Division has waived.
- o. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Building Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.

- p. All open space and parks identified on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and parks areas shall reflect perpetual dedication for that purpose. The maintenance of the open space and parks and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- q. Construction activities shall be limited to the hours between 7AM and 7PM on Mondays, Tuesdays, Wednesdays, Thursdays, Fridays and Saturdays. Construction activities shall be limited to the hours between 8AM and 5PM on Sundays and no noise shall exceed 65 dB at the property line.
- r. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
- s. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- t. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
- u. No motorized vehicles shall be allowed on the platted common area.
- v. At least one tree shall be installed with irrigation on each residential lot. Trees and irrigation shall be shown on each building permit application for a dwelling.
- w. When adjacent to or across a street from residential development in existence as of the final adoption of this plan a minimum 30-foot wide open-space buffer shall be provided , containing a minimum 8-foot wide decomposed granite trail, on the perimeter.
- x. Maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR, provide for perimeter parcel sizes that match the existing residential parcels.
- y. Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development in existence as of the final adoption of this plan.
- z. Vary setbacks and driveway design.
- aa. Construct no more than 25% of the total residential units in the same architectural elevation.
- bb. Limit the use of block, concrete, or similar material to posts, pillars and similar uses. These materials are not to be used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- cc. Minimize the use of street lighting. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. Exterior lighting fixtures mounted on the homes or units shall be no higher than the line of the first story eave or, where no eave exists, no higher than 15 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.
- dd. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.
- ee. The Homebuilders must offer at least two separate xeriscape options.
- ff. The subdivider shall install climatic adaptive landscaping in the front yard area between the front property line and the main building of each new residential lot.
- gg. Failure to comply with the conditions of approval shall render this approval null and void.

- hh. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.
- ii. Any reference to a homeowners association (HOA) in these conditions of approval shall mean a homeowners association, landscape maintenance or other acceptable maintenance and management entity/group to the satisfaction of the Washoe County Community Services Department.
- jj. There shall be no provision within the CC&Rs that any Washoe County department or agency shall be responsible for enforcing any part of the CC&Rs.
- kk. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Path/trail maintenance;
 - e. Fire access and suppression; and
 - f. Maintenance of public access and/or maintenance of limitations to public access.
 2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 3. All open space identified as common open space on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the common open space shall reflect perpetual dedication for that purpose. The maintenance of the common open space and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 4. Parks and common open space located within the development will be developed with specific amenities to enhance the park and to create a gathering place for the public.

5. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
6. No motorized vehicles shall be allowed on the platted common open space.
7. Mandatory solid waste collection.
8. The project adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.

Washoe County Engineering and Capital Projects

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

Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings in an approved digital format, prepared by a civil engineer registered in the State of Nevada.
- c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
- d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
- e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- f. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- h. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- i. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
- j. With each affected final map, provide written approval from NV Energy for any improvements located within their easement or under their facilities.

- k. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access.
- l. Appropriate easements shall be granted to perpetuate/relocate existing access roads and easements.
- m. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all rights-of-way.
- n. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- o. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- p. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.
- q. TMWA shall approve any grading in existing waterline easements and any proposed access road relocations.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

- r. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- s. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- t. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- u. The FEMA 100-year floodplain shall be shown on the final map and grading plan to the satisfaction of the County Engineer. All grading and construction in these areas shall be in conformance with the Washoe County Code Article 416.
- v. Prior to placement of any fill material within a FEMA Special Flood Hazard Area, an approved Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA.
- w. An approved Letter of Map Revision (LOMR) shall be obtained from FEMA prior to issuance of a Certificate of Occupancy for any structures within the Special Flood Hazard Area.
- x. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.
- y. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division.
- z. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.

- aa. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system.
- bb. 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.
- cc. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- dd. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
- ee. 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' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.
- ff. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- gg. The project shall mitigate the increased stormwater volume produced from the development based on the 100 year–10 day storm event. Alternatives for mitigation include excavation of material within or adjacent to the existing flood zone creating additional effective flood volume or other means subject to approval by the County Engineer.
- hh. The project shall mitigate the loss of Swan Lake flood storage volume for any portion of the development (including Lemmon Drive right-of-way improvements) where fill is placed within areas located at or below the current FEMA designated 100-year water surface elevation or future revised 100-year flood plain elevation approved by the County Engineer. Flood storage volume mitigation shall address both the above ground storage and below ground storage lost due to filling within the floodplain. A geotechnical analysis and study shall be performed to estimate in-situ soil porosity and infiltration rates which can be used to estimate sub-surface storage volume lost.
 - ii. The project shall mitigate the loss of Swan Lake flood pool surface area for any portion of the development (including Lemmon Drive right-of-way improvements) where fill is placed within areas located at or below the current FEMA designated 100-year water surface elevation or future revised 100-year flood plain elevation approved by the County Engineer. Prior to the approval of the first final map, it shall be demonstrated that the volume of stormwater lost due to evaporation for the post-development condition shall be greater than or equal to the pre-development condition.
- jj. The tentative map application identifies areas located in the City of Reno as flood volume mitigation sites which will be used to mitigate flood water volumes for Prado Ranch Developments located in Reno and Washoe County. Prior to the approval of the 1st final map, a master flood volume mitigation plan and analysis shall be submitted to

the County Engineer and City of Reno for review and approval. Said plan shall estimate and tabulate all storm water volume and flood pool area mitigation required for the developments, and shall apply an additional 25% volume adjustment as a safety factor to account for topographical inaccuracies or other calculation uncertainties. Upon each subsequent final map submittal, a report to include a tabulation of total volume and flood pool area mitigation required for all projects approved to date compared to total volume and flood pool area mitigation provided shall be submitted for review.

- kk. Prior to the finalization of the first final map, a maintenance and operation plan for the maintenance of the project's detention/retention basins, Volume Replacement Areas, and all other drainage facilities to be owned and maintained by the HOA shall be developed in accordance with the Washoe County Code Article 421. Said plan shall be updated for each new final map in which new HOA facilities are added.
- ll. Lemmon Drive is the primary access for the project shall be capable of providing safe access during persistent flood events. The Prado Ranch Development which includes The Prado Ranch North Tentative Map within Washoe County and proposed development within City of Reno will be required to reconstruct Lemmon Drive from Deodar Way to the north boundary of Prado Ranch North Tentative Map to an elevation of 4926 feet (or to an elevation to be determined by additional analysis)
- mm. With the finalization of the first final map for Prado Ranch North, the portion of Lemmon Drive extending from the north boundary of the project to Deodar Way shall be raised and reconstructed to provide 2 paved travel lanes at an elevation of 4926 feet (or to an elevation to be determined by additional analysis) above mean sea level.
- nn. Following Washoe County and City of Reno roadway design and permitting requirements, Lemmon Drive reconstruction shall include the construction of the roadway subgrade for the 4-lane ultimate road improvement. All existing or new culvert pipes within the Lemmon Drive reconstruction area shall include the ability to be closed providing a water-tight seal, designed and constructed to the satisfaction of the County Engineer and the City of Reno Public Works Director. These roadway and drainage improvements may be subject to a future development agreement.
- oo. The developer shall obtain from the City of Reno all necessary approvals and permits for the excavation of the Volume Replacement Area, located on the west side of Lemmon Drive, prior to the issuance of a grading permit or final map approval.
- pp. Prior to the recordation of the 1st final map, appropriate documentation which restricts future development within Volume Replacement Areas shall be provided to the County Engineer.
- qq. A note shall be added to the final map and similar language contained with the project CC&R's stating that owners of parcels created by final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
- rr. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots, and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

Washoe County Engineering and Capital Projects -Traffic and Roadways

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

Contact: Clara Lawson, 77.328.3603, clawson@washoecounty.us

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- b. An Occupancy Permit shall be obtained from the City of Reno for all construction within the Lemmon Drive right-of-way, and a copy of said permit shall be submitted to the County Engineer prior to finalization of the affected final map.
- c. An additional traffic study is required with the recordation of the 400th lot to evaluate the need to widen Lemmon Drive from 2 to 4 lanes from Arkansas to Chickadee in the 10 year CIP.
- d. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- e. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- f. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Lemmon Drive and Prado Ranch Parkway. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
- g. For any utilities placed in existing County streets, a Washoe County Street Cut Permit shall be obtained from Washoe County Engineering and pavement cuts shall be repaired to the satisfaction of the County Engineer. Street Cut Permits will require full depth asphalt pavement patching and may include grinding and overlay of half or full street widths with full width pavement seal coat.
- h. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. 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&R's shall indicate operation and maintenance of the streetlights to be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- i. 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.
- j. All retaining walls that are within the slope failure wedge from Washoe County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. Retaining walls shall not be located within Washoe County right-of-way. The maintenance of the retaining walls shall be by Homeowners Association and the CCR's shall clearly identify the HOA's maintenance responsibilities of retaining walls.
- k. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement.
- l. Sidewalks shall be constructed on both sides of the street and shall meet ADA requirements.

- m. Curb and gutter shall be standard Type I per Washoe County standard details.
- n. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels dedicated to Washoe County.
- o. Appropriate roadway improvement transitions, including any necessary removal of existing asphalt pavement shall be provided between the existing and proposed street improvement connections.
- p. Adequate snow storage easements shall be identified on the final plat.
- q. The final map and 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 landscape maintenance within the County right of way.
- r. Signing, striping and traffic control improvements shall comply with American Association of State Highway and Transportation Officials Design guidelines, the Manual of Uniform Traffic Control Devices and Washoe County requirements and where applicable Nevada Department of Transportation requirements.
- s. Lemmon Drive/Nectar Street intersection shall be improved to include an exclusive right turn lane at the south approach containing 245 feet of storage/deceleration length with a 100 foot taper with the 60th lot south of Prado Ranch Parkway.
- t. Lemmon Drive/Prado Ranch Parkway intersection shall be designed to include stop sign control and separate left and right turn lanes at the east approach and an exclusive right turn lane at the south approach containing 245 feet of storage/deceleration length with a 100 foot taper. The right turn lane shall be constructed with the recordation of the 60th lot north of Prado Ranch Parkway.
- u. Traffic calming is required on the subdivision streets and on Matterhorn Blvd. to the satisfaction of the County Engineer.

Washoe County Engineering and Capital Projects- Utilities

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

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

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance.
- c. Improvement plans shall be submitted and approved by the Engineering and Capital Projects Division 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 Engineering and Capital Projects Division.

- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The Engineering and Capital Projects Division will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The 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:
 - i. The estimated sewage flows generated by this project,
 - ii. Projected sewage flows from potential or existing development within tributary areas,
 - iii. The impact on capacity of existing infrastructure,
 - iv. Slope of pipe, invert elevation and rim elevation for all manholes,
 - v. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No sewer will serve will be approved and provided unless treatment capacity exists within a permitted facility.
- k. No Certificate of Occupancy will be issued until all the sewer collection, conveyance, and treatment 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.
- l. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County utility easement.
- m. 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.
- n. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- o. 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. However, the actual design will be the responsibility of the Engineering and Capital Projects Division. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The Engineering and Capital Projects Division may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the Engineering and Capital Projects Division and the Developer shall jointly select that consultant.
- p. The Engineering and Capital Projects Division shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

Washoe County Health District

5. 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: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

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

The WCHD requires the following to be submitted with the final map application for review and approval:

- a. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Health District.
- b. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Health District an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:

1. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
 2. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 3. The developer must bear the cost of the inspections; and
 4. The developer may select a third-person inspector but the selection must be approved by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
- c. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this Health District. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
1. A copy of this letter must be included with the final map submittal.
- d. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Health District.
1. A copy of this letter must be included with the final map submittal.
- e. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the final map.
- f. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- g. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
1. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- h. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.
- i. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

Washoe County Health District - EMS

6. The following condition is a requirement of the EMS program, which shall be responsible for determining compliance with this condition.

Contact: Christina Conti, 775.326.6055, cconti@washoecounty.us

- a. Address numbers shall be clearly marked on the curb and the structures to be able to locate buildings by public safety agencies

Washoe County Water Management Planner Coordinator

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

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

- a. There are no water rights conditions or comments for approval.

- b. Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to TMWA service area. This project is located within Washoe County sewer service area.
- c. Application indicates TMWA discovery process completed.

Truckee Meadows Fire Protection District

- 8. The following conditions are requirements of Truckee Meadows Fire Protection District, who shall be responsible for determining compliance with these conditions.

Contact: Lisa Beaver, 775.326.6005, lbeaver@tmfpd.us

- a. The setbacks on the perimeter of the development will provide the defensible space as required by Chapter 6 of the 2012 IWUI Code.
- b. The construction plans shall be depicted for compliance with all provisions outlined in the 2012 IWUI Code.

Regional Transportation Commission (RTC)

- 9. The following condition is required from the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions.

Contact: Rebecca Kapuler, 775.332.0174, rkapular@rtcwashoe.com

- a. Meet all conditions necessary to complete road improvements to maintain level of service (LOS) standards.

*** End of Conditions ***



NORTH VALLEYS CITIZEN ADVISORY BOARD

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the regular meeting of the North Valleys Citizen Advisory Board held February 12, 2018 at the

6.C. Washoe County Tentative Map Case Number WTM18-002 (Prado Ranch North)- Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a proposal for a tentative map to allow the subdivision of a 151.4 acre parcel into a 538 lot subdivision with family residential lots ranging in size from 5,000-23,058 square feet. Application Part 1; Application Part 2; Application Part 3

- Applicant / Property Owner: Lansing Companies, LLC/North Valleys Investment Group, LLC
- Applicant's Representative: Stacie Huggins, Wood Rogers, Inc. shuggins@woodrogers.com , 775-823-5258
- Location: Lemmon Drive –Near the intersection of Lemmon and Chickadee Drive (Bordered by Lemmon Drive on the west, Tupelo Street and undeveloped land on the north, Chesapeake Drive to the east, and Nectar Street to the south.
- Assessor's Parcel Number(s): A portion of APN 080-723-01, 02, 03 and 080-721-04
- Staff: Eric Young, Senior Planner, 775-328-3613, eyoung@washoecounty.us and Julee Olander, Planner, jolander@washoecounty.us , 775-328-3627
- Reviewing Body: Tentatively scheduled for Planning Commission, March 6, 2018.

Stacy Huggins, project representative, gave an overview:

- 151 acres
- Chickadee runs through the middle of the development
- The zoning is Medium Density Suburban of 4 units to the acre which conforms to the North Valleys Area Plan's Character Management Standards. It's in accordance with those standards.
- Common open space tentative
- 538 lots
- 3.55 du/ac
- 8,470 sqft – average lot size
- Four villages
- Matching county easement
- Prado Ranch Parkway will be the new access
- Proposed to make the lots on perimeter bigger with pedestrian connectivity.
- Traffic study was scoped based on input from the County.

- 4-lane arterial into the development; designed in accordance with RTC 2040 RTP
- 10 acres of common space which includes 4 parks
- Perimeter will be landscaping per code. All open space is maintained by HOA.

Character management design requirements include:

- 30 wide open space buffer around perimeter
- 15,000 sq ft perimeter lots
- Street lights will be limited

Development phased: requirements have to be met prior to development

- Utility
- Drainage
- Road
- Cardno conducted the hydrology; 254 areas are off-set areas to be used to offset volume.
- Villages done in conjunction with backbone infrastructure. This is a long range project. Without some assurances, developers can't move forward with mitigations. Open space is currently underwater today.

Public Comment:

- Denise Ross said we need to get involve in this. Overtime, there will be 2,000 homes. If you line up all these cars, it will be 11.2 miles of vehicles.
- Donna Robinson asked about flood prevention of the current neighborhoods.
- Leona Galau said those open spaces are currently underwater. It will be underwater again. She asked how it will be mitigated and who is responsible for those homes that will be affected by flooding.
- Russell Richardson said he knows there will be development and wants to make sure it matches the current neighborhoods. 538 homes on 150 acres will take away land, common areas, and roads. The numbers were padded to make the project look better. The board makes decision based on these numbers. They are making money on what is being built. The County is responsible to confirm these studies.
- Tammy Holt-Still said there was a zoning change. She asked why are they making the properties smaller and why that many homes. She said the current residents will suffer. She said her home is not currently on the flood zone, but if this gets built, it will become a flooded. Shame on the county for building in a FEMA flood zone. The county has 6 acres, and didn't do anything with it. No park. She asked about the sewer capacity for this development, or will it go to the existing one under water.
- Danny Cleous said Prada Ranch has two other properties. He asked why they would propose this project for the County while they had annexed the other two properties to the City. This project needs to match other neighborhoods. There are warehouses out there already.

- Lori Beach said HOA are as good as their board members. The project doesn't propose a lot of open space; she asked how ½ acre to 1 acre considered open space. The project needs to match our neighborhood. She said the current barriers were built to address flooding. Get the barriers off of Necter. It's 25 mph on Lemmon, but no one goes 25. The project needs to be done responsibly.
- Chuck Suter said it's labeled as a subdivision. 500 people in a small space. He asked if these people will be able to have livestock. He said he will have to be tied into the municipal services. He spoke about drainage issues; Chickadee was a main drainage channel. Make the lot sizes all the same.

Greg Lancing, Project Developer, addressed the public's questions:

- He said there will be no livestock on these lots.
 - He said they are proactively working with the school district to do land swap to development of a school on Sky Vista.
 - He said they are contributing 300 acres to be excavated in order to help with flooding.
 - Utilities go to the stead plant. Effluent will go to Swan Lake.
 - There is no zone changes. This project is within the zoning standards of 4 units to the acre. 9,000 lot with common open space as long as they stay within the density.
 - He said they are working with RTC to widen Lemmon.
 - There is demand to connect to Spanish Springs via Eagle Canyon.
 - 395 traffic concerns – Stacy said staff report hasn't been written to address 395.
 - He addressed the question about the two other annexed properties. Those were annexed in order to do industrial park; the County doesn't currently allow industrial park.
-
- Roger asked about off-setting to raise the development so it's not in the flood plain and berms along Chickadee.
 - Greg Lancing said they would excavate of 2-3 feet which would become a retention area. It's not below the water table.
 - Teresa Aquila asked about run off. There 153 acre feet of run-off created by development with 217 acre feet run off retention capacity. Antelope may be impacted by the development. It's being redesigned.
 - Jean Harris asked perimeter lot sizes. Stacy said those will be a 1/3 acre lots plus a 30 foot buffer lot to buffer with a pedestrian 8 foot path. It meets code with landscaping requirements. If the neighborhood would like the path to be DG in order to make it equestrian friendly, the developer will consider that preference. As far as the lot sizes, it's zoned for MDS 4 which is smaller; however, the perimeter lots will be larger as a transition.
 - Roger Edwards said this project is out of bounds for this area. He said the County would like to see density 4 to 1. It doesn't keep classic appearance of the area. He said this project is below the water level. If they raise the soil, it will move the problem downstream. The project needs to come back once things are sorted out.

MOTION: Teresa Aquila moved to forward comments; Jennifer Salisbury seconded to motion. (Jean Harris has stepped outside to take a phone call). Motion passed unanimously by 4 members.



Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: North Valleys
Meeting Date (if applicable): N/A
Topic or Project Name (include Case No. if applicable): Prado Ranch North
W T M 18-002

Washoe County Planner Eric Young + Julie Olander

Please check the appropriate box:
My comments were (or) were not discussed during the meeting.

Identified issues and concerns:
Storm water run off + Swan Lake flooding
Sewage treatment + effluent capacity
at treatment plants
Traffic on Hwy. 395
Fire + police services

Suggested alternatives and/or recommendations:
until the above concerns are properly
addressed with in place solutions I
cannot support this or any development.

Name Jean Harris Date: 5/4/2018
(Please Print)

Signature: Jean Harris

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.
****Due to Nevada Open Meeting Law considerations, please do not communicate with your fellow CAB members on items outside of the agenda'd discussions held at your regular CAB meetings.****

If you would like this worksheet forwarded to your Commissioner, please include his/her name.
Commissioner's Name: Herman

Use additional pages, if necessary.
Please mail, fax or email completed worksheets to: Washoe County Manager's Office
Attention: CAB Program Coordinator
Post Office Box 11130, Reno, NV 89520-0027
Fax: 775.328.2491
Email: cab@washoecounty.us
W T M 18-002
EXHIBIT B

From: Ken Kersey
To: [Olander, Julee](#)
Subject: WTM18-002
Date: Saturday, February 03, 2018 5:47:21 AM

Miss or Mrs. Olander,

As a 30 year resident of the North Lemmon Valley area and a resident less than a mile from the proposed project, I am completely disgusted that anyone in your department would even consider the possibility of such a project or ANY project before a PERMANENT solution to the active flooding in the area had been resolved, before the " temporary " Hesco barriers had been removed, before the speed limit and traffic restrictions had been removed and the pumps removed from across Lemmon Drive.

We are probably only one good rain storm away from another major flood situation.

Washoe County has so far shown a total lack of leadership and absence of ideas as to how to fix this problem which I feel has in part been exacerbated by the recent development in the foothills of Peavine where the run off of buildings and parking lots now goes directly into the creeks that feed Swan Lake. Yes we also had a record winter last year which contributed to the problem. It is going to get worse with the current development on Silver Lake Dr.

I see that the developer wants to bring in massive amounts of dirt probably to place their area above flood level. That does not help the current residents or situation.

Washoe County needs to focus their priorities on fixing the existing problems BEFORE it takes another dime from someone who doesn't care at all about the people who have been putting up with this mess for over a year now.

Respectfully,
Kenneth F. Kersey
11575 Chesapeake Dr.
Reno, NV 89506



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

Attachment C
Page 39
1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: May 8, 2018
Revised May 16, 2018

To: Eric Young, Senior Planner
Julie Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Prado Ranch North WTM18-002 (506 Lots)
APN 080-723-01, 02, & 03; 080-721-03, 04, & 05

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The proposed project consists of a 506 lot subdivision and is located on approximately 154.5 acres along the east side of Lemmon Drive and north of Nectar Street. Sanitary sewer service will be provided by Washoe County. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the tentative map application prepared by Wood Rodgers. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2313

1. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
2. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings in an approved digital format, prepared by a civil engineer registered in the State of Nevada.
3. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
4. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
5. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **Prado Ranch North WTM18-002** (506 Lots)
Date: May 8, 2018
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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.

6. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
7. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
8. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
9. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
10. With each affected final map, provide written approval from NV Energy for any improvements located within their easement or under their facilities.
11. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access.
12. Appropriate easements shall be granted to perpetuate/relocate existing access roads and easements.
13. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all rights-of-way.
14. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
15. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
16. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.
17. TMWA shall approve any grading in existing waterline easements and any proposed access road relocations.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2313

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

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

4. The FEMA 100-year floodplain shall be shown on the final map and grading plan to the satisfaction of the County Engineer. All grading and construction in these areas shall be in conformance with the Washoe County Code Article 416.
5. Prior to placement of any fill material within a FEMA Special Flood Hazard Area, an approved Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA.
6. An approved Letter of Map Revision (LOMR) shall be obtained from FEMA prior to issuance of a Certificate of Occupancy for any structures within the Special Flood Hazard Area.
7. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.
8. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division.
9. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
10. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system.
11. 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.
12. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
13. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
14. 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' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.
15. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
16. The project shall mitigate the increased stormwater volume produced from the development based on the 100 year–10 day storm event. Alternatives for mitigation include excavation of material within or adjacent to the existing flood zone creating additional effective flood volume or other means subject to approval by the County Engineer.

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17. The project shall mitigate the loss of Swan Lake flood storage volume for any portion of the development (including Lemmon Drive right-of-way improvements) where fill is placed within areas located at or below the current FEMA designated 100-year water surface elevation or future revised 100-year flood plain elevation approved by the County Engineer. Flood storage volume mitigation shall address both the above ground storage and below ground storage lost due to filling within the floodplain. A geotechnical analysis and study shall be performed to estimate in-situ soil porosity and infiltration rates which can be used to estimate sub-surface storage volume lost.
18. The project shall mitigate the loss of Swan Lake flood pool surface area for any portion of the development (including Lemmon Drive right-of-way improvements) where fill is placed within areas located at or below the current FEMA designated 100-year water surface elevation or future revised 100-year flood plain elevation approved by the County Engineer. Prior to the approval of the first final map, it shall be demonstrated that the volume of stormwater lost due to evaporation for the post-development condition shall be greater than or equal to the pre-development condition.
19. The tentative map application identifies areas located in the City of Reno as flood volume mitigation sites which will be used to mitigate flood water volumes for Prado Ranch Developments located in Reno and Washoe County. Prior to the approval of the 1st final map, a master flood volume mitigation plan and analysis shall be submitted to the County Engineer and City of Reno for review and approval. Said plan shall estimate and tabulate all storm water volume and flood pool area mitigation required for the developments, and shall apply an additional 25% volume adjustment as a safety factor to account for topographical inaccuracies or other calculation uncertainties. Upon each subsequent final map submittal, a report to include a tabulation of total volume and flood pool area mitigation required for all projects approved to date compared to total volume and flood pool area mitigation provided shall be submitted for review.
20. Prior to the finalization of the first final map, a maintenance and operation plan for the maintenance of the project's detention/retention basins, Volume Replacement Areas, and all other drainage facilities to be owned and maintained by the HOA shall be developed in accordance with the Washoe County Code Article 421. Said plan shall be updated for each new final map in which new HOA facilities are added.
21. Lemmon Drive is the primary access for the project shall be capable of providing safe access during persistent flood events. The Prado Ranch Development which includes The Prado Ranch North Tentative Map within Washoe County and proposed development within City of Reno will be required to reconstruct Lemmon Drive from Deodar Way to the north boundary of Prado Ranch North Tentative Map to an elevation of 4926 feet (or to an elevation to be determined by additional analysis)

With the finalization of the first final map for Prado Ranch North, the portion of Lemmon Drive extending from the north boundary of the project to Deodar Way shall be raised and reconstructed to provide 2 paved travel lanes at an elevation of 4926 feet (or to an elevation to be determined by additional analysis) above mean sea level.

Following Washoe County and City of Reno roadway design and permitting requirements, Lemmon Drive reconstruction shall include the construction of the roadway subgrade for the 4-lane ultimate road improvement. All existing or new culvert pipes within the Lemmon Drive reconstruction area shall include the ability to be closed providing a water-tight seal, designed and constructed to the satisfaction of the County Engineer and the City of Reno Public Works

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Director. These roadway and drainage improvements may be subject to a future development agreement.

22. The developer shall obtain from the City of Reno all necessary approvals and permits for the excavation of the Volume Replacement Area, located on the west side of Lemmon Drive, prior to the issuance of a grading permit or final map approval.
23. Prior to the recordation of the 1st final map, appropriate documentation which restricts future development within Volume Replacement Areas shall be provided to the County Engineer.
24. A note shall be added to the final map and similar language contained with the project CC&R's stating that owners of parcels created by final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
25. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots, and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Clara Lawson, P.E. (775) 328-3603

1. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
2. An Occupancy Permit shall be obtained from the City of Reno for all construction within the Lemmon Drive right-of-way, and a copy of said permit shall be submitted to the County Engineer prior to finalization of the affected final map.
3. An additional traffic study is required with the recordation of the 400th lot to evaluate the need to widen Lemmon Drive from 2 to 4 lanes from Arkansas to Chickadee in the 10 year CIP.
4. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
5. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
6. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Lemmon Drive and Prado Ranch Parkway. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
7. For any utilities placed in existing County streets, a Washoe County Street Cut Permit shall be obtained from Washoe County Engineering and pavement cuts shall be repaired to the satisfaction of the County Engineer. Street Cut Permits will require full depth asphalt pavement patching and may include grinding and overlay of half or full street widths with full width pavement seal coat.
8. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. Any streetlights that do not meet Washoe County standards shall be

Subject: **Prado Ranch North WTM18-002** (506 Lots)
Date: May 8, 2018
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placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&R's shall indicate operation and maintenance of the streetlights to be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.

9. 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.
10. All retaining walls that are within the slope failure wedge from Washoe County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. Retaining walls shall not be located within Washoe County right-of-way. The maintenance of the retaining walls shall be by Homeowners Association and the CCR's shall clearly identify the HOA's maintenance responsibilities of retaining walls.
11. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement.
12. Sidewalks shall be constructed on both sides of all streets and shall meet ADA requirements.
13. Curb and gutter shall be standard Type I per Washoe County standard details.
14. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels dedicated to Washoe County.
15. Appropriate roadway improvement transitions, including any necessary removal of existing asphalt pavement shall be provided between the existing and proposed street improvement connections.
16. Adequate snow storage easements shall be identified on the final plat.
17. The final map and 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 landscape maintenance within the County right of way.
18. Signing, striping and traffic control improvements shall comply with American Association of State Highway and Transportation Officials Design guidelines, the Manual of Uniform Traffic Control Devices and Washoe County requirements and where applicable Nevada Department of Transportation requirements.
19. Lemmon Drive/Nectar Street intersection shall be improved to include an exclusive right turn lane at the south approach containing 245 feet of storage/deceleration length with a 100 foot taper with the 60th lot south of Prado Ranch Parkway.
20. Lemmon Drive/Prado Ranch Parkway intersection shall be designed to include stop sign control and separate left and right turn lanes at the east approach and an exclusive right turn lane at the south approach containing 245 feet of storage/deceleration length with a 100 foot taper. The right turn lane shall be constructed with the recordation of the 60th lot north of Prado Ranch Parkway.
21. Traffic calming is required on the subdivision streets and on Matterhorn Blvd. to the satisfaction of the County Engineer.

Subject: **Prado Ranch North WTM18-002** (506 Lots)
Date: May 8, 2018
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UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. 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.
2. All fees shall be paid or deferred in accordance with Washoe County Ordinance.
3. Improvement plans shall be submitted and approved by the Engineering and Capital Projects Division 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.
4. 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.
5. 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 Engineering and Capital Projects Division.
6. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The Engineering and Capital Projects Division will be responsible to inspect the construction of the sanitary sewer collection system.
7. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
8. 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.
9. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - a. the estimated sewage flows generated by this project,
 - b. projected sewage flows from potential or existing development within tributary areas,
 - c. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
10. No sewer will serve will be approved and provided unless treatment capacity exists within a permitted facility.
11. No Certificate of Occupancy will be issued until all the sewer collection, conveyance, and treatment 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.
12. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County utility easement.
13. 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.
14. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

Subject: **Prado Ranch North WTM18-002** (506 Lots)
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15. 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. However, the actual design will be the responsibility of the Engineering and Capital Projects Division. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The Engineering and Capital Projects Division may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the Engineering and Capital Projects Division and the Developer shall jointly select that consultant.
16. The Engineering and Capital Projects Division shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

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

May 14, 2018

Julee Olander, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Prado Ranch; 080-723-01
Tentative Map; TM18-002

Dear Ms. Olander:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

Tentative Map Review and Final Map Conditions per NAC 278

The WCHD requires the following conditions to be completed prior to review and approval of any final map:

1. Prior to any Final Map signoff by WCHD the site civil improvement plans and all financial assurance must be submitted and approved by Washoe County.
 - a. This may include the expansion (if necessary) to the Reno Stead Treatment Plant if it is required in order to service the proposed development.
2. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to Health District. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
 - a. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - b. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
3. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application.
 - a. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
4. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.

May 14, 2018
Prado Ranch; 080-723-01
Tentative Map; TM18-002
Page 2

- a. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal.
- b. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715.

The WCHD requires the following to be submitted with the final map application for review and approval:

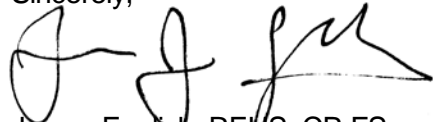
1. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Health District.
2. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Health District an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
 - a. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
 - b. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 - c. The developer must bear the cost of the inspections; and
 - d. The developer may select a third-person inspector but the selection must be approved by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
3. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this Health District. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
 - a. A copy of this letter must be included with the final map submittal.
4. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Health District.
 - a. A copy of this letter must be included with the final map submittal.
5. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the final map.
6. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
7. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
 - a. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
8. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.

May 14, 2018
Prado Ranch; 080-723-01
Tentative Map; TM18-002
Page 3

9. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'James English', with a stylized flourish at the end.

James English, REMS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr

From: Patrick Mohn
To: [Young, Eric](#); [Olander, Julie](#)
Subject: Prado Ranch North - Tentative Map WTM18-002
Date: Tuesday, January 30, 2018 3:56:07 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

To Whom It May Concern:

When the actual Tentative Map is submitted (with fees) for this project, the NDEP will do detailed review and will provide a formal recommendation to Washoe County.

I performed a cursory review of the project materials (Parts 1, 2 and 3 of the application). The NDEP is encouraged that the developer intends to obtain a connection to the sanitary sewer system and the Reno-Stead wastewater plant, pending the approval of the necessary inter-local agreements for infrastructure to accommodate growth in the North Valleys. Just to let you know, the NDEP will not consider the approval of subdivisions proposing individual septs in Lemmon Valley, due to shallow groundwater conditions and flooding potential.

The NDEP will require an "Intent-to-Serve" letter from the sewer provider at the Tentative Map level. For Final Map review, the NDEP will require a formal Will Serve for sewer and water. The wastewater treatment provider must ensure adequate treatment capacity to serve the proposed subdivision.

Regards,

Pat



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

From: Beaver, Lisa
Sent: Tuesday, May 15, 2018 8:42 AM
To: Olander, Julee
Subject: RE: Prado Ranch

Hi Julee,

I just left you a message. I spent time this morning looking at GIS and the report is incorrect. The development is in TMFPD response area. This will need to be corrected. In addition, reference shall be made as to the Fire Hazard Classification, parcels 080-723-01, 02, & 03 are Moderate Hazard and parcels 080-721-03, 04, & 05 are High Hazard.

Reference shall be made in the report that setbacks on the perimeter of the development will provide the defensible space as required by Chapter 6 of the 2012 IWUI Code. All other aspects of construction shall be depicted at plan submittal for compliance with the remaining provisions outlined in the 2012 IWUI Code.

Thanks Julee,

Lisa

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

April 23, 2018

Eric Young
Julee Olander
Washoe County Community Services Department
1001 E. Ninth Street, Bldg. A
Reno, NV 89512

RE: Prado Ranch North – Revised Application
Tentative Map Case Number WTM18-002

Dear Mr. Young & Ms. Olander:

The Washoe County Health District, Emergency Medical Services (EMS) Oversight Program, has reviewed the above referenced project.

Based on the documentation provided, it is anticipated that there could be impacts concerning EMS and access to healthcare services and facilities. For example, the addition of the proposed 506 single family dwelling units, along with other projects in the area, may increase the use of the healthcare system in the region. It is recommended that the applicant complete an Environmental Impact Assessment. For additional information, the applicant should contact the Washoe County Health District's Division of Environmental Health Services at (775) 328-2434.

Advanced Life Support (ALS) fire and EMS services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the proposed location of the Prado Ranch North subdivision, REMSA's Franchise response requirement for life-threatening calls is 15 minutes and 59 seconds for 90 percent of calls.

There is one hospital within proximity to the proposed site of the Prado Ranch North development, should residents require such services. The Saint Mary's Regional Medical Center is approximately 12 miles away from the proposed residential site. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended that the address numbers are clearly marked on the curb and the structures so the residents can be quickly located by public safety agencies. Additionally, please ensure that all dwellings will meet ADA requirements, as appropriate.

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

Sincerely,



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

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



WTM18-002
EXHIBIT D

From: Patrick Mohn
To: [Olander, Julee](#)
Subject: RE: April Agency Review Memo
Date: Thursday, April 19, 2018 1:17:37 PM
Attachments: [image001.png](#)

Julee,

The NDEP does not have any comments on the Prado Ranch North WTM18-002 other than what we've submitted previously. With regard to sewage disposal, the revised application specified that domestic wastewater from the residential development would be treated at the Reno-Stead Wastewater Treatment Facility. For NDEP review of the Tentative Map, an "Intent-to-Serve" for sewer needs to be submitted, and a formal Will-Serve will need to be submitted for NDEP review of the Final Map. The Reno-Stead WWTF must be able to demonstrate sufficient hydraulic and treatment capacity to serve the Prado Ranch North subdivision.

Regards,

Pat Mohn, P.E.
NDEP
775-687-9419

From: Stark, Katherine [KRStark@washoecounty.us]
Sent: Thursday, April 19, 2018 7:33 AM
To: Patrick Mohn
Cc: Emerson, Kathy; Stark, Katherine
Subject: April Agency Review Memo

Good morning,

Please find the attached Agency Review Memo with a revised application received in April by Washoe County Community Services Department, Planning and Building.

You've been asked to review the application. The item description and links to the application are provided in the memo.

You may have seen an earlier version of this application in January of 2018. The current version is a revised application. It is a large application with four links included in the memo. The documents in Parts 1 and 2 are unchanged from January. The end of Part 3 includes 19 pages that comprise the revised plan set. The fourth link is the revised application.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

A hard copy of the revised portions of this application will be mailed to you.

Thank you!

Katy Stark
Office Support Specialist | Washoe County Community Services Department | Planning & Building Division
krstark@washoecounty.us<<mailto:krstark@washoecounty.us>> | o 775.328.3618 | f 775.328.6133 | 1001 E. Ninth St.,
Bldg. A, Reno, NV 89512
[county_seal_1861_300dpi_mini_color]
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WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

January 30, 2018

TO: Eric Young, Senior Planner, CSD, Planning & Development Division
Julee Olander, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Map Case Number WTM18-002 (Prado Ranch North)

Project description:

A tentative map to allow the subdivision of 151.4 acres for a 538 lot common open space development with single family lots ranging in size from 5,000-30,000 square feet.

Project Location: Adjacent to Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road. Assessor's Parcel Number(s): 080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05

The Community Services Department (CSD) offers the following Water Rights conditions and /or comments regard this tentative map:

- 1) There are no water rights conditions or comments for approval.
- 2) Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to TMWA service area. This project is located within Washoe County sewer service area.
- 3) Application indicates TMWA discovery process completed.



25 January, 2018

Mr. Eric Young, Senior Planner & Ms./Mrs. Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
P.O. Box 11130
Reno, NV 89520

RE: WTM18-002 (Prado Ranch North)

Dear Mr. Young & Ms./Mrs. Olander,

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

Lemmon Valley Elementary School

- **Estimated project impact = 145** new ES students (**538** single-family units x .269 ES students per unit)
- **Base Capacity = 699**
- **2017-2018 Enrollment = 617**
- **% of Base Capacity = 88%**
- **2017-2018 Enrollment with PROJECT = 762**
- **% of Base Capacity with PROJECT = 109%**
- **Overcrowding Strategies:**
 - **Lemmon Valley ES** has **2** portable buildings (**4** classrooms) in use that provide temporary space for an additional **100** students.
 - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule^a when their enrollment reaches 120% of capacity.
 - Assignment to the closest elementary school with available capacity may be used for students in this development.

O'Brien Middle School

- **Estimated project impact = 25** new MS students (**538** single-family units x **.047** MS students per unit)
- **Base Capacity = 1,025**
- **2017-2018 Enrollment = 808**
- **% of Base Capacity = 78%**
- **2017-2018 Enrollment with PROJECT = 833**
- **% of Base Capacity with PROJECT = 81%**
- **Overcrowding Strategies:**
 - The **O'Brien** MS property may be able to accommodate portable classrooms if necessary and if funding for the units is available.
 - Per adopted District Policy 6111, most middle schools will be converted to a double session^b calendar when enrollment exceeds 120% of capacity.
 - Assignment to the closest middle school with available capacity may be used for students in this development.

North Valleys High School

- **Estimated project impact = 42** new HS students (**538** single-family units x **.078** HS students per unit)
- **Base Capacity = 2,061**
- **2017-2018 Enrollment = 2,032**
- **% of Base Capacity = 99%**
- **2017-2018 Enrollment with PROJECT = 2,074**
- **% of Base Capacity with PROJECT = 101%**
- **Overcrowding Strategies:**
 - **North Valleys** HS has **4** portable units (**8** classrooms) in place that provide temporary space for an additional **200** students.
 - Per adopted District Policy 6111, high schools will convert to a double session calendar^b when enrollment exceeds 120% of capacity.
 - Assignment to the closest high school with available capacity may be implemented for students in this development.

Three things to know as we move forward to address overcrowding and repairs:

1. **Overcrowding and needed repairs will be addressed as quickly as possible, but solutions will take time.** The District's problems with overcrowding and backlogged repair needs are the result of more than a decade without adequate capital funding, and will not be solved overnight.
 - o We should be able to avoid Double Sessions at middle and high schools.
 - o We cannot avoid Multi-Track at the elementary level, but will work to eliminate it as quickly as possible.
2. **We want to hear from you.** Capital projects must first be approved by an [independent group of community members](#), and only then go to the school district's Board of Trustees. All discussions take place in open, public meetings. The community is invited and encouraged to attend these meetings and give input there, through our online form, or by contacting Riley Sutton, our community outreach person on these issues, at 348-0278 or rsutton@washoeschools.net.
3. **Transparency is a top priority.** Past spending and future projects are posted on our [Data Gallery](http://datagallery.washoeschools.net/) (<http://datagallery.washoeschools.net/>). Capital projects follow the public bidding process, which can also be viewed there. We will continue to develop these tools as we go forward to further engage the public in the work we are doing. If you have an idea for other information you would like us to present or ways we could better present current information, please let us know

Definitions:

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

Thank you for the opportunity to comment.

Mike Boster

Mike Boster
School Planner
14101 Old Virginia Road
Reno NV USA 89521
[Washoe County School District Capital Projects](#)
775.789.3810
mboster@washoeschools.net



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

May 16, 2018

FR: Chrono/PL 183-18

Mr. Eric Young, Senior Planner and
Ms. Julee Olander, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WTM18-002 (Prado Ranch North)

Dear Mr. Young and Ms. Olander,

The RTC has been asked to review the subject application and provide comments and recommendations. RTC has submitted letters for this project on February 1, 2018, June 27, 2017, September 27, 2016, and August 23, 2016. Please see attached letters with our comments. In addition to the attached letters RTC has the following additional comments.

The Regional Transportation Plan (RTP) identifies Lemmon Drive as an arterial with Moderate-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to:

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

³ Minimum spacing from signalized intersections/spacing other driveways.

⁴ If there are more than 60 inbound, right-turn movements during the peak-hour.

The policy level of service (LOS) standard for Lemmon Drive is LOS E between US 395 and Fleetwood and LOS D between Fleetwood and Chickadee. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The 2040 Regional Transportation Plan (RTP) identifies the following future capacity projects:

- Lemmon Drive from US 395 to Military Rd - widen from 4 to 6 lanes (PE and NEPA in 2017-2021 and Construction in 2018-2026)
- Lemmon Drive from Fleetwood Drive to Arkansas St - widen from 2 lanes to 4 lanes (PE and NEPA in 2017-2021 and Construction in 2018-2026)

The traffic study prepared by Solaegui Engineers reviewed the project's impacts to the adjacent street network. The study recommended:

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

Page 2

WTM18-002 (Prado Ranch North)

- Lemmon Dr/Nectar St intersection to be improvement to include an exclusive right turn lane on the south approach containing 245 feet of storage/deceleration length with a 100 foot taper.
- Lemmon Dr/Prado Ranch Blvd (previously Chickadee Dr) to be improvement to include an exclusive right turn lane on the south approach containing 245 feet of storage/deceleration length with a 100 foot taper and separate left and right turn lanes on the east approach.

