



Planning Commission Staff Report

Meeting Date: April 5, 2022

Agenda Item: 8D

TENTATIVE SUBDIVISION MAP and SPECIAL USE PERMIT CASE NUMBERS:

WTM21-013 and WSUP22-0010 (Lakeside Custom Lot Subdivision)

BRIEF SUMMARY OF REQUEST:

To allow the subdivision of 72.8 acres into 24 lots and associated grading

STAFF PLANNER:

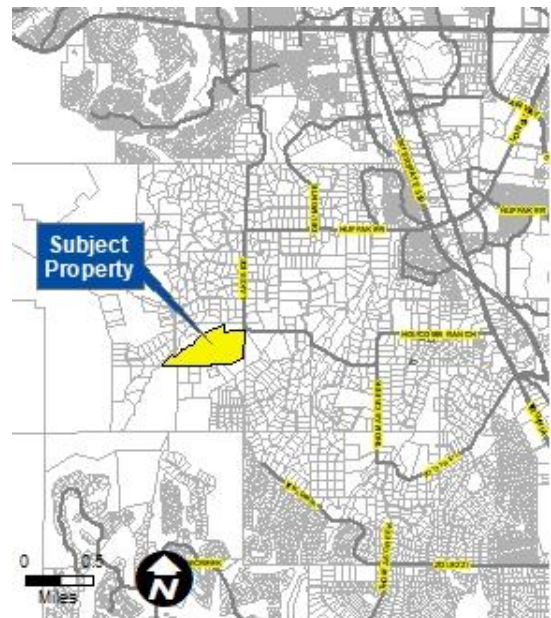
Julee Olander, Planner
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CASE DESCRIPTION

For hearing, discussion, and possible action to approve:

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

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



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM21-013 for 8900 Lakeside, LLC, with the conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25 I further move that the Washoe County Planning Commission approve Special Use Permit Case Number WSUP22-0010 for 8900 Lakeside, LLC, and the requested variance to WCC 110.438.45(c), with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30, and having addressed the Special Review Considerations in Washoe County Code Section 110.418.30.

(Motion with Findings on Pages 16 and 17)

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Exhibits Contents

Conditions of Approval Exhibit A
 Agency Comments Exhibit B
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 Noticing Map Exhibit D
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The technical reports submitted with the project application are extensive. To review the technical reports online click [here](#) or contact Planning at Planning@washoecounty.gov to have a copy sent by email.

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 ensure 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 WTM21-013 are attached to this staff report and will be included with the action order.

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:

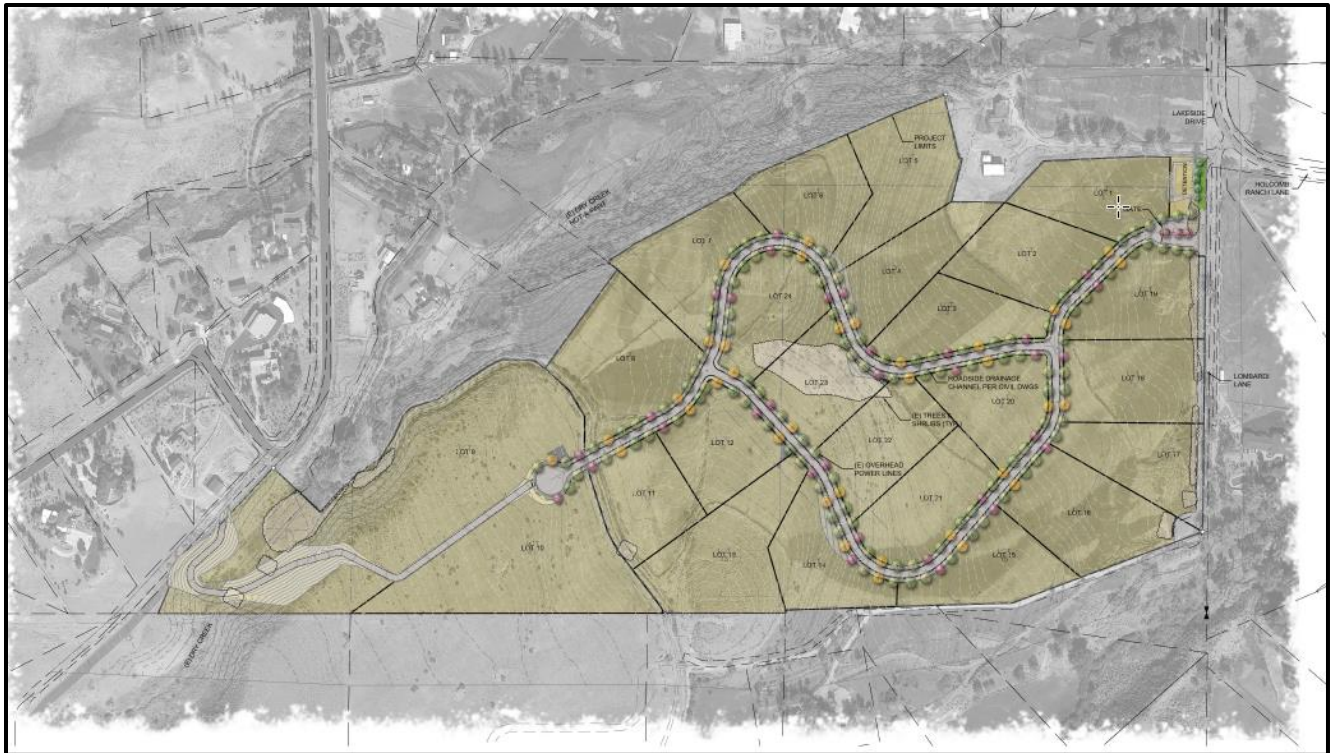
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP22-0010 are attached to this staff report and will be included with the action order.

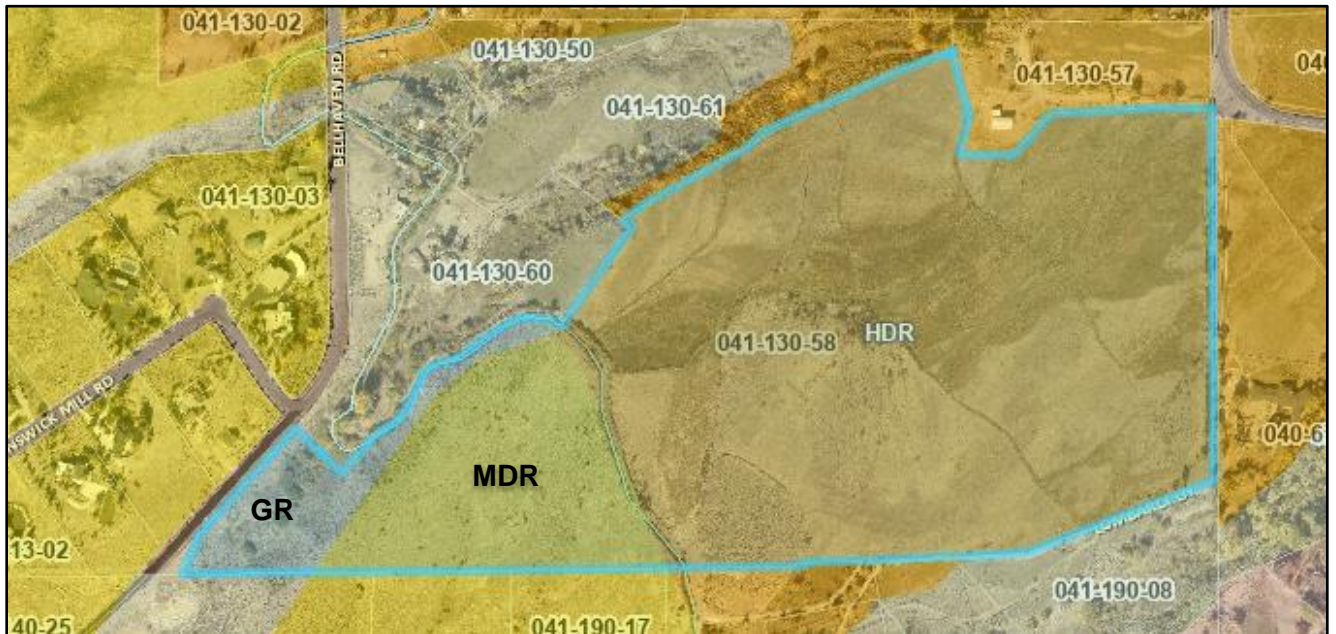
The subject property is designated as 16% Medium Density Rural (MDR), 78% High Density Rural (HDR) and 6% General Rural (GR). The proposed grading is permitted with a special use permit per WCC 110.418.20(b) and 110.438.35. The applicant is seeking approval of this SUP from the Planning Commission.

Additionally, Article 810, Special Use Permits, allows the Planning Commission to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Planning Commission will be ruling on the request to vary one standard below:

Variance Requested	Relevant Code
Retaining wall greater than 10ft.	110.438.45(c)



Site Plan



Map with Zoning

Project Evaluation

The applicant is requesting a tentative subdivision map to develop a 72.8 acre parcel into 24 residential lots that are located south of Holcomb Ranch Road. The application also includes major grading and consideration for significant hydrological resources (SHR), as the western portion of the site borders Dry Creek and the gated emergency access will cross the creek. The proposed subdivision is a standard lot and block subdivision with lot sizes ranging from 2.01 to 10.29 acres, with an average lot size of 2.79 acres and 0.32 dwelling units per acre. The applicant is not proposing special setbacks for the individual parcels and the proposed development will meet the Washoe County Code building placement standards.

The parcel is located within the Southwest Truckee Meadows Area Plan, within the Lakeside/Holcomb Suburban Character Management Area. The parcel has master plan land use designations of Rural Residential (RR) and Rural (R). The regulatory zones on the property include 11.65 acres of Medium Density Rural (MDR), located along the southwest portion of the parcel, 56.78 acres of High Density Rural (HDR) on the northeast portion of the parcel and 4.37 acres of General Rural (GR) on the portion of the parcel along Dry Creek. The surrounding parcels to the west, east, south and north have similar master plan and regulatory zone designations.

Regulatory Zoning	Percentage of Site	Total Acreage	Number of Allowed Lots
HDR	78%	56.78	22
MDR	16%	11.65	2
GR	6%	4.37	1
Totals	100%	72.8	25

The portion of the parcel bordering Dry Creek has a regulatory zone of GR, which has a minimum allowed lot size of 40 acres per WCC Table 110.406.05.1. However, the parcels with GR regulatory zoning are permitted to be divided per Interpretation 03-2, Division of GR Parcels When a Significant Hydrologic Resource Exists. This interpretation states the following:

When a development application includes a perennial stream that has been mapped as General Rural regulatory zone, the GR area based on the perennial stream may be divided when the provisions of Article 418 will apply and Community Development staff determine that Article 418 will provide an equivalent or greater level of protection to that afforded by GR.

Staff has reviewed the proposed development of the portion of the parcel designated with GR regulatory zone, and has determined that the further division of this regulatory zone over two parcels will provide “an equivalent or greater level of protection”. The development is required to meet Article 418.

Site Characteristics

The parcel is located at the intersection of Lakeside Drive and Holcomb Ranch Road. The site is vacant, relatively flat with native shrubs and with some trees scattered throughout the site. The majority of the site is designated as unconstrained by the Southwest Development Constraints/Suitability Map, with some area designated with slopes greater than 15%. An NV Energy 120kV transmission power line runs across the property from north to south and the project has been designed to have one of the private roadways located in alignment with the existing transmission line. The application notes that a Transmission Use Agreement with NV Energy for the 120kV transmission power line is anticipated, which will allow the applicant the ability to develop a roadway and roadway drainage and install landscaping. Steamboat Ditch bisects the site north, south and west of the powerline and generally forms the dividing line between the regulatory zones of HDR and MDR. Dry Creek is on the far western portion of the site.

Grading

The proposed grading associated with this tentative map exceeds the threshold for major grading for the following sections of Article 438:

1. 110.438.35(a)(1) – Grading on slopes less than or flatter than 15%
 - (i) Area – (C) – Grading of an area of more than four (4) acres on a parcel of any size.
 - (ii) Volume (A) – Excavation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.
2. 110.438.35(a)(2) – Grading on slopes of 15% or greater (steeper)
 - (ii) Volume (A) – Excavation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.
 - (iii) Volume (B) – Importation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.

Staff Comment: The applicant meets these thresholds with the disturbance of ±8.31 acres, with ±20,000 CY of cut material and with ±16,583 CY of fill material to soften grades for roadways. There will be a net of ±3,421 CY of fill that will either be used on site or imported to another site.

3. 110.438.35(a)(3) – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper).

Staff Comment: The applicant is proposing a road to access Lots 9 & 10, which will cross Steamboat Ditch and a gated emergency access road crossing Dry Creek, with a slope 30% or greater.

4. 110.438.35(a)(4)- Grading to construct a permanent earthen structure greater than four and one-half (4.5) feet in height within the required front yard setback, or greater than six (6) feet in height on the remainder of the property. The height of an earthen structure is measured from existing grade at the time of permit issuance.

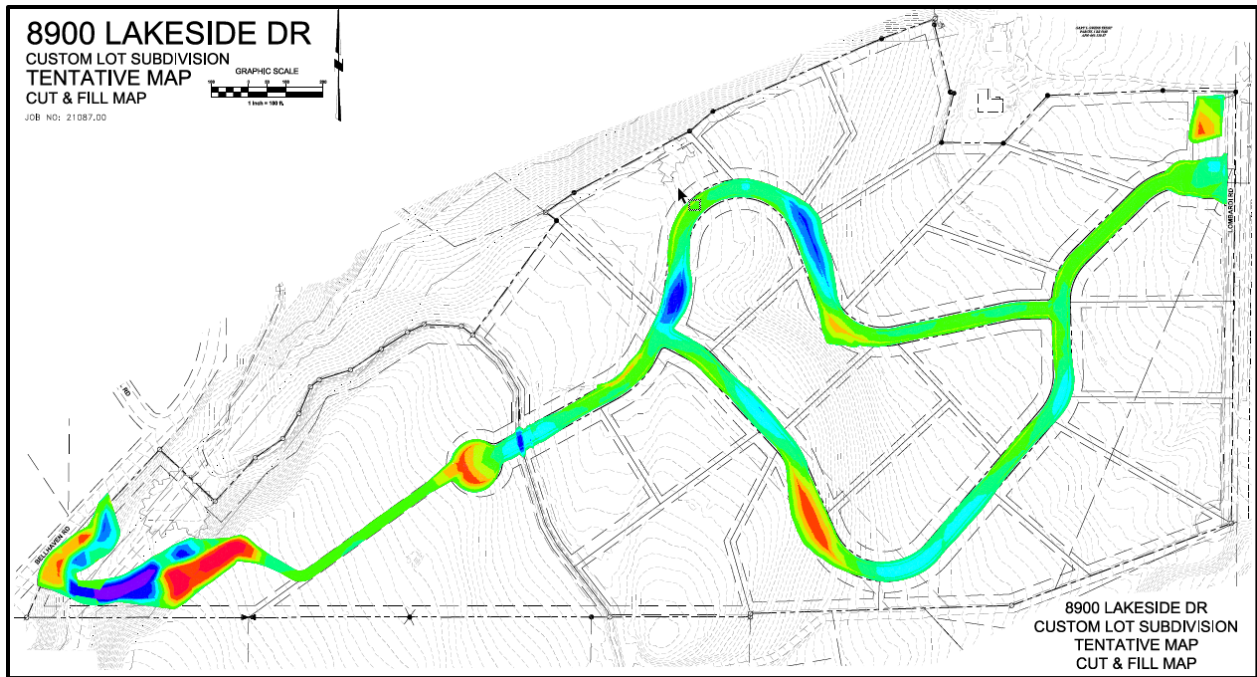
Staff Comment: The applicant is proposed earthen structures greater than 4.5 feet in height in various front yards in some areas, including lots 4, 5, & 24 and along the gated emergency access road.

5. 110.438.35(a)(7)- Any grading in the Critical Stream Zone Buffer Area (CSZBA) of any SHR as defined by Article 418, Significant Hydrologic Resources.

Staff Comment: The applicant is proposing to cross Dry Creek with a gated emergency access roadway.











6. 110.438.45(c)- Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director's modification of standards by the Director of Community Development upon recommendation by the County Engineer

Staff Comment: The applicant plans to vary from the natural slope by more than 10 feet at the eastern and western edges of Dry Creek, for the gated emergency access road. WCC 110.438.45(c) states that exposed finish grade slopes greater than 10 feet in height may be allowed via a director's modification. However, the applicant is requesting the modification be reviewed with the tentative subdivision application by the Planning Commission in accordance with WCC 110.810.20(e).

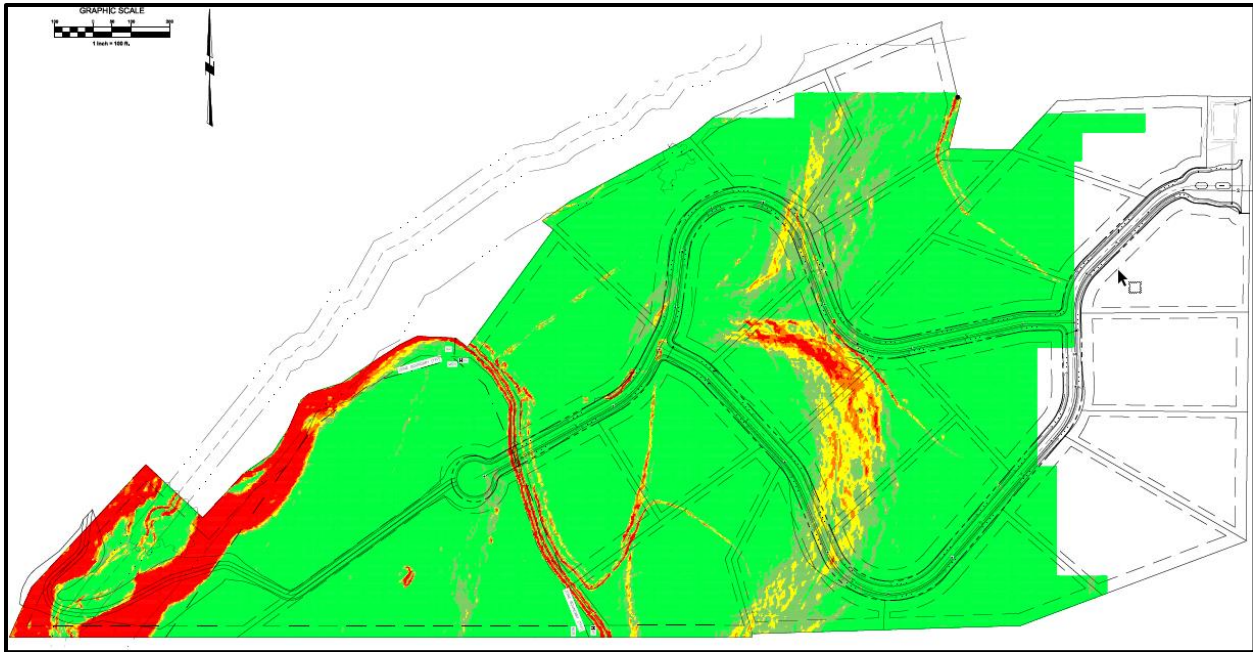


Cut & Fill Map






Elevations Table

<i>Number</i>	<i>Minimum Elevation</i>	<i>Maximum Elevation</i>	<i>Area</i>	<i>Color</i>
1	-16.50	-10.00	7612.28	
2	-10.00	-6.00	15545.74	
3	-6.00	-4.00	21316.85	
4	-4.00	-2.00	31491.17	
5	-2.00	0.00	114054.09	
6	0.00	2.00	96875.72	
7	2.00	4.00	44224.12	
8	4.00	6.00	14440.31	
9	6.00	10.00	9856.61	
10	10.00	14.60	4805.97	

Elevations Table



Slope Map

Slopes Table						
Number	Minimum Slope	Maximum Slope	Area (SF)	Area (Ac)	Percentage of Total Area	Color
1	0.00%	15.00%	2628799.28	60.35	82.9%	
2	15.00%	20.00%	235300.72	5.40	7.4%	
3	20.00%	25.00%	109502.58	2.51	3.4%	
4	25.00%	30.00%	45287.04	1.04	1.4%	
5	30.00%	150.00%	153725.55	3.53	4.9%	

Slope Map and Slope Table

Drainage

Stormwater detention is proposed to address peak run-off from the paved areas of the site to meet pre-development rates. Steamboat Ditch has served as a stormwater ditch; however, the applicant is proposing to re-route the overflow away from the ditch to an appropriate sized detention pond in the northeast corner of the site. The application indicates that the “pond is sized to detain the difference in peak flows between the developed and undeveloped conditions for the 5-year storm or the difference in peak flows between the developed and un-developed conditions for the 100-year storm, whichever is greater”. The applicants goes on to say, “the proposed drainage concept will detain onsite in compliance with Washoe County design requirements without adverse impact to adjacent or downstream properties or public storm drain facilities”. The roadways within the development will also collect run-off water and will transfer the water to the detention pond.

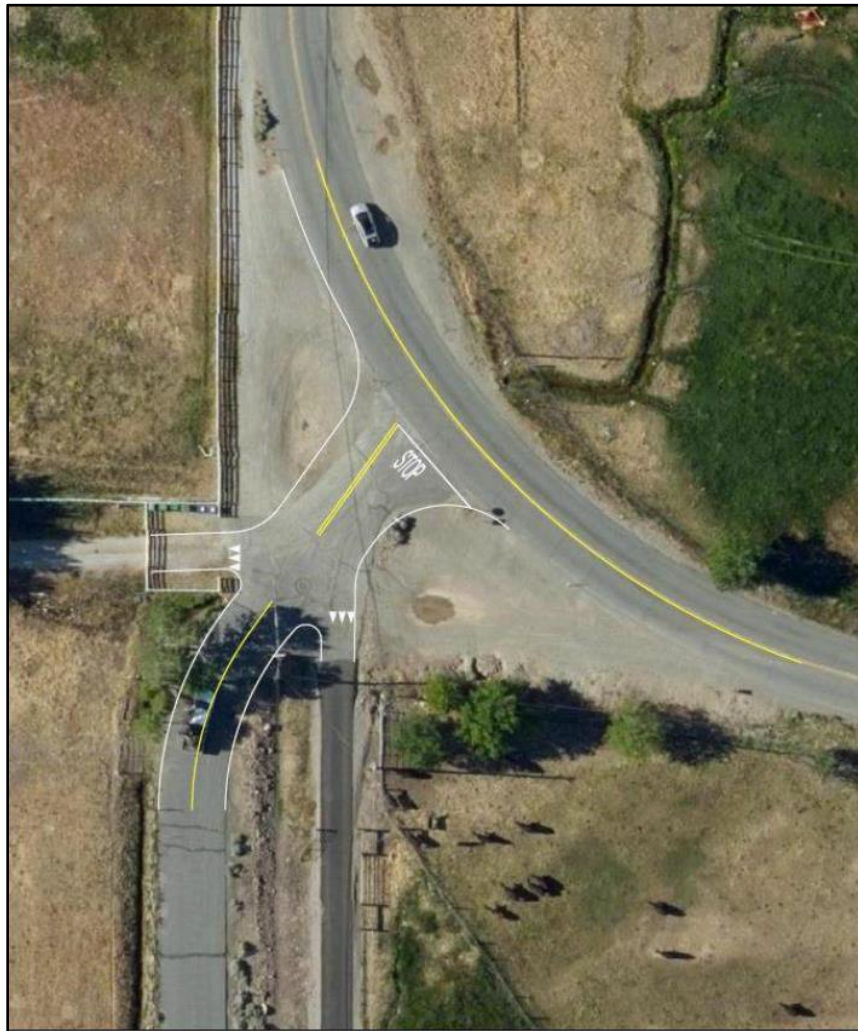
Utilities

Water service for this project will be provided with private wells located on each lot as TMWA does not serve this area. The wastewater from the site will be collected in an on-site public gravity

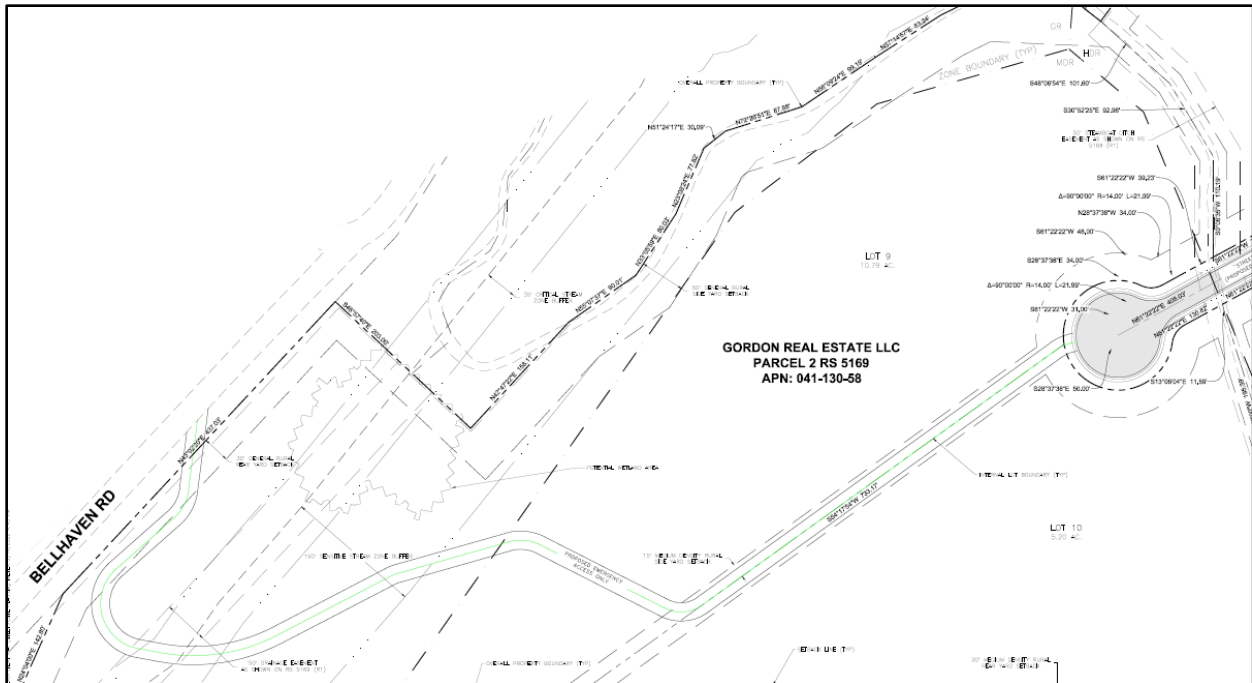
sanitary sewer pipeline that will be owned by Washoe County and will meet County requirements. The sewer system will connect with the existing sewer pipe off Kinney Court, 3,000 feet north of the site. The applicant's consultant concluded that "the proposed development can adequately convey the proposed sewage from the site and it will not impact downstream flow capacity". Other utilities including power, gas, and solid waste disposal are available in the area.

Roadways and Traffic

The main access point will be a gate entry off Lombardi Lane, 250 feet off Lakeside Drive/Holcomb Ranch Road. Residents will be provided with technology based access and a keypad will be provided for visitors. The estimated average daily trips (ADTs) for the 24-lots is 227 ADTs. The AM trips are estimated to be 18 and the PM trips are estimated to be 24. All the streets within the development will be private and will be maintained by the development. A gated emergency access will be provided at the southwest area of the development and will cross Dry Creek and connect with Bellhaven Road, which is public access.



Entrance to Subdivision

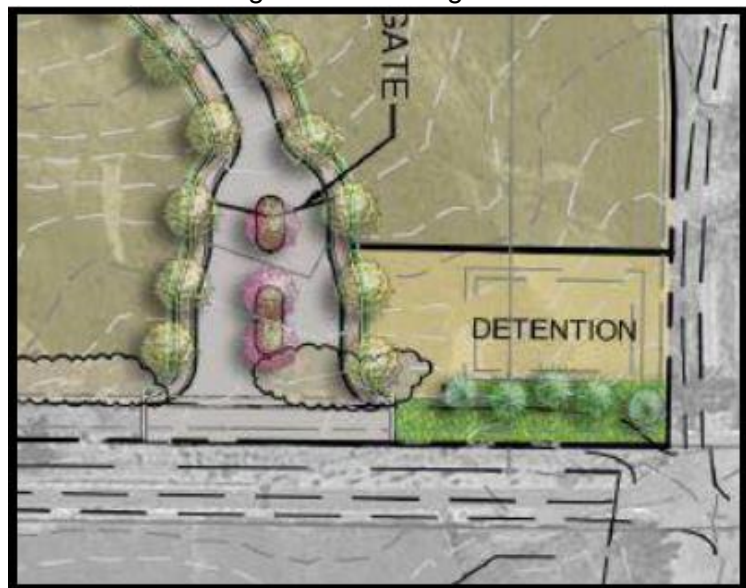


Gated Emergency Access Road to Bellhaven Road

Fencing and Landscaping

There will be fencing at the entrance to the development with stone columns and tubular steel open fencing sections. Perimeter fencing beyond the front gate area will transition to a ranch style fencing material, that is typical within the surrounding area. Fencing interior to the site will be provided by each individual property owner and will be open, ranch style fencing material.

Trees will be located at the entrance of the site along with additional plants to enhance the entry. The applicant will maintain many of the existing trees along Lombardi Lane. The applicant has been conditioned to meet Article 412, Landscaping. A detention pond is proposed to be located at the entrance area which will also be landscaped with ornamental and evergreen trees. No landscaping is planned on the individual lots, as future residents will landscape their own lots.



Washoe County School District

The proposed development is zoned for Huffaker Elementary, Pine Middle, and Reno High Schools. The project is calculated to generate 3 students at Huffaker Elementary, 2 students at Pine Middle, and 2 students at Reno High.

The following table outlines current and future-projected student enrollment capacity percentages for each school:

School	2021/22	2026/27	2031/32
Huffaker ES	62%	70%	75%
Pine MS	75%	64%	67%
Reno HS	88%	77%	70%

The school district anticipates no conflicts with the ability to accommodate students possibly generated by this project.

Significant Hydrologic Resource (SHR)

The proposed development is proposing a gated emergency access road that will cross Dry Creek and has lots along Dry Creek that are within the critical stream zone buffer area and the sensitive stream zone buffer area. The definition of the critical stream zone buffer area is, “all land and water surface within thirty (30) feet from the centerline of the perennial stream.” The definition of sensitive stream zone buffer area is, “all land and water surface between the critical stream zone buffer area boundary of thirty (30) and one hundred fifty (150) feet from centerline or thalweg of the perennial stream.” The applicant is proposing to clear some of the vegetation adjacent to Dry Creek, which will not require significant grading. However, the proposed gated emergency access road will require significant grading. Conditions of approval require that all applicable Washoe County Code provisions for grading and SHR requirements be met.

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 applicant is required to address the following special review considerations listed in WCC 110.418.30. Staff has reviewed and concluded that the applicant has provided the necessary responses to the required special review considerations as are stated below:

- (a) Conservation of topsoil;

Applicant comment: Topsoil removed from road and drainage construction areas will be stockpiled for re-use as topsoil in graded areas in association with revegetation efforts.

- (b) Protection of surface water quality;

Applicant comment: Land disturbance will be kept to a minimum during construction. The required crossing of the drainageway at the west side of the property will require particular care and impact to the flow channel of the drainage and RCI, Inc. who prepared the wetlands delineation for the property has been involved and consulted on keeping the impact to the channel area as minimal as possible.

Drainage swales the site adjacent to the project roadways will be armored to minimize erosion. A stormwater detention pond will allow for stilling of runoff and deposition of collected sediment prior to discharge. BMP’s for erosion control and sediment runoff will be required during construction. Due to construction being significantly separated from these zones and natural slopes on the site will direct any runoff away from Dry Creek, no impact to the SHR is foreseen.

- (c) Conservation of natural vegetation, wildlife habitats and fisheries;

Applicant comment: The project presents a large lot, rural pattern of development that will not present a significant impediment to wildlife habitat areas. Runoff from the site will naturally be directed toward the northeast (away from Dry Creek) and is not foreseen to have any impact on the water quality in the SHR (Dry Creek). The large custom lots will not be cleared with this subdivision roadway construction for initial development. Rather, the grading and clearing for each lot will be proposed and provided by each future homeowner as these are custom lots. Given the large lot size, the vast majority of each lot will retain natural vegetation.

(d) Control of erosion;

Applicant comment: Land disturbance will be kept to a minimum during construction. The slope areas associated with the emergency access road to that is provided on the far western side of the parcel will be armored or treated, as necessary to minimize erosion. Drainage swales on the site adjacent to the project roadways will be armored, designed and/or treated to minimize erosion. The large custom lots will not be cleared with this subdivision roadway construction for initial development. Rather, the grading and clearing for each lot will be proposed and provided by each future homeowner as these are custom lots. Given the large lot size, the vast majority of each lot will retain natural vegetation.

(e) Control of drainage and sedimentation;

Applicant comment: Stormwater detention ponds will allow for stilling of runoff and deposition of collected sediment prior to discharge.

(f) Provision for restoration of the project site to predevelopment conditions;

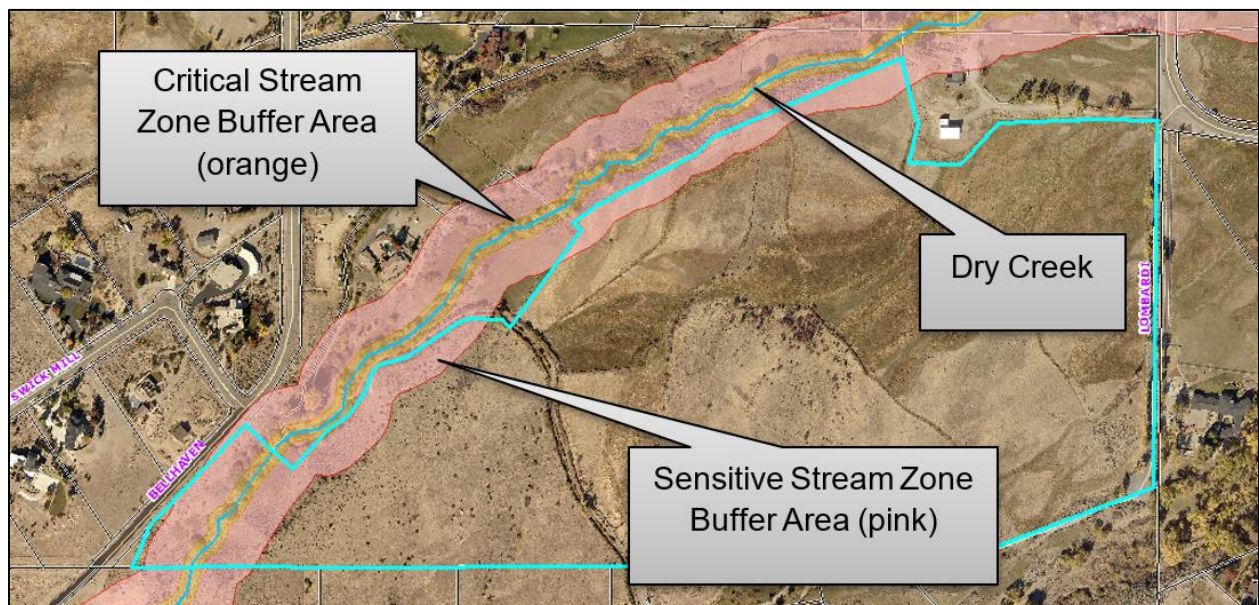
Applicant comment: It is not foreseen that this will be necessary but if required by Washoe County Code, a reasonably appropriate level of bonding can be provided. It should be noted that the overall proposed grading work associated with the development of the project roadways is reasonably minimal. Disturbed areas that are not paved or armored will either be landscaped or revegetated with a native and/or adapted seed mixture.

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

Applicant comment: Bonding will be provided as required by Washoe County.

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

Applicant comment: The SHR impact through the crossing of the drainageway on the western side of the site will be proposed to be as minimal as possible given the requirement to this emergency only access. Two 20' wide by 10' high box culverts with headwalls to minimize erosion are proposed. Final design and size of the culverts will be determined at the time of final plans. Any necessary and applicable revegetation will be provided to meet requirements of Washoe County.



Area Plan Evaluation

The subject parcel is located within the Southwest Area Plan. The following is/are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SW.1.6	Allowed Regulatory Zoning – MDR, HDR & GR	Yes	
SW.2.1	Development will have minimum impact to topography, slopes and vegetation	Yes	Yes
SW.2.2	Control of noxious weeds	Yes	Yes
SW.2.5	Dark skies standards	Yes	Yes
SW.2.10	Development impacts to adjacent land uses will be mitigated	Yes	Yes
SW.12.1	The Nevada Department of Wildlife will be contacted	Yes	
SW.18.3	Development proposals that impact “potential wetlands” must conduct a wetlands delineation study	Yes	Yes
SW.19.1	The infrastructure and resource will be evaluated by the Department of Water Resources	Yes	Yes

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Env Protection (NDEP)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Water Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife (NDOW)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert Wimer, rwimer@washoecounty.gov
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa, grosa@washoecounty.gov
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly, dakelly@washoecounty.gov
WCHD- EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon, blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Schaffer; shafferjam51@gmail.com
Washoe County School District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brett Rodela, Brett.Rodela@WashoeSchools.net
AT&T	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bryson Gordon, bg1853@att.com
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Water Authority	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

Neighborhood Meeting

The applicant noticed an area 1,500 feet from the site for a neighborhood meeting. The meeting was held at the South Creek Wedding & Event Facility on March 9, 2022, from 6:00 p.m. to 7:00 p.m. The meeting was held in person with 35+ attendees. There were numerous questions concerning traffic/access, wildlife, sewer service, wells and the impact to existing wells.

Staff Comment on Required Findings

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

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

Staff Comment: The proposed tentative map is consistent with the goals and policies of the Master Plan and the Southwest Truckee Meadows Area Plan, as explained within the staff report.

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

Staff Comment: The design of the proposed subdivision is consistent with the Master Plan and the Southwest Truckee Meadows Area Plan, as explained within the staff report.

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

Staff Comment: The site is relatively flat and physically suited for a residential development. There is a portion of the site adjacent to Dry Creek that has been identified as being within the 100 year flood hazard area. The development will have a gated emergency access roadway crossing Dry Creek, which is identified as a SHR and the applicant is conditioned to meet all SHR requirements.

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

Staff Comment: The necessary utilities have been identified and are available and adequate in the area. The public utility companies were notified and no comments objecting to the development were received. The proposed subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

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

Staff Comment: The proposed improvements are not likely to cause substantial environmental damage or harm to endangered plants, wildlife, or their habitat. No rare or endangered animals or plants have been identified by the applicant and no agency comments were received noting any issues with fish or wildlife on the site from NDEP or NDOW.

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

Staff Comment: The design of the proposed residential subdivision and type of associated improvements are not likely to cause significant public health problems.

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

Staff Comment: The Steamboat Ditch crosses the site and appropriate easements will be retained or provided to assure continued use and access by the Steamboat Ditch Company. Also, NV Energy has a 120kV power line which crosses the site, and the applicant has indicated that maintenance and access rights will be protected and preserved. Other public utility companies were notified and no companies commented on any easements.

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

Staff Comment: The proposed development will be gated with a private road with primary access off Foothill Road. There will be a gated emergency access at the south end of the development connecting to the public access section of Bellhaven Road, which will provide emergency access for the area.

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

Staff Comment: The proposed development will contain private streets that will be constructed to County standards. The streets are not proposed for dedication as the site will be gated. Any public utilities beneath the proposed private roadway will be dedicated, as necessary, and easement rights will be provided.

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

Staff Comment: The development is not constructing houses on the individual lots. However, the owners of the lots will be able to develop with building materials to allow for passive or natural heating and cooling opportunities.

Staff Comment on Required Findings

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

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

Staff Comment: Staff has reviewed the Master Plan and the Southwest Truckee Meadows Area Plan and the project is consistent with these plans.

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

Staff Comment: The applicant is proposing to grade to prepare for a tentative subdivision map for 24 custom residential lots. The proposed grading is only for the roadway within the development and not the individual lots. The applicant will

connect to Washoe County sewer service and wells on the individual lots will provide water. The applicant provided drainage information, as explained within the staff report. All required utilities and other improvements will be a part of future permitting for the individual lots.

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

Staff Comment: The applicant is proposing to grade to prepare for a 24-lot subdivision development. The proposed grading will create a roadway through the subdivision and provide access to the planned lots for residential houses. The applicant will also grade for a gated emergency access that will cross a SHR and the applicant will be conditioned to meet all SHR requirements.

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

Staff Comment: The site is zoned to allow residential development. The grading will prepare the site to be developed with 24 lots with a roadway within the development. The roadway will include a gated emergency access to Bellhaven Road. The emergency access will provide another route for emergencies in the area.

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

Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.

Recommendation

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM21-013 and Special Use Permit Case Number WSUP22-0010 are being recommended for approval with conditions. Staff offers the following motions for the Board's consideration.

Tentative Subdivision Map Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM21-013 for 8900 Lakeside, LLC, with the conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- (a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (c) Type of Development. That the site is physically suited for the type of development proposed;
- (d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (e) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;

- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- (j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Special Use Permit Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP22-0010 for Lakeside, LLC, and the requested variance to WCC 110.438.45(c), with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and having addressed the Special Review Considerations in Washoe County Code Section 110.418.30:

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

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: 8900 Lakeside, LLC
1049 Dressler Lane
Reno, NV 89460

Property Owner: Gordon Real Estates, LLC; E-mail: roger@thomascreekdevelopment.com

Consultant: CFA, Inc.; E-mail: dsnelgrove@cfareno.com



Conditions of Approval

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

The project approved under Tentative Subdivision Map Case Number WTM21-013 and Special Use Permit Case Number WSUP22-0010 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on April 5, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this tentative subdivision map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final subdivision map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance.

All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

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

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

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

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

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

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

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

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

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

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

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

Washoe County Planning and Building Division

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

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

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative subdivision map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map. The final map shall be recorded within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **WTM21-013** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **DATE**.

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

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

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

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

MOJRA HAUENSTEIN, DIRECTOR
PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

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

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

WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Building Director’s signature on most recent final map>* *[If an extension has been granted after that date – add the following]*: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date of last Planning Commission action to extend the tentative map>*.

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

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

THE NEXT FINAL MAP FOR *WTM21-013* MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE _____ DAY OF _____, 20____, *<add two years to the current expiration date unless that date is more than two years away>* OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

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

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.
- j. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- k. Any imported earthen materials shall be “certified weed free” in order to prevent the spread of noxious weeds within the county.
- l. An onsite noxious weeds management plan needs to be developed to ensure weed seeds do not impact other areas. All native seed mixes shall be certified noxious weed free prior to its dispersal on the site.
- m. The grading on site shall be in compliance with applicable best management practices to minimize erosion. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to Dry Creek and Steamboat Ditch, to minimize impervious surfaces.
- n. The applicant shall address the requirements for critical and sensitive stream zone buffer areas for Dry Creek, for all development within these zones, as required by Washoe County Code Article 418.
- o. The applicant will meet Washoe County Code Article 412, including any removal of existing vegetation will be replaced with native riparian plant species for erosion and weed control in the Dry Creek area.
- p. The applicant shall identify and acknowledge all recorded easements prior to the recordation of the final map.
- q. The setback for all lots will be: 30 feet in the front and rear and 15 feet on the sides for all parcels.
- r. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District
- s. 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
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
3. The project, if adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
4. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
5. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
6. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
7. Mandatory solid waste collection.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division which shall be responsible for determining compliance with these conditions.
Contact Name: Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov
 - a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
 - b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall provide as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
 - c. The developer shall provide written approval from the U.S. Postal Service (USPS) concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
 - d. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
 - e. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 - f. Any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
 - g. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
 - h. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 36 kilovolts, which can remain above ground.

- i. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.
- j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- k. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- l. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- m. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.
- n. Prior to the issuance of Certificates of