



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

**BOARD MEETING DATE:** September 11, 2018

**DATE:** August 22, 2018

**TO:** Board of County Commissioners

**FROM:** Roger Pelham, Senior Planner, Community Services Department  
775.328.3622 [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building  
Community Services Dept., 328-3619, [mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public Hearing: Appeal of the denial, by the Washoe County Planning Commission of Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2), a tentative subdivision map for a 17-lot, common open space, single-family residential subdivision. The maximum allowable residential density in the zone is 3 dwellings to the acre. The applicant is proposing 2.91 dwellings to the acre. The request also includes reducing the required side yard setbacks from 8 feet to 0 feet on one side of each lot to allow for a shared common wall as this project is proposed to be a townhome development.

### AND

Appeal of the denial, by the Washoe County Planning Commission of Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin), a special use permit for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading is proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision.

The proposed project is located on the west side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane. The Assessor's Parcel Number is 162-010-31. The applicant and property owner is D.R. Horton, Inc.

The Board may affirm, reverse, or modify the decision of the Planning Commission. In doing so, the Board may remand the matter back to the Planning Commission with instructions, or may directly grant all or part of the tentative subdivision map and special use permit requested. (Commission District 2.)

## **SUMMARY**

Autumn Wood, a tentative subdivision map to create a 47-lot single-family townhome common open space subdivision on  $\pm 4.75$  acres, was approved by the Washoe County Planning Commission on March 7, 2006. (see Attachment D to this report)

The applicant, D.R. Horton, applied for a tentative subdivision map (Autumn Wood Phase 2) to create a 17-lot, common open space, single-family residential subdivision on the adjoining parcel immediately north of the approved 47-lot Autumn Wood project site. The maximum allowable residential density of the regulatory zone of the subject property is 3 dwellings to the acre. The applicant proposed 2.91 dwellings to the acre. The request also included reducing the required side yard setbacks from 8 feet to 0 feet on one side of each lot to allow for a shared common wall as this project is proposed to be a townhome development. The applicant also applied for a special use permit for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading was proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision, and the Autumn Wood Phase 2 subdivision.

Both requests were denied by the Washoe County Planning Commission on July 3, 2018.

**Washoe County Strategic Objective supported by this item:** Safe, secure and healthy communities.

## **PREVIOUS ACTION**

On July 3, 2018, the Washoe County Planning Commission (PC) held a duly-noticed public hearing on Tentative Subdivision Map Case Number WTM18-005 and WSUP18-0005 (Autumn Wood Phase 2 and Jeppson Lane Storm Water Detention Basin). The PC denied that request based upon the inability to make the findings of fact as required by Washoe County Code Sections 110.608.25 and 110.608.25. (see Attachment A to this report)

On July 13, 2018, the applicant, D.R. Horton, filed an appeal of those denials. The justification for those appeals is included in the appeal applications. (see Attachments B and C to this report)

## **BACKGROUND**

During the public hearing on Tentative Subdivision Map Case Number WTM18-005 and WSUP18-0005 (Autumn Wood Phase 2 and Jeppson Lane Storm Water Detention Basin), on a motion made by Commissioner Lawson and seconded by Commissioner Bruce, the Planning Commission voted seven in favor and none opposed to deny both of these items. The Planning Commission found that the proposed tentative map is not consistent with the Master Plan and was uncomfortable with calling this subdivision a continuation of the previous Autumn Wood subdivision and found that the special use permit was also inconsistent with the Master Plan.

The discussion of the Planning Commission is included in the minutes of that meeting, which are included with this report as Attachment F.

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners affirm the decision of the Planning Commission and deny Tentative Subdivision Map Case Number WTM18-005 and WSUP18-0005 (Autumn Wood Phase 2 and Jeppson Lane Storm Water Detention Basin).

### **POSSIBLE MOTIONS**

Should the Board agree with the action taken by the Planning Commission, a possible motion would be:

“Move to affirm the decision of the Planning Commission and deny Tentative Subdivision Map Case Number WTM18-005 and WSUP18-0005 (Autumn Wood Phase 2 and Jeppson Lane Storm Water Detention Basin), finding that both items are inconsistent with the Washoe County Master Plan and being unable to make the findings of fact required by Washoe County Code Sections 110.608.25 and 110.608.25.”

Should the Board disagree with the action taken by the Planning Commission, a possible motion would be:

“Move to reverse the decision of the Planning Commission and approve Tentative Subdivision Map Case Number WTM18-005 and Special Use Permit Case Number WSUP18-0005 (Autumn Wood Phase 2 and Jeppson Lane Storm Water Detention Basin), subject to the conditions of approval included as Attachments G and H to this report, finding that both items are consistent with the Washoe County Master Plan and being able to make the findings of fact required by Washoe County Code Sections 110.608.25, 110.608.25 and 110.418.30 and the Southwest Truckee Meadows Area Plan, including:

For Tentative Subdivision Map Case Number WTM18-005:

- 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.

And for Special Use Permit Case Number WSUP18-0005:

- 1) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
- 2) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- 3) Site Suitability. That the site is physically suitable for type of development, i.e. a bed and breakfast inn, etc., and for the intensity of such a development;
- 4) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- 5) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.
- 6) Community Character. The Community Character as described in the SWTM character statement can be adequately conserved through the mitigation of any identified potential negative impacts.
- 7) Special Review Considerations. The special review considerations required by Article 418 have been appropriately addressed.”

Attachments:

- A: WTM18-005 and WSUP18-0005 Planning Commission Action Order dated 7/5/2018
- B: Appeal Application for WTM18-005
- C: Appeal Application for WSUP18-0005
- D: TM06-002 Action Order and Staff Report
- E: WTM18-005 and WSUP18-0005 Planning Commission Staff Report dated 6/15/2018
- F: Planning Commission Minutes [draft] of 7/3/2018
- G: WTM18-005 Possible Conditions of Approval
- H: WSUP18-0005 Possible Conditions of Approval
- I: Documents and Letters submitted during public comment at Planning Commission Hearing

cc: Dave Solaro, Assistant County Manager  
Mojra Hauenstein, Division Director, Planning and Building  
Trevor Lloyd, Planning Manager  
Nate Edwards, Deputy District Attorney  
D.R. Horton, attn.: Tom Warley, 5588 Longely Lane, Reno, NV 89511  
John Krmpotic, 1 East 1st St, Suite 1400, Reno, NV 89501

Attachment A

Appeal of Denial of Tentative Subdivision Map Case  
Number WTM18-005

and

Special Use Permit Case Number WSUP18-0005



**WASHOE COUNTY**  
 COMMUNITY SERVICES DEPARTMENT  
 Planning and Building Division  
 Planning Program

1001 EAST 9<sup>TH</sup> STREET  
 PO BOX 11130  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-6100  
 FAX (775) 328.6133

**Planning Commission Action Order**  
**Tentative Subdivision Map Case Number WTM18-005 and**  
**Special Use Permit Case Number WSUP18-0005**

Decision: **Denial**

Decision Date: July 3, 2018

Mailing/Filing Date: July 5, 2018

Property Owner: D.R. Horton  
 Attn: Tom Warley  
 5588 Longley Lane  
 Reno, NV 89511

Assigned Planner: Roger Pelham, MPA, Senior Planner  
 Washoe County Community Services Department  
 Planning and Building Division  
 Phone: 775.328.3622  
 E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2)** – For possible action, hearing, and discussion to approve a tentative subdivision map for a 17-lot, common open space, single-family residential subdivision. The maximum allowable residential density in the zone is 3 dwellings to the acre. The applicant is proposing 2.91 dwellings to the acre. The request also includes reducing the required side yard setbacks from 8 feet to 0 feet on one side of each lot to allow for a shared common wall as this project is proposed to be a townhome development.

**AND**

**Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)** – For possible action, hearing, and discussion to approve a special use permit for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading is proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision.

- Applicant/Property Owner: D.R. Horton
- Location: West side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane
- Assessor's Parcel Number: 162-010-31
- Parcel Size: ±5.83 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)



**INTEGRITY**



**EFFECTIVE COMMUNICATION**



**QUALITY PUBLIC SERVICE**

To: D.R. Horton  
Subject: WTM18-005 and WSUP18-0005  
Date: July 5, 2018  
Page: 2

- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Articles: 408, Common Open Space Development; 418, Significant Hydrologic Resources; 438 Grading and 608 Tentative Subdivision Maps
- Commission District: 2 – Commissioner Lucey

Notice is hereby given that the Washoe County Planning Commission denied Tentative Subdivision Map Case Number WTM18-005 based on the inability to make the findings required by Washoe County Code Section 110.608.25 and having addressed the special review considerations as required by Washoe County Code Section 110.418.30:

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.

The Washoe County Planning Commission also denied Special Use Permit Case Number WSUP18-0005 based on the inability to make the findings required by Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan:



To: D.R. Horton  
Subject: WTM18-005 and WSUP18-0005  
Date: July 5, 2018  
Page: 3

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for type of development, i.e. a bed and breakfast inn, etc., and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.
6. Community Character. The Community Character as described in the SWTM character statement can be adequately conserved through the mitigation of any identified potential negative impacts.

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/RP/ks

xc:

Applicant/Owner: D.R. Horton, Attn: Tom Warley, 5588 Longley Lane, Reno, NV 89511

Representative: John Krmpotic, 1 East 1<sup>st</sup> St, Suite 1400, Reno, NV 89501

To: D.R. Horton  
Subject: WTM18-005 and WSUP18-0005  
Date: July 5, 2018  
Page: 4

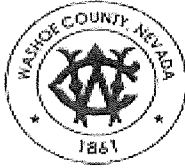
Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Lisa Beaver, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Southwest Truckee Meadows/Washoe Valley Citizen Advisory Board, Chair

Attachment B

Appeal of Denial of Tentative Subdivision Map Case  
Number WTM18-005

and

Special Use Permit Case Number WSUP18-0005



Washoe County  
Community Services Department  
P.O. Box 11130  
Reno, Nevada 89520-0027

**Planning & Development Division**  
**Phone: (775)328-6100**

**RECEIPT OF PAYMENT**

Date: 07/13/2018

Receipt # 602130

Cashier ID: JOLANDER

Application Type: Tentative Subdivision Map

Payee: DR Horton

LicensePermit #	Invoice #	Description/Address	Amount
WTM18-005	436051, 436052, 436055, 436057	Autumn Woods - Phase II ZOLEZZI LN, RENO, NV 89511	
	Appeal of Decision - Planning Fee		\$803.00
	Appeal of Decision - Planning Noticing Fee		\$200.00
	Engineering fee for Planning Appeal of Decision		\$390.00
	WC Engineering Regional Tech Fee		\$15.60
	WC Planning Regional Tech Fee		\$241.88
		<b>WASHOE Total</b>	<b>\$1,650.48</b>
		<b>Total Amount</b>	<b>\$1,650.48</b>

Date	Method	Reference #	Confirm No. / Invoice #	Amount Paid
7/13/18	Check	630146	436051, 436052, 436055, 436057	\$1,448.72
	<i>DR Horton</i>			
			<b>Payment Total</b>	<b>\$1,448.72</b>

**BALANCE DUE**  
**\$0.00**

**THANK YOU FOR YOUR BUSINESS**

1001 East Ninth Street, Reno, Nevada 89512

[www.washoecounty.us](http://www.washoecounty.us)

## 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.

<b>Appeal of Decision by (Check one)</b>	
<b>Note:</b> 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) _____
<b>Appeal Date Information</b>	
<b>Note:</b> 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.	
<b>Note:</b> The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).	
Date of this appeal: <u>July 13, 2018</u>	
Date of action by County: <u>July 3, 2018</u>	
Date Decision filed with Secretary: <u>July 5, 2018</u>	
<b>Appellant Information</b>	
Name: D.R. Horton, Attn: Tom Warley	Phone: 775-856-8423
Address: 5588 Longley Lane	Fax: 844-566-3365
	Email: thwarley@drhorton.com
City: Reno                      State: Nv                      Zip: 89511	Cell: 775-225-9283
Describe your basis as a person aggrieved by the decision: D.R. Horton owns the subject property and is the applicant for WTM18-005.	
<b>Appealed Decision Information</b>	
Application Number: WTM18-005	
Project Name: Autumn Wood - Phase 2	
State the specific action(s) and related finding(s) you are appealing: This appeal contests the Washoe County Planning Commission's July 3, 2018, denial of WTM18-005 (Autumn Wood - Phase 2 Tentative Subdivision Map). Despite the Project's unequivocal support from planning staff, and without evidence or explanation, the Planning Commission concluded that it could not find that the Project conforms to Master Plan (WCC 110.608.20).	

**Appealed Decision Information (continued)**

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

See attached.

Cite the specific outcome you are requesting with this appeal:

Reversal of the Planning Commission's July 3, 2018, decision and approval of WTM18-005.

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:

THOMAS H. WARLEY

Signature:



Date: July 13, 2018



The parcel at issue in this appeal is planned Suburban Residential (SR) and zoned Medium Density Suburban (MDS) which explicitly allows single-family residential development at a density of 3 du/ac under the Washoe County Code (the tentative map proposes 2.91 du/ac). Moreover, in Southwest Truckee Meadows Area, clustering residential uses is both authorized and encouraged by the Area Plan as an effective method “to reduce the visual impact of development, preserve as much open space as possible, and decrease the cost of building and maintaining required infrastructure.” The Project, as proposed, is specifically the kind of development contemplated by the Master Plan, Area Plan, and the MDS zoning district, a fact recognized by Planning Staff in its categorical support for the application.

The Planning Commission’s arbitrary, ad hoc determination that the long-standing zoning designation on this site is incompatible with the Master Plan is not supported by substantial evidence in the record and curtails the reasonable, investment-backed expectations of the property owner. This capriciousness is underscored by the Planning Commission’s rejection of use clustering, even though the principle is expressly adopted as a method to facilitate the efficient use of infrastructure and maintenance of habitat and open space – in fact, clustering is the site design strategy favored by the Southwest Truckee Meadows Area Plan.

The tentative map application under review satisfies every standard imposed by the Washoe County Development Code and has been slated for this type of development for many years. There is no evidence to the contrary and the decision of the Planning Commission must be reversed.

Attachment C

Appeal of Denial of Tentative Subdivision Map Case  
Number WTM18-005

and

Special Use Permit Case Number WSUP18-0005





Washoe County  
Community Services Department  
P.O. Box 11130  
Reno, Nevada 89520-0027

**Planning & Development Division**  
**Phone: (775)328-6100**

**RECEIPT OF PAYMENT**

**Date:** 07/13/2018

**Receipt #** 602127

**Cashier ID:** JOLANDER

**Application Type:** Special use

**Payee:** DR Horton

LicensePermit #	Invoice #	Description/Address	Amount
WSUP18-0005	436049, 436050	Jeppson Lane Detention Basin ZOLEZZI LN, RENO, NV 89511	
		Appeal of Decision - Planning Fee	\$803.00
		Appeal of Decision - Planning Noticing Fee	\$200.00
		WC Planning Regional Tech Fee	\$40.12
		<b>WASHOE Total</b>	<b>\$1,043.12</b>
		<b>Total Amount</b>	<b>\$1,043.12</b>

Date	Method	Reference #	Confirm No. / Invoice #	Amount Paid
7/13/18	Check <i>DR Horton</i>	630147	436049, 436050	\$1,043.12

<b>Payment Total</b>	<b>\$1,043.12</b>
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**BALANCE DUE**  
**\$0.00**

**THANK YOU FOR YOUR BUSINESS**

1001 East Ninth Street, Reno, Nevada 89512  
www.washoecounty.us

## 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.

<b>Appeal of Decision by (Check one)</b>	
<b>Note:</b> 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) _____
<b>Appeal Date Information</b>	
<b>Note:</b> 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.	
<b>Note:</b> The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).	
Date of this appeal: <u>July 13, 2018</u>	
Date of action by County: <u>July 3, 2018</u>	
Date Decision filed with Secretary: <u>July 5, 2018</u>	
<b>Appellant Information</b>	
Name: D.R. Horton, Attn: Tom Warley	Phone: 775-856-8423
Address: 5588 Longley Lane	Fax: 844-566-3365
	Email: thwarley@drhorton.com
City: Reno    State: Nv    Zip: 89511	Cell: 775-225-9283
Describe your basis as a person aggrieved by the decision: D.R. Horton owns the subject property and is the applicant for WSUP18-0005.	
<b>Appealed Decision Information</b>	
Application Number: WSUP18-0005	
Project Name: Jeppson Lane Storm Water Detention Basin	
State the specific action(s) and related finding(s) you are appealing: This appeal contests the Washoe County Planning Commission's July 3, 2018, denial of WSUP18-0005 (Jeppson Lane Storm Water Detention Basin), which would authorize a major grading project undertaken to mitigate storm water impacts associated with the Autumn Wood residential subdivisions and generally improve certain downstream conditions related to flooding on Whites Creek. Despite the Project's unequivocal support from planning staff, and without evidence or explanation, the Planning Commission concluded that it could not find that the Project conforms to Master Plan (WCC 110.810.30).	

**Appealed Decision Information (continued)**

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

See attached.

Cite the specific outcome you are requesting with this appeal:

Reversal of the Planning Commission's July 3, 2018, decision and approval of WSUP18-0005.

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:

THOMAS H. WARLEY

Signature:



Date: July 13, 2018



Although the special use permit at issue in this appeal was packaged with WTM 18-005 (Autumn Wood – Phase 2 Tentative Map) for the Planning Commission’s consideration, it is a stand-alone application proposing to establish a collection channel and detention facilities to mitigate the overland sheet flow drainage on both Phase 1 of the Autumn Wood subdivision, which was approved in 2006, and Phase 2 of the Autumn Wood subdivision, which was denied by the Planning Commission concurrently with the special use permit. Both the Southwest Truckee Meadows Area Plan and Washoe County Code require mitigation of storm water runoff by new development to “ensure that the flood hazard to existing developed properties is not exacerbated.” See SWAP Goal 14; WCC 110.420.20. a special use permit is required for grading projects involving the excavation of 5,000 cubic yards or more (except when the grading is earthwork performed by the developer of an approved subdivision). WCC 110.438.35(a)(1)(ii)(A); (b)(1). In this case, the proposed drainage facilities mitigate the flood hazard posed by Whites Creek to both the Autumn Wood parcels and the developed sites east of Jeppson Lane.

Washoe County Planning Staff explained that the special use permit application “is for the creation of necessary facilities for storm water detention and drainage,” and the County Engineer supports the design of the facilities (subject, of course, to final review against a final hydrology report for the Autumn Wood subdivision). By contrast, the Planning Commission denied the application as inconsistent with the Master Plan. The denial is arbitrary, capricious, and not supported by the evidence in the record. There is no serious argument that mitigating the drainage impacts generated by new development and reducing the effect of certain existing storm water conditions on Whites Creek is contrary to the Master Plan – it is required by law. Because the special use permit at issue contemplates off-site improvements for an already approved subdivision (Autumn Wood Phase 1) and not just the concurrently denied Autumn Wood Phase 2, the Planning Commission was required to evaluate it as such and not merely draw the same vague, unsupported conclusion that the drainage improvements do not conform to the Master Plan.

The Planning Commission’s overt hostility to the County Commission’s preservation of the Autumn Wood Phase 1 tentative map by development agreement cannot be ignored. The existing map and regulatory zone designations of both parcels (Autumn Wood Phases 1 and 2) represents a reasonable investment-backed expectation with respect to the development of the site. The Planning Commission may not simply ignore more than a decade worth of planning policy sponsored, in large part, by the elected County Commission. The special use permit application under review satisfies every standard imposed by the Washoe County Development Code and is supported by both County Engineering and County Planning Staff, and there is no empirical evidence to the contrary. The Planning Commission’s denial of WSUP 18-0005 must be reversed.

Attachment D

Appeal of Denial of Tentative Subdivision Map Case  
Number WTM18-005

and

Special Use Permit Case Number WSUP18-0005



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, AICP, Community Development Director



## ACTION ORDER

March 8, 2006

ERD Development, LLC  
Attn: Kevin Knecht  
P.O. Box 10565  
Reno, NV 89510

STFC Properties, LLC  
Attn: Ron Gardner  
430 Bavarian  
Carson City, NV 89705

Dear Applicant and Property Owner:

As filed with the Department of Community Development, the Washoe County Planning Commission, at its regular meeting of March 7, 2006, approved the following with seventy-four (74) conditions:

TENTATIVE SUBDIVISION CASE NO. TM06-002 (AUTUMN WOOD) – To develop a 47-lot single-family townhome common open space subdivision on  $\pm 4.75$  acres, as authorized in Article 608, Tentative Subdivision Maps, of the Washoe County Development Code. Lot size will be  $\pm 1,595$  square feet in a duet configuration. The project is located on the northwest corner of Zolezzi and Jeppson Lanes and is currently developed as a mobile home park. The subject parcel is designated Low Density Urban (LDU) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 17, T18N, R20E. The property is located within the Southwest Truckee Meadows Citizen Advisory Board boundary, Washoe County Commission District No. 2 and the City of Reno Area of Interest. (APN: 044-320-48)

The approval of the tentative subdivision map was based on the following findings:

1. Plan Consistency. That the proposed map is consistent with the Comprehensive Plan and the South Virginia Corridor Specific Plan (SVCSP) within in the Southwest Truckee Meadows Area Plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Comprehensive Plan, and the South Virginia Corridor Specific Plan (SVCSP) within the Southwest Truckee Meadows Area Plan;
3. Type of Development. That the site is physically suited for a 47-lot single-family townhome subdivision;
4. Availability of Services. That, as conditioned, the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;

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Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

Telephone: 775.328.3600 – Fax: 775.328.3648

[www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/)

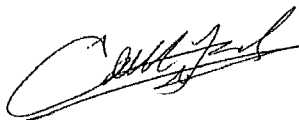
***"Your Community Development Department"***

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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 townhome (Duet) 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 Comprehensive 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; and
11. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

Unless appeals are filed in the time period stipulated in the Washoe County Development Code, the decision by the Planning Commission is final.

Yours truly,



Adrian P. Freund, AICP  
Director and Secretary to the Planning Commission

APF/SM/cm (TM06-002f1)

xc: Jeff Codega Planning/Design, Inc., Attn: John Krmpotic, 433 West Plumb Lane, Reno, NV 89509  
Blaine Cartlidge, District Attorney's Office; Bryan Tyre, District Health Department; Jim Schaffer, District Health Department; Marge Clausen, Assessor's Office (CAAS); Steve Churchfield, Chief Appraiser, Assessor's Office; David Lindsey, Department of Water Resources; Engineering Division; Reno Fire Department, Daniel Birkel, [birkeld@ci.reno.nv.us](mailto:birkeld@ci.reno.nv.us), Nevada Division of Environmental Protection, 333 West Nye Lane, Suite 138, Carson City, NV 89706; Regional Transportation Commission, Attn: Debra Goodwin, 600 Sutro Street, Reno, NV 89502; Vanessa Dunnican, Public Policy, Accountability & Assessment, Washoe County School District, PO Box 30425, Reno, NV 89520-3425; Truckee Meadows Regional Planning Agency, Chamber Towers, One East

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First Street, Suite 900, Reno, NV 89501-1625; Chair, Southwest Truckee Meadows  
Citizen Advisory Board.



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**STANDARD CONSIDERATIONS FOR SUBDIVISIONS**  
**Nevada Revised Statutes 278.349**

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil; and
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335.
- (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.

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**CONDITIONS FOR  
TENTATIVE SUBDIVISION MAP CASE NUMBER TM06-002  
AUTUMN WOOD  
(As approved by the Washoe County Planning Commission on March 7, 2006)**

THE TENTATIVE MAP APPROVAL ALLOWS THE SUBDIVIDER TO PROCEED WITH FULFILLING THE CONDITIONS OF APPROVAL AND RECORD A FINAL MAP FOR ALL, OR PORTIONS OF, THE DEVELOPMENT WITHIN TWO (2) YEARS FROM THE DATE OF THE PLANNING COMMISSION ACTION. FAILURE TO RECORD THE FIRST FINAL MAP WITHIN TWO (2) YEARS OF THE PLANNING COMMISSION ACTION, OR FAILURE TO RECORD THE LATEST MAP IN A SERIES WITHIN ONE (1) YEAR AFTER THE DATE OF THE MOST RECENTLY RECORDED MAP, SHALL TERMINATE ALL PROCEEDINGS CONCERNING THE SUBDIVISION.

UNLESS OTHERWISE STATED, PRIOR TO FINALIZATION OF ANY PORTION OF THE TENTATIVE SUBDIVISION MAP, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. 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 ASSURANCES.

A COPY OF ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND/OR THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION, DEPARTMENT OF WATER RESOURCES AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF AT LEAST SIXTY (60) DAYS BEFORE THE ANTICIPATED DATE OF THE FINAL MAP RECORDATION TO REVIEW SCHEDULING, REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL AND THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES.

REQUESTS FOR EXTENSION OF TIME FOR SUBSEQUENT FINAL MAPS MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP.

COMPLIANCE WITH THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES AND WITH THE CONDITIONS OF APPROVAL OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES AND OCCUPANTS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

A COPY OF THE FINAL ORDER FOR THE APPROVAL OF THE TENTATIVE MAP SHALL BE ATTACHED TO ALL PHASES/UNITS SUBMITTALS FOR FINAL MAP REVIEW SIXTY (60) DAYS PRIOR TO RECORDATION.

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, "MAY" IS PERMISSIVE, AND "SHALL" OR "MUST" IS MANDATORY.

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**GENERAL CONDITIONS**

1. The subdivision shall be in substantial compliance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

<b>Regulatory Zone for Review Purposes</b>	<b>Low Density Urban (LDU) Land Use Designation (Max. 10 unit/acre)</b>
Minimum Lot Area Required	3,700 square feet
Minimum Lot Width	60 feet
Minimum Front Yard	*15 feet
Minimum Side Yard	*5 feet
Minimum Rear Yard	*20 feet
Maximum Building Height	35 feet/2 story maximum

Note: Variances to these standards may be processed per Washoe County Code. The Department of Community Development shall be responsible for determining compliance with this condition.

\*The development will be varying from these standards for the type of project, and providing greater rear yard setbacks, greater side yard setbacks between structures; and maintain a zero front yard setback due to the private driveways.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 Where/How Condition is Satisfied: \_\_\_\_\_

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2. 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.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 Where/How Condition is Satisfied: \_\_\_\_\_

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3. The subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within two 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 one year if the extension request is received prior to the expiration date.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 Where/How Condition is Satisfied: \_\_\_\_\_

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- 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. Substantial compliance shall be determined by the applicable agency and the Department of Community Development.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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- 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 Division a set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable department of Washoe County shall determine compliance with this condition.
- A note shall be placed on all grading plans and construction drawings stating:

NOTE

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

The Department of Community Development shall be responsible for determining compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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

NOTE

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

The Department of Community Development shall determine compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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9. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements. The County Engineer shall determine compliance with this condition.
10. The developer and all successors shall direct any potential purchaser of the site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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11. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. The County Engineer shall determine compliance with this condition.
12. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the homeowners association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
13. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
14. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
15. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.
16. Documentation of legal access over the proposed secondary access routes located on private property (Jeppson Lane and the private drive to the west boundary) shall be provided prior to approval of the affected final map. The County Engineer shall determine compliance with this condition.

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**DRAINAGE/GRADING/TRAFFIC**

17. 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. The Engineering Division shall determine compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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18. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval. The County Engineer shall determine compliance with this condition.
19. Prior to the finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
20. Any increase in stormwater runoff resulting from the development and based on the 5- and 100-year storm(s) shall be detained. The County Engineer shall determine compliance with this condition.
21. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division. The Engineering Division shall determine compliance with this condition.
22. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. The County Engineer shall determine compliance with this condition.
23. 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 Division. The County Engineer shall determine compliance with this condition.
24. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
25. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for

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maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

26. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
27. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
28. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
29. The master hydrology/hydraulic report shall include a current site specific analysis of the impacts of flows from the northern two branches of Whites Creek based on the criteria established in the Preliminary Whites Creek Basin Management Study prepared by Cella Barr Associates, dated August 17, 1994 (Cella Barr Report). For units located outside the FEMA flood hazard areas, finished floor elevations shall be set at the higher of either the FEMA requirements or the Cella Barr Report. The County Engineer shall determine compliance with this condition.
30. 100-year flows from Whites Creek that are carried in the proposed streets shall not exceed one foot of depth at the gutter flowline, and the depth of flow multiplied by the velocity of flow shall not exceed six sq.ft./sec. The County Engineer shall determine compliance with this condition.
31. A note on the final map shall identify the following:
  - A. Any proposed fencing within the floodplain requires approval of the Washoe County Engineer, and fencing shall be designed not to obstruct flood flows.
  - B. Structures located within a FEMA flood hazard area must comply with the Washoe County Development Code Article 416, Flood Hazards and the final approved hydrology/hydraulic report.

The County Engineer shall determine compliance with this condition.

32. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an

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appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.

33. If the private streets will be named, street names shall be reviewed and approved by the Regional Street Naming Coordinator. The County Engineer shall determine compliance with this condition.
34. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street. The County Engineer shall determine compliance with this condition.
35. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
36. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication. The County Engineer shall determine compliance with this condition.
37. Adequate snow storage easements shall be identified on the final plat. The County Engineer shall determine compliance with this condition.
38. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street. The County Engineer shall determine compliance with this condition.
39. If the Engineering Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering Division with a letter, prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans. The County Engineer shall determine compliance with this condition.
40. Any landscaping within the County right-of-way will require a Revocable Encroachment Permit and will be approved on a case-by-case basis. Washoe County will not maintain landscaping in the right-of-way. Maintenance responsibility for any landscaping within the right-of-way shall be addressed prior to the finalization of the affected final map. The County Engineer shall determine compliance with this condition.



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41. The access driveway width off Zolezzi Lane shall be a minimum of 36 feet wide. The County Engineer shall determine compliance with this condition.
42. The minimum spacing between the project driveway and Jeppson Lane and Valley Springs shall be 200 feet. The Engineering Division shall determine compliance with this condition.
43. The parking stalls immediately opposite the main entry driveway will not be allowed. The Engineering Division shall determine compliance with this condition.
44. The applicant shall construct a bicycle lane on the north side of Zolezzi Lane. The Engineering Division shall determine compliance with this condition.
45. The applicant shall construct a deceleration lane at the main entrance/driveway on Zolezzi Lane. The Engineering Division shall determine compliance with this condition.
46. Final lot configuration is dependent on the final map submittals. The County Engineer shall determine compliance with this condition.

#### **HEALTH, WATER AND SEWER**

47. Truckee Meadows Water Authority (TMWA), as the water purveyor for this project, will determine the necessary water rights. Said water rights shall be dedicated to Washoe County prior to approval of each final map. The water rights must be in good standing with the State Division of Water Resources and shall reflect the point of diversion, place of use, and manner of use satisfactory to the Department of Water Resources (DWR). Washoe County, in turn, will execute a 99-year water sale (lease) agreement to make the water rights available to TMWA. The DWR shall determine compliance with this condition.
48. The Developer shall pay \$50.00 per lot, prior to recordation of each final map, to the DWR as their prorated share of the ongoing sewer facility plan for the South Truckee Meadows. The DWR shall determine compliance with this condition.
49. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map. The DWR shall determine compliance with this condition.
50. Improvement plans shall be submitted and approved by DWR prior to approval of each 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. The DWR shall determine compliance with this condition.
51. The Developer shall construct and/or provide the financial assurance for the construction of the sanitary sewer collection systems prior to approval of each final map. The financial assurance must be in a form and amount acceptable to the DWR. The DWR shall determine compliance with this condition.
52. DWR approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The DWR will be responsible to inspect the construction

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of the domestic sanitary sewer collection system, or appurtenant facilities. The DWR shall determine compliance with this condition.

53. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map. The DWR shall determine compliance with this condition.
54. Easements and real property for the sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County respectively along with the recordation of each final map. The DWR shall determine compliance with this condition.
55. 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. and proposed collection line sizes, on-site and off-site alignment, and half-full velocities.

The DWR shall determine compliance with this condition.

56. No Certificates of Occupancy will be issued until sanitary sewer facilities necessary to serve each final map have been completed and accepted for operation and maintenance by the DWR. The DWR shall determine compliance with this condition.
57. No building permits shall be released until an application for service is received and a sewer lateral permit is issued. The DWR shall determine compliance with this condition.
58. No permanent structures (including retaining or rockery walls, or buildings, etc.) shall be allowed within or upon any County maintained utility easement. The DWR shall determine compliance with this condition.

#### **REGIONAL TRANSPORTATION COMMISSION**

59. It is recommended that the applicant be required to develop a plan to identify the location of transit facilities and related features should transit service be extended in the future to the project site. The applicant and the Regional Transportation Commission shall work together on this recommendation. The Regional Transportation Commission shall determine compliance with this condition.

#### **FIRE DEPARTMENT**

60. The plans submitted with a building permit application shall show evidence of compliance with the recommendations of the Reno Fire Department. Those concerns are fire hydrant number and location, and emergency access. Access and fire flows concerns shall be addressed prior to the introduction of any combustible materials to the

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site. The Reno Fire Department shall determine compliance with this condition. The applicant shall provide the Department of Community Development with acknowledgement of compliance with this condition.

61. The private street widths shall be 24 feet from face of curb to face of curb, and off-street parking shall be provided for in the designated parking areas that are evenly dispersed throughout the site; and the appropriate signage is required indicating that on-street parking is prohibited. The Reno Fire Department shall determine compliance with this condition.
62. Turns along the fire apparatus access roadways shall provide a minimum 40-foot centerline turning radius. The design of the two exterior gates, which restrict access to this site, shall be subject to the approval of the Reno Fire Department. A chain with a padlock arrangement is an approved method for the gates. The Reno Fire Department shall determine compliance with this condition.

### **CONDITIONS, COVENANTS AND RESTRICTIONS**

63. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Community Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Community Development Department 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:

- a. 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:
  - 1) Vegetation management;
  - 2) Watershed management;
  - 3) Debris and litter removal;
  - 4) Fire access and suppression;
  - 5) Maintenance of public access and/or maintenance of limitations to public access.
- b. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.

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- c. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- d. The project, if adjacent to undeveloped land, shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
- e. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- f. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
- g. No motorized vehicles shall be allowed on the platted common area.
- h. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
- i. Mandatory solid waste collection.
- j. Fence material, height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
- k. 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 shall be presented with the CC&Rs for review by the Community Development staff and the District Attorney, prior to the recordation of the first final map.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
Where/How Condition is Satisfied: \_\_\_\_\_

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**WASHOE—STOREY CONSERVATION DISTRICT CONDITIONS**

- 64. A review letter from the Washoe-Storey Conservation District (WSCD) shall be submitted to the County Engineer prior to the "red line" meeting. The WSCD recommendations shall be implemented with the appropriate design/specifications included in the construction drawings to the satisfaction of the County Engineer. The County Engineer shall be responsible for determining compliance with this condition.

Letter to: ERD Development, LLC/STFC Properties, LLC  
Subject: Tentative Subdivision Map No. TM06-002  
Date: March 7, 2006  
Page: 16

**LANDSCAPING AND COMMON OPEN SPACE**

65. Prior to any ground-disturbing activity or finalization of a final map, the developer shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: fencing, landscaping material, type and color of building material, general architectural design, (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.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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66. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Department of Community Development. 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 Community Development has waived. The Department of Community Development shall be responsible for determining compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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67. All open space on the final map shall be identified as common area or open space that will be dedicated to a public entity. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the homeowners association. The County Engineer shall be responsible for determining compliance with this condition. The maintenance of the common areas shall be addressed in the CC&Rs. The District Attorney's Office shall be responsible for determining compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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68. The applicant shall provide 10-foot-tall trees, with 2" caliper, to replace any mature trees along Zolezzi Lane, in addition to the 4½-foot-tall landscaped buffer area. The Department of Community Development shall determine compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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Letter to: ERD Development, LLC/STFC Properties, LLC  
Subject: Tentative Subdivision Map No. TM06-002  
Date: March 7, 2006  
Page: 17

### **OPERATIONAL CONDITIONS**

69. The hours of operation for the grading and all incidental ground-disturbing activity, to include home construction, shall be from 7:00 a.m. to 5:00 p.m., Monday through Saturday only. The Department of Community Development shall determine compliance with this condition.
70. On-site truck traffic and staging, to include all construction equipment and maintenance of that equipment, shall be done on-site, as far away from Zolezzi Lane as possible. Hours for maintenance of all construction equipment (on-site) shall be from 7:00 a.m. until 6:30 p.m. The Department of Community Development and the Engineering Division shall determine compliance with this condition in conjunction with the approved haul route by the Engineering Division.

### **AIRPORT AUTHORITY**

71. The property owner(s) shall grant an Avigation Easement to, and acceptable to, the Reno-Tahoe Airport Authority over the entire property. The property owner(s) shall provide the Planning Department with appropriate documentation indicating the Avigation Easement has been granted and accepted by the Reno-Tahoe Airport Authority, prior to the issuance of a building permit. The Airport Authority shall determine compliance with this condition.
72. The property owner shall be responsible for incorporating air conditioning systems in all dwelling units. The Airport Authority shall determine compliance with this condition.
73. The applicant and/or property owner shall include a formal noise disclosure relative to aircraft over flights and noise, acceptable to the Airport Authority, as a separate document from the Title Agreement. This noise disclosure may be obtained from the Airport Authority and should be attached to any parcel map, tentative map or final map for approval. The Airport Authority shall determine compliance with this condition.
74. Prior to recording of the first Final Map, the applicant shall file a report with the Community Development staff and the Planning Commission (to be reviewed under Planning Items or Others Items) that addresses the requirements of NRS 278.0232. The report must address the availability to comparable parks in the area and the cost of relocating a mobile home to another park. The Department of Community Development shall determine compliance with this condition.

### **END OF CONDITIONS**

Attachment E

Appeal of Denial of Tentative Subdivision Map Case  
Number WTM18-005

and

Special Use Permit Case Number WSUP18-0005



# Planning Commission Staff Report

Meeting Date: July 3, 2018

Agenda Item: 8E

TENTATIVE SUBDIVISION MAP CASE NUMBER: WTM18-005, Autumn Wood Phase 2  
SPECIAL USE PERMIT CASE NUMBER: WSUP18-0005, Jeppson Lane Storm Water Detention Basin

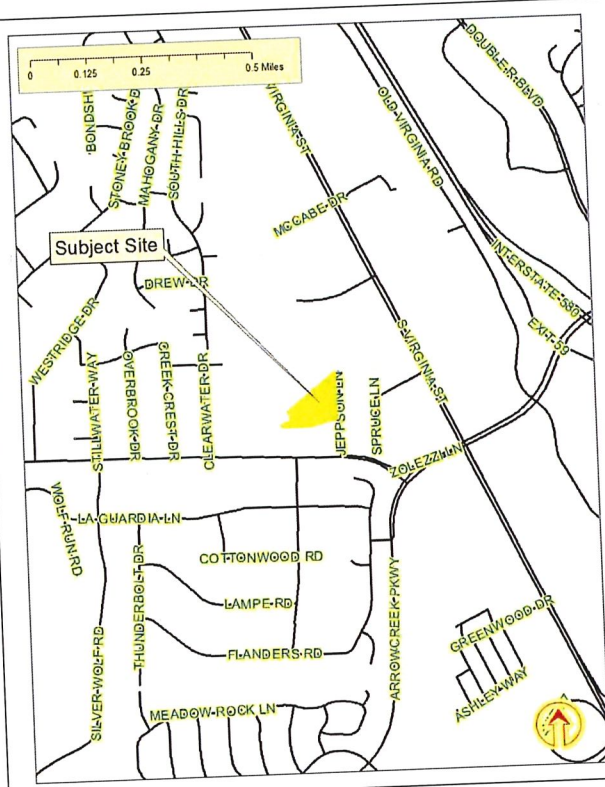
BRIEF SUMMARY OF REQUEST: Seventeen-lot common open space, single-family residential subdivision and major grading to facilitate construction of storm water detention improvements.

STAFF PLANNER: Planner's Name: Roger Pelham, MPA, Senior Planner  
Phone Number: 775.328.3622  
E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

## CASE DESCRIPTIONS

**Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2)** – For possible action, hearing, and discussion to approve a tentative subdivision map for a 17-lot, common open space, single-family residential subdivision. The maximum allowable residential density in the zone is 3 dwellings to the acre. The applicant is proposing 2.91 dwellings to the acre. The request also includes reducing the required side yard setbacks from 8 feet to 0 feet on one side of each lot to allow for a shared common wall as this project is proposed to be a townhome development.

**Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)** – For possible action, hearing, and discussion to approve a special use permit for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading is proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision.



Applicant/Property Owner:	D.R. Horton
Location:	West side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane
APN:	162-010-31
Parcel Size:	±5.83 acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Southwest Truckee Meadows
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Articles: 408, Common Open Space Development; 418, Significant Hydrologic Resources; 438 Grading and 608 Tentative Subdivision Maps
Commission District:	2 – Commissioner Lucey



**STAFF RECOMMENDATIONS**

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**POSSIBLE MOTIONS**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve, with conditions included at Exhibit A, Tentative Subdivision Map Case Number WTM18-005 for DR Horton, having made all ten findings in accordance with Washoe County Code Section 110.608.25 and having addressed the special review considerations as required by Washoe County Code Section 110.418.30.

AND

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, with conditions included at Exhibit B, Special Use Permit Case Number WSUP18-0005 for DR Horton, having made all five findings in accordance with Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan.

*(Motions with Findings on Page 15)*

**Staff Report Contents**

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Special Use Permit .....5

Vicinity Map .....6

Site Plan .....7

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South Truckee Meadows / Washoe Valley (STM / WV CAB) .....11

Reviewing Agencies .....11

Recommendation .....14

Motions .....15

Appeal Process .....16

**Exhibits Contents**

Tentative Subdivision Map Conditions of Approval ..... Exhibit A

Special Use Permit Conditions of Approval ..... Exhibit B

Agency Comments ..... Exhibit C

Public Comments ..... Exhibit D

Citizen Advisory Board Minutes ..... Exhibit E

Public Notice ..... Exhibit F

Project Applications (without technical reports) ..... Exhibit G

The technical reports submitted with the project application are very lengthy. To review the complete project application with technical reports on-line go the web address below or contact Planning at 328-3600 to have a copy sent by email or for a paper copy.

[https://www.washoecounty.us/csd/planning\\_and\\_development/applications/files-planning-development/comm\\_dist\\_two/2018/files/WTM18-005\\_ap.pdf](https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_two/2018/files/WTM18-005_ap.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 WTM18-005 are attached to this staff report and will be included with the Action Order if approval is granted by the Planning Commission.

The subject property has a regulatory zone category of Medium Density Suburban (MDS), which allows a maximum density of three dwellings per acre. The subject property is ±5.83 acres in size. The maximum number of dwellings allowed on the site is 17. The applicant is requesting to develop 17 dwellings.

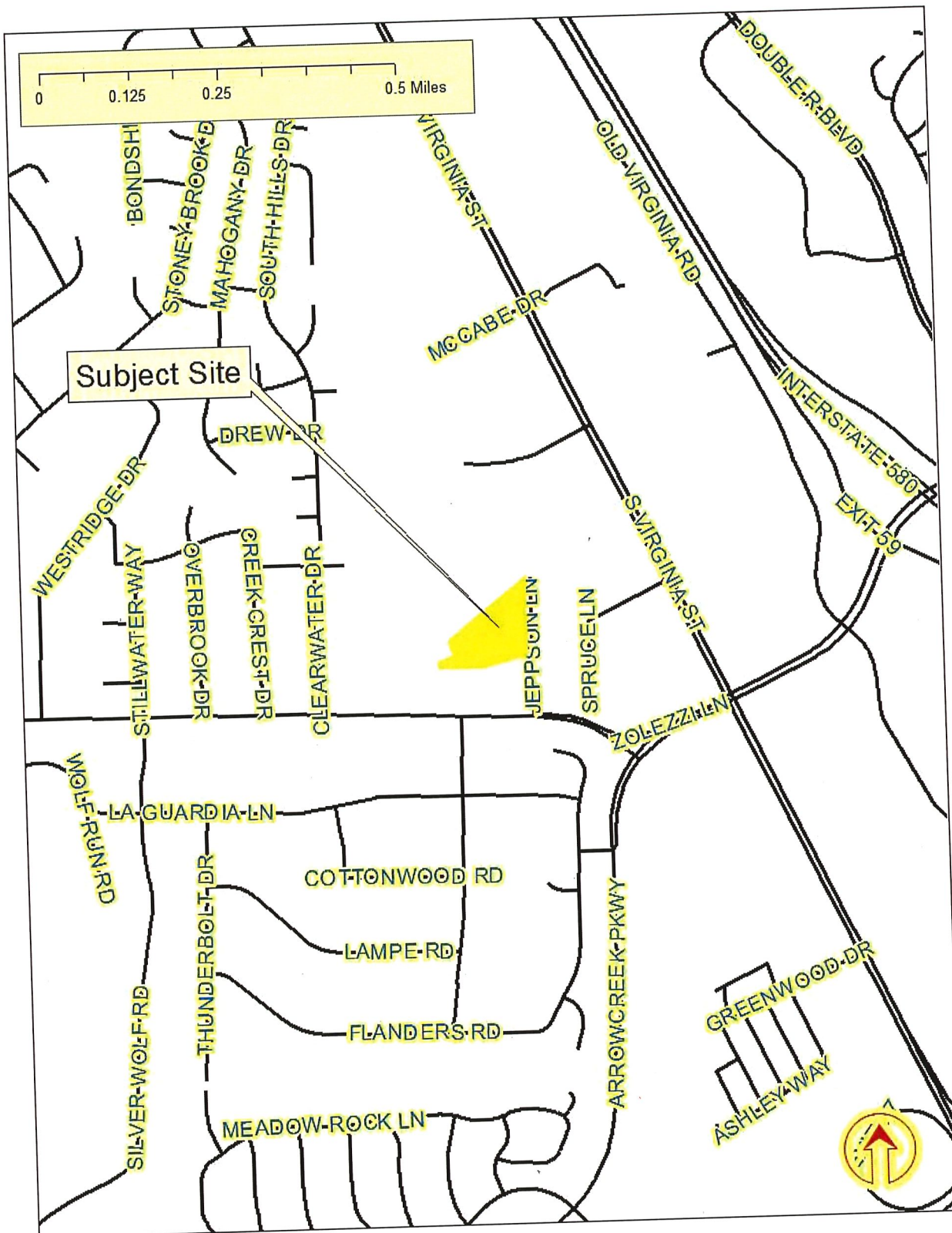
### **Special Use Permit**

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the Special Use Permit, 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 permit issuance (i.e. a grading permit, a building permit, etc.)
- 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 business or project.

The Conditions of Approval for Special Use Permit Case Number WSUP18-0005 are attached to this staff report and will be included with the Action Order, if approval is granted by the Planning Commission.

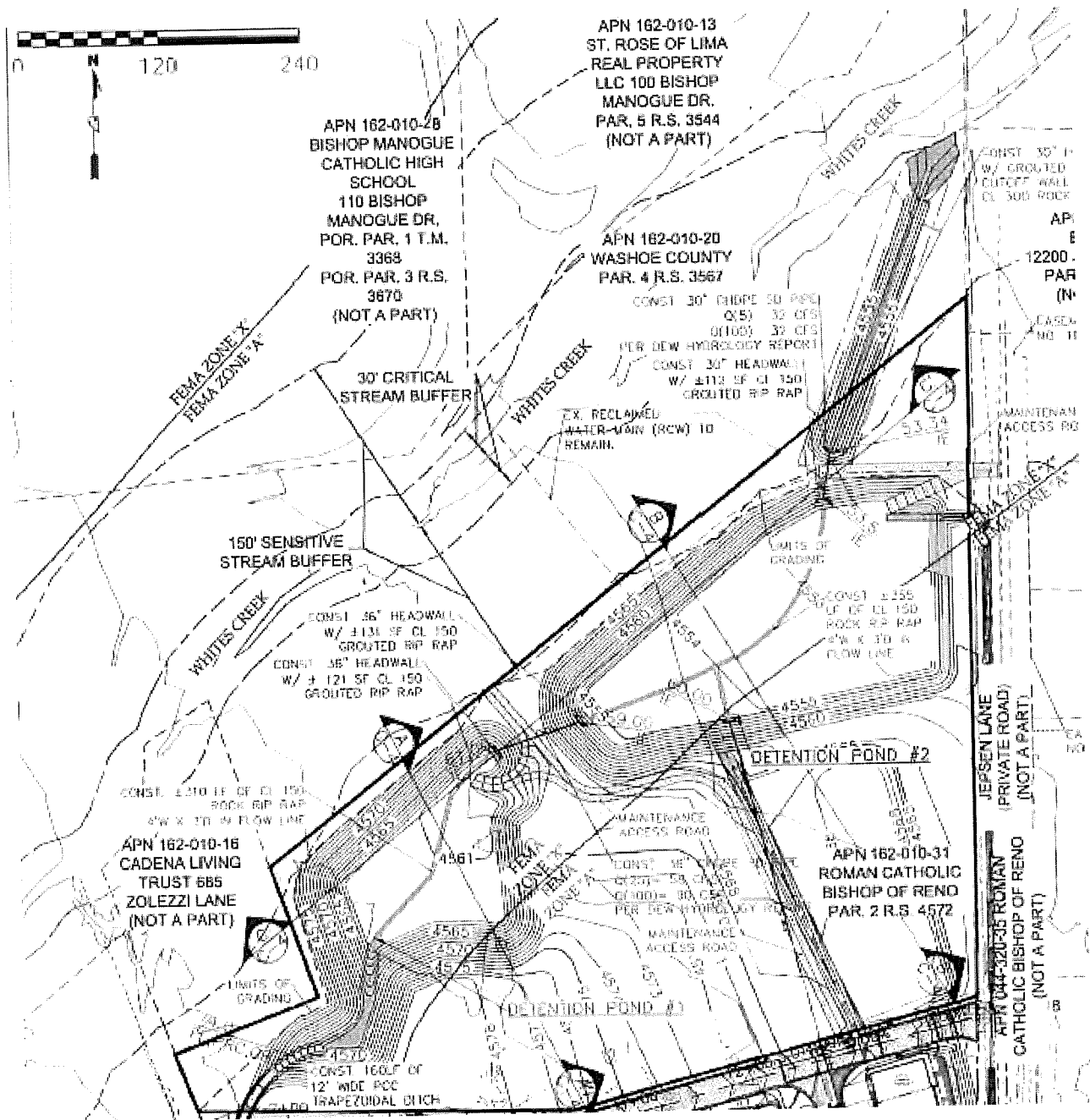
The subject property is designated as Medium Density Suburban (MDS). The proposed major grading is permitted in all zoning categories with a special use permit per WCC 110.438.35. Therefore the applicant is seeking approval of this SUP from the Planning Commission.



Vicinity Map



Site Plan



**Grading Plan**

## Project Evaluation

This is a proposal to develop Autumn Wood Phase 2, a 17-lot single-family townhome subdivision with common open space. This proposed tentative map will be a continuation of Autumn Wood Phase 1 which is a 47 lot townhome development which was previously approved by the Planning Commission. Lot sizes are proposed to range from a minimum of 3,800 square feet to a maximum of 5,372 square feet with an average lot size of 5,014 square feet. Townhomes will share a common wall. Standard building setbacks for the Medium Density Suburban zone of 20 feet in the front and rear will be maintained. This tentative map will be a townhome development and will require a zero lot line setback on one side of each lot to allow for a common lot-line and common wall for townhome structures. The common open space is approximately 5.83 acres, which constitutes approximately 2/3 of the subject site. The common area will be substantially encumbered by the required storm water detention improvements. The site is bounded on the west by the Montessori School, Jeppson Lane and residential uses to the east, vacant land that includes Whites Creek to the north, and the original Autumn Wood subdivision to the south. This tentative subdivision map constitutes a continuation of the Autumn Wood project. The proposed storm water detention basins and the associated special use permit for major grading are necessary for development of that project in addition to the proposed subdivision.

All internal streets are proposed to be private, and will not allow curbside parking. Sidewalks/walking paths will be provided throughout the common areas.

The subject site is essentially flat. There are a significant number of trees along the southern property line and within the southeastern part of the subject site. Preservation of trees is included as a recommended condition of approval. Preservation of trees will help to mitigate the visual impact of the proposed development toward the existing residences to the east and will help to maintain some of the character of the existing site so that a greater harmony with the existing character of the surrounding area may be achieved.

Because the proposed subdivision is a continuation of Autumn Wood, which was approved in 2006 (but has not yet been constructed) it is the opinion of staff that the proposed use is compatible with the surrounding area.

Grading proposed for storm water detention improvements is significant and will comprise some 2/3 of the subject site. This is necessary not only for the current subdivision, but also to serve the previously-approved subdivision, to the south, Autumn Wood. Detention facilities are proposed to be graded at slopes of 3 Horizontal to 1 Vertical (3:1) or flatter, and are proposed to include stabilization by means of rip-rap (angular rock 6" to 12" in sized, placed to line the drainage features). This is in conformance with the applicable provisions of Article 438, Grading, of the Washoe County Development Code.

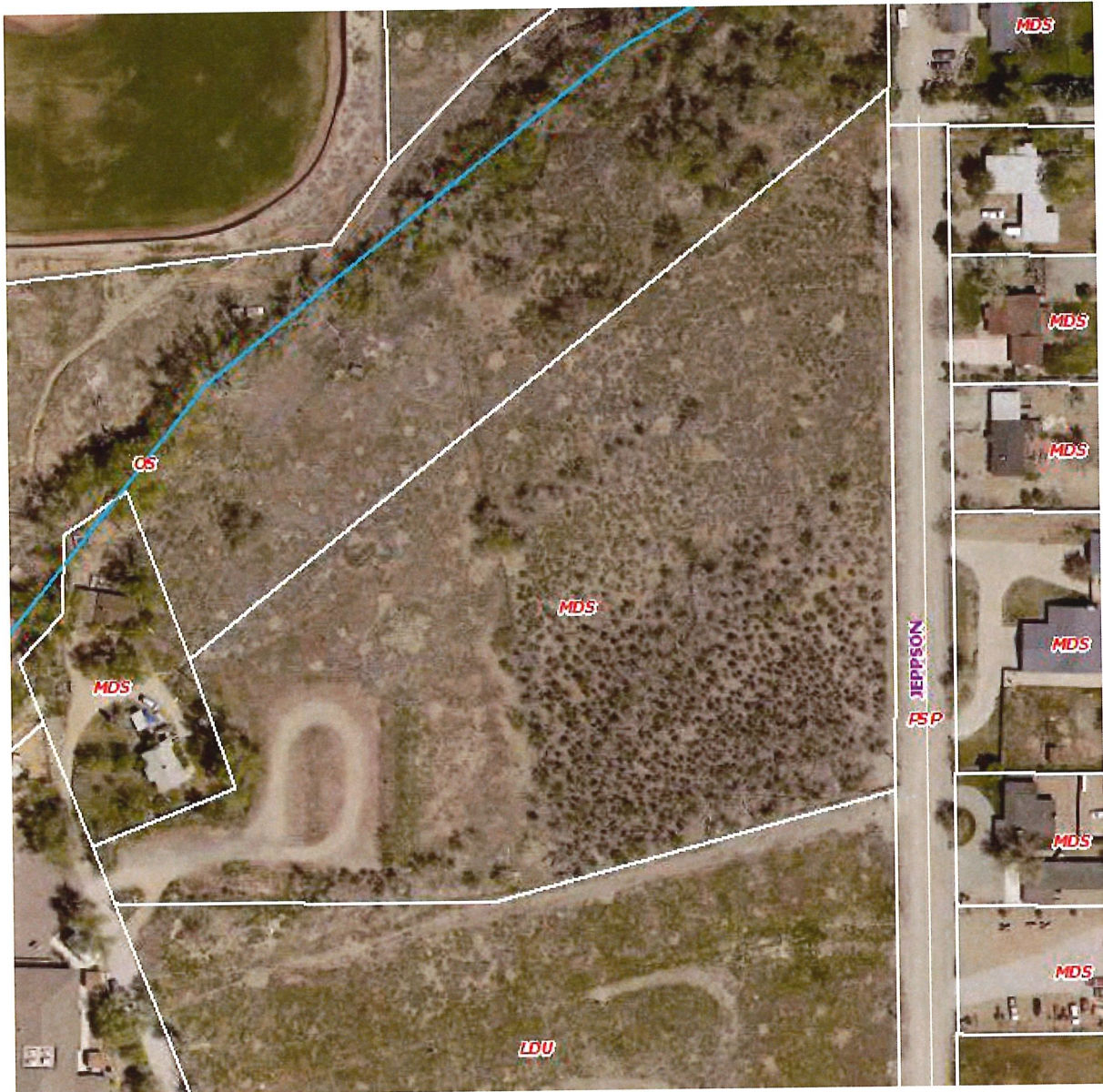
A small part of the grading is proposed to be done within the Sensitive Stream Zone Buffer Area (SSZBA) of Whites Creek. For this reason special review considerations are required by Article 418, Sensitive Hydrologic Resources, of the Washoe County Development Code. Those considerations are addressed in the special use permit application on pages 6 and 7. Generally speaking, disturbance within the SSZA is minimal, and staff is satisfied that the proposed measures are prudent and responsible. Additional recommended conditions of approval have been included to require that all rip-rap areas be stained with a simulated desert varnish product so that newly placed rocks appear to blend with the surrounding area. Temporary irrigation of all revegetation areas is required, and temporary construction fencing along the north property line is required to limit any unintentional encroachment adjacent to Whites Creek.

A part of the proposed storm water detention facility is a channel (v-ditch) across property owned by Washoe County Parks and zoned Open Space. Washoe County Engineering has included a recommended condition of approval to require approval by the parks commission of any grading in that area. Planning staff is in agreement with this condition and has included a condition to require that in final design of the subdivision the v-ditch be replaced with a buried culvert so that long-term impact of the grading is mitigated as the disturbed area is revegetated.





Subject site, looking West from Jeppson Lane



**Overhead Photo of Subject Site**

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

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on June 14, 2018. There were no comments either positive or negative from the citizens in attendance. The attached CAB voted to recommend support of these requests as long as they comply with County requirements. Jason Katz seconded the motion to recommend approval. Motion passed unanimously.

**Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects Division
  - Utilities/Water Rights

- Parks and Open Spaces
- Washoe County Health District
  - Vector-Borne Diseases Program
  - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County School District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Reno-Tahoe Airport Authority
- Nevada Department of Transportation
- City of Reno
- City of Sparks

Five out of the ten above listed agencies/departments provided substantive comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if approval is granted by the Planning Commission.

- Washoe County Planning and Building Division addressed tree preservation, revegetation of disturbed areas and visual mitigation of the project.

**Contact: Roger Pelham, 328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**

- Washoe County Engineering and Capital Projects Division addressed technical considerations for final maps, compliance with applicable Code provisions for drainage, traffic, roadways and utilities.

**Contact: Leo Vesely, 328-3600, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**

- Washoe County School District provided information indicating that all schools potentially effected by additional students from the proposed development are under capacity at this time and will remain under capacity after additional students are included.

**Contact: Brett Rodela, 325-8303, [brett.rodela@washoechschoools.net](mailto:brett.rodela@washoechschoools.net)**

- Washoe County Health District addressed technical considerations regarding address numbers, water, sewer, and vector-borne diseases.

**Contact: Wes Rubio, 328-24634, [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us)**

- Washoe County Water Management Planning addressed the requirement for a will-serve letter from the water purveyor.

**Contact: Vahid Behmaram, 328-3600, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

### **Staff Comment on Required Tentative Subdivision Map Findings**

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

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

*Staff Comment:* The type and number of proposed dwellings are consistent with the Master Plan and regulatory zone designation.

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

*Staff Comment:* The type and number of proposed dwellings are consistent with the Master Plan and regulatory zone designation.

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

*Staff Comment:* The proposed project is a continuation of the Autumn Wood subdivision and continues the development pattern of that previously-approved subdivision.

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

*Staff Comment:* Provision of all public facilities in accordance with Article 702, Adequate Public Facilities Management System is required prior to approval of any final map.

- 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:* Because the large majority of the proposed subdivision and improvements are located outside of the Sensitive Stream Zone Buffer area it is the opinion of staff 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.

*Staff Comment:* Compliance with all applicable provisions of the Health Code is required prior to approval of any final map.

- 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. Public pedestrian access will be provided from Jeppson lane to the Washoe County Open Space adjacent to Whites Creek.

- 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:* Public pedestrian access will be provided from Jeppson lane to the Washoe County Open Space adjacent to Whites Creek.

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

*Staff Comment:* No public land or improvements are proposed to be dedicated to the County. All internal roadways are proposed to be private.

- 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.

### **Staff Comment on Required Special Use Permit Findings**

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

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

*Staff Comment:* Area Plan policy SW.2.15 says, "Clustering of density to facilitate the efficient use of infrastructure and maintenance of habitat and open space is appropriate." The proposed development utilizes clustering of density. There are no Southwest Truckee Meadows Area Plan policies that prohibit major grading for the purpose of creating storm water detention facilities.

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

*Staff Comment:* The proposed special use permit is for the creation of necessary facilities for drainage.

3. Site Suitability. That the site is physically suitable for major grading for the purpose of creating storm water detention facilities, and for the intensity of such a development.

*Staff Comment:* The elevation of the proposed grading and the adjacency to a natural drainage way (Whites Creek) demonstrates that the site is physically suitable for major grading for the purpose of creating storm water detention facilities, and for the intensity of such a development.

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

*Staff Comment:* The proposed special use permit is for the creation of necessary facilities for storm water detention and drainage, these improvements will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

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

*Staff Comment:* There is no military installation within the area required to be noticed for this special use permit, therefore there can be no detrimental effect.

6. Community Character. The Community Character as described in the SWTM character statement can be adequately conserved through the mitigation of any identified potential negative impacts.

*Staff Comment:* Conditions of approval have been provided to address all identified negative impacts.

### **Recommendation**

Those agencies which reviewed the applications recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number WTM18-005 and Special Use Permit Case Number WSUP18-0005 are being recommended for approval with conditions. Staff offers the following motion for the Commissions consideration.

### **Motions**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve, with conditions included at Exhibit A, Tentative Subdivision Map Case Number WTM18-005 for DR Horton, having made all ten findings in accordance with Washoe County Code Section 110.608.25 and having addressed the special review considerations as required by Washoe County Code Section 110.418.30:

- 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.

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, with conditions included at Exhibit B, Special Use Permit Case Number WSUP18-0005 for DR Horton, having made all five findings in accordance with Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan:

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

Washoe County Planning Commission

Staff Report Date: June 15, 2018

- 6) Community Character. The Community Character as described in the SWTM character statement can be adequately conserved through the mitigation of any identified potential negative impacts.

**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.

Applicant / Owner: D.R. Horton, Attn: Tom Warley, 5588 Longley Lane, Reno, NV 89511

Representatives: John Krmpotic, 1 East 1<sup>st</sup> St, Suite 1400, Reno, NV 89501



# Exhibit A

## Conditions of Approval

Tentative Subdivision Map Case Number WTM18-005

The project approved under Tentative Subdivision Map Case Number WTM18-005 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.**



Conditions of Approval

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

**STANDARD CONSIDERATIONS FOR SUBDIVISIONS**  
**Nevada Revised Statutes 278.349**

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

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

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

**Washoe County Planning and Building Division**

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

**Contact: Roger Pelham, Senior Planner, 775.328.3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**

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

Conditions of Approval

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

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

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

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

THE NEXT FINAL MAP FOR **<TM CASE NUMBER>** MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

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

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MOJRA HAUENSTEIN, DIRECTOR  
PLANNING AND BUILDING

**Jurat for ALL SUBSEQUENT FINAL MAPS**

THE TENTATIVE MAP for <TM CASE NUMBER> APPROVED <denied> BY THE WASHOE COUNTY PLANNING COMMISSION ON <date>. [If the TM had been appealed to the BCC --- Add:] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON <date>.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on first final map>. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, <subdivision name and prior unit/phase #> FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on most recent final map> [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON <date of last Planning Commission action to extend the tentative map>.

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

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

THE NEXT FINAL MAP FOR <TM CASE NUMBER> MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, <add two years to the current expiration date unless that date is more than two years away> OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

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

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MOJRA HAUENSTEIN, DIRECTOR,  
PLANNING AND BUILDING DIVISION

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

NOTE

Conditions of Approval

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

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

NOTE

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

- i. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- j. Prior to approval of the first final map the applicant shall provide a tree preservation plan to Planning and Building for review. The plan shall indicate all trees on the subject site that have a trunk six inches or greater in diameter. The plan shall provide for preservation of at least fifty percent of those trees. Compliance with this condition shall be determined by the Planning and Building Division.
- k. Prior to the issuance of any permit for building, grading or construction on the site, the applicant shall install temporary construction fencing along the common property line between the subject site and Washoe County property that includes Whites Creek. Construction fencing shall be maintained in place throughout all construction activities.
- l. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to Planning and Building for review and approval. 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.
- m. 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.
- n. 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.
- o. Failure to comply with the conditions of approval shall render this approval null and void.

Conditions of Approval

- p. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
    - a. Vegetation management;
    - b. Watershed management;
    - c. Debris and litter removal;
    - d. Fire access and suppression; and
    - e. Maintenance of public access and/or maintenance of limitations to public access.
  2. All drainage facilities and roadways shall be privately maintained and perpetually funded by the homeowners association.
  3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
  4. The project and adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
  5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
  6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
  7. No motorized vehicles shall be allowed on the platted common area.
  8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
  9. Mandatory solid waste collection.
  10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.

Conditions of Approval

- q. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.
- r. The applicant shall obtain all necessary approvals from the Nevada Department of Environmental Protection. These may include will-serve letters for wastewater treatment, construction storm water permit and Working in Waterways permit. The applicant shall provide documentation of approval to Planning and Development prior to issuance of any permit for grading or construction activities.
- s. Public pedestrian access will be provided from Jeppson lane to the Washoe County Open Space adjacent to Whites Creek.
- t. The v-ditch within the Washoe County Open Space adjacent to Whites Creek shall be placed underground by means of a culvert for at least one-half of its length to facilitate passive recreation, such as hiking, within the Washoe County Open Space adjacent to Whites Creek.

**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, 775.328.2041, [lvesely@washoecounty.us](mailto: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 open space 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.

Conditions of Approval

- 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.

**DRAINAGE (COUNTY CODE 110.420)**

- q. 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.
- r. 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.
- s. 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.
- t. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- u. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. 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.

Conditions of Approval

- x. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- y. 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.
- z. 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.
- aa. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- 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 a 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. Prior to the finalization of the first final map, a maintenance and operation plan for the maintenance of the project's detention/retention basins shall be developed in accordance with the Washoe County Code Article 421.
- hh. 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.
- ii. 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.



Conditions of Approval

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

- jj. 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.
- kk. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- ll. 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.
- mm. Jeppson Lane shall be constructed to private street standards (section 110.436.110) from the driveway of lot 17 to Zolezzi Lane.
- nn. Jeppson Lane shall be maintained by the HOA and the CC&R's shall indicate that the maintenance shall be the responsibility of the Homeowners Association.
- oo. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- pp. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada.
- qq. Streetlights outside Washoe County right-of-way shall be private, and the CC&R's shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- rr. Adequate snow storage easements shall be identified on the final plat.
- ss. 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.
- tt. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- uu. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
- vv. The diameter of the cul-de-sac bulb island shall be designed to provide and an adequate turning radius for garbage trucks, snow plows and moving vans.
- ww. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

**UTILITIES (County Code 422 & Sewer Ordinance)**

**Contact Information: Tim Simpson, P.E., 775.954.4648**

Conditions of Approval

- xx. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- yy. 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.
- zz. 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.
- aaa. 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.
- bbb. 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.
- ccc. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- ddd. 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.
- eee. 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.
- fff. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- ggg. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- hhh. 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.
  - (i.) A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

**Washoe County Water Rights**

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

**Contact: Vahid Behmaram, 775.328.3600, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

Conditions of Approval

- a. Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to TMWA service area, if not already annexed. This project is located within Washoe County sewer service area.
- b. Application indicates project is within TMWA service area.
- c. Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative.

**Washoe County Health District**

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

**Contact: Wes Rubio, 775.328.2434, [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) and**

**Christina Conti, 775.326.6042, [cconti@washoecounty.us](mailto:cconti@washoecounty.us)**

- a. All construction must be reviewed by the Washoe County Health District and meet all requirements of the District Board of Health Regulations Governing Prevention of Vector-Borne Disease.
- b. Address numbers shall be clearly marked on the curb and on the structures so the individuals can be quickly located by public safety agencies.
- c. 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.
  - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
  - ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- d. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application.
  - i. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
- e. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
  - i. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal.

Conditions of Approval

- ii. 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.
- f. 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.
- g. 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:
  - i. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
  - ii. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
  - iii. The developer must bear the cost of the inspections; and
  - iv. 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.
- h. 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.
- i. A copy of this letter must be included with the final map submittal.
- j. 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.
  - i. A copy of this letter must be included with the final map submittal.
- k. 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.
- l. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- m. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
  - i. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- n. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.

Conditions of Approval

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

**Truckee Meadows Fire Protection District**

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

**Contact Name – Lisa M. Beaver, PE, 775.328.6005, [lbeaver@tmfpd.us](mailto:lbeaver@tmfpd.us)**

- a. Autumn Breeze Court shall comply with the bulb/cul-de-sac design as outlined in the 2012 IFC Appendix D. If parking is being provided, the minimum width shall be increase to maintain the minimum design for emergency vehicle access.
- b. A fire hydrant shall be provided on Autumn Breeze Court, location shall be approved during plan review process.
- c. Gates provided to restrict access shall be provided with approved Knox device.

\*\*\* End of Conditions \*\*\*



# Exhibit B

## Conditions of Approval

Special Use Permit Case Number WSUP18-0005

The project approved under Special Use Permit Case Number WSUP18-0005 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment 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 Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this Special Use Permit 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 Special Use Permit may result in the institution of revocation procedures.

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

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

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

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project or business.

**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.**

Washoe County Conditions of Approval

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

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

**Washoe County Planning and Building Division**

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.  
**Contact: Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.us**
  - a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
  - b. The applicant shall submit complete construction plans and building permits shall be issued within four years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
  - c. Failure to comply with all conditions of approval shall render this approval null and void. The Planning and Building Division shall determine compliance with this condition.
  - d. Prior to approval of any permit for building, grading or construction on the site the applicant shall provide a tree preservation plan to Planning and Building for review. The plan shall indicate all trees on the subject site that have a trunk six inches or greater in diameter. The plan shall provide for preservation of at least fifty percent of those trees. Compliance with this condition shall be determined by the Planning and Building Division.
  - e. Prior to the issuance of any permit for building, grading or construction on the site, the applicant shall install temporary construction fencing along the common property line between the subject site and Washoe County property that includes Whites Creek. Construction fencing shall be maintained in place throughout all construction activities.
  - f. Prior to issuance of a final inspection for any building, grading or construction on the site, all disturbed areas shall be revegetated. Temporary irrigation for a time period of not less than three years shall be installed.
  - g. All slopes within all storm water drainage features, that include rock rip-rap, shall be stained with a simulated desert varnish product so that all rock rip-rap blends with the color of the surrounding, undisturbed geology.
  - h. All cut and fill slopes are limited to a maximum height of 10 feet in accordance with Washoe County Development Code Article 438. Any cut and fill slopes greater than 10 feet in height shall include retaining walls and benches in accordance with Washoe County Development Code Article 438.
  - i. The applicant shall obtain all necessary approvals from the Nevada Department of Environmental Protection. These may include will-serve letters for wastewater treatment, construction storm water permit and Working in Waterways permit. The applicant shall provide documentation of approval to Planning and Development prior to issuance of any permit for grading or construction activities.
  - j. A note shall be placed on all construction drawings and grading plans 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.

**Washoe County Engineering and Capital Projects**

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

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

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- d. If material is to be exported from the site, the plans shall note where exported materials will be taken and a grading permit shall be obtained for the import site. Exported materials shall not be sold without the proper business license.
- e. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- f. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- g. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- h. Prior to the approval of a grading permit, any proposed improvements within APN 162-010-20 owned by Washoe County will require approval by the Washoe County Parks Program of the Community Services Department. Any approval by the Parks Commission will be subject to additional conditions of approval.
- i. Prior to the approval of the grading permit, the approval of the Autumn Wood Subdivision shall be concurrently obtained. The Autumn Wood Subdivision's CC&R's shall include language that requires the operation and maintenance of all stormwater drainage and detention basin improvements be performed by the HOA. A stormwater operation and maintenance plan for the maintenance of the project's detention basins shall be developed in accordance with the Washoe County Code Article 421.



**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

- j. A detailed hydrology/hydraulic report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- k. Sediment loading to the detention basin shall be estimated and accounted for with the design of the detention basin.
- l. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- m. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

**Washoe County Health District**

- 3. 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, 775.328.2434, wrubio@washoecounty.us**

- a. All construction must be reviewed by the Washoe County Health District and meet all requirements of the District Board of Health Regulations Governing Prevention of Vector-Borne Disease.
- b. Address numbers shall be clearly marked on the curb and on the structures so the individuals can be quickly located by public safety agencies.
- c. 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.
  - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
  - ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- d. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application.
  - i. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.

Washoe County Conditions of Approval

- e. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
  - i. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal.
  - ii. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715.
- f. 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.
- g. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Disease

\*\*\* End of Conditions \*\*\*

WTM18-005 and WSUP18-0005  
Exhibit C Agency Comments



**WASHOE COUNTY**  
COMMUNITY SERVICES DEPARTMENT  
Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
PO BOX 11130  
RENO, NEVADA 89520-0327  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: June 1, 2018

To: Roger Pelham, Senior Planner

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

Re: Autumn Wood Phase 2 WTM18-005 (17 Lots)  
APN 162-010-31

**GENERAL PROJECT DISCUSSION**

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The proposed project consists of a 17-lot townhome subdivision and is located on approximately 5.8 acres adjacent to the north side of Autumn Wood subdivision north of Zolezzi Lane. 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 KLS Planning & Design Group and Summit Engineering Co. 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) 328-2041

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



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## WTM18-005 and WSUP18-0005 Exhibit C Agency Comments

Subject: **Autumn Wood Phase 2 WTM18-005** (17 Lots)  
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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.

### **DRAINAGE (COUNTY CODE 110.420)**

Contact Information: Leo Vesely, P.E. (775) 328-2041

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 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.

## WTM18-005 and WSUP18-0005 Exhibit C Agency Comments

Subject: **Autumn Wood Phase 2 WTM18-005 (17 Lots)**  
Date: June 1, 2018  
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4. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
5. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. All grading and construction in these areas shall be in conformance with the Washoe County Code Article 416.
6. 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.
7. 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.
8. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
9. 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.
10. 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.
11. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
12. 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.
13. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. 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.
14. 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.
15. 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.
16. Drainage easements shall be provided for all storm runoff that crosses more than one lot.

## WTM18-005 and WSUP18-0005 Exhibit C Agency Comments

Subject: **Autumn Wood Phase 2 WTM18-005 (17 Lots)**  
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17. Prior to the finalization of the first final map, a maintenance and operation plan for the maintenance of the project's detention/retention basins shall be developed in accordance with the Washoe County Code Article 421.
18. 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.
19. 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: Leo Vesely, P.E. (775) 328-2041

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. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
3. 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.
4. Jeppson Lane shall be constructed to private street standards (section 110.436.110) from the driveway of lot 17 to Zolezzi Lane.
5. Jeppson Lane shall be maintained by the HOA and the CC&R's shall indicate that the maintenance shall be the responsibility of the Homeowners Association.
6. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
7. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada.
8. Streetlights outside Washoe County right-of-way shall be private, and the CC&R's shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
9. Adequate snow storage easements shall be identified on the final plat.
10. 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.

## WTM18-005 and WSUP18-0005 Exhibit C Agency Comments

Subject: **Autumn Wood Phase 2 WTM18-005** (17 Lots)  
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11. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
12. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
13. The diameter of the cul-de-sac bulb island, shall be designed to provide and an adequate turning radius for garbage trucks, snow plows and moving vans.
14. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

### **UTILITIES (County Code 422 & Sewer Ordinance)**

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

1. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
2. Improvement plans shall be submitted and approved by 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.
3. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
4. The 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.
5. 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.
6. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
7. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
8. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
  - a. the estimated sewage flows generated by this project,
  - b. projected sewage flows from potential or existing development within tributary areas,

## WTM18-005 and WSUP18-0005 Exhibit C Agency Comments

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- 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.
9. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
  10. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
  11. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
  12. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.





WTM18-005 and WSUP18-0005  
Exhibit C Agency Comments  
**WASHOE COUNTY**  
COMMUNITY SERVICES DEPARTMENT  
Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
PO BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: June 04, 2018

To: Roger Pelham, Planning and Building Division

From: Leo R. Vesely, P.E., Engineering and Capitol Projects Division

Re: Jeppson Lane Storm-Water Detention Basin SUP for Grading WSUP18-0006  
APN 162-010-31

**GENERAL PROJECT DISCUSSION**

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The proposed project consists of the construction of a storm-water detention facility on a parcel adjacent to the Autumn Wood Townhome Subdivision located north of Zolezzi Lane. This application is for grading only. 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 special use permit application prepared by Odyssey Engineering Incorporated. 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 R. Vesely, P.E. (775) 328-2041

Discussion:

The project proposes to construct a conveyance channel from a northern most detention basin to Whites Creek which traverses Washoe County Property. The applicant will be required to obtain approval from Washoe County Regional Parks and Open Space for any improvements within this parcel.

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.



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## WTM18-005 and WSUP18-0005 Exhibit C Agency Comments

Subject: Jeppson Lane Storm-Water Detention Basin SUP for Grading WSUP18-0006  
Date: June 4, 2018  
Page: 2

3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
4. If material is to be exported from the site, the plans shall note where exported materials will be taken and a grading permit shall be obtained for the import site. Exported materials shall not be sold without the proper business license.
5. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
6. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
7. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
8. Prior to the approval of a grading permit, any proposed improvements within APN 162-010-20 owned by Washoe County will require approval by Washoe County Regional Parks and Open Space. Any approval by the Parks Commission will be subject to additional conditions of approval.
9. Prior to the approval of the grading permit, the approval of the Autumn Wood Subdivision shall be concurrently obtained. The Autumn Wood Subdivision's CC&R's shall include language that requires the operation and maintenance of all stormwater drainage and detention basin improvements be performed by the HOA. A stormwater operation and maintenance plan for the maintenance of the project's detention basins shall be developed in accordance with the Washoe County Code Article 421.

### **DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Leo R. Vesely, P.E. (775) 328-2041

1. A detailed hydrology/hydraulic report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Sediment loading to the detention basin shall be estimated and accounted for with the design of the detention basin.
3. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
4. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

WTM18-005 and WSUP18-0005  
Exhibit C Agency Comments



**REGIONAL TRANSPORTATION COMMISSION**

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction  
Metropolitan Planning Organization of Washoe County, Nevada

May 24, 2018

FR: Chrono/PL 183-18

Mr. Roger Pelham, Senior Planner  
Community Services Department  
Washoe County  
PO Box 11130  
Reno, NV 89520

**RE: WTM18-005 (Autumn Wood Phase 2)**  
**WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)**  
**WAB18-0003 (Sievert)**  
**WMPA18-0005 (Mario Road MPA and RZA)**  
**WRZA18-0005 (Mario Road RZA)**  
**WSUP18-0010 (Sunol Substation)**

Dear Mr. Pelham,

We have reviewed the above applications and have no comments at this time.

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](mailto:rkapuler@rtcwashoe.com) if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads 'Rebecca Kapuler'. The signature is written in a cursive, flowing style.

Rebecca Kapuler  
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services  
Trevor Lloyd, Washoe County Community Services  
Eva Krause, Washoe County Community Services  
Chris Bronczyk, 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

/Washoe County no comment 06052018

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

WTM18-005 and WSUP18-0005  
Exhibit C Agency Comments

**From:** [O'Connor, Tim](#)  
**To:** [Pelham, Roger](#)  
**Subject:** WTM18-005 (Autumn Wood Phase 2) and WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)  
**Date:** Tuesday, May 22, 2018 10:53:27 AM

---

Roger,

With regard to WTM18-005 (Autumn Wood Phase 2) and WSUP18-0005 (Jeppson Lane Storm Water Detention Basin), The Washoe County Sheriff's Office Patrol Division has no issues or concerns with the projects.

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

WTM18-005 and WSUP18-0005  
Exhibit C Agency Comments

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

June 5, 2018

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

RE: Jeppson Lane Detention Basin; APN 162-010-31  
Special Use Permit; WSUP18-0005

Dear Mr. Pelham:

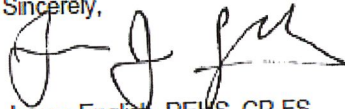
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio, 775.328.2434, [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us)

- a. WCHD has reviewed the special use permit and has no objections to the approval of this project as proposed.
- b. All construction must be reviewed by WCHD and meet all requirements of the DBOH Regulations Governing Prevention of Vector-Borne Disease.

If you have any questions or would like clarification regarding the foregoing, please contact Wesley Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,



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

JE:wr

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WTM18-005 and WSUP18-0005  
Exhibit C Agency Comments

**From:** [Schull, Shyanne](#)  
**To:** [Pelham, Roger](#)  
**Subject:** WTM18-005 (Autumn Wood Phase 2)  
**Date:** Friday, May 25, 2018 8:23:54 AM  
**Attachments:** [image003.png](#)

---

Roger,  
I do not see any concerns from WCRAS' perspective relative to the above mentioned application.  
Sincerely,

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](mailto:Sschull@washoecounty.us)  
[www.washoeanimals.com](http://www.washoeanimals.com)

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



WTM18-005 and WSUP18-0005  
Exhibit C Agency Comments



**Washoe County School District**

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Debra Feenster \* Veronica Frenkel \* Angie Taylor \* Scott Kelley \* Traci Davis, Superintendent

29-May-18

Mr. Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division  
1001 East 9<sup>th</sup> Street  
P.O. Box 11130  
Reno, NV 89520

RE: WTM18-005 (Autumn Wood Phase 2)

Dear Mr. Pelham,

Autumn Wood Phase 2, which proposes 17 new single-family residential units, will impact Washoe County School District facilities. This project is currently zoned for the following schools:

Lenz Elementary School

- Estimated Autumn Wood Phase 2 impact = 2 new ES students (17 single-family units x .137 ES students per unit)
- Base Capacity = 514
- 2017-2018 Enrollment = 475
- % of Base Capacity = 92%
- 2017-2018 Enrollment including Autumn Wood Phase 2 = 477
- % of Base Capacity including Autumn Wood Phase 2 = 93%

WTM18-005 and WSUP18-0005  
Exhibit C Agency Comments

Pine Middle School

- Estimated Autumn Wood Phase 2 impact = 1 new MS students (17 single-family units x .034 MS students per unit)
- Base Capacity = 1,096
- 2017-2018 Enrollment = 1,010
- % of Base Capacity = 92%
  
- 2017-2018 Enrollment including Autumn Wood Phase 2 = 1,011
- % of Base Capacity including Autumn Wood Phase 2 = 92%

Galena High School

- Estimated Autumn Wood Phase 2 impact = 1 new HS students (17 single-family units x .086 HS students per unit)
- Base Capacity = 1,692
- 2017-2018 Enrollment = 1,508
- % of Base Capacity = 89%
  
- 2017-2018 Enrollment including Autumn Wood Phase 2 = 1,509
- % of Base Capacity including Autumn Wood Phase 2 = 89%

Thank you for the opportunity to comment. If there are any further questions and/or comments please contact me at your convenience.

***Brett A. Rodela***

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



## WTM18-005 and WSUP18-0005 Exhibit C Agency Comments

**From:** Patrick Mohn  
**To:** [Pelham, Roger](#)  
**Subject:** Autumn Wood Ph 2 WTM18-005 and Jeppson Stormwater Improvements WSUP18-005  
**Date:** Thursday, May 31, 2018 12:03:05 PM

Roger, ☺

Per request, NDEP is providing comments on the above-named actions:

Autumn Wood Ph 2: The NDEP will formally review a TM when it is submitted formally with fees. With respect to sewer service, the wastewater treatment facility must issue intent-to-serve letters at the Tentative Map level, and formal Will-Serves for water and sewer. The sewage treatment plant must have adequate hydraulic and treatment capacity to serve the proposed development.

Jeppson Stormwater Improvements: Disturbance associated with this will need a construction stormwater permit and possibly a Working in Waterways permit because of proximity to Whites Creek.

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

WTM18-005 and WSUP18-0005  
Exhibit C Agency Comments

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

May 31, 2018

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

RE: Autumn Wood Phase 2 and Jeppson Lane Storm Water Detention Basin; 162-010-31  
Tentative Subdivision Map and Special Use Permit; WTM18-005 and WSUP18-0005

Dear Mr. Pelham:

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

Based on the submitted documentation, it is anticipated that there will be minimal impacts concerning EMS responses to the parcel. Additionally, it is not anticipated that there will be impacts concerning access to healthcare services and facilities. Should the applicant need a complete Environmental Impact Assessment, please contact the Washoe County Health District's Division of Environment Health Services at (775) 328-2434.

Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the parcel location, REMSA's Franchise response requirement for life-threatening calls is 8 minutes and 59 seconds for 90 percent of calls.

The closest hospital is Renown South Meadows Medical Center, which is approximately 3 miles away from the parcel, should individuals require such services. There are also several other acute care hospitals and healthcare resources available in Washoe County.

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

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

Sincerely,



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

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Public Health

## WTM18-005 and WSUP18-0005 Exhibit C Agency Comments

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

June 5, 2018

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

RE: Autumn Wood Phase 2; APN 162-010-31  
Tentative Subdivision Map; WTM18-005

Dear Mr. Pelham:

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 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.
2. 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.
3. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
  - 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.

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## WTM18-005 and WSUP18-0005 Exhibit C Agency Comments

June 5, 2018  
Autumn Wood Phase 2; APN 162-010-31  
Tentative Subdivision Map; WTM18-005  
Page 2

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

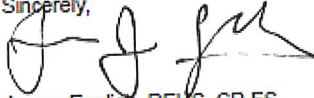
1. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this 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.
9. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

## WTM18-005 and WSUP18-0005 Exhibit C Agency Comments

June 5, 2018  
Autumn Wood Phase 2; APN 162-010-31  
Tentative Subdivision Map; WTM18-005  
Page 3

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

Sincerely,



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

JE:wr

WTM18-005 and WSUP18-0005  
Exhibit C Agency Comments



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

May 30, 2018

**TO:** Roger Peiham, MPA, Senior Planner, CSD, Planning & Development Division  
**FROM:** Vahid Behmaram, Water Management Planner Coordinator, CSD  
**SUBJECT:** Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2)

**Project description:**

The applicant is proposing the approval of Tentative Subdivision Map consisting of a 17-lot, common open space, single-family residential subdivision.

The property is located on the west side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane. Assessor's Parcel Number: 162-010-31, Parcel Size: ±5.83 acres.

Water service is to be provided by the Truckee Meadows Water Authority (TMWA) and Sanitary Sewer service to be provided by Washoe County.

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

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



## WTM18-005 and WSUP18-0005 Exhibit C Agency Comments

**From:** [Beaver, Lisa](#)  
**To:** [Pelham, Roger](#)  
**Subject:** Autumn Wood Phase II and Detention Pond  
**Date:** Thursday, June 14, 2018 8:52:30 AM  
**Attachments:** [image001.png](#),  
[TMFPD conditions permit Autumn Wood WTM 18-005.docx](#)

---

Good morning Roger,

I have attached the conditions for the above subject project (Autumn Wood Phase II). As you probably imagined, I don't have any conditions for the Detention Pond.

Thank you for your patience,

Lisa

### **Lisa M. Beaver, PE, CFM, CBO**

Deputy Fire Chief | Truckee Meadows Fire Protection District

[lbeaver@tmfpd.us](mailto:lbeaver@tmfpd.us) | direct (775) 326-6006 cell (775)313-1592 | 1001 E. Ninth St., Bldg. D, Reno, NV 89512



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### **Truckee Meadows Fire Protection District**

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

**Contact Name – Lisa M. Beaver, PE, (775) 328-6005, [lbeaver@tmfpd.us](mailto:lbeaver@tmfpd.us)**

- a. Condition #1 – Autumn Breeze Court shall comply with the bulb/cul-de-sac design as outlined in the 2012 IFC Appendix D. If parking is being provided, the minimum width shall be increase to maintain the minimum design for emergency vehicle access.
- b. Condition #2 – A fire hydrant shall be provided on Autumn Breeze Court, location shall be approved during plan review process.
- c. Condition #3 – Gates provided to restrict access shall be provided with approved Knox device.

## WTM18-005 and WSUP18-0005 Exhibit D Public Comments

**From:** Kit Craven  
**To:** [Olander, Julee](#); [Pelham, Roger](#)  
**Subject:** Autumn Wood Phase 2 - connectivity  
**Date:** Sunday, June 03, 2018 11:39:36 AM

---

Hi Roger & Julee,

I'm glad to see DR Horton moved forward with the project on Jeppson Lane (WTM18-005). The proposed water detention area is impressive, but I have some concerns. Will this be an industrial area that is gated or chained off from the public, or will it be a park-like area to be enjoyed by the whole neighborhood? Apparently, there will be a 6 foot fence around the new project. Will this restrict neighborhood connectivity?

Since the 1950s, Jeppson homeowners have had access to Whites Creek via a gate located where lot 17 is proposed. What are the new access points for Jeppson residence to Whites Creek? Can the proposed maintenance access roads to the water detention ponds be used as pedestrian pathways (WSUP18-0005, sheet C-3, South of lot 17)? Or, will pedestrians be restricted from maintenance access roads?

As more people discover the beauty of Whites Creek, I have high hope this will become an official county park sometime in the near future. I have reached out to Washoe County Regional Parks in the past, but do not know if funding is available currently. To improve connectivity to all the neighborhoods around Whites Creek open land (Jeppson Park), is there discussion about building a wheelchair accessible bridge across the creek? With the increase in population related to Autumn Wood 1 & 2, there will be more people exploring the existing path system for evening walks to enjoy the serene creek and visit adjoining neighborhoods including South Hills Drive. Is Washoe County considering improving the walking paths for Whites Creek open land?

The application for Autumn Wood Phase 2 generally discusses connectivity. I see lots of maps on the application. Is there a map that shows connectivity? It seems that would be a good reference to have for a big project. It could also include all the neighborhoods that are connected to Whites Creek open land.

Thank you.

Kit & Ida Craven  
12350 Jeppson Lane  
Reno, NV





EXHIBIT E  
South Truckee Meadows/Washoe Valley Citizens Advisory Board

MEMORANDUM

**Date:** June 14, 2018

**To:** Roger Pelham, Washoe County Planners

**Re:** Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) and Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)

**From:** Misty Moga, Recording Secretary

The following is an excerpt from the South Truckee Meadows/Washoe Valley Citizen Advisory Board on June 14, 2018.

**6.D. Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a 17-lot, common open space, single-family residential subdivision. (for Possible Action)

AND

**Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading is proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision. (for Possible Action).

- Applicant/Property Owner: D.R. Horton
- Location: the west side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane.
- Assessor's Parcel Number: 162-010-31
- Staff: Roger Pelham, Senior Planner; 775-328-3622; [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Reviewing Body: Tentatively scheduled for Planning Commission, July 3, 2018.

John Krmpotic with KLS for DR Horton, introduced Thomas Warley (land development manager) and Robert Gelu (engineer).

John Krmpotic provided a presentation:

- Autumn Wood phase 1 was approved 12 years ago; phase 2 is north of this of phase 1, and adjacent to Whites Creek. It's an extension of phase 1.
- Access is from Zolezzi Lane.
- Proposing 17 lots on 6 acres
- Single family attached - townhomes
- Requesting Medium Density Suburban; 3 du per acre
- Landscape and Open Space is about 2/3rds of the site
- This request is compliant with code

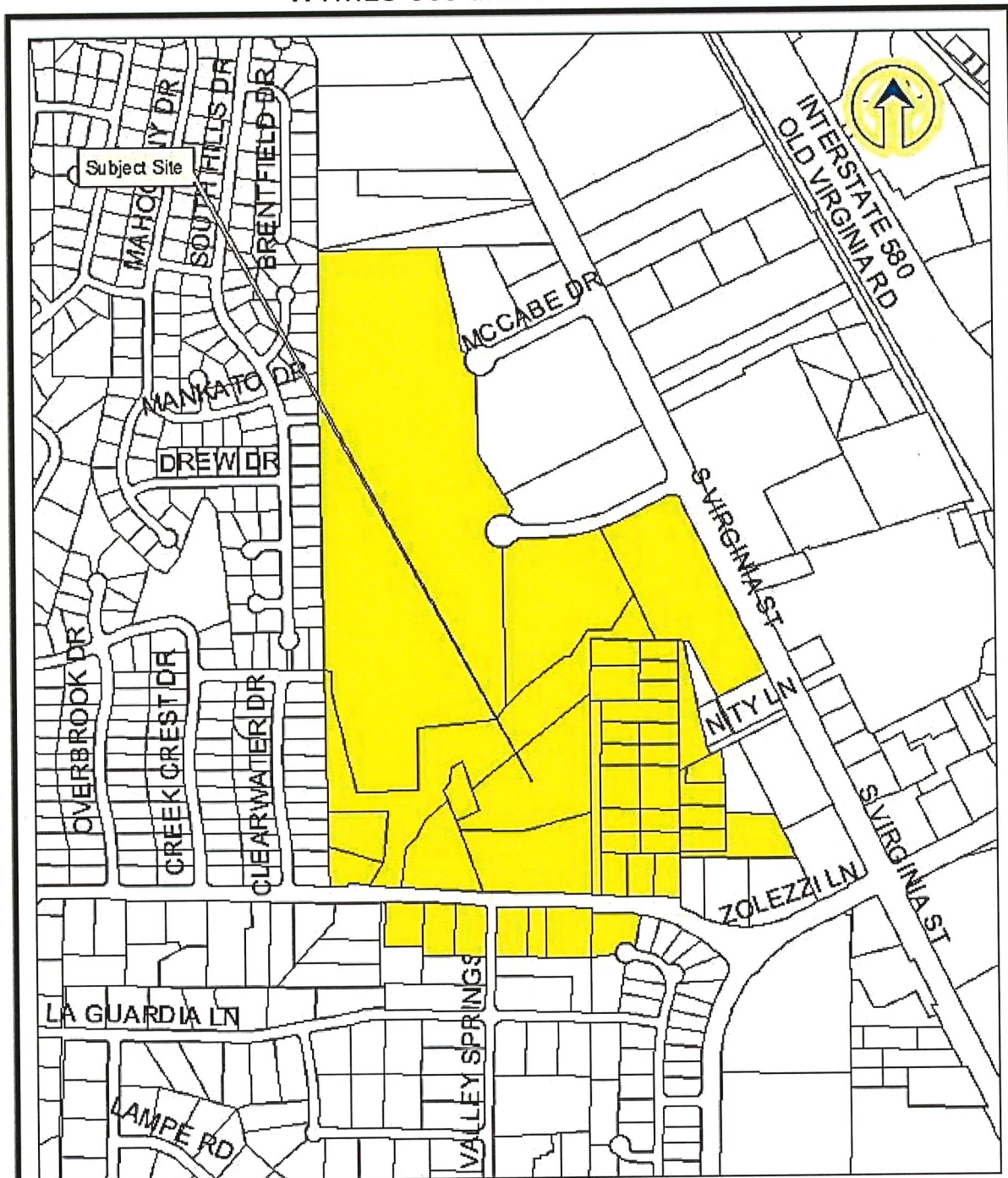
He said the 100 year flood plain goes through this property. He said they are requesting a Special Use Permit for a diversion channel, which would divert water to a detention basin. This would solve regional issues, not just for the project. Jeppson Lane residents will benefit from it.

No public comments were made.

Jason Katz asked about the overflow from detention basin into Whites Creek. Robert Gelu, the project engineer said the culvert would flow it into Whites Creek. The pond is 4 feet deep. It's an in-cut, below the existing ground. Jim Rummings asked if it's fenced. Mr. Gelu said a fence will be installed around the ditch and pond.

**MOTION: Jim Rummings moved to recommend support of these requests as long as they comply with County requirements. Jason Katz seconded the motion to recommend approval. Motion passed unanimously.**

Exhibit F  
WTM18-005 and WSUP18-0005



Mailing Label Map  
Tentative Subdivision Map Case Number WTM18-0005  
(Autumn Wood Phase 2) & Special Use Permit Case Number  
WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)

Community Services  
Department  
Planning and  
Development Division  
WASHOE COUNTY  
NEVADA  
Parcel File No 11120  
Map Name 0005  
Date 05/18/18

43 Parcels selected at 500 feet. Date: May 2018  
Source: Planning and Building Division

Exhibit G

WTM18-005 and WSUP18-0005

## Jeppson Lane Detention Basin

Application to Washoe County for a:

### ***Special Use Permit for Grading***

Prepared by:



John F. Krmpotic, AICP  
KLS Planning & Design Group  
1 East 1<sup>st</sup> St, Suite 1400  
Reno, Nevada 89501



Robert Gelu, P.E.  
General Manager of Development  
Summit Engineering Corporation  
5405 Mae Anne Avenue  
Reno, NV 89523

Prepared for:

*Thomas H. Warley  
D.R. Horton  
Land Development Manager – Reno  
5588 Longley Lane  
Reno, NV 89511*



May 15, 2018

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Figure 2 - Detention Area Site Plan .....	3
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## **Appendix**

### **Application Materials**

WC Development Application  
Property Owner Affidavit  
Special Use Permit Application  
WC Fee Sheet  
WC Treasurer (Payment Records – 1 sheet)  
WC Assessors Map  
Preliminary Title Report  
Hydrology Report (DEW Hydrology – December 7, 2017)  
Geotechnical Investigation (Wood Rodgers – January 2, 2018)

### **Pockets**

Civil Engineering Plan Set (Full size)  
- Title Sheet  
- Existing Conditions  
- Site & Grading Permit  
- Cross Sections

---

**Project Request** - This application includes the following request:

- A request for a Special Use Permit to allow construction of an offsite detention area for development of an abutting parcel known as the Autumn Wood single family project. This is required per Article 110.438.35 (a) Major Grading Permits 1) Grading on slopes of less than 15% (i) grading of an area of 1 or more acres on parcel less than 6 acres in size; and (ii) Volume (A) excavation of 5,000 cubic yards or more for material that is intended to be permanently located on the project site.

### **Property Location**

The site is located adjacent to Jeppson Lane (a private street owned by the same owner) but will be accessed from the Autumn Wood site with a planned street connection. The detention area will be located in the general area of Whites Creek that crosses the property at the north end. This is located on APN 162-010-31, a 5.83-acre parcel.

### **Purpose for the Request**

The SUP is needed to provide a permanent solution to the offsite overland sheet flow drainage on both parcels, and adjacent parcels to the east, and any increase in flows upon development of the two parcels. The SUP is triggered because the detention area is:

- a) *Grading of a 5.83-acre site (SUP trigger is 1+ acre); and*
- b) *Excavation of the detention area is a total of 28,000 yds<sup>3</sup> (SUP trigger is 5,000 yds<sup>3</sup>)*

The basic intent for this SUP is to create a way to cut-off and capture the flood waters from a major storm event that will otherwise sheet flow over the Autumn Wood project area and the adjacent properties downstream to the East and Northeast towards Virginia Street. The proposed cut-off channel (see Figure 2) is a small concrete channel that diverts the water toward the proposed detention ponds. The need for this cut-off concept is because a branch of White Creek is not able to contain all of the water within the creek during a major storm event (100 year).

The biggest benefit in doing this is to minimize the potential for flooding some properties in the case of a 100-year flood event. Those include the Autumn Wood site, future development of the proposed site and properties east of Jeppson Lane.



Figure 1 - Vicinity Map





Figure 2 – Detention Area Site Plan

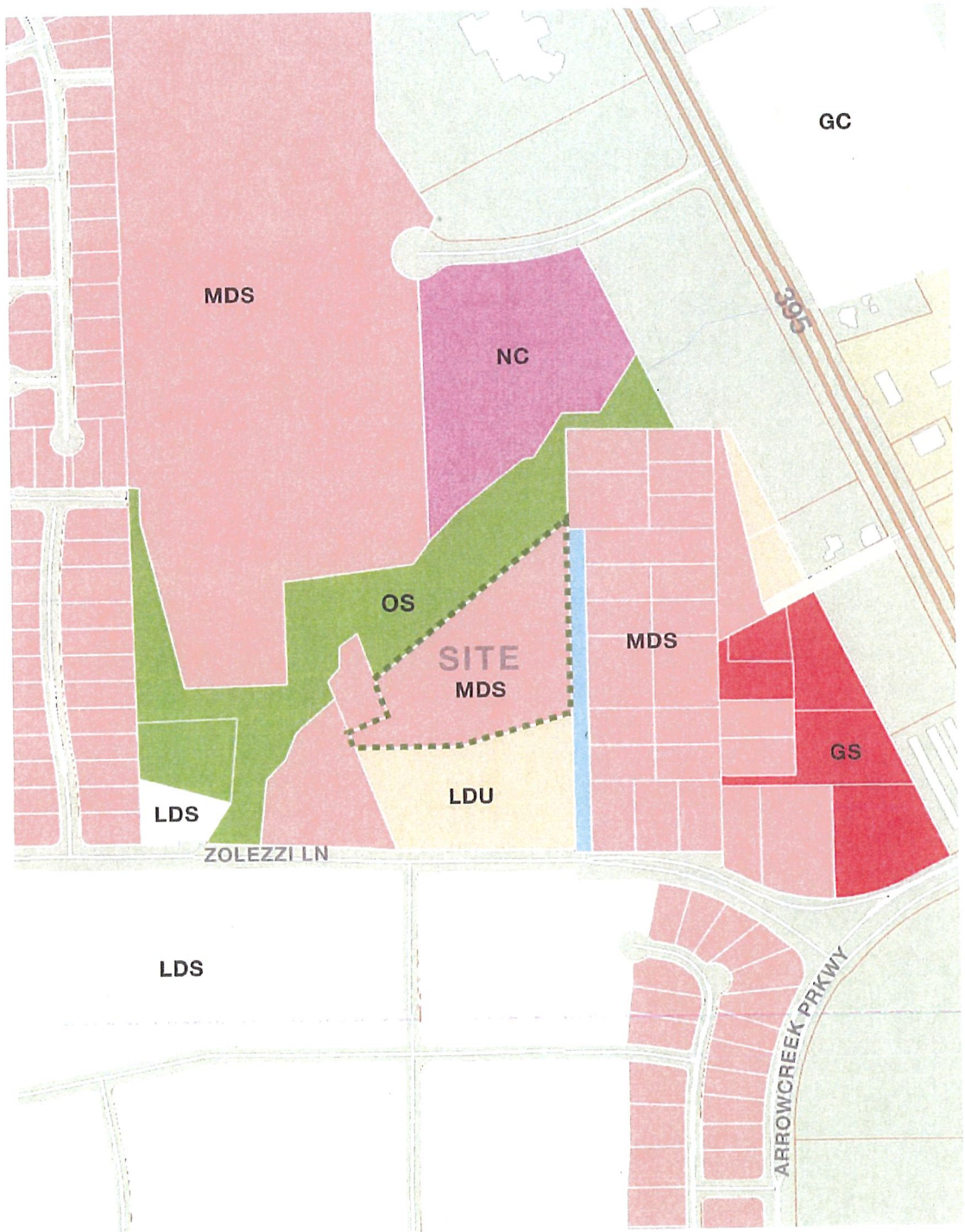


Figure 3 – WC Zoning

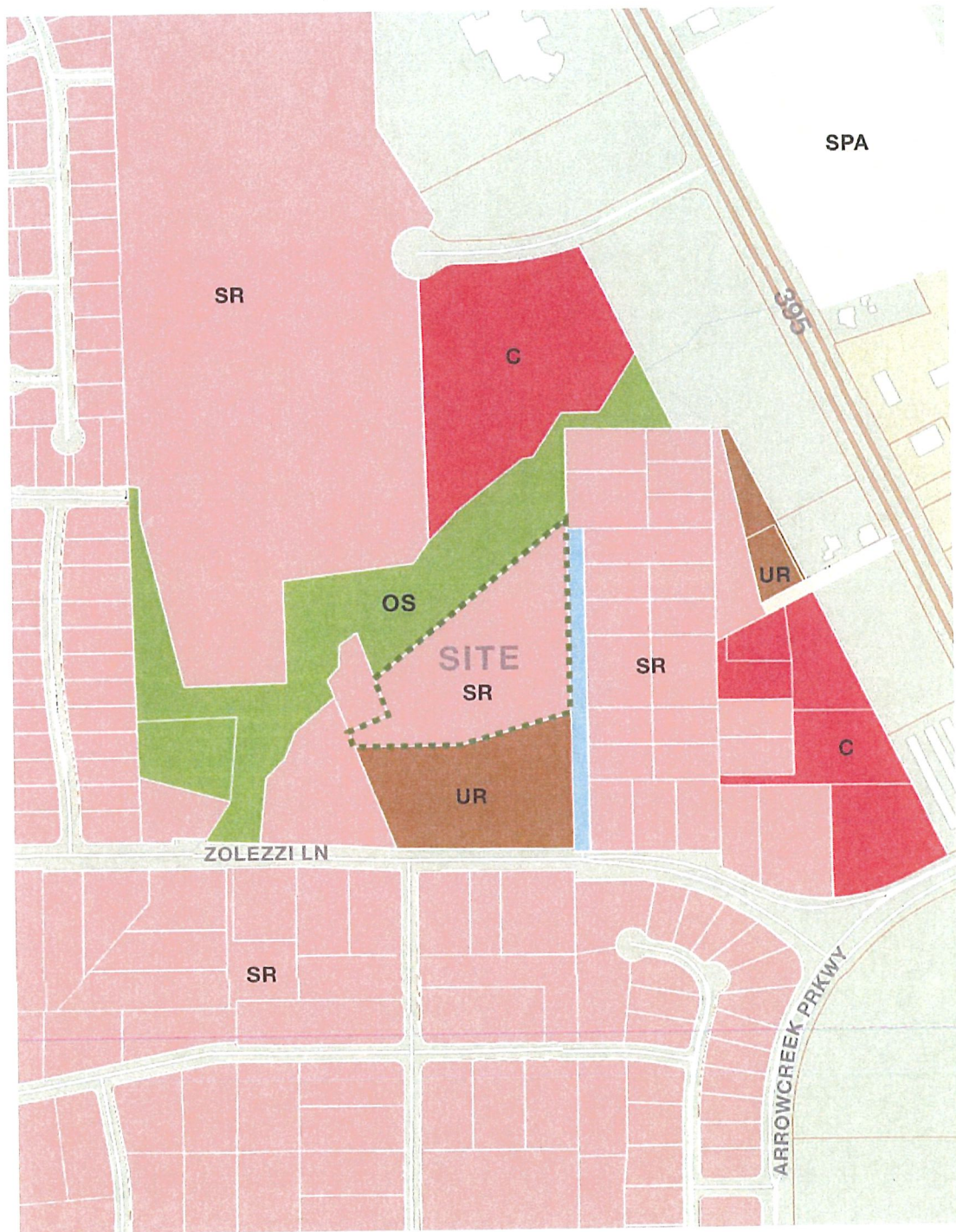


Figure 4 – WC Master Plan

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## **Article 418: Significant Hydrologic Resources**

Section 110.418.30 Special Review Considerations. In addition to the findings required by Article 810, Special Use Permits, prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area, the record at the Board of Adjustment shall demonstrate that the following special review considerations are addressed:

### **a) Conservation of topsoil**

Topsoil will be reused on site and on the adjacent site Autumn Wood in the landscape areas. The intent is to re-use all of the top soil that is generated on the developed site.

### **b) Protection of surface water quality**

During excavation, a Storm Water Pollution Prevention Permit will be in place to ensure that no untreated construction runoff can escape the site and migrate toward the creek. The duration of the excavation work will be kept to a minimum with consideration of weather and circumstances out of the control of the home builder. After construction the detention basins will hold water for a short time which will allow for some infiltration into the existing pervious soil, which will improve water quality.

### **c) Conservation of natural vegetation, wildlife habitats and fisheries.**

The entire area will be revegetated using native seeds. There is no known wildlife habitat area established on site with exception of birds. This will be minimally impacted by the work performed in the buffer zone of the sensitive stream area. There is no work to be performed in the critical stream zone buffer area, therefore, fish habitat will not be impacted.

### **d) Control of Erosion**

Erosion control plans and structures will be implemented during and after excavation. There are only cuts in the flood zone and in the sensitive stream buffer area, therefore the creek will not be directly impacted by the earthwork during or after construction.

### **e) Control of drainage and sedimentation**

The primary purpose of the SUP is to improve and control drainage in case of a major storm event which will protect the properties to the east of the subject parcel from sheet flow flooding. This design effort is to collect that water in a channel and cut-off and direct it to the basins. Sedimentation will be controlled in the detention basins.

### **f) Provision for restoration of the project site to predevelopment conditions**

As shown on the grading plan and the landscape plan the vast majority of the area will be revegetated and restored to predevelopment conditions. The post development condition should be better than the predevelopment condition as the selection of plant material in the seed mix is healthier and preferred to existing which includes some weeds.

---

**g) Provision of a bonding program to secure performance of requirements imposed**

A performance bond will be provided with the improvement plans for the adjacent Autumn Wood subdivision, under which the basins will be constructed. This will obviously be reviewed and approved by staff and must meet Washoe County criteria.

**h) Preservation of the hydrologic resources, character of the area and other conditions as necessary**

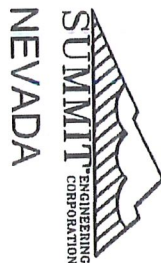
The detention basins can improve the hydrologic resources by infiltrating a small amount of the storm water in the existing pervious soils. The character of the area will remain essentially unchanged as it is located an area by the creek that is not easily accessed by the public. It appears responsible to say there will not be a change in the character of the area and there will be a preservation and net enhancement in the hydrologic resource.

OWNER / DEVELOPER  
D.R. HORTON  
5598 LONGLEY LANE  
RENO, NV 89511  
(775) 683-5020

# GRADING SPECIAL USE PERMIT PLANS FOR JEPPSON LANE DETENTION BASIN

WASHOE CO.

ENGINEER



**SITE DATA**

APN: 162-010-31  
ADDRESS: N/A  
AREA: 5.31 ACRES  
ZONING: MEDIUM DENSITY SUBURBAN (MDS)  
MASTER PLAN: SUBURBAN RESIDENTIAL  
AREA PLAN: SOUTHWEST THUNDER MEADOWS

**SHEET INDEX**

C-1.....TITLE SHEET  
C-2.....EXISTING CONDITIONS  
C-3.....SITE AND GRADING PLAN  
C-4.....CROSS SECTIONS

**BASIS OF BEARINGS**

NORTH AMERICAN DATUM OF 1983 (NAD83), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND USING A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000791939 TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND. NORTHING AND UTM EASTERING COORDINATES (UNITED STATES NATIONAL GRID) PUBLISHED BY THE NATIONAL BUREAU OF SURVEYING AND LONGITUDE OF 109°25'17.995250" NORTH AND 119° 45' 12.003210" WEST FOR REGIONAL GP5 CORN. WASHINGTON ( WASHOE COUNTY IDENTIFIER 9235M1279).

**BASIS OF ELEVATION**

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND HOLDING THE CITY OF RENO MARCH 2017 PUBLISHED ELEVATION OF 4513.49 FEET FOR CITY OF RENO BENCHMARK 2008, A 1 1/2 INCH STEEL CAP IN THE TOP OF THE CURB, NEAR THE SOUTHERLY CURB RETURN ON SOUTH VIRGINIA STREET AT THE SOUTHWEST OF THE INTERSECTION WITH HOLCOMB LANE.

**SPECIFICATIONS**

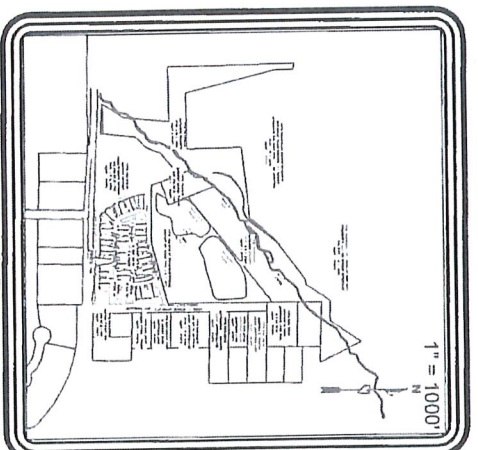
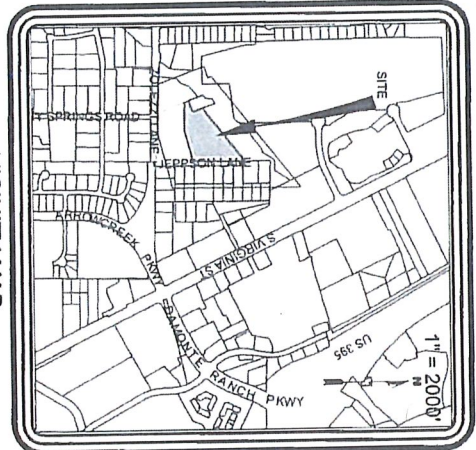
ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY, AS WELL AS TO THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION OF THIS SITE DATED JANUARY 4, 2007, AND THE GEOTECHNICAL DESIGN OPTION REPORTS DATED JUNE 19, 2017 AND OCTOBER 04, 2017.

**ENGINEER'S STATEMENT**

THESE PLANS (SHEETS C-1 OF 4 AND C-4 OF 4) HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE STATUTES, LOCAL ORDINANCES, AND STATE AND LOCAL CODES, IN THE EVENT OF CONFLICT BETWEEN ANY PORTIONS OF THESE PLANS AND APPLICABLE CODES, THE CODES SHALL PREVAIL.

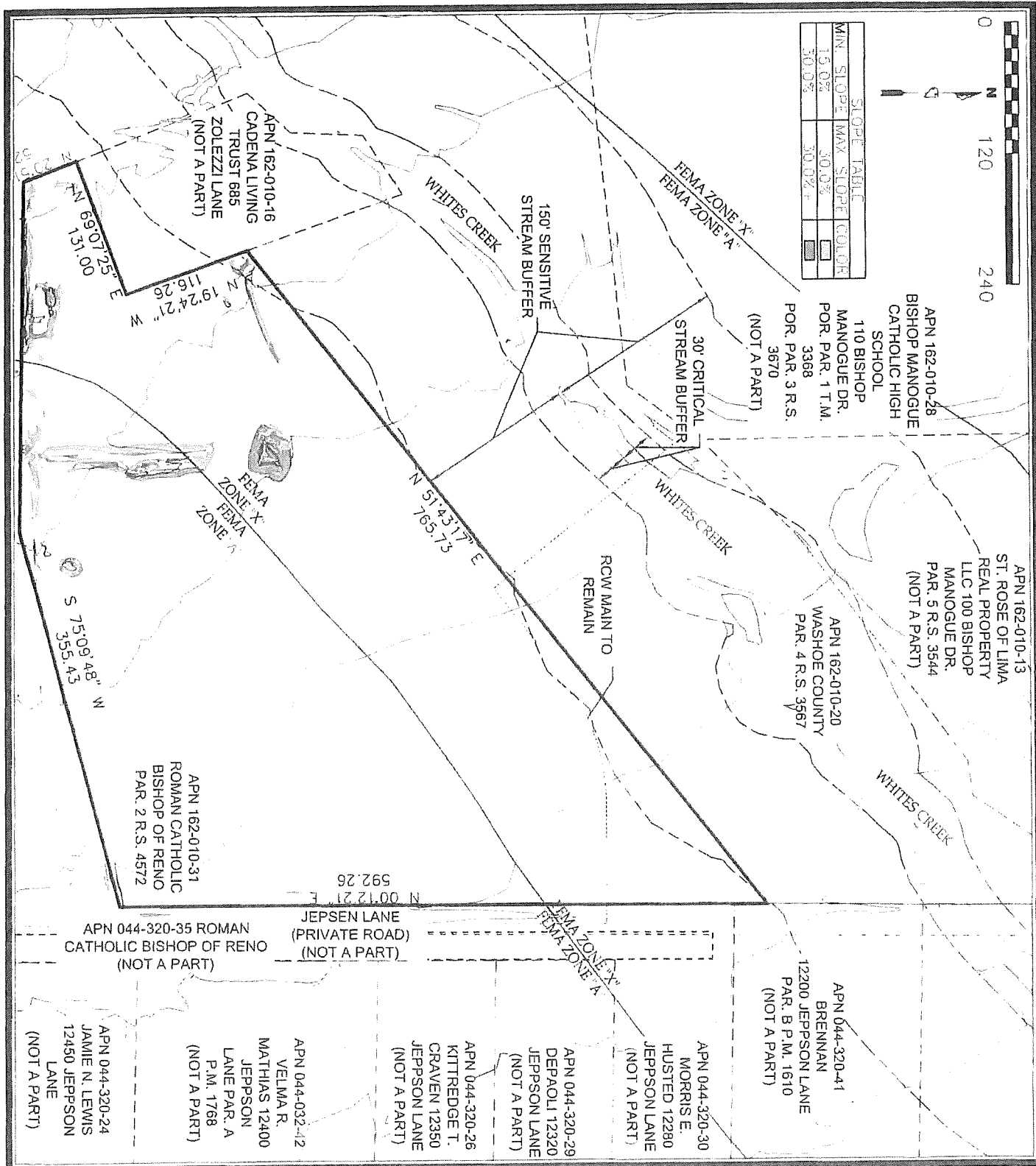
**ABBREVIATIONS**

AC	ASPHALTIC CONCRETE
ACC	AGGREGATE
BC	BEGIN CURVE
BC'	BEGIN SHOULDER
BC"	BEGIN MEDICAL CURVE
BM	BOTTOM OF WALL
CB	CATCH BASIN
CBU	CLUSTER BOX UNIT
C	CENTERLINE
CONC	CONCRETE
CONST	CONSTRUCT
ELEV.	ELEVATION
END	END OF CURVE
EXIST	EXISTING
(e)	EXISTING
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FC	FRONT FACE OF CURB
FC'	FRONT FACE OF SIDEWALK
FL	FIRE HYDRANT
FLA	FLOW LINE
FLG	FLANGE
G	GAS
GB	GRADE BREAK
HP	HIGH POINT
IE	INVERT ELEVATION
LP	LOW POINT
LT	LEFT
MH	MANHOLE
P	PAV ELEVATION
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PO	PUSH ON
P.O.	PROPERTY EASEMENT
PT	PROPERTY LINE
Q100	100-YEAR STORM FLOW
(R)	100-YEAR STORM FLOW
R	RADIUS
REF	REFERENCE
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT POINT
R/W	RIGHT OF WAY
S	SLOPE
SS	SANITARY SEWER
SW	SIDEWALK
STA.	STATION
STB	STATION BREAK
TC	TOP OF CURB
TYP	TYPICAL
VC	VERTICAL CURVE
VPI	VERTICAL POINT OF INTERSECTION
W	WATER
Δ	CURVE DELTA



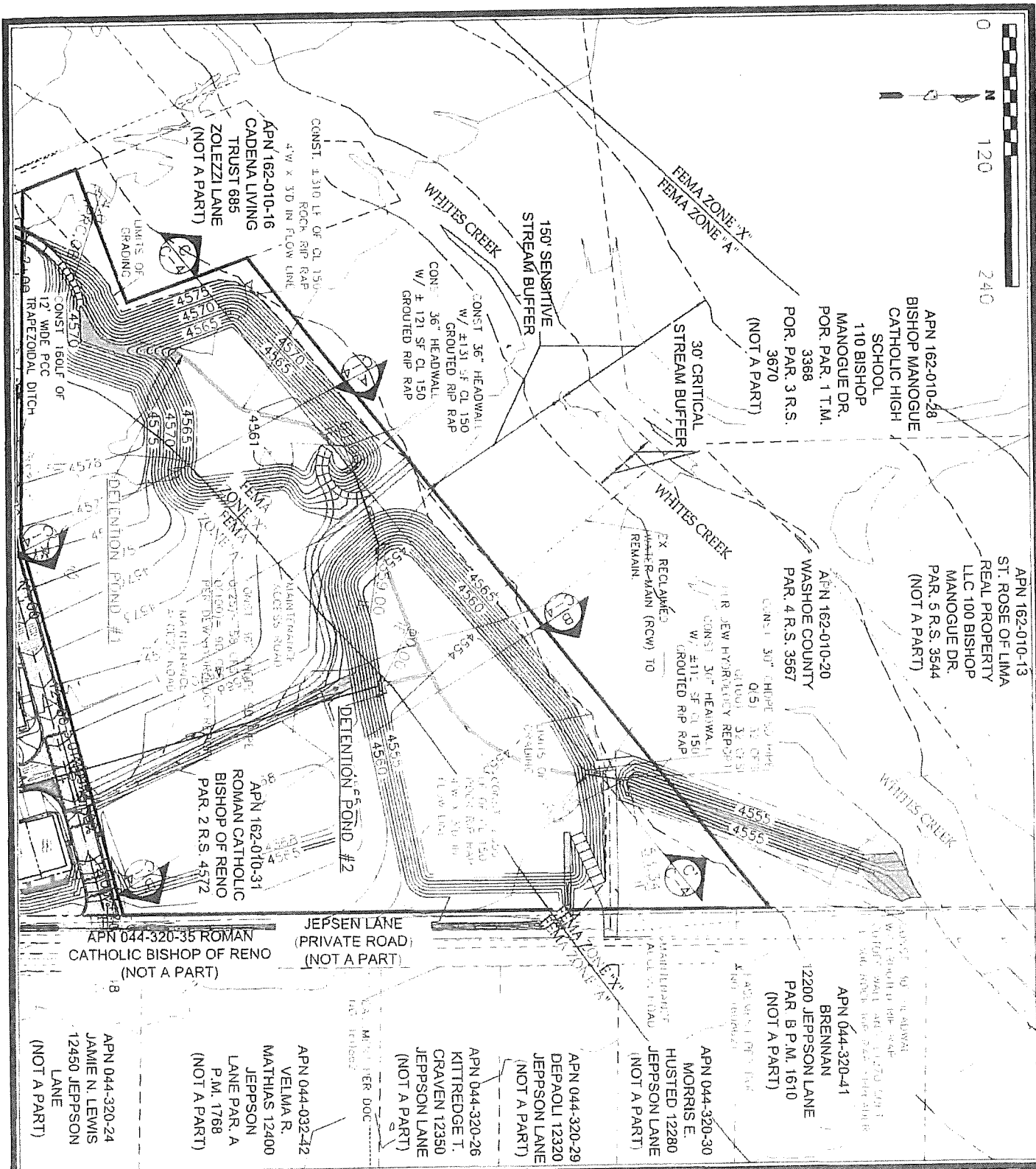
5-15-18  
ROBERT GELU  
P.E. #17741

<p>GRADING SPECIAL USE PERMIT FOR JEPPSON LANE DETENTION BASIN TITLE SHEET</p>	<p>SCALE: N.T.S.</p> <p>Copyright SUMMIT ENG 2018</p>	<p><b>SUMMIT</b> ENGINEERING CORPORATION 5405 MAE ANNE AVENUE, RENO, NV. 89523 PHONE: (775) 747-8550 FAX: (775) 747-8559</p>	<p>SHEET <b>C-1</b> OF <b>4</b></p>
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<p>GRADING SPECIAL USE PERMIT FOR JEPSSON LANE DETENTION BASIN EXISTING CONDITIONS</p>	<p>SCALE: 1" = 120'</p>	<p><b>SUMMIT</b> ENGINEERING CORPORATION 6405 MAE ANNE AVENUE RENO, NV. 89523 PHONE: (775) 747-8550 FAX: (775) 747-8559</p>	<p>SHEET <b>C-2</b></p>
	<p>APN 162-010-31 ROMAN CATH. C BISHOP OF RENO</p>		<p>OF <b>4</b></p>
	<p>Copyright SUMMIT ENG. 2015</p>		

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GRADING SPECIAL USE PERMIT FOR  
JEPSSON LANE DETENTION BASIN  
SITE AND GRADING PLAN

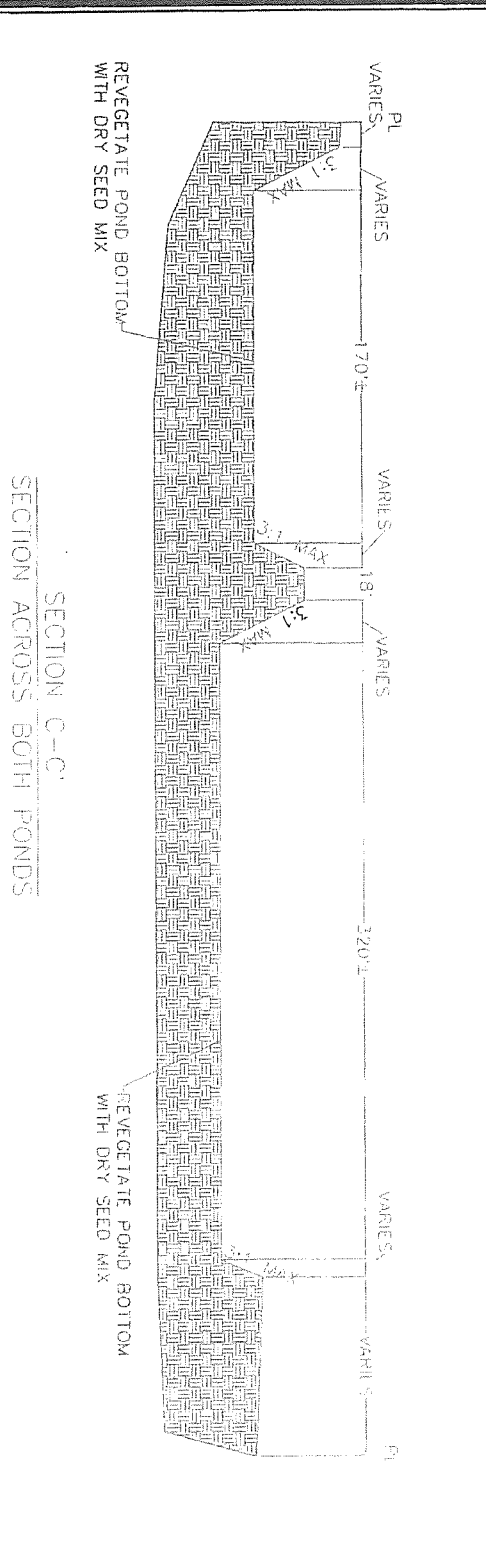
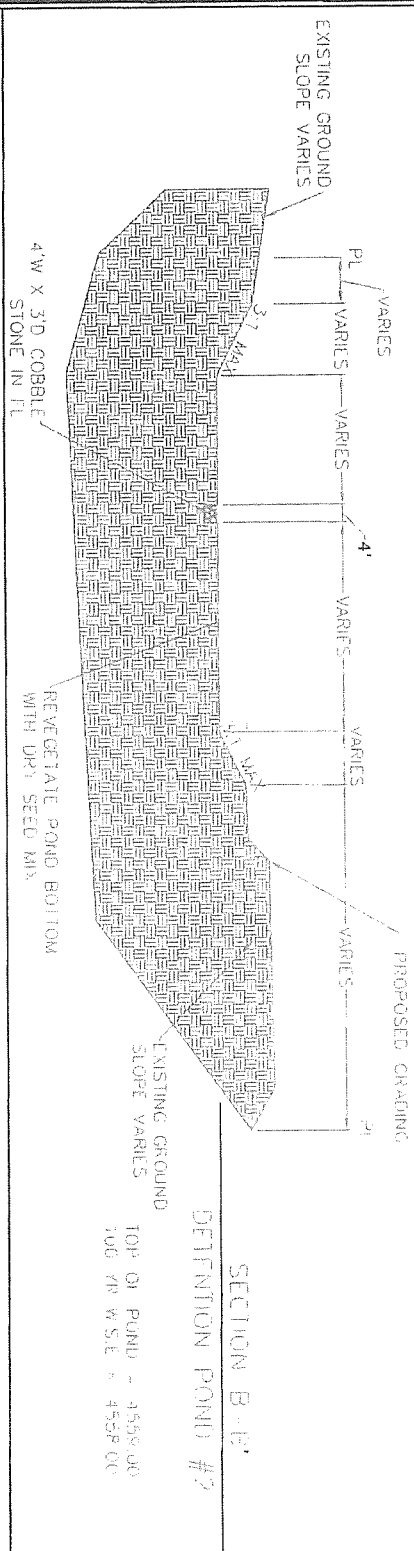
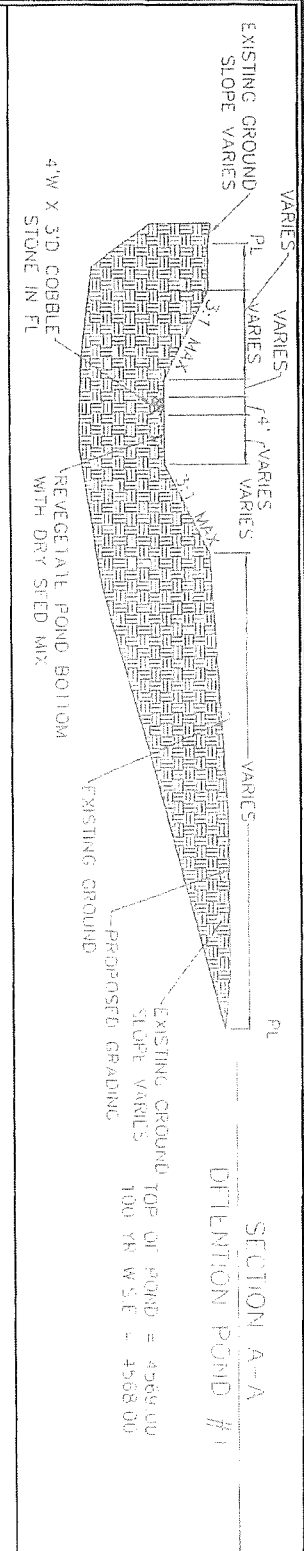
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Copyright SUMMIT ENG 2018

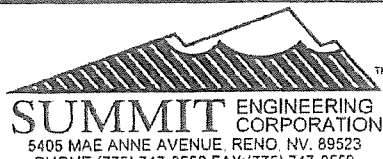
**SUMMIT** ENGINEERING CORPORATION  
5405 MAE ANNE AVENUE RENO NV 89523  
PHONE:(775) 747-8550 FAX:(775) 747-8559

SHEET  
C-3  
OF  
4

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GRADING SPECIAL USE PERMIT FOR JEPPOSON LANE DETENTION BASIN CROSS SECTIONS	SCALE: N.T.S.	 SUMMIT ENGINEERING CORPORATION 5405 MAE ANNE AVENUE, RENO, NV. 89523 TEL: (775) 747-8550 FAX: (775) 747-8559	SHEET <b>C-4</b>
	AFN 162-010-31		OF <b>4</b>
	ROMAN CATHOLIC BISHOP OF RENO Copyright SUMMIT ENG 2018		

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## Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): <b>Jeppson Lane Reno Detention Basin</b>			
Project Description: <b>A SUP for grading to create an offsite detention basin for the adjacent parcel.</b>			
Project Address: No Address at this time			
Project Area (acres or square feet): 5.83 acres			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): The 5.83 acre site is located on Jeppson Lane (private street) just north of Zolezzi Lane and west of the intersection with Arrowcreek Parkway			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
162-010-31	5.83 acres		
Section(s)/Township/Range: 30 T18 R20			
Indicate any previous Washoe County approvals associated with this application: Case Nos. Not Known			
Applicant Information			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: DR Horton, Inc		Name: KLS Planning & Design	
Address: 5588 Longley Lane		Address: 1 East 1 <sup>st</sup> St, Suite 1400	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89501
Phone: 775 856 8423	Fax: N/A	Phone: 852-7606	Fax: 852-7609
<b>Email: THWarley@drhorton.com</b>		<b>Email: : <a href="mailto:johnk@klsdesigngroup.com">johnk@klsdesigngroup.com</a></b>	
Cell: 775-225-9283	Other: N/A	Cell: 857- 7710	Other: N/A
Contact Person: Tom Warley		Contact Person: John F. Krmpotic, AICP	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: D.R. Horton, Inc		Name: Summit Engineering Corporation	
Address: : 5588 Longley Lane		Address: 5405 Mae Anne Ave	
Reno, Nv	89511	Reno, NV	Zip: 89523
Phone: 856-8423	Fax: 844 -566-3365	Phone: 775-747-8550	Fax: N/A
<b>Email: THWarley@drhorton.com</b>		<b>Email: <a href="mailto:robert@summitnv.com">robert@summitnv.com</a></b>	
Cell: 775 225-9283	Other: N/A	Cell: 775-560-6125	Other: N/A
Contact Person: Tom Warley		Contact Person: Robert Gelu, P.E.	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

### Owner Affidavit

<b>Project Name:</b> Jeppson Lane Detention Basin	
<b>Application Type</b>	
<input type="checkbox"/> Abandonment (AB)	<input type="checkbox"/> Final Map Certificate of Amendment (CA)
<input type="checkbox"/> Administrative Permit (AP)	<input type="checkbox"/> Final Map Major/Minor Amendment
<input type="checkbox"/> Agricultural Exemption Land Division (AELD)	<input type="checkbox"/> Final Subdivision Map/Const Plan Review
<input type="checkbox"/> Amendment of Conditions of Approval	<input type="checkbox"/> Parcel Map Waiver (PM)
<input type="checkbox"/> Boundary Line Adjustment (BL)	<input type="checkbox"/> Reversion to Acreage (RA)
<input type="checkbox"/> Cooperative Plan Amendment (CP)	<input type="checkbox"/> Special Use Permit (SB/SW) <input type="checkbox"/> with EIS/EA
<input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Land Use Designation Change <input type="checkbox"/> Text Change	<input type="checkbox"/> Specific Plan (SP)
<input type="checkbox"/> Design Review Committee Submittal (DRC)	<input type="checkbox"/> Tentative Map of Div into Large Parcels (DL)
<input type="checkbox"/> Development Agreement (DA)	<input type="checkbox"/> Tentative Parcel Map (PM)
<input type="checkbox"/> Development Code Amendment (DC)	<input type="checkbox"/> Tentative Subdivision Map (TM) <input type="checkbox"/> Hillside Development <input type="checkbox"/> Significant Hydrologic Resource <input type="checkbox"/> Common Open Space Development
<input type="checkbox"/> Ext of Time Requests (Approved Applications)	<input type="checkbox"/> Variance (VA)
<input type="checkbox"/> Ext of Time Requests (Tent Subdivision Maps)	

The receipt of an application at the time of submittal does not imply the application complies with all requirements of the Washoe County Development Code, the Washoe County Comprehensive Plan or the applicable area plan, or that it is deemed complete and will be processed.

STATE OF NEVADA                    )  
  )  
COUNTY OF WASHOE                )

I, \_\_\_\_\_,  
being duly sworn, depose and say that I am an owner\* of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Department of Community Development staff.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Signed \_\_\_\_\_

Address \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

### Property Owner Affidavit

**Applicant Name:** D.R. Horton, Inc.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA       )  
                                  )  
COUNTY OF WASHOE    )

I, Thomas H. Warley  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

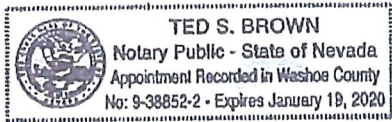
(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 044-320-48 and 162-010-31

Printed Name Thomas H. Warley

Signed *[Signature]*

Address 5588 Longley Lane, Reno, NV 89511



Subscribed and sworn to before me this 10th day of April, 2018.

(Notary Stamp)

*[Signature]*  
Notary Public in and for said county and state

My commission expires: 1/19/2020

\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

July 1, 2017

**CERTIFICATE OF ASSISTANT SECRETARY**

The undersigned hereby certifies as follows:

1. She is a duly elected, qualified and acting Assistant Secretary of D.R. Horton, Inc., a Delaware corporation (*the "Company"*), is familiar with the facts herein certified and is duly authorized to certify the same.

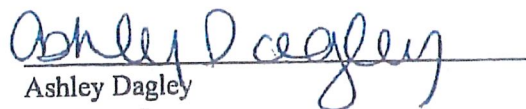
2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Executive Committee of the Board of Directors of the Company dated August 25, 2017 (*the "Resolutions"*). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

**Election of Assistant Secretary**

**RESOLVED**, that Tom Warley is hereby elected to the office of Assistant Secretary (*the "Assistant Secretary"*) of the Company in the Company's Las Vegas Division (*the "Division"*), to serve until the next annual meeting of the directors of the Company and until his successor is duly elected and qualified or until his earlier death, resignation or removal.

**RESOLVED FURTHER**, that the Assistant Secretary is hereby authorized and empowered, in the Reno area (*the "Area"*) of the Division and in the name and on behalf of (i) the Company, (ii) any partnership of which the Company is a general partner, manager or agent, and (iii) any limited liability company of which the Company is a member, manager or agent (*collectively, the "Entities"*) to sign, modify and terminate, from time to time as he deems it to be in the best interest of the Entities, homeowner association documents, CC&Rs, subdivision agreements, utility agreements, condominium plans, all agency applications relating to development, construction contracts, purchase orders, consultant agreements, final maps, permits, engineering agreements and other similar or equivalent agreements or documents for the Area relating to the business of the Entities.

IN WITNESS WHEREOF, the undersigned has signed on the 11<sup>th</sup> day of September, 2017.

  
Ashley Dagley  
Assistant Secretary

## Special Use Permit 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 special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

The project is not a project per se. It is to build permanent detention ponds on a property to mitigate and improve a possible flooding issue.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

There is no developed portion of the property. Also, there are no structures being used with this request. It is a vacant parcel that is conveniently located next to a parcel being developed to accommodate the flood improvement concept.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

The improvements will be a concrete swale and two detention basins and possibly mass grading the site. These will total about 1.6 acres in surface area improvements for the ponds and excavation of about 28,000 yds of dirt to create the ponds, the rest is site grading. The finished product of the ponds will be rock rip-rap slopes for stabilization and seed re-veg at the bottom of the pond. The timing will be concurrent with the site development improvements planned for the Autumn Wood project site.

4. What is the intended phasing schedule for the construction and completion of the project?

There is only one phase for the project. it is expected to be completed in less than 1 year.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The physical characteristics of the site are uniquely and ideally suited to deal with proposed use. Two things that must be present to make the project work are proximity to the Autumn Wood site and being adjacent to the Whites Creek which is the subject water course related to the request.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

The biggest benefit and entire purpose of the request to to mitigate flood potential of the surrounding properties. Those include the Autumn Wood site and the parcels on the east side of Jeppson Lane. The concept is to cut off and capture flood water into the improved detention areas that would otherwise flood those properties.

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

There are NO negative impacts of the project anticipated on adjacent properties. This will provide benefit outside of the project area. If there is any concern about negative impacts, it would be the appearance of detentions areas which are not as natural as unimproved land.



8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Operational parameters will include a responsibility to maintain the channel and detention area by private property owners in the form of an HOA. The Home builder will self impose a condition of approval to meet this responsibility.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

There will not be any parking on or off site associated with this request.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

There is no landscaping proposed with the SUP request other than reveg of the bottom of the detention basins. The reveg is for dust control. Permanent landscaping such as trees and shrubs is not appropriate for this application as they could disrupt the flow of water and defeat the purpose of the SUP.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

There is no signage or lighting being proposed.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

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

13. Utilities:

a. Sewer Service	N/A
b. Electrical Service	N/A
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	N/A

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #	N/A	acre-feet per year	
i. Certificate #	N/A	acre-feet per year	
j. Surface Claim #	N/A	acre-feet per year	
k. Other #	N/A	acre-feet per year	

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

Not applicable
----------------

14. Community Services (provided and nearest facility):

a. Fire Station	TM Fire Station #14
b. Health Care Facility	Renown Medical Group in Towne Center - Damonte Ranch Parkway
c. Elementary School	Elizabeth Lenz
d. Middle School	Piccolo MS
e. High School	Galena HS
f. Parks	Ellen's Park of Creek Crest
g. Library	S Valleys Library
h. Citifare Bus Stop	On S Virginia at Damonte Ranch Parkway

## Special Use Permit Application for Grading 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 special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

The SUP is needed to provide a permanent solution to the drainage situation for both parcels. The SUP is triggered because the detention area is:

- a) Grading on a 5.83-acre site (SUP trigger is 1+ acre); and
- b) Excavation of the detention area is a total of 28,000 yds<sup>3</sup> (SUP trigger is 5,000 yds)

The basic intent for this SUP is to create a way to cut-off and capture the flood waters from a major storm event that will otherwise sheet flow over the Autumn Wood project area. The proposed cut-off channel (see Figure 2) is a small concrete channel that diverts the water toward the proposed detention ponds. The need for this cut-off concept is because a branch of White Creek is not able to contain all of the water within the creek during a major storm event (100 year).

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

28,000 yds +/-

3. How many square feet of surface of the property are you disturbing?

For purposes of the SUP, the 5.83 acre site. The graded area may be much less but the owner needs the ability to mass grade

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

All of material is being used on the adjacent parcel and there is no export to an off-site property.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

This volume is entirely a function of the hydrology analysis to protect the properties from flooding in a major flood event. It is a calculated area and volume that is fairly precise given the flood criteria being used. There is no other way to create the detention areas without triggering the SUP thresholds.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

None. This is all new.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain fully your answer.)

Yes, please see the civil sheets, particularly the site and grading plan.

8. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways?

Not readily apparent given the grades in the area are reasonably flat. The grading will result in a minor depression.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

There is not relationship to neighboring properties as it relates to this question. The questions assumes grading for a road or driveway which does not apply in this case.

10. 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?

The slope is 3:1 for the detention ponds. Those slopes will be treated with rock rip-rap for stabilization or an acceptable means based on accepted industry standards and county approval. The bottom of the basins will be treated with seed mix to reveg those areas.

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how tall is the berm at its highest?
------------------------------	--	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

The property has minor slope of about 3% across the site. There are no retaining walls going to be required.

13. What are you proposing for visual mitigation of the work?

There is no mitigation needed for this work other than the reveg

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

There are several trees to be removed for the detention area improvements. The quantity in a precise number is to be determined

15. 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?

Reveg is a typical seed mix for the bottom of the pond areas. We will agree to an industry application rate in terms of lbs/acre. Mulch is not appropriate for this application.

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

There is no temporary irrigation planned or needed for for the pond areas.

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

We have not but will do so in due course of review of this SUP application.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes     No    If yes, please attach a copy.



Assessor's Map Number  
**162-01**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor  
1001 East Irish Street  
Reno, NV 89512  
(775) 338-2311



0 50 100 200 300 400  
Feet  
1 inch = 400 feet

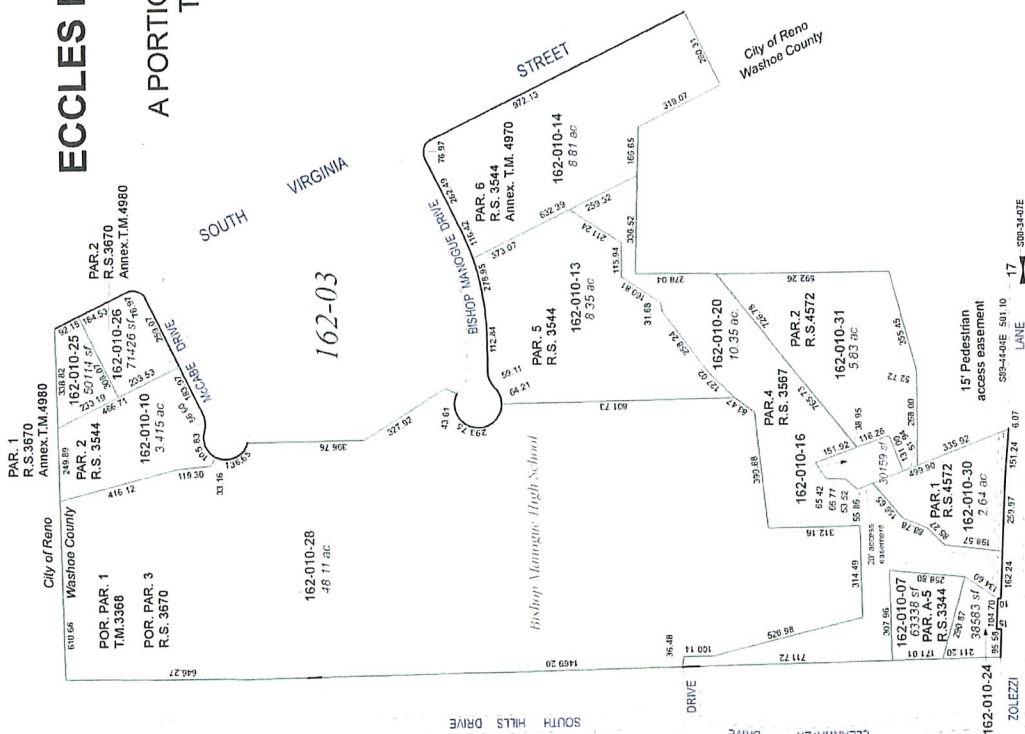


created by: CFB 3/28/2011  
last updated: N.H. 7/15/11

area previously shown on maps(s)  
044-31

NOTE: This map was prepared for the use of the Assessor's Office for administrative and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed for any inaccuracy or error, or accuracy of the data delineated herein.

**(#3368)**  
**ECCLES RANCH ESTATES**  
**UNIT 1**  
A PORTION OF SECTION 17  
T18N - R20E



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 L.A. Studio Verstra  
 The Landscape Architecture Studio  
 1522 C Street  
 Suite 100  
 West Nyack, NY 10994-2223  
 (914) 352-2223  
 www.la-studioverstra.com



Erosion Control Plan - Special Use Permit for  
 Jeppson Lane Detention Basin  
 DR Horton America's Builder  
 Works County

Sheet	L1
of	1
Project Name	Jeppson Lane
Client	DR Horton America's Builder
Location	Works County, NY
Date	10/15/2018
Scale	As Shown

LANDSCAPE DATA

SITE AREA: 3.69 ACRES, 253,495 SQ FT  
 ZONING: MEDIUM DENSITY RESIDENTIAL  
 PROPOSED DETENTION BASIN AREA: 1,000 SQ FT  
 PROPOSED DETENTION BASIN PERIMETER: 1,000 FT  
 PROPOSED DETENTION BASIN DEPTH: 4.5 FT  
 PROPOSED DETENTION BASIN VOLUME: 4,500 CU YD

REGULATORY AGENCIES:  
 STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION  
 STATE OF NEW YORK DEPARTMENT OF HEALTH

REGULATORY AGENCIES:  
 STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
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 STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION  
 STATE OF NEW YORK DEPARTMENT OF HEALTH

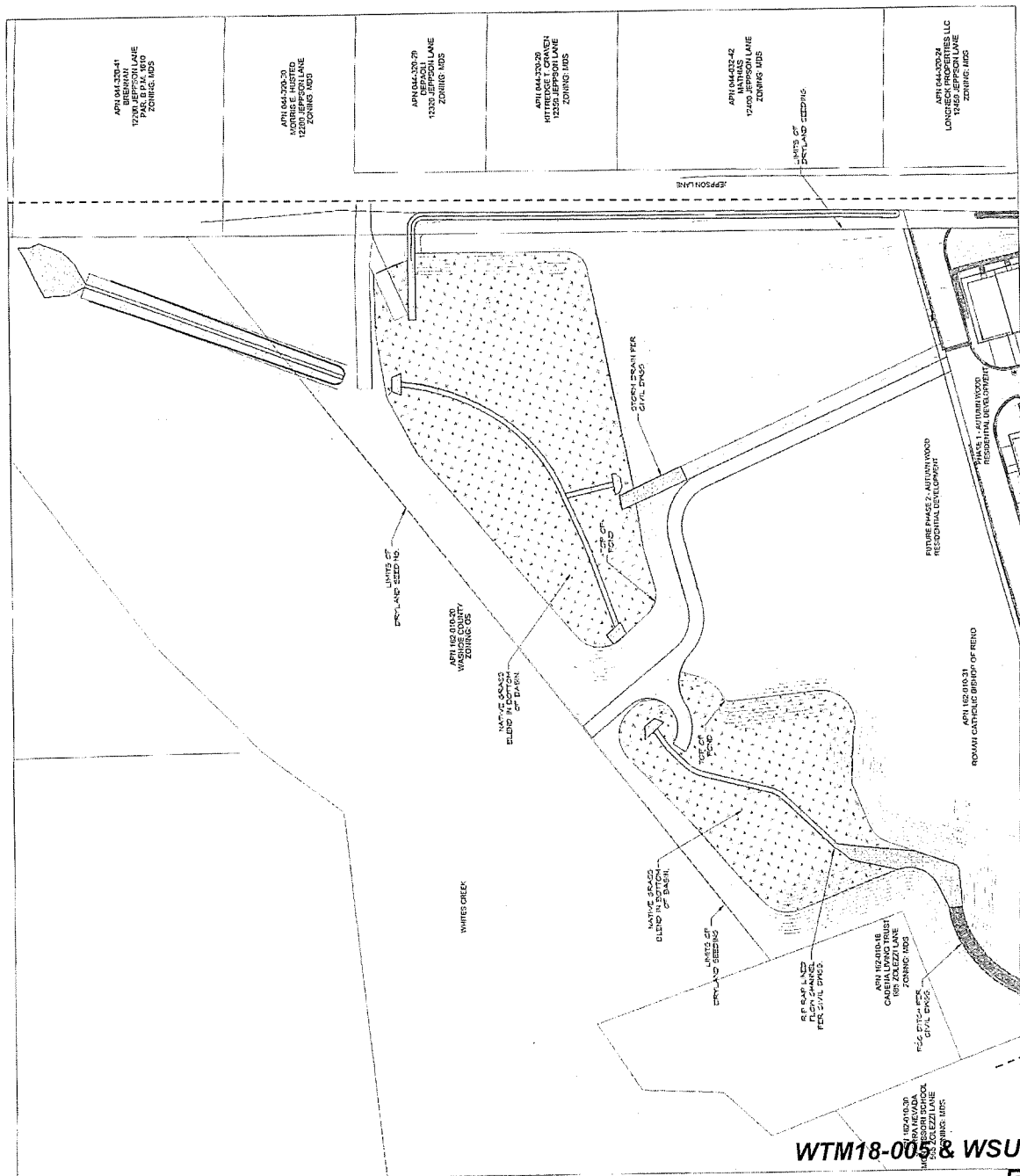
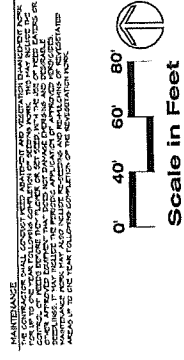
REGULATORY AGENCIES:  
 STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION  
 STATE OF NEW YORK DEPARTMENT OF HEALTH

SEED AVAILABLE FROM CONTOUR SEED MIXER IN NY

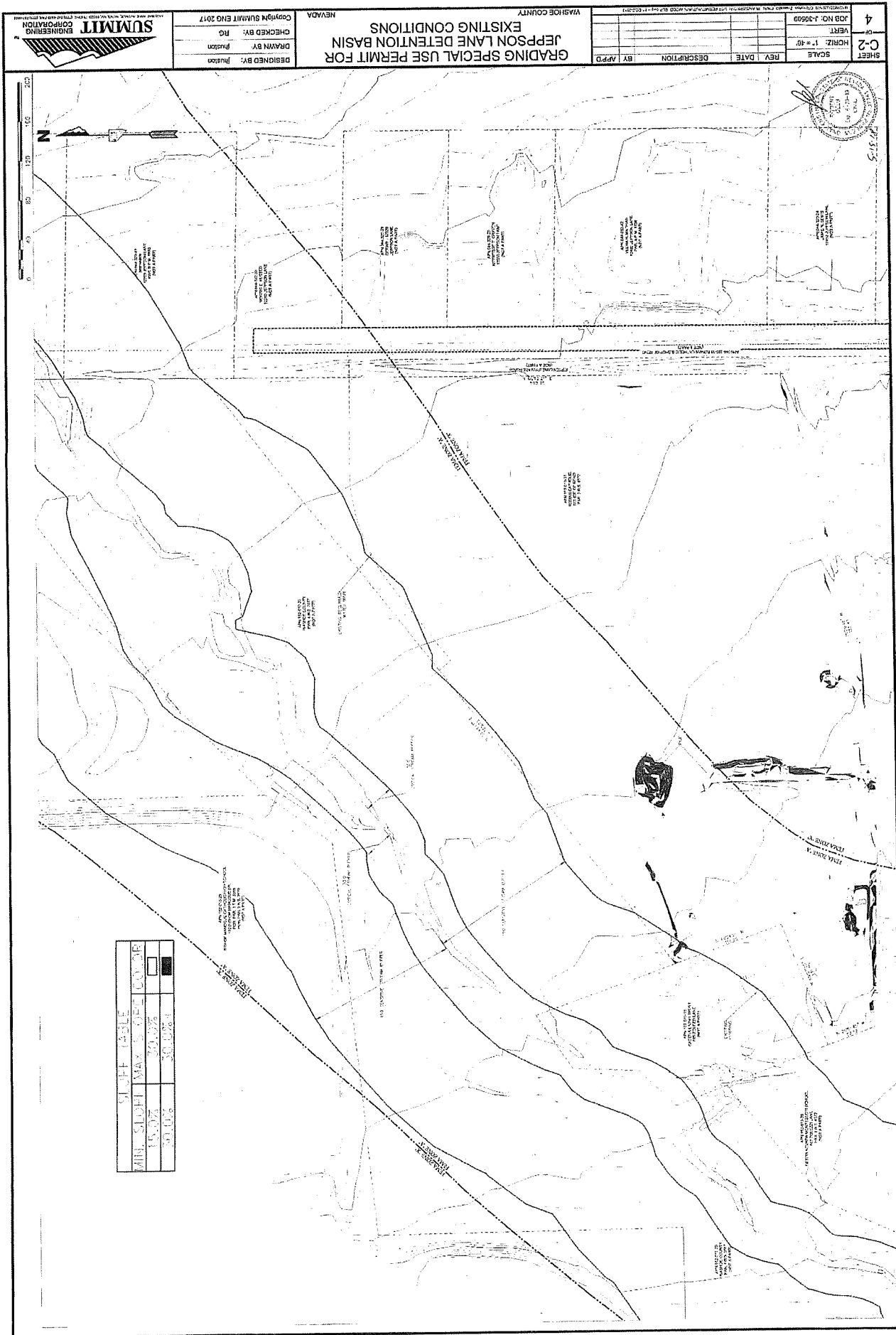
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3	Red Top	1.50
4	Red Top	1.50
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6	Red Top	1.50
7	Red Top	1.50
8	Red Top	1.50
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46	Red Top	1.50
47	Red Top	1.50
48	Red Top	1.50
49	Red Top	1.50
50	Red Top	1.50

EROSION CONTROL SPECIFICATIONS

1. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND TO PROTECT ADJACENT PROPERTIES AND INFRASTRUCTURE. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION IS COMPLETE AND THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION IS COMPLETE AND THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION.
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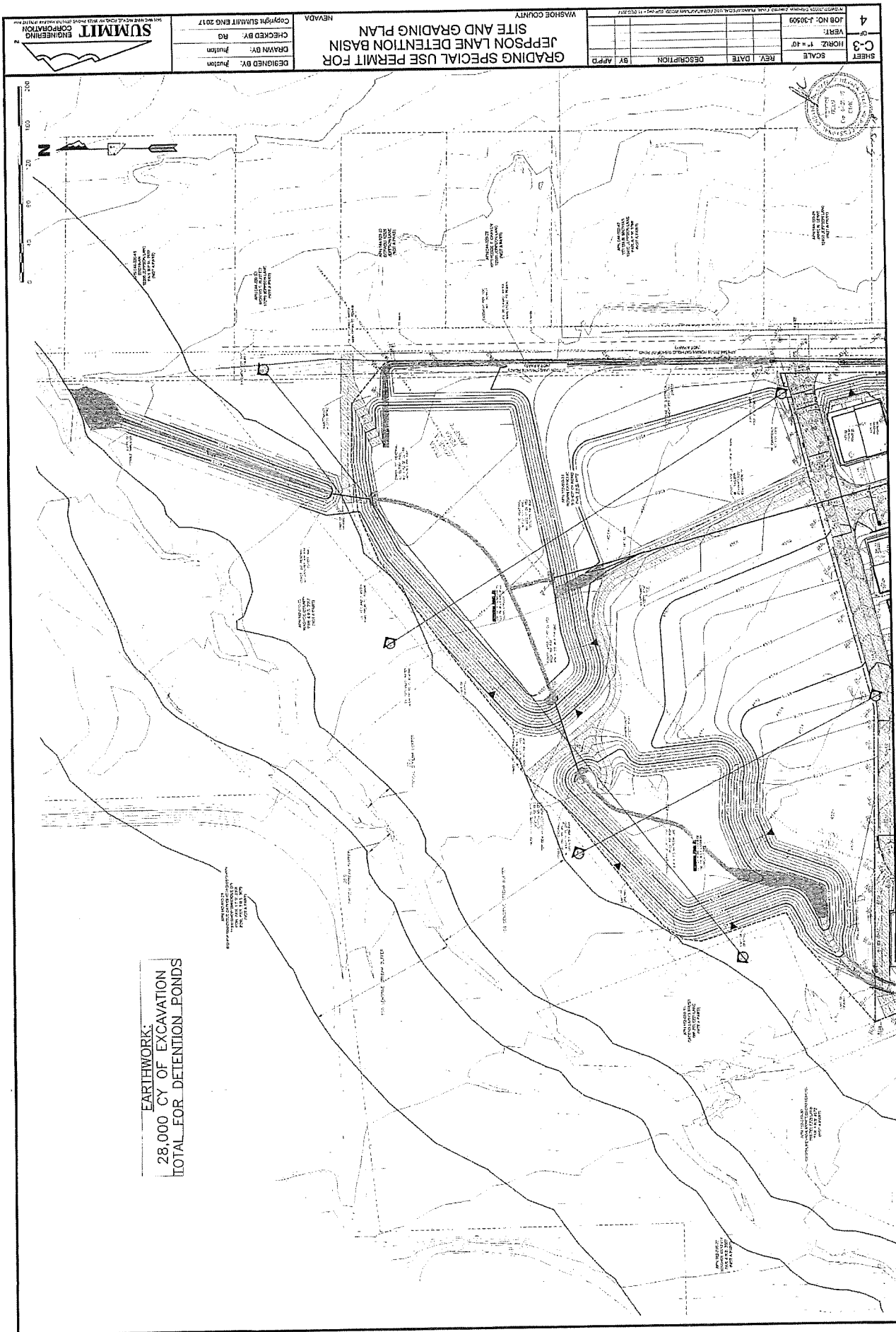


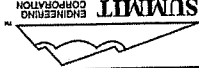
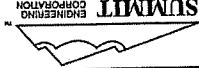
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MAX. SLOPE	5.00%
DESIGN SLOPE	3.00%

<b>SHEET</b> C-2 <b>SCALE</b> HORIZ. 1" = 40' <b>JOB NO.</b> J-0509 <b>DATE</b>	<b>REV.</b> <b>DATE</b> <b>DESCRIPTION</b>	<b>BY</b> <b>APP'D.</b>
	<b>WASHINGTON COUNTY</b> <b>JEPPSON LANE DETENTION BASIN</b> <b>EXISTING CONDITIONS</b> <b>GRADING SPECIAL USE PERMIT FOR</b>	

DESIGNED BY: Juseon  
 DRAWN BY: Juseon  
 CHECKED BY: RG  
 COPYRIGHT SUMMIT ENG 2017

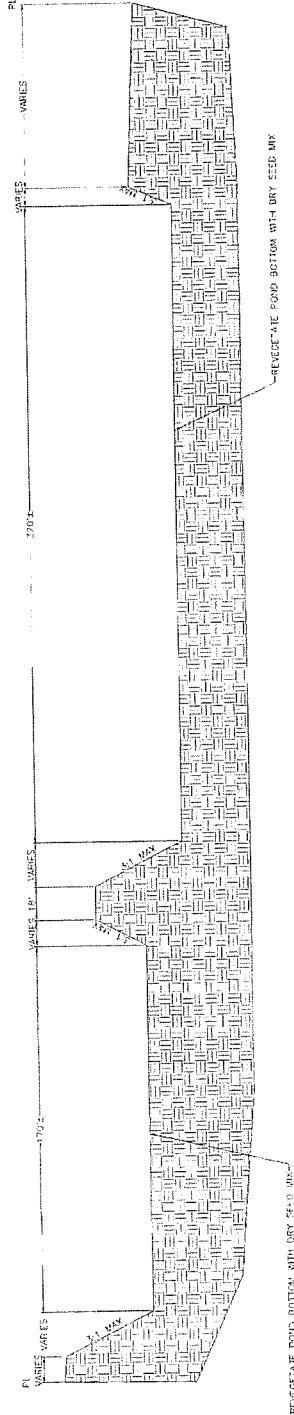
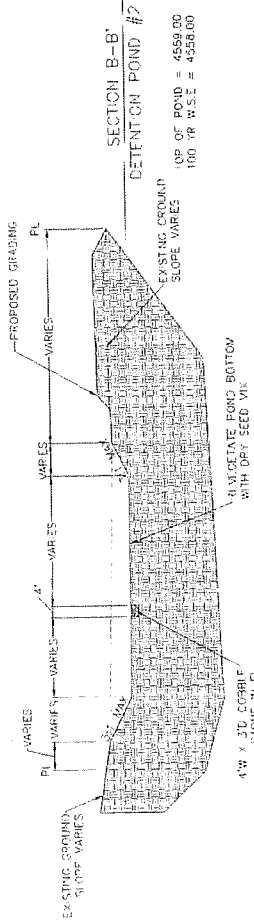
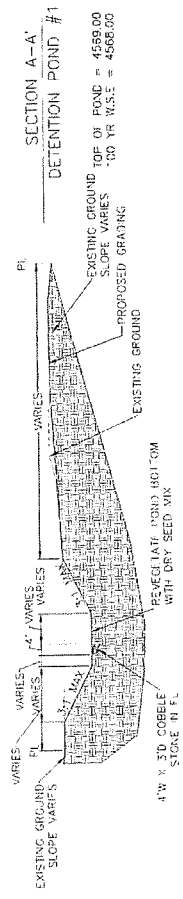
**SUMMIT ENGINEERING CORPORATION**  
 1000 S. LAS VEGAS BLVD., SUITE 1000, LAS VEGAS, NV 89101



DESIGNED BY: <i>Justin</i>	DRAWN BY: <i>Justin</i>	CHECKED BY: <i>RO</i>	COPYRIGHT SUMMIT ENG 2017
			

GRADING SPECIAL USE PERMIT FOR  
JEPPSON LANE DETENTION BASIN  
CROSS SECTIONS

REV. DATE	DESCRIPTION	BY	APPD.



## Autumn Wood – Phase II

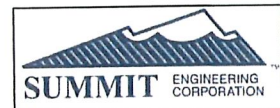
Application to Washoe County for a:

### ***Tentative Subdivision Map***

Prepared by:



John F. Krmpotic, AICP  
KLS Planning & Design Group  
1 East 1<sup>st</sup> St, Suite 1400  
Reno, Nevada 89501



Robert Gelu, P.E.  
General Manager of Development  
Summit Engineering Corporation  
5405 Mae Anne Avenue  
Reno, NV 89523

Prepared for:

*Thomas H. Warley  
D.R. Horton  
Land Development Manager – Reno  
5588 Longley Lane  
Reno, NV 89511*



May 15, 2018

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Figure 3 - Washoe County Zoning .....	4
Figure 4 – Washoe County Master Plan .....	5
Civil Engineering Plan Set (4 sheets in 8.5 x 11).....	8-11
Preliminary Landscape Plan (8.5" x 11").....	12

## **Appendix**

### **Application Materials**

WC Development Application  
Property Owner Affidavit  
Tentative Map Application  
WC Fee Sheet  
WC Treasurer (Payment Records – 1 sheet)  
WC Assessors Map  
Preliminary Title Report  
Hydrology Report (DEW Hydrology – December 7, 2017)  
Geotechnical Investigation (Wood Rodgers – January 2, 2018)

### **Plan Set**

Preliminary Landscape Plan  
Civil Engineering Plan Set (6 sheets)  
T1 - Title Sheet  
C1 - Site Plan  
C2 - Grading Permit  
C3 - Utility Plan  
C4 - Erosion Control Plan  
C5 - Cross Sections



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**Project Request** - This application includes the following request:

- A request for a Tentative Subdivision Map to allow development of 17 single family lots as a Common Open Space Development project on a single 5.83-acre parcel known as the Autumn Wood – Phase II single family project.

**Property Location**

The site is located adjacent to Jeppson Lane (a private street owned by the applicant) but will be accessed from the Autumn Breeze Circle with a planned street connection to Jeppson Lane. This is located on APN 162-010-31, a 5.83-acre parcel.

**Project Description & Summary**

Autumn Wood is a common open space development which promotes the concept of clustering lots to the usable area and providing more open space in exchange for clustering. In this case, 2/3<sup>rd</sup>s of the site is open space used primarily for the off-site drainage and detention areas. The 1/3<sup>rd</sup> remainder of the site is development area to includes homes, yards, and streets for access.

**MDS Zoning Standards**

Density: 3 du per acre allowed; 2.91 du per acre proposed

Building setbacks are directly from the MDS zoning standards which include:

- Front Yards = 20' to the house or garage
- Side yards = 8' on one side and attached on the other side
- Rear yards = 20'

Maximum Height: 2 stories allowed and all 2 story homes are being proposed

Minimum lot size is 3,8000 sf, average lot size = 5,014 sf

A separate and related SUP is proposed to solve the offsite overland sheet flow drainage affecting this parcel, the adjacent parcel to the south, along with parcels to the east. The basic intent of the SUP is to create a way to cut-off and capture flood waters from a major storm event that will otherwise sheet flow over the Autumn Wood project area (both phases) and the adjacent properties downstream to the East and Northeast towards Virginia Street. The biggest benefit in doing this is to reduce flooding potential for those properties by rerouting the drainage toward Whites Creek.



Figure 1 - Vicinity Map



Figure 2 – Autumn Wood (Phase II Site Plan)

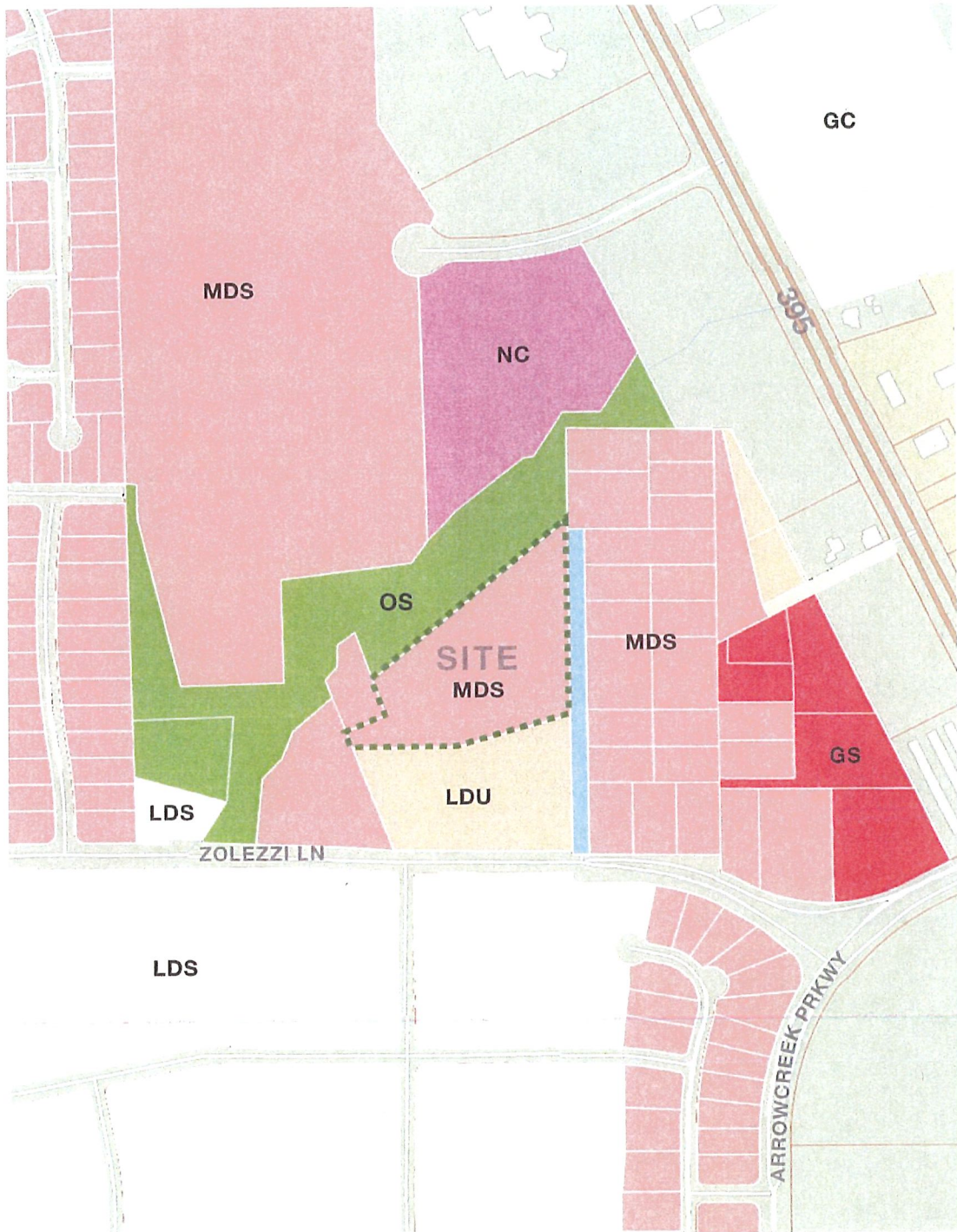


Figure 3 – WC Zoning

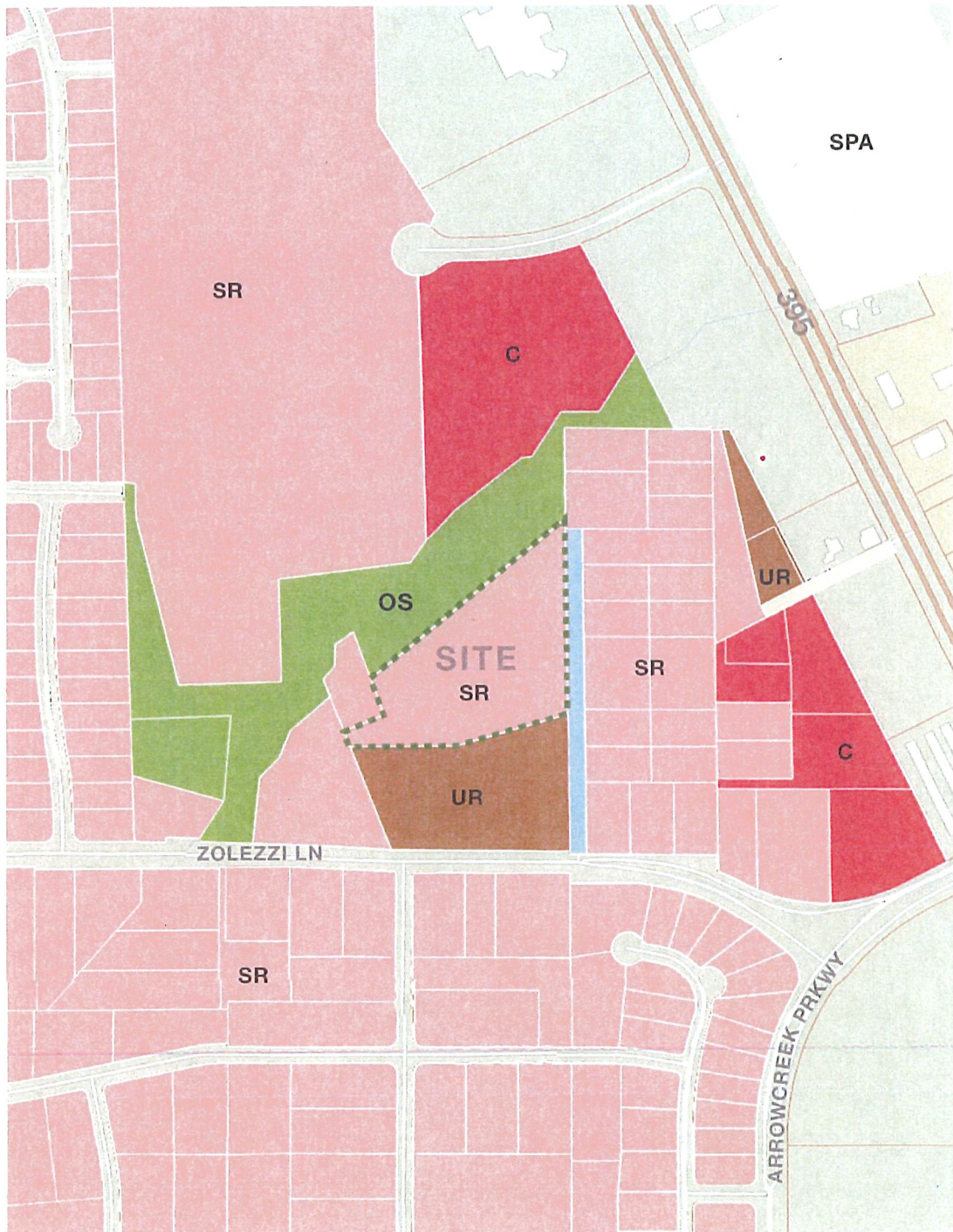


Figure 4 – WC Master Plan

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**Tentative Map Findings:**

Washoe County Code Section 110.608.25 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the Tentative Map request.

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

The proposed subdivision map meets all of the pertinent goals and policies of the Master Plan, and the Southwest Area Plan. The project falls under the allowable density established in the Area Plan and complies with all known policies that allow 3 du per acre for residential uses.

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

The proposed map meets all of the density, lot size and opens space criteria of the Master Plan, and the Southwest Area Plan. Specifically, the proposed development is below the allowable density of 3 units per acre of the MDS zoning and Suburban master plan. Also, the proposed subdivision complies with the Common Open Space criteria for pedestrian access, open space, community amenities, etc.

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

The proposed subdivision appears to be well suited to the site as reflected in all of the technical products including the lot sizes, access, and grading. The site appears to be 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.**

The subdivision does meet all of 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.**

Most of the off-site infrastructure needs have been constructed. The improvements will not cause substantial environmental damage or substantial and avoidable injury to any endangered plant, wildlife or their habitat. There is no known habitat on the site. The site is covered with sagebrush and trees.

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

The design of the subdivision and improvements will not cause significant public health

---

problems because most of the infrastructure is already in place. Dust control related to grading will be the most obvious public health issue which is tightly regulated with dust control permitting. Additionally, the proposed amenities such as pedestrian trails, landscaping and common area will enhance the aesthetic and recreational value of the immediate neighborhood.

- 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.**

The subdivision as designed has taken into consideration and accommodated existing public easements for access through and use of the property.

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

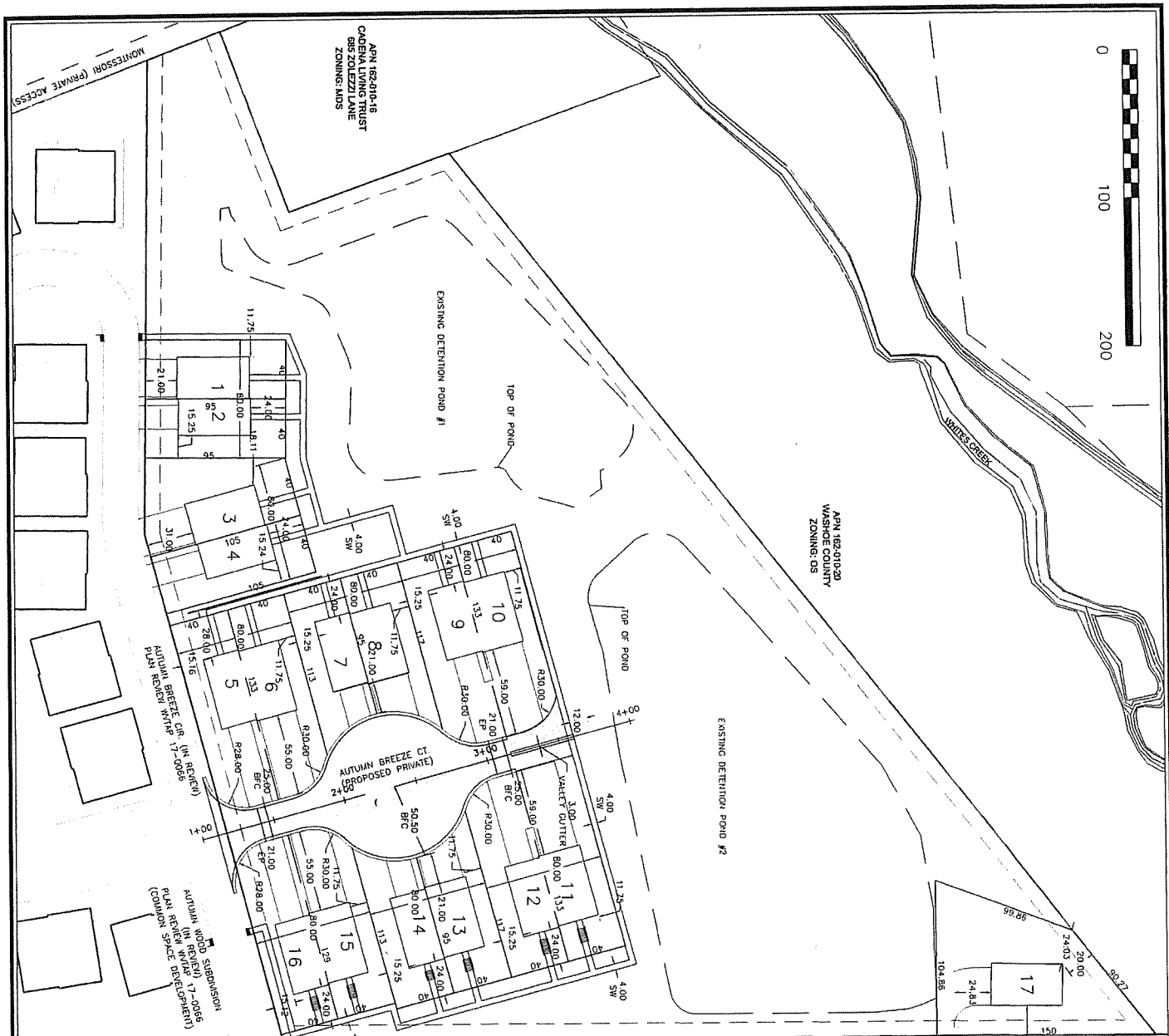
The design of the subdivision will provide for good pedestrian and emergency vehicle access to these surrounding uses.

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

All of the roadways will be dedicated to the county. The paths and common area will remain under the ownership of the Homeowner's Association. All sewer improvements will be dedicated to Washoe County as well.

- 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.**

To the extent possible, the design of the subdivision provides for future passive or natural heating or cooling opportunities. The layout is very much governed by the topographic conditions on the site which is the form of a 3% slope across the site.



APN 044-320-21 WEIGL FAMILY TRUST	APN 044-320-24 LONSCHER PROPERTIES, LLC 12300 JEFFERSON LANE ZONING: MDS	APN 044-320-28 KITTRIDGE T. GRAVEN 12350 JEFFERSON LANE ZONING: MDS	APN 044-320-29 DEPAOLI 12300 JEFFERSON LANE ZONING: MDS	APN 044-320-30 MORRIS E. HUSTED 12290 JEFFERSON LANE ZONING: MDS
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**TENTATIVE MAP PLANS  
AUTUMN WOOD PHASE 2  
SITE PLAN**

SCALE: 1" = 100'  
Copyright SUMMIT ENG 2018

**SUMMIT** ENGINEERING CORPORATION  
5405 MAE ANNE AVENUE, RENO, NV, 89523  
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET  
1  
OF  
1



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## Appendix

### **Application Materials**

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Property Owner Affidavit  
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C3 - Utility Plan  
C4 - Erosion Control Plan  
C5 - Cross Sections

## Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): <b>Autumn Wood – Phase II</b>			
Project Description: <b>A Tentative Subdivision Map and a Common Open Space Development project to create 17 single family lots.</b>			
Project Address: No Address at this time			
Project Area (acres or square feet): 5.83 acres			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): The 5.83 acre site is located on Jeppson Lane (private street) just north of Zolezzi Lane and west of the intersection with Arrowcreek Parkway			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
162-010-31	5.83 acres		
Section(s)/Township/Range: 30 T18 R20			
Indicate any previous Washoe County approvals associated with this application: Case Nos. Not Known			
Applicant Information			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: DR Horton, Inc		Name: KLS Planning & Design	
Address: 5588 Longley Lane		Address: 1 East 1 <sup>st</sup> St, Suite 1400	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89501
Phone: 775 856 8423	Fax: N/A	Phone: 852-7606	Fax: 852-7609
<b>Email: THWarley@drhorton.com</b>		<b>Email: : <a href="mailto:johnk@klsdesigngroup.com">johnk@klsdesigngroup.com</a></b>	
Cell: 775-225-9283	Other: N/A	Cell: 857-7710	Other: N/A
Contact Person: Tom Warley		Contact Person: John F. Krmpotic, AICP	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: D.R. Horton, Inc		Name: Summit Engineering Corporation	
Address: : 5588 Longley Lane		Address: 5405 Mae Anne Ave	
Reno, Nv 89511		Reno, NV	Zip: 89523
Phone: 856-8423	Fax: 844 -566-3365	Phone: 775-747-8550	Fax: N/A
<b>Email: THWarley@drhorton.com</b>		<b>Email: <a href="mailto:robert@summitnv.com">robert@summitnv.com</a></b>	
Cell: 775 225-9283	Other: N/A	Cell: 775-560-6125	Other: N/A
Contact Person: Tom Warley		Contact Person: Robert Gelu, P.E.	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

### Owner Affidavit

<b>Project Name: Autumn Wood – Phase II</b>	
<b>Application Type</b>	
<input type="checkbox"/> Abandonment (AB)	<input type="checkbox"/> Final Map Certificate of Amendment (CA)
<input type="checkbox"/> Administrative Permit (AP)	<input type="checkbox"/> Final Map Major/Minor Amendment
<input type="checkbox"/> Agricultural Exemption Land Division (AELD)	<input type="checkbox"/> Final Subdivision Map/Const Plan Review
<input type="checkbox"/> Amendment of Conditions of Approval	<input type="checkbox"/> Parcel Map Waiver (PM)
<input type="checkbox"/> Boundary Line Adjustment (BL)	<input type="checkbox"/> Reversion to Acreage (RA)
<input type="checkbox"/> Cooperative Plan Amendment (CP)	<input type="checkbox"/> Special Use Permit (SB/SW) <input type="checkbox"/> with EIS/EA
	<input type="checkbox"/> Specific Plan (SP)
<input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Land Use Designation Change <input type="checkbox"/> Text Change	<input type="checkbox"/> Tentative Map of Div into Large Parcels (DL)
	<input type="checkbox"/> Tentative Parcel Map (PM)
<input type="checkbox"/> Design Review Committee Submittal (DRC)	<input type="checkbox"/> Tentative Subdivision Map (TM)
<input type="checkbox"/> Development Agreement (DA)	<input type="checkbox"/> Hillside Development
<input type="checkbox"/> Development Code Amendment (DC)	<input type="checkbox"/> Significant Hydrologic Resource
	<input type="checkbox"/> Common Open Space Development
<input type="checkbox"/> Ext of Time Requests (Approved Applications)	<input type="checkbox"/> Variance (VA)
<input type="checkbox"/> Ext of Time Requests (Tent Subdivision Maps)	

The receipt of an application at the time of submittal does not imply the application complies with all requirements of the Washoe County Development Code, the Washoe County Comprehensive Plan or the applicable area plan, or that it is deemed complete and will be processed.

STATE OF NEVADA            )  
  )  
COUNTY OF WASHOE        )

I, \_\_\_\_\_, being duly sworn, depose and say that I am an owner\* of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Department of Community Development staff.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Signed \_\_\_\_\_

Address \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_



**CERTIFICATE OF ASSISTANT SECRETARY**

The undersigned hereby certifies as follows:

1. She is a duly elected, qualified and acting Assistant Secretary of D.R. Horton, Inc., a Delaware corporation (*the "Company"*), is familiar with the facts herein certified and is duly authorized to certify the same.

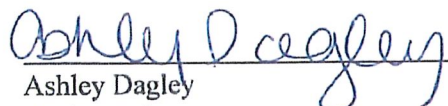
2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Executive Committee of the Board of Directors of the Company dated August 25, 2017 (*the "Resolutions"*). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

**Election of Assistant Secretary**

**RESOLVED**, that Tom Warley is hereby elected to the office of Assistant Secretary (*the "Assistant Secretary"*) of the Company in the Company's Las Vegas Division (*the "Division"*), to serve until the next annual meeting of the directors of the Company and until his successor is duly elected and qualified or until his earlier death, resignation or removal.

**RESOLVED FURTHER**, that the Assistant Secretary is hereby authorized and empowered, in the Reno area (*the "Area"*) of the Division and in the name and on behalf of (i) the Company, (ii) any partnership of which the Company is a general partner, manager or agent, and (iii) any limited liability company of which the Company is a member, manager or agent (*collectively, the "Entities"*) to sign, modify and terminate, from time to time as he deems it to be in the best interest of the Entities, homeowner association documents, CC&Rs, subdivision agreements, utility agreements, condominium plans, all agency applications relating to development, construction contracts, purchase orders, consultant agreements, final maps, permits, engineering agreements and other similar or equivalent agreements or documents for the Area relating to the business of the Entities.

**IN WITNESS WHEREOF**, the undersigned has signed on the 11<sup>th</sup> day of September, 2017.

  
\_\_\_\_\_  
Ashley Dagley  
Assistant Secretary

## 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 site is located adjacent to Jeppson Lane (a private street owned by the applicant) but will be accessed from the Autumn Breeze Circle with a planned street connection to Jeppson Lane. This is located on APN 162-010-31, a 5.83-acre parcel.

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

Autumn Wood – Phase II

3. Density and lot design:

a. Acreage of project site	5.83
b. Total number of lots	17
c. Dwelling units per acre	2.91 gross density
d. Minimum and maximum area of proposed lots	Min is 3,800 sf; 5,372 sf is largest lot
e. Minimum width of proposed lots	40 feet
f. Average lot size	5,014 sf

4. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	ATT
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:

5.83 acres which is 66% of the site

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

Whites Creek is a water feature running thru on the site. There is a setback required for the Sensitive Stream Zone environment and two detention areas included on the site to serve as a broader neighborhood wide benefit in the case of major flooding. It does create more challenges in developing the site.

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

Lots sizes range from 3,800 sf to 5,373 sf

d. Average lot size:

The average is 5,014 sf

e. Proposed yard setbacks if different from standard:

Front = 20'  
Side = 8'  
Rear = 20'

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

None Proposed

g. Identify all proposed non-residential uses:

The only use is an attached single-family project. There is a walking path located in the common area adjacent to the project with several connections to the exterior sidewalk network.

h. Improvements proposed for the common open space:

There is a walking path that will be designed at minimum grades to accommodate all types of users along with common area landscaping. The path plan was to have a connection to all of the streets for good circulation thru the neighborhood.

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

Please see the attached path on the tentative map.

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

The path is established in the common area and open for public use. It will connect all lots and streets to the exterior of the property. The intent is to have good integration in the neighborhood and to the exterior.

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

There are not any ridgelines on the site and thus do not need to be protected by the project.

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

There is a 6' tall open view fence proposed for the perimeter of the site. It is an intended design feature of the home builder to create an open feel of the project and open character.



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

There will be a Landscape Maintenance Association or a Home Owners Association formed that will be responsible for maintenance of the common area.

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 Public Works website at <http://www.washoecounty.us/pubworks/engineering.htm>). If so, how is access to those features provided?

This is not applicable as the site is NOT located adjacent to public federal lands that are intended for protection or impacted by "presumed public roads".

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

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

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

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

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?

There is a SUP required to allow grading for the site. Specifically, there are 28,000 yds of material being excavated and mass grading of the entire site. Both, exceed the thresholds for a Grading SUP. That application is being submitted with this Tentative Map but as a separate application because it serves a purpose to address off-site drainage for the adjacent property to the south. So, it is not entirely stand alone for Autumn Wood Phase 2.

10. Has an archeological survey been reviewed and approved by NV State Historic Preservation Office (SHPO) on the property? If yes, what were the findings?

There was no requirement for an archeological survey. Thus, no such survey has been prepared as there is no indication of cultural resources on site.

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):

Water rights will be purchased from TMWA as the site is located in their service territory.

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

Best practices by using building materials for energy efficient design and construction. Building orientation for good solar exposure is proposed where site constraints allow such flexibility.

13. Is the subject property in an area identified by the Department of Planning & 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:

The site is not in an area containing rare or endangered plants or animals, critical breeding habitat, migration routes or winter range. Therefore, no mitigation measures are being required or proposed.

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

The project will contain only private roads that meet county standards, However, it will not be gated. There is only one existing road on the south side of the site and a court that serves access to the 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:

The project is not located adjacent to a Cooperative Planning Area; thus, the article does not apply.

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?

We are not aware of any policies in the Southwest Truckee Meadows Area Plan that require compliance.

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?

There are no applicable Southwest Truckee Meadows Area Plan modifiers that require compliance.

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

This project will be completed in one phase consisting of 17 lots for that phase and a total project with 17 lots.

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 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 type="checkbox"/> No	If yes, include separate attachments.
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### 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?

Our prelim Grading Plan includes about 28,000 yards of excavation material and 5.83 acres of area being graded. See below.

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?

There will not be export or import of material with this grading plan. Our civil engineers have expressed that they believe they will balance the site with grading. All disturbed areas on the site will be seeded or hydro seed as a minimum and many areas include plantings and landscaping

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?

The intent is that disturbed area will not be visible as they are going to reseeded and/or landscaped depending on location. See the landscape plan and the detail of the plan.

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?

There is a maximum of 3:1 slope used for the detention areas. Those slopes will be treated with rock rip-rap for stabilization or an acceptable means based on accepted industry standards and county approval. The bottom of the basins will be treated with seed mix to reveg those areas.

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?

There is no berming proposed or needed as the site is flat or minor slope of 3% across the site and the finished conditions are such that berming has no purpose in the project design.

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?

There will not be any rockery walls and or retaining walls per the grading plan.

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

There are trees being removed with the proposed project. It quantity is not known and a precise number will be determined.

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?

Re-vegetation is being proposed that will include a seed mix shown on the landscape plan. Reveg is a typical seed mix for the bottom of the detention areas. We will agree to an industry application rate in terms of lbs/acre. Mulch is not appropriate for this application.

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

There is no need for temporary irrigation due to the time of year planting intended for reseeded area.

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

We have not provided the revegetation plan WSCD. We would be glad to do so in process if that is appropriate.

### Tahoe Basin

Please complete the following additional questions if the project is within the Tahoe Basin:

31. Who is the Tahoe Regional Planning Agency (TRPA) project planner and what is his/her TRPA extension?

N/A
-----

32. Is the project within a Planning & Plan (CP) area?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, which CP?
------------------------------	-----------------------------	-------------------

33. State how you are addressing the goals and policies of the Planning & Plan for each of the following sections:

- a. Land Use:

N/A
-----

- b. Transportation:

N/A
-----

- c. Conservation:

N/A
-----

d. Recreation:

N/A

e. Public Services:

N/A

34. Identify where the development rights for the proposed project will come from:

N/A

35. Will this project remove or replace existing housing?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, how many units?
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36. How many residential allocations will the developer request from Washoe County?

None

37. Describe how the landscape plans conform to the Incline Village General Improvement District landscaping requirements:

Not applicable

Washoe County Treasurer  
Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
16201031	Active	5/15/2018 2:06:41 AM
<b>Current Owner:</b> D R HORTON INC 1081 WHITNEY RANCH DR 141 ENDERSON, NV 89014		<b>SITUS:</b> 0 ZOLEZZI LN WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
Township 18 Section 17 Lot 2 Block Range 20 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	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$173.44	\$0.00	\$173.44
<a href="#">Truckee Meadows Fire Dist</a>	\$550.94	(\$31.65)	\$519.29
<a href="#">Washoe County</a>	\$1,419.88	\$0.00	\$1,419.88
<a href="#">Washoe County Sc</a>	\$1,161.56	\$0.00	\$1,161.56
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.03	\$0.00	\$0.03
<b>Total Tax</b>	<b>\$3,305.85</b>	<b>(\$31.65)</b>	<b>\$3,274.20</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017155867	B17.19253	\$818.58	7/31/2017
2017	2017155867	B17.19255	\$818.54	7/31/2017
2017	2017155867	B17.248594	\$1,753.68	3/27/2018

**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](mailto:tax@washoecounty.us)

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



Assessor's Map Number

162-01

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

1001 East Main Street  
Reno, Nevada 89512  
(775) 335-2321



0 50 100 200 300 400  
F  
1 inch = 400 feet

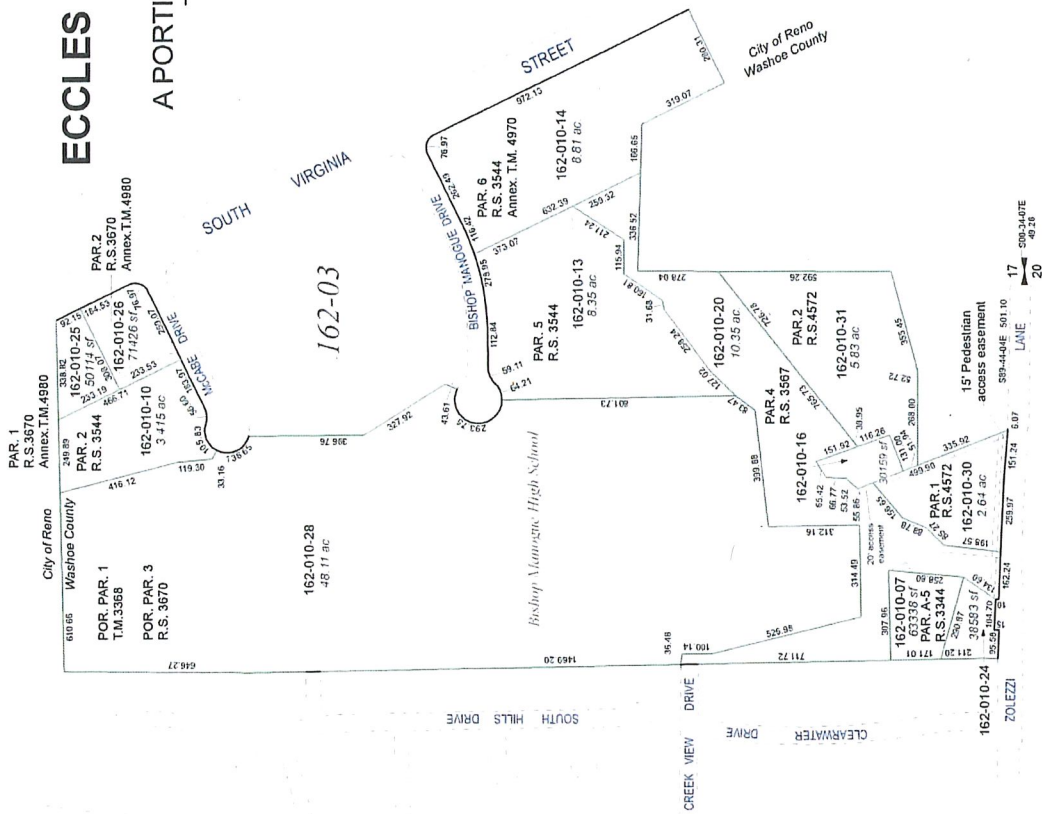


created by: CFB 3/28/2011  
last updated: NLH 7/15/11

area previously shown on map(s)  
044-31

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended to be used for any other purpose. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**(#3368)**  
**ECCLES RANCH ESTATES**  
**UNIT 1**  
A PORTION OF SECTION 17  
T18N - R20E



Request to Reserve New Street Name(s)	
The Applicant is responsible for all sign costs.	
<b>Applicant Information</b>	
Name:	DR Horton
Address:	5588 Longley Lane
	Reno, NV 89511
Phone (Home) :	Phone (Work): (775)683-9030
<input type="checkbox"/> Private Citizen	<input checked="" type="checkbox"/> Agency/Organization
<b>Street Name Requests</b>	
(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)	
Autumn Breeze Ct.	
Autumn Breeze Dr.	
<p>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 approval request.</p>	
<b>Location</b>	
Project Name:	Autumn Wood Phase 2
<input type="checkbox"/> Reno	<input type="checkbox"/> Sparks
<input checked="" type="checkbox"/> Washoe County	
Parcel Numbers:	162-00-31
<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	
<b>Washoe County Department of Public Works</b> Post Office Box 11130 - 1001 E. Ninth Street Reno, NV 89520-0027 Phone: (775) 328-2344    Please email form to: Addressing@washoecounty.us	

SHEET	1-1	SCALE	AS SHOWN	REV. DATE	DESCRIPTION	BY	APP'D
OF	6						
JOB NO.	J-200522						
DATE	01/17/18						
TENTATIVE MAP PLANS AUTUMN WOOD PHASE 2 TITLE SHEET							
DESIGNED BY: MS							
DRAWN BY: SD							
CHECKED BY: RG							
Copyright SUMMIT ENG 2018							

USA NORTH 81  
ENGINEER  
**SUMMIT ENGINEERING CORPORATION**  
NEVADA  
SHEET INDEX  
T-1 ..... TITLE SHEET  
C-1 ..... SITE PLAN  
C-2 ..... GRADING PLAN  
C-3 ..... UTILITY PLAN  
C-4 ..... CONTROL PLAN  
C-5 ..... CROSS SECTIONS

**OWNER / DEVELOPER**  
D.R. HORTON  
5588 LONGLEY LANE  
RENO, NV 89511  
(775) 653-9030

# TENTATIVE MAP PLANS FOR AUTUMN WOOD PHASE 2 WASHOE CO.

**RENO**

**GENERAL NOTES**

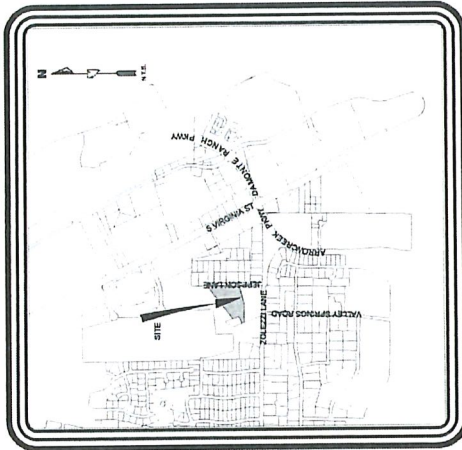
**BASIS OF BEARINGS**  
NORTH AMERICAN DATUM OF 1983 (NAD83), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND USING A COMBINED GRID-TO-GROUND SCALE FACTOR OF 7,000,979.99 TO SCALE THE STATE PLANE GRID COORDINATES TO FEET, GREATER IN GROUNDS AND 0.14 LESSER IN EASTING THAN COORDINATES DETERMINED USING THE WASHOE COUNTY PUBLISHED NAD83/94 LATITUDE AND LONGITUDE OF 39°25'17.95250" NORTH AND 119°45'12.030210" WEST FOR REGIONAL GPS CORE "WSZOLEZT" (WASHOE COUNTY IDENTIFIER 625SM01279).

**BASIS OF ELEVATION**  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HOLDING THE CITY OF RENO MARCH 2017 PUBLISHED ELEVATION OF 4513.48 FEET FOR CITY OF RENO BENCHMARK 2308, A 1 1/2 INCH STEEL CAP IN THE TOP OF THE CURB, NEAR THE SOUTHERLY CURB RETURN ON SOUTH VIRGINIA STREET AT THE SOUTHWEST OF THE INTERSECTION WITH HOLCOMB LANE.

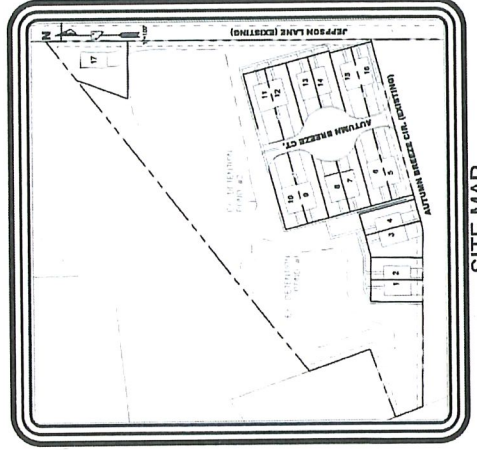
**SPECIFICATIONS**  
ALL CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, CONSTRUCTION SPECIFICATIONS SERIES, AS TO THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION OF THIS SITE, DATED JANUARY 4, 2007, AND THE GEOTECHNICAL DESIGN UPDATE REPORTS DATED JUNE 19, 2017 AND OCTOBER 04, 2017.

**ENGINEER'S STATEMENT**  
THESE PLANS (SHEETS T-1 OF 6 AND C-1 OF 6) HAVE BEEN PREPARED IN ACCORDANCE WITH COUNTY COMMISSION ORDINANCES AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, COUNTY ORDINANCES, AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND COUNTY CODES, THE COUNTY CODES SHALL PREVAIL.

ROBERT GELU  
P.E. #17741



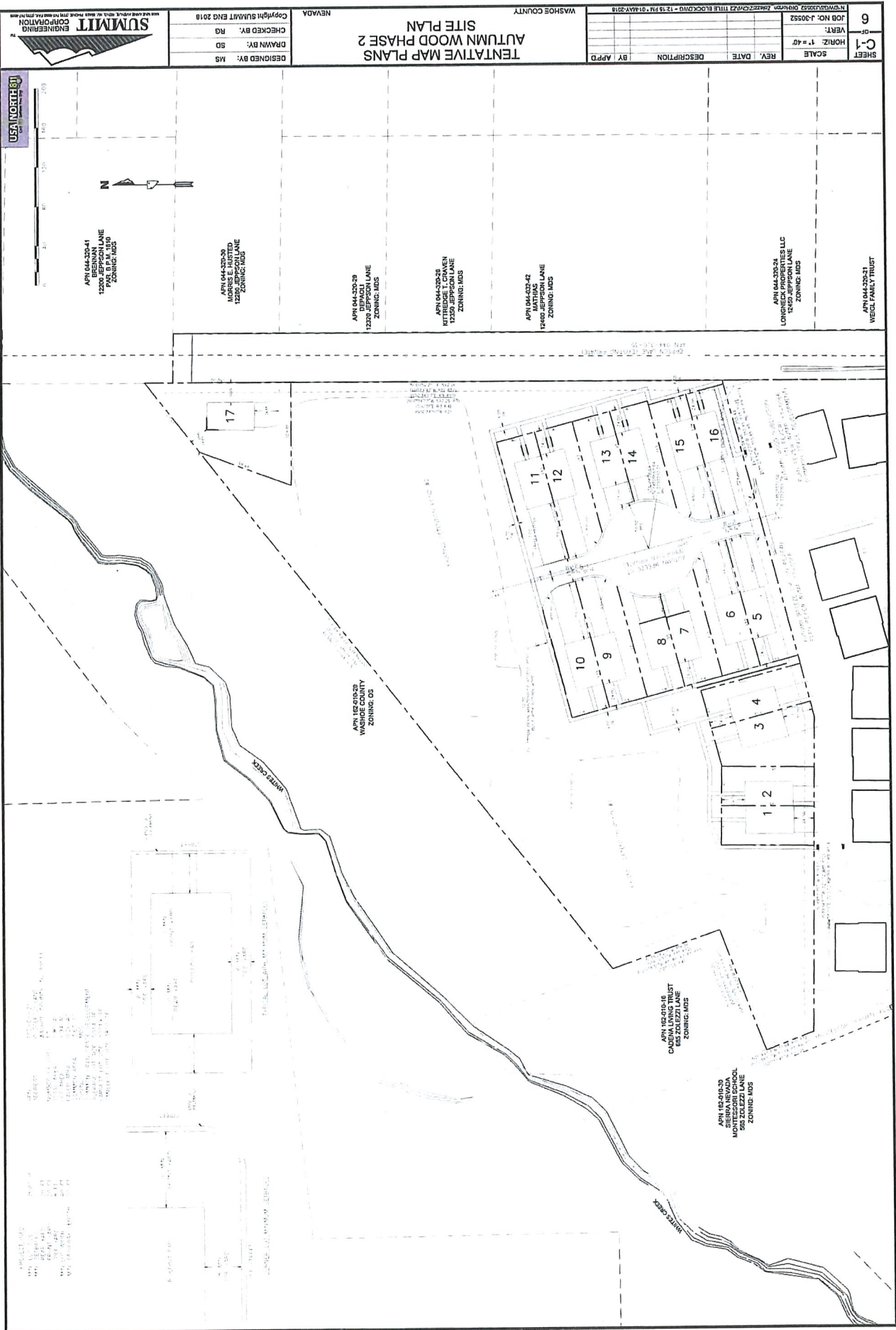
VICINITY MAP



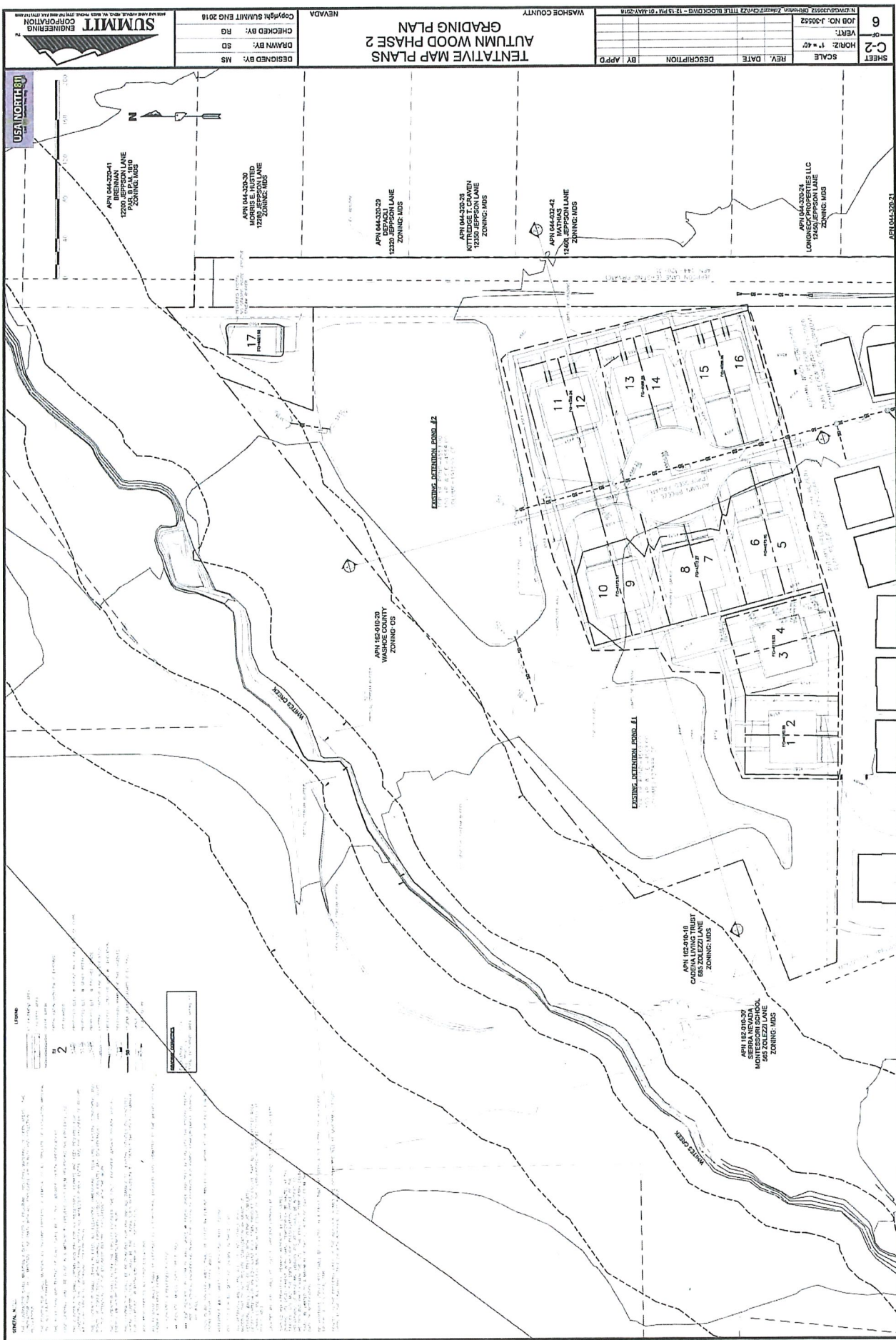
SITE MAP

**ABBREVIATIONS**

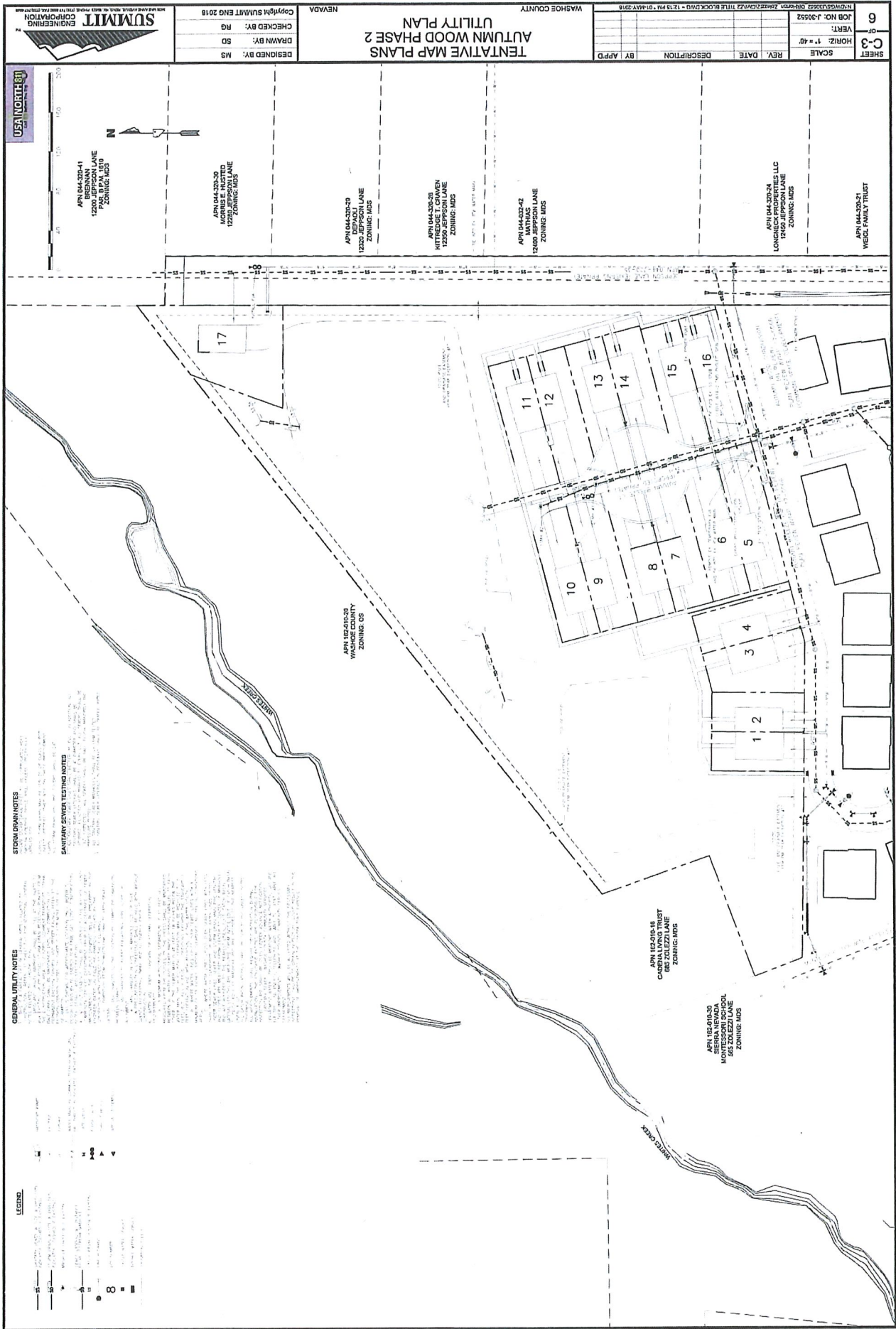
AS	ASBESTOS	CE	CERTIFICATE OF EASE	DE	DEVELOPER
BL	BUILDING LINE	CG	CITY OF RENO	DM	DEPARTMENT OF METEOROLOGY
BR	BROWNSVILLE	CH	CHURCH	DO	DEPARTMENT OF ORDER
CA	CITY OF ANCHORAGE	CI	CITY OF IDAHO	DP	DEPARTMENT OF PLANNING
CB	CITY OF BIRMINGHAM	CJ	CITY OF JEFFERSON	DR	DEPARTMENT OF REVENUE
CC	CITY OF COLUMBIA	CK	CITY OF KANSAS	DS	DEPARTMENT OF SOCIAL SERVICES
CD	CITY OF DALLAS	CL	CITY OF CALIFORNIA	DT	DEPARTMENT OF TRANSPORTATION
CE	CITY OF DENVER	CM	CITY OF MICHIGAN	DU	DEPARTMENT OF UTILITIES
CF	CITY OF FORT COLLINS	CN	CITY OF NEVADA	DV	DEPARTMENT OF VETERANS AFFAIRS
CG	CITY OF GRAND RAPIDS	CO	CITY OF OREGON	DW	DEPARTMENT OF WORKERS COMPENSATION
CH	CITY OF HOUSTON	CP	CITY OF PENNSYLVANIA	DX	DEPARTMENT OF X-RAY
CI	CITY OF INDIANAPOLIS	CQ	CITY OF QUEBEC	DY	DEPARTMENT OF YOUTH SERVICES
CJ	CITY OF JACKSONVILLE	CR	CITY OF COLORADO	DZ	DEPARTMENT OF ZONING
CK	CITY OF KANSAS CITY	CS	CITY OF CALIFORNIA STATE		
CL	CITY OF CLEVELAND	CT	CITY OF TEXAS		
CM	CITY OF MEMPHIS	CU	CITY OF UTAH		
CN	CITY OF NEW YORK	CV	CITY OF VERMONT		
CO	CITY OF COLUMBIA	CW	CITY OF WASHINGTON		
CP	CITY OF PORTLAND	CX	CITY OF WISCONSIN		
CQ	CITY OF QUINCY	CY	CITY OF YUKON		
CR	CITY OF RICHMOND	CZ	CITY OF ZEPHYRUS		
CS	CITY OF SAN ANTONIO				
CT	CITY OF TAMPA				
CU	CITY OF UTICHA				
CV	CITY OF VICTORIA				
CW	CITY OF WASHINGTON				
CX	CITY OF WASHINGTON STATE				
CY	CITY OF YAKIMA				
CZ	CITY OF ZEPHYRUS				

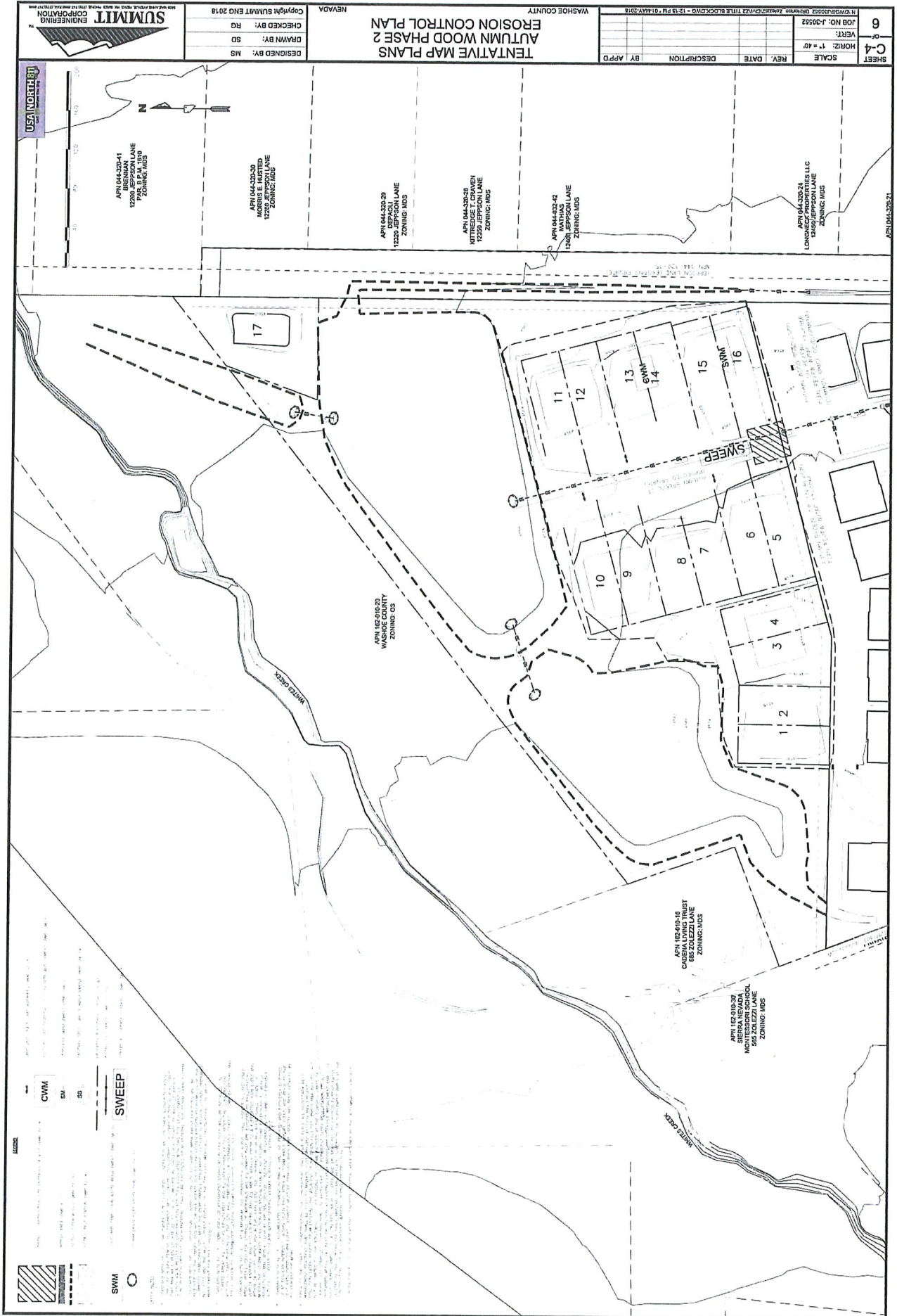


WTM18-005 & WSUP18-0005  
EXHIBIT G

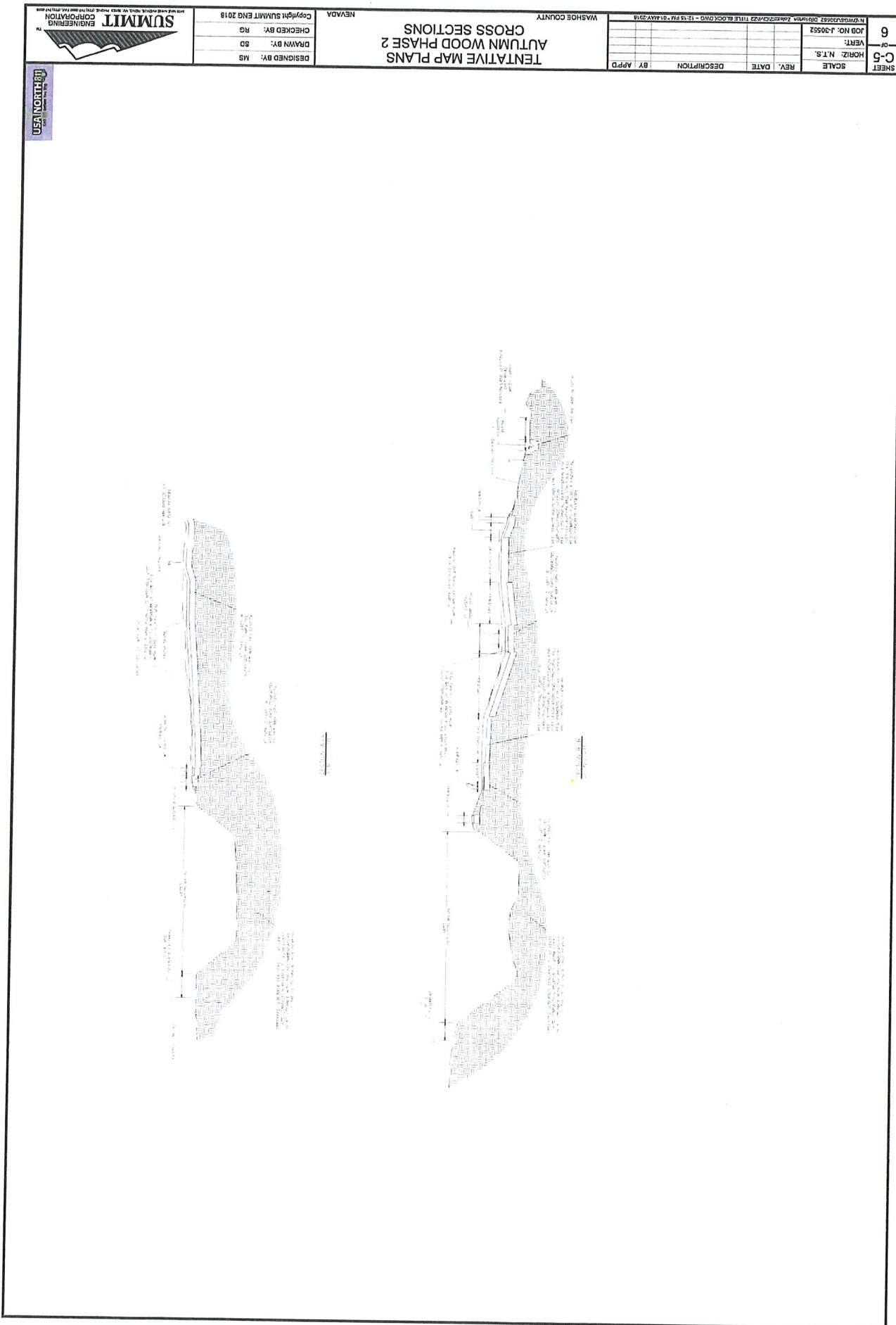


WTM18-005 & WSUP18-0005  
EXHIBIT G





WTM18-005 & WSUP18-0005  
EXHIBIT G







Attachment F

Appeal of Denial of Tentative Subdivision Map Case  
Number WTM18-005

and

Special Use Permit Case Number WSUP18-0005



# 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

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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. He 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.

## 8. Public Hearings

**A. Abandonment Case Number WAB18-0003 (Sievert)** – For hearing, discussion, and possible action to approve the abandonment of the 33-foot wide easements that run along all four sides of both Government Home-sites on lots 85 and 86 of document number 347118. Any approval only applies to the interest Washoe County owns in the easement.

- Owner/Applicant: Kristian and Regina Sievert
- Location: 2600 feet southeast of the intersection of Thomas Creek Road and Arrowcreek Pkwy.

- Assessor's Parcel Number: 142-242-11
- Parcel Size: 5 acres
- Master Plan Categories: Suburban and Rural
- Regulatory Zones: Low Density Suburban and General Rural
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
  
- Commission District: 2 – Commissioner Lucey
- Prepared by: Eva Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Building Division  
775.328.3628
  
- Phone: 775.328.3628
- E-Mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

No disclosures were made by the Commissioners.

Eva Krause, Washoe County Planner, provided a staff presentation.

Commissioner Bruce asked for the reasons for the specific conditions of approval. Eva Krause said engineering has provided the conditions. For planning, one condition of approval is a requirement with a set timeframe to record the map within two years. He asked why the easements were created. Ms. Krause said they are government lots, and sections were made and sold. When the lots were created by the federal government, they did not know the contours of the site or where the roads would be located.

There was no applicant presentation.

There was no request for Public Comment.

**MOTION:** Commissioner Chesney 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 approved Abandonment Case Number WAB18-0003 for Kristian and Regina Sievert, with the conditions included in Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20, and a fourth finding in accordance with Nevada Revised Statutes 278.480(3):

- 1) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan; and
- 2) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- 3) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.
- 4) No longer required for a public purpose (NRS 278.480(3)0. The government patent easement is no longer required for a public purpose.

Commissioner Donshick seconded the motion to approve Abandonment Case Number WAB18-0003. Motion carried unanimously.

**B. Special Use Permit Case Number WSUP18-0010 (Sunol Substation)** – For possible action, hearing, and discussion to approve the construction and operation of a 300 MW substation, a NV Energy switching station, emergency back-up generators, and 120 kV transmission line connections to the NV Energy Pah Rah switching station. The project will also add a 120 kV transmission line from the proposed switching station to the Patrick substation located on the south side of I-80, in Storey County. The project also includes grading in excess of 5,000 cubic yards of material and to modify the landscaping requirements per WCC section 110.412.40(a) by requiring no additional landscaping instead of the 20% landscaping area requirement. The construction of a new sub-station will require a conformance review with the Truckee Meadows Regional Plan for a Project of Regional Significance and will, if approved by the Washoe County Planning Commission, require subsequent action by the Washoe County Board of Commissioners to sponsor an amendment to the Truckee Meadows Regional Plan to identify the location of the new sub-station and transmission line(s) on the Regional Utility Corridor Map of the Truckee Meadows Regional Plan.

- Owner/Applicant: Apple, Inc.
- Location: 21505 Reno Technology Park West
- Assessor's Parcel Numbers: 084-110-20, 084-110-29, 084-191-07
- Parcel Size: 612.51 Acres
- Master Plan Categories: Commercial, Industrial, Rural
- Regulatory Zones: GC, GR, I
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 810 & 812
- Commission District: 4 – Commissioner Hartung
- Prepared by: Eva Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Building Division
  
- Phone: 775.328.3628
- E-Mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

No disclosures were made by the Commissioners.

Eva Krause, Washoe County Planner, provided a staff presentation.

Applicant, Cynthia Albright, representing Apple Inc. provided an overview. The Apple East Campus is built out. She said they are working on West Campus build out. She provided some pictures of the subject site plan, infrastructure, and existing utilities. She spoke about the Pah Rah and Clairemont substations. The Sunol substation will be built in phases. She spoke about mass grading. The substation will be stabilized with re-vegetation. She showed all the conditions of approval; she said she said they agree with the conditions.

There were no requests for public comment.

**MOTION: Commissioner Chesney 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 approve, with the conditions included as Exhibit A and amending condition 1.b. as presented, to this matter, Special Use Permit Case Number WSUP18-0010 for Apple, Inc., having made all five findings in accordance with Washoe County Code Section 110.810.30:**

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

Commissioner Donshick seconded the motion to approve Special Use Permit Case Number WSUP18-0010 for Apple, Inc. The motion carried unanimously.

**C. Development Code Amendment Case Number WDCA18-0002 (Private and Public School Facilities)** – For possible action, hearing and discussion to amend Washoe County Code Chapter 110 (Development Code) within Article 302, *Allowed Uses*, Table 110.302.05.2, Table of Uses (Civic Use Types), specifying that Private Education will be allowed with a board of adjustment special use permit in all regulatory zones except industrial and open space and that Public Education will be allowed in all regulatory zones except industrial and open space with no special use permit required; within Article 304, *Use Classification System*, Section 110.304.20, Civic Use Types, to add to the definition of Education that home schooling of children who live on-site is not a part of this use type and to add sub-definitions of Private Education and Public Education; and for other matters necessarily connected therewith and pertaining thereto.

- Location: County wide
- Development Code: Authorized in Article 818
- Commission District: All Commissioners
- Prepared by: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division  
775.328.3627
- Phone: [775.328.3627](tel:775.328.3627)
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

No disclosures were by the Commissioners.

Julee Olander, Washoe County Planner, provided a staff presentation.

There were no requests for public comment.

**MOTION:** Commissioner Donshick 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 recommend approval of WDCA18-0002, to amend Washoe County Code Chapter 110 within Articles 302 & 304, *Allowed Uses and Use Classification System*; and, to update these sections within Article 302 &



304. Commissioner Donshick further moved to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e):

1. **Consistency with Master Plan.** The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. **Promotes the Purpose of the Development Code.** The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. **Response to Changed Conditions.** The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. **No Adverse Affects.** The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Commissioner Chesney seconded motion to recommend approval of WDCA18-0002, as well as seconded the motion to authorize the Chair to sign the resolution contained in Exhibit A and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. The motion carried unanimously.

**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](mailto:eyoung@washoecounty.us) and [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

No disclosures were made by the Commissioners.

Julee Olander, Washoe County Planner, provided a staff 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 with environmental emphasis.

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 within the 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 400<sup>th</sup> 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 400<sup>th</sup> 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, and county 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 400<sup>th</sup> 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 5<sup>th</sup> 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 said three 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 three 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 three 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.

**E. Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) –** For possible action, hearing, and discussion to approve a tentative subdivision map for a 17-lot, common open space, single-family residential subdivision. The maximum allowable residential density in the zone is 3 dwellings to the acre. The applicant is proposing 2.91 dwellings to the acre. The request also includes reducing the required side yard setbacks from 8 feet to 0 feet on one side of each lot to allow for a shared common wall as this project is proposed to be a townhome development.

**AND**

**Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin) –** For possible action, hearing, and discussion to approve a special use permit for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading is proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision.

- Applicant/Property Owner: D.R. Horton

- Location: West side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane
- Assessor's Parcel Number: 162-010-31
- Parcel Size: ±5.83 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Articles: 408, Common Open Space Development; 418, Significant Hydrologic Resources; 438 Grading and 608 Tentative Subdivision Maps
- Commission District: 2 – Commissioner Lucey
- Prepared by: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3622
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

Disclosures: A Commissioner said he drove by the subject property. Chairperson Chvilicek said she spoke with the applicant's representative, and directed the representative to speak with County staff.

Roger Pelham, Washoe County Planner, provided a staff report presentation.

Commissioner Donshick asked if it's standard to reduce the setback to zero feet. He said it's not uncommon. For townhomes, one property line is shared. Its single family attached is the use type.

Commissioner Horan asked about the conditions of approval back in 2006. Mr. Pelham said these dwellings are a development pattern that will be a continuation similar to the adjacent development. The runoff created by previous development will be contained in these retention basins. It's currently vacant land. It's a continuation of something that hasn't started. Approval is in place, but wasn't constructed. Approvals are valid for typically 4 years. Mr. Lloyd said tentative maps were kept alive during the downturn of the recession. There were quite a few of these. It was a common practice. Board of County Commissioners approved them through that process. Commissioner Horan said it seems we would need to start over. Mr. Lloyd said we processed 10 to 12 of these in the downturn.

Commissioner Lawson asked if NRS was followed; there are concerns about that. He would like to speak with Nate about this because of the nature of the extension. He said the master plan was adopted in 2010. Mr. Pelham said the tentative map was approved within accordance of master plan in 2006. It was approved and the findings weren't negated by the change to master plan later in 2010.

Mr. Edwards said development agreements are adopted with accordance of NRS 278.01. He said he remembers when they were adopted with reasons why they were. Municipalities were helping developers from going bankrupt. Development agreement is an ordinance.

Commissioner Horan asked where the closest similar development is to this subject. Mr. Lloyd said Autumn Wood Phase 1 is the closest example but it has a higher density regulatory zone. The nature of most developments in Washoe County is lower density developments; you do not

see a lot of this in the county, but rather in the City. Commissioner Horan said it's uncharacteristic of the area. He asked if the comments submitted by Mr. Freeman were valid.

Chairperson Chvilicek asked about the current character statement. She referenced a portion of the character statement. Mr. Pelham said it's zoned MDS and developed as just less than 3 to the acre at 2.91 to the acre by clustering.

Applicant representative, John Krmpotic, KLS, representing DR Horton Homes, presented a slideshow overview.

Autumn Wood Phase 2 is a continuation; it's an identical product. It defines the neighborhood. The bulk of the neighborhood is established by phase 1 of Autumn Wood. He said this is a continuation product. It's the best we can do for the neighborhood. He said there has been confusion with density. This would be a common open space development. He said we are trying to improve the downstream improvement. He read a portion of the character statement – its perfect development for the area.

Commissioner Bruce asked about Autumn Wood 1. Mr. Krmpotic said it is the exact same product. It's the basis for the neighborhood. Commissioner Bruce said for future reference; this information should be included as background information regarding the character of the current neighborhood. He said it's hard to make out what we have; it's vague.

#### PUBLIC COMMENT:

Whitney Freeman said her concerns were included in the letters submitted. She provided an opposition document for the record. She said she is bolstered by the denial of the last development. MDS has a lot of requirements including lot size which is being ignored. She said the side setback is being eliminated. MDS is limited three to the acre. The detention pond is part of Autumn Wood development that was already development. They changed the plan substantially since it was approved. She spoke about the mobile home park that was cleared out. She showed a subdivision map; the design review committee didn't see the ditch re-direct. This causes potential flooding. The traffic will impact the properties adjacent. They are supposed to mitigate it. If we don't reject, then demand continuation for further consideration.

Debbie Russell said she has seen tremendous growth in Reno. Whites Creek is designated a flood zone by FEMA. She said in the late 90s and early 2000s, there have been major floods in the area. They rebuilt Zolezzi Lane. She said she doesn't understand how they got permission from FEMA. When you urbanize the area, you increase the flood because you take away the natural flow. She spoke about the school which is a drive-in school. You will have major accidents. We don't have a major feed street. Traffic isn't being taken care.

Dave Wurst said he has lived here before the major changes. He spoke about multifamily units on Arrow Parkway; traffic is a concern. It's not character of the neighborhood. Nothing looks like this. It's clustered on one side. Keep to the plan.

Stacy Perez showed a video of Jeppson Lane. She showed her flood insurance. Her lot was sized to 1.49 acre lot, so she cannot have her horses there. She said it doesn't fit with the plan; it's different. This land is where we walk our dogs, not for multiple units.

Mary Levy, Principal of Mountain View Montessori School, said she agrees with the issues. She said she moved there in 1999. The 3:15-3:45 pick up time at the school is frustrating to the neighborhood. 240 kids. It's a rural school. She said this is the Whites Creek corridor. The school adopted the park with the County to trim trees and general upkeep. She said it was there

when it was a mobile park when Autumn Wood went bankrupt and taken over by Zolezzi Properties. It's not in compliance with the area plan. It needs to be suitable to the neighborhood - a beautiful park or other opportunities. She said she doesn't agree with the way it was grandfathered in. She doesn't see how staff made the findings. It will have a long term impact. She said she lives two minutes up the street. She told the Commissioners to look more closely, and consider. If it's not decided tonight, please issue continuance for further discussion.

Dave Keyes said he lives one mile to the west of this property. He said he has tutored at the school. He said this property is very different than the neighborhood of horse properties. He said Zolezzi floods frequently. TMWA put a recharge facility, and they harvest water from Whites Creek in summer to recharge city wells. They don't harvest during flood time due to sediment. At peak flow, the water flows through the neighborhood. He said the 90 degree bend is not possible. He wonders if the peak flow will flow out of the retention basin. He agreed with the traffic jam issues to Montessori school. He said these are duplexes, not single family homes.

Applicant representative, John Krmpotic, said the new plan is conforming to the tentative map and density. He said it was approved development with shared access; he said they want to separate the shared access. He said he hopes the commissioners to go witness the traffic. It only happens when the school gets out. He said the school car pooling is the root of the issue. He said we don't know if they car pool per their conditions. He said we are adding 2% increase in car trips.

Commissioner Horan asked Roger Pelham said he hopes he takes the opportunity to read Ms. Freeman's comments. Mr. Pelham said it allows for clustering. The setbacks are consistent because this is common open space which allows reduction or elimination when density is clustered.

Chairperson Chvilicek said Autumn Wood 1 has 40 units and the one proposed has 16 units. She asked why didn't they take the opportunity to redesign Autumn Wood 1 like what is being proposed Autumn Wood 2. She said it's not identical - phase 2 is less dense, more appealing with shared common space. First phase is a lot of houses with concrete. Mr. Pelham said the zoning allows higher density in the first phase.

Commissioner Chesney asked the applicant why they didn't take the opportunity. It's been around for 12 years; there wasn't anything for seven years. It was priced at 10 per acre, 46 subdivision. Mr. Krmpotic spoke about product differentiation. He said it's a preferred product, townhome, single family attached.

Trevor Lloyd spoke about reduction of lot sizes and setbacks. He read a portion of article 408 regarding the purpose of common open space. He said we are preserving the stream zone. Common open space is the detention basin and stream zone and other areas.

Commissioner Lawson said he is concerned for the 90 degree bend as potential flooding west of the junction. Robert, Civil Engineer, addressed his concern. There are two arms - the creek and Zolezzi. In the 1996, report shows overland flow of those two arms during 100 year flow. He said conditions on tentative map are to allow flow across the property. He said that is the reason why we have the channel to capture sheet flow, channel the water into the detention basin, and have a gradual release into the creek during 100 year flow. It doesn't affect the west properties at all.

**MOTION: Commissioner Lawson 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 WTM18-005 for DR Horton, having not made all ten findings in accordance with Washoe County Code Section 110.608.25 and having addressed the special review considerations as required by Washoe County Code Section 110.418.30:

- 1) **Plan Consistency.** That the proposed map is not consistent with the Master Plan and any specific plan; tentative map was approved before master plan was adopted.

Commissioner Bruce seconded the motion to deny Tentative Subdivision Map Case Number WTM18-005. The motion carried unanimously.

Discussion: Commissioner Horan agreed with Commissioner Lawson that it is not consistent with the master plan. He said he is uncomfortable with the fact that we are calling it a continuation. DDA Edwards said he wanted clarification on the record regarding the movement; this tentative map is being requested to be approved under the current master plan; the prior master plan is not before you tonight. Commissioner Lawson amended his motion and clarified that he does not find it consistent with the master plan as it exists today.

Commissioner Lawson amended his motion to include: Commissioner Lawson moved to deny. 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, Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin) having not made all five findings as it's inconsistent with the master plan. Commissioner Bruce seconded the motion to deny. Motion carried unanimously.

**F. Report on Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan)** – For possible action, hearing and discussion to amend the Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, "New single family detached residential, including mobile homes, will not be allowed within the DCMA." If approved and subsequently found in conformance with the Truckee Meadows Regional Plan by the regional planning authorities, the Sun Valley Area Plan would no longer prohibit new single family detached residential units in the Sun Valley DCMA. Because this is a possible amendment to the master plan, approval must be by resolution supported by a 2/3 vote of the entire planning commission membership.

**AND**

**Report on Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers)** – For possible action, hearing, and discussion to amend to Chapter 110 of the Washoe County Code (WCC) at 110.218.35(a) to remove "Neighborhood Commercial / Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed within the Sun Valley area. If approved, placement of mobile homes and manufactured homes within these zones would instead be subject to the general placement rules found in Table 110.302.05.1, which allows them with a board of adjustment special use permit.

- Applicant: Washoe County Planning and Building Division
- Location: Downtown Character Management Area (DCMA) of Sun Valley
- Master Plan Category: Commercial
- Regulatory Zone: Neighborhood Commercial
- Area Plan: Sun Valley

- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 818, Amendment of Development Code and Article 820, Amendment of Master Plan 3 and 5, Commissioners Jung and Herman
- Commission District: Roger Pelham, MPA, Senior Planner
- Prepared by: Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3622
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

Nathan Edwards said the previous item had a 60 day statutory deadline and needed to be heard. This item doesn't have a statutory deadline. He said this item has already been denied by this commission, and voted by county commission. Mr. Lloyd said per code, there isn't a timeframe. He recommended hearing public comment.

**MOTION: Commissioner Donshick moved to table item 8.F. Report on Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers). Commissioner Chesney seconded the motion to table item 8.F. The motion carried unanimously.**

**PUBLIC COMMENT:**

Ron Bell, Appellant, said staff doesn't want to go through this. All of this was done in 2010 without proper notice. He said Roger said the mix use of residential and commercial didn't mean to take property rights away. He said according to findings, per page 8 of staff report, states the conditions were not made, but they were made and commented on by planners. Give us our properties back. He said he is paying \$650 a month. He showed the pictures of the results of commercial. He showed a map of his lot – power, water, mail, a block from Sun Valley blvd. He gave examples of what his home can be, but his setbacks don't allow for it. All these people cannot build.

Commissioner Bruce spoke about item 3.04 of Rules and Procedures.

Christina Donbovari said she is in agreement of his request. She said she is a real estate investor, and current regulation interferes with property rights. She said she meets with people who are zone commercial. These are not desired commercial properties due to lack of visibility. She doesn't think anyone will want to open business on those lots. She said people are living in mobile homes that are dating back to the 60s. They are struggling because they cannot put new homes on those lots. We need affordable housing. His request should be granted. It's a great opportunity.

**9. Chair and Commission Items**

**A. For possible action and discussion to elect officers, chair, and vice chair**

**MOTION FOR CHAIR: Commissioner Chesney moved to nominate Commissioner Chvilicek for a second year as Chairperson. Commissioner Donshick seconded the motion to nominate Chvilicek as Chair person. Motion carried unanimously.**

**MOTION FOR VICE CHAIR: Commissioner Horan moved to nominate Commissioner Chesney as Vice Chair. Commissioner Donshick seconded the motion to nominate Commissioner Chesney as Vice Chair for a second year. Motion carried unanimously.**



**\*B. Future agenda items** – Commissioner Bruce formally requested, for August 7 meeting possible for action/discussion/adoption, pursuant NRS 278.050, parenthetical 2, amendment to Planning Commission Rules, Policy and Procedures. Despite the cancellation to June 5, 2018, there is nothing in Rules, Policy and Procedures that addresses the cancellation of regular monthly meetings. He questions the legitimacy of complete cancellation of the Planning Commissions monthly meetings. He believes the cancellation contravenes NRS 278.050, parenthetical 1, and Washoe County Ordinance 110.912.05 parenthetical G, parenthetical 1. He requests the Planning Commission Secretary provide each Commissioner a printed copy of at least the: Commissioner Rules, Policy and Procedures; NRS 287.050, 278.012, 278.013, 278.016. NRS preliminary chapter general provision 0.25, Washoe County Ordinance chapter 110.912.10 parenthetical i. Washoe County Ordinance 110.912.05, WC 110.912.10 to be provided as soon as possible so each commission they can consider the direction of the necessary amendment to commission rule, policy, and procedures. Mr. Lloyd said he can provide it.

**\*C. Requests for information from staff** – Commissioner Lawson said he would like information from legal counsel in respect to the authority of the Board of County Commissioners' to extension timeframe of tentative maps when that is the function of the planning commission. He also requested the legal counsel to investigate agreements that are made by BCC under NRS 278.0205, discussing timeframes for allowed extending tentative map. He said he doesn't believe they have been consistent with that NRS. There is a discrepancy with county code and NRS.

#### **10. Director's and Legal Counsel's Items**

**\*A.** Report on previous Planning Commission items – Mr. Lloyd said the Board of County Commissioners directed staff to amend the Warm Springs Area Plan.

**\*B** Legal information and updates – There were no legal updates.

#### **11. \*General Public Comment**

There was no request for public comment.

#### **12. Adjournment – The meeting adjourned at 12:07 a.m. on July 4, 2018.**

Respectfully submitted,

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Katy Stark, Recording Secretary

Approved by Commission in session on August 7, 2018.

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Trevor Lloyd  
Secretary to the Planning Commission

Attachment G

Appeal of Denial of Tentative Subdivision Map Case  
Number WTM18-005

and

Special Use Permit Case Number WSUP18-0005



# Conditions of Approval

Tentative Subdivision Map Case Number WTM18-0005

The project approved under Tentative Subdivision Map Case Number WTM18-0005 shall be carried out in accordance with the Conditions of Approval granted by the Board of County Commissioners on September 11, 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.**

**STANDARD CONSIDERATIONS FOR SUBDIVISIONS**  
**Nevada Revised Statutes 278.349**

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

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

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

**Washoe County Planning and Building Division**

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

**Contact: Roger Pelham, Senior Planner, 775.328.3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**

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

- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

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

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

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

THE NEXT FINAL MAP FOR **<TM CASE NUMBER>** MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

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

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MOJRA HAUENSTEIN, DIRECTOR  
PLANNING AND BUILDING

**Jurat for ALL SUBSEQUENT FINAL MAPS**

THE TENTATIVE MAP for <TM CASE NUMBER> APPROVED <denied> BY THE WASHOE COUNTY PLANNING COMMISSION ON <date>. [If the TM had been appealed to the BCC --- Add:] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON <date>.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on first final map>. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, <subdivision name and prior unit/phase #> FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on most recent final map> [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON <date of last Planning Commission action to extend the tentative map>.

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

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

THE NEXT FINAL MAP FOR <TM CASE NUMBER> MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, <add two years to the current expiration date unless that date is more than two years away> OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

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

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MOJRA HAUENSTEIN, DIRECTOR,  
PLANNING AND BUILDING DIVISION

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

NOTE

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

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

NOTE

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

- i. 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.
- m. Prior to approval of the first final map the applicant shall provide a tree preservation plan to Planning and Building for review. The plan shall indicate all trees on the subject site that have a trunk six inches or greater in diameter. The plan shall provide for preservation of at least fifty percent of those trees. Compliance with this condition shall be determined by the Planning and Building Division.
- n. Prior to the issuance of any permit for building, grading or construction on the site, the applicant shall install temporary construction fencing along the common property line between the subject site and Washoe County property that includes Whites Creek. Construction fencing shall be maintained in place throughout all construction activities.
- o. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to Planning and Building for review and approval. 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.
- p. 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.
- q. 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.
- r. Failure to comply with the conditions of approval shall render this approval null and void.

- s. 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. Fire access and suppression; and
    - e. Maintenance of public access and/or maintenance of limitations to public access.
  2. All drainage facilities and roadways shall be privately maintained and perpetually funded by the homeowners association.
  3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
  4. The project and adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
  5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
  6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
  7. No motorized vehicles shall be allowed on the platted common area.
  8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
  9. Mandatory solid waste collection.
  10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.



- t. 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.
- u. The applicant shall obtain all necessary approvals from the Nevada Department of Environmental Protection. These may include will-serve letters for wastewater treatment, construction storm water permit and Working in Waterways permit. The applicant shall provide documentation of approval to Planning and Development prior to issuance of any permit for grading or construction activities.
- v. Public pedestrian access will be provided from Jeppson lane to the Washoe County Open Space adjacent to Whites Creek.
- x. The v-ditch within the Washoe County Open Space adjacent to Whites Creek shall be placed underground by means of a culvert for at least one-half of its length to facilitate passive recreation, such as hiking, within the Washoe County Open Space adjacent to Whites Creek.

### **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, 775.328.2041, [lvesely@washoecounty.us](mailto: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 open space 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.

#### **DRAINAGE (COUNTY CODE 110.420)**

- q. 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.
- r. 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.
- s. 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.
- t. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- u. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. 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. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- y. 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.
- z. 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.
- aa. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- 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 a 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. Prior to the finalization of the first final map, a maintenance and operation plan for the maintenance of the project's detention/retention basins shall be developed in accordance with the Washoe County Code Article 421.
- hh. 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.

- ii. 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)**

- jj. 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.
- kk. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- ll. 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.
- mm. Jeppson Lane shall be constructed to private street standards (section 110.436.110) from the driveway of lot 17 to Zolezzi Lane.
- nn. Jeppson Lane shall be maintained by the HOA and the CC&R's shall indicate that the maintenance shall be the responsibility of the Homeowners Association.
- oo. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- pp. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada.
- qq. Streetlights outside Washoe County right-of-way shall be private, and the CC&R's shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- rr. Adequate snow storage easements shall be identified on the final plat.
- ss. 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.
- tt. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- uu. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety

guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.

- vv. The diameter of the cul-de-sac bulb island, shall be designed to provide and an adequate turning radius for garbage trucks, snow plows and moving vans.
- ww. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

**xx. UTILITIES (County Code 422 & Sewer Ordinance)**

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

- zz. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- aaa. 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.
- bbb. 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.
- ccc. 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.
- ddd. 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.
- eee. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- fff. 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.
- ggg. 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.

- hhh. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- iii. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- jjj. 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.
  - (i.) A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

### **Washoe County Water Rights**

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

**Contact: Vahid Behamaram, 775.328.3600 [vbehamarma@washoecounty.us](mailto:vbehamarma@washoecounty.us)**

- a. Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to TMWA service area, if not already annexed. This project is located within Washoe County sewer service area.
- b. Application indicates project is within TMWA service area.
- c. Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative.

### **Washoe County Health District**

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

**Contact: Wes Rubio, 775.328.2434, [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) and**

**Christina Conti, 775.326.6042, [cconti@washoecounty.us](mailto:cconti@washoecounty.us) and**

- a. All construction must be reviewed by the Washoe County Health District and meet all requirements of the District Board of Health Regulations Governing Prevention of Vector-Borne Disease.
- b. Address numbers shall be clearly marked on the curb and on the structures so the individuals can be quickly located by public safety agencies.
- c. 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.
  - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
  - ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will

- eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- d. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application.
    - i. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
  - e. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
    - i. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal.
    - ii. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715.
  - f. 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.
  - g. 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:
    - i. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
    - ii. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
    - iii. The developer must bear the cost of the inspections; and
    - iv. 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.
  - h. 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.
  - i. A copy of this letter must be included with the final map submittal.
  - j. 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.

- i. A copy of this letter must be included with the final map submittal.
- k. 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.
- l. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- m. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
  - i. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- n. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.
- o. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases

#### **Truckee Meadows Fire Protection District**

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

**Contact Name – Lisa M. Beaver, PE, (775) 328-6005, lbeaver@tmfpd.us**

- a. Autumn Breeze Court shall comply with the bulb/cul-de-sac design as outlined in the 2012 IFC Appendix D. If parking is being provided, the minimum width shall be increase to maintain the minimum design for emergency vehicle access.
- b. A fire hydrant shall be provided on Autumn Breeze Court, location shall be approved during plan review process.
- c. Gates provided to restrict access shall be provided with approved Knox device.

\*\*\* End of Conditions \*\*\*



Attachment H

Appeal of Denial of Tentative Subdivision Map Case  
Number WTM18-005

and

Special Use Permit Case Number WSUP18-0005



# Conditions of Approval

Special Use Permit Case Number WSUP18-0005

The project approved under Special Use Permit Case Number WSUP18-0005 shall be carried out in accordance with the Conditions of Approval granted by the Board of County Commissioners on September 11, 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 Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this Special Use Permit 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 Special Use Permit may result in the institution of revocation procedures.

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

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

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

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project or business.

**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.**

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

**Washoe County Planning and Building Division**

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

**Contact Name** – Roger Pelham, Senior Planner (775) 328-3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within four years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- c. Failure to comply with all conditions of approval shall render this approval null and void. The Planning and Building Division shall determine compliance with this condition.
- d. Prior to approval of any permit for building, grading or construction on the site the applicant shall provide a tree preservation plan to Planning and Building for review. The plan shall indicate all trees on the subject site that have a trunk six inches or greater in diameter. The plan shall provide for preservation of at least fifty percent of those trees. Compliance with this condition shall be determined by the Planning and Building Division.
- e. Prior to the issuance of any permit for building, grading or construction on the site, the applicant shall install temporary construction fencing along the common property line between the subject site and Washoe County property that includes Whites Creek. Construction fencing shall be maintained in place throughout all construction activities.
- f. Prior to issuance of a final inspection for any building, grading or construction on the site, all disturbed areas shall be revegetated. Temporary irrigation for a time period of not less than three years shall be installed.
- g. All slopes within all storm water drainage features, that include rock rip-rap, shall be stained with a simulated desert varnish product so that all rock rip-rap blends with the color of the surrounding, undisturbed geology.
- h. All cut and fill slopes are limited to a maximum height of 10 feet in accordance with Washoe County Development Code Article 438. Any cut and fill slopes greater than 10 feet in height shall include retaining walls and benches in accordance with Washoe County Development Code Article 438.
- i. The applicant shall obtain all necessary approvals from the Nevada Department of Environmental Protection. These may include will-serve letters for wastewater treatment, construction storm water permit and Working in Waterways permit. The applicant shall provide documentation of approval to Planning and Development prior to issuance of any permit for grading or construction activities.
- j. A note shall be placed on all construction drawings and grading plans 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.

**Washoe County Engineering and Capital Projects**

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

**Contact Name – Leo R. Vesely, P.E. (775) 328-2041, [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us)**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- d. If material is to be exported from the site, the plans shall note where exported materials will be taken and a grading permit shall be obtained for the import site. Exported materials shall not be sold without the proper business license.
- e. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- f. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- g. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- h. Prior to the approval of a grading permit, any proposed improvements within APN 162-010-20 owned by Washoe County will require approval by the Washoe County Parks Program of the Community Services Department. Any approval by the Parks Commission will be subject to additional conditions of approval.
- i. Prior to the approval of the grading permit, the approval of the Autumn Wood Subdivision shall be concurrently obtained. The Autumn Wood Subdivision's CC&R's shall include language that requires the operation and maintenance of all stormwater drainage and detention basin improvements be performed by the HOA. A stormwater operation and maintenance plan for the maintenance of the project's detention basins shall be developed in accordance with the Washoe County Code Article 421.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

- j. A detailed hydrology/hydraulic report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- k. Sediment loading to the detention basin shall be estimated and accounted for with the design of the detention basin.
- l. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- m. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

**Washoe County Health District**

- 3. 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 , 775.328.2434, [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us)**

- a. All construction must be reviewed by the Washoe County Health District and meet all requirements of the District Board of Health Regulations Governing Prevention of Vector-Borne Disease.
- b. Address numbers shall be clearly marked on the curb and on the structures so the individuals can be quickly located by public safety agencies.
- c. 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.
  - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
  - ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- d. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application.

- i. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
- e. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
  - i. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal.
  - ii. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715.
- f. 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.
- g. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Disease

\*\*\* End of Conditions \*\*\*

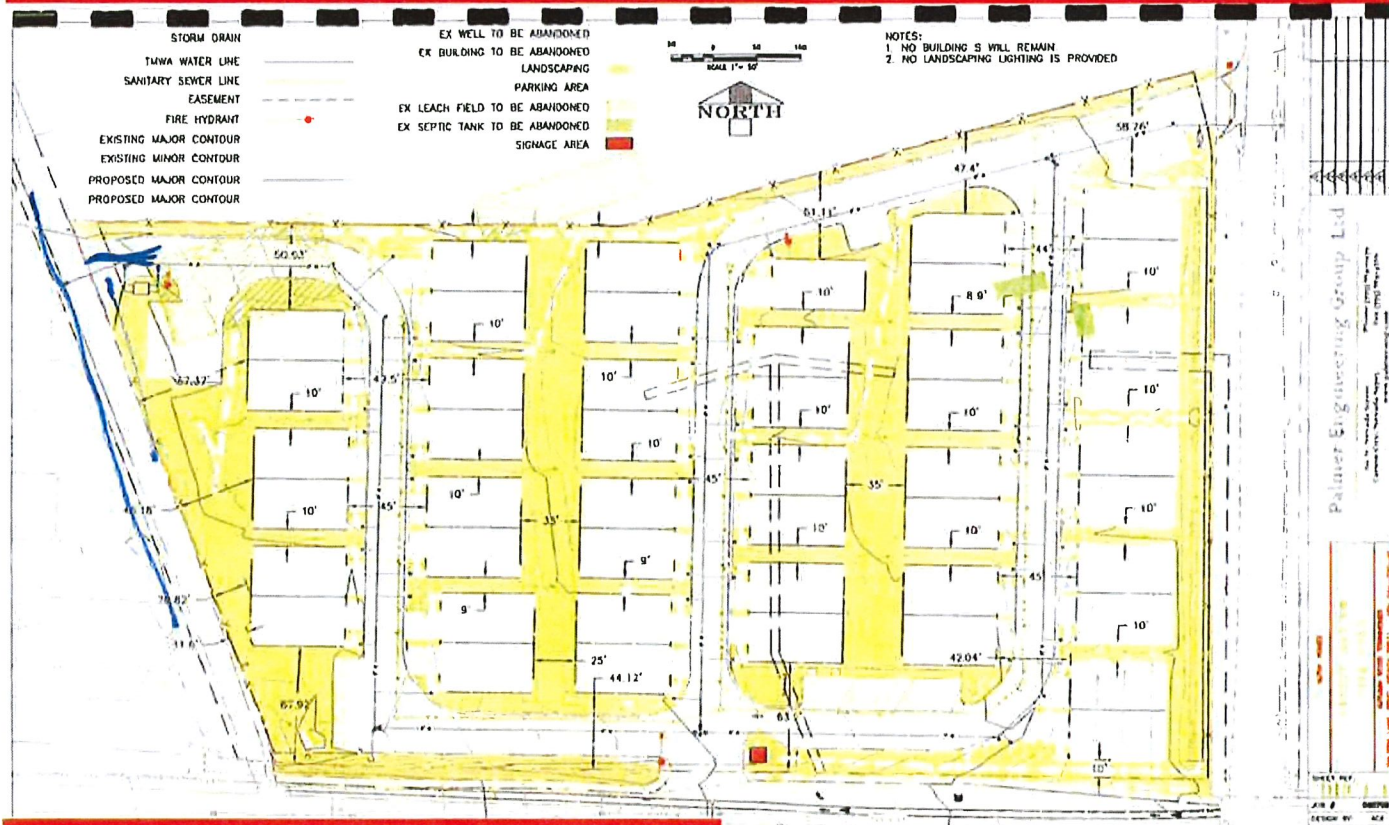
Attachment I

Appeal of Denial of Tentative Subdivision Map Case  
Number WTM18-005

and

Special Use Permit Case Number WSUP18-0005

# EXHIBIT A



- STORM DRAIN
- TAWA WATER LINE
- SANITARY SEWER LINE
- EASEMENT
- FIRE HYDRANT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR

- EX WELL TO BE ABANDONED
- EX BUILDING TO BE ABANDONED
- LANDSCAPING
- PARKING AREA
- EX LEACH FIELD TO BE ABANDONED
- EX SEPTIC TANK TO BE ABANDONED
- SIGNAGE AREA

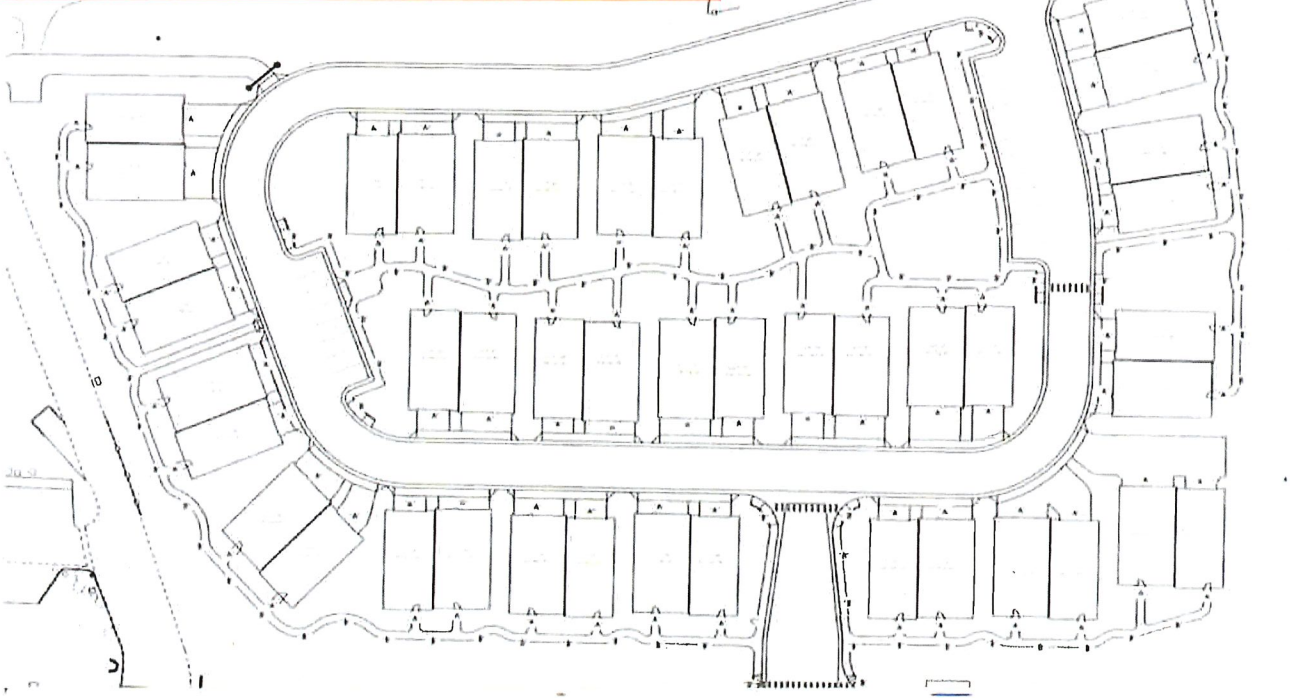
NOTES:  
1. NO BUILDING S WILL REMAIN  
2. NO LANDSCAPING LIGHTING IS PROVIDED

Palmer Engineering Group Ltd  
 1000 Highway 101, Suite 100, Richmond, BC V6V 2E9  
 (604) 271-1111  
 www.palmereng.com

SHEET NO. 1  
 DATE: 04/27/07  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 04/27/07  
 FILE: [Name].dwg

**Autumn Wood - Development Plan 2007**

**Autumn Wood - Development Plan 2017**



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SHEET NO. 1  
 DATE: 04/27/07  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 04/27/07  
 FILE: [Name].dwg

AUTUMN WOOD TOWNHOMES  
 APN 044-320-48  
 401 ZOLLITZ LN  
 RENO, NV 89511

REVISIONS

NO.	DATE	DESCRIPTION



Whitney Freeman  
Public Comment - Item 8E

## RESIDENTS IN OPPOSITION

### INAPPROPRIATE DEVELOPMENT PROPOSED FOR PARCELS

APN: 162-010-31 and APN: 044-320-48

**BOTH DEVELOPMENTS ARE IN DIRECT CONFLICT WITH AND DIMINISH THE CHARACTERISTICS OF THE NEIGHBORHOOD. THE INCREASED DENSITY WOULD NEGATIVELY IMPACT THE SAFETY AND SECURITY OF THE ADJACENT NEIGHBORHOODS AS WELL AS VEHICLE AND PEDESTRIAN TRAFFIC.**

#### Southwest Character Management Plan - Master Plan States:

Page 2 - "Careful stewardship of this rich natural environment is fundamental to maintaining and preserving the valuable character of the Southwest Truckee Meadows."

Page 3 - Desired residential uses range from low density rural, at one dwelling unit per 10 acres, to medium density suburban, at one dwelling unit per third acre.

Page 4 - ...residents of Southwest Truckee Meadows are proud of their communities and the rural lifestyle they are afforded. This plan aims to support the ongoing investment made by the residents of the Southwest Truckee Meadows in the preservation of this area's rural residential character. For the most part, the area is, or is planned to be, built out. The potential for any change in land use is limited. Therefore, the focus of this plan is not on growth, but on maintenance and support of already mature communities... The overriding objective of this plan is the maintenance and preservation of the rural residential character of the Southwest Truckee Meadows.

RE: APN: 162-010-31

#### **REJECT** Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2)

Request to "reduce the required sideyard setbacks from 8 feet to 0 feet on one side of each lot to allow for shared common wall as this project is proposed to be a townhome development"

#### **BECAUSE:**

- This allows the developer to build single family ATTACHED housing when **all MDS codes and regulations, as well as the Master Plan, limit MDS to 3 du/acre single family DETACHED**
- Application states that lot sizes will range from **3,800 sf to 5,373 sf which does not conform** to the density/intensity standards in the Master Plan/Housing Table 110.406.05.1:

"MDS - 3h for Dwelling Unit Per Acre (du/ac) / 3 dwelling units per acre single family detached / **12,000 sq. ft. minimum lot area / 80 ft. minimum lot width**"

\*no notes allowing for single-family attached variations

— **Definition of MDS per the Washoe County Development Code, page 106:**

"The Medium Density Suburban (MDS) Regulatory Zone is intended to create and preserve areas where the predominant dwelling type is **single-family, detached units at three (3) units per acre**. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is **three (3) units per one (1) acre**. The minimum lot area in this regulatory zone is **twelve thousand (12,000) square feet.**"

- **Washoe County Development Code - Area Plan General Regulations**

Section 110.202.00 Purpose. The purpose of this article, Article 202, Area Plan General Regulations, is to set forth general regulations to **implement the area plans contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan**

Section 110.202.05 Compliance with Area Plans. **All development shall substantially comply with the text, policies and various maps of the Washoe County Master Plan, including Volume Two: Area Plans.**

**REJECT Special Use Permit Case Number WSUP18-005 (Jeppson Lane Storm Water Detention Basin)**

**BECAUSE:**

- SOUTHWEST TRUCKEE MEADOWS AREA PLAN  
SW.2.14 The **approval of all special use permits** and administrative permits **must include a finding that the community character as described in the character statement can be adequately conserved through mitigation and any identified potential negative impacts.** Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board.
- The greater than 90 degree bend required at the redirection point (located on separate parcel - see next bullet) has the potential to cause flooding to properties located West of the junction. This ditch is intended to handle overflow from Whites Creek which is a tributary to the Truckee River. As such, the fact that the **detention ponds encroach on the sensitive stream buffer zone and exist within the FEMA 100 year flood zone should cause additional required mitigation on behalf of all adjacent properties as well as the entities seeking to maintain the quality of the Truckee River.** By replacing a dirt field with roads and grading the potential for flooding on all adjacent properties must be evaluated.
- Planning Commission Staff Report, dated July 3, 2018  
Project Evaluation: **Grading proposed for storm water detention improvements is significant** and will comprise some 2/3 of the subject site. This is necessary not only for the current subdivision, **but also to serve the previously-approved subdivision, to the south, Autumn Wood.**  
\*\*\*SEE BELOW - if these detention ponds are necessary for the "previously-approved subdivision" how was that development approved without anywhere to send the water that is being redirected?

**RE: APN: 044-320-48**

**REJECT The extensions on the Autumn Wood Development plan approved 12 years ago on APN: 044-320-48**

- LDU is not an allowed regulatory zone in the Thomas Creek SCMA - the reason this parcel received LDU status is because a mobile home park existed there prior, therefore the following Washoe County Code shall apply:
  - Section 110.604.60** Conversion of Manufactured Home Park Spaces to Individually Owned Lots: Should a tentative subdivision map be approved pursuant to Article 606, Parcel Maps or Article 608, Tentative Subdivision Maps
  - \*Article 606** - Submittal of Tentative Parcel Maps: (f) Easements. The dimensions and approximate location of all existing and proposed...drainage easements, irrigation ditch easements or public utility easements...
  - \*Article 608** - Tentative Subdivision Maps: for the conversion of existing manufactured home park spaced to individually owned lots the approval may not alter the existing density, uses, space sizes, setbacks or other similar restrictions as existed when the property was used a manufactured home park. An approval may impose reasonable conditions to address health and safety concerns.
- **The the current subdivision maps are substantially different than tentative subdivision maps approved in 2006 and did not include the ditch redirect.** The approval of the tentative subdivision map (TM06-002) listed over 50 conditions:  
"4. **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 by action of the final approving authority. Substantial compliance sell be determined by the applicable agency and the Department of Community Development.**" — SEE ARTICLE 606 ABOVE - the ditch redirect was not part of the subdivision map until they purchased APN:162-010-31

WTM18-005  
WSUP18-0005  
Item 8E

July 2, 2018

To Whom It May Concern:

My name is Whitney Freeman and I am a concerned neighbor who previously lead a group of over 200 residents in opposition to the application to amend to the master plan submitted by D.R. Horton for APN: 162-010-31. I now find myself, again, in a position of insisting that the county uphold the master plan put in place to ensure that the vision and characteristics of our neighborhood remain in tact.

The purpose of this letter is to make known the many reasons residents have to adamantly oppose the development plans on the two lots purchased by D.R. Horton: APN: 162-010-31 and APN: 044-320-48.

**1. Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) in which the developer is requesting to reduce the "required side yard setbacks from 8 feet to 0 feet on one side of each lot to allow for a shared common wall as this project is proposed to be a townhome development."**

The reason that we opposed the application to amend the master plan provides the same exact reasons that we are opposing this request. I am appalled that, as residents, we are again forced to defend our master plan and our neighborhood, against the onslaught of over development.

- The Thomas Creek SCMA MDS zone maximum density is clearly stated and in place for the purpose of maintaining the vision and character of the area.
- **Not only is the MDS density being subverted, the developer also wants to build without the minimum side yard setbacks - which equates to attached housing**
- Further, the evidence and resources that were developed by Washoe County and are currently in effect reveal the **requested reduction in the required setback is in direct conflict with the overriding objective of the master plan and would greatly diminish the characteristics of the neighborhood, along with the fact that the detention ponds have a direct impact on the adjacent White's Creek and surrounding riparian buffer area that protects the creek from the impact of adjacent land uses.**
- D.R. Horton has not thoroughly assessed the impact of the increased density in this area to include, but not limited to, **water usage, impact on the Whites-Creek natural water way and current FEMA flood zone and the potential for density increase to diminish, deplete and decrease the conservation characteristics of our area.**

- In the application, Page 2 of Exhibit G under section “e.” they are supposed to list the proposed side yard setbacks if different from the standard - they are listed as followed:
  - Front = 20’
  - Side = 8’
  - Rear - 20’ -- This leads me to assume all of the proposed setbacks are different from standard. It also does not reflect their request to reduce one side yard setback from 8’ to 0’ to allow for attached common wall.

**Evidence Substantiating opposition:**

- ❑ **SOUTHWEST TRUCKEE MEADOWS AREA PLAN** (page 3)  
Character Statement:  
Desired residential uses range from low density rural, at one dwelling unit per 10 acres, to medium density suburban, at one dwelling unit per third acre.  
Clustering residential uses, without increasing density, is encouraged for the few remaining developable parcels in this area. This would serve to reduce the visual impact of development, preserve as much open space as possible, and decrease the cost of building and maintaining required infrastructure.
- ❑ **SOUTHWEST TRUCKEE MEADOWS AREA PLAN** (page 8 & 9)  
SW1.2 Policy Growth Level:  
In this section every SCMA is listed with the permitted regulatory zones for each area,, and each one, including Thomas Creek specifically lists: “MDS - Three units per 1 acre”
- ❑ Washoe County Master Plan - Volume 1 - Housing, Appendix A - Housing Needs Assessment, Table A-38:  
Medium Density Suburban (MDS 3 du/acre)
- ❑ Density Intensity Standards / Table 110.406.05.1  
MDS - 3h for Dwelling Unit Per Acre (du/ac)  
“h”: 3 dwelling units per acre single family detached  
12,000 sq. ft. minimum lot area / 80 ft. minimum lot width  
\*no notes allowing for single-family attached variations  
Per Exhibit G provided with application:  
Page 1, section 3 - Density and lot design: “Minimum width of proposed lots = 40 feet”  
Page 2; section “c” provided with application: “Lot sizes range from 3,800 sf to 5,373 sf.” Clearly nowhere near the minimum for the MDS regulatory zone
- ❑ Within the Washoe County Development Code the definition for MDS on page 106 is:  
(h) Medium Density Suburban Regulatory Zone. The Medium Density

Suburban (MDS) Regulatory Zone is intended to create and preserve areas where the predominant dwelling type is single-family, detached units at three (3) units per acre. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is three (3) units per one (1) acre. The minimum lot area in this regulatory zone is twelve thousand (12,000) square feet.

- ❑ According to the Project Evaluation written by the the Washoe County Planner Phase 2 is to be developed on 5.8 acres with 1.6 acres of surface area (detention ponds), and 1 acre for roads, etc. That leaves 3.2 acres remaining for actual development - at 3du per acre that would mean 9 dwelling units is allowed. With the stated 17 units the developable area of the lot is exceeding the allowed amount at 4.55 du per acre.

- ❑ Finally, on page 202-1 of the Washoe County Development Code - Area Plan General Regulations:

**Section 110.202.00 Purpose.** The purpose of this article, Article 202, Area Plan General Regulations, is to set forth general regulations to implement the area plans contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan

**Section 110.202.05 Compliance with Area Plans.** All development shall substantially comply with the text, policies and various maps of the Washoe County Master Plan, including Volume Two: Area Plans.

**Section 110.202.10 Area Plans.** The area plans subject to the provisions of this article include:

...

- (f) Southwest Truckee Meadows Area Plan;

...

**IN ADDITION:** The proposed single family attached townhome development plan is not only in direct conflict with the MDS regulatory zone imposed on the parcel (for all the evidence already supplied) the grading and detention ponds also have the potential to **greatly impact the natural environment:**

- ❑ One of the reasons the Washoe County Planner states that the proposed use is compatible with the surrounding area is quoted below:

*“Because the proposed subdivision is a continuation of Autumn Wood, which was approved in 2006 (but has not yet been constructed) it is the opinion of staff that the proposed use is compatible with the surrounding area.”*

**Rebuttal:** The proposed use is not compatible with the surrounding area because all of the other residential development surrounding the parcel is built at 1 du per acre or to the max of 3 du/acre. To reference a development that is not constructed, and would not be in compliance with the Master Plan IF it were constructed is invalid.

To completely disregard the master plan because it was “already disregarded” when Autumn Wood Phase I development was approved is a violation of above mentioned Development Code which Washoe County Planners are paid to uphold on behalf of the residents of Washoe County.

❑ SOUTHWEST TRUCKEE MEADOWS AREA PLAN (page 2)

Character Statement:

{Whites Creek is specifically listed as one of many creeks in our area} “that support riparian vegetation and provide habitat for various types of waterfowl and small mammals. Wildlife habitat and migratory routes are a key component of the area’s character.” AND that “Careful stewardship of this rich natural environment is fundamental to maintaining and preserving the valuable character of the Southwest Truckee Meadows.”

❑ Planning Commission Staff Report, dated July 3, 2018

Project Evaluation

*“Grading proposed for storm water detention improvements is significant and will comprise some 2/3 of the subject site. This is necessary not only for the current subdivision, but also to serve the previously-approved subdivision, to the south, Autumn Wood. Detention facilities are proposed to be graded at slopes of 3 Horizontal to 1 Vertical (3:1) or flatter, and are proposed to include stabilization by means of rip-rap (angular rock 6” to 12” in sized, placed to line the drainage features). This is in conformance with the applicable provisions of Article 438, Grading, of the Washoe County Development Code.*

*A small part of the grading is proposed to be done within the Sensitive Stream Zone Buffer Area (SSZBA) of Whites Creek. For this reason special review considerations are required by Article 418, Sensitive Hydrologic Resources, of the Washoe County Development Code. Those considerations are addressed in the special use permit application on pages 6 and 7. Generally speaking, disturbance within the SSZA is minimal, and staff is satisfied that the proposed measures are prudent and responsible.”*

- ❑ Within Exhibit G, on page 2 of the special use permit application in section “b” they state: *“Whites Creek is a water feature running thru on the site. There is a setback required for the Sensitive Steam Zone environment on two detention areas included on the site to serve as a broader neighborhood wide benefit in the case of major flooding. It does create more challenges in developing the site.”*

Simply stating that the creek does create more challenges and that the detention ponds will provide a benefit to the neighborhood in case of major flooding should not suffice as reasonable explanation for listing the "Development constraints within common open space:"

## **2. The extensions of the Autumn Wood development plan approved over 12 years ago on parcel APN: 044-320-48**

The following related documents, obtained through the Washoe County Public Records Request Form process, provide all the necessary information in regards to the initial approval and subsequent illegitimate extensions obtained by two separate land owners:

DA 08-001 / Bill #1538

AC10-003 / Bill #1616

AC14-002 / Bill #1709

BCC Packet / WC Clerk's Office

**We believe the extensions of the approval of the development plan should not have been approved as the plan is in direct conflict with our area's Master Plan and has changed substantially since its approval (See attached Exhibit A). In addition, LDU is not an allowed regulatory zone in the Thomas Creek area.**

On April 23, 2014 (AC14-002) The Staff Report regarding the request to extend approval of the development plan submitted by Zolezzi Ventures, LLC states: "*When the subdivision Tentative Map was approved, the Planning Commission determined that the development was consistent with the Master Plan. The Development Agreement did not change any uses, standards or policies that would be inconsistent with the Master Plan. Likewise, the amendment makes no changes to uses, standards or policies that would be inconsistent with the Master Plan. Only the time schedule for development is being changed.*"

The original approval of the Tentative Map occurred in 2006, with the Development Agreement originally approved in 2010. The Master Plan was adopted in 2010. Any request for the extension of the approval should have been denied based on the plan being in conflict with the Master Plan. In addition, the LDU regulatory zone should have been changed to one that is allowed in the Thomas Creek area and reflective of the surrounding regulatory zones which are all suburban or rural.

**Goal Two: Common Development Standards in the Southwest Truckee Meadows Planning Area. Establish development guidelines that will implement and preserve the community character commonly found within the Southwest Truckee Meadows planning area.**

SW.2.4 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goal 2; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.

- ❑ **EXHIBIT A:** In comparing the maps that have been “approved” via extensions over the course of 12 years it becomes evident that the plans have changed significantly.
  - The position and location of the townhomes has been altered
  - The redirection of the ditch was not included in previous plans
  - Roads have been altered, along with open space

We have been told that the reason this parcel was given the LDU regulatory zone was because the mobile home park that existed on the parcel previously indicated that level of density is appropriate. However, the Washoe County code clearly states the following:

- ❑ Section 110.604.60  
Conversion of Manufactured Home Park Spaced to Individually Owned Lots:  
Should a tentative subdivision map be approved pursuant to Article 606, Parcel Maps or Article 608, Tentative Subdivision Maps
- ❑ Article 608 - Tentative Subdivision Maps: for the conversion of existing manufactured home park spaced to individually owned lots the approval may not alter the existing density, uses, space sizes, setbacks or other similar restrictions as existed when the property was used a manufactured home park. An approval may impose reasonable conditions to address health and safety concerns.
  - ❑ In reviewing the supplied aerial photos in the previous applications for the tentative subdivision maps there were only 42 mobile home units - at most
  - ❑ Any previous approval should not have been granted in the first place

\*\*\* Following the neighborhood meeting conducted at Lenz Elementary School on Thursday, November 2, 2017 (as required per the application to amend the Master Plan) Washoe County Planner Julee Olander asked me if I would rather have a mobile home park in the area. While this is clearly a reflection of an assumed stereotype regarding residents of mobile parks and a quite appalling position for a planner to inadvertently admit to I answered her as such; I would absolutely prefer the mobile home park because it was rural and limited to one story and it is my



understanding that the residents were quite friendly. **Our neighborhood does not have an issue or make assumptions about the future residents of these proposed developments. We simply want the master plan to be followed because if we continue to allow for overdevelopment the characteristics and vision for our area will be further depleted.**

**3. Per the Master Plan, the availability of water rights for the development should have been considered prior to plan approval.**

□ **SOUTHWEST TRUCKEE MEADOWS AREA PLAN** (page 20)

**Water Resources – Service/Wastewater**

**Goal Nineteen: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the SWTM Vision and Character Statement.**

**Policies**

SW.19.1 Tentative subdivision maps will not be approved for any development until the infrastructure and resource needs of that development have been evaluated by the Department of Water Resources and found consistent with all applicable water and wastewater resources and facilities plans.

**4. Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin) is required for the redirection of White's Creek overflow/relief ditch currently along the front of APN: 044-320-48 and requires a greater than 90 degree bend at the corner of the property.**

How was the development plan approved and granted multiple extensions when a ditch had to be redirected to detention ponds located on a separate parcel, owned by a different entity? In Exhibit A we have already established the plan has changed substantially, therefore it should have to go through the entire review process from the beginning.

□ Planning Commission Staff Report, dated July 3, 2018

Project Evaluation

"Grading proposed for storm water detention improvements is significant and will comprise some 2/3 of the subject site. This is necessary not only for the current subdivision, but also to serve the previously-approved subdivision, to the south; Autumn Wood."

The impact on adjacent properties must be mitigated. Reference master plan language already cited as well language below regarding special use permits. Not only would detention ponds pose a threat to the safety of the school population adjacent, the flood potential is greatly increased for all surrounding properties due to the grading necessary to install such substantial infrastructure.

The greater than 90 degree bend required at the redirection point has the potential to cause flooding to properties located West of the junction. This ditch is intended to handle overflow from Whites Creek which is a tributary to the Truckee River. As such, the fact that the detention ponds encroach on the sensitive stream buffer zone and exist within the FEMA 100 year flood zone should cause additional required mitigation on behalf of all adjacent properties; MVM, Cadena Estate, and all properties on Jeppson. By replacing a dirt field with roads and grading the potential for flooding on all adjacent properties must be evaluated.

❑ SOUTHWEST TRUCKEE MEADOWS AREA PLAN

SW.2.14 The approval of all special use permits and administrative permits must include a that the community character as described in the character statement can be adequately conserved through mitigation and any identified potential negative impacts. Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board.

The notification for the Citizen Advisory Board meeting was only sent to parcels within the 500 feet radius of the property. The development affects a far greater number of residents because of its impact on Whites Creek and the increase in traffic issues for the area. I believe that by only meeting the minimum notification requirements the intent was to avoid notifying the residents that already presented opposition. I believe that hosting the public hearing the evening before a national holiday is also beneficial to the applicant and that their goal is to, again, avoid the potential for a large number of residents to show up at the meeting.

We ask you to consider our position that the master plan and its limitations are in place specifically to maintain the characteristics of the neighborhood and that the current development plans for both parcels should be rejected.

I will be attending the upcoming Planning Commission Meeting on July 3, 2018 at 6:30pm, along with several other residents in opposition. I have also been notified by several neighbors that because they could not attend the meeting they have sent their opposition via email.

Please contact me directly at 775-772-4044 or [freeman.whit@gmail.com](mailto:freeman.whit@gmail.com) if you are interested in discussing these concerns further.

I appreciate your time and consideration.

Respectfully submitted,

Whitney Freeman

# EXHIBIT A

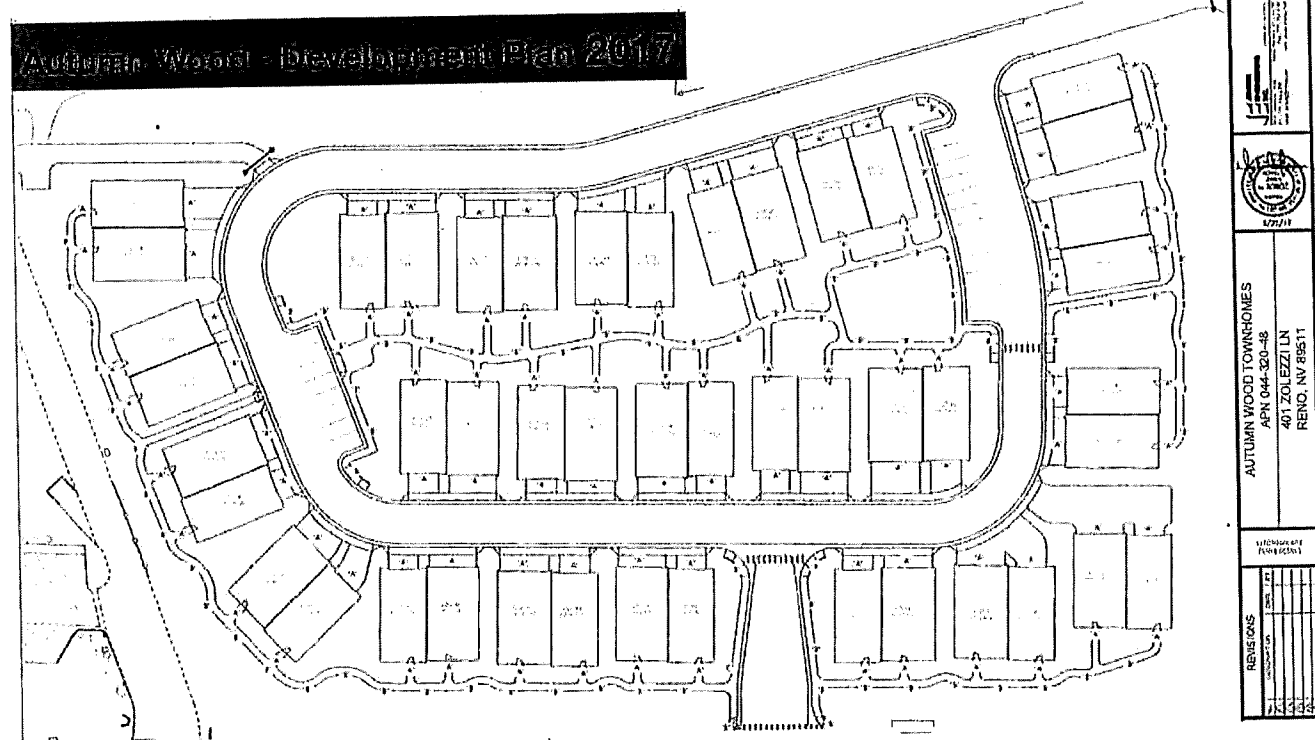
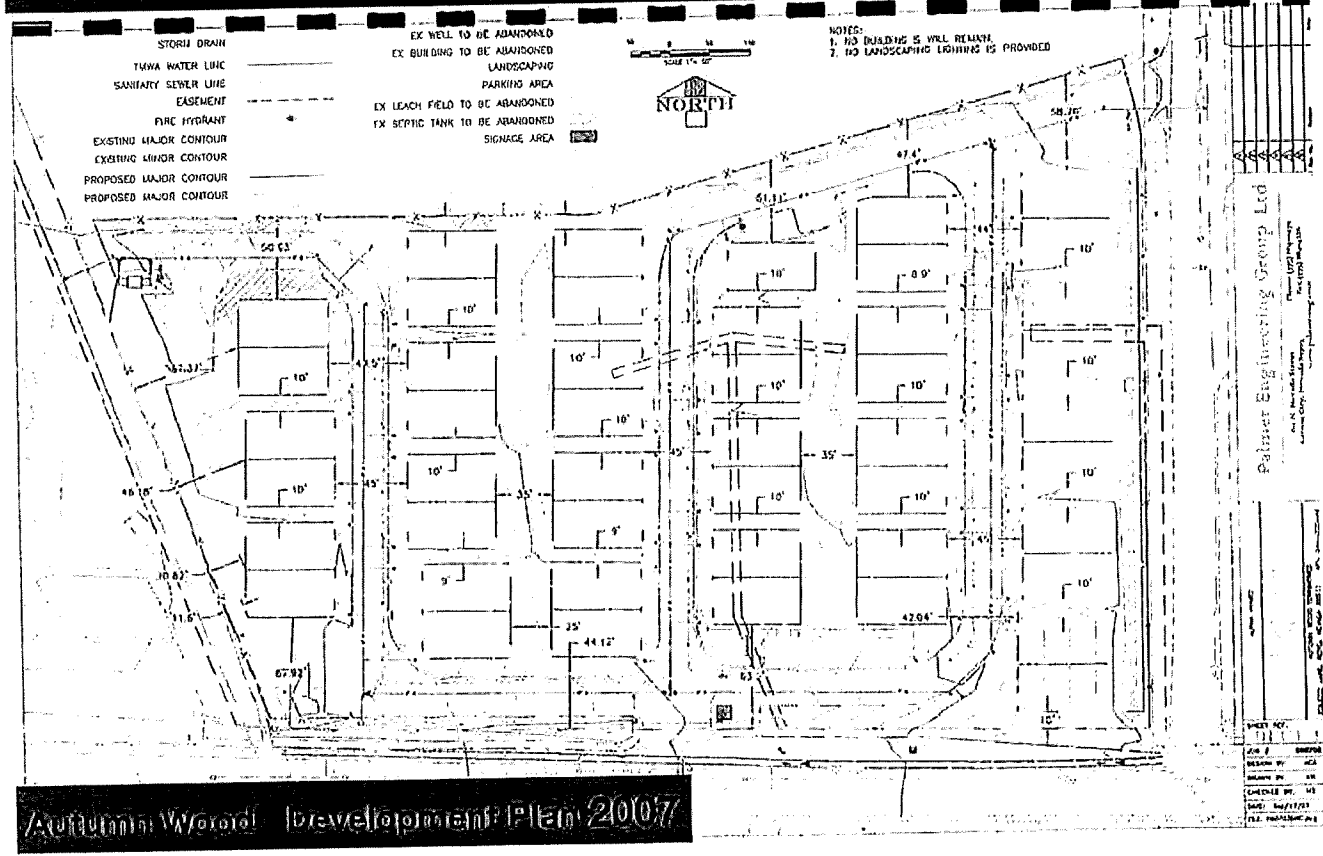
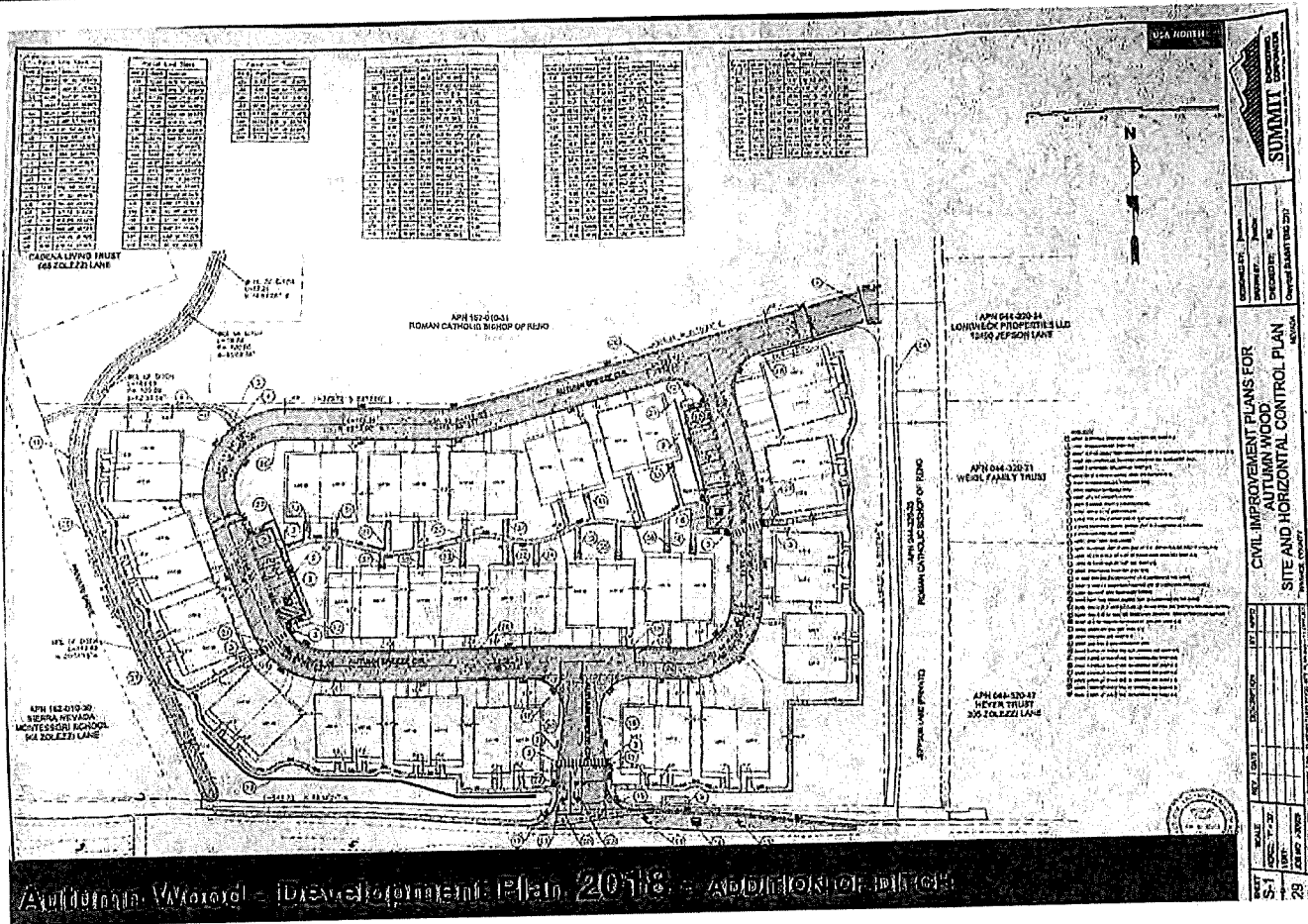


EXHIBIT A CONTINUED



UCA NORTH  
 CIVIL ENGINEERING  
 1000 S. 10TH ST. SUITE 100  
 RENO, NV 89502  
 TEL: 775-784-1111  
 FAX: 775-784-1112  
 WWW.UCA-NORTH.COM

PROJECT: Autumn Wood  
 SHEET: 28  
 DATE: 10/20/18

**CIVIL IMPROVEMENT PLANS FOR  
 AUTUMN WOOD  
 SITE AND HORIZONTAL CONTROL PLAN**

SCALE: AS SHOWN  
 DATE: 10/20/18

28

Autumn Wood - Improvement Plan 2018 - ADDITION OF DRIVE



July 2, 2018

To Whom It May Concern:

My name is Mary Levy and I am the Head of School at Mountain View Montessori School in Reno. Mountain View Montessori (MVM) is an independent school licensed by the State of Nevada Department of Education, Washoe County Social Services, and Department of Health. We are accredited by Association Montessori Internationale (AMI). We operate as a 501c3 Nevada non-profit corporation. Our school has served the Reno-Sparks area since 1970 (48 years). We have an enrollment of 240 students representing 170 families. Our students range in age from 1 to 14 years old, toddler through 8th grade. We moved to our 565 Zolezzi Street address in 1999. We own 3 acres and our 34,000-square foot facility.

The purpose of this letter is to make known our school's concerns and opposition to the following:

1. Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) in which the developer is requesting to reduce the "required side yard setbacks from 8 feet to 0 feet on one side of each lot to allow for a shared common wall as this project is proposed to be a townhome development."

- The Thomas Creek SCMA MDS zone maximum density is clearly stated and in place for the purpose of maintaining the vision and character of the area.
- Further, the evidence and resources that were developed by Washoe County and are currently in effect reveal the requested reduction in the required setback is in direct conflict with the overriding objective of the master plan and would greatly diminish the characteristics of the neighborhood, along with the detention ponds have a direct impact on the adjacent White's Creek and surrounding riparian buffer area that protects the creek from the impact of adjacent land uses.
- Applicant has not thoroughly assessed impact of density increase in this area to include, but not limited to, water usage, impact on the Whites-Creek natural water way and current FEMA flood zone and the potential for density increase to diminish, deplete and decrease the conservation characteristics of our area.

#### SOUTHWEST TRUCKEE MEADOWS AREA PLAN (page 3)

Character Statement:

Desired residential uses range from low density rural, at one dwelling unit per 10 acres, to medium density suburban, at one dwelling unit per third acre. Clustering residential uses, without increasing density, is encouraged for the few remaining developable parcels in this area. This would serve to reduce the visual impact of development, preserve as much open space as possible, and decrease the cost of building and maintaining required infrastructure.

#### SOUTHWEST TRUCKEE MEADOWS AREA PLAN (page 8 & 9)

SW1.2 Policy Growth Level:

In this section every SCMA is listed with the permitted regulatory zones for each area, and each one, including Thomas Creek specifically lists: "MDS - Three units per 1 acre"

- In addition, the Washoe County Master Plan - Volume 1 - Housing, Appendix A - Housing Needs Assessment, Table A-38:  
Medium Density Suburban (MDS 3 du/acre)

- Within the Washoe County Development code, the definition for MDS on page 106 is:  
(h) Medium Density Suburban Regulatory Zone. The Medium Density Suburban (MDS) Regulatory Zone is intended to create and preserve areas where the predominant dwelling type is single-family, detached units at three (3) units per acre. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is three (3) units per one (1) acre. The minimum lot area in this regulatory zone is twelve thousand (12,000) square feet.
- According to the Project Evaluation written by the Washoe County Planner Phase 2 is to be developed on 5.8 acres with 1.6 acres of surface area (detention ponds), and 1 acre for roads, etc. That leaves 3.2 acres remaining for actual development - at 3du per acre that would mean 9 dwelling units is allowed. With the stated 17 units the developable area of the lot is exceeding the allowed amount at 4.55 du per acre.
  - Not only is the MDS density being subverted, the developer also wants to build without the minimum side yard setbacks.

- Finally, on page 202-1 of the Washoe County Development Code - Area Plan General Regulations:

Section 110.202.00 Purpose. The purpose of this article, Article 202, Area Plan General Regulations, is to set forth general regulations to implement the area plans contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

Section 110.202.05 Compliance with Area Plans. All development shall substantially comply with the text, policies and various maps of the Washoe County Master Plan, including Volume Two: Area Plans.

Section 110.202.10 Area Plans. The area plans subject to the provisions of this article include:

...

(f) Southwest Truckee Meadows Area Plan;

...

1. The extensions of the Autumn Wood development plan approved over 12 years ago on parcel APN: 044-320-48

The extensions of the approval of the development plan should not have been approved as the plan has changed substantially since its initial approval in 2006/2007 and is in direct conflict with our area's Master Plan (see attached Exhibit A). In addition, LDU is not an allowed regulatory zone in the Thomas Creek area.

On April 23, 2014 (AC14-002) The Staff Report regarding the request to extend approval of the development plan submitted by Zolezzi Ventures, LLC states: *"When the subdivision Tentative Map was approved, the Planning Commission determined that the development was consistent with the Master Plan. The Development Agreement did not change any uses, standards or policies that would be inconsistent with the Master Plan. Likewise, the amendment makes no changes to uses, standards or policies that would be inconsistent with the Master Plan. Only the time schedule for development is being changed."*

The original approval of the Tentative Map occurred in 2006, with the Development Agreement originally approved in 2010. The Master Plan was adopted in 2010. Any request for the extension of the approval should have been denied based on the plan being in conflict with the Master Plan. In addition, the LDU regulatory zone should have been changed to one that is allowed in the Thomas Creek area and reflective of the surrounding regulatory zones which are all suburban or rural.

3. Another major issue with this level of density being built adjacent to our school is the increased traffic. The potential danger to our school population must be fully considered.

SOUTHWEST TRUCKEE MEADOWS AREA PLAN (page 20)

Transportation

SW.3.1 Washoe County will work with the Regional Transportation Commission (RTC) and neighboring jurisdiction to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies SW>3.1 through SW.3.7. Where new development is proposed near existing and planned school site, appropriate efforts will be taken by the approving entity to reduce or eliminate access conflicts that might increase danger to school age children.

4. Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin) is required for the redirection of White's Creek overflow/relief ditch currently along the front of APN: 044-320-48 and requires a greater than 90 degree bend at the corner of the property.

**Conflict:** The impact on adjacent properties must be mitigated. Reference master plan language already cited. Not only would detention ponds pose a threat to the safety of the school population adjacent, the flood potential is greatly increased for all surrounding properties due to the grading necessary to install such substantial infrastructure.

The greater than 90-degree bend required at the redirection point has the potential to cause flooding to properties located West of the junction. This ditch is intended to handle overflow from Whites Creek which is a tributary to the Truckee River. As such, the fact that the detention ponds encroach on the sensitive stream buffer zone and exist within the FEMA 100 year flood zone should cause additional required mitigation on behalf of all adjacent properties; MVM, Cadena Estate, and all properties on Jeppson. By replacing a dirt field with roads and grading the potential for flooding on all adjacent properties must be evaluated.

SOUTHWEST TRUCKEE MEADOWS AREA PLAN (page 2)

Character Statement:

{Whites Creek is specifically listed as one of many creeks in our area} "that support riparian vegetation and provide habitat for various types of waterfowl and small mammals. Wildlife habitat and migratory routes are a key component of the area's character." AND that "Careful stewardship of this rich natural environment is fundamental to maintaining and preserving the valuable character of the Southwest Truckee Meadows."

Planning Commission Staff Report, dated July 3, 2018

Project Evaluation

*"Grading proposed for storm water detention improvements is significant and will comprise some 2/3 of the subject site. This is necessary not only for the current subdivision, but also to serve the previously-approved subdivision, to the south, Autumn Wood. Detention facilities are proposed to be graded at slopes of 3 Horizontal to 1 Vertical (3:1) or flatter and are proposed to include stabilization by means of rip-rap (angular rock 6" to 12" in sized, placed to line the drainage features). This is in conformance with the applicable provisions of Article 438, Grading, of the Washoe County Development Code. A small part of the grading is proposed to be done within the Sensitive Stream Zone Buffer Area (SSZBA) of Whites Creek. For this reason, special review considerations are required by Article 418, Sensitive Hydrologic Resources, of the Washoe County Development Code. Those considerations are addressed in the special use permit application on pages 6 and 7. Generally speaking, disturbance within the SSZA is minimal, and staff is satisfied that the proposed measures are prudent and responsible."*



SOUTHWEST TRUCKEE MEADOWS AREA PLAN (pages 10-11)

**Goal Two: Common Development Standards in the Southwest Truckee Meadows Planning Area.**  
Establish development guidelines that will implement and preserve the community character commonly found within the Southwest Truckee Meadows planning area.

SW.2.4 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goal 2; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.

**EXHIBIT A:** In comparing the maps that have been “approved” via extensions over the course of 12 years it becomes evident that the plans have changed significantly.

- The position and location of the townhomes has been altered
- The redirection of the ditch was not included in previous plans
- Roads have been altered, along with open space

**Additional Conflicts:** We have been told that the reason this parcel was given the LDU regulatory zone was because the mobile home park that existed on the parcel previously indicated that level of density is appropriate. However, the Washoe County code clearly states the following:

- Section 110.604.60  
Conversion of Manufactured Home Park Spaced to Individually Owned Lots:  
Should a tentative subdivision map be approved pursuant to Article 606, Parcel Maps or Article 608, Tentative Subdivision Maps
- Article 608 - Tentative Subdivision Maps: for the conversion of existing manufactured home park spaced to individually owned lots the approval may not alter the existing density, uses, space sizes, setbacks or other similar restrictions as existed when the property was used a manufactured home park. An approval may impose reasonable conditions to address health and safety concerns.
  - In reviewing the supplied aerial photos in the previous applications for the tentative subdivision maps there were only 42 mobile home units - at most
  - Any previous approval should not have been granted in the first place

2. The developer, D.R. Horton, has not obtained the required water resources for this development. I received a request for a *Grant of Easement for Water Facilities* which was reviewed by the Board of Trustees on June 18, 2018. Please refer to Exhibit B for the Demand Letter supplied in response to this request. The concerns outlined in that letter further elaborate on the many issues our school has with the development plans.

Per the Master Plan the availability of water resources for the development should have been considered prior to plan approval.

SOUTHWEST TRUCKEE MEADOWS AREA PLAN (page 20)

Water Resources – Service/Wastewater

**Goal Nineteen: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the SWTM Vision and Character Statement.**

**Policies**

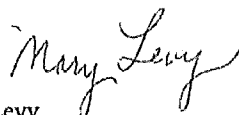
SW.19.1 Tentative subdivision maps will not be approved for any development until the infrastructure and resource needs of that development have been evaluated by the Department of Water Resources and found consistent with all applicable water and wastewater resources and facilities plans.

We ask you to consider our position that the policy and its limitations are in place specifically to maintain the characteristics of the neighborhood and that the current development plans for both parcels should be rejected. Representatives from Mountain View Montessori and area residents will be attending the upcoming Planning Commission Meeting on July 3, 2018 at 6:30pm.

I invite you to visit our property and tour our school to see first-hand the concerns we have about these developments. Please contact me directly at (775) 852-6162 or [mary@mvmreno.com](mailto:mary@mvmreno.com) if you are interested in discussing our concerns further.

I appreciate your time and consideration of our request.

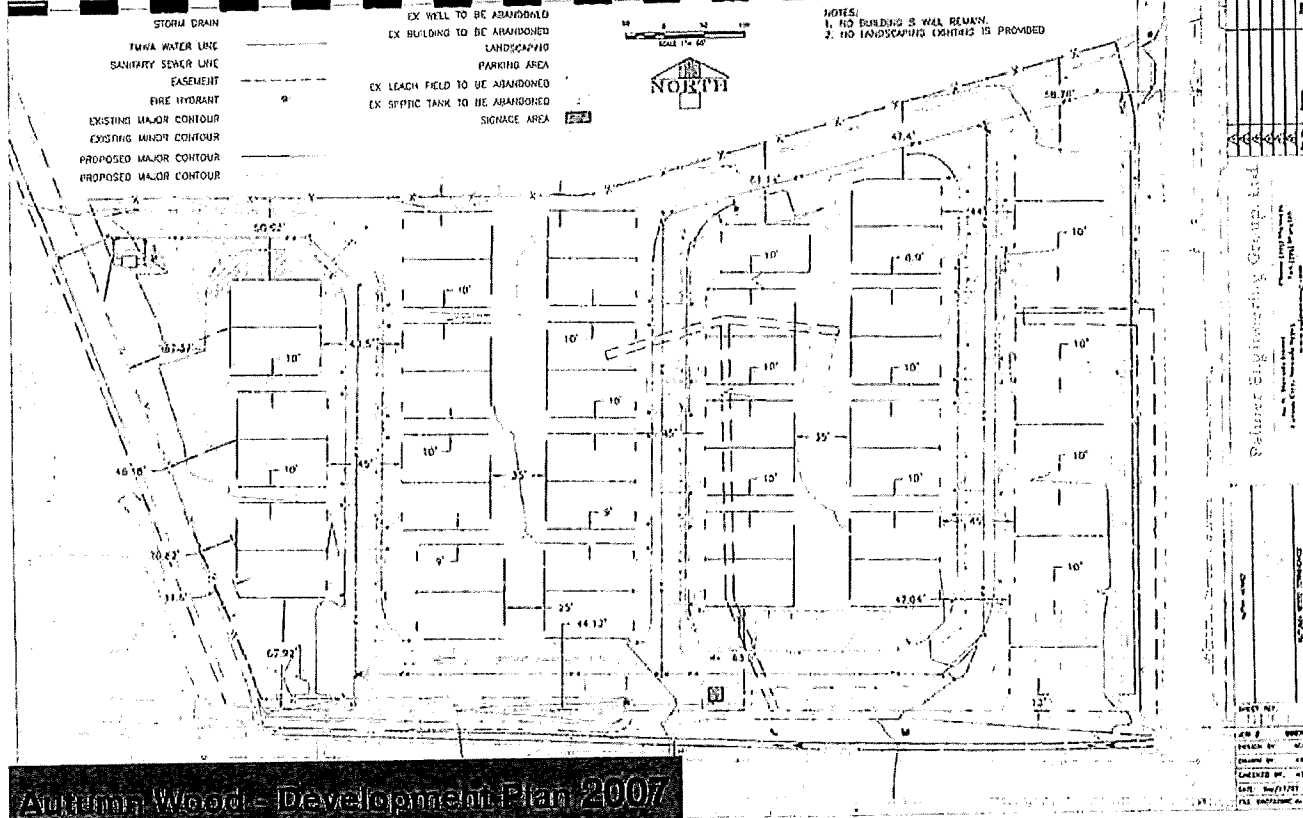
Respectfully submitted,



Mary Levy  
Head of School  
Mountain View Montessori School



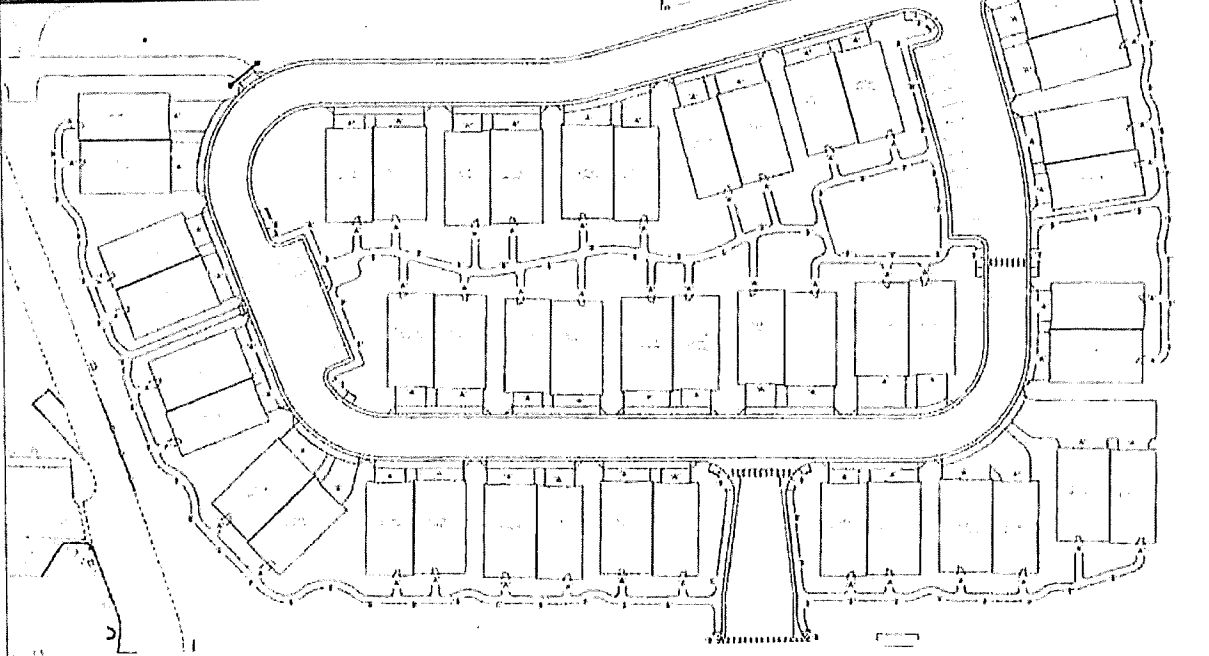
# EXHIBIT A



Autumn Wood - Development Plan 2007

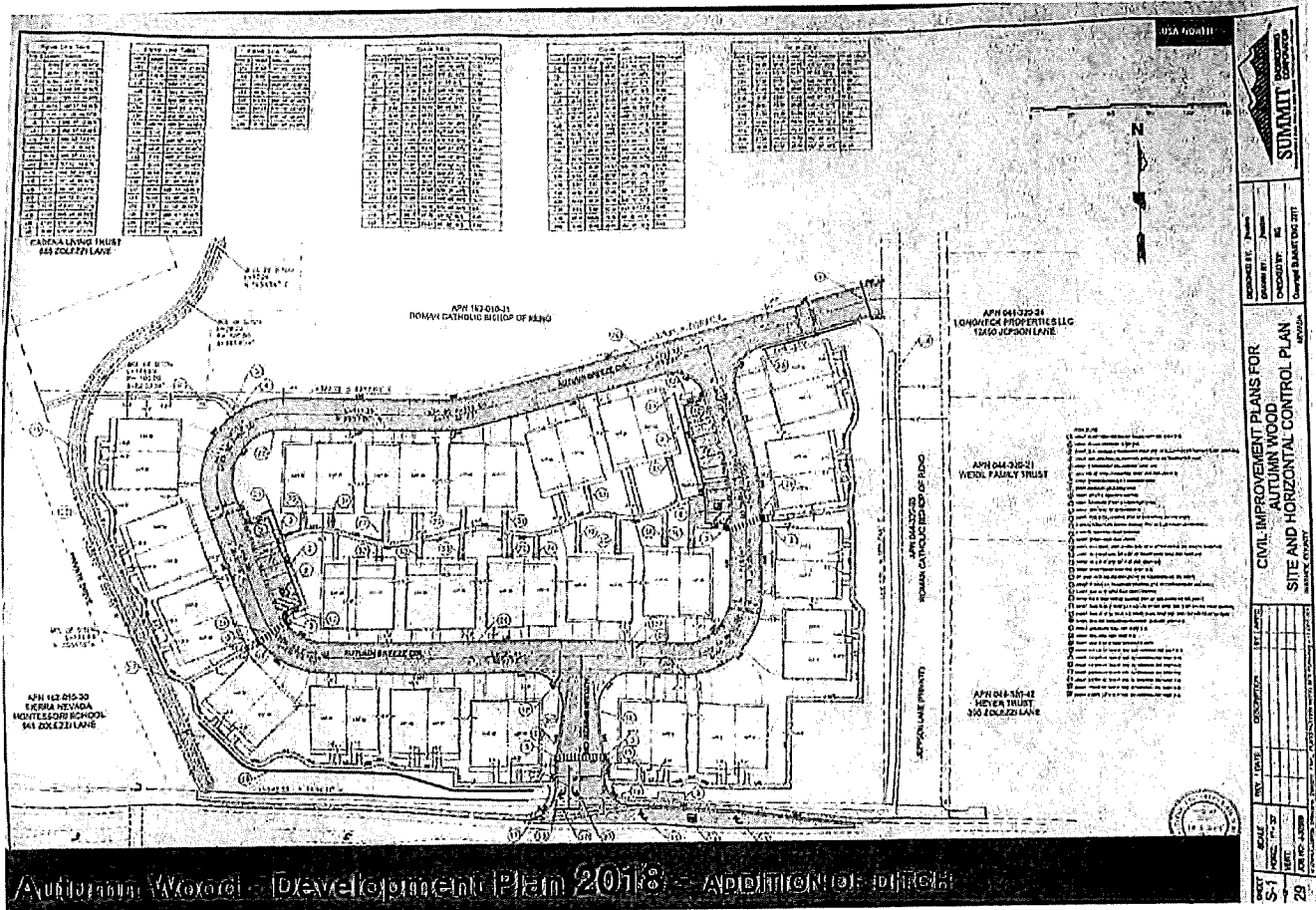
PROJECT NO.	100-100-100-100
DATE	10/1/07
DESIGNED BY	WCA
DRAWN BY	WCA
CHECKED BY	WCA
DATE	10/1/07
FILE PATH	100-100-100-100

Autumn Wood - Development Plan 2017



PROJECT NO.	100-100-100-100
DATE	10/1/07
DESIGNED BY	WCA
DRAWN BY	WCA
CHECKED BY	WCA
DATE	10/1/07
FILE PATH	100-100-100-100

**EXHIBIT A CONTINUED**



**Autumn Wood - Development Plan 2018 - ADDITION OF OFFICE**