This project should be required to meet all the conditions necessary to complete road improvements on Lemmon Drive within the limits of the proposed project to maintain policy LOS standards.

The North Valleys Multimodal Traffic Study prepared for RTC identified needs and long term transportation improvements for the North Valleys area. The study looked at a 20-year horizon (2035 model year) which included all potential and known development projects in the North Valleys region. Prado Ranch (which included multiple developments under the Prado Ranch designation) assumed 3,172 Single Family Units, 504 Multifamily Units, and Industrial uses. This appears to include the proposed Prado Ranch North development in Washoe County.

The Regional Road Impact Fee (RRIF) program charges new development to fund regional road capacity improvement necessitate by new growth in the region. The fees are based on a 10 year Capital Improvement Plan identifying needed capacity improvements on the regional road network.

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

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,



Rebecca Kapuler
Planner

Attachments

RK/jm

Copies:

Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Jeff Wilbrecht, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

February 1, 2018

FR: Chrono/PL 183-17

Mr. Eric Young, Senior Planner and
Ms. Julee Olander, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WTM18-002 (Prado Ranch North)

Dear Mr. Young and Ms. Olander,

We have reviewed the subject application and have the following comments and recommendations.

Comments and Recommendations:

1. RTC has submitted letters for this project on June 27, 2017, September 27, 2016, and August 23, 2016. Please see attached letters with our comments. We don't have any additional comments on Prado Ranch North at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Kapuler". The signature is fluid and cursive, written over a light blue horizontal line.

Rebecca Kapuler
Planner

Attachments

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Trevor Lloyd, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/876 Prado Ranch North



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

June 27, 2017

FR: Chrono/PL 181-17

Mr. Jeff Borchardt, Associate Planner
Community Development Department
City of Reno
P.O. Box 1900
Reno, NV 89505

**RE: LDC16-00026 (Prado Ranch Master Plan Amendment)
LDC17-00019 (Prado Ranch Planned Unit Development)**

Dear Mr. Borchardt,

The Regional Transportation Commission (RTC) has reviewed these requests for 1) a Master Plan amendment to change the existing land use descriptions from approximately 317 acres of Single Family Residential and approximately 106 acres of Parks/Recreation/Open Spaces; and 2) a zoning map amendment from approximately 317 acres of Single Family Residential – 15,000 square feet (SF15), approximately 63 to 729 acres of Planned Unit Development (PUD) This PUD Handbook is proposed to include land use designations of approximately 45 acres of single family residential, approximately 32 acres of multifamily, approximately 195 acres of industrial approximately 10 acres of commercial, and approximately 446 acre of Open Space along with all associated development standards. This is a Project of Regional Significance for (a) traffic (exceeds 6,250 average daily trips); a (b) sewage (exceeds 187,500 GPD). The 729 acre site is comprised of 14 parcels generally located along the east and west sides of Lemmon Drive from Patrician Drive to Oregon Boulevard within the Cooperative Planning Area (CPA) overlay zone.

The Regional Transportation Plan (RTP) identifies Lemmon Drive as an arterial with Moderate-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to:

Access Management Standards-Arterials¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.
² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.
³ Minimum spacing from signalized intersections/spacing other driveways.
⁴ If there are more than 60 inbound, right-turn movements during the peak-hour.

The policy level of service (LOS) standard for Lemmon Drive is LOS E between US 395 and Fleetwood and LOS D between Fleetwood and Chickadee. Policy LOS for intersections shall be designed to

provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The 2040 Regional Transportation Plan (RTP) identifies the following future capacity projects:

- Lemmon Drive from US 395 to Military Rd - widen from 4 to 6 lanes (PE and NEPA in 2017-2021 and Construction in 2018-2026)
- Lemmon Drive from Fleetwood Drive to Arkansas St - widen from 2 lanes to 4 lanes (PE and NEPA in 2017-2021 and Construction in 2018-2026)
- Military Road from Lemmon Drive to Echo Avenue – widen from 2 lanes to 4 lanes (2018-2026)
Eagle Canyon Extension from Lemmon Drive to Military Road – new 4 lane arterial (2027-2040)

The North Valleys Multimodal Transportation Study identified the intermediate and long term improvements for transportation in the North Valley's region. One of the long range improvements presented in the study included a new 4 lane arterial connecting Eagle Canyon Drive to Military Road. The RTC's Travel Demand Model currently shows a conceptual alignment which connects the Eagle Canyon Extension at the Military/Echo intersection. However, this alignment runs through Swan Lake. The Prado Ranch Traffic Study proposes to extend Lear Blvd as a new 2 lane road from Lemmon Drive west to the project's west property line. As an alternative to the current Eagle Canyon Extension alignment, the existing Lemmon Drive could be used along with the Lear Blvd extension to connect Lemmon Drive to Military Road. We recommend an alternative travel demand model run to evaluate a southerly connection.

The Prado Ranch Traffic Study prepared by Solaegui Engineers and submitted with the application identified the following improvements required to mitigate project buildout traffic impacts:

- Lemmon Drive/Patrician – potential future traffic signal
- Lemmon Drive/Multi-Family project access – improved as 3 leg intersection with stop control on the west approach and an exclusive left turn lane on the south approach.
- Lemmon Drive/Palace/Lear Blvd intersection – improved as a 4 leg intersection with stop control on the east and west approaches and an exclusive left turn lane on the south approach.
- Lemmon Drive/Convenience Store Access – improved as a 3 leg intersection with stop control on the east approach and an exclusive left turn lane on the north approach; the westbound left turn may ultimately need to be prohibited based on future volumes.
- Lemmon Drive/Deodar Way – improved as a 3 leg intersection with stop control on the east approach and an exclusive left turn lane on the north approach and exclusive right turn lane on the south approach. A signal may be warranted based on future build out volumes.
- Lemmon Drive/Warehouse South Access – improved as a 3 leg intersection with stop control on the east approach with an exclusive left turn lane on the north approach and an exclusive right turn lane on the south approach.
- Lemmon Drive/Warehouse North Access – improved as a 3 leg intersection with stop control on the east approach with an exclusive left turn lane on the north approach and an exclusive right turn lane on the south approach. A median acceleration lane may ultimately be required for the westbound to southbound left turn movement when the roadway is widened to 4 lanes.

This project should be required to meet all the conditions necessary to complete road improvements on Lemmon Drive within the limits of the proposed project to maintain policy LOS standards. Dedication of right of way for Regional Road Impact Fee improvements and dedication of right of way or setbacks adequate to complete RTP improvements should be required as a condition of approval. See the attached typical 98' right of way section for a 4-lane facility. Additional right of way may be required for dedicated turn lanes at intersections.

Page 3 LDC16-00026 & LDC17-00019 (Prado Ranch Master Plan and Planned Unit Development)

The Regional Road Impact Fee (RRIF) program charges new development to fund regional road capacity improvement necessitate by new growth in the region. The fees are based on a 10 year Capital Improvement Plan identifying needed capacity improvements on regional roads. The applicant may be eligible for waivers against the RRIF for right-of-way and/or construction of improvements to Lemmon Drive. A letter requesting to enter into a RRIF Offset Agreement must be submitted prior to the initiation of work with a fully executed agreement in place before completion of work on the eligible improvements.

Intersections may also be eligible for RRIF funding, but are limited to the intersection of two regional roadways. The Prado Ranch Traffic Study identifies the potential for traffic signals at the Lemmon/Patrician and Lemmon/Deodar intersections and mentioned these improvements could be funded through the RRIF program. However, Patrician and Deodar are not identified as regional roadways, and therefore improvements at these intersections would not be eligible for RRIF funding or waivers. Questions regarding RRIF Waivers should be directed to Julie Masterpool, RTC Engineering Manager – Traffic/RRIF at 775-348-0171.

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

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,



Rebecca Kapuler
Planner

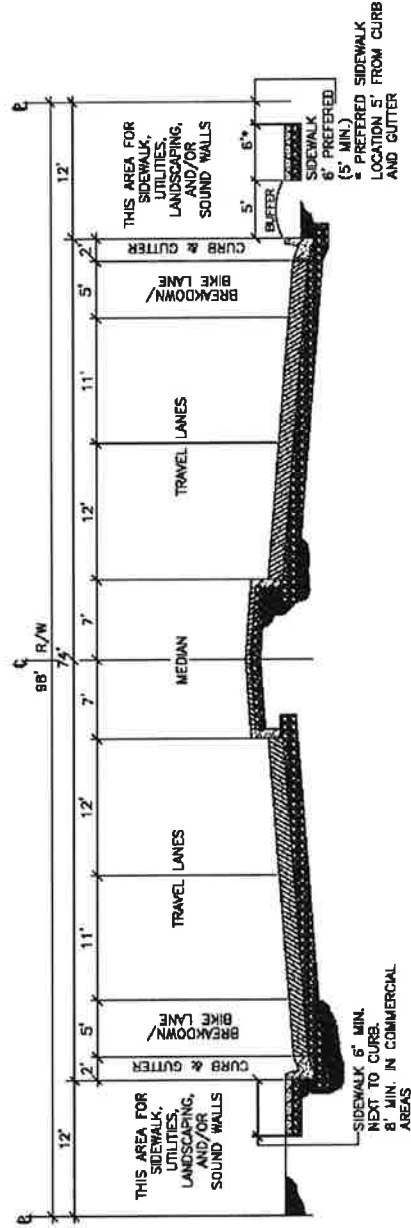
Attachments

RK/jm

Copies: Claudia Hanson, City of Reno Community Development
Janelle Thomas, City of Reno Community Development
Jae Pullen, Nevada Department of Transportation District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Jeff Wilbrecht, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/876 Prado Ranch Master Plan and Planned Unit Development

TYPICAL 4-LANE RIGHT-OF-WAY SECTION



TYPICAL 98' RIGHT-OF-WAY SECTION
FOUR TRAVEL LANES

REGIONAL TRANSPORTATION COMMISSION
RIGHT-OF-WAY SECTION





REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

September 27, 2016

FR: Chrono/PL 181-16

Mr. Jeff Borchardt, Associate Planner
Community Development Department
City of Reno
P.O. Box 1900
Reno, NV 89505

RE: LDC17-00019 (Prado Ranch Industrial Park PUD)

Dear Mr. Borchardt,

The RTC has reviewed this request for a: 1) zoning map amendment from approximately 317 acres of Single Family Residential – 15,000 square foot minimum parcel size (SF15) to Planned Unit Development (PUT). The PUD zoning is proposed to include approximately 87 acres of open space, 203 acres of industrial, 4.2 acres of commercial, and 19 acres of multifamily residential and/or commercial development and associated development standards for the subject site. This is Project of Regional Significance for: (a) traffic (exceeds 6,250 average daily trips), (b) employment (may exceed 938 employees), and (c) sewage (may exceed 187,500 GPD). The project is located to the east of Lemmon Drive between Arkansas Drive and Deodar Way in the SF15/Cooperative Planning Area overlay zone.

The 2035 Regional Transportation Plan (RTP) identifies Lemmon Drive as an arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to.

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

³ Minimum spacing from signalized intersections/spacing other driveways.

⁴ If there are more than 60 inbound, right-turn movements during the peak-hour.

The policy Level of Service (LOS) standard for Lemmon Drive is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

Page 2

LDC17-00019 (Prado Ranch Industrial Park PUD)

The 2035 Regional Transportation Plan (RTP) identifies Lemmon Drive from Limber Pine Drive to Deodar to be widened from 2 to 4 lanes in the 2023-2035 timeframe.

This development is designed as a Project of Regional Significance and will have an impact on the congestion levels on the regional road network and freeway in the North Valleys. RTC requests the applicant provide a site plan and a traffic impact study that assesses the traffic impacts to Lemmon Drive and the US 395/Lemmon Drive interchange for the existing, 2025 and 2035 timeframes. Once a development plan has been established for the project, we will provide additional comments.

The RTC is currently underway with the North Valleys Regional Transportation Study to identify transportation needs and alternate transportation improvements for regional roads in the North Valleys area. For more information, please contact Xuan Wang, RTC Project Manager at 775-332-9521 or xwang@rtcwashoe.com.

The land use data in the RTC's travel demand model does not include any residential growth. If this project is approved, we will adjust our travel demand model increasing the land use growth in the TAZ.

The applicant shall be required to develop and implement a Trip Reduction Program (hereinafter "Program") that is satisfactory to the RTC and the City/County Community Development Departments at least 30 days prior to the issuance of a Certificate of Occupancy (COO). The applicant shall work with the RTC Trip Reduction Specialist to develop and implement an appropriate Program to mitigate traffic implications from the project. The Program must address a combination of transportation modalities including, but not limited to, transit use, bicycling, walking, carpooling, vanpooling, parking management, flexible work schedules, telecommuting and park and ride. The Program shall identify an onsite Trip Reduction Coordinator. The applicant or successor shall continuously maintain and operate the Program. The Program will be subject to annual review for effectiveness and be subject to reasonable amendments at the discretion of the RTC. Please contact Carol Perry, Trip Reduction Specialist, at 775-348-0400 or cperry@rtcwashoe.com for further information on the Program.

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

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

Sincerely,



Rebecca Kapuler
Planner

RK/jm

Copies: Claudia Hanson, City of Reno Community Development

Bill Gall, City of Reno Community Development
Janelle Thomas, City of Reno Community Development
Jeremy Smith, Truckee Meadows Regional Planning Agency
Dan Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission
Xuan Wang, Regional Transportation Commission
Carol Perry, Regional Transportation Commission

/876 Prado Ranch Industrial Park PUD



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

August 23, 2016

FR: Chrono/PL 181-16

Mr. Jeff Borchardt, Associate Planner
Community Development Department
City of Reno
P.O. Box 1900
Reno, NV 89505

RE: LDC17-00017 (Prado Ranch)

Dear Mr. Borchardt,

The RTC has reviewed this request for a: 1) tentative map to develop a subdivision with 130 single family residential lots; and 2) a special use permit to allow cluster development. The approximately 36 acre site is located to the north of the Lemmon Drive and Patricia Way intersection.

The 2035 Regional Transportation Plan (RTP) identifies Lemmon Drive as an arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to.

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

² Minimum signal spacing is for planning purposes only, additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

³ Minimum spacing from signalized intersections/spacing other driveways.

⁴ If there are more than 60 inbound, right-turn movements during the peak-hour.

The policy Level of Service (LOS) standard for Lemmon Drive is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The 2035 Regional Transportation Plan (RTP) identifies Lemmon Drive from Limber Pine Drive to Deodar to be widened from 2 to 4 lanes in the 2023-2035 timeframe. Dedication of right-of-way or setbacks adequate to complete the improvements identified in the 2035 RTP should be required as a condition of approval. See the attached typical 98' right-of-way section for a 4-lane facility.

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

Page 2

LDC17-00017 (Prado Ranch)

The project proposes to extend Lear Boulevard to intersect with Lemmon Drive at the existing Palace Drive intersection. The plans show a slight offset between the Lear Boulevard Extension and Palace Drive. We recommend the Lear Extension align directly with Palace Drive to prevent through movements from jogging left through the intersection.

RTC is currently developing the North Valleys Regional Multimodal Transportation Study, which identifies needs and recommended transportation improvements for regional roads in the North Valleys region. Please have the developer contact RTC Senior Technical Planner, Xuan Wang, project manager for the North Valleys Study, at 775-332-9521 or xwang@rtcwashoe.com to discuss potential improvements.

The land use data in the RTC's travel demand model does not include any residential growth. If this project is approved, we will adjust our travel demand model increasing the land use growth in the TAZ.

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

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

Sincerely,



Rebecca Kapuler
Planner

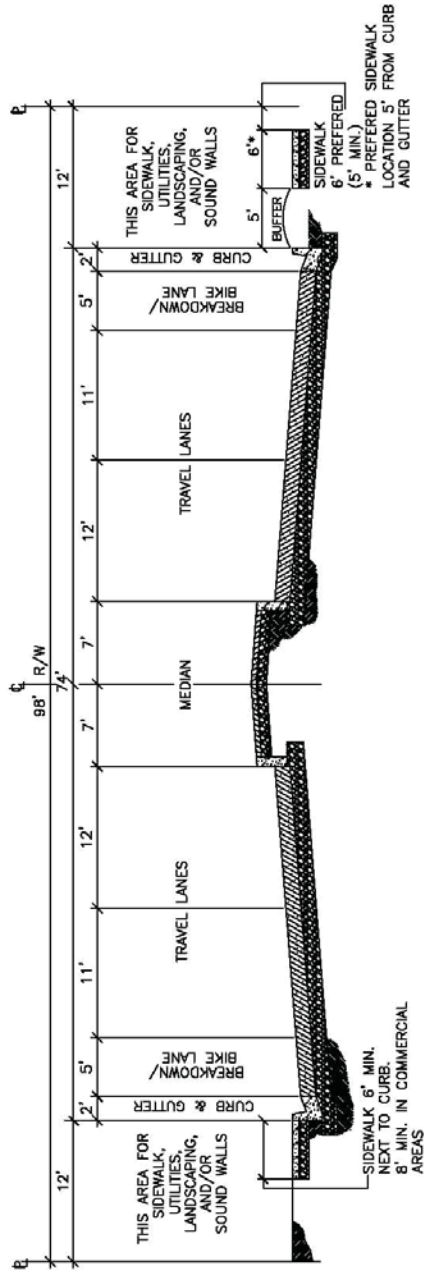
RK/jm

Attachment

Copies: Claudia Hanson, City of Reno Community Development
Bill Gall, City of Reno Community Development
Janelle Thomas, City of Reno Community Development
Jeremy Smith, Truckee Meadows Regional Planning Agency
Dan Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission
Xuan Wang, Regional Transportation Commission

/876 Prado Ranch

TYPICAL 4-LANE RIGHT-OF-WAY SECTION



TYPICAL 98' RIGHT-OF-WAY SECTION
FOUR TRAVEL LANES

REGIONAL TRANSPORTATION COMMISSION
RIGHT-OF-WAY SECTION



From: [Schull, Shyanne](#)
To: [Young, Eric](#); [Olander, Julee](#)
Subject: FW: January Agency Review Memo
Date: Monday, January 29, 2018 11:55:05 AM
Attachments: [image001.png](#)
[January Agency Review Memo.pdf](#)
[image003.png](#)

Good morning,
I have briefly reviewed item #4 and WCRAS does not have any issues or concerns.
Thank you,

Shyanne Schull
Director
Washoe County Regional Animal Services
2825A Longley Lane
Reno, NV 89502
775.328.2142 Office
775.322.3647 Dispatch
Sschull@washoecounty.us
www.washoeanimals.com

*"Promoting responsible care of animals
through education, proactive outreach,
and regulation, making Washoe County
a safe community".*



From: Stark, Katherine
Sent: Monday, January 22, 2018 10:52 AM
To: Schull, Shyanne
Cc: Stark, Katherine; Emerson, Kathy
Subject: January Agency Review Memo

Good morning,

Please find the attached Agency Review Memo with cases received in January by Washoe County Community Services Department, Planning and Building.

You've been asked to review the applications for **Items 2, 3 & 4**. The item descriptions and links to the applications are provided in the memo.

For **Item 2**, please note that the three blue links open the same, combined application. **Item 3** and **Item 4** have large applications; please click on the multiple blue links in order to review the entire

application.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Thank you!

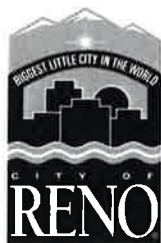
Katy Stark

Office Support Specialist | Washoe County Community Services Department | Planning & Building
Division

krstark@washoecounty.us | o 775.328.3618 | f 775.328.6133 | 1001 E. Ninth St., Bldg. A, Reno, NV
89512



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Community Development Department

MEMORANDUM

Date: February 20, 2018
To: Julee Olander, Planner, Washoe County Community Services
Department, Planning and Building Division
From: Jeff Borchardt, AICP, Associate Planner *JB*
Janelle K. Thomas, P.E., Associate Civil Engineer *JKT*
Subject: **WTM18-002 (Prado Ranch North)**

Thank you for allowing the City of Reno to comment on the proposed tentative map application for 538 lots located on the east side of Lemmon Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road (APNs 080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05). The following comments are a summary of the City of Reno concerns for the proposed development:

Drainage/Flood Control: This area experienced extensive flooding in 2017. Portions of the subject site are located in FEMA Flood Zones A and AE designations. City of Reno staff is concerned with the ability of the project to adequately mitigate the hydrology challenges in this area and to comply with the detention and retention requirements included in the Truckee Meadows Regional Drainage Manual. The preliminary drainage report indicates that the development will construct public drainage improvements through a series of trap channels throughout the project. These channels appear to ultimately discharge into the area on the west side of Lemmon Drive directly adjacent to Swan Lake. There does not appear to be any on-site detention or retention within the project area. Instead, the drainage study indicates that drainage will be handled on a regional level with nearly all of the volumetric offset areas occurring within the City of Reno in the Prado Ranch PUD area. At this time, neither the Prado Ranch PUD nor the CLOMR have been approved. Therefore, City of Reno Staff is concerned that the drainage with the proposed project is inadequate because it does not stand alone and relies on projects currently under review with the City of Reno to function.

As part of the PUD comments, City of Reno staff recommended the applicant provide additional mitigation measures beyond what is required in the Truckee Meadows Regional Drainage Manual. These recommended mitigation measures include, but are not limited to: 1) Volumetric offset that exceeds the 1:1 ratio currently required. This will assist in providing additional resiliency and may solve some of the existing flood issues in the areas surrounding Swan Lake; and 2) raising the elevation of Lemmon Drive in order to retain its viability as a useful thoroughfare during flooding events.

WTM18-002 (Prado Ranch North)

Page 2

City staff recommends the following for this project:

- The applicant should demonstrate the required facilities for volumetric mitigation fall on the project site. This will ensure that the subject project is not dependent on proposed projects outside of the County's jurisdiction to manage the storm water.
- Upsize the facilities used for volumetric mitigation to help reduce the stormwater flowing into Swan Lake.
- Require the applicant to raise the elevation of Lemmon Drive along the project frontage so that it is no longer in the flood plain.

Sewer: The application indicates that sewer service will be provided by the Reno-Stead Wastewater Reclamation Facility (RSWRF). Earlier applications for adjacent projects within the City were sending the wastewater to the Washoe County Lemmon Valley Wastewater Reclamation Facility (LVWRF). The County Community Services Department indicated that the facility was reaching capacity. Additionally, they indicated that the LVWRF is anticipated to be decommissioned within the next four years. Washoe County and City of Reno anticipate the expansion of the Reno Stead Wastewater Reclamation Facility (RSWRF) within this same timeframe from two million gallons per day (MGD) to four MGD. It is initially anticipated that a lift station will be built at the LVWRF to take the flows from the proposed project and the future Prado Ranch PUD to the RSWRF via the alignment of the Lear Boulevard extension. City staff recommends that this extension to the RSWRF occur first before any development occurs on the site.

Access, Traffic, and Circulation Concerns: Access to the site will be from Lemmon Drive via US 395 on the south. The 2040 RTP identifies widening of Lemmon Drive from 4 to 6 lanes from US 395 to Military Road and from 2 to 4 lanes from Fleetwood Drive to Arkansas Street in the 2022-2026 timeframe. Staff believes that the widening projects and capacity improvements to the US 395 corridor are critical to the success of the proposed project to move forward in a responsible manner. The StoneGate PUD was recently approved by City Council on February 14, 2018, and includes phasing triggers for capacity improvements on the US 395 corridor. It is likely that the offer to add these triggers to the PUD assisted City Council to make finding 5 in NRS 278A.500: *"The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment."* Timing of phasing may be appropriate to reduce the cumulative impact to Lemmon Drive and US395.

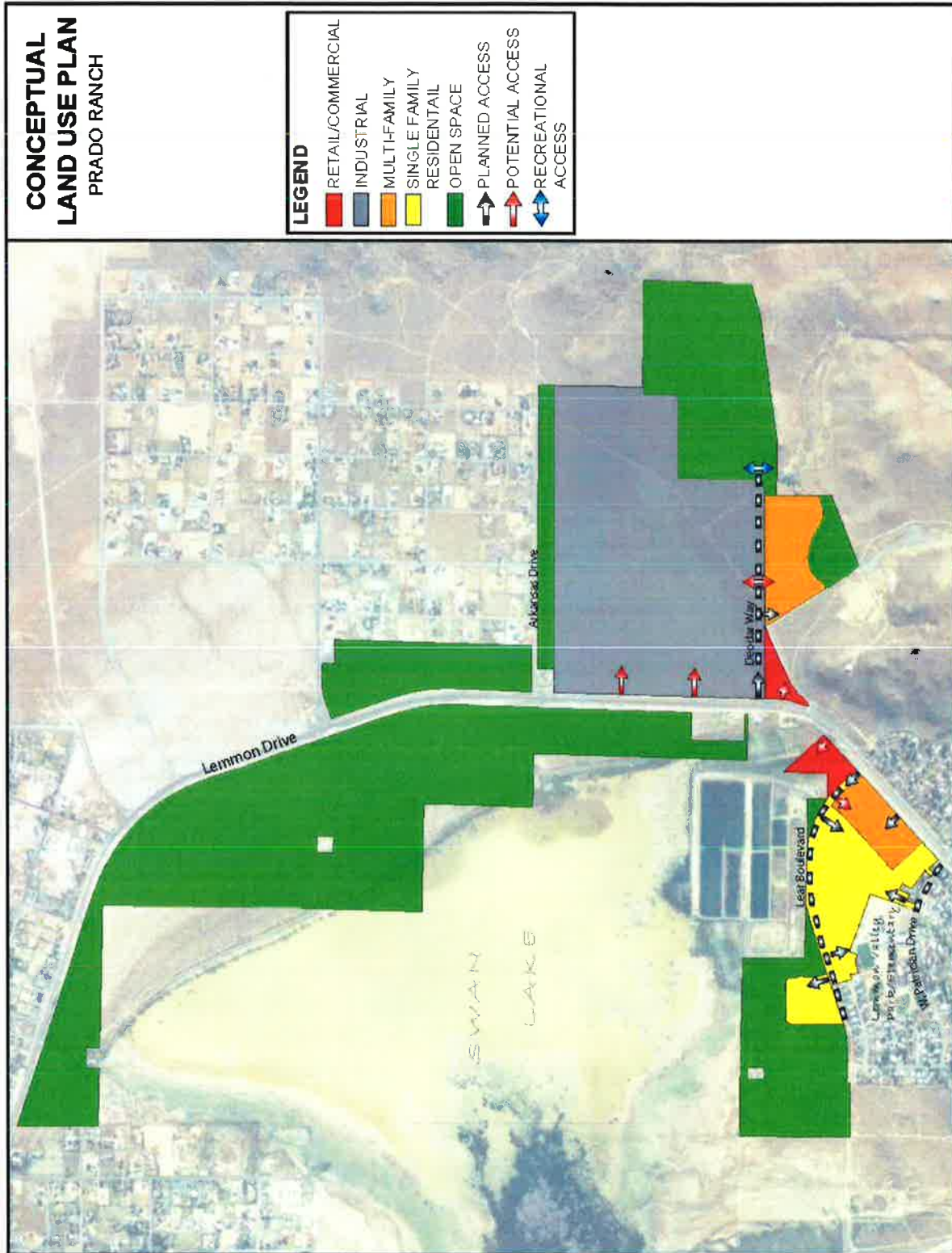
Traffic from the proposed Prado Ranch PUD in the City of Reno is anticipated to be ±15,919 Average Daily Trips (ADT), ±964 AM Peak Hour Trips (PHT), and ±1,280 PM PHT with a proposed ±3.6 million square feet of warehouse buildings, ±55,000 square feet of commercial floor area, a ±2,750 square foot convenience store with gas pumps, ±176 single family homes, ±528 apartment units, and ±448 acres of open space. The cumulative impacts from the build-out of the PUD and the proposed tentative map of 538 lots are anticipated to have a major impact to Lemmon Drive. City Staff

WTM18-002 (Prado Ranch North)

Page 3

recommends a condition that would require an updated traffic study with each final map phase to determine the cumulative traffic impact from all projects in the area. If the cumulative impacts from all projects in the area decrease the level of service to below LOS D, then the applicant should be required to improve Lemmon Drive along the project frontage or time the phasing with the RTC improvements.

In order to add context to the Prado Ranch North project, a land use map of the proposed PUD is attached.



From: Steve Shell
To: [Olander, Julee](#)
Subject: WTM-18-002
Date: Monday, February 12, 2018 1:16:05 PM
Attachments: [image001.jpg](#)

Prado Ranch North.

No water is committed for this project at this time.
The Division has no other comments.



Steve Shell
Water Resource Specialist II

Nevada Dept of Conservation & Natural Resources
Division of Water Resources
901 S. Stewart St., Ste. 2002
Carson City, NV 89701
Phone: 684-2836
Fax: 684-2811
sshell@water.nv.gov
water.nv.gov

From: [O'Connor, Tim](#)
To: [Young, Eric](#); [Olander, Julee](#)
Subject: WTM18-002 (Prado Ranch North) Applications Part 1, 2, 3
Date: Thursday, April 19, 2018 7:10:21 AM

Good morning,

Below is In reference to WTM18-002 (Prado Ranch North) Applications Part 1, 2, 3 – Revised Application.

While the Sheriff's Office Patrol Division has no specific objection to the plan, as with any new residential development project, there will be an increased burden placed on law enforcement to respond to calls for service at homes, for traffic accidents, investigations, other related issues and will even impact the Detention Facility as there will likely be members of this new development that will place a demand upon their resources as well. Unlike the Fire Department which has its own tax district to collect funds to staff their needs as growth occurs, law enforcement's staffing is not necessarily and rarely increased based upon new development.

In this situation, the Washoe County Sheriff's Office will not have its staffing increased to address the additional workload this development will impose. Albeit somewhat small in its overall impact, there will be a reduced level of service that will result to our community should this development be completed.

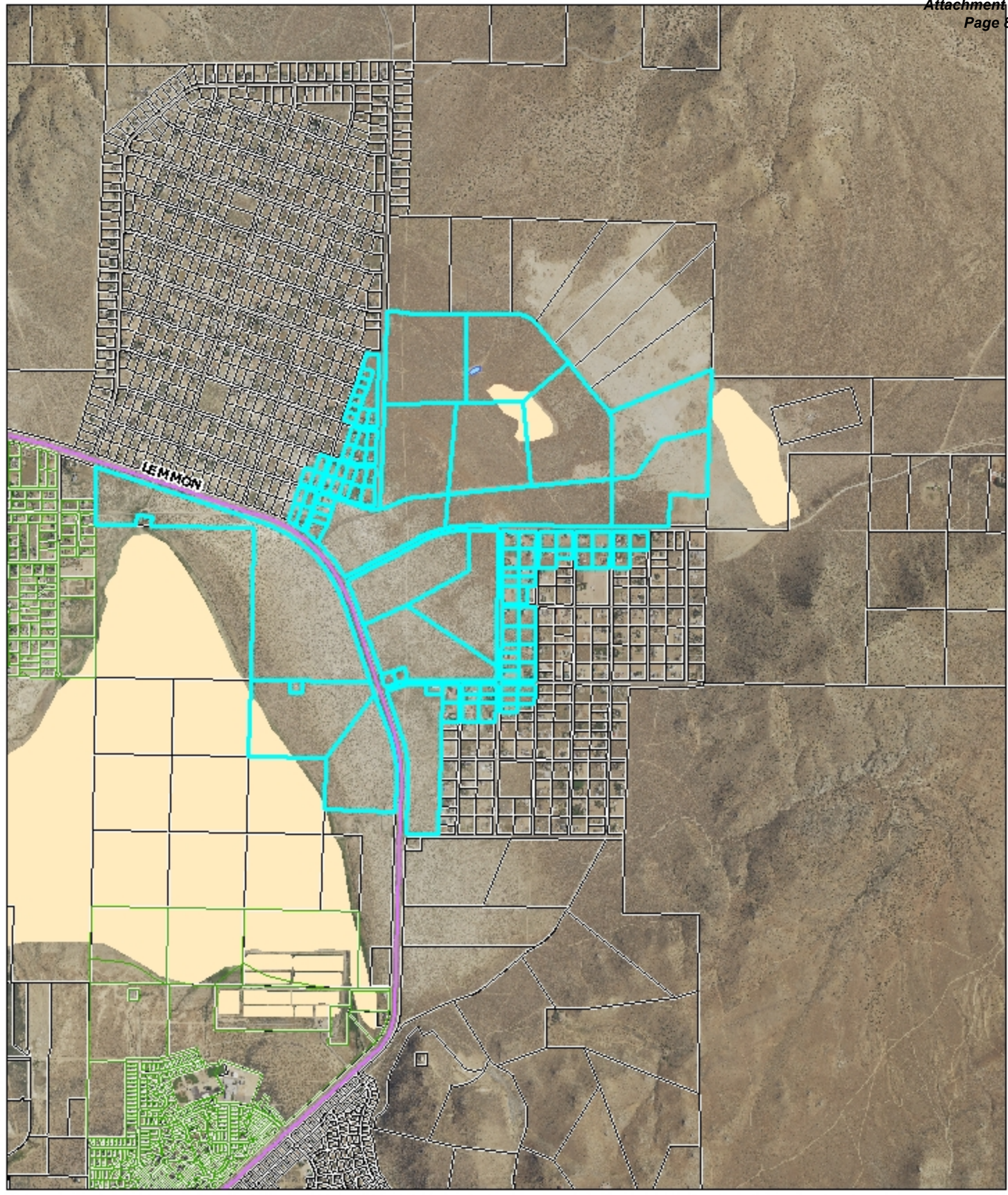
Captain Tim O'Connor
Washoe County Sheriff's Office
Patrol Division
775-328-3354
PRIDE - Professionalism, Respect, Integrity, Dedication, Equality

From: O'Connor, Tim
Sent: Wednesday, February 21, 2018 1:43 PM
To: Olander, Julee <JOlander@washoecounty.us>
Subject: Tentative Subdivision Map Case Number WTM18-002 (Valle Vista)

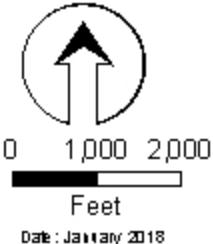
Good afternoon,

Regarding the Tentative Subdivision Map Case Number WTM18-002 (Valle Vista), the Washoe County Sheriff's Office has no objections with the plan. The additional residences will further strain our limited patrol resources, but we do not have an objection to the project.

Captain Tim O'Connor
Washoe County Sheriff's Office
Patrol Division
775-328-3354
PRIDE - Professionalism, Respect, Integrity, Dedication, Equality



WTM18-002 (Prado Ranch North)
Noticing Map (500 feet and 99 property owners)



Community Services
Department

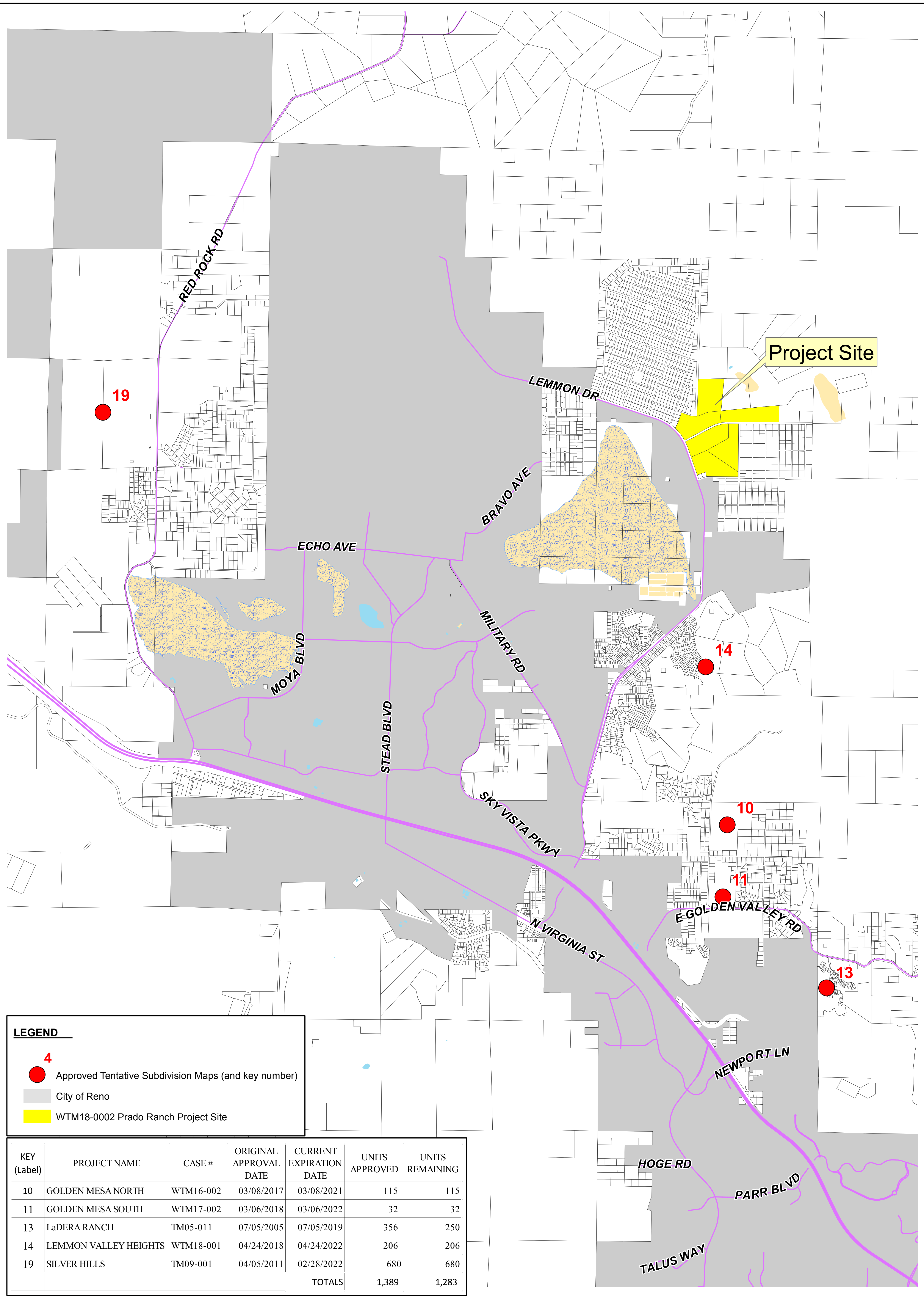


WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Source: Planning and Building Division

Date: January 2018



LEGEND

- 4 Approved Tentative Subdivision Maps (and key number)
- City of Reno
- WTM18-0002 Prado Ranch Project Site

KEY (Label)	PROJECT NAME	CASE #	ORIGINAL APPROVAL DATE	CURRENT EXPIRATION DATE	UNITS APPROVED	UNITS REMAINING
10	GOLDEN MESA NORTH	WTM16-002	03/08/2017	03/08/2021	115	115
11	GOLDEN MESA SOUTH	WTM17-002	03/06/2018	03/06/2022	32	32
13	LaDERA RANCH	TM05-011	07/05/2005	07/05/2019	356	250
14	LEMMON VALLEY HEIGHTS	WTM18-001	04/24/2018	04/24/2022	206	206
19	SILVER HILLS	TM09-001	04/05/2011	02/28/2022	680	680
TOTALS					1,389	1,283

**Planning and Building
Community Services Department**

**Approved Residential Subdivisions
NORTH VALLEYS VICINITY
(Unincorporated Area Only)**

SOURCE: Community Services Department, Planning and Building Division

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520

April, 2018
(775) 328-3600



June 18, 2018

Ms. Julee Olander; Planner
Washoe County Community Services Department
VIA EMAIL

**RE: Prado Ranch north
North Valleys Citizen Advisory Board Summary**

Julee,

In accordance with NV Policy 2.4, the following is a statement regarding the February 12, 2018 North Valleys CAB meeting regarding Prado Ranch North (WTM18-002).

Prado Ranch North (Case Number WTM18-002) was presented to the North Valleys Citizen Advisory Board (CAB) on February 12, 2018. A brief presentation was provided to the CAB and residents by the applicant's representative (Stacie Huggins, Wood Rodgers). The applicant's representative explained that the proposed project was designed as a common open space development which allows for a mix of lot sizes but restricts the number of lots based on the underlying density (4 du/ac) in accordance with the current zoning of Medium Density Suburban 4 (MDS4). The applicant's representative explained that as designed the project included 538 lots on 151 acres which equates to 3.55 du/ac. Applicant's representative explained how the subdivision concept was designed in accordance with the NVAP Character management standards including larger lots around the perimeter, a 30-foot wide landscape buffer around the perimeter, and smaller lots internal to the project with limited lighting to maintain "dark skies". Applicant's representative explained the larger lots are required in the NVAP but they also make sense to help transition from the larger existing lots to the smaller lots permitted by the MDS zoning designation. Applicant's representative explained the overall phased approach to the project with four villages and the anticipated timing of the various villages. Explained that the villages will be done in conjunction with the backbone infrastructure; addressing the volume off-set needed for drainage is top priority for developer.

Following the presentation, the item was opened for public comment. There were approximately 10 residents that spoke during public comment generally opposed to any development on the subject property based on impacts to Swan Lake, drainage/flooding in the area, perceived incompatible development, and traffic on Lemmon Drive.

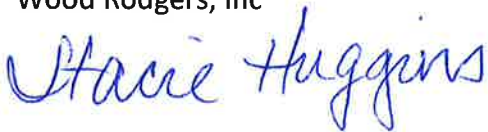
Following the meeting, there have been several changes to the site plan including reduction in lot count (490), reduced overall density (3.17 du/ac), added pedestrian connectivity throughout development, enhanced pedestrian access and landscaping throughout, and increased total open space (15.6%) which includes undeveloped areas along Lemmon Drive allowing the project to maintain functionality of the floodplain while creating usable open space for the community.

Prado Ranch North
North Valley CAB Meeting Summary
June 18, 2018
Page 2 of 2

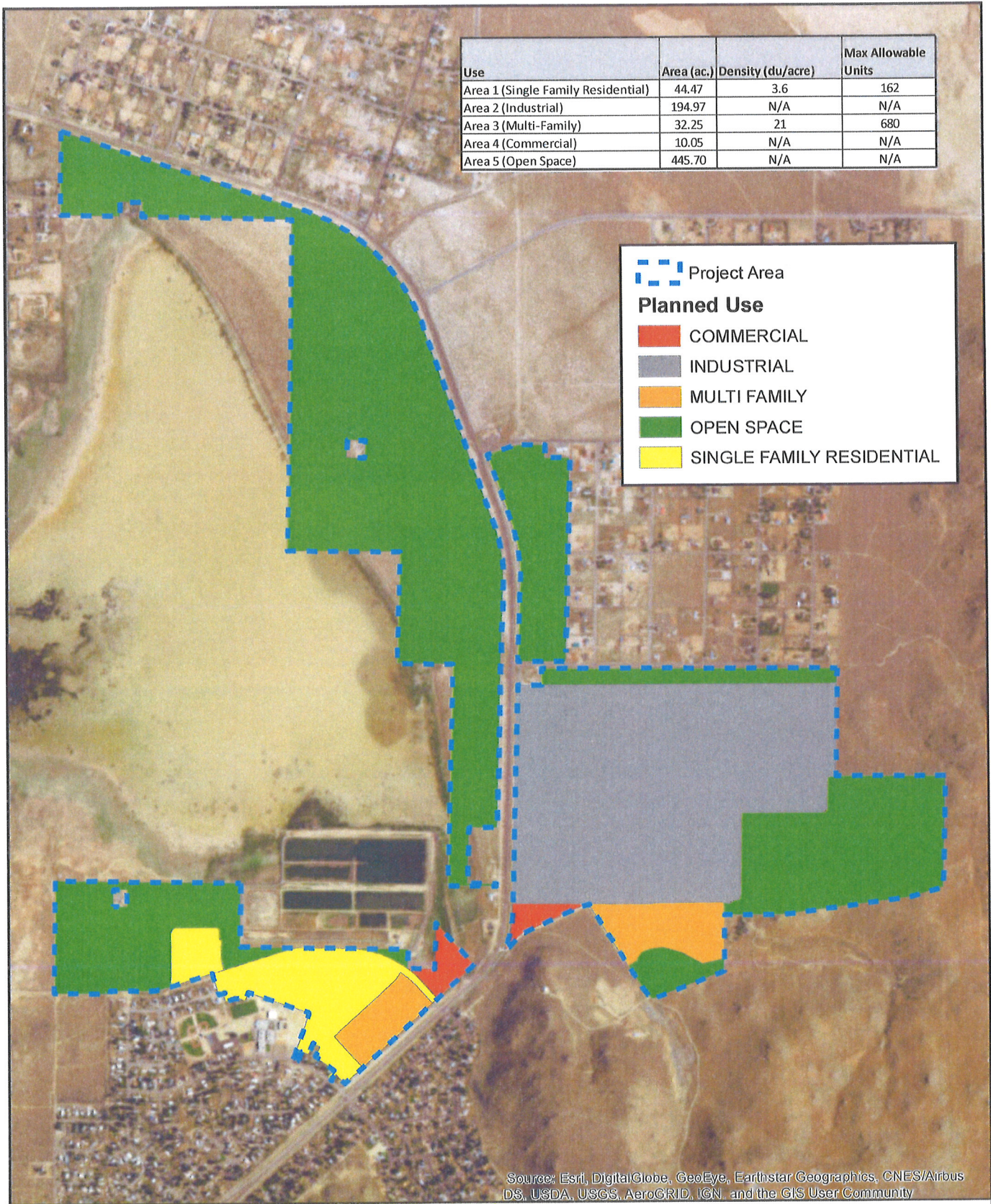
We believe that this project has been designed to meet all Washoe County Code and North Valley Area Plan requirements and although generally opposed by the neighbors, should be considered acceptable for this site.

If you need anything else or have any questions, please do not hesitate to contact me.

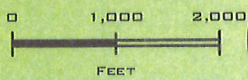
Sincerely,
Wood Rodgers, Inc



Stacie Huggins
Associate - Planning



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Conceptual Land Use Plan
Prado Ranch PUD
February, 2017


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4058
Fax: 775.823.4058

Tentative Subdivision Map Application Prado Ranch North

Submitted to Washoe County

January 16, 2018

Resubmitted April 16, 2018

Prepared for

Lansing-Arcus, LLC

12671 High Bluff Drive, Ste. 150

San Diego, CA 92130

Prepared by



WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068

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Map Pocket

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Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Prado Ranch North			
Project Description: A Tentative Map for a 506 lot common open space development with single family residential lots ranging in size from 5,500 - 24,058 square feet.			
Project Address: 0 Lemmon Drive, Washoe County 89506			
Project Area (acres or square feet): ~154.5 acres			
Project Location (with point of reference to major cross streets AND area locator): <small>The proposed project is located along the east side of Lemmon Drive between Nectar Street and Tupelo Street in the North Valleys Area Plan/LVS Character Mgmt Area</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
See Attached List		See Attached List	
Section(s)/Township/Range: S23/T21/R19 and S22/T21/R19			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: North Valleys Investment Group LLC		Name: Wood Rodgers, Inc.	
Address: 10345 Professional Circle Suite 100		Address: 1361 Corporate Blvd; Reno, NV	
Zip: 89521		Zip: 89502	
Phone: 775-789-3234	Fax:	Phone: 775-823-5258	Fax: 823-4066
Email:		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell: 775-250-8213	Other: <input type="checkbox"/>
Contact Person: Dustin Barker		Contact Person: Stacie Huggins	
Applicant/Developer: Lansing-Arcus, LLC		Other Persons to be Contacted:	
Name:		Name: Chris Coombs	
Address: 12671 High Bluff Drive, Suite 150, San Diego, CA		Address:	
Zip: 92130		Zip:	
Phone: 858-523-0719	Fax:	Phone:	Fax:
Email: wroberts@lansingcompanies.com		Email: coombs.lansing@gmail.com	
Cell:	Other:	Cell: 775-815-8425	Other:
Contact Person: Will Roberts		Contact Person: Chris Coombs	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative subdivision maps may be found in Article 608, Tentative Subdivision Maps.

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

The proposed Prado Ranch North project is located within Washoe County in an area that is commonly referred to as the North Valleys near the intersection of Lemmon and Chickadee Drive. More specifically the project site is bordered by Lemmon Drive to the west, Tupelo Street and undeveloped land to the north, Chesapeake Drive to the east, and Nectar Street to the south.

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

Prado Ranch North

3. Density and lot design:

a. Acreage of project site	154.5 acres
b. Total number of lots	506
c. Dwelling units per acre	3.3 du/acre
d. Minimum and maximum area of proposed lots	5,500 sq. ft. to 24,058 sq. ft.
e. Minimum width of proposed lots	50 feet
f. Average lot size	8,825 sq. ft.

4. Utilities:

a. Sewer Service	Reno-Stead Wastewater Treatment Facility
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	TMWA

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

a. Acreage of common open space:

17.5+/- acres

b. Development constraints within common open space (slope, wetlands, faults, springs, ridgelines):

Common open space areas provided to address perimeter buffering, on-site drainage channels, pocket parks within each Village, and a neighborhood park. No development constraints exist within the areas proposed for common open space.

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

min lot size = 5,500+/- sqft; max lot size = 24,058+/- sqft

d. Average lot size:

8,825+/- square feet

e. Proposed yard setbacks if different from standard:

Setbacks for Prado Ranch North will be in accordance with the zoning setbacks outlined for MDS4. Specifically, all lots will include 20 feet on the front & rear and 7 feet on the sides.

The project does propose to vary the minimum lot width from 70 feet to 55 feet.

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

The varied lot width is proposed in order to achieve a more efficient use of the site while providing open space corridors and buffers around the perimeter. In accordance with Article 408, Section 110.408.25 typical building envelopes have been included on the tentative map for reference. See Sheets G-01 thru G-06 of the tentative map plans.

g. Identify all proposed non-residential uses:

The proposed project does not include any non-residential uses at this time.

- h. Improvements proposed for the common open space:

The project includes approximately 17.5 acres of common open space which includes perimeter buffers, drainage channels, and parks. Specific improvements in common open space areas include an 8-foot wide DG meandering path within the perimeter buffers providing connection to existing pedestrian access, 60-100 ft wide drainage channels designed to safely convey storm flows across the site and into Swan Lake, pocket parks in each Village and a larger neighborhood park accessible to the public. Refer to Section 2 - Project Description and Section 4 - Drainage Report for additional information.

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

In accordance with the North Valleys Area Plan, the proposed project includes a meandering 8-foot wide DG path located within the 30-foot wide landscape buffer around the project perimeter. This meandering path will provide public connectivity in and around the proposed project. In addition, sidewalks will be provided along local roadways.

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

There are currently no known trail "systems" in the area. However, there is an existing multi-use paved path along the east side of Lemmon Dr. The 8-foot meandering DG path proposed as part of this project around the perimeter will provide an opportunity for pedestrians to safely access the Lemmon Dr path in several locations. It should also be noted that this DG path will provide connectivity to existing undeveloped areas surrounding the project.

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

There are no ridgelines on the property.

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

Yes, solid privacy fencing will be provided on side and rear lot lines between lots in accordance with Washoe County standards.

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

It is anticipated that a Homeowners Association (HOA), Landscape Maintenance Association (LMA) or equivalent will be established for the overall project and will be responsible for maintenance associated with open space, drainage channels and perimeter buffers.

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

According to the 1999 Presumed Public Roads map, the project site is bisected by a "presumed public road" known as Chickadee Drive. As a part of the proposed project, Chickadee Dr is proposed to be realigned and improved to arterial standards in accordance with the sections identified on sheet LB-1 of the Tentative Map. This road will continue to provide connectivity to the east where it ultimately connects, via dirt roads, to Eagle Canyon Road.

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

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

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

9. Will a special use permit be required for utility improvement? If so, what special use permits are required and are they submitted with the application package?

No special use permits are required for this project at this time.

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

At this time, an archaeological survey has not been conducted.

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

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

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

The applicant has conducted an Annexation/Discovery analysis with Truckee Meadows Water Authority. The analysis found that the project site is currently outside of the TMWA retail service territory and will require annexation by TMWA prior to a water service agreement. According to the TMWA Discovery, supply to the project can be met from the Fish Springs Ranch supply via TMWA's high pressure supply main in Matterhorn Boulevard.

For additional information, refer to TMWA Annexation/Discovery in Section 4 of this submittal packet.

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

To address energy conservation, homes are anticipated to be constructed using any of the following: smart or programmable thermostats, high efficiency heating and cooling systems, efficient lighting and appliances, energy efficient windows, and water protection systems.

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

A review of the Master Plan Conservation Element confirms that the project site is NOT in an area containing rare or endangered plants and/or animals, critical breeding habits, migration routes or winter range.

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

The proposed project does not include any private roads or gates. All roads proposed with this project will be designed to meet Washoe County street standards and safe pedestrian access will be provided via sidewalks through the project site.

15. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

Yes, since the proposed project is surrounded by existing residential lots, a 30-foot wide common open space buffer with an 8-foot wide DG path has been provided around the entire perimeter. To further mitigate impacts of new development adjacent to existing development, lots proposed adjacent to existing residents (around the project perimeter) will be a minimum of 15,000 square feet. These design elements are in conformance with the Lemmon Valley Character Management Area found in the North Valleys Area Plan.

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

Goal 6 of the North Valleys Area Plan includes several policies that relate to this project. Specifically, Policy NV6.1 includes requirements specific to new single family subdivisions on properties designated MDS4. As designed and previously discussed, this project complies with these standards specifically addressing residential adjacency buffers, frontage only on new roads, and minimal street lighting. Refer to Section 2 - Project Description for additional information.

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

Section 110.208.10 Residential Subdivision Landscaping requires the use of climatic adaptive landscaping in the front yard of each new residential lot. As part of the proposal all new lots will be subject to this modifier. Additionally there are no signs proposed in this project, however, any new sign will be subject to Section 110.208.20 of the WC development code.

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

The project is expected to be completed in multiple phases. Development is phased to stay outside of the 100-year flood zone until a regional drainage solution is adopted by both Washoe County and City of Reno.

A preliminary phasing plan has been included in Section 3 of this application.

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

Yes No If yes, include a separate set of attachments and maps.

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

Yes No If yes, include separate attachments.

Grading

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

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

0 cubic yards will be excavated on-site

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

The project will require approximately 1 million cubic yards of import. It is anticipated that the import needed for this project will come from other properties owned by the Developer.

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

Yes. The proposed development will be visible from all directions. A 30 foot landscaped buffer with trees will be provided adjacent to all existing lots to mitigate visual impacts. Additionally, fencing will be provided along all side and rear lot lines to further mitigate visual impacts.

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

Slopes associated with the proposed development will not exceed 3:1 maximum. Where necessary, erosion control matting or equivalent may be utilized until such revegetation is established.

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

No berms are proposed as a part of this project.

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

Due to topography, it is likely that retaining walls will be required in some areas adjacent to the 30 foot wide landscape buffer. Where necessary, the site has been designed to ensure that walls will not exceed 6 feet in height and will likely be manufactured block or equivalent.

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

No. The proposed project does not require removal of any trees.

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

Specific seed mix for revegetation areas will be determined during final design, however, the applicant does not anticipate using mulch.

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

The proposed project does not include temporary irrigation. Dust control on flatter areas of the graded site will be provided through the use of dust palliative or other acceptable, non-irrigated means.

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

No.

Project Description

Location

The Prado Ranch North project is located at the intersection of Lemmon and Chickadee Drive within Washoe County in an area that is commonly referred to as the North Valleys. The project area consists of 154.5± acres and includes all of Washoe County Assessor Parcel Number (APN) of 080-723-01 and portions of APN's 080-723-02, & 03, and 080-721-03, 04 & 05. The property is generally surrounded by undeveloped/vacant land and single-family residences and is more specifically bordered by Lemmon Drive and Matterhorn Blvd to the west, Tupelo Street and undeveloped land to the north, undeveloped land and Chesapeake Drive to the east, and Nectar Street to the south, (*Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet*).

Site Characteristics

The project site is in a nearly flat area with gentle sloping from east to west. The entire site is free of steep slopes with no slope over 15%. The site is divided by two roads running east to west, Chickadee Drive and Sand Pit Road. Chickadee Drive is a paved road that provides access to Lemmon Drive and the existing residential development to the east. Sand Pit Road is a dirt road providing access to a sand pit northeast of the site. The site is characterized by native vegetation (primarily native shrubs, sagebrush, and grasses). The southwestern portion of the site is within the FEMA flood hazard zone AE.

Zoning and Master Plan Designations

The project site is located within the Lemmon Valley Suburban Character Management Area (LVSCMA) of the North Valleys Area Plan (NVAP). The Master Plan designation is Suburban Residential and the zoning designation is Medium Density Suburban 4 (MDS4) (*Refer to Existing Zoning Map, Existing Master Plan Map Exhibits in Section 3 of this submittal packet*).

Character Management Area

Goal six of the North Valleys Area Plan includes several policies that apply to the Lemmon Valley Suburban Character Management Area (LVSCMA). Policy NV 6.1 applies to new single family residential developments on properties zoned MDS4. Specifically, the proposed project is in conformance with the following policies:

NV6.1(a) – When adjacent to or across a street from residential development in existence as of the final adoption of this plan, provide a minimum 30-foot wide, open space buffer, containing a minimum 8-foot wide decomposed granite trail, on the perimeter AND maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR provide for perimeter parcel sizes that match the existing residential parcels.

RESPONSE: There are existing single-family residences to the northwest and southeast of the project area. In accordance with the Policy, proposed parcels adjacent to existing development have been designed as 15,000 square foot minimum lots and 30-foot landscape buffer with an 8-foot wide DG path. Furthermore, in addition to these standards, additional open space and drainage facilities have been provided along/adjacent to roads to further help minimize visual impacts to the existing residences and to be in compliance with the requirements in the LVSCMA.

NV6.1 (b) – Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development in existence as of the final adoption of this plan.

RESPONSE: Although house plans have not yet been formalized for this project, the Applicant understands and will restrict perimeter housing when adjacent to or across a street from existing residential to single story homes.

NV6.1 (d) – In regulatory zones LDS 1, LDS2; MDS3; and LDS4, new residential parcels shall not front on existing streets.

RESPONSE: As designed, all proposed lots front onto new streets within the proposed development. No lots associated with Prado Ranch North will have direct access to existing streets in the area.

NV6.1 (h) – Minimize the use of street lighting. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards.

RESPONSE: The proposed project does not include street lighting with the exception of at main street intersections. Where street lights are proposed at intersections, they will not exceed 15 feet in height and will include refractors to direct lighting down toward the street.

Current Request

The current request is to develop a 506-lot common open space single family residential development on approximately 154.5± acres. To meet the common open space (COS) requirements, the proposed project has been designed with a mix of lot sizes ranging from 5,500 square feet to 24,058 square feet with an average lot size of 8,825 square feet. The overall density is 3.3 units per acre and is in accordance with the allowed maximum density of 4.0 units per acre as outlined in the NVAP. The project includes 17.5± acres of common area, open space and neighborhood parks and is in accordance with Article 408 of the Washoe County Development Code.

The request is summarized as follows:

- A **Tentative Subdivision Map** to permit development of a 506-lot single-family subdivision on 154.5± acres through the Common Open Space Development Standards.

Common Open Space Tentative Map Design

The Prado Ranch North Common Open Space development is an appropriate use for the project site given the preservations of open space and efficient use of land. The Tentative Map has been designed in conformance with the zoning designation (MDS4) with a mix of lot sizes intended to provide a transition from the larger existing residential to the proposed slightly smaller residential lots. As noted previously, the proposed project has been designed in accordance with the policies outlined in the NVAP Lemmon Valley Suburban Character Management Area and other pertinent Washoe County Development Code regulations.

The project has been divided into four Villages with a newly proposed major arterial road, Prado Ranch Boulevard, which will connect to Lemmon Drive and provide access to the northeast, eventually connecting to Eagle Canyon (as identified in the RTC RTP). This new road will replace and improve the existing connection between Chickadee Drive and Lemmon Drive and Chesapeake Drive. Villages 1, 2, and 3 will be located to the south of Prado Ranch Blvd. and Village 4 will be located to the north.

Looking specifically at density associated with the proposed project, in the Medium Density Suburban-4 zoning district, 4 dwelling units per acre are permitted. Based on the total project acreage, under the existing zoning, a total of 615 units are permitted. As designed, the proposed project is seeking approval for 506 lots, which equates to 3.3 dwelling units per acre.

Although the minimum lot size in the MDS4 zoning designation is 9,000 square feet, through the Common Open Space development standards, lot sizes can be modified as long as the overall project, and in this case, each Village, is within the minimum number of dwelling units per acre. The breakdown below shows that in addition to the overall density, each Village within the project meets the density requirement.

- Village 1 (7,000 SF – 70x100) = ±77 Lots; 3.9 du/ac
- Village 2 (6,000 SF – 60x100) = ±147 Lots; 3.6 du/ac
- Village 3 (7,000 SF – 70x100) = ±131 Lots; 3.6 du/ac
- Village 4 (6,000 SF – 60x100) = ±151 Lots; 3.3 du/ac

It is worth noting that in accordance with the NVAP, 15,000 square foot lots have been proposed along the project perimeter adjacent to existing development. These perimeter lots provide a transition between the larger existing lots and the proposed lots.

In addition to residential development, the project includes approximately 17.5± acres of common open space including a 3.5-acre neighborhood park site located near Village 4. Each Village also includes a pocket park that will be maintained by an HOA or equivalent. (*Refer to Tentative Map Plan Set in Section 3 and Map Pocket of this submittal packet*).

Minimum lot sizes, widths and setbacks for the tentative map are proposed as follows:

Minimum Lot Size: 5,500± square feet
Minimum Lot Width: 55 feet
Minimum Building Envelope: 2,100 square feet

Minimum Setbacks:

Front Yard Setback = 20 feet
Side Yard Setback = 7 feet
Rear Yard Setback = 20 feet

It should be noted that approximately 12± acres along Lemmon Drive have been reserved for “Future Development” and is not a part of this tentative map application. This area was not included in the Single-Family subdivision in order to provide flexibility and options for future use, which may include Commercial uses as allowed in the MDS4 zoning district when market demands warrant such development.

House Design

Homes within each village are proposed to be one and two-story designs with minimum two car garages. As previously mentioned, house plans have not yet been formalized for this project, however, the Applicant understands and will restrict perimeter housing when adjacent to or across a street from existing residential to single story homes.

Grading

The project site grading is such that the site is virtually all fill. As any portion of the project that falls within the AE flood hazard zone will need to be raised to an elevation in accordance with Section 110.416.65 of the Washoe County Development Code, much of the western edge of the site adjacent to Lemmon Drive must be raised above existing ground. Due to minimum street slope requirements within Washoe County Code, the grading on site is unable to generate any onsite cut to offset fill, and therefore the site will require importation of approximately 1,000,000 cubic yards from other properties owned by the Developer to complete onsite grading.

It should be noted that if it is determined that raising the elevation of any portion of Lemmon Drive directly adjacent to the proposed project is necessary, then Lansing-ARCUS will work with Washoe County to determine a mutually agreeable elevation to satisfy any potential requirements set forth by the Engineering & Capital Projects Division. *(Refer to Tentative Map Plan Set in Section 3 and Map Pocket of this submittal packet)*

Drainage

A drainage system consisting of two open channels will collect offsite sheet flows from the undeveloped land and the surrounding residential units to the north and east and convey it through the property to the west and into Swan Lake. The main channel will range in size from 60-100 feet wide and will carry offsite flows as well as flows from Villages 1 and 3 and convey them to the west. The main channel will convey these flows along the south side of the proposed Prado Ranch Blvd, under Lemmon Drive through pipes and into a retention basin located within the City of Reno. A smaller channel approximately 60 feet wide will feed into the main channel. This will run north to south and will collect offsite flows north of the site as well as onsite flows from portions of Village 4 and convey them south under Prado Ranch Blvd and into the main channel.

Onsite sheet flows from the Villages and streets will flow into gutters which will convey the storm water into drop inlets and underground storm pipes. The storm pipes will then convey to the open channel ditches and be conveyed through the site, under Lemmon Drive, and into an offsite retention basin. Onsite flows from Village 2 will be conveyed under Lemmon Drive and into the retention basin. There will be no negative impacts to adjacent or downstream properties as a result of the proposed development during the 5-year and 100-year storms due to the implementation of the proposed mitigation/retention basin. This retention basin will be located across the street from Lemmon Drive on APN 080-722-03 within the City of Reno, *(Refer to Tentative Map Plan set in Section 3 and Preliminary Drainage Report in Section 4 and Map Pocket of this submittal packet)*.

Any fill placed within the flood hazard zone will be mitigated as required by County Code, in addition to the increase in storm water volume to the flood hazard area due to development of the project. The mitigation area is proposed on APN 080-722-03 which is located within the City of Reno limits across the street of Lemmon Drive. In accordance with the Preliminary Hydrology Report in Section 4 of this application it is anticipated that up to 247,000 cubic yards will be removed from this parcel as mitigation for the fill that will occur within the AE flood hazard zone in the project area, in addition to mitigation for increase in storm water volume due to development. Any permits required to provide this mitigation will be obtained through the City of Reno. Disturbed areas will be landscaped and/or revegetated with native vegetation and stabilized in accordance with Washoe County requirements, *(Refer to Tentative Map Plan Set in Section 3 and Map Pocket of this submittal packet)*.

Traffic and Circulation

There will be several access points into the proposed project with the main entrance being the newly proposed Prado Ranch Blvd accessed off of Lemmon Drive and will be located approximately 1,600 feet north of Nectar Street and approximately 1,000 feet south of Tupelo Street. Prado Ranch Blvd is referred to as the major arterial on Sheet LB-1 of the tentative map plans and will extend off Lemmon Drive, run northeasterly through the site and terminate at the project's northeast boundary.

Prado Ranch Parkway will replace the existing segment of Chickadee Drive between Lemmon Drive and Chesapeake Drive. As part of the project, a new segment of Chickadee Drive will be constructed between Chesapeake Drive and Prado Ranch Parkway near the project's northeast boundary. Access to the four villages will be provided from two access roads intersecting Prado Ranch Parkway and one access road intersecting Nectar Street and Chickadee Drive.

Prado Ranch Blvd will act as the backbone road and provide several points of access to the north and south subdivisions as well as connectivity to the existing Chickadee Drive. From Prado Ranch Blvd several collectors will provide access into the various villages ultimately connecting with a network of local streets providing connectivity throughout the project.

In accordance with Washoe County standards for Major Arterials, Prado Ranch Blvd is proposed as a 100-foot right-of-way with four travel lanes, bike lanes, a 16-foot landscape median with a minimum 5-foot wide sidewalk and parkway strips on both sides. All collectors and major local streets will be a 68-foot right-of-way with two travel lanes and a 4-foot wide park strip and 5-foot wide sidewalk on both sides. The minor local streets will have the smallest right-of-way at 42 feet and will consist of two travel lanes with a minimum 4-foot wide sidewalk on both sides, (*Refer to Tentative Map Plan Set in Section 3 and Map Pocket of this submittal packet*).

A Traffic Report was prepared by Solaegui Engineers based on the proposed project layout. The Study found that the project is anticipated to generate 4,939 average daily trips with 386 AM peak trips and 478 PM peak trips occurring. In order to mitigate the increased traffic resulting from the proposed project the following improvements will be provided:

- Lemmon Drive/Nectar Street intersection should include an exclusive right turn lane at the south approach containing 245 feet of storage/deceleration length with a 100-foot taper.
- Lemmon Drive/Prado Ranch Parkway intersection should include stop sign control and separate left and right turn lanes at the east approach and an exclusive right turn lane at the south approach containing 245 feet of storage/deceleration length with a 100-foot taper.
- Where access is provided to Nectar Street through Village 2, this segment will be designed as a collector street.

A copy of the full Traffic Report prepared by Solaegui Engineers is provided in Section 4 of this application for reference.

Common Areas

A total of 17.5± acres (11%) of the project will be dedicated to common open space. This includes open channel drainage, open space buffer/trail access, and four parks. In order to meet the residential adjacency standards found within Goal Six of the NVAP, the project includes a 30-foot wide buffer around the perimeter that consists of landscaping and a minimum 8-foot wide multi-use trail. This landscaped buffer, combined with the larger 15,000 square foot lots, aids in the transition from the existing residential to the new residential.

In order to promote pedestrian circulation, access to the perimeter trail has been provided within each Village. Additionally, where public access is currently available via existing dirt roads in and around the site, that access will be perpetuated (*Refer to Trails Map in Section 3 of this application*). It should be noted that while public access will still be available to the surrounding undeveloped areas, most of those properties are privately owned and should not be considered as public property.

The project also includes a number of parks varying in size and location. In addition to the 3.7± acre neighborhood park proposed adjacent to Village 4, each Village includes a pocket park ranging in size that will be maintained by an HOA or LMA, or equivalent. Each of these parks will be accessible to pedestrians via sidewalks or the public trail network around the project.

All open space will be landscaped and/or revegetated with a native vegetation mix and all parks will receive formal landscaping and/or park amenities. All areas dedicated to common area will be maintained by a future Home Owners Association (HOA) or Landscape Maintenance Association (LMA) or equivalent (*Refer to Preliminary Landscaping Plan in Section 3 and the Map Pocket of this submittal packet*).

Landscaping

In accordance with Section 110.412.35 all front, rear or side yards that adjoin a public street include a minimum of one tree for every fifty linear feet of street frontage. Where lots abut a proposed arterial, collector, or major local the project includes a 5-foot wide buffer strip with a minimum of one tree per every 50 feet. (*Refer to Preliminary Landscaping Plan in Section 3 and the Map Pocket of this submittal packet*)

Front yard landscaping will also be provided for each lot in accordance with Washoe County Code including Section 110.208.10 which requires the use of climatic adaptive landscaping in the front yard of each new residential lot.

Fencing

With construction of the homes, standard, 6-foot high, solid fencing will be provided along rear and side lot lines throughout the development.

Project Signage

Signage is not proposed at this time. However, it is likely that monument style entry sign(s) maybe located near each Village entry point. Materials will be consistent with the style of the future homes. Lighting of the sign(s) will be indirect.

Water, Sewer and Utilities

Utilities are currently stubbed near the site in Lemmon Drive and Nectar Street.

The applicant has conducted an Annexation/Discovery analysis with Truckee Meadows Water Authority. The analysis found that the project site is currently outside of the TMWA retail service territory and will require annexation by TMWA prior to a water service agreement. According to the TMWA Discovery, supply to the project can be met from the Fish Springs Ranch supply via TMWA's high pressure supply main in Matterhorn Boulevard. For additional information, refer to TMWA Annexation/Discovery in Section 4 of this submittal packet.

Sewer service is anticipated to be provided by the City of Reno with treatment at the Reno-Stead Wastewater Treatment Plant. The proposed project is anticipated to generate approximately 434,760 gallons per day at peak flow with treated flow estimated at 116,663 gallons per day. A preliminary sanitary sewer report is provided in Section 4 of this application packet.

NV Energy will provide gas and electrical service to the project. Telephone service will be provided by AT&T while cable service will be from Charter Communications.

Schools

Students residing in the project area will attend Lemmon Valley Elementary School; O’Brien Middle School and North Valleys High School.

Police and Fire Service

Police will be provided by Washoe County and fire service will be provided by the City of Reno. The closest fully staffed fire station is Reno Station 9 which is located approximately 4.3 miles away, near the Reno/Stead Airport. A volunteer Washoe County fire department is located adjacent to the property and is referred to as Truckee Meadows Fire Station 223 located at 130 Nectar Street just west of the intersection of Nectar Street and Redpine Road.

Parks

The project is approximately 1,500 feet to the west of Lemmon Valley Horseman’s Arena which is considered a special use park. Other special use parks include the Swan Lake Nature Study Area southwest of the project that provides a trail system and educational amenities. With the exception of these recreational opportunities, the project is generally in an area that is considered underserved by park amenities by the Washoe County Regional Parks and Open Space.

To address the lack of park facilities in the area, the Developer has designed the project to include several parks including a 3.75-acre neighborhood park that will be accessible to the public. All parks within Prado Ranch North will be maintained by the HOA or LMA, or equivalent.

Development Statistics Summary

The following is a summary of the development statistics of the site:

Total Site Area:	154.5± acres
Total Dwelling Units:	506 single family residences
Gross Density:	3.3± d.u./acre
Total Lot Area:	102.5± acres (66%±)
Total Right of Way Area:	34.5± acres (22%±)
Total Common Area/Open Space	17.5± acres (11%±)

Site Analysis

Land Use: The site is currently undeveloped with a Master Plan designation of Suburban Residential and corresponding zoning designation of Medium Density Suburban 4 (MDS4). The proposed land use is single family residential, which meets the policies of the Master Plan and Zoning designations. Surrounding property designations are shown on the Zoning Map included in Section 3 of this application. At the time of this application, there are no known development plans on adjacent unbuilt sites.

Existing Structures: The subject site is currently undeveloped and does not include any structures.

Existing Vegetation: The subject site consists primarily of native shrubs, sagebrush and desert grasses. There are no trees on the subject site.

Topography: The project site is in a nearly flat area with gentle sloping from east to west. The entire site is free of steep slopes with no slope over 15%.

Soil: The subject site is located within the eastern portion of Lemmon Valley with a portion of the site located within the Lemmon Valley playa. Soils associated with future development of Villages 1 and 2 are generally clayey sand overlying poorly graded sand with silt and sandy lean clay. Soils associated with Villages 3 and 4 generally consist of silty sand and poorly graded sand with silt. A preliminary soils report is included in Section 4 of this application.

Natural Drainageways: There are no natural drainageways on or adjacent to the site.

Wetlands and Water Bodies: There are no wetlands on the site. A Conceptual Drainage Report prepared by Cardno is included in Section 4 of this application.

Flood Hazards: A portion of the project site is located within the FEMA mapped 100-year Swan Lake Floodplain. FEMA Flood zone designations are identified on the Tentative Map.

Seismic Hazards: There are no known seismic hazards on or near the subject site.

Avalanche Hazards: There are no known avalanche or other landslide hazards on the site.

Sensitive Habitat and Migration Routes: There are no sensitive habitats or migrations routes on the site.

Significant Views: See attached photos.

Easements: Refer to Tentative Map sheets for easements.

Utilities: Refer to Tentative Map Utility Sheets.

Appropriate Access Points: The subject site is accessed via Lemmon Drive which will connect to a newly proposed road, Prado Ranch Boulevard. This road will be designed as a major arterial in accordance with the 2040 RTC RTP which identifies this road as a future connection to Eagle Canyon. In addition to providing future access to Eagle Canyon/Spanish Springs area, this road will connect with Chickadee Drive and Chesapeake Drive, both of which are existing dirt public roads.

TENTATIVE MAP FINDINGS

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

The proposed map is consistent with the current Master Plan designation of Suburban Residential and meets applicable goals and policies of the Washoe County Master Plan and the North Valleys Area Plan.

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

The proposed subdivision is consistent with the Master Plan and the North Valleys Area Plan, particularly as related to the Lemmon Valley Suburban Character Management Area goals and policies (NV 6.1) regarding regulatory zones, parcel sizes, limiting dwellings to single story on the perimeter when adjacent to or across the street from existing residential development, landscape design, and lighting.

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

The project site is a nearly flat area with gentle sloping from east to west and is physically suited for the residential developed as designed. The number of dwellings and configuration of the proposed subdivision is consistent with the requirements of the master plan.

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

In accordance with Article 702, the proposed project has been designed to ensure that public infrastructure necessary to support the project is available concurrently with the impacts of the project without causing the level of service to fall below adopted standards. It is anticipated that as a part of this project, new facilities/infrastructure will be constructed by the Developer to Washoe County standards to ensure that sanitary sewer service is provided to all new dwelling units.

- (e) Fish and 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;**

The proposed subdivision is not located within an environmentally sensitive location. The improvements associated with the project are not anticipated to cause substantial environmental damage or harm to endangered plants or wildlife habitats.

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

The proposed subdivision has been designed in accordance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water service and sewer service. All necessary infrastructure to serve the proposed project will be constructed by

the Developer. Refer to attached engineering reports in Section 4 of this application packet for detailed information.

- (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;**

Existing easements through the subdivision have been incorporated into the proposed project. As designed, there are no conflicts with easements for access through or use of the property within the proposed subdivision. The project has also been designed with pedestrian sidewalks and trails that will be perpetuated for public use.

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

The subdivision has been designed to provide access to the adjacent lands including easements that extend from the subdivision to the surrounding properties. In addition to sidewalks along all roadways, there is a public trail system provided around the project perimeter that provides connection to the existing undeveloped lands. The public trail system consists of an 8-foot wide DG path that can accommodate pedestrian or horses on the path. In addition to the improved trail system associated with the project, access to existing dirt roads in the area will be perpetuated.

All roads within Prado Ranch North will be paved and each Village will include two points of access to ensure safe, emergency access is available.

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

All common open space, parks, or drainage channels will be maintained by a Homeowners Association, Landscape Maintenance District, or equivalent, as approved by Washoe County.

- (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.**

At this time, specific building designs are not available for the project. However, the orientation of the lots will allow for natural passive cooling and solar building designs. It is anticipated that new high-performance building and material technologies will be used for energy efficiency.



Looking SW near Nectar Street & Southeastern boundary



Looking SW from Chesapeake Drive



Looking SW from Chickadee Dr



Looking East from Lemmon Dr (western project boundary)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

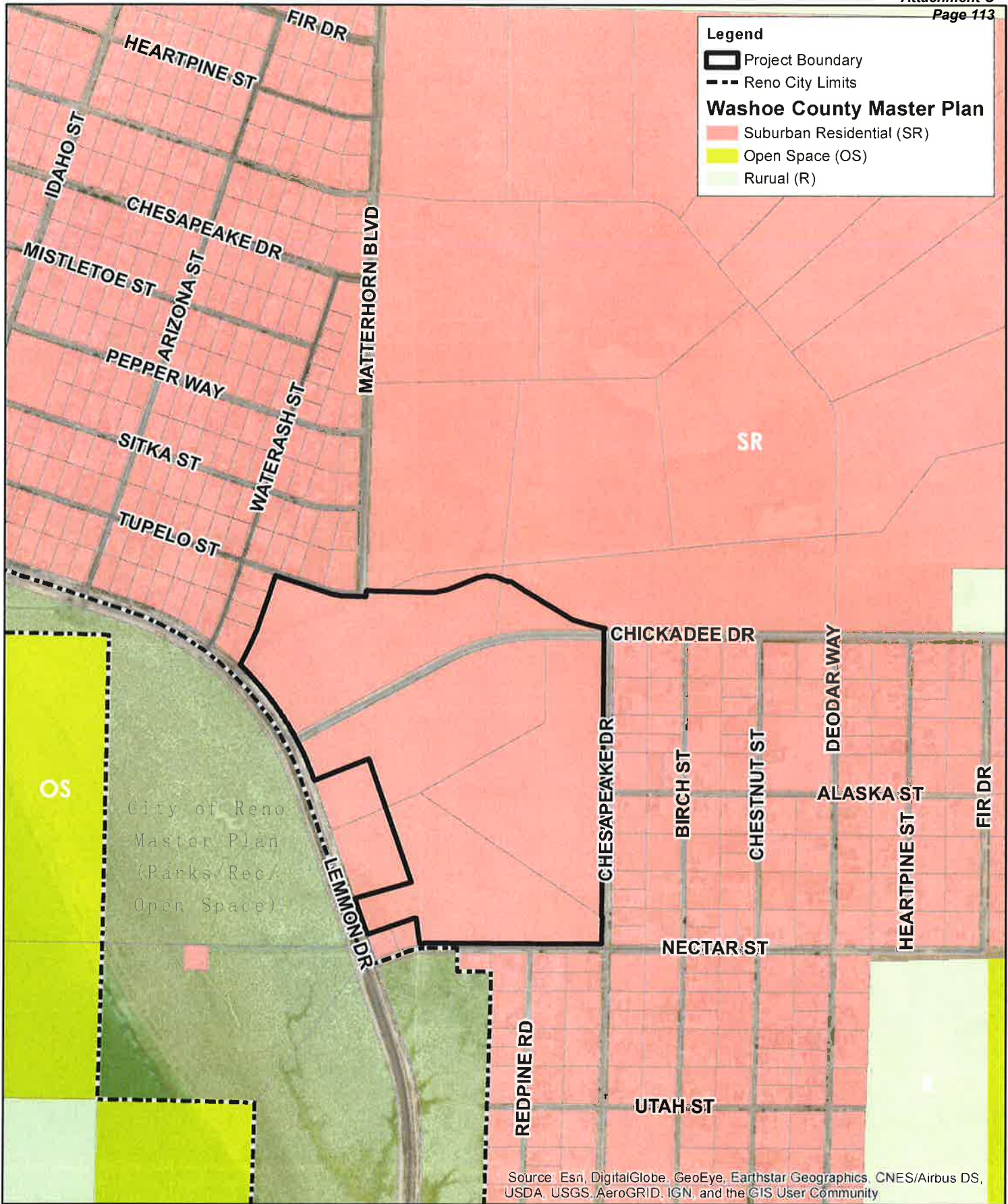
Vicinity Map

Prado Ranch North

April, 2018



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4066



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

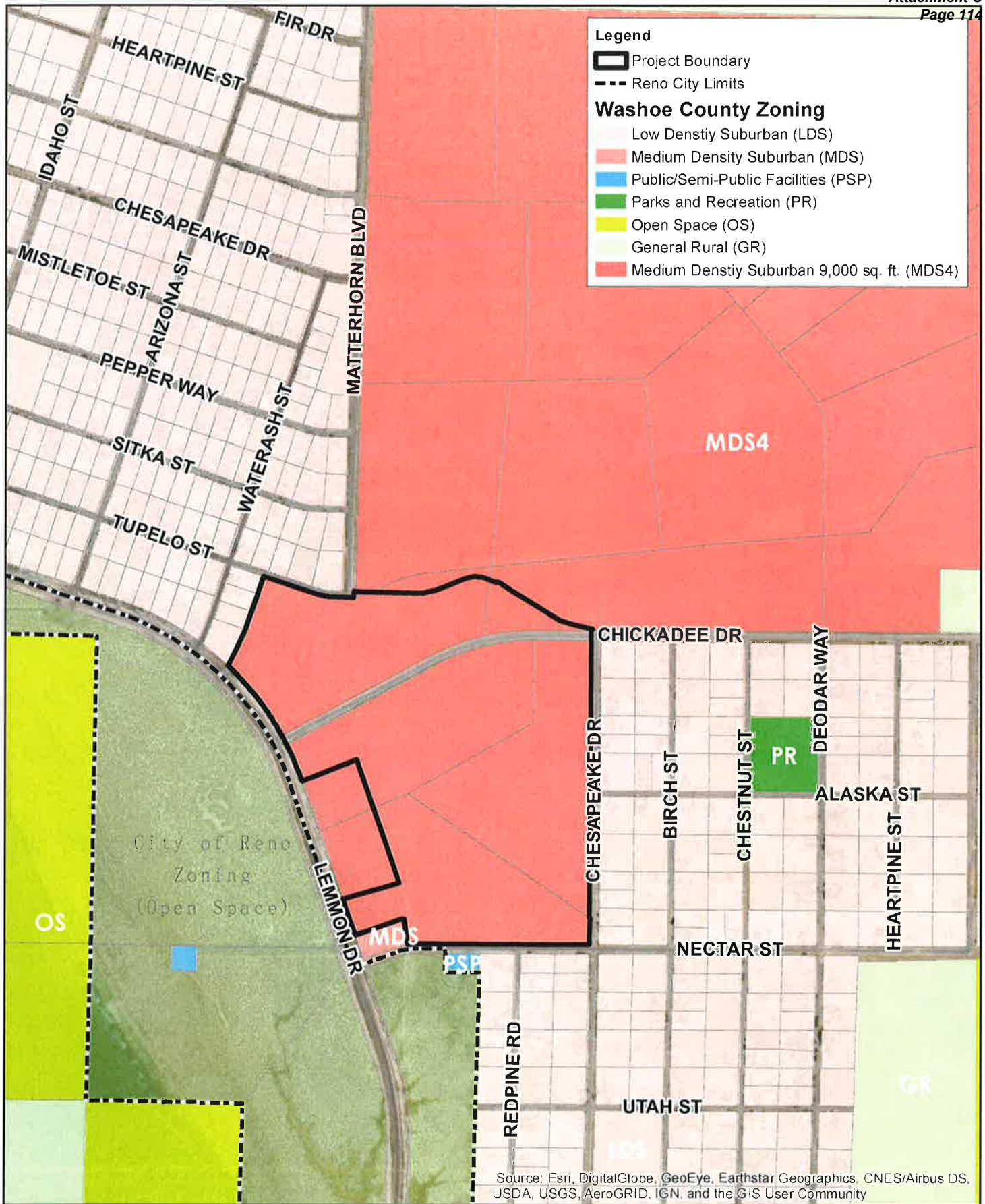


Existing Master Plan

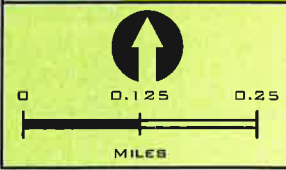
Prado Ranch North

April, 2018

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

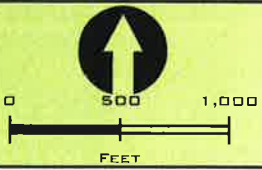


Zoning Map
Prado Ranch North
April, 2018

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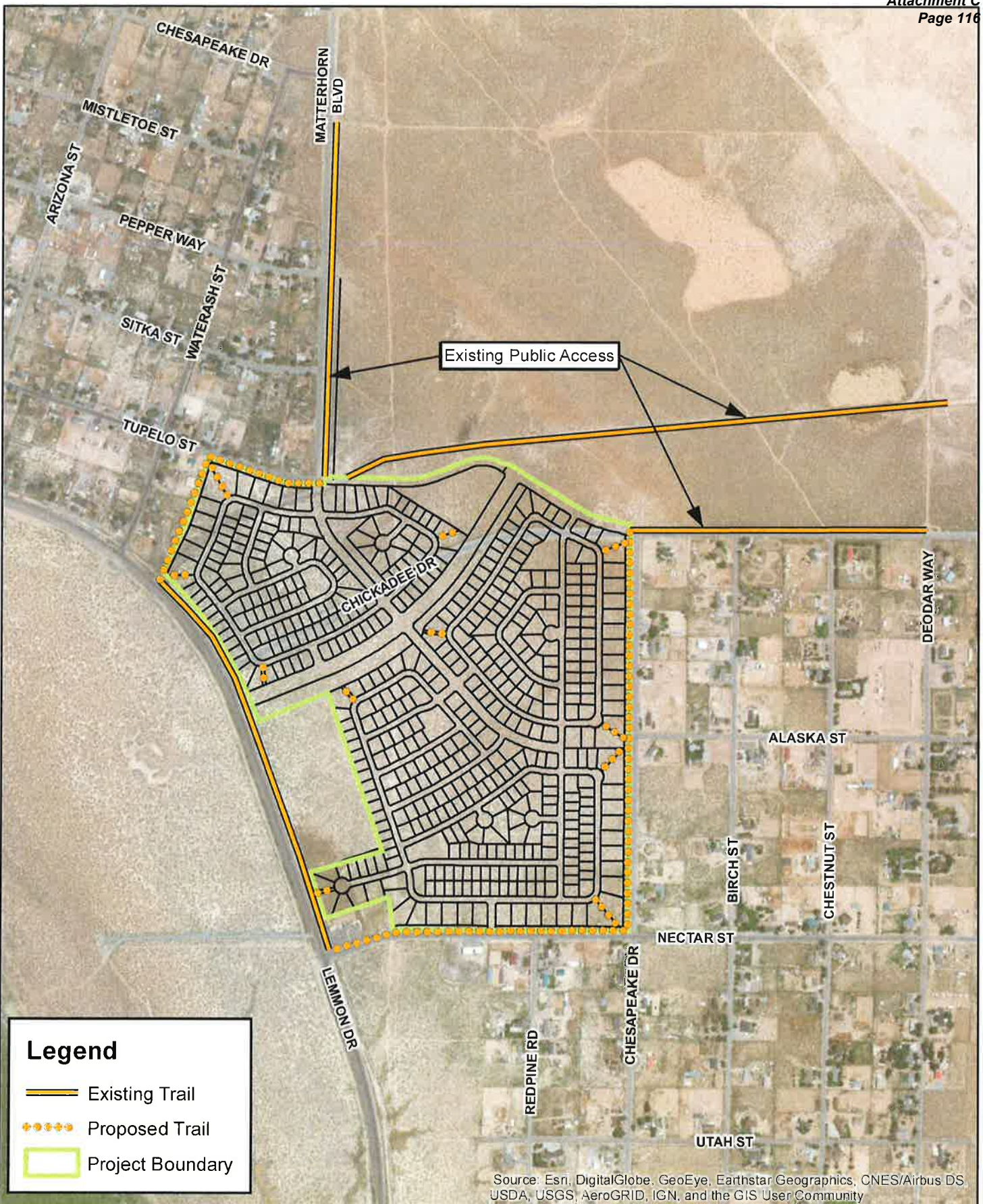


Aerial Map Prado Ranch North

April, 2018



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Legend

- Existing Trail
- Proposed Trail
- Project Boundary



Trails Map

Prado Ranch North

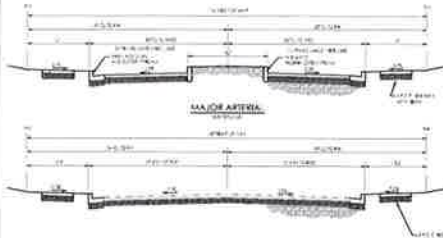
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OVERALL SITE PLAN

PRADO RANCH NORTH

WASHOE COUNTY, NEVADA
APRIL, 2018



LEGEND

COMMON OPENSOURCE

DEVELOPMENT STATS

- VILLAGE 1 (7,000 SF - 70x100) = 477 LOTS (0-15,000 SF LOTS)
- VILLAGE 2 (6,000 SF - 60x100) = 417 LOTS (22-15,000 SF LOTS)
- VILLAGE 3 (7,000 SF - 70x100) = 431 LOTS (14-15,000 SF LOTS)
- VILLAGE 4 (6,000 SF - 60x100) = 451 LOTS (12-15,000 SF LOTS)

TOTAL LOTS = 856
±154.5 ACRES = 3.3 DU/AC











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 ARCHITECTURAL & ENGINEERING
 1281 Corporate Blvd. Reno, NV 89503
 TEL: 775.825.4000
WTM18-002

PHASING PLAN PRADO RANCH NORTH

WASHOE COUNTY, NEVADA
APRIL, 2018

LEGENDS

	PHASE 1A (7,000 SF + 70x100) = 32 LOTS (0-15,000 SF LOTS)
	PHASE 1B (7,000 SF + 70x100) = 45 LOTS (0-15,000 SF LOTS)
	PHASE 2A (6,000 SF + 60x100) = 61 LOTS (6-15,000 SF LOTS)
	PHASE 2B (6,000 SF + 60x100) = 86 LOTS (6-15,000 SF LOTS)
	PHASE 3A (7,000 SF + 70x100) = 83 LOTS (0-15,000 SF LOTS)
	PHASE 3B (7,000 SF + 70x100) = 45 LOTS (14-15,000 SF LOTS)
	PHASE 4A (6,000 SF + 60x100) = 66 LOTS (2-15,000 SF LOTS)
	PHASE 4B (6,700 SF + 60x100) = 85 LOTS (10-15,000 SF LOTS)

TOTAL = 506 LOTS



PRADO RANCH NORTH
LOT AND BLOCK PLAN

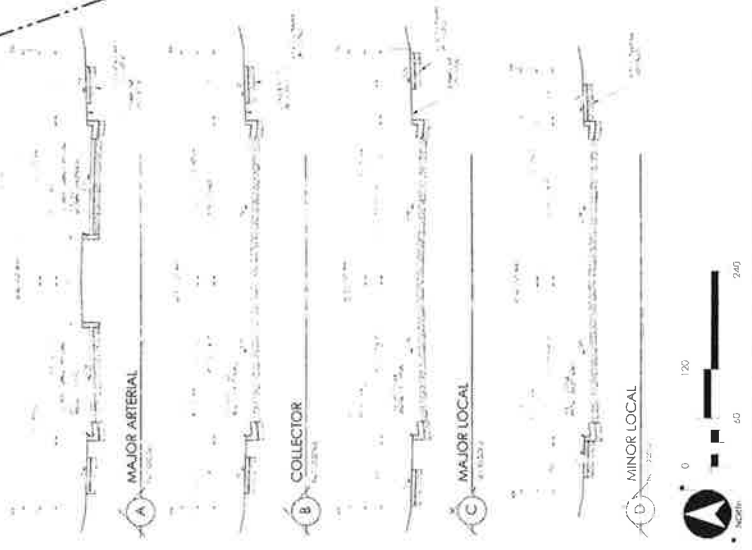
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SURVEYING & ENGINEERING
1669011
1669011
APRIL 2019
SHEET LB-1 OF 19



PRADO RANCH NORTH
TENTATIVE MAP
LOT AND BLOCK PLAN

NORTH VALLEYS INVESTMENT
GROUP LLC

NORTH VALLEYS INVESTMENT
GROUP LLC
(FUTURE DEVELOPMENT)



PRADO RANCH NORTH
LOT AND BLOCK PLAN

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 775-783-4086
 1-669-0111

APRIL 2018
SHEET 1B-2 OF 19

PRADO RANCH NORTH TENTATIVE MAP LOT AND BLOCK PLAN



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APRIL 2016

PRADO RANCH NORTH
LOT AND BLOCK PLAN

SHEET LB-3 OF 19

PRADO RANCH NORTH

TENTATIVE MAP
LOT AND BLOCK PLAN

NORTH VALLEYS INVESTMENT
GROUP LLC

NORTH VALLEYS INVESTMENT
GROUP LLC

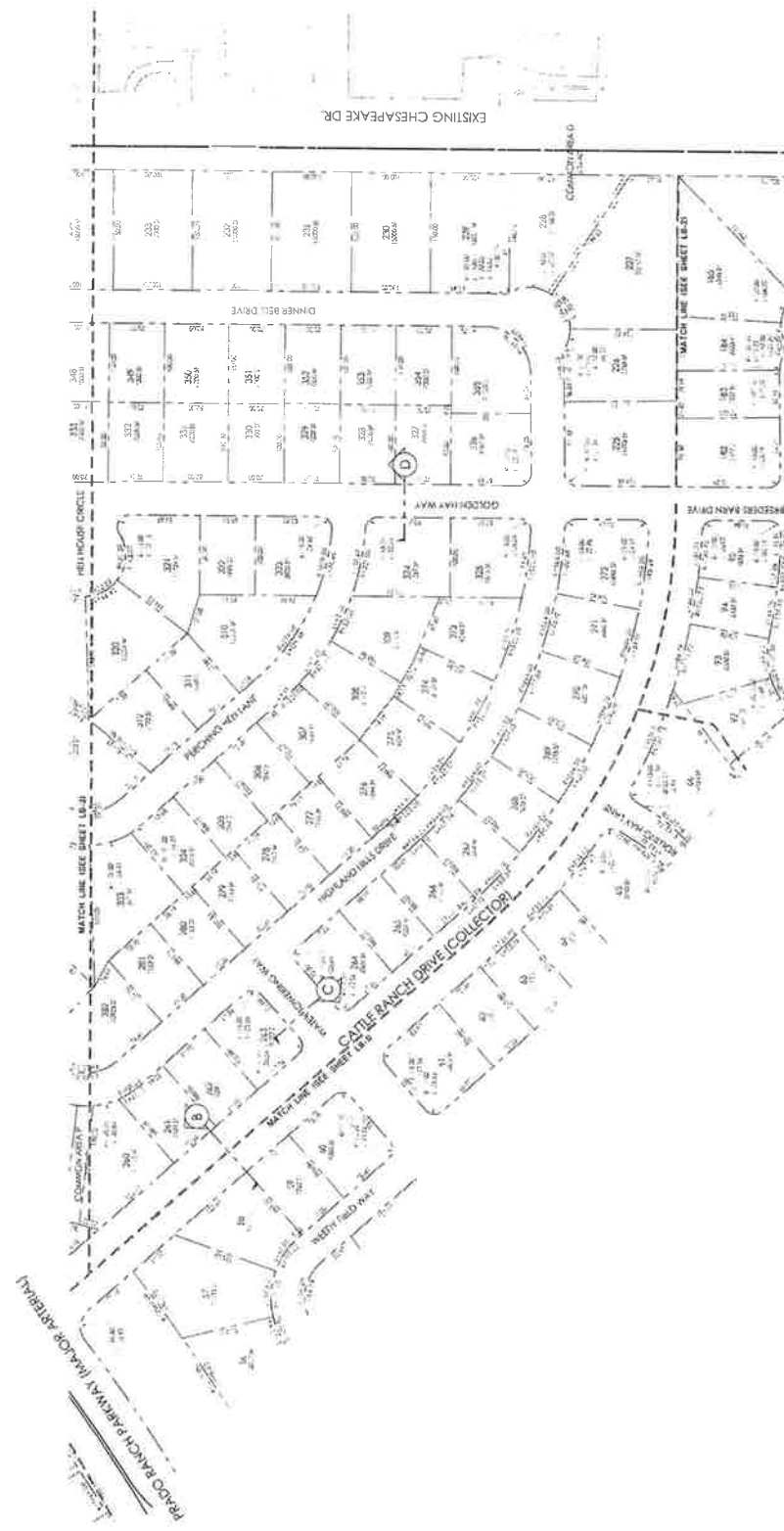


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 Fax: 775-823-4086
 1669011

APRIL 2018
 SHEET LB-4 OF 19

PRADO RANCH NORTH
 LOT AND BLOCK PLAN

PRADO RANCH NORTH
 TENTATIVE MAP
 LOT AND BLOCK PLAN

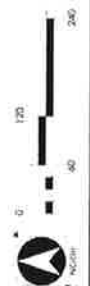


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PRADO RANCH NORTH
UTILITY PLAN

SHEET U-4 OF 19

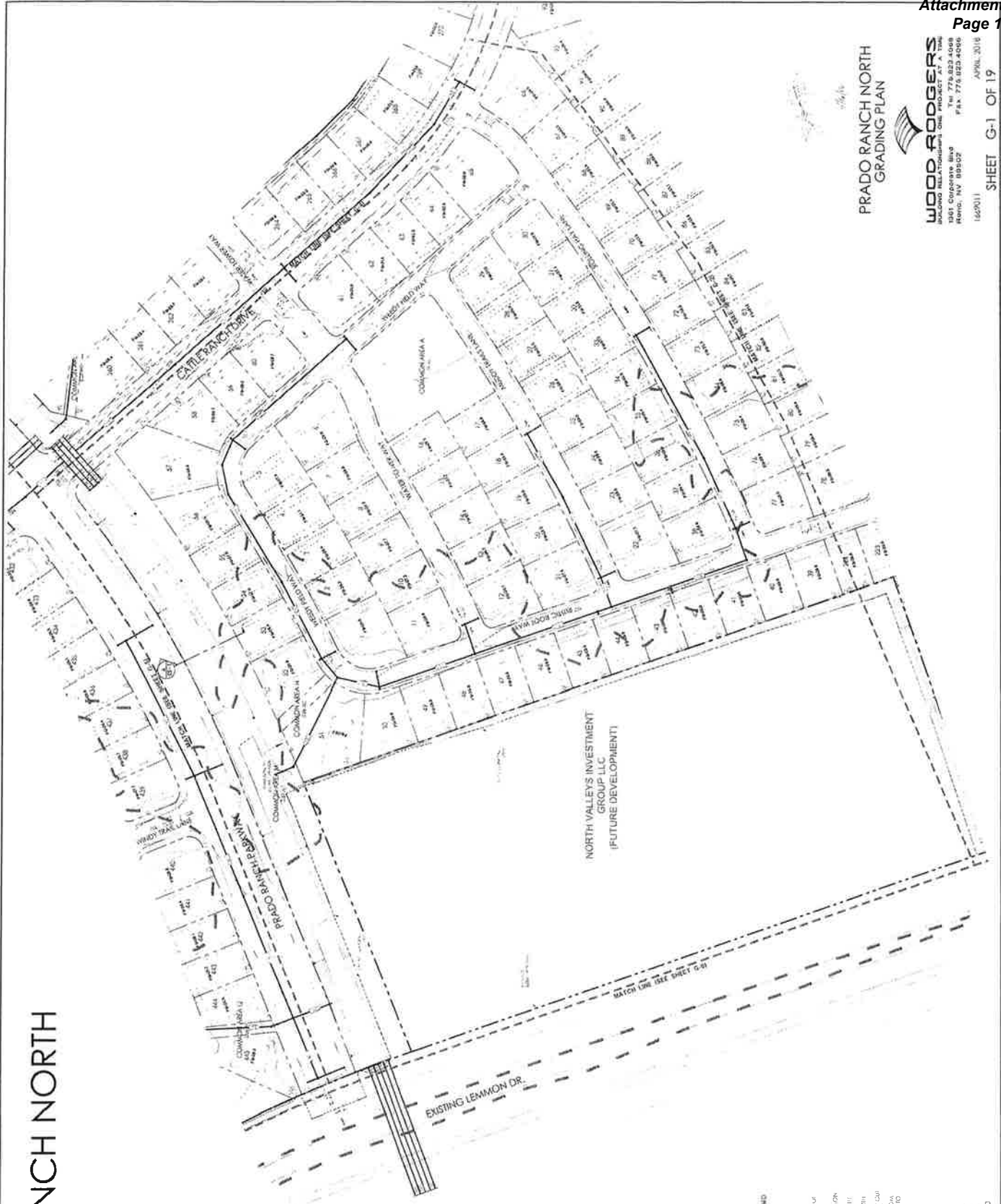
PRADO RANCH NORTH
TENTATIVE MAP
UTILITY PLAN



PRADO RANCH NORTH
GRADING PLAN

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APRIL 2018

SHEET G-1 OF 19



PRADO RANCH NORTH
TENTATIVE MAP
GRADING PLAN

NORTH VALLEYS INVESTMENT
GROUP LLC

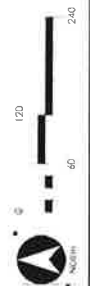
NORTH VALLEYS INVESTMENT
GROUP LLC
(FUTURE DEVELOPMENT)

EXISTING LEMMON DR

MATCH LINE (SEE SHEET G-01)

LEGEND:

- GRADING NOTES:**
1. ALL AREAS WITHIN THE GRADING AREA SHALL BE GRADDED TO THE FINISHED GRADE SHOWN ON THIS PLAN.
 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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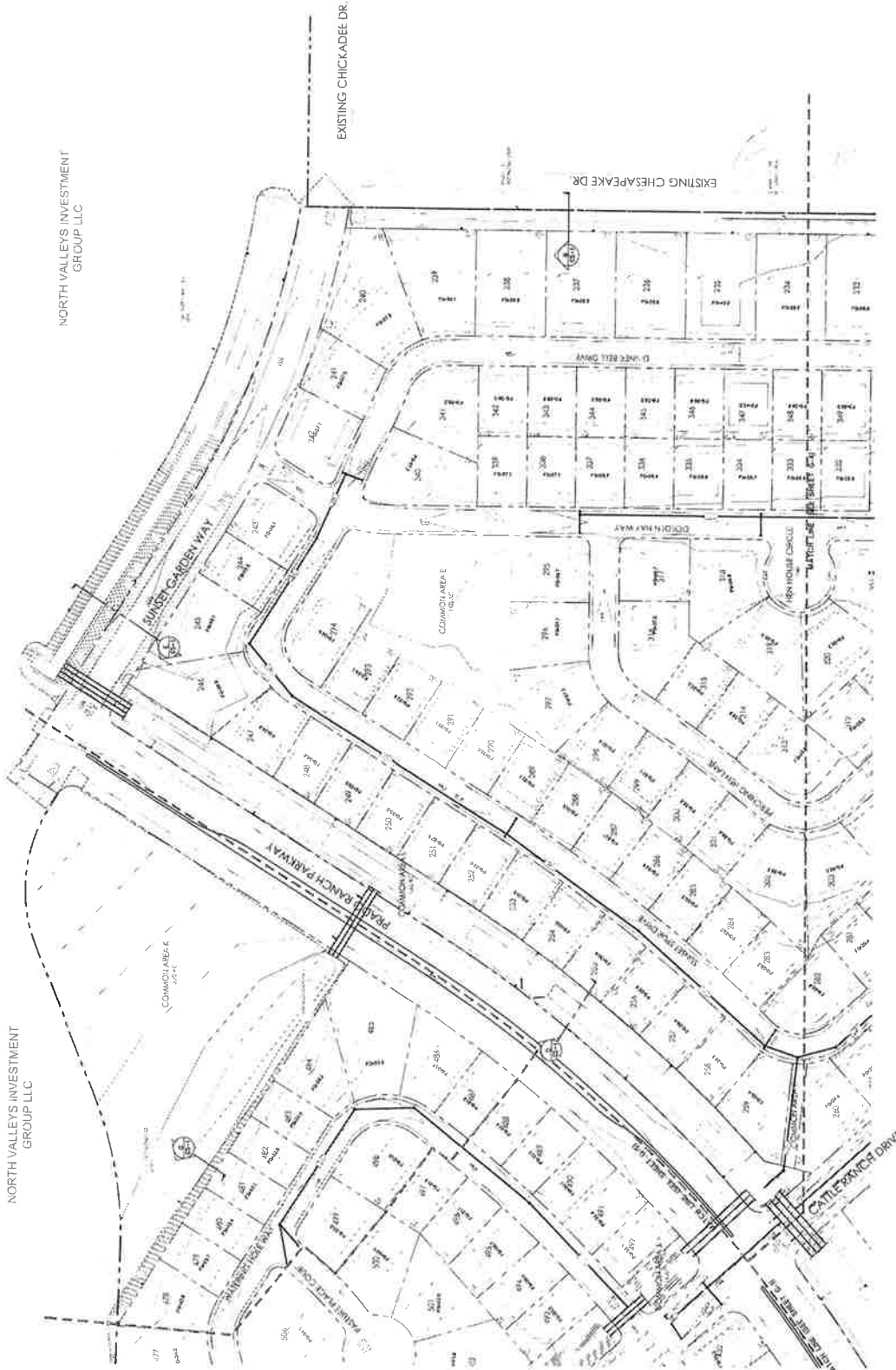
PRADO RANCH NORTH

TENTATIVE MAP

GRADING PLAN

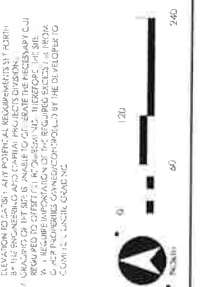
NORTH VALLEYS INVESTMENT
GROUP LLC

NORTH VALLEYS INVESTMENT
GROUP LLC



LEGEND:

- 1. LOT AREAS VISIBLE ON REVISIONS IN A, C, D, E AND F.
- 2. SPACING OF STREETS.
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- 4. APPROXIMATE CUT AND FILL.
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PRADO RANCH NORTH
GRADING PLAN

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SHEET G-3 OF 19

PRADO RANCH NORTH
TENTATIVE MAP
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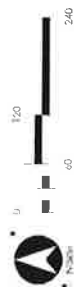


LEGEND:

--- 1/4" = 1' (Vertical Scale)

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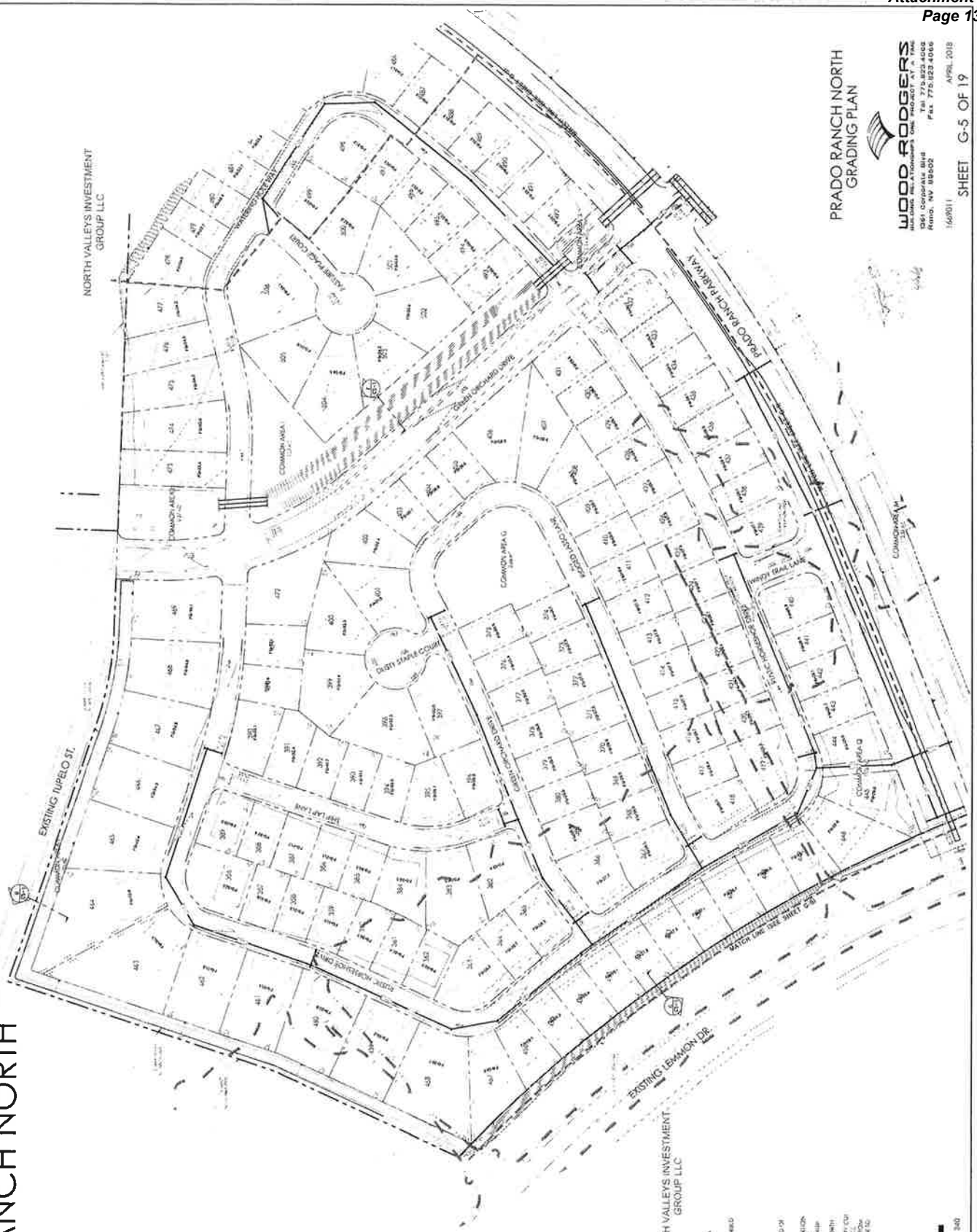


PRADO RANCH NORTH
GRADING PLAN

WOOD ROGERS
INCORPORATED
2005 CHESSMAN DR.
MARIETTA, GA 30067
TEL: 770.423.4000
FAX: 770.423.4056

APRIL 2018
1669011 SHEET G-4 OF 19

PRADO RANCH NORTH
TENTATIVE MAP
GRADING PLAN



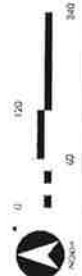
NORTH VALLEYS INVESTMENT GROUP LLC

NORTH VALLEYS INVESTMENT GROUP LLC

LEGEND:

GRADING NOTES:

1. SEE AREA VOLUME FOR ACCURATE AREA, CHANGING AREA
2. VOLUME OF CUT/FILL TO BE DETERMINED
3. SEE AREA VOLUME FOR ACCURATE AREA, CHANGING AREA
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PRADO RANCH NORTH
GRADING PLAN

WOOD RODGERS
INCORPORATED
1061 CORPORATE BLVD
MARTIN, TN 38402
TEL: 773-833-8000
FAX: 773-833-8000
APRIL 2018
1669811

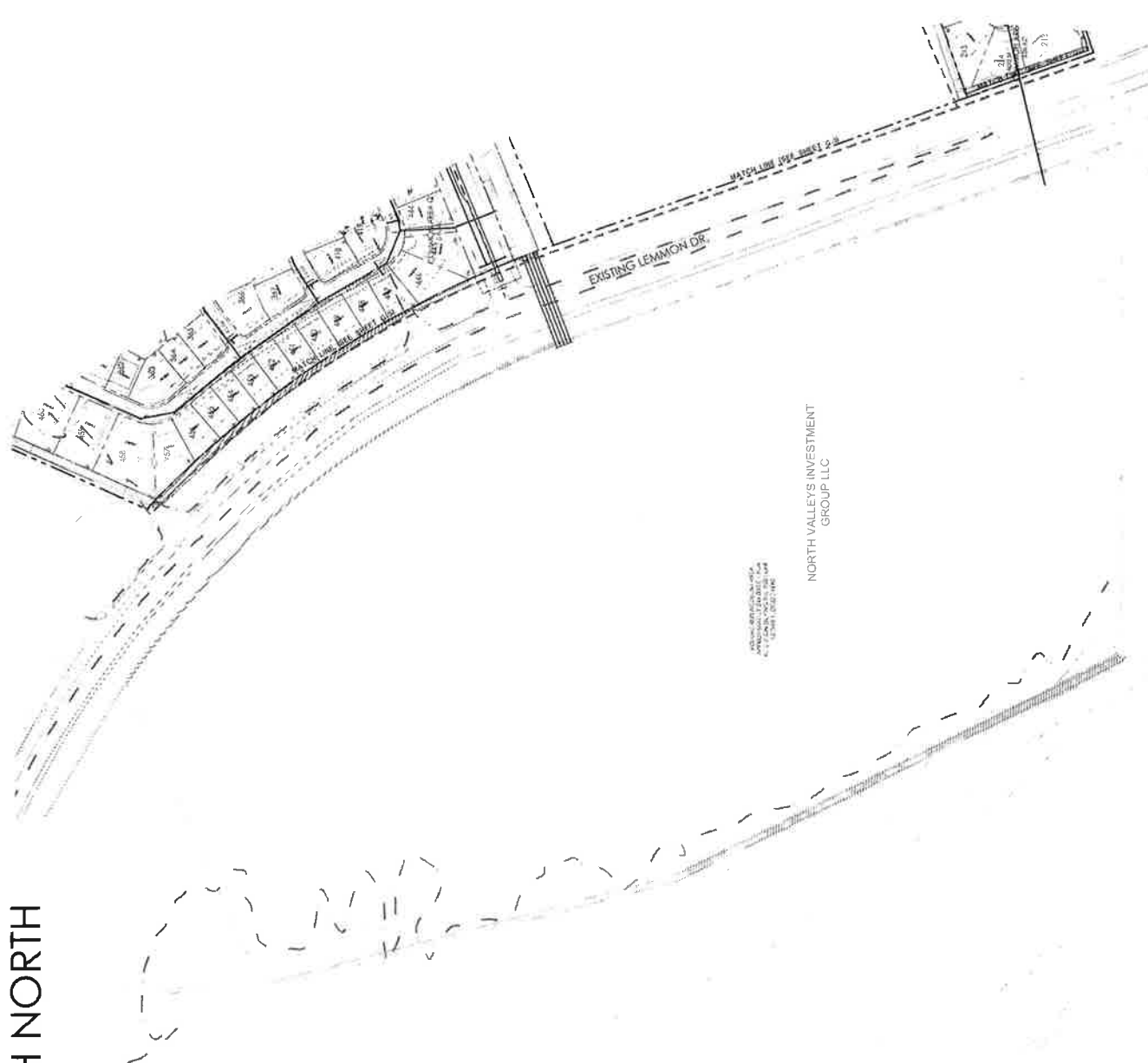
SHEET G-5 OF 19

PRADO RANCH NORTH
GRADING PLAN

WOOD RODGERS
INCORPORATED
1300 SOUTHWEST BLVD
RMSB, NV 89302
TEL: 775.823.4000
FAX: 775.823.4008

APRIL 2018
SHEET G-6 OF 19
1669011

PRADO RANCH NORTH
TENTATIVE MAP
GRADING PLAN



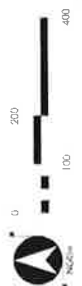
NORTH VALLEY'S INVESTMENT
GROUP LLC

APPROVED FOR THE CITY OF LAS VEGAS
ON 11/15/17 BY THE
CITY ENGINEER

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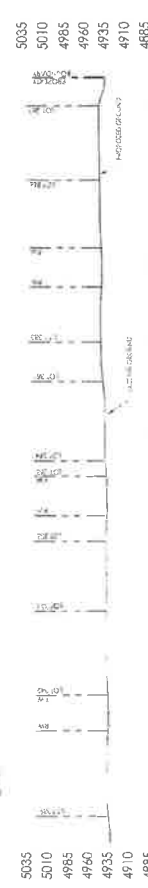
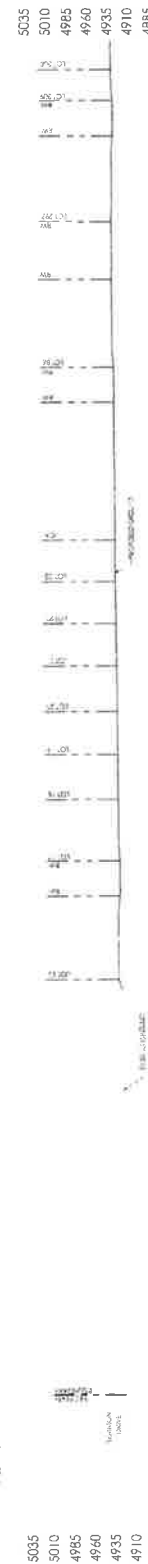
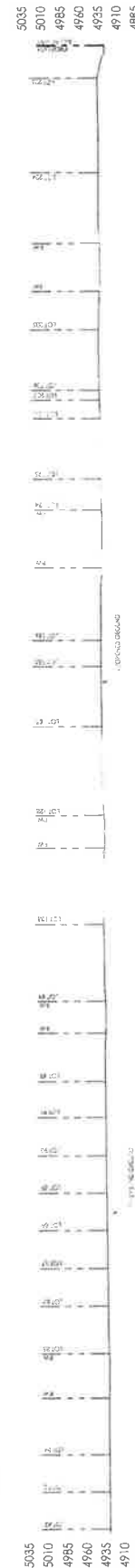
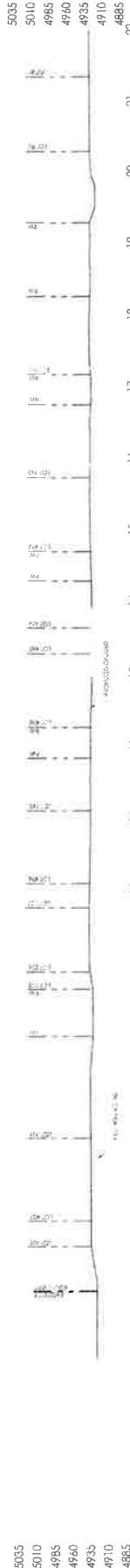
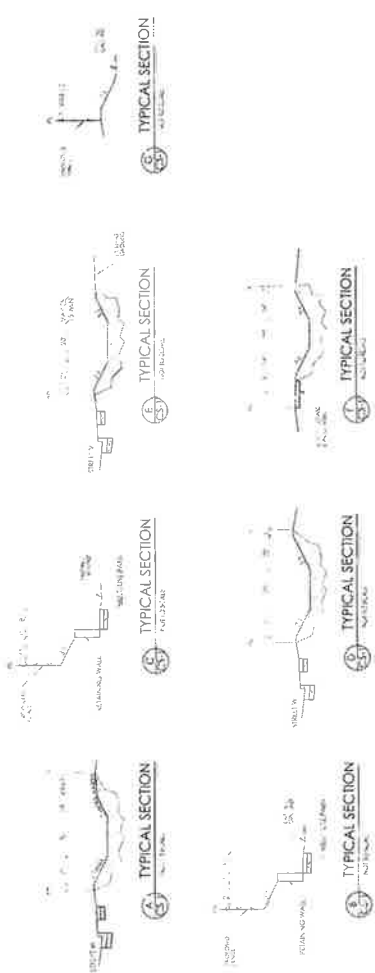
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PRADO RANCH NORTH

TENTATIVE MAP

PRELIMINARY CROSS SECTIONS



PRELIMINARY CROSS SECTIONS
PRADO RANCH NORTH

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APRIL 2018
1669011
SHEET CS-10F19

PRELIMINARY DRAINAGE REPORT
FOR
PRADO RANCH AREA 4

Prepared for:

Lansing Companies
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

April 16, 2018

Prepared by:

Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, Nevada 89502
(775) 823-4068
Todd Gammill, P.E. - Associate



4/13/18

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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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1.1	Historic Drainage	1
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APPENDIX

VICINITY MAP

FEMA FIRM Panel 3230G

PRELIMINARY STORM DRAIN SYSTEM LAYOUT

*NORTH LEMMON VALLEY PRADO RANCH DEVELOPMENT – CONCEPTUAL DRAINAGE REPORT PREPARED BY
CARDO*



1 INTRODUCTION

This report shall serve as the preliminary drainage report for the Prado Ranch Area 4 subdivision, which will consist of 506 single family lots. The proposed project site (a portion of APN's 080-723-01, 02, 03 and 04) is approximately 154.5± acres in size and is located within portions of Sections 22 and 23 of T21N, R19E, MDM, City of Reno, Washoe County, Nevada. The project site is bounded by Lemmon Drive to the west, existing single family housing to the north, undeveloped land to the east and Nectar Street to the south. A Vicinity Map is included in the **Appendix** of this report for reference. As this report is preliminary in nature, a more detailed study will need to be conducted and a final technical drainage report will need to be submitted with the final improvement plans for the project.

1.1 HISTORIC DRAINAGE

The parcel is currently open rangeland with storm drainage originating from the north and east and flows via overland flow and sheet flow to the west eventually to Swan/Lemmon Lake. In addition to local storm flow north and east, the site is impacted by a regulated FEMA flood plain Swan/Lemmon Lake.

The FEMA FIRM panel 32031C2850G, revised March 16, 2009, indicates that the southwest portion of the site lies within flood zone AE, areas of 100-year flooding with an established elevation. In this case, during the 100-year, 10-day storm, Lemmon Lake fills to an elevation of 4924 (NAVD 88 datum), which impacts about a third of the lots in the lower, western portion of the project area. A copy of the map is included in the **Appendix**.

1.2 ADDITIONAL STUDIES

Cardno, Inc. of Reno was commissioned by Lansing Companies to analyze the storm flows within the overall Prado Ranch and Prado Ranch Area 4 area in a report entitled *North Lemmon Valley Prado Ranch Development – Conceptual Drainage Report* dated July 7, 2016 (Cardno Report). This study is included in the **Appendix** of this report and contains analysis of offsite flows generated from the north and east, in addition to onsite flows generated by development.

1.3 DEVELOPMENT CONSTRAINTS DUE TO 100-YEAR STORM FLOWS

The previously described FEMA flood zone constrains development of the site, and will be described below:



- a) Due to the flooding of Swan Lake in the 100-year, 10-day storm to an elevation of 4924 (Zone AE), per Washoe County development code and the TMRDM, every proposed home site within the extents of the flood zone is required to have a finish floor of elevation a minimum of two feet above the flood elevation, or at an elevation of 4926. As concrete slab-on-grade construction is anticipated, the required minimum finish grade of a home site is 8" lower than the 4926 finish floor elevation, or 4925.3, or 1.3 feet above the regulated flood elevation. Additionally, this will assure that storm drain catch basins and manholes will not surcharge should the 100-year, 10-day storm occur.

- b) Per the Truckee Meadows Regional Drainage Manual (TMRDM), new development within Swan/Lemmon Lake, which is a closed basin, is required to provide storm volume replacement for storm volume increase to the lake due to development, in addition to storm volume replacement due to encroachment within the FEMA regulated 100-year storm lake water surface. As the proposed development encroaches into the regulated water surface, both forms of volume replacement are required. Volume replacement can be obtained in one of two ways: Either by use of retention or infiltration basins, or by increasing volume within the 100-year water surface area of Swan/Lemmon Lake. As the developer has controlling interest in areas within the lake, this development contemplates volume replacement in an area west of the site, across Lemmon Drive. The Cardno Report discusses volume replacement requirements and proposed areas in detail and that detention is not required due to the outfall being Swan/Lemmon Lake. The Cardno report described the required volume replacement for Areas 3-6 (including Area 4) at 153 ac-ft. (~247,000 cubic yards) to offset the increase in volume from development and encroachment into the lake. The Tentative map plans sheet G-6 depicts the area intended to be used as volume replacement. The area can accommodate approximately 217 ac-ft. (350,000 cubic yards) of volume replacement. At final design the final requirement for the Area 4 tentative will be finalized, but the area west of Lemmon Drive will be able to accommodate.

- c) Channels are proposed to be constructed to handle 100-year, 24 hour storm flows from the north and east of the site and perpetuate them to Swan/Lemmon Lake as shown on the tentative map grading sheets. Channel and culvert sizes were estimated using the flow rates generated by the Cardno Report.



1.4 REGULATORY PERSPECTIVE

The Project site is located within Unincorporated Washoe County and therefore falls under its jurisdiction. The drainage facilities will be operated and maintained by the Washoe County.

2 PRELIMINARY DESIGN

The proposed drainage system for the project site consists of sheet flow from the lots and streets into gutters with which storm water is conveyed into drop inlets and underground storm drain pipes, and offsite flows from south. Offsite flows will be collected via channels or storm pipes and conveyed west for discharge in historic patterns to Swan/Lemmon Lake. The storm drainage system is shown on the tentative map Grading and Utility sheets.

3 HYDROLOGIC ANALYSIS

As the Cardno Report generates offsite and onsite 100-year storm flows local to the site, no other hydrologic analysis was completed. Preliminary pipe locations are shown on the tentative map Grading and Utility sheets. All pipes slope were assumed to have a minimum of 0.3% in the preliminary grading design. In final design, a StormCAD model will be generated to size finalize pipe sizes. Grading of the site will be adjusted accordingly at that time, but is not anticipated to change dramatically.

4 CONCLUSIONS

The drainage facilities that will be constructed with the Prado Ranch Area 4 subdivision have been preliminarily designed to capture and perpetuate the design storm event flows from the north and east and onsite to the south and west in the natural drainage pattern to Swan/Lemmon Lake. The conveyance of flows is in conformance with the Washoe County code and the TMRDM. There will be no negative impacts to any adjacent or downstream properties as a result of development during the 5-year and 100-year, 24 hour storms due to the implementation of the proposed storm water management system. Additionally, volume replacement within Swan/Lemmon Lake is proposed to offset any encroachment into the lake's 100-year FEMA regulated water surface elevation, as well as to offset volume increase due to development. As previously stated, this report is preliminary in nature and a more detailed study will need to be conducted and a final technical drainage report will need to be submitted with the final improvement plans for the project.



5 REFERENCES

Truckee Meadows Regional Drainage Manual, April 30, 2009

Washoe County Development Code, Latest Edition

North Lemmon Valley Prado Ranch Development – Conceptual Drainage Report, July 7, 2016



APPENDIX

VICINITY MAP

FEMA FIRM Panel 2850G

NORTH LEMMON VALLEY PRADO RANCH DEVELOPMENT – CONCEPTUAL DRAINAGE REPORT

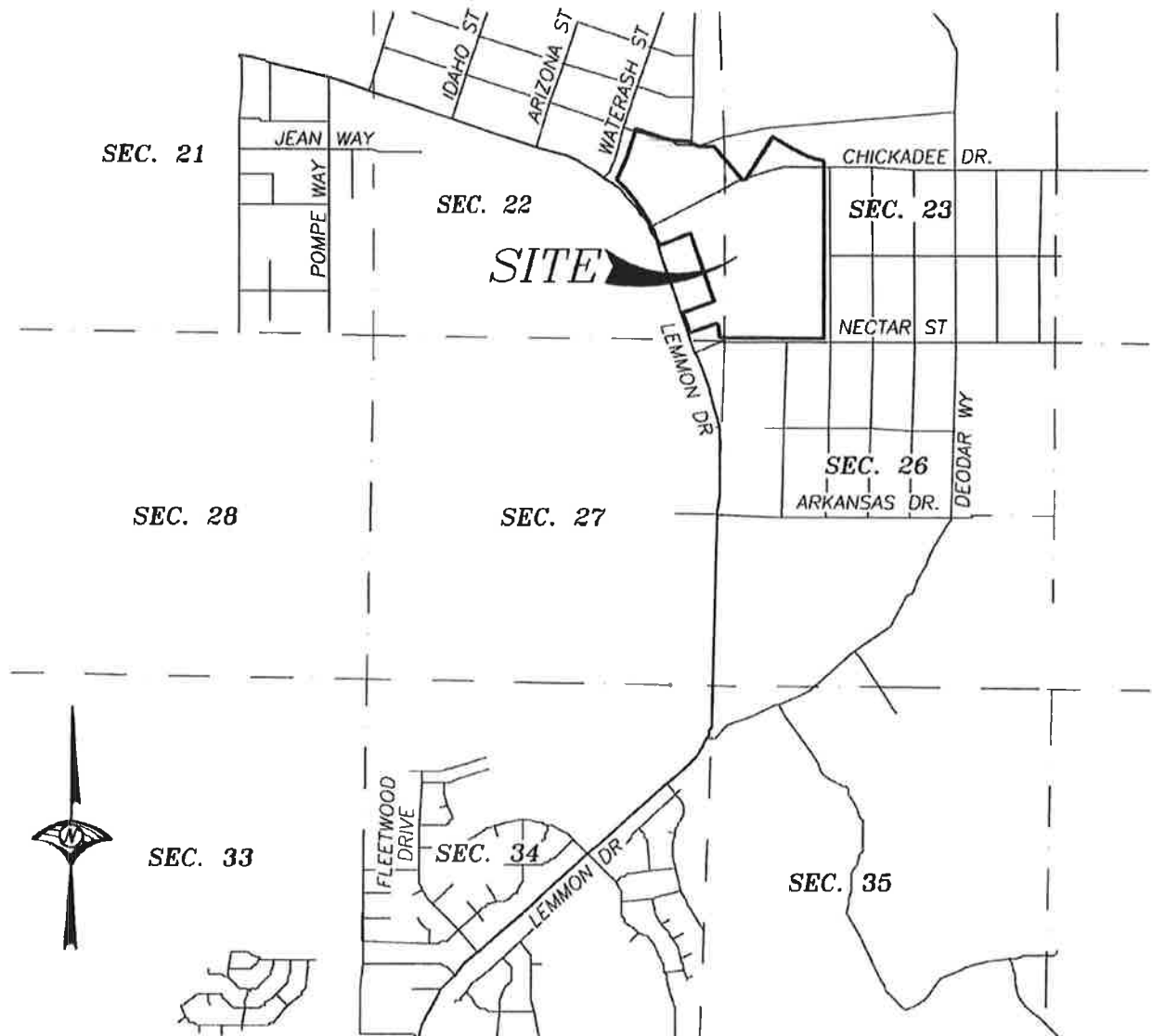
PREPARED BY CARDO

VICINITY MAP PRADO RANCH AREA 4

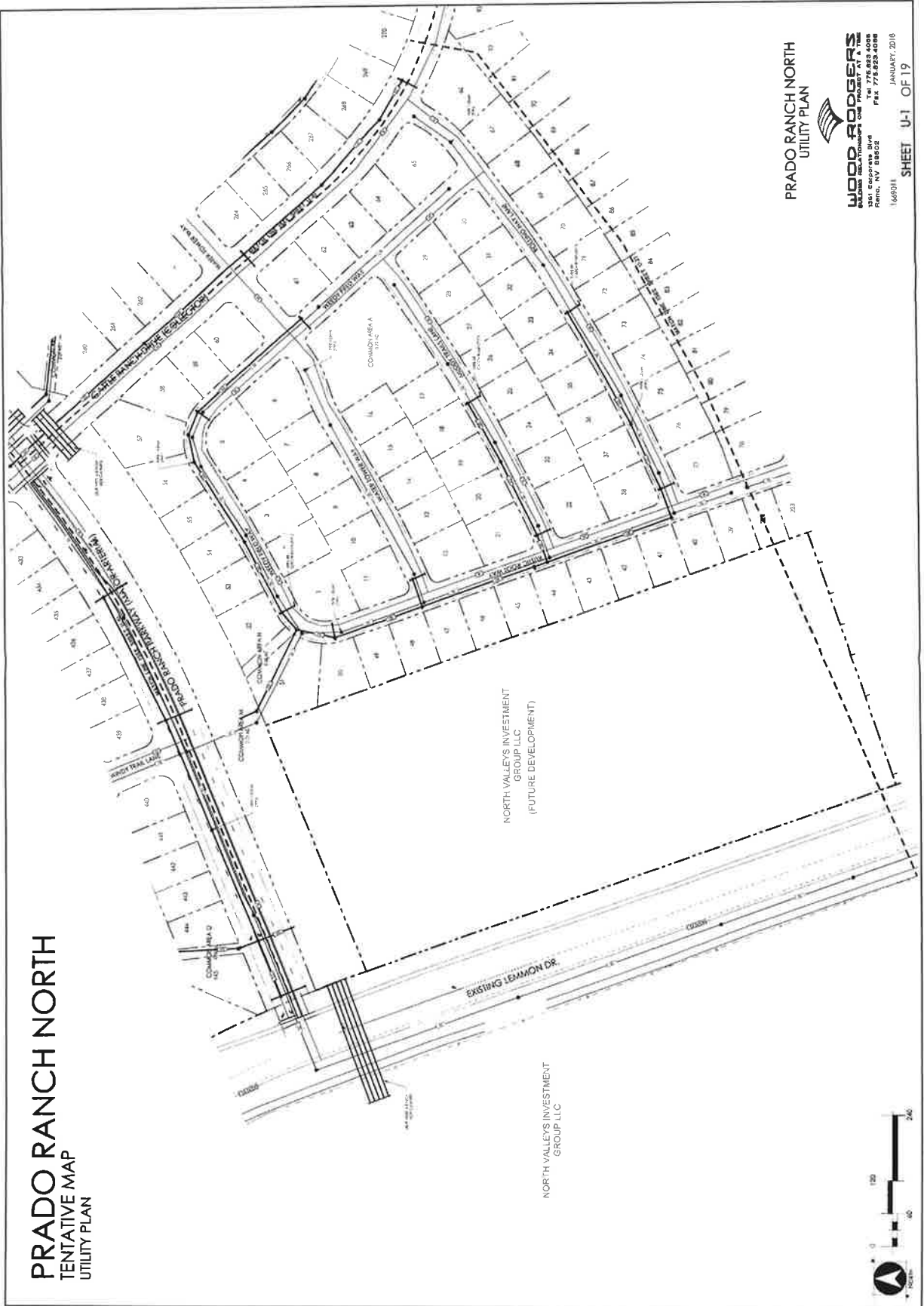
LANSING COMPANIES

WASHOE COUNTY

NEVADA




WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1841 Corporate Blvd Reno, NV 89502 Tel 775.825.4086 Fax 775.823.4086



PRADO RANCH NORTH
TENTATIVE MAP
UTILITY PLAN

PRADO RANCH NORTH
UTILITY PLAN

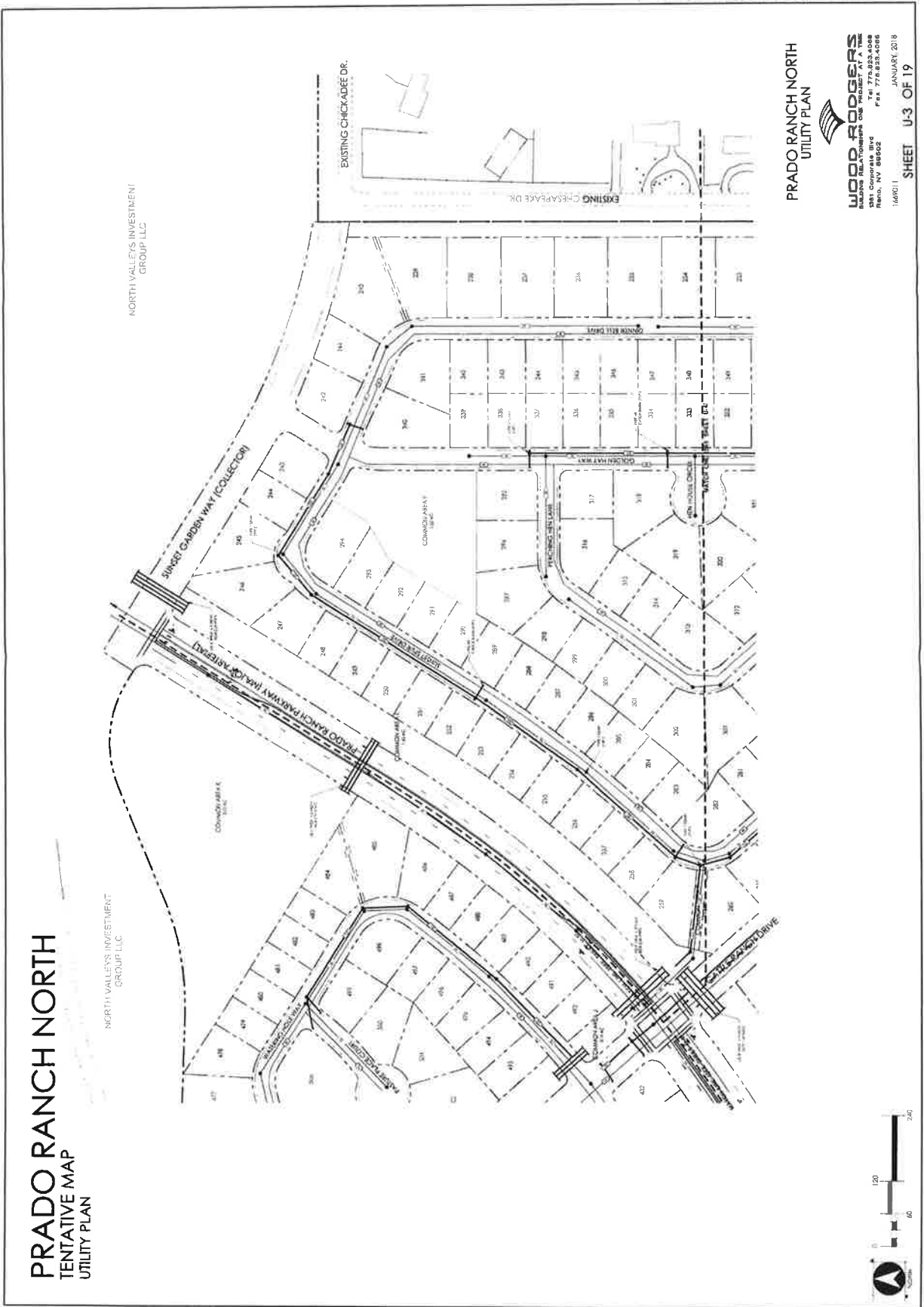
WOOD ROBBERS
1301 Corporate Blvd
Reno, NV 89502
Tel 775.823.4088
Fax 775.823.4088
1669011

JANUARY, 2018
SHEET U-1 OF 19

NORTH VALLEY'S INVESTMENT
GROUP LLC
(FUTURE DEVELOPMENT)

NORTH VALLEY'S INVESTMENT
GROUP LLC





PRADO RANCH NORTH
TENTATIVE MAP
UTILITY PLAN

NORTH VALLEYS INVESTMENT
GROUP, LLC

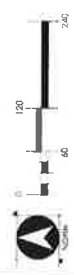
NORTH VALLEYS INVESTMENT
GROUP, LLC

PRADO RANCH NORTH
UTILITY PLAN



WOOD RODGERS
14000 RILEY ROAD, SUITE 100
RENO, NV 89502
Tel: 775.835.4088
Fax: 775.835.4088

JANUARY, 2019
SHEET U-3 OF 19



PRADO RANCH NORTH
TENTATIVE MAP
UTILITY PLAN



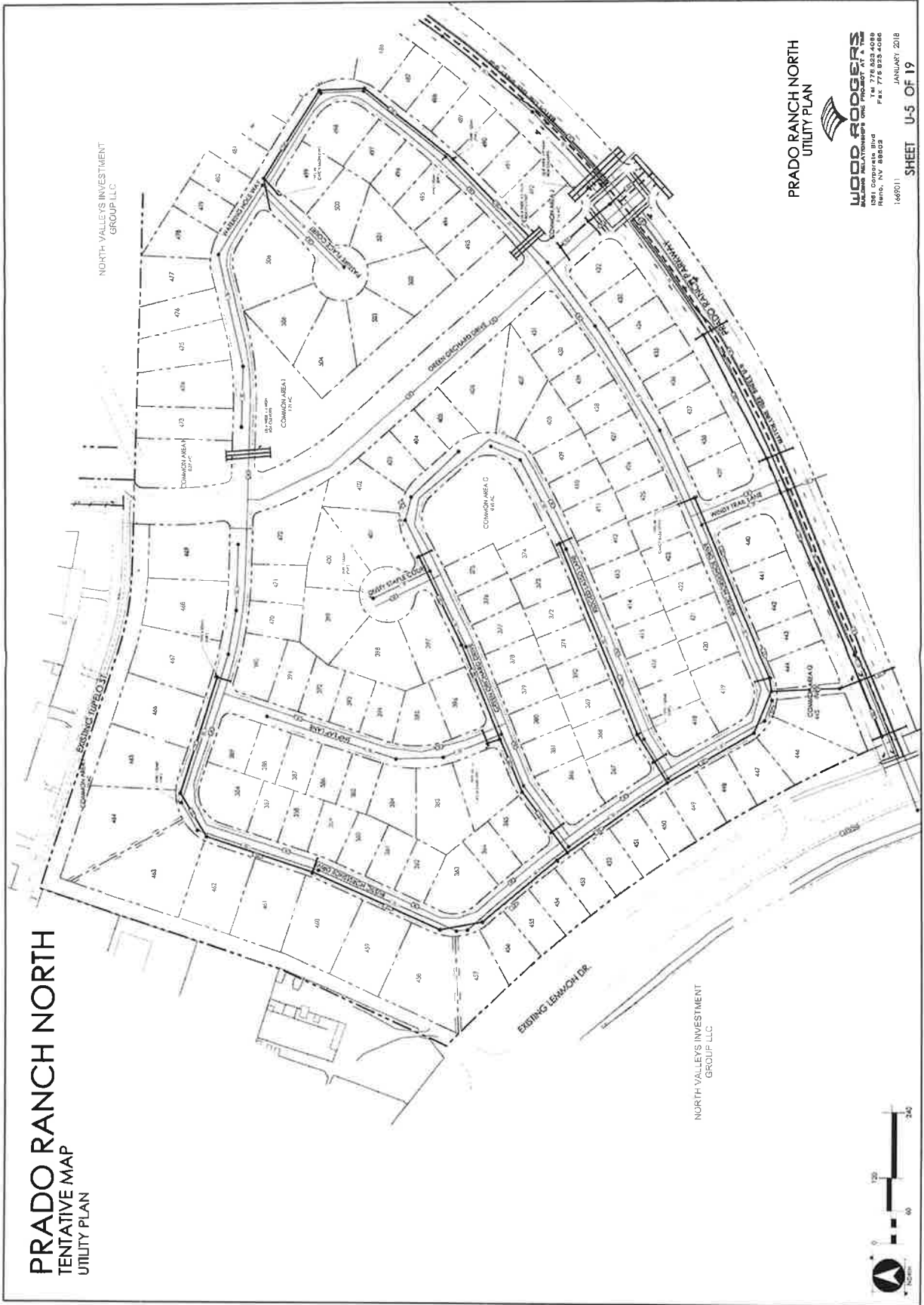
PRADO RANCH NORTH
UTILITY PLAN

WOOD ROGERS
INCORPORATED
380 Corporate Blvd
Reno, NV 89602
Tel: 775.825.4000
Fax: 775.825.4066
1689011

JANUARY, 2018

SHEET U-4 OF 19





PRADO RANCH NORTH
TENTATIVE MAP
UTILITY PLAN

NORTH VALLEYS INVESTMENT
GROUP, LLC

NORTH VALLEYS INVESTMENT
GROUP, LLC

PRADO RANCH NORTH
UTILITY PLAN



WOOD RODGERS
LAND SURVEYORS AND ENGINEERS
INCORPORATED
1000 W. 10th Street
Reno, NV 89502
Tel: 775.833.4088
Fax: 775.833.4086
1469011 JANUARY 2018

SHEET U-5 OF 19



PRELIMINARY SANITARY SEWER REPORT
FOR
PRADO RANCH – AREA 4 TENTATIVE MAP

Prepared for:

Lansing-Arcus, LLC
12671 High Bluff Drive, Suite 150
San Diego, CA 92130



April 13, 2018

Prepared by:

Wood Rodgers Inc.
1361 Corporate Boulevard
Reno, Nevada 89502
(775) 823-4056
Mark Cendagorta, PE – Principal



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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TABLE 2: PROPOSED CONTRIBUTIONS

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VICINITY MAP

FIGURE 1-EXISTING FACILITIES EXHIBIT

FIGURE 2-PROPOSED CONDITIONS EXHIBIT

FIGURE 3-PROPOSED FACILITIES EXHIBIT



1 INTRODUCTION

This report shall serve as the preliminary sanitary sewer report for the Prado Ranch Area 4 subdivision, which will consist of 506 single family lots. The proposed project site (a portion of APN's 080-723-01, 02, 03 and 04) is approximately 154± acres in size and is located within portions of Sections 22 and 23 of T21N, R19E, MDM, City of Reno, Washoe County, Nevada. The project site is bounded by Lemmon Drive to the west, existing single family housing to the north, undeveloped land to the east and Nectar Street to the south. Area 4 is a portion of the larger Prado Ranch landholding, which also includes approximately 445 acres located to the south that was annexed into the City of Reno in 2015 and is currently in process for entitlements (Planned Unit Development-PUD) to develop a mix of single family, multi-family, industrial and commercial uses. As the timing of approval for the PUD entitlements through the City of Reno is unknown at this time, the PUD will be considered not a part for the purposes of this preliminary report. A Vicinity Map is included in the **Appendix** of this report for reference. As this report is preliminary in nature, a more detailed study will need to be conducted and a final technical sewer report will need to be submitted, with the final improvement plans for the project.

2 BACKGROUND

The 154± acre site is undeveloped and surrounded by existing large lot residential to the northwest and southeast. An undeveloped area of the larger Prado Ranch landholding exists to the north of the subject site, and to the west of Lemmon Drive and adjacent to Swan Lake. The westernmost portion of the site is located within the FEMA mapped 100-year floodplain and will require placement of additional fill within the Swan Lake Floodplain. The existing topography consists of relatively flat slopes (0.2% -1%) trending generally from northeast to southwest towards Swan Lake.

The Prado Ranch Area 4 concept envisions a mix of lot sizes in multiple villages along with open space corridors and park areas to create a cohesive project. The majority of lots within each village range between 6,000 sf and 7,000 sf while perimeter lots abutting existing residential are approximately 15,000 sf. The project will be constructed in multiple phases, of which the exact sequence is yet to be determined at this time. The development plan for Prado Ranch Area 4 includes the following village breakdown and acreages:



Table 1: Land Use Categories

Land Use Designation	Gross Acres	Proposed Lot Count	Allowable Dwelling Units (4 du/ac max)	Density
Village 1				
Single Family Residential	19.3±	77 lots	77	4.0
Village 2				
Single Family Residential	40.3±	147 lots	161	3.65
Village 3				
Single Family Residential	36.4±	131 lots	145	3.60
Village 4				
Single Family Residential	45.3±	151 lots	181	3.33
Common Area				
Common Area	12.5±	-	-	-
Totals				
	154±	506 lots	585	3.46

The project site resides outside of existing municipal sanitary sewer service areas, and is located approximately 1.5 miles to the north of the existing Washoe County owned and operated Lemmon Valley Wastewater Treatment Plant (LVWTP). There is no sanitary sewer infrastructure in place between the LVWTP and the project site, and per recent conversations with Washoe County representatives, the LVWTP does not have sufficient treatment capacity to serve the project. As such, development of the site requires construction of sanitary sewer infrastructure to convey flows to the City of Reno owned and operated Reno Stead Water Reclamation Facility (RSWRF), where additional treatment capacity is currently available. The conveyance of flows to the RSWRF will require an inter-local agreement between the City of Reno and Washoe County for sewage treatment and disposal. It is anticipated that this infrastructure will be designed and constructed to public standard, and oversized to accommodate future growth, which will aid in the development of adjacent areas located outside of the project boundaries. (Reference Figure 1- Existing Facilities Exhibit)

In response to growth projections in the North Valleys, the City of Reno and Washoe County have jointly commissioned a sanitary sewer study and master plan for the area which analyzes the existing infrastructure in place (both conveyance and treatment), identifies existing uses and proposed developments that have or will contribute flows to the system, and provides capital expenditure recommendations to provide additional capacity for future growth. The study prepared by Stantec and entitled *North Valleys Sanitary Sewer Capacity Analysis and Master Plan, November 2017*, recommends utilizing existing treatment capacity at the regional Truckee Meadows Water Reclamation Facility (TMWRF) in the near term until the growth projections for



the North Valleys are proven and would thereby warrant the large capital costs necessary to increase treatment capacity at the RSWRF. As such, the study recommends as capital expenditures in the near term, conveyance and pumping capacity projects that would redirect flows from the LVWTP and the RSWRF to TMWRF, thereby freeing up additional capacity at both plants in the North Valleys.

Currently, the RSWRF is treating approximately 1,700,000 gpd with capacity to treat approximately 2,000,000 gpd according to information provided by representatives from the City of Reno. That equates to approximately 300,000 gpd of available treatment capacity at the plant. The NDEP permit for the RSWRF allows for up to 2,350,000 gpd of treated effluent discharge to Swan Lake.

City of Reno Staff, at a meeting held with the Applicant for the project in March of 2018, also identified a number of projects for capital expenditure that will, if implemented, redirect flows to TMWRF. The first, identified as the North Hills Lift Station Improvements project to be located near Buck Drive, will replace two aging lift stations and will redirect flows from the LVWTP to TMWRF, freeing up an additional 70,000 gpd of treatment capacity at that plant. That project is slated for near term construction. The second project, identified as the RSWRF force main project, will allow an existing force main within Military Boulevard that is currently used for treated sludge transmission to the City's interceptor main located within North Virginia Street to be converted to also transmit raw sewage within the same line to TMWRF. This project, which will free up an estimated 500,000 gpd at the RSWRF, is out to bid with construction expected to be complete by the end of 2018. The third project identified is a proposed plant expansion at the RSWRF from 2,000,000 gpd to 4,000,000 gpd. Per the City of Reno, the design for this expansion is expected to be complete by February of 2019, and the expansion is expected to be operational by the end of 2021. Expansion to 4,000,000 gpd requires a solution to dispose of the additional effluent created during treatment, which at this time is proposed to be provided with additional treatment to Class A+ effluent and injection wells to be located to the northwest of Swan Lake. The City of Reno is working with NDEP and TMWA to test and analyze the use of injection wells and expects to conclude that process by the end of 2018.

3 PROPOSED CONDITIONS

As the project site is devoid of existing sanitary sewer infrastructure, new collection and conveyance networks will be required for individual villages within the overall project. These systems are anticipated to be typical gravity networks designed to Washoe County standards, and are proposed to be public as they will be located within public roadways serving each village. The project will require the construction of a lift station and associated force main to convey flows to



the RSWRF. (Reference Figure 2-Proposed Conditions Exhibit)

The following table estimates the proposed sewerage contribution from the project in relation to Washoe County’s minimum sewer system requirements.

Table 2: Proposed Contributions

Land Use	Quantity	Unit Rate	Peak Flow* (gpd)	Treated Flow** (gpd)
Village 1	77 Lots	270 gal/day*3.0 PF	62,370	17,325
Village 2	147 Lots	270 gal/day*3.0 PF	119,070	33,075
Village 3	131 Lots	270 gal/day*3.0 PF	106,110	29,475
Village 4	151 Lots	270 gal/day*3.0 PF	122,310	33,975
Open Space	12.5 Acres	664 gal/day/acre*3.0 PF	24,900	2,813
TOTAL			434,760	116,663

*Peak flow design values per the Washoe County Design Standards

**Treated flow design values taken at 225 gpd per lot or per acre for Open Space

As can be seen above, the current available treatment capacity at the RSWRF (±300,000 gpd) exceeds the estimated project contribution (116,663 gpd) at total buildout. Should the capital improvement projects detailed above be implemented, the available treatment capacity would far exceed the estimated project contribution. Note the difference between peak flow and treated flow rates in the table. Peak flow rates are used for conveyance system design, while treated flow rates are commonly much lower. A treated flow rate of 225 gpd per unit is used by the City of Reno for their analysis of plant capacity, and thus is used in this analysis as well.

It is anticipated that the proposed lift station and force main infrastructure will be designed and constructed as public facilities, and would include oversizing flexibility to accommodate future growth. The lift station is currently proposed to be constructed on property that is part of the larger Prado Ranch landholding to the south and west of the project site and adjacent to Swan Lake. The force main would be constructed from the lift station along Lemmon Drive and the within the future alignment for Lear Boulevard to the RSWRF. (Reference Figure 2-Proposed Conditions Exhibit)

Based upon recent discussions with City of Reno and Washoe County representatives, the lift station and force main may also be designed in accordance with the Lemmon Drive II Lift Station Improvements project identified in the Stantec study for years 2022 to 2023, which includes construction of a lift station at the outfall to the LVWTP and associated force main within Lear Boulevard to the RSWRF. The Lemmon Drive II Lift Station project is intended to divert flows to the RSWRF with the long range goal of decommissioning the LVWTP. The design and construction



delivery method for the lift station and force main will depend upon a number of factors including timing and implementation of public capital expenditures, but the opportunity exists for a public/private partnership to meet certain goals of the sewer master plan for the North Valleys on an accelerated schedule while also allowing for full development of the proposed project. Should the lift station and force main be constructed by the master developer, it is anticipated that any upsizing to accommodate future growth outside of the project limits would be subject to a development agreement with Washoe County and the City of Reno and eligible for cost reimbursement.

4 CONCLUSION

Prior to development of any portion of the proposed project, the developer will be required to provide a full technical sanitary sewer study that not only details the conveyance system design but verifies treatment capacity exists for the project. The technical studies will be provided in accordance with the final mapping application for the first subdivision, and will include an analysis for the project in total. As the treatment capacity at the RSWRF is limited and recognizing that other projects in the tributary area to the plant will utilize portions of the existing capacity as they come online, an analysis of the plant capacity at the time of each final map application will be necessary.

5 REFERENCES

Washoe County Community Services Department Gravity Sewer Collection Design Standards, March 2017.

North Valleys Sanitary Sewer Capacity Analysis and Master Plan, Stantec, November 2017.



APPENDIX

VICINITY MAP

FIGURE 1-EXISTING FACILITIES EXHIBIT

FIGURE 2-PROPOSED CONDITIONS EXHIBIT

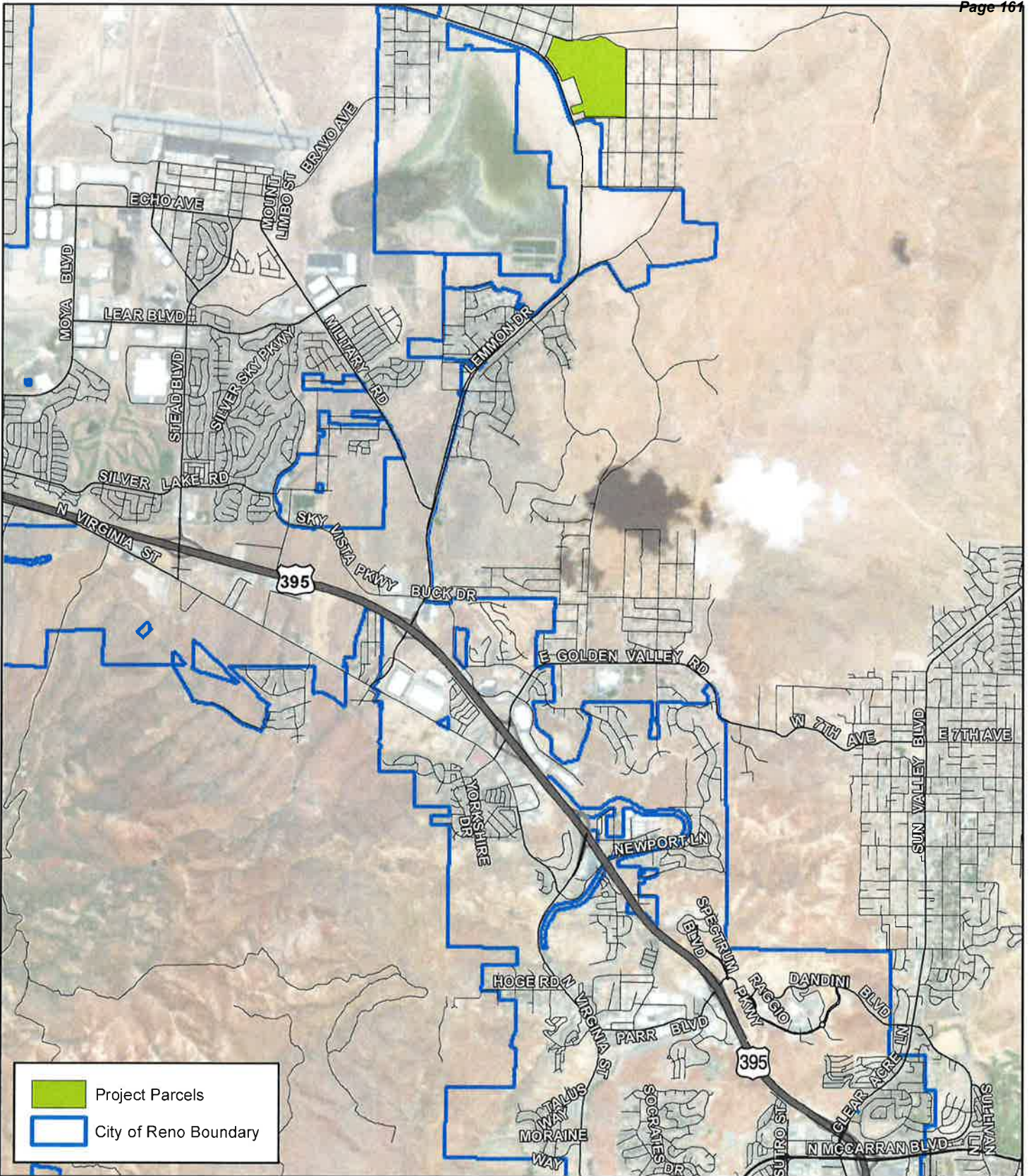
FIGURE 3-PROPOSED FACILITIES EXHIBIT



APPENDIX

VICINITY MAP

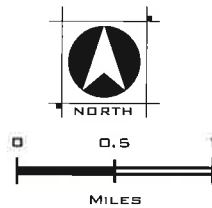
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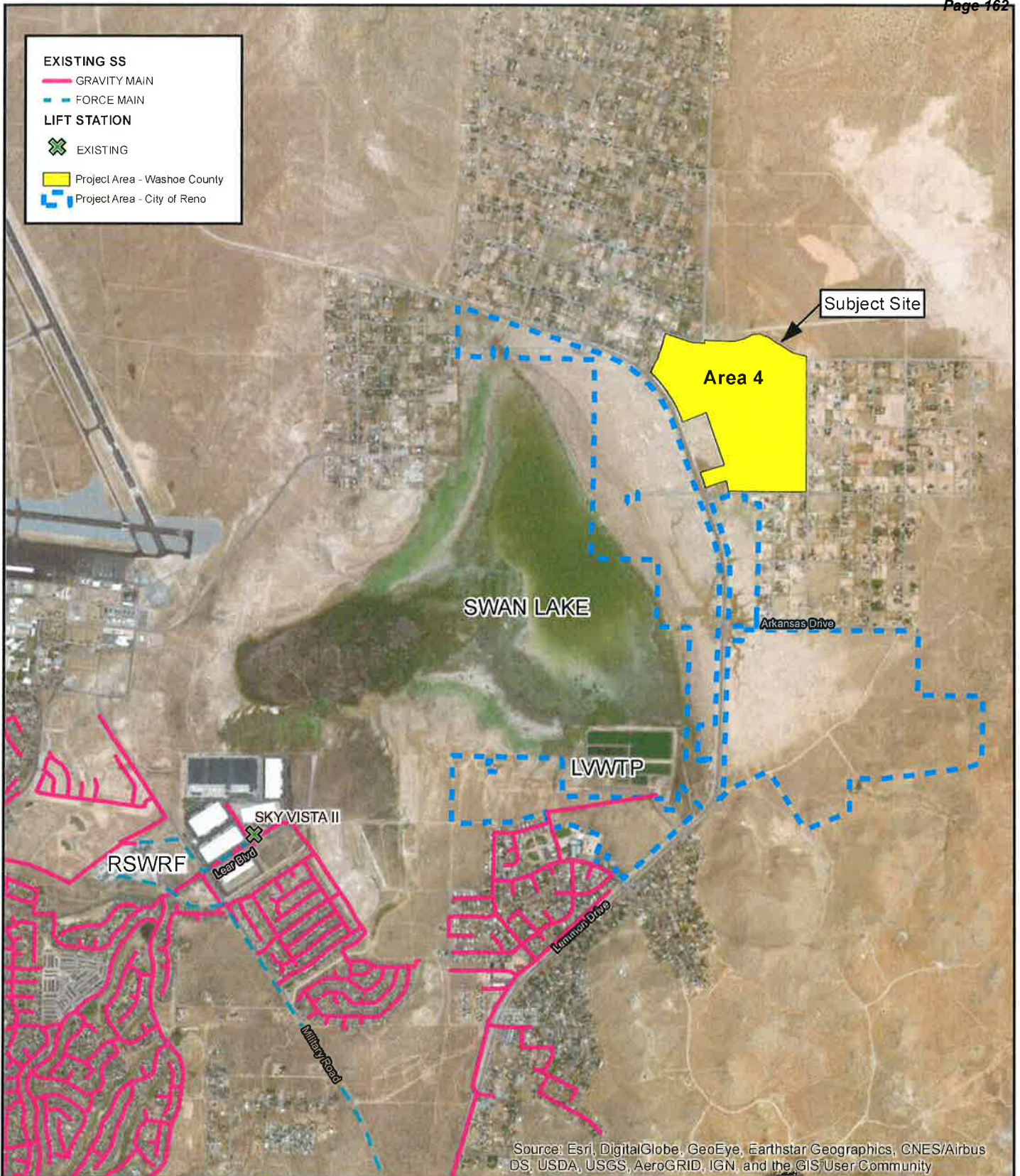


 Project Parcels
 City of Reno Boundary

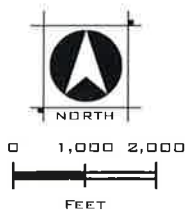
VICINITY MAP
PRADO RANCH AREA 4
RENO, NV
APRIL, 2018




WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4060
Fax: 775.823.4066



EXISTING FACILITIES EXHIBIT
 PRADO RANCH AREA 4
 RENO, NV
 APRIL, 2018



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4066

FIGURE 1
 WTM18-002
 EXHIBIT I

LIFT STATIONS

-  EXISTING
-  PROPOSED - PUBLIC

PROPOSED SS MAIN

-  GRAVITY MAIN
-  FORCE MAIN

Proposed Land Use

-  OPEN SPACE
-  SINGLE FAMILY

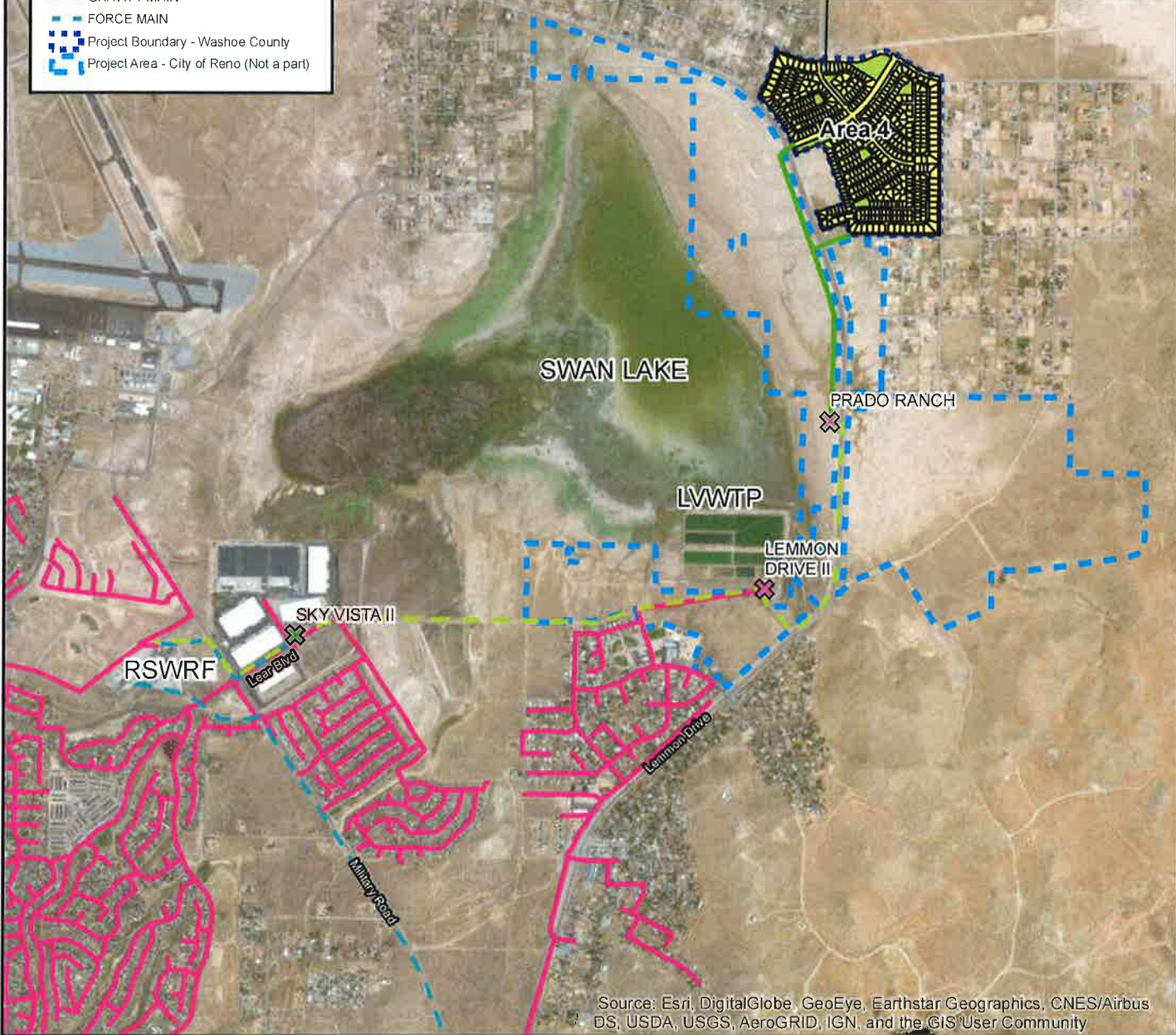
EXISTING SS

-  GRAVITY MAIN
-  FORCE MAIN
-  Project Boundary - Washoe County
-  Project Area - City of Reno (Not a part)

Land Use	Quantity	Unit Rate	Peak Flow* (gpd)	Treated Flow** (gpd)
Village 1	77 Lots	270 gal/day*3.0 PF	62,370	17,325
Village 2	147 Lots	270 gal/day*3.0 PF	119,070	33,075
Village 3	131 Lots	270 gal/day*3.0 PF	106,110	29,475
Village 4	151 Lots	270 gal/day*3.0 PF	122,310	33,975
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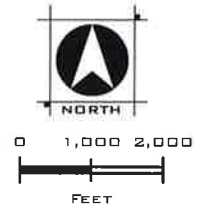
*Peak flow design values per the Washoe County Design Standards

**Treated flow design values taken at 225 gpd per lot or per acre for Open Space



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXISTING CONDITIONS EXHIBIT
PRADO RANCH AREA 4
RENO, NV
APRIL, 2018




WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4060
Fax: 775.823.4066

FIGURE 2
WTM18-002
EXHIBIT I

Tentative Subdivision Map Application Prado Ranch North

Submitted to Washoe County

January 16, 2018

ORIGINAL

Prepared for

Lansing Companies, LLC

12671 High Bluff Drive, Ste. 150

San Diego, CA 92130

Prepared by



WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

1361 Corporate Blvd • Reno, NV 89502 • Tel. 775.823.4068

WFM18-002
EXHIBIT I



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Map Pocket

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Section 1

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Prado Ranch North			
Project Description: A Tentative Map for a 538 lot common open space development with single family residential lots ranging in size from 5,000 - 23,958 square feet.			
Project Address: 0 Lemmon Drive, Washoe County 89506			
Project Area (acres or square feet): ~151.4 acres			
Project Location (with point of reference to major cross streets AND area locator):			
<small>The proposed project is located along the east side of Lemmon Drive between Nectar Street and Tupelo Street in the North Valleys Area Plan/LVS Character Mgmt Area</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
See Attached List		See Attached List	
Section(s)/Township/Range: S23/T21/R19 and S22/T21/R19			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: North Valleys Investment Group LLC		Name: Wood Rodgers, Inc.	
Address: 10345 Professional Circle Suite 100		Address: 1361 Corporate Blvd; Reno, NV	
Zip: 89521		Zip: 89502	
Phone: 775-789-3234	Fax:	Phone: 775-823-5258	Fax: 823-4066
Email:		Email: shuggins@woodrogers.com	
Cell:	Other:	Cell: 775-250-8213	Other:
Contact Person: Dustin Barker		Contact Person: Stacie Huggins	
Applicant/Developer: Lansing Companies LLC		Other Persons to be Contacted:	
Name:		Name: Chris Coombs	
Address: 12671 High Bluff Drive, Suite 150, San Diego, CA		Address:	
Zip: 92130		Zip:	
Phone: 858-523-0719	Fax:	Phone:	Fax:
Email: wroberts@lansingcompanies.com		Email: coombs.lansing@gmail.com	
Cell:	Other:	Cell: 775-815-8425	Other:
Contact Person: Will Roberts		Contact Person: Chris Coombs	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Prado Ranch North - Project Parcels Summary			
APN	Total Parcel Size (Acres)	% of Parcel in Project Area	Acreage in Project Area
080-723-01	40.00	100%	40.00
080-723-02	40.14	90%	36.30
080-723-03	40.05	85%	33.96
080-721-03	43.97	10%	4.21
080-721-04	40.76	78%	31.78
080-721-05	45.07	0%	0.04
Chickadee Drive Right of -Way	5.11	100%	5.11
TOTAL	255.10	59%	151.40

**WRITTEN CONSENT TO ACTION
BY BOARD OF MANAGERS OF
LENNAR RENO, LLC**

OCTOBER 16, 2006

The undersigned, constituting all of the members of the Board of Managers of LENNAR RENO, LLC, a Nevada limited liability company (the "Company"), pursuant to the provisions of the Nevada Revised Statutes, do hereby unanimously agree and consent to the adoption of, and do hereby adopt, the following resolution:

RESOLVED, that the following individuals be, and hereby are, elected **Vice President** of the Company to serve in such capacity, pursuant to the Operating Agreement of the Company, until the next annual meeting of the Board of Managers of the Company, or until their successors are duly elected and qualified or until their earlier resignation or removal from office.

**Dustin Barker
Darrin Indart
Michael Nicholls**

This Written Consent may be executed in counterparts, and all counterparts executed shall constitute one Written Consent. A facsimile of a signature to this Written Consent shall be deemed as valid as an original signature thereto.

IN WITNESS WHEREOF, the undersigned have executed this Written Consent effective as of the date first written above.

MANAGERS:



Edward C. Giermann

Steven E. Lane

**WRITTEN CONSENT TO ACTION
BY BOARD OF MANAGERS OF
LENNAR RENO, LLC**

OCTOBER 16, 2006

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Darrin Indart
Michael Nicholls**

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MANAGERS:

Edward C. Giermann



Steven E. Lane

REQUEST FOR OFFICER ELECTION/REMOVAL

IMPORTANT NOTE: Processing times may vary. Please allow at least five (5) business days to process this request.

1. Date of request:	2. Name of associate submitting request:
10/16/06	Rebecca Caterino

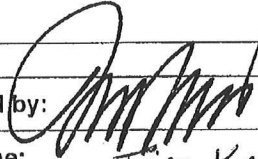
3. Entity legal name (as it appears in formation documents):
LENNAR RENO LLC

<input checked="" type="checkbox"/>	ELECTION	<input type="checkbox"/>	REMOVAL
-------------------------------------	----------	--------------------------	---------

4. Basic information of associate being elected/removed:	
4a. Name:	Dustin Barker
4b. Division:	Lennar Reno
4c. Business Address:	10345 Professional Court, Ste. 100, Reno, NV 89521
5. Corporate officer title (Vice President, Assistant Secretary or Authorized Agent):	
Vice President	
5a. If Authorized Agent, list specific authorities to be granted (see attached list):	
6. Descriptive title (i.e. Division President, Division Controller, Director of Sales, etc.)	
Regional Vice President of Finance	

Effective date (the date the request is submitted will be the effective date of the election unless a future effective date is entered):

--

Approved by:	
Print name:	Tim Kent
Title:	Division/Regional President

Submit this form to:
Christen M. Llera, Corporate Paralegal, Miami Legal Department
T: 305.229.6429, F: 305.229.6650, E: christen.llera@lennar.com

Request for Officer Election/Removal
Page 1 of 1

Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative subdivision maps may be found in Article 608, Tentative Subdivision Maps.

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

The proposed Prado Ranch North project is located within Washoe County in an area that is commonly referred to as the North Valleys near the intersection of Lemmon and Chickadee Drive. More specifically the project site is bordered by Lemmon Drive to the west, Tupelo Street and undeveloped land to the north, Chesapeake Drive to the east, and Nectar Street to the south.

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

Prado Ranch North

3. Density and lot design:

a. Acreage of project site	151.4 acres
b. Total number of lots	538
c. Dwelling units per acre	3.55 du/acre
d. Minimum and maximum area of proposed lots	5,000 sq. ft. to 23,958 sq. ft.
e. Minimum width of proposed lots	50 feet
f. Average lot size	8,470 sq. ft.

4. Utilities:

a. Sewer Service	Reno-Stead Wastewater Treatment Facility
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	TMWA

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

a. Acreage of common open space:

10.0+/- acres

b. Development constraints within common open space (slope, wetlands, faults, springs, ridgelines):

Common open space areas provided to address perimeter buffering, on-site drainage channels and pocket parks within each Village. No development constraints exist within the areas proposed for common open space.

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

min lot size = 5,000+/- sqft; max lot size = 23,958+/- sqft

d. Average lot size:

8,470+/- square feet

e. Proposed yard setbacks if different from standard:

Setbacks for Prado Ranch North will be 20 feet on the front & rear and 7 feet on the sides, consistent with the zoning setbacks outlined for MDS4.

The project does propose to vary the minimum lot width from 70 feet to 50 feet.

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

The varied lot width is proposed in order to achieve a more efficient use of the site while providing open space corridors and buffers around the perimeter. In accordance with Article 408, Section 110.408.25 typical building envelopes have been included on the tentative map for reference. See Sheets G-01 thru G-06 of the tentative map plans.

g. Identify all proposed non-residential uses:

The proposed project does not include any non-residential uses at this time.

- h. Improvements proposed for the common open space:

The project includes approximately 10 acres of common open space which includes perimeter buffers, drainage channels, and pocket parks within each Village. Specific improvements in common open space areas include meandering paths within the perimeter buffers, 60-100 ft wide drainage channels designed to perpetuate storm flows, and pocket parks in each Village. Refer to Section 2 - Project Description and Section 4 - Drainage Report for additional information.

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

In accordance with the North Valleys Area Plan, the proposed project includes a meandering 8-foot wide DG path located within the 30-foot wide landscape buffer around the project perimeter. This meandering path will provide public connectivity in and around the proposed project. In addition, sidewalks will be provided on both sides along roadways.

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

There are currently no known trail systems in the area. However, there is an existing multi-use paved path along the east side of Lemmon Dr. The meandering path proposed within the perimeter common open space will provide an opportunity for the two paths to connect where feasible.

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

There are no ridgelines on the property.

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

Yes, solid privacy fencing will be provided on side and rear lot lines between lots in accordance with Washoe County standards.

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

It is anticipated that a Homeowners Association (HOA), Landscape Maintenance Association (LMA) or equivalent will be established for the overall project and will be responsible for maintenance associated with open space, drainage channels and perimeter buffers.

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

According to the 1999 Presumed Public Roads map, the project site is bisected by a "presumed public road" known as Chickadee Drive. As a part of the proposed project, Chickadee Dr is proposed to be realigned and improved to arterial standards in accordance with the sections identified on sheet LB-1 of the Tentative Map. This road will continue to provide connectivity to the east where it ultimately connects, via dirt roads, to Eagle Canyon Road.

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

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

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

9. Will a special use permit be required for utility improvement? If so, what special use permits are required and are they submitted with the application package?

No special use permits are required for this project.

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

At this time, an archaeological survey has not been conducted.

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

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

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

The applicant has conducted an Annexation/Discovery analysis with Truckee Meadows Water Authority. The analysis found that the project site is currently outside of the TMWA retail service territory and will require annexation by TMWA prior to a water service agreement. According to the TMWA Discovery, supply to the project can be met from the Fish Springs Ranch supply via TMWA's high pressure supply main in Matterhorn Boulevard.

For additional information, refer to TMWA Annexation/Discovery in Section 4 of this submittal packet.

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

To address energy conservation, homes are anticipated to be constructed using any of the following: smart or programmable thermostats, high efficiency heating and cooling systems, efficient lighting and appliances, energy efficient windows, and water protection systems.

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

No.

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

The proposed project does not include any private roads or gates. All roads proposed with this project will be designed to meet Washoe County street standards and safe pedestrian access will be provided with sidewalks and parkway strips through the project site.

15. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

Yes, since the proposed project is surrounded by existing residential lots, a 30-foot wide common open space buffer with an 8-foot wide DG pedestrian path has been provided around the entire perimeter. To further mitigate impacts of new development adjacent to existing development, lots proposed adjacent to existing residents (around the project perimeter) will be a minimum of 15,000 square feet. These design elements are in conformance with the Lemmon Valley Character Management Area found in the North Valleys Area Plan.

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

Goal 6 of the North Valleys Area Plan includes several policies that relate to this project. Specifically, Policy NV6.1 includes requirements specific to new single family subdivisions on properties designated MDS4. As designed and previously discussed, this project complies with these standards specifically addressing residential adjacency buffers, frontage only on new roads, and minimize street lighting. Refer to Section 2 - Project Description for additional information.

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

Section 110.208.10 Residential Subdivision Landscaping requires the use of climatic adaptive landscaping in the front yard of each new residential lot. As part of the proposal all new lots will be subject to this modifier. Additionally there are no signs proposed in this project, however, any new sign will be subject to Section 110.208.20 of the WC development code.

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

The project is expected to be completed in multiple phases. Initial development is planned to stay outside of the 100-year flood zone boundary with future phases pending a regional drainage solution.

A preliminary phasing plan has been included in Section 3 of this application.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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20. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

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

Grading

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

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

0 cubic yards will be excavated on-site

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

The project will require approximately 1 million cubic yards of import.

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

Yes. The proposed development will be visible from all directions. A 30 foot landscaped buffer with trees will be provided adjacent to all existing lots to mitigate visual impacts. Additionally, fencing will be provided along all side and rear lot lines to further mitigate visual impacts.

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

Slopes associated with the proposed development will not exceed 3:1 maximum. Where necessary, erosion control matting or equivalent may be utilized until such revegetation is established.

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

No berms are proposed as a part of this project.

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

Due to topography, it is likely that walls will be required along the southwest portion of the site. Where necessary, walls will not exceed 9 feet in height and will likely be manufactured block or equivalent.

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

No. The proposed project does not require removal of any trees.

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

Specific seed mix for revegetation areas will be determined during final design, however, the applicant does not anticipate using mulch.

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

The proposed project does not include temporary irrigation. Dust control on flatter areas of the graded site will be provided through the use of dust palliative or other acceptable, non-irrigated means.

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

No.

Request to Reserve New Street Name(s)	
The Applicant is responsible for all sign costs.	
Applicant Information	
Name:	<u>Lansing Companies, LLC</u>
Address:	<u>12671 High Bluff Dr. Ste 150</u> <u>San Diego, CA 92130</u>
Phone :	<u>858-523-0719</u> Fax: _____
<input checked="" type="checkbox"/> Private Citizen	<input type="checkbox"/> Agency/Organization
Street Name Requests	
(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)	
<u>See Attached Sheet for Names</u>	
If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original	
Location	
Project Name: <u>Prado Ranch North</u>	<input type="checkbox"/> Reno <input type="checkbox"/> Sparks <input checked="" type="checkbox"/> Washoe County
Parcel Numbers: <u>See attached list</u>	<input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Parcelization <input type="checkbox"/> Private Street
Please attach maps, petitions and supplementary information.	
Approved: _____	Date: _____
Regional Street Naming Coordinator	
<input type="checkbox"/> Except where noted	
Denied: _____	Date: _____
Regional Street Naming Coordinator	
Washoe County Geographic Information Services Post Office Box 11130 - 1001 E. Ninth Street Reno, NV 89520-0027 Phone: (775) 328-2325 - Fax: (775) 328-6133	

PRADO RANCH – AREA 4 – PROPOSED STREET NAMES

Prado Ranch Parkway – Main Parkway between Village 1 & 4

Cul-De-Sac Streets:

*Dusty Stable Court
Dusty Corral Court
Chicken Coop Court
Hen House Circle
Crazy Cactus Court*

Alternate: Pasture Place

Basic Streets:

*Green Orchard Drive
Golden Hay Way
Windy Trail Lane
Golden Pasture Drive
Sunset Garden Way
Rustic Horseshoe Drive
Sunset Spur Dive
Cattle Ranch Drive
Rolling Barrel Lane
Watering Hole Way
Breeders Barn Drive
Highland Hills Dive
Rolling Hay Lane
Happy Harvest Lane
Rustic Root Way
Pitching Fork Road
Rocky Ranch Road
Ship Lap Lane
Water Tower Way
Ridged Lasso Lane
Weedy Field Way
Perching Hen Lane
Muddy Trails Lane
Dinner Bell Drive*

Alternates:

*Rustic Ranch Way
Pickett Fence Way
Garden View Lane
Slippery Saddle Drive
Bucking Boot Drive
Flying Ax Way*

**Legal Description For
Prado Ranch North
Tentative Map**

All that certain real property situate within portions of the East One-Half (E 1/2) of Section Twenty-Two (22) and the West One-Half (W 1/2) of Section Twenty-Three (23), Township Twenty-One (21) North, Range Nineteen (19) East, Mount Diablo Base and Meridian, City of Reno, Washoe County, State of Nevada, being Parcel 28 and portions of Parcels 25, 26, 27 and 29 as shown on Land Map No. 79, recorded September 19, 1985 as File No. 1023013, in the Official Records of Washoe County, Nevada being more particularly described as follows:

BEGINNING at the Southeast corner of said Parcel 29 being on the North right-of-way of Nectar Way;

THENCE departing said Southeast corner and along the southerly boundary of said Parcel 29 the following five (5) courses:

- 1) North 89°44'21" West, 1457.76 feet to the beginning of a tangent curve to the left;
- 2) 76.73 feet along the arc of a 540.00 foot radius curve through a central angle of 08°08'29";
- 3) North 07°52'50" West, 216.15 feet;
- 4) North 89°43'08" West, 21.20 feet;
- 5) South 70°53'22" West, 415.39 feet to the northeasterly right-of-way of Lemmon Drive and the southwesterly line of said Parcel 29;

THENCE along said northeasterly right-of-way and said southwesterly boundary, North 19°06'38" West, 319.07 feet;

THENCE departing said northeasterly right-of-way and said southwesterly boundary and along the following three (3) courses:

- 1) North 70°53'22" East, 494.00 feet;
- 2) North 19°06'38" West, 1070.14 feet;
- 3) South 68°01'58" West, 494.61 feet to the aforementioned northeasterly right-of-way of Lemmon Drive, also being on the southwesterly boundary of Parcel 27 and the beginning of a non-tangent curve to the left;

THENCE along said northeasterly right-of-way and southwesterly boundary of Parcels 27 and 25, from a radial line which bears South 71°05'10" West, 1162.38 feet along the arc of a 2439.26 foot radius curve through a central angle of 27°18'11"; to the westerly corner of Parcel 25;

THENCE along said northwesterly boundary, North 24°47'32" East, 342.47 feet;

THENCE continuing along said northwesterly boundary, North 18°31'28" East, 472.50 feet to the northwesterly corner of Parcel 25;

THENCE departing said northwesterly corner and along said northerly boundary, the following three (3) courses:

- 1) South 71°28'32" East, 463.76 feet to the beginning of a tangent curve to the left;
- 2) 152.67 feet along the arc of a 525.00 foot radius curve through a central angle of 16°39'41";
- 3) South 88°08'13" East, 171.18 feet;

THENCE departing said northerly boundary and along the following eight (8) courses:

- 1) South 61°00'36" East, 153.52 feet
- 2) South 88°08'13" East, 245.21 feet;
- 3) South 41°20'50" East, 625.15 feet;
- 4) South 52°54'47" East, 50.00 feet to the beginning of a non-tangent curve to the left;
- 5) from a radial line which bears North 52°17'33" West, 191.90 feet along the arc of a 1999.00 foot radius curve through a central angle of 05°30'01";
- 6) North 32°12'26" East, 580.44 feet;
- 7) South 57°47'34" East, 366.04 feet to the beginning of a non-tangent curve to the left;
- 8) from a radial line which bears North 32°11'30" East, 478.85 feet along the arc of a 1201.61 foot radius curve through a central angle of 22°49'59" to the right-of-way of Chickadee Drive as shown on said Land Map No. 79;

THENCE along said easterly right-of-way and the easterly boundary of Parcel 28, South 00°21'14" West, 2621.327 feet to the aforementioned Southeast corner of said Parcel 29 and the **POINT OF BEGINNING**.

Containing 146.29 acres of land, more or less.

BASIS OF BEARINGS:

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, High Accuracy Reference Network (NAD 83/94-HARN), as determined using real time kinematic (RTK) GPS observations with corrections transmitted by the Northern Nevada Cooperative Real Time Network GPS (NNCRN GPS).

Prepared by:

Wood Rodgers, Inc.

1361 Corporate Boulevard

Reno, NV 89502



Daniel A. Bigrigg, P.L.S.
Nevada Certificate No. 19716

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
08072301	Active	1/10/2018 2:06:23 AM
Current Owner: NORTH VALLEYS INVESTMENT GROUP LLC 10345 PROFESSIONAL CIR STE 100 RENO, NV 89521-3100		SITUS: 0 CHICKADEE DR WCTY NV
Taxing District		Geo CD:
Legal Description		
SubdivisionName _UNSPECIFIED Range 19 Township 21 Lot 28		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$218.63	\$0.00	\$0.00	\$218.63
Total Due:			\$218.63	\$0.00	\$0.00	\$218.63

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$57.13	(\$11.24)	\$45.89
Truckee Meadows Fire Dist	\$181.46	(\$35.71)	\$145.75
Washoe County	\$467.65	(\$92.06)	\$375.59
Washoe County Sc	\$382.58	(\$75.29)	\$307.29
Total Tax	\$1,088.82	(\$214.30)	\$874.52

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017084739	B17.101684	\$218.63	9/25/2017
2017	2017084739	B17.191168	\$218.63	12/31/2017
2017	2017084739	B17.81953	\$218.63	8/29/2017

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

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Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

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Washoe County Treasurer
Tammi Davis

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Parcel ID	Status	Last Update
08072302	Active	1/10/2018 2:06:23 AM
Current Owner: NORTH VALLEYS INVESTMENT GROUP LLC 10345 PROFESSIONAL CIR STE 100 RENO, NV 89521-3100		SITUS: 0 LEMMON DR WCTY NV
Taxing District		Geo CD:
Legal Description		
Range 19 Township 21 Lot 27 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$219.39	\$0.00	\$0.00	\$219.39
Total Due:			\$219.39	\$0.00	\$0.00	\$219.39

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$57.33	(\$11.28)	\$46.05
Truckee Meadows Fire Dist	\$182.09	(\$35.84)	\$146.25
Washoe County	\$469.29	(\$92.37)	\$376.92
Washoe County Sc	\$383.92	(\$75.57)	\$308.35
Total Tax	\$1,092.63	(\$215.06)	\$877.57

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017084792	B17.101685	\$219.39	9/25/2017
2017	2017084792	B17.191171	\$219.39	12/31/2017
2017	2017084792	B17.81954	\$219.40	8/29/2017

Pay By Check

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P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

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Washoe County Treasurer
Tammi Davis

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Washoe County Parcel Information

Parcel ID	Status	Last Update
08072303	Active	1/10/2018 2:06:23 AM
Current Owner: NORTH VALLEYS INVESTMENT GROUP LLC 10345 PROFESSIONAL CIR STE 100 RENO, NV 89521-3100		SITUS: 0 LEMMON DR WCTY NV
Taxing District		Geo CD:
Legal Description		
SubdivisionName _UNSPECIFIED Range 19 Township 21 Lot 29		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$218.87	\$0.00	\$0.00	\$218.87
Total Due:			\$218.87	\$0.00	\$0.00	\$218.87

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$57.19	(\$11.26)	\$45.93
<u>Truckee Meadows Fire Dist</u>	\$181.66	(\$35.75)	\$145.91
<u>Washoe County</u>	\$468.17	(\$92.13)	\$376.04
<u>Washoe County Sc</u>	\$382.99	(\$75.38)	\$307.61
Total Tax	\$1,090.01	(\$214.52)	\$875.49

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017084149	B17.101686	\$218.87	9/25/2017
2017	2017084149	B17.191173	\$218.87	12/31/2017
2017	2017084149	B17.81955	\$218.88	8/29/2017

Pay By Check

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WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

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Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
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Email: tax@washoecounty.us

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Washoe County Parcel Information

Parcel ID	Status	Last Update
08072103	Active	1/10/2018 2:06:23 AM
Current Owner: NORTH VALLEYS INVESTMENT GROUP LLC 10345 PROFESSIONAL CIR STE 100 RENO, NV 89521-3100		SITUS: 0 CHICKADEE DR WCTY NV
Taxing District		Geo CD:
Legal Description		
Township 21 Lot 26 Range 19 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$240.28	\$0.00	\$0.00	\$240.28
Total Due:			\$240.28	\$0.00	\$0.00	\$240.28

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$62.78	(\$12.36)	\$50.42
<u>Truckee Meadows Fire Dist</u>	\$199.43	(\$39.25)	\$160.18
<u>Washoe County</u>	\$513.99	(\$101.17)	\$412.82
<u>Washoe County Sc</u>	\$420.47	(\$82.75)	\$337.72
Total Tax	\$1,196.67	(\$235.53)	\$961.14

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017084075	B17.101679	\$240.29	9/25/2017
2017	2017084075	B17.191157	\$240.28	12/31/2017
2017	2017084075	B17.81946	\$240.29	8/29/2017

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
08072104	Active	1/10/2018 2:06:23 AM
Current Owner: NORTH VALLEYS INVESTMENT GROUP LLC 10345 PROFESSIONAL CIR STE 100 RENO, NV 89521-3100		SITUS: 0 LEMMON DR WCTY NV
Taxing District	Geo CD:	
Legal Description		
Township 21 Lot 25 Range 19 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$222.77	\$0.00	\$0.00	\$222.77
Total Due:			\$222.77	\$0.00	\$0.00	\$222.77

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$58.21	(\$11.46)	\$46.75
<u>Truckee Meadows Fire Dist</u>	\$184.90	(\$36.39)	\$148.51
<u>Washoe County</u>	\$476.51	(\$93.77)	\$382.74
<u>Washoe County Sc</u>	\$389.82	(\$76.72)	\$313.10
Total Tax	\$1,109.44	(\$218.34)	\$891.10

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017084038	B17.101680	\$222.78	9/25/2017
2017	2017084038	B17.191160	\$222.77	12/31/2017
2017	2017084038	B17.81947	\$222.78	8/29/2017

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WASHOE COUNTY TREASURER

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Reno, NV 89520-3039

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Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
08072105	Active	1/10/2018 2:06:23 AM
Current Owner: NORTH VALLEYS INVESTMENT GROUP LLC 10345 PROFESSIONAL CIR STE 100 RENO, NV 89521-3100		SITUS: 0 MATTERHORN BLVD WASHOE COUNTY NV
Taxing District		Geo CD:
Legal Description		
Range 19 Block Township 21 Lot 24 Section SubdivisionName _UNSPECIFIED		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$246.30	\$0.00	\$0.00	\$246.30
Total Due:			\$246.30	\$0.00	\$0.00	\$246.30

Tax Detail			
	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$64.36	(\$12.67)	\$51.69
<u>Truckee Meadows Fire Dist</u>	\$204.42	(\$40.23)	\$164.19
<u>Washoe County</u>	\$526.86	(\$103.72)	\$423.14
<u>Washoe County Sc</u>	\$430.99	(\$84.81)	\$346.18
Total Tax	\$1,226.63	(\$241.43)	\$985.20

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017083901	B17.101681	\$246.30	9/25/2017
2017	2017083901	B17.191162	\$246.30	12/31/2017
2017	2017083901	B17.81948	\$246.30	8/29/2017

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PRADO RANCH NORTH

TENTATIVE MAP

TITLE SHEET

OWNER:

NORTH VALLEYS INVESTMENT GROUP, LLC
C/O LENNAR
10345 PROFESSIONAL CIRCLE, SUITE 100
RENO, NV 89521-3100

DEVELOPER:

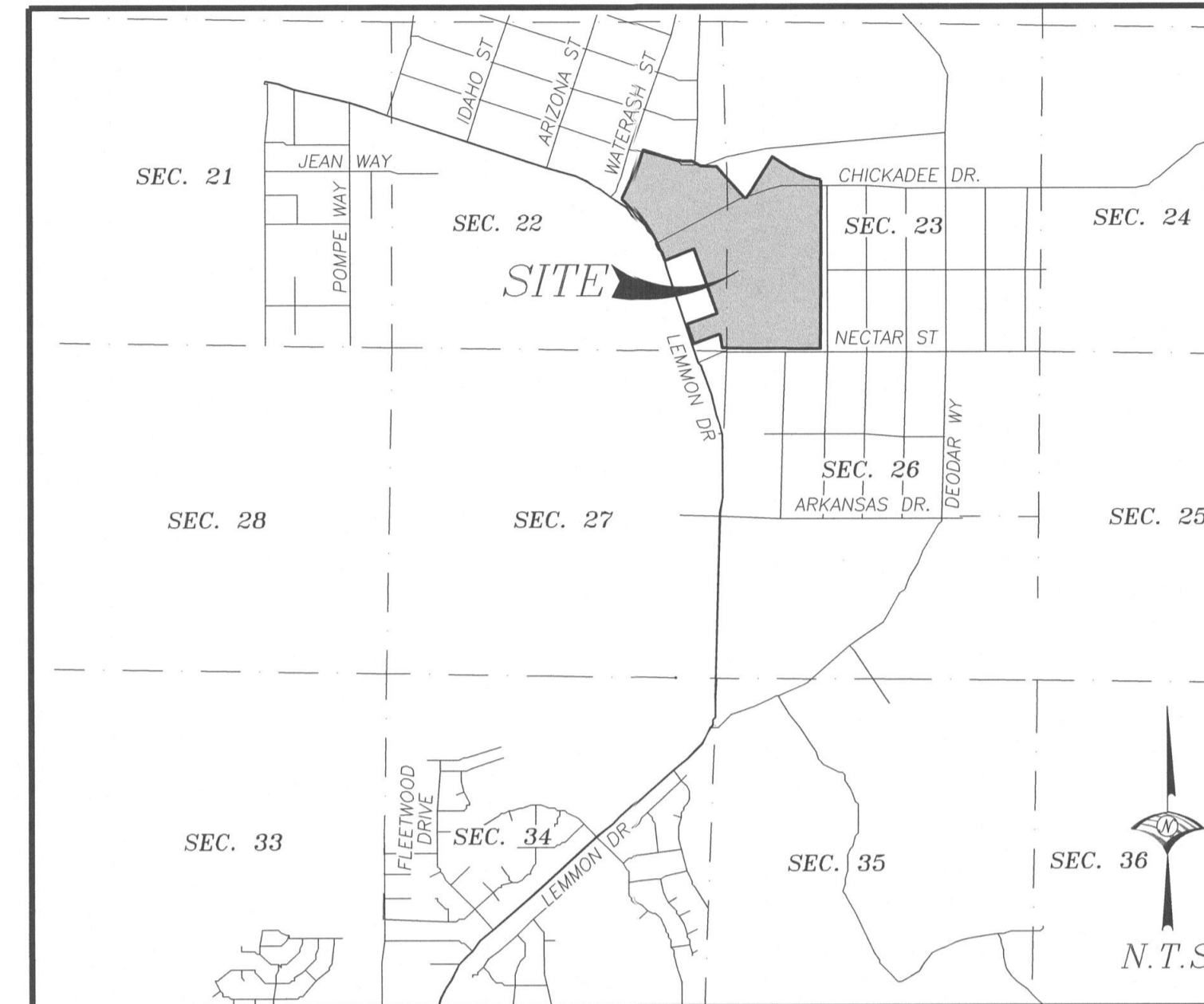
LANSING COMPANIES
12671 HIGH BLUFF DRIVE, SUITE 150
SAN DIEGO, CA 92130

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARINGS BETWEEN GPS REFERENCE STATION "RSTEAD" - N22S/M01037 AND "SSBZ" - S52S/M10000 IS TAKEN AS SOUTH 86°59'47" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

BASIS OF ELEVATION

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAV D 83) AS TAKEN FROM CITY OF RENO BENCHMARK 379. WITH A PUBLISHED ELEVATION OF 5110.785 FT. BENCHMARK 379 IS DESCRIBED AS BEING A USC AND GS CAP - APPROX. 800 FT N OF INTER. OF US 395 AND STEAD BLVD - 50 FT S1LY OF OVERHEAD SCHOOL SIGNAL - W OF STEAD BLVD AND 25 FT WLY OF BW - 4" X 4" WOOD POST.



VICINITY MAP

SITE INFORMATION:

SITE PLAN STATISTICS:
TOTAL NUMBER OF LOTS = 506
OVERALL AREA = 154.5± AC
LOT AREA = 102.5± AC
ROADWAY AREA = 34.5± AC
COMMON AREA/OPEN SPACE = 17.5± AC
LAND USE = MDS 4
ZONING = MDS 4

PROJECT DENSITY:
GROSS DENSITY = 3.28± DU/AC
NET DENSITY = 4.94± DU/AC

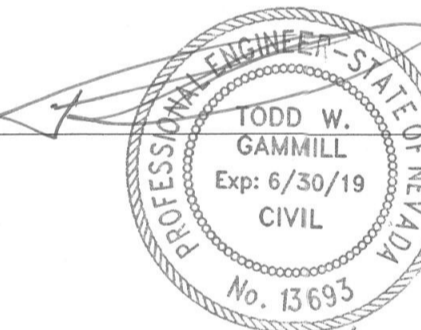
LOT SUMMARY:
MINIMUM LOT SIZE = 5,500 S.F.
MAXIMUM LOT SIZE = 24,060 S.F.
AVERAGE LOT SIZE = 8,825 S.F.

ASSESSOR PARCEL NUMBERS:
080-723-01, 080-723-02, 080-723-03, 080-721-04

ENGINEERS STATEMENT:

I, TODD W. GAMMILL, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 16TH DAY OF APRIL, 2018.

TODD W. GAMMILL, P.E. #13693



SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	LB-1	PRELIMINARY LOT AND BLOCK PLAN
3	LB-2	PRELIMINARY LOT AND BLOCK PLAN
4	LB-3	PRELIMINARY LOT AND BLOCK PLAN
5	LB-4	PRELIMINARY LOT AND BLOCK PLAN
6	LB-5	PRELIMINARY LOT AND BLOCK PLAN
7	U-1	PRELIMINARY UTILITY PLAN
8	U-2	PRELIMINARY UTILITY PLAN
9	U-3	PRELIMINARY UTILITY PLAN
10	U-4	PRELIMINARY UTILITY PLAN
11	U-5	PRELIMINARY UTILITY PLAN
12	G-1	PRELIMINARY GRADING PLAN
13	G-2	PRELIMINARY GRADING PLAN
14	G-3	PRELIMINARY GRADING PLAN
15	G-4	PRELIMINARY GRADING PLAN
16	G-5	PRELIMINARY GRADING PLAN
17	G-6	PRELIMINARY GRADING PLAN
18	CS-1	PRELIMINARY CROSS SECTIONS
19	L-1	PRELIMINARY LANDSCAPE PLAN



SITE PLAN
NOT TO SCALE

TITLE SHEET
PRADO RANCH NORTH



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066

1669011

APRIL, 2018

SHEET T-1 OF 19

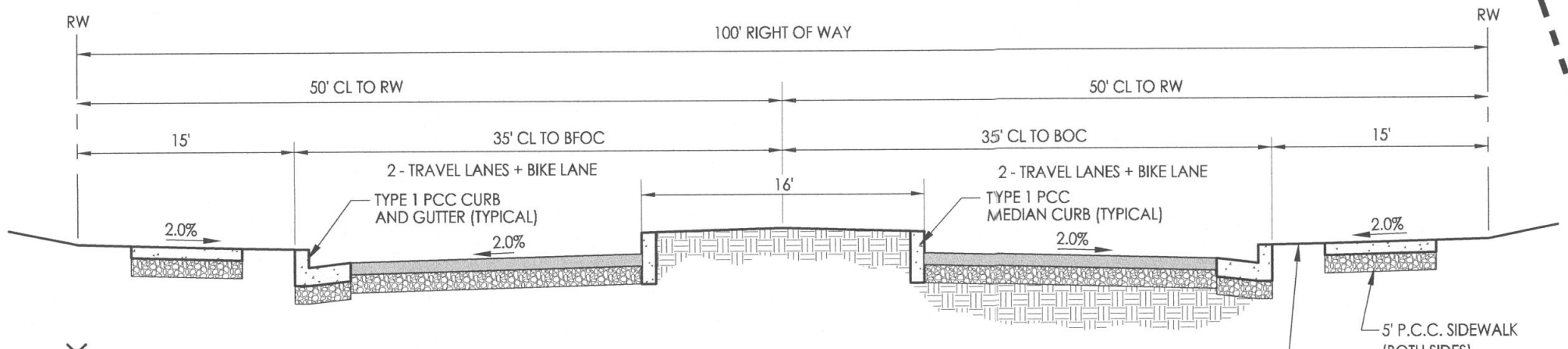
PRADO RANCH NORTH

TENTATIVE MAP

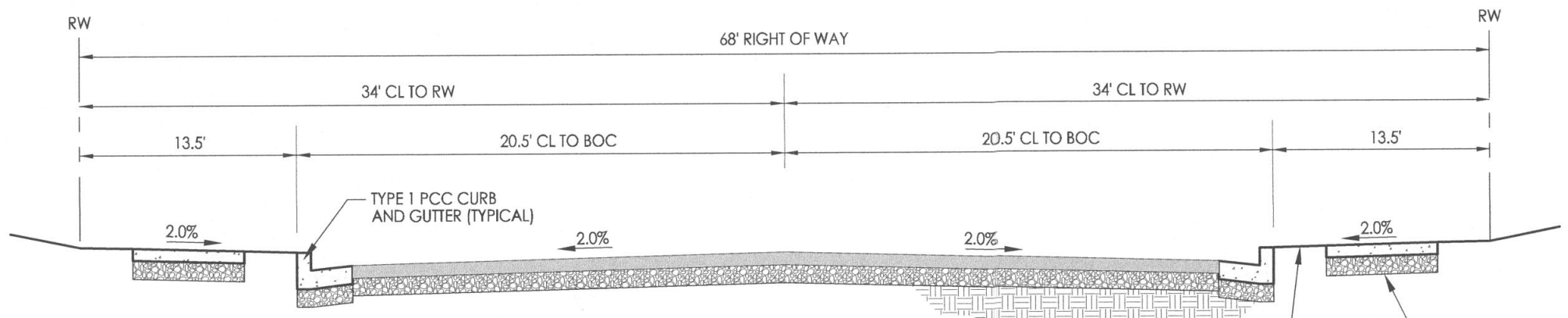
LOT AND BLOCK PLAN

NORTH VALLEYS INVESTMENT GROUP LLC

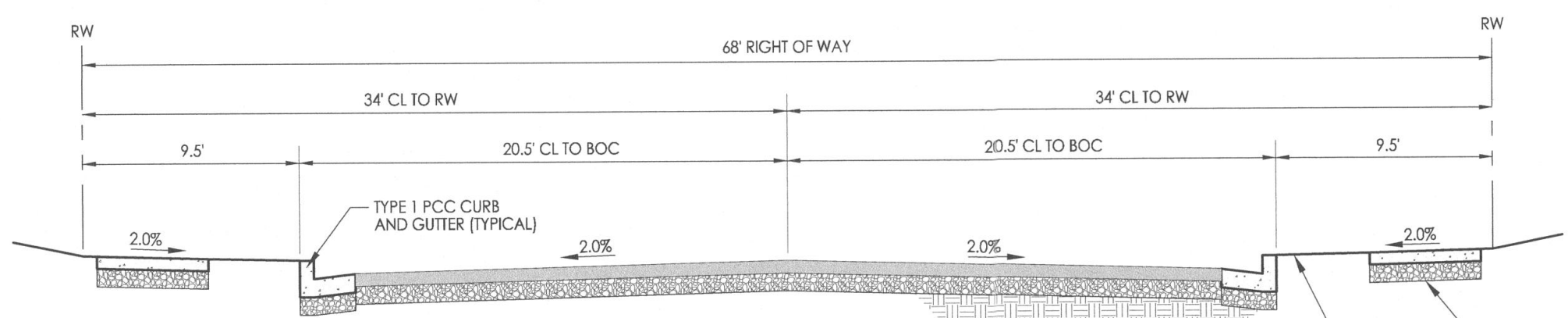
NORTH VALLEYS INVESTMENT GROUP LLC
(FUTURE DEVELOPMENT)



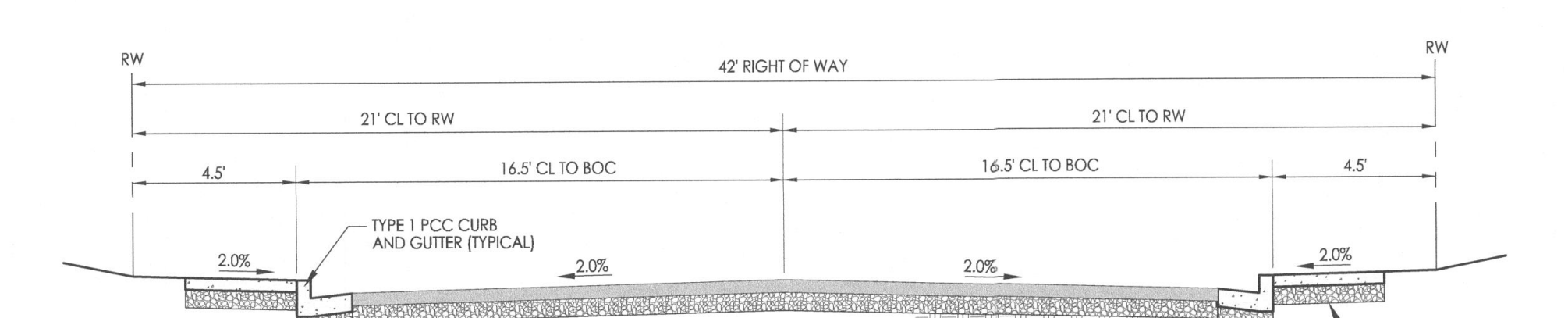
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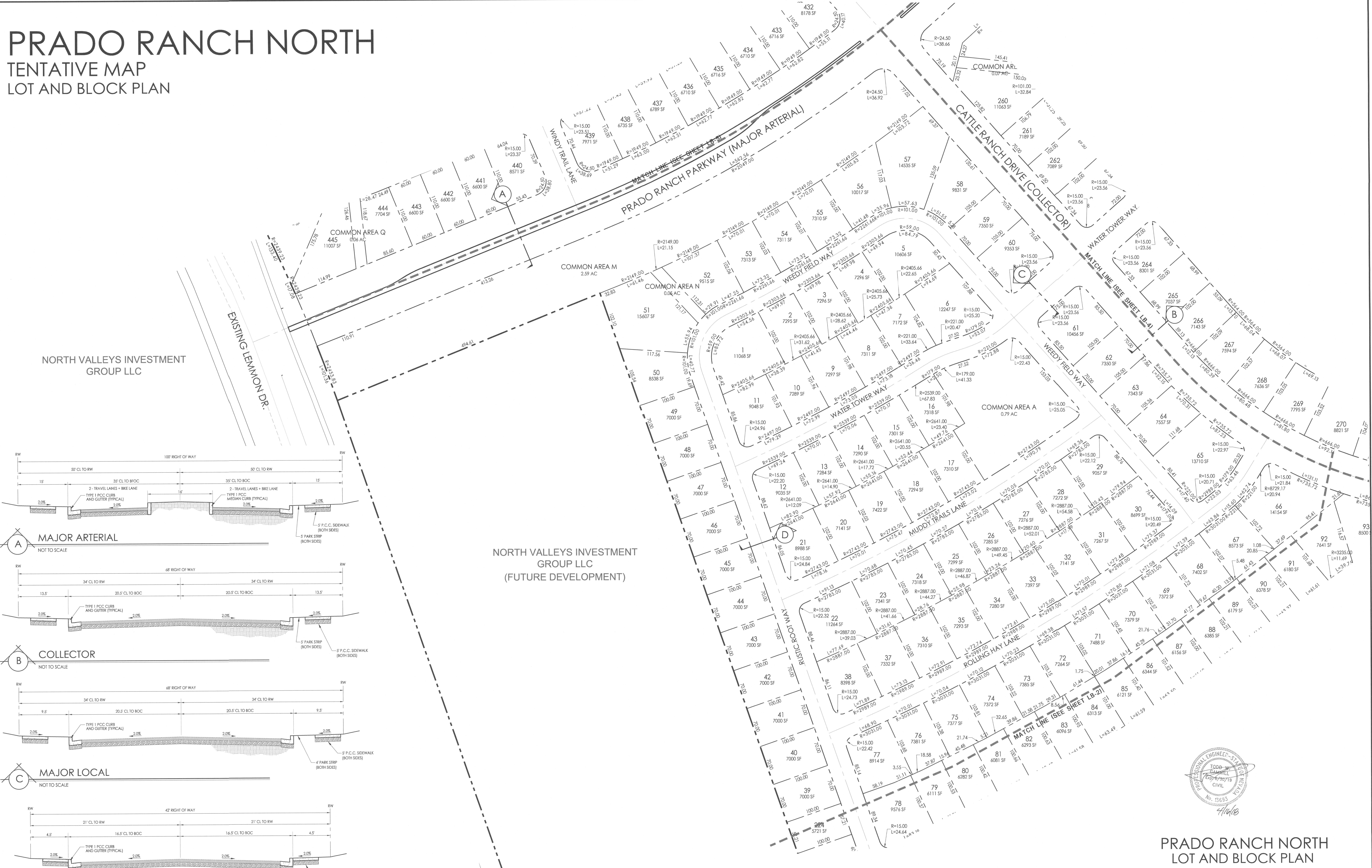
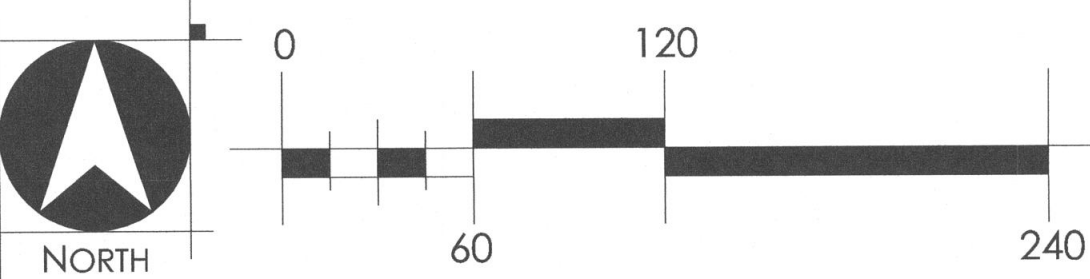
B COLLECTOR
NOT TO SCALE



C MAJOR LOCAL
NOT TO SCALE



D MINOR LOCAL
NOT TO SCALE



PRADO RANCH NORTH
LOT AND BLOCK PLAN

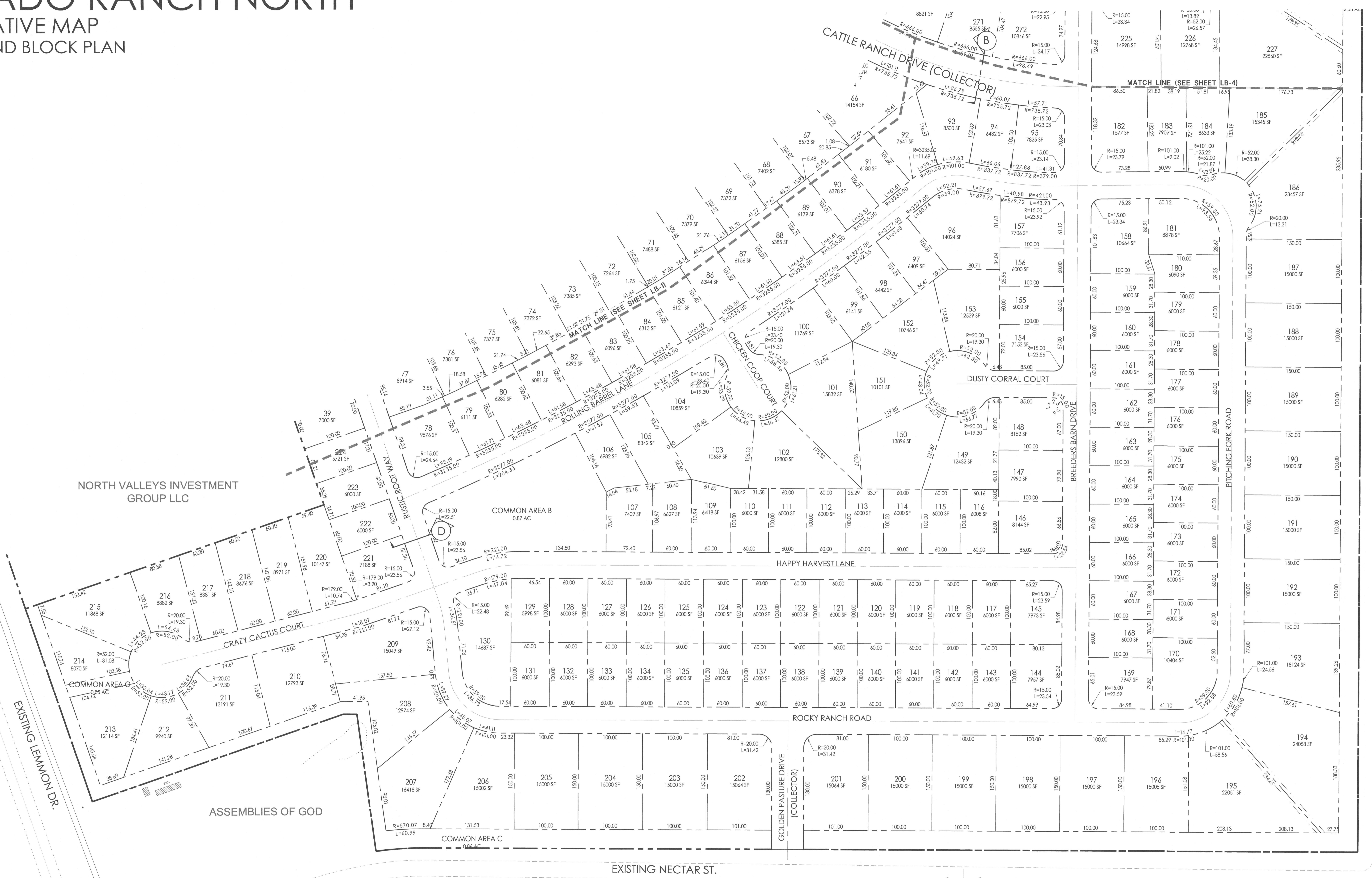
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1361 Corporate Blvd Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4066

1669011 APRIL, 2018
SHEET LB-1 OF 19

PRADO RANCH NORTH

TENTATIVE MAP

LOT AND BLOCK PLAN

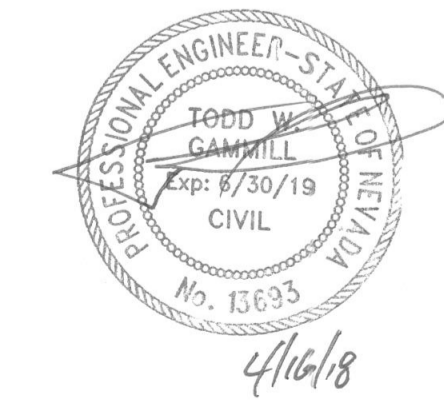


NORTH VALLEYS INVESTMENT GROUP LLC

ASSEMBLIES OF GOD

PRADO RANCH NORTH

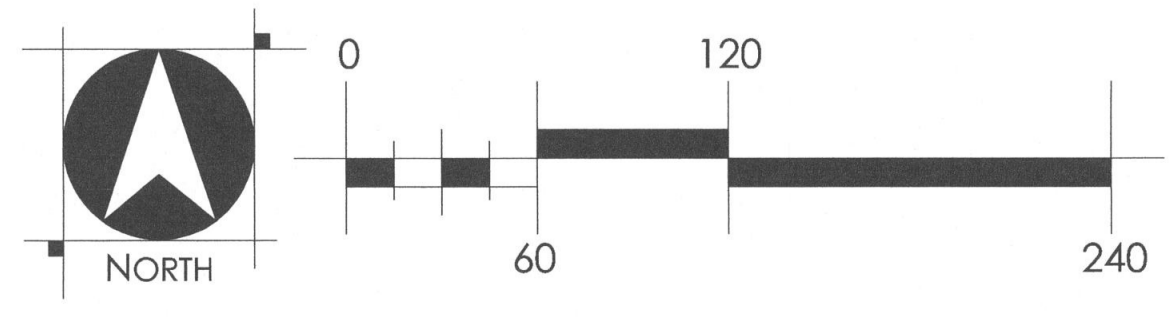
LOT AND BLOCK PLAN



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 1361 Corporate Blvd Reno, NV 89502
 Tel 775.823.4068 Fax 775.823.4066

1669011 APRIL, 2018

SHEET LB-2 OF 19



Attachment C Page 197
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 WTM18-002 EXHIBIT

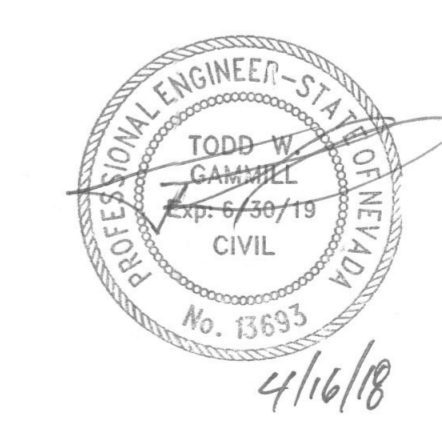
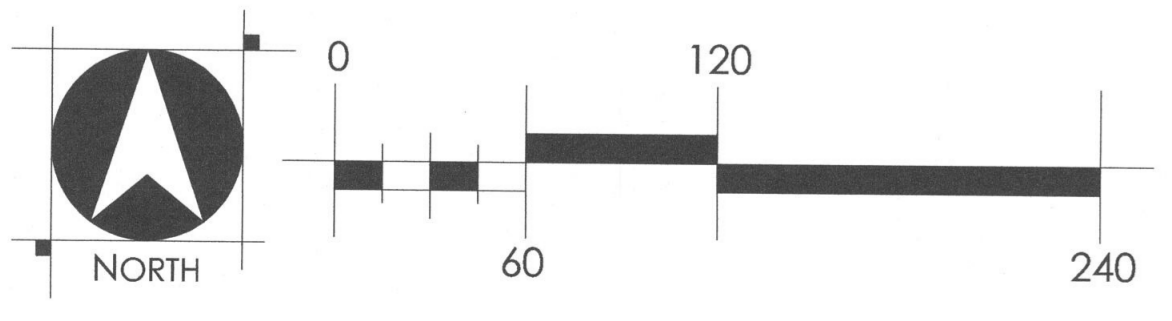
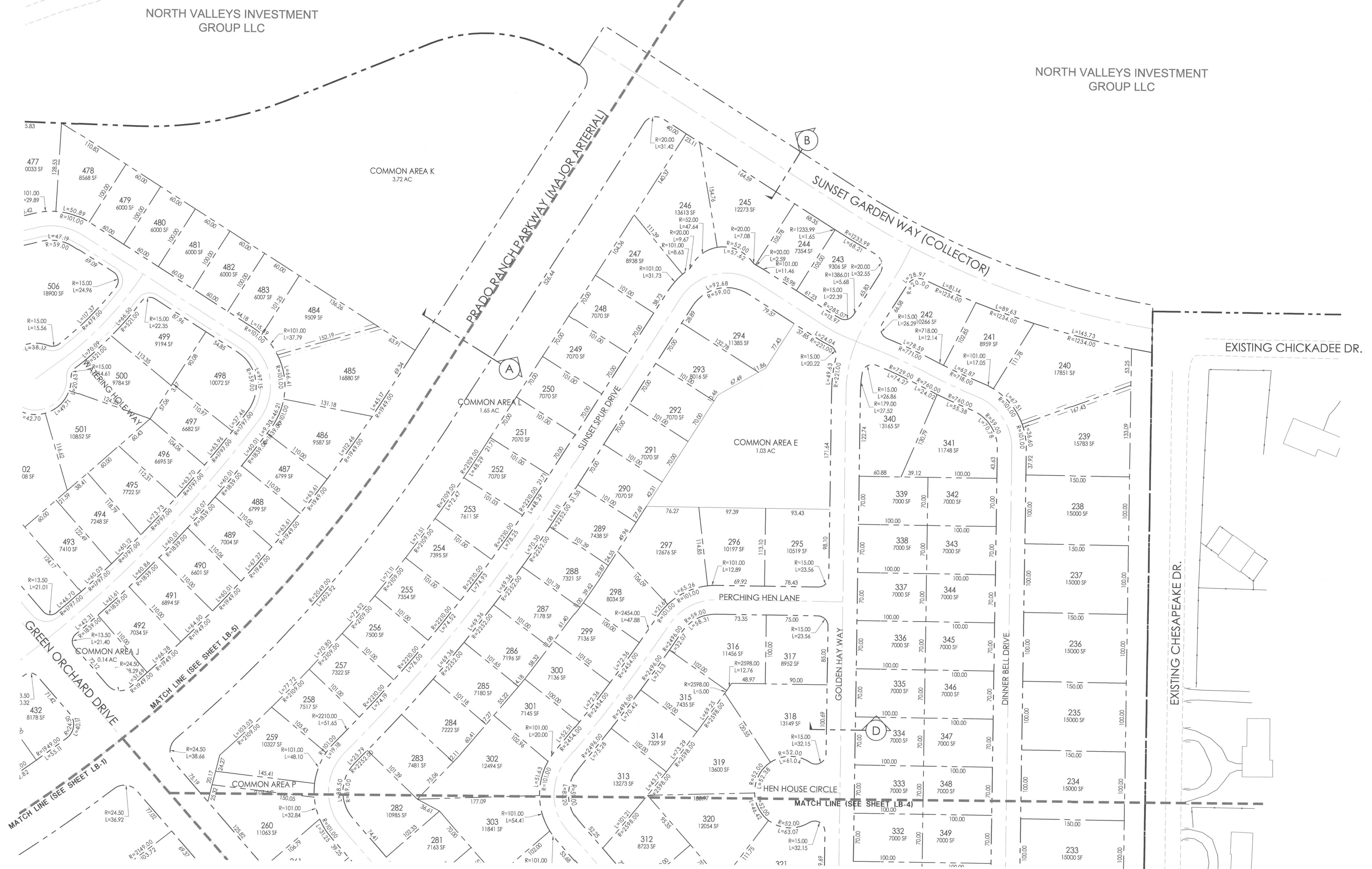
PRADO RANCH NORTH

TENTATIVE MAP

LOT AND BLOCK PLAN

NORTH VALLEYS INVESTMENT GROUP LLC

NORTH VALLEYS INVESTMENT GROUP LLC



PRADO RANCH NORTH

LOT AND BLOCK PLAN

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Blvd Reno, NV 89502
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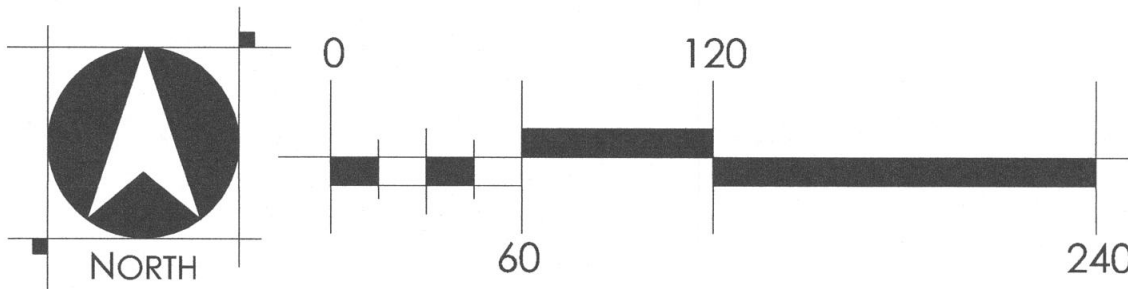
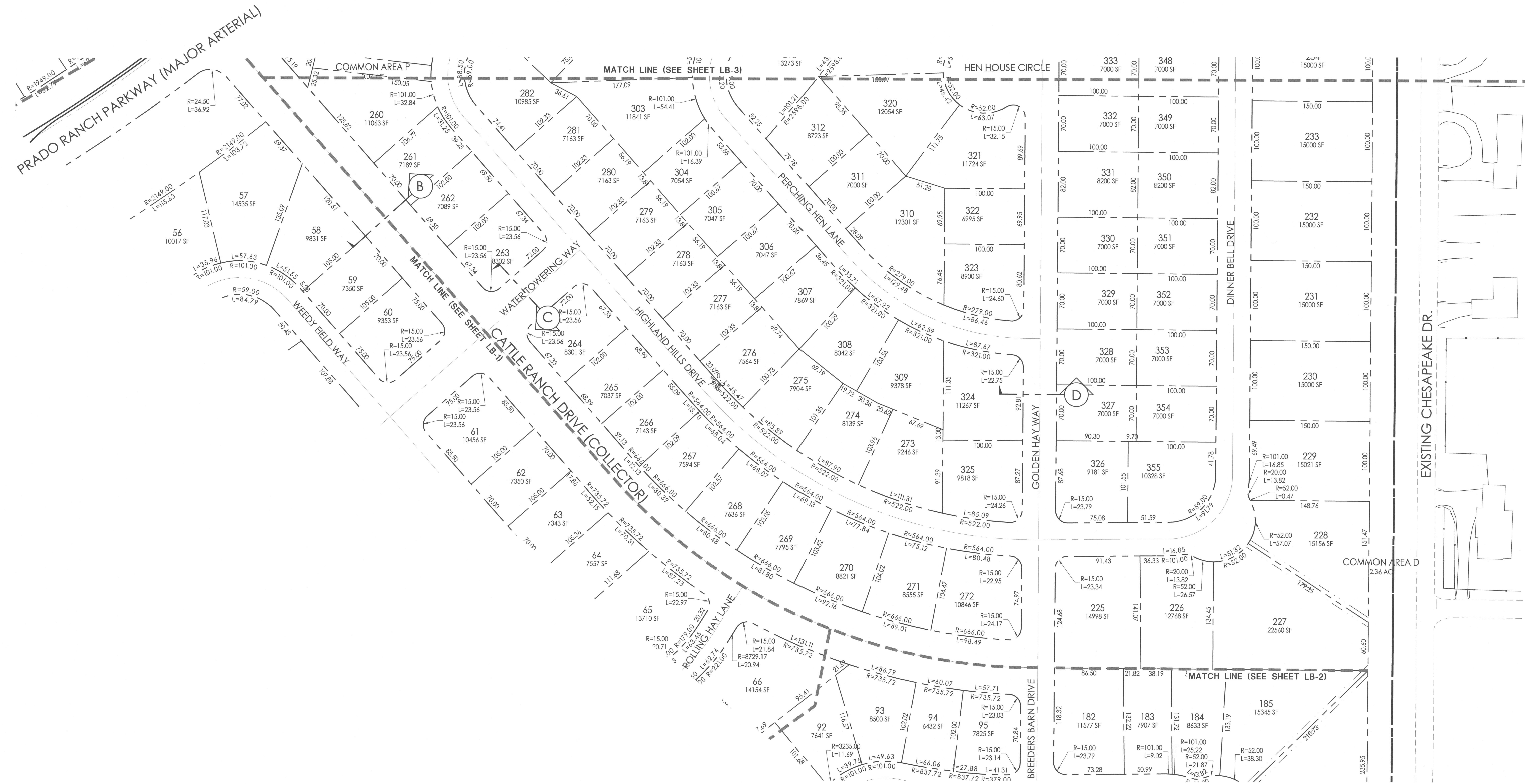
1669011 APRIL, 2018

SHEET LB-3 OF 19

PRADO RANCH NORTH

TENTATIVE MAP

LOT AND BLOCK PLAN



PRADO RANCH NORTH

LOT AND BLOCK PLAN



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 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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1669011 APRIL, 2018
 SHEET LB-4 OF 19

PRADO RANCH NORTH

TENTATIVE MAP

LOT AND BLOCK PLAN

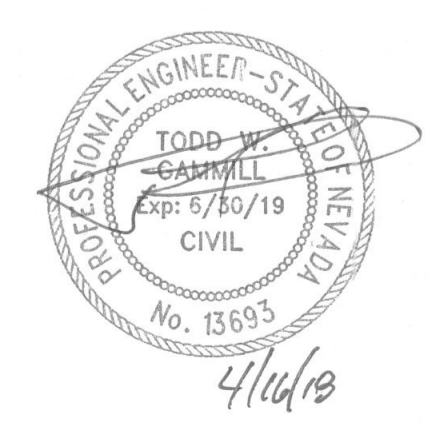


NORTH VALLEYS INVESTMENT GROUP LLC

NORTH VALLEYS INVESTMENT GROUP LLC

PRADO RANCH NORTH

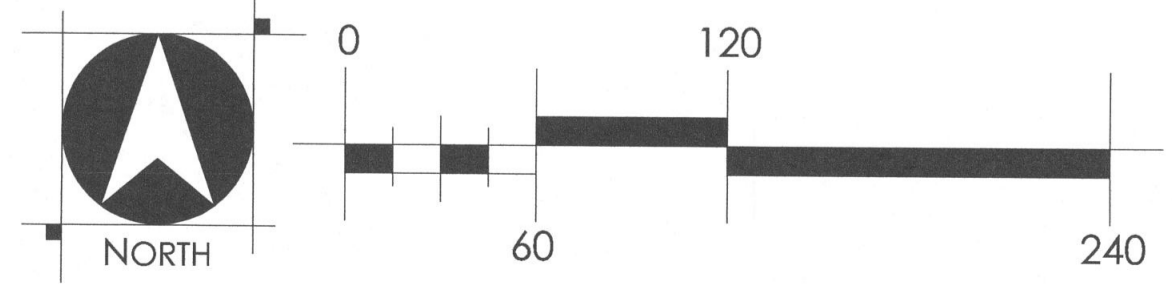
LOT AND BLOCK PLAN



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 1961 Corporate Blvd Reno, NV 89502
 Tel 775.823.4068 Fax 775.823.4066

1669011 APRIL, 2018

SHEET LB-5 OF 19



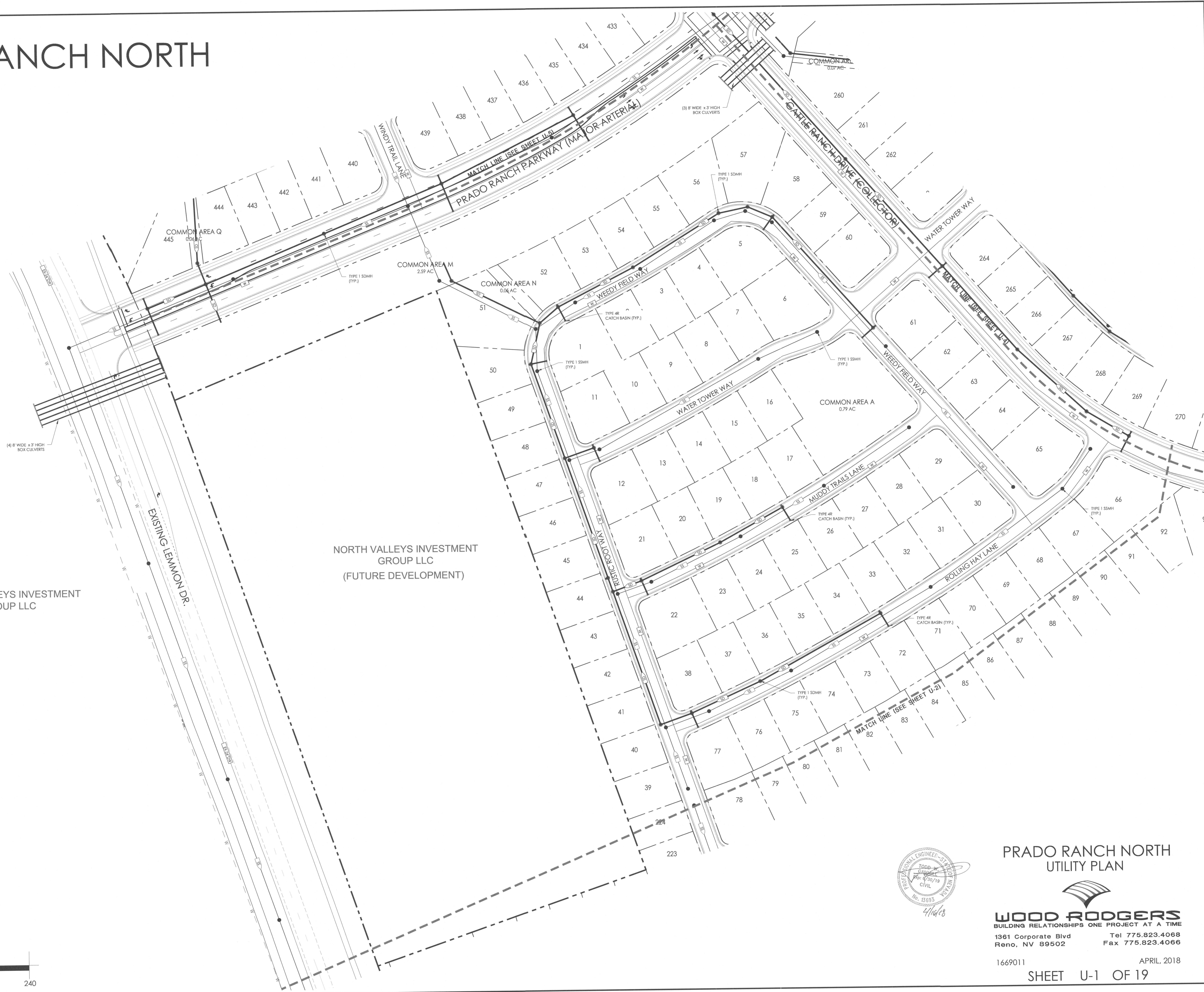
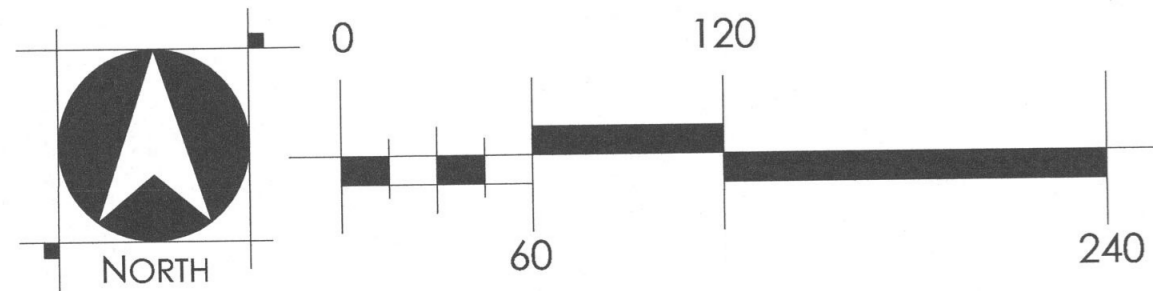
PRADO RANCH NORTH

TENTATIVE MAP

UTILITY PLAN

NORTH VALLEYS INVESTMENT GROUP LLC

NORTH VALLEYS INVESTMENT GROUP LLC
(FUTURE DEVELOPMENT)



PRADO RANCH NORTH
UTILITY PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Reno, NV 89502
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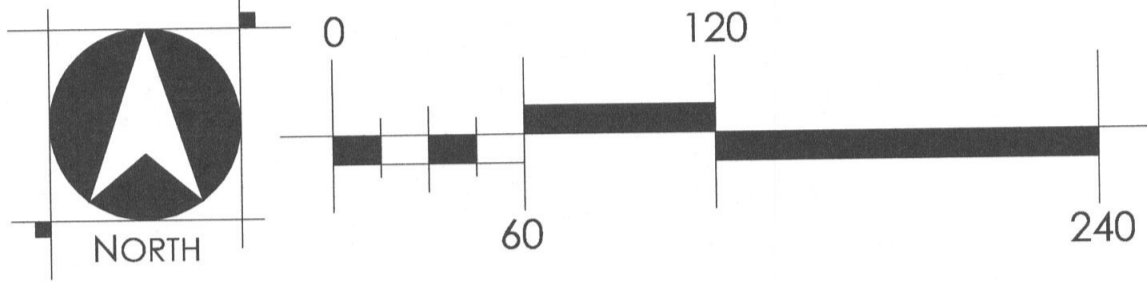
1669011 APRIL, 2018
SHEET U-1 OF 19

Attachment C Page 201
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PRADO RANCH NORTH

TENTATIVE MAP

UTILITY PLAN



NORTH VALLEYS INVESTMENT GROUP LLC
(FUTURE DEVELOPMENT)

ASSEMBLIES OF GOD

COMMON AREA B
0.87 AC.

COMMON AREA C
1.86 AC.

COMMON AREA D
0.85 AC.

ASSEMBLIES OF GOD

EXISTING NECTAR ST.

EXISTING LEMMON DR.

EXISTING ARKANSAS DR.

EXISTING LEMMON DR.

EXISTING CHESAPEAKE DR.

MATCH LINE (SEE SHEET U-4)

MATCH LINE (SEE SHEET U-1)

MATCH LINE (SEE SHEET LEFT)

MATCH LINE (SEE SHEET RIGHT)

RUSTIC ROOT WAY

ROLLING BARREL LANE

CHICKEN COO COURT

DUSTY CORRAL COURT

BREEDERS BARN DRIVE

PITCHING FORK ROAD

GOLDEN PASTURE DRIVE
(COLLECTOR)

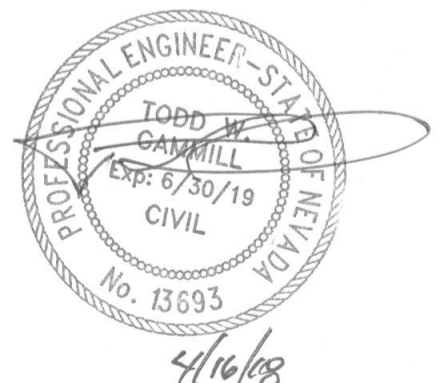
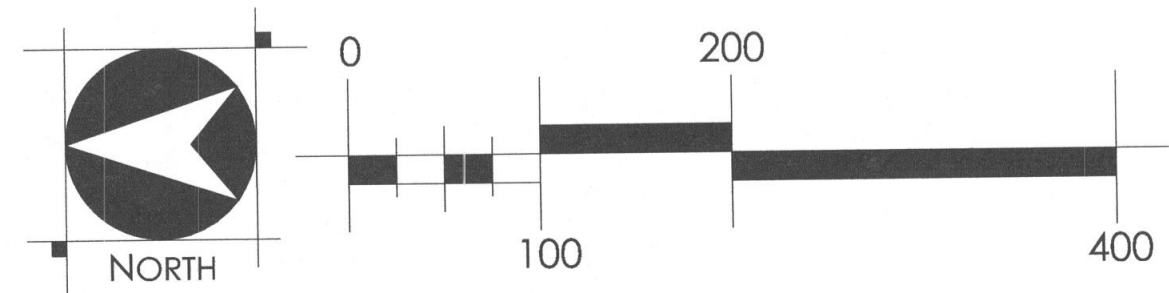
HAPPY HARVEST LANE

ROCKY RANCH ROAD

PRADO RANCH NORTH
UTILITY PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Reno, NV 89502
Tel 775.823.4068
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1669011 APRIL, 2018
SHEET U-2 OF 19



Attachment C Page 202
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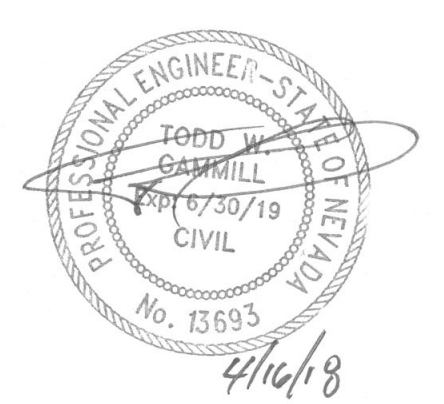
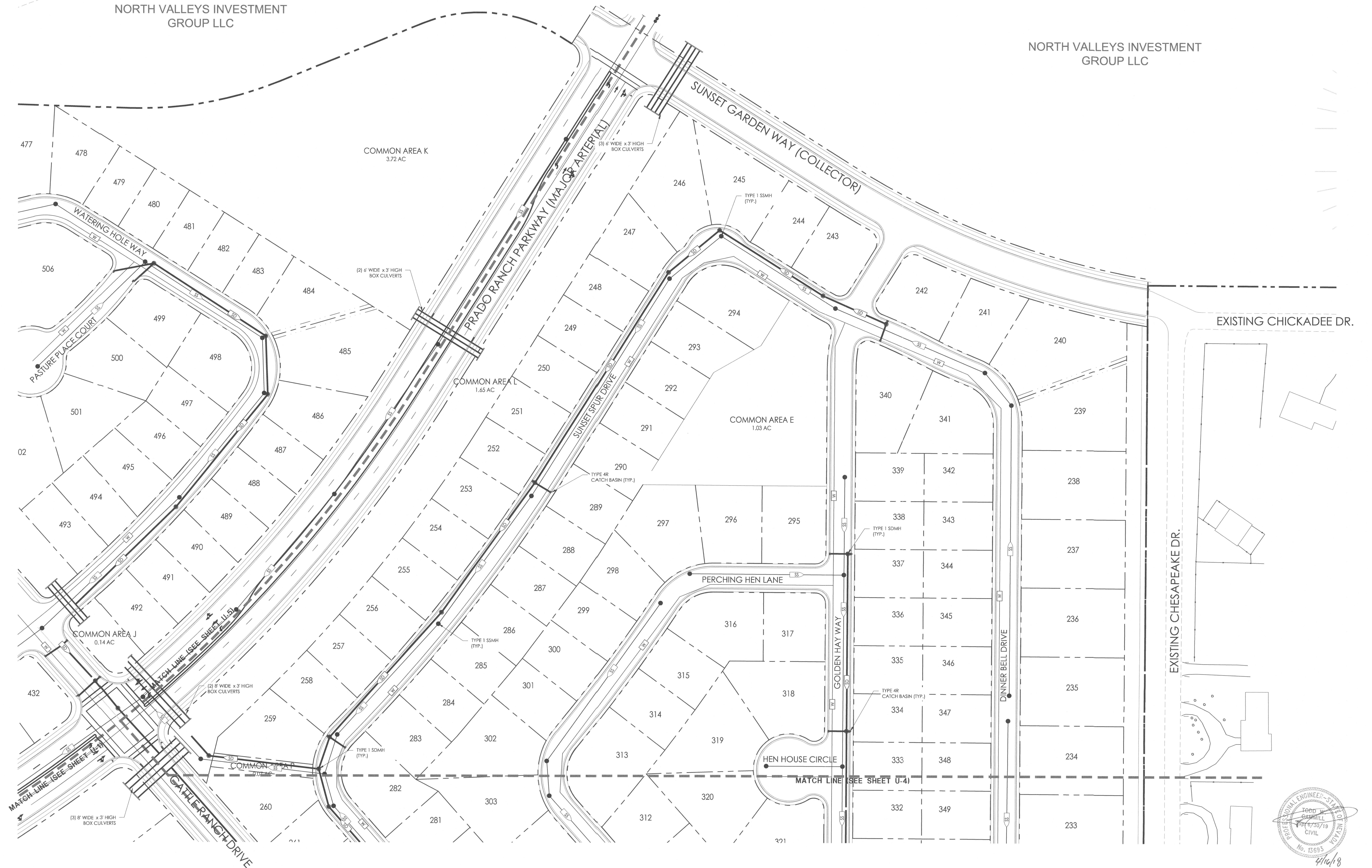
PRADO RANCH NORTH

TENTATIVE MAP

UTILITY PLAN

NORTH VALLEYS INVESTMENT
GROUP LLC

NORTH VALLEYS INVESTMENT
GROUP LLC

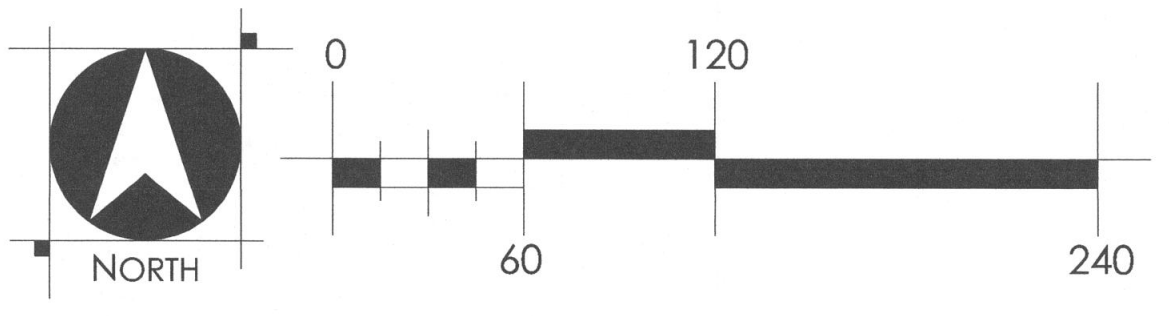


PRADO RANCH NORTH UTILITY PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

1669011 APRIL 2018

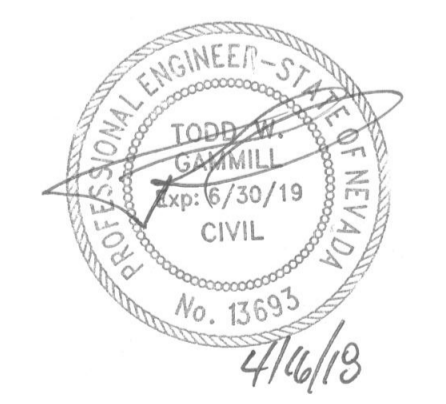
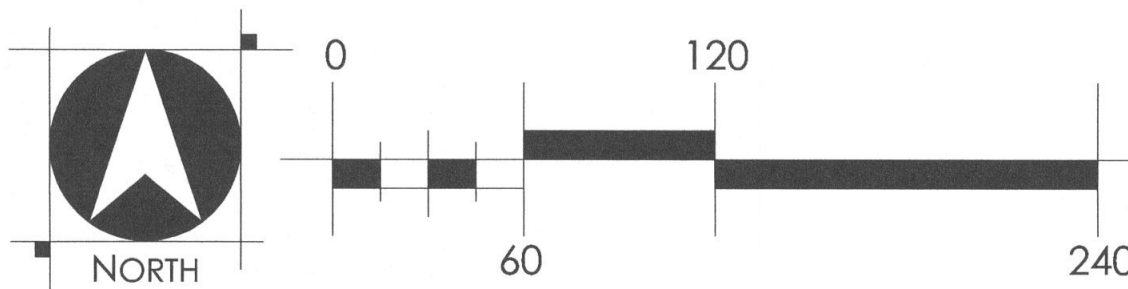
SHEET U-3 OF 19



PRADO RANCH NORTH

TENTATIVE MAP

UTILITY PLAN



PRADO RANCH NORTH UTILITY PLAN



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Reno, NV 89502 Fax 775.823.4066

1669011 APRIL 2018
SHEET U-4 OF 19

PRADO RANCH NORTH

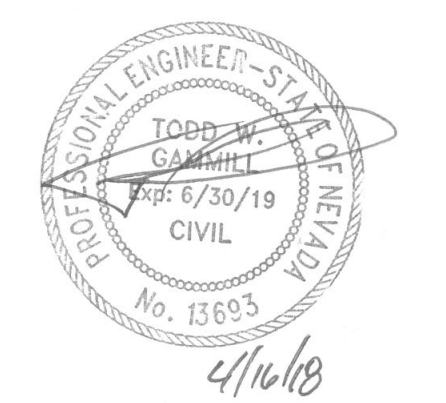
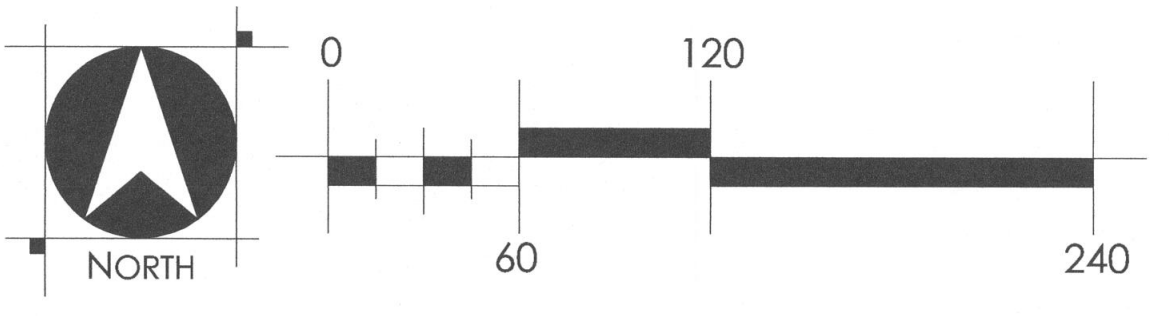
TENTATIVE MAP

UTILITY PLAN

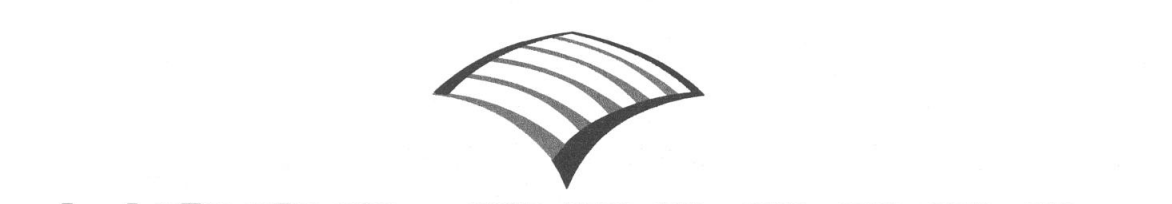


NORTH VALLEYS INVESTMENT GROUP LLC

NORTH VALLEYS INVESTMENT GROUP LLC



PRADO RANCH NORTH
UTILITY PLAN



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

1669011 APRIL 2018

SHEET U-5 OF 19

PRADO RANCH NORTH

TENTATIVE MAP

GRADING PLAN

NORTH VALLEYS INVESTMENT GROUP LLC

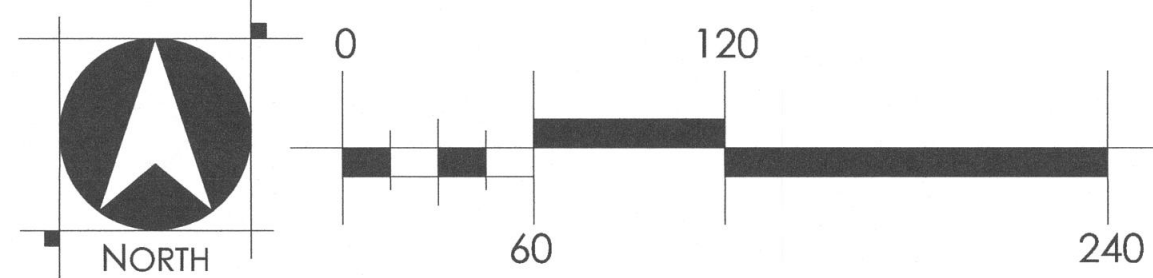
NORTH VALLEYS INVESTMENT GROUP LLC
(FUTURE DEVELOPMENT)

LEGEND:

100 YEAR FLOOD LIMIT LINE

GRADING NOTES:

- CUT AREAS: VOLUME REPLACEMENT AREA, CHANNELS AND A PORTION OF STREET J
- FILL AREAS: REMAINDER OF THE SITE
- DISTURBED AREAS: APPROXIMATELY 225 ACRES WILL BE DISTURBED
- APPROXIMATE CUT AND FILL
APPROXIMATE CUT: 35,000 CY ON-SITE, 246,000 CY FROM VOLUME REPLACEMENT AREA
APPROXIMATE FILL: 1,070,000 CY
EXPORT NEEDED: NONE
IMPORT NEEDED: 789,000 CY
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- IF IT IS DETERMINED THAT RAISING THE ELEVATION OF ANY PORTION OF LEMMON DRIVE DIRECTLY ADJACENT TO THE PROPOSED PROJECT IS NECESSARY, THEN LANGSING-ARCUS WILL WORK WITH WASHOE COUNTY TO DETERMINE A MUTUALLY AGREEABLE ELEVATION TO SATISFY ANY POTENTIAL REQUIREMENTS SET FORTH BY THE ENGINEERING AND CAPITAL PROJECTS DIVISION.
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PRADO RANCH NORTH GRADING PLAN

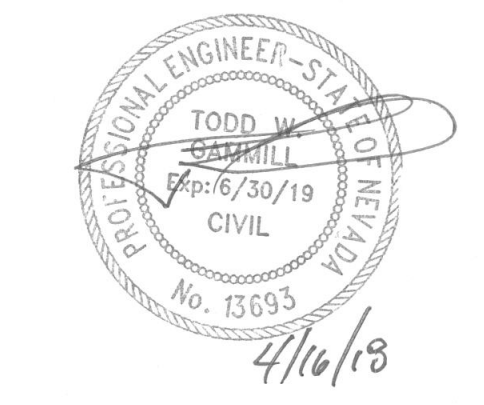


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4066

1669011

APRIL, 2018

SHEET G-1 OF 19



PRADO RANCH NORTH

TENTATIVE MAP

GRADING PLAN

LEGEND:

100 YEAR FLOOD LIMIT LINE

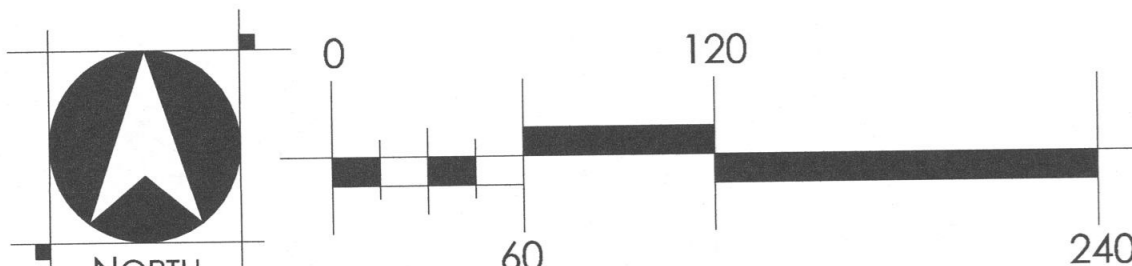
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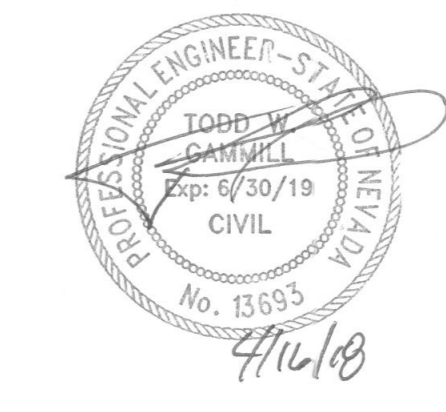


NORTH VALLEYS INVESTMENT GROUP LLC

ASSEMBLIES OF GOD



PRADO RANCH NORTH GRADING PLAN



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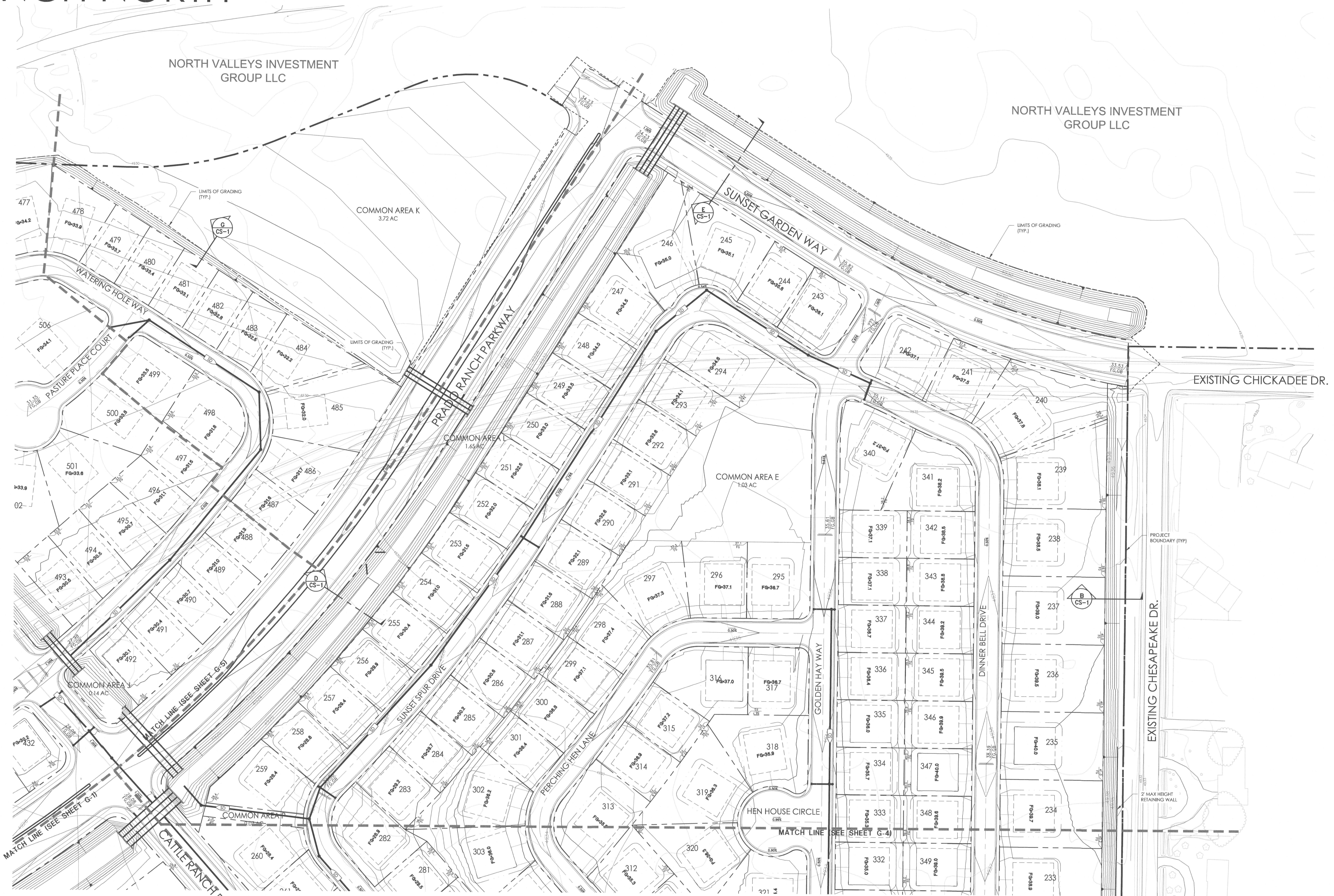
1669011 APRIL, 2018
 SHEET G-2 OF 19

Attachment C Page 207
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PRADO RANCH NORTH

TENTATIVE MAP

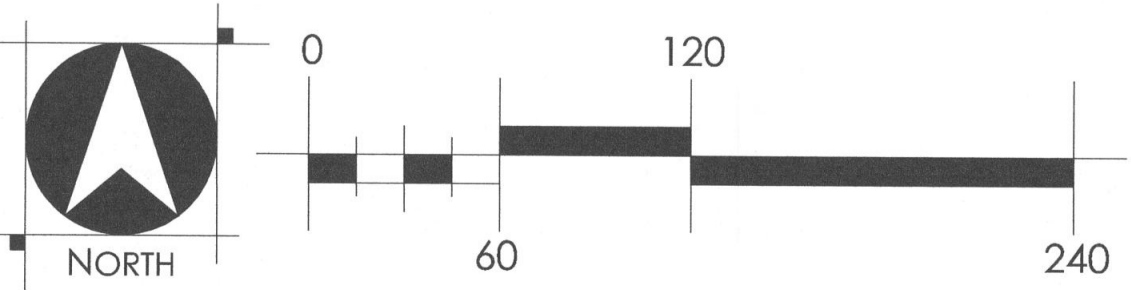
GRADING PLAN



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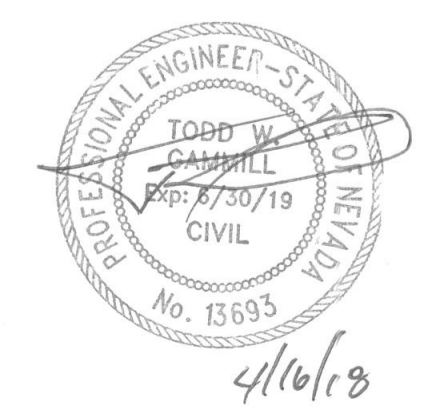
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1669011 APRIL, 2018
 SHEET G-3 OF 19

PRADO RANCH NORTH

TENTATIVE MAP

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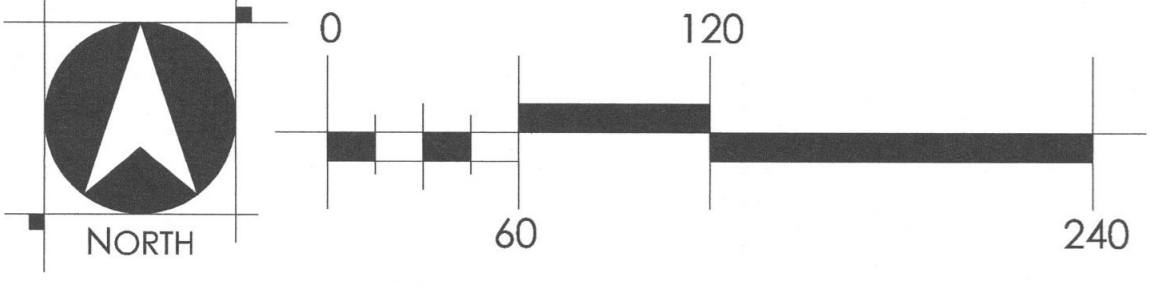
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1669011 APRIL, 2018
 SHEET G-5 OF 19





WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Sarah Chvilicek, Chair
Larry Chesney, Vice Chair
James Barnes
Thomas B. Bruce
Francine Donshick
Philip Horan
Michael W. Lawson
Trevor Lloyd, Secretary

Tuesday, July 3, 2018
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on Tuesday, July 3, 2018, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Chair Chvilicek called the meeting to order at 6:32 p.m. The following Commissioners and staff were present:

Commissioners present: Sarah Chvilicek, Chair
Larry Chesney, Vice Chair
James Barnes
Thomas B. Bruce
Francine Donshick
Philip Horan
Michael W. Lawson

Staff present: Trevor Lloyd, Secretary, Planning and Building
Eva Krause, AICP, Planner, Planning and Building
Julee Olander, Planner, Planning and Building
Eric Young, Senior Planner, Planning and Building
Roger Pelham, MPA, Senior Planner, Planning and Building
Dwayne E. Smith, Director, Engineering and Capital Projects
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Katy Stark, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

2. *Pledge of Allegiance

Commissioner Donshick led the pledge to the flag.

3. *Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

4. *Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. *Public Comment

Chair Chvilicek opened the Public Comment period.

Tammy Holt-Still she said the water is still there. She said they put up signs on city easements that she had videoed and took pictures of. The signs were taken down. She said she doesn't know who did it. She said community members sent emails to the Planning Commission opposing the development. She said the lake needs to be fixed. She said you cannot change a flood plain. She said City of Reno is also responsible. County and City need to fix this so people aren't in danger anymore. There are a lot of people here at this meeting who has heard her voice.

Vicky Maltman said she purchased near a flood zone. She said if she knew that, she wouldn't have purchased it. She read the Washoe County mission statement. People in Lemmon Valley haven't been in a safe community for some time. The fiscal irresponsibility got us in this situation. The commissioners are thinking only of the money. There is a lack of good planning, lack of planning staff involvement, and the developers haven't been made to do what they are supposed to do. She said we can't just rely on the county staff.

Danny Cleous recited statements from the County area plan. He said we have to fight it all the time. He said someone doesn't want to do their job. He said Lemmon Valley is for the working people. The plan talks about agriculture in Lemmon Valley. The houses around here have been built and fallen apart; they have been destroyed because what has happened lately. He said his house cannot last even 39 years. He said it's not just Lemmon Valley. It's in the south, east, west. Please do the right thing.

Kathleen Eagan thanked the board for their service. She said the staff in city, county, state, and decision makers haven't been making decisions according to plan. Thousands of hours have gone into creating the area plan. She said she serves on the local advisory board; these are the same issues they hear about. She said the board has the voice and vote. People are living in crappy situations from bad decisions made 20 years ago. Prado is a bad deal. The developers can hide, but the board has to face it. You have to say no for the community.

Ron Bell spoke about the mobile homes in Sun Valley. He said 227 notices were sent, and no there were no objections of mobile homes in Sun Valley. The spoke about the master plan with addendum. Planners have to tell people they cannot put a re-build homes on their lot zoned for mobile homes. He spoke about the zoning changes and commercial zoning. He said we need affordable housing. The current commercial spaces haven't even filled up. He said he has been here before; it was appealed 5-0.

Donna Robinson said she is here to say no to Prado. She said she was out of her home for 10 months. She said her property wasn't a completely in the floodplain until the past few years. The developer wants to build up which will flood the other properties. She spoke about roads and infrastructure. People are speeding and running people off the road. There will be a wall and lights around the proposed subdivision. What will happen when the city dwellers don't like the rural lifestyle of the manure and livestock. She said we need to fix the problems before we build. She said she isn't opposed to development, but we need to fix it. There are accidents. There is only one deputy to serve the entire area. They want to put 490 houses out there. It took 20 minutes for an ambulance to arrive when someone had a seizure. Please say no.

Kathy Jeter, 22 year resident of Lemmon Valley, said her house was flooded, and she isn't in

the flood zone. She said in 2017, everyone was there to care for us until we were fixed, but nothing was fixed. She said her home wasn't in a flood zone when it was purchased. Tax payers should be upset. She asked where did the money go. The pumps aren't permanent. The hesco barriers are falling apart. The schools are falling apart; they are old. The roads are falling apart. Fix the problem, and then talk about development. She asked the Commissioners if they have been out there. The standing water stinks. The sandbags are trashed. It used to be beautiful. Lemmon Valley Dr. hasn't been open for over a year. She said they want our way of life back. More people are put in danger. Where is the common sense. She said there are families, human beings out there. Swan Lake needs to be fixed. We cannot keep putting water in it. We deserve to live in our homes safely. We shouldn't be afraid of rain storms. It's more run off. There is no room for runoff.

Leona Galau, Lemmon Valley resident since 1992, said she wasn't flooded in 2017, but was flooded in 2016 during flash flood, and she didn't have flood insurance. She said she enjoys riding her horses, and doesn't want to live in close distance of her neighbors. If Prado goes in, they will complain about horses, her neighbor's goat breeding, and roosters. It used to be a great place to live, but now she gets angry when she enters the valley. She asked how much effluent water is being pumped into Swan Lake. It's full. The County approved building permits. She said we know development happens, but we live on 1-2 acres, not close distant to each neighbor. The water stinks. Septic tanks were floating around. It's like living in a prison. We beg, let the infrastructure get fixed. She said she waited for emergency response for her father. The ambulance route went to the barriers, and they had to re-route around to get to her. Please say no to Prado. It's not just trailers out there, we have \$400K homes out there. Make it safe because it's not.

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chesney moved to approve the agenda for the July 3, 2018 meeting as written. Commissioner Donshick seconded the motion, which passed unanimously with a vote of seven for, none against.

7. Possible Action to Approve May 1, 2018 Draft Minutes and Possible Action to Approve April 26, 2018 Joint Reno Planning Commission and Washoe County Planning Commission Draft Minutes

Commissioner Chesney moved to approve the minutes for the May 1, 2018, Planning Commission meeting as written. Commissioner Donshick seconded the motion, which passed unanimously with a vote of seven for, none against.

Commissioner Donshick moved to approve the minutes for the April 26, 2018, Joint Reno Planning commission and Washoe County Planning Commission meeting as written. Commissioner Chesney seconded the motion, which passed unanimously with a vote of seven for, none against.

D. Tentative Subdivision Map Case Number WTM18-002 (Prado Ranch North) – For possible action, hearing, and discussion to approve a tentative map to allow the subdivision of 154.65 acres into a 490 lot common open space development with single family lots ranging in size from 5,500-24,058 square feet. The proposal also requests a reduction of the minimum lot width from 70 feet to 55 feet.

- Applicant/Property Owner: North Valleys Investment Group LLC

- Location: Adjacent to Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road
- Assessor's Parcel Numbers: 080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05
- Parcel Size: ±154.65
- Master Plan Category: Suburban Residential
- Regulatory Zone: Medium Density Suburban (MDS4-four units per acre)
- Area Plan: North Valleys Area Plan
- Citizen Advisory Board: North Valleys
- Development Code: Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
- Commission District: 5 – Commissioner Herman
- Prepared by: Eric Young, Senior Planner and Julee Olander, Planner Washoe County Community Services Department Planning and Building Division
- Phone: 775-328-3613 (Eric) and 775-328-3627(Julee)
- E-Mail: eyoung@washoecounty.us and jolander@washoecounty.us

No disclosures were made by the Commissioners.

Julee Olander, Washoe County Planner, provided a staff report presentation.

Commissioner Chesney asked if an environmental study was conducted. Ms. Olander said hydrology, wildlife, and vegetation reports were provided by the applicant. Mr. Lloyd said we aren't allowed to require a full environmental study, but they did provide reports.

Commissioner Horan asked if the School District is aware of the other developments proposed in the area. Ms. Olander said she wasn't sure if they are aware; however, the school district included a letter about available capacity with anticipated growth.

Commissioner Donshick asked about the width of roadways. There are issues with traffic and safety. She asked about the timeline for road improvements since the development is proposed to be constructed in stages. Ms. Olander said we don't have a timeframe on road improvement. Commissioner Donshick asked about sewer capacity and plans for more capacity.

The applicant's representative, Stacie Huggins with Wood Rodgers, provided a presentation. She provided the background on Lansing and community involvement. They are invested in this community. She reviewed the zoning, MDS, 4 units to the acre. This North Valleys Area Plan was adopted in 2010. Modifiers have to be considered. She provided site photos taken in June. FEMA published flood zone in southwest corner of the site. She reviewed the site characteristics. 19.8% of the site is currently in the flood zone. She provided project details including the open space, transition between lots, and walking paths. Smaller lots would be in the interior of the subdivision. Street lighting would be installed at the intersections for safety. She spoke about common open space, and density of 3.17 units per acre which is less than what is allowed. It's mixed lot sizes. She said they will be compensating with parks and open space, and not exceeded the overall density. It will not be over 4 units to the acre. Each Village is in accordance of character standards with parks. Existing trails will connect and will be accessible to everyone including horses, bike, and pedestrian. There is 24 acres of open space. Channels are activated and walkable when dry. Parks will have amenities maintained by HOA.

There is a phased approach to development. Drainage and backbone roads will be constructed before any lot is constructed.

Ms. Huggins spoke about traffic and roads. There will be 490 lots which can produce 4,900 ADT. She spoke about connector roads. She said they are working with RTC engineers. The developer will fix Lemmon Drive by elevating; 2 miles will be elevated at the developers cost. This is above and beyond what is required which will benefit the entire area.

Ms. Huggins spoke about Sewer – Reno Stead Wastewater Treatment Plant is currently treating 1.7 mgd. Proposing to forward with diversion of .5 mgd of raw sewage to TMWRF, which will result in treatment of 1.2 mgd, and the capacity is for up to 2 mgd. 110,250 will go to Reno Stead Wastewater Treatment Plant only if/when City of Reno's 'will serve' letter is issued. She said the lake elevation will be impacted by less than .5 inch a year.

She said they plan to mitigate for increased storm runoff due to development. Volume offset on private land on Westside of Lemmon Drive. Based on Master Hydrology analysis, 30,000 cubic yards of fill will be removed from adjacent open space as mitigation for fill with floodplain.

She said the regional benefits include elevating Lemmon Drive to provide a solution to a problem; extending utility infrastructure; usable open space for community; 300 acres available for flood mitigation within Swan Lake.

Commissioner Lawson asked about information regarding setbacks, designs, rock block, concrete, other materials, and landscape. He said he is concerned with timing of the road construction. The applicant's traffic engineer, Paul Solaegui, said the condition of approval requires evaluation section between Arkansas to Chickadee. If it shows capacity is required, then it would be triggered. The project will provide impact fees for widening in the south within a 10-year timeframe or when the 400th lot is built. Commissioner Lawson asked about the 4-lane roadway construction. Mr. Solaegui said it's driven by the need. He doesn't have a precise definition. Commissioner Lawson said he is on a committee for RTC, he is aware of how the process works. He is aware of insufficient funding. He said he is concerned about capacity of existing roadway to handle the traffic. He said we don't agree developers' needs to raise the road, the county needs to address that. We don't mortgage our community to a developer. Mr. Solaegui said the intersections and roads meet the level requirements; it's a matter of allocation of resources. The studies reflect the improvements will be brought onboard when they are needed.

Dwayne Smith, Washoe County Director of Engineering. Lemmon Drive is City of Reno jurisdiction. He said it's important to understand City of Reno and Washoe County collaborate on roadway safety as result of hesco barriers. There is another piece to roadway elevation. Mr. Solaegui is correct; the RTC plan is just a plan, not a strategy. He said they have met with RTC, there are initial work to look at in order to advance those projects and make them priorities and direct funds. We are advancing those discussions for Lemmon Drive improvements. Commissioner Lawson thanked him. He said the road plan is fiscally constrained, and is concerned because we have issues now. He said he is uncomfortable the application doesn't have complete clarity.

Commissioner Bruce said cutting the lot width 70 feet down to 55 feet is a significant reduction. He said he is concerned for those who have to evacuate.

Commissioner Barnes asked Julee about flooding. Ms. Olander said there are conditions for drainage and sewer that have to be mitigated. There are so many conditions because there are so many issues.

Dwayne Smith said in the tentative map stage, a hydrological study is required, and issues are identified and how they will mitigate flood impacts. The developer owns property in Washoe County and City of Reno - proposing volumetric mitigation as a collaborative approach on impacts. The FEMA codes are very clear, and they have to adhere to those codes. Final hydrological report is required with specific details.

Applicant's Hydrology Engineer, Mr. Mark Gookin, Cardno Engineering, said they conducted an analysis that met standards. Analysis of encroachment of floodplain and runoff. He said they used a computer simulation used by Army Corp of Engineers. He said they prepared conditional map revision which requires FEMA approval prior to shovels hitting the ground. We had a huge winter, which requires mitigation to store more volume. He addressed the environmental analysis and endangered species act compliance. He spoke about critical plants impacted.

Commissioner Chesney asked the timeline of construction. Stacy Huggins said there is a lot of infrastructure that has to happen first. The tentative map is good for 4 years. She said within a 4-year timeframe as allowed by tentative map. The roadway has to be elevated prior to recording to final map. He said at the end of the end of the elevated Lemmon Valley, there will still be a choke at the end of the road improvement.

Mr. Smith said staff report under traffic/roadway, item 3.C., there are additional traffic studies for widening which is based on the current traffic level of service up to the 400th lot. It's based on the impact. It's the general approach. It's expensive for municipality to maintain infrastructure before it's required. He said the County is responsible for the roadways which are the single most expensive project in Washoe County. He said we don't require development to build roads that aren't needed because they are expensive to maintain; we have to rely on the studies to understand level of service requirements. Traffic studies help to understand the requirements and mitigations. Lemmon Drive belongs to Reno. He said it's a general approach to every municipality for infrastructures. Commissioner Chesney said there are issues out there from other developments. He said he isn't comfortable; this needs to be addressed before it comes to this board. He asked what are the conditions for elevation for Lemmon Drive. Ms. Huggins said in order to move dirt, the CLMR needs to be approved by FEMA.

Commissioner Horan said we have had this same discussion at every meeting since he has been on the board. He said every town, city, country has an infrastructure issue. He said the requirements for infrastructure are pushed down the road because of funding.

Commissioner Donshick said safety needs will be stretched. She asked what the average response time is out there. She asked for national standards. She said back in February, Reno City Council expressed concerned with inadequate infrastructure – they requested additional mitigation. The Lemmon Wastewater Reclamation Facility is reaching capacity. The extension to Reno Stead WRRF needs to happen on site. 395 improvements are critical. She wants to know if Reno Council's concerns were addressed by the applicant. Ms. Huggins said they have addressed almost all of those except volume offset on Reno property. The treatment would be constructed by the developer. There are discussions with NDOT regarding traffic issues on 395; it's currently operating at level D. Mr. Solaegui said interstate roadway work hasn't been addressed. He said they have reviewed the traffic on the freeway. In the morning and evening, the freeway is congested. The other way, it moves freely. The findings use averages. There are delays with the predominate direction, but it's expensive and costs would debilitate projects like this. He said it operates within levels of service. There is dissatisfaction in the community due to growth, but it's the regional plan that is the problem.

Commissioner Lawson said he disagrees with Mr. Solaegui. He said we can evaluate it; every 500 cars are a ¼ of a lane. It's a concern in community because it's an impact for those who

drive it every day. It needs to be fixed instead of being dismissed. NDOT needs to weigh in on these projects. He asked if there is a mechanism for them to be involved. We need to stop kicking the can down the road. It requires an EIS for improvements in that corridor. We cannot ignore the concerns with this project. Mr. Solaegui said we want to bring legitimate and reasonable projects and growth. He said they coordinate with NDOT and planning; there are opportunities with short term fixes. Because of the EIS process, they cannot commit. We discuss cumulative impacts.

Mr. Smith provided sewer capacity issues clarifications – there is technical work to address sewer capacity issues. Developers are required to pay for onsite collection and conveyance. There is significant growth with increased flows. He said we have been engaged with City of Reno to assess the best approach to minimize cost for treatment and effluent. If all developments were developed at once, there would be an issue. However, they pay for capacity improvements which are underway. They are responsible. We don't build in sewer capacity or treatment until it's needed. Same applies for roads. If any new development pays for impact road fees which pays for improvements. It is paid with development, not in advance of development.

Chairperson Chvilicek said the tentative map barley meets County requirements. It could have gone above minimum requirement. She asked why wasn't that opportunity taken to meet more than the minimal requirements. Ms. Huggins said it initially began with 500 lot layout without significant common open space. She said they looked to maximize density. She said they heard with concerns at CAB, met with staff, and looked to create something in line with zoning. Some of this is market driven. It will fit with zoning while maintaining open space for flood zone. Chairperson Chvilicek asked where the fill is coming from. Ms. Huggins said it will come from the offset area, other properties which will require a grading permit or special use permit. Mr. Lloyd said if grading exceeds 5,000 cubic yards in Washoe County, it would trigger a special use permit. Ms. Huggins said with the CLMR approval, development is possible in the southeast FEMA flood zone.

PUBLIC COMMENT:

Steve Robinson said the Commissioners are aware of road issues. Lemmon Drive is dangerous. He has to take a detour down someone else's street which increases the traffic on their street. 490 lots on 150 acres shoehorned in on 1-2 acre lots; it makes minimum code, but doesn't make sense.

Tammy Holt-Still, Lemmon Valley Swan Lake Recovery Committee, said she wanted to dispel rumor by staff and developer about a wet year. We have many wet years. This year is wet, if not the wettest. They say some of the area isn't in a flood zone, but it's flooded. She showed pictures of flooding. She said she can dispel the hydrology. Lemmon Valley Swan Lake Recovery Committee and Lemmon Valley Flood Recovery Committee received a letter regarding hydrology from Mark Walker, his words were, how can you do anything without accurate information. You have no idea how much is going in. She said sent an email to the Planning Commission members. Tentative map requires approval by NDEP. There is no approval or denial because it hasn't been received by NDEP. Tentative map in the NRS states that you need to have National conservation approval which is the NDEP approval for tentative map. Staff doesn't include it. There is legal standing. You have legal responsibility. Please take it under advisory. It's on the record.

George Still said there is a major project by the same people who did Hepner subdivision where many people got flooded. The area on the map that we are looking at is most is 4920 ft. they want to bring in 1.2 million yards of fill the FEMA floodplain. He asked where is that water going

to go. People at 4920 are going to get flooded. He asked how they will connect the 4-lanes to Military Road, there are mobile homes back there.

Dan McCamant spoke about the road connections. There are houses proposed on Chickadee and Deador. It's a closed basin according Audubon and Army Corp of Engineering. He said they drained his well, and he had to buy back his water. The sewer is the same issue. Buy them a sewer plant, and put it back in our front yards. He said he came here for a rural way of life. He wants to raise his son in peace and quiet. He said the North Valleys Community Plan introduction explains it all. The commissioners and government should keep it the way it is with open ditches, horses. Pump the water and take care of sewers.

Marcelle Marlow said she opposes the development and further development until the County can handle a runoff and flooding. We live on a moat. No further development should be allowed. There is six acres of sage brush and dirt as a park promised by the developer. She said she uses Military Road. It's not safe to drive on Lemmon Drive. She said she has been sand bagging for 4 years but cannot do it anymore because her husband has Parkinson's. Swan Lake is contaminated. We have a lake we cannot use. There is septic contamination in the area. She invited the commissioners to take a drive to see it. She said it's devastating for a year in a half with flooding. Please consider that area including the traffic issues.

Tim Fadda said he has more experiences than anyone. She spoke about 1.2 million yards of fill which would 500 days of trucks to bring in the fill. It will exacerbate the situation. The hydrology report doesn't speak to the runoff into the closed basin off of Peavine. He asked where is the water is going to go. The traffic study was conducted on January 2 – there isn't a lot of traffic happening on January 2nd. This is a smoke and mirror job. Deny this project. Make them do one house per acre.

John Sharp Sinpaga said he moved here 43 year ago with Tim as his neighbor. There were almost no houses. The school bus stopped on Deodar. The air was clean with a country life style. People have livestock. He said he lives on the corner of Matterhorn and Deodar. He said he can't imagine someone moving in who doesn't like the smell of his farm. More people will bring more traffic. It's dangerous coming down Matterhorn. He said he wants to stay there and leave his house to his grandsons, but he won't want it if there are little houses surrounding it. He said his neighbors are flooded. He said he was the chair of Lemmon Valley Advisory Board. He said there was only one road into Lemmon Valley. He worked to get the road paved for two ways, now it's back down to one way. He asked what happens when it get flooded. It takes the emergency services take a long time to get out there. The lake is still flooded. He said we are surrounded by 25 mph zones with people who don't obey the speed limit. Don't allow Prado.

Gary Anderson said when he first moved out there 3 years ago; it took a few minutes to get to Deodar, now it takes 15 minutes. This project will add 880 cars. The desert is our playground. There are dirt bikes, off-road park. These new homes aren't going to want that. They will complain. Keep the open desert. He said he is all for progress, but make the lots 1-2 acre lots. Keep it country lifestyle.

Dan Stanfield said he has lived here for 43 years, and the water has never made it to the dry lake from where he lived. In 1985 when it flooded, it didn't make it there. The surveyors surveyed it when it dried out. It was higher than the drainage ditches on Nectar. No one can clean it out. The developer wants to put in houses, roads, rooftops, that won't absorb the water. The southeast corner is flood zone which will send water to the other side and back up on the east side of Lemmon Drive into everyone's homes. He asked if anyone has considered the design of the project. It looks like cul-de-sacs. He said he worked for county road department for 30 years. Any project with only a few outlets restricts the snowplows for many hours. They will

ask to get more snowplows. He said there are about half the amount of snowplows employees from when he worked there. This is a disaster.

Danny Cleous said in the master plan, it talks about future growth and minimizing negative impacts on nearby communities. Open space, wildlife, blend with existing, scenic, is part of the North Valley character plan. He said now you want to bring the city into the county. Those projects have sidewalks. We don't have sidewalks; don't have lights at our intersections. It's dark. Growth will begin to impact landscape. This is the language of the master plan. I don't think would you like that in your neighborhood in Silver Knolls. He said he has property in Silver Knoll, but not if this continues. We don't need or want it. Listen to the people. The county doesn't listen to the people anymore. He spoke about pollution, police, and schools. No one talks about pollution. When there isn't any wind, the pollution sits in the valley. 1.2 million yards of silt fill is not buildable. Look at the US reports on building on silt. The developer will not accommodate that dirt.

Michael Coli said he is opposed to this project. He said he understands that development has to happen, zoning was changed in 2010, but it doesn't fit the neighborhood. Traffic, water, sewer has been addressed but need to be fixed first. After 400th house is built, they will conduct a new study. He asked what happens when the 399 house is built and housing bubble bursts. He said he isn't opposed to development but we don't need this now; please deny.

Katie Beltrando said she loves the vibrant culture of the area. If health and safety would be marginalized by the county, we would have reconsidered. He said she agrees with fellow neighbors statements. The impact analysis should be conducted for hydrology, traffic, noise, visual resources, social economics, and rural way of life. Please don't approve as currently proposed.

Carolyn Sasek said this development and others defy the spirit of one house per acre. There are more than 3 lots per acre. She said her father was an engineer. She said it's not a small project. She read the EIRs. She said they live on 60 acres in Lemmon valley with neighbors with 40 acres, and some with 1 or two acres. No one wants anything that resembles this congestion. The barriers need to be addressed. It's irresponsible to put infrastructure on the developer. 395 have accidents. They have approved development in area next to elementary school. The road has a B rating now, but will be D rating. That is not fair to kids. The school has maxed capacity. Look at overall impact. The silt factor is real. Please judge carefully.

Julie Stone said her concerns have been addressed. She said she lived in Lemmon Valley before it was considered a floodplain. She said she lived in Damonte Ranch and moved away to avoid development like this. She said she wants to enjoy her way of life. The developer missed the mark. We are still living in water. You may be tired of hearing it, but we are tired of living in it. She asked what is going to happen with all that water when he raises the houses. All that water has to go somewhere. We are in a high desert. We usually don't have enough water, and what is going to happen in 40 years.

Denise Ross showed pictures on the overhead. She asked if the proposed development fits in with the current homes. She showed pictures from June 30 of where the retention and detention basins will be which is underwater. More homes are not needed. You will destroy property values. She spoke about school letter by Prado, the enrollment numbers haven't been updated since October 2017. It doesn't reflect new or pending developments. Prado will bring preschool up to 109% base capacity. She spoke about the enrollment base capacity in the schools. The school district response is to implement track and sessions. There have been no immediate solutions. Your yes vote will hurt our children. She said she deserves an apology from Mr. Lansing.

Pat Ceccarelli asked what if we have another wet winter; what if the water comes down Peavine into the lake. Our road cannot take another wet winter. It's dissolving the road and barriers. The infrastructure is important to us. There was a driver who was speeding who bumped the back of her daughter's horse trailer.

Sue Mueller, a 23 year teacher at Lemmon Valley Elementary, said the school is 53 years old. The only reason we are under capacity is because the 5 and 6 grades were sent to O'Brien school. We are now pre-k through 5th grade. She said they have reach capacity with additional buildings. Kindergartners are in the process earning money for new playground equipment. She said the Prado Ranch Developers can help with playground and other fixes. She expressed her concerns about busing, parent pick-up, traffic and the sewer treatment plant. She said she use to ride the bikes to the school when her kids were young. This project is not in the best interest of the rural community. It doesn't fit the lifestyle of our community. Pra-Don't.

Hector Campos said we need your help. He said he worked hard for his property and he wants to save it. Please consider what has been said.

Albert Campos said Lemmon Valley is his childhood. He said Lemmon Valley made him the way he is. He loves Lemmon Valley so much; he bought a house next to his father. He wants to follow that pattern and raise his kids. Lemmon Valley is not the place for this development.

Jessica Campso said she would like to raise her kids in Lemmon Valley. She said they have horses. She asked why would a development for 500 families to have the same quality of life, but the current residents are losing it. This is stopping the quality of life. She said the horses had to get saved during the flooding. It wasn't a long time ago that the moratorium was lifted in Lemmon Valley. Development is good, but not when there are issues. Fix the issues, and then consider development.

Robert Ross said he grew up in Lemmon Valley. We aren't ready for this. We need to focus on infrastructure. This development would bring 5,000 trips daily. He asked how is the equipment going to get out there. They will have to use Military Road and residential roads. He said he wants the opportunity to grow up and grow old in Lemmon Valley. Let's do this right.

Carl Young spoke about flooding. He said one man had to put a house on wheels to escape it. He said he moved out there for isolation. He has chickens and turkeys. You don't get that connectedness or lifestyle with smaller lots.

Tyler Rodriguez he said 3 minutes isn't long enough to say what he wants to say. He said he was raised out there. His grandfather built houses out there. He said his grandfather would be upset about this. We need the levee to be built. We don't need this development.

Rick Snow said if there is a fire, you have one way out in the front and one way in the back of Lemmon Valley. There will be loss of life. Roads need to be expanded. They have been on the books to be expanded. The staff presentation stated the development meets the master plan. They don't meet the standard and requirements. It's not in compliance. You are upholding you're promise when you approved the master plan. it's not appropriate. Lots are not compliant.

Pam Becker said she use to live in Lemmon Valley. She use to live on Idaho, but can't drive that way now. She said she understands progress, but this will bring more congestion and trouble. Law enforcement and fire cannot respond. They will have a hard time. There are not enough resources. Emergency vehicles cannot turn around in those developments.

Casey Meaden said she is totally against the Prado development. She emailed her thoughts to the Commissioners.

Donna Robinson said law enforcement would be stretched. She wants the environmental reports for the City of Reno. There will be an increase of crime and fatalities. She said there have been many accidents and many more accidents after the flood. She asked how a canal can be built when it's covered with water. She said the gravel pathways aren't appropriate for horses' hoofs. She spoke about traffic. Please, no to Prado.

Brittney Fry said she purchased her home in 2011 from the Bay Area. She said newcomers and city-folk put regulations on the original rural residents. She said it took a long time for the ambulance to get to her house when her daughter was sick. She said the agencies argue over the jurisdictions. She said they are impacted by the floods. She has livestock, and they smell. She said she refuses to give up her way of life. She wanted the country living close to town. Please remember who you represented. We want a quiet, rural neighborhood.

Richard Fripp said he doesn't support Prado Ranch. He said he escaped the city life and doesn't want to be encroached upon. The water will be pushed to his house and neighbors. Lemmon Drive isn't open when it rains. The freeways cannot handle it. He this is why he moved away from California. Please say no.

Carli Fripp said she opposes the Prado development. She said she is use to space. This development threatens our way of life. She said we were threatened by feces filled waters. We shouldn't be discussing this. Our schools are at or over capacity. She said she might have to bus her kids to charter schools. This development doesn't belong here. There is enough built development. It's irresponsible. They are in a floodplain while others are still under water.

Kim Richardson says she lives across from proposed community. It's irresponsible to approve a 55 foot width lot while her lot is 150 foot wide. The master plan, NRS 278, determines if the current infrastructure meets the needs. It's the law that things need to be in place. Ethical principles serve public interests with policy and action to serve the community. This is not in the best interest of our community. The Sheriff office will stretch their resources. She expressed her concern with safety. Prado has 150 acres, 102 are designated for homes, 48 are boarder homes of 1/3 acre, and then you have 86 acres for 442 homes, which is .2 acres per lot which are nowhere near the 46,000 sq foot of her lot size. She spoke about fire and evacuation; Arkansas only has two roads in and out of her neighborhood. The third road has been closed since February 2017. It's a health and safety issue.

Russell Richardson said he echoes what has been said. Make the development match. The perimeter can only be one story, and the interior houses can be two story.

Douglas Souza said he has lived in North Valleys for 25 years. He said we are out of water; we get water from 3 valleys over. The schools are full. The roads are full and deteriorating. The fire department is tapped and voluntary. He said he is pro growth, but don't shoehorn it in a pristine neighborhood. He said it's inevitable that growth will happen. It's just a matter of time.

Diana Bushey said she was born at St. Mary's when Plumb Lane was still a dirt road. She has seen Reno grow when roads were built first, and thought and planning was put into the growth. She said her house is underwater along with 10 other houses. The water has receded. All the new roads proposed will end up to the same place, on 395.

Gladice Estrada said she has flooded 3 times. She said we have elected officials who we voted for and we trusted them, and hope they can be here for us. She said they have had a lot of

power outages. It's hard for NV energy to get out there to get them fixed. She said she had to get rid of her animals after the last flood. The Prado Ranch will hurt the community. She said one of her kids had to move to O'Brien do to capacity. Development should be done out of necessity, not greed. We live out there for the way of life. We help each other out. We want Lemmon Valley, not midtown.

Kathy Jeter thanked the commissioners who toured the area to see the conditions. Please use empathy. We are residents. Things need to be fixed and then consider building and developing

Leona Galau said she enjoys moonlight horse rides under the stars. She said the hesco barriers are a temporary fix, and the only thing keeping the water out of your home. It will rain again. The big red pumps move the water from one side to the other. The engineers said the drainage is adequate. It doesn't drain. It's not adequate. All the water will flow down the hill to Swan Lake. She said they put in a dry well with gravel, and there is still water. The ground is saturated. It's not safe, healthy, or secure. We know there will be development, but fix it first.

Paula Povilaitis spoke about leadership. She said many of the houses she looked at when she bought 5 years ago are now flooded. We need to restore what has gone badly. We moved here because we had a small community. She chooses not to live in manicured communities. The future is not to expand into small manicured subdivision. If this is Prado 'north' that means there can be a Prado south, west, east. It sets a precedent. We want to keep a rural concept. This will not help us.

Vicky Maltman said these commissioners have a better understanding than the county commissioners. The County Commissioners said millennials don't want to own land, but you have heard some tonight who own land out here. They want to force more on us to live in cookie cutter houses. The County and Reno collaborate to screw these people. We are more intelligent than the elected officials.

Rob Sheets said Lemmon Valley Road is City of Reno. No wonder the City of Reno passed it along. We leap frog Lemmon Drive through planned development. There is new development on Military Road. Water runs off the dry flood plain. We are driving through a flood plain while discussing developments. It doesn't make sense at all.

Nancy Sheets said she has seen changes and they are unacceptable. Please say no to this development. It's putting a city in rural developments. You are asking to mix two mentalities – Hatfield and McCoy. City people have no patience for horse people.

Will Roberts, Lansing Companies, native Nevadan, said he grew up in the largest county in the state. He said he respects the rural lifestyle. He got pushed out by growth. We didn't create the problem out there; we want to create a solution. No one wants density. He wants the neighbors' time to explain to them since the flood, the technical things behind the scenes, financial commitments, response times, safety, and plan to raise Lemmon Valley. We are talking about regional solution by moving water to new basins. He said he is asking for healthy conversation with neighborhoods. We would like to compromise. We need to put in a development that is sustainable. The development will have a 30 foot buffer. He wanted to put on record the request for healthy discussion and answer questions. He said they donated an elementary site.

Brooke Riedd said everything that has been said is important and cannot be forgotten. She said there are two detours. It's just the beginning. There are two thousand lots, not 490. That's 4,000 cars on the road. They talk about adding lights. They will need to add traffic stops. We don't need lights. No means no.

Tony Lorezzo said roads and flooding has been stated a lot. He spoke about the parks being managed by HOA. It was mentioned that the parks are going to be for everyone. He said the HOA will not want people who don't pay the HOA fee to use the park. They donate land that cannot be built upon. They donate school sites to a district who cannot afford it.

Jonathan Mathew said he lives in Verdi. Moyea Leer estate was broken into smaller estates in Verdi. It changed the character. He said he has experienced the Garson fire. These people have experienced flooding. They have PTSD from the flooding. They are suffering. They are under attack. But we also need development. Please help them first, and then build respecting their rural lifestyle.

MOTION: Commissioner Bruce moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission deny Tentative Subdivision Map Case Number WTM18-002 for North Valleys Investment Group LLC, having not made all ten findings in accordance with Washoe County Code Section 110.608.25:

- 1) **Plan Consistency.** That the proposed map is inconsistent with the Master Plan and any specific plan;
- 2) **Design or Improvement.** That the design or improvement of the proposed subdivision with requested lot width variance is inconsistent with the Master Plan and any specific plan; and will cause significant health problems until the Swan Lake.
- 3) **Availability of Services.** That the subdivision does not meet the requirements of Article 702, Adequate Public Facilities Management System;
- 4) **Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems until flooding of the Swan Lake flooding is fully resolved.
- 5) **Access.** That the design of the subdivision fails to provide any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;

Commissioner Lawson seconded the motion to deny Tentative Subdivision Map Case Number WTM18-002.

Commissioner Horan said we heard a lot of public comment; it reinforced the comments made by the Commissioners. Commissioner Chvilicek said there needs to be a reasoned approach. We cannot keep building in Lemmon Valley without fixing it. She said she was part of the CAB when they wrote the area plan. The area plans take precedent over all other plans. Commissioner Chesney said we know development will occur, but this is poor timing. He said there are too many unmitigated issues. It's not the developers fault. There has been poorly regulated development in City of Reno going on for too long.

Motion carried unanimously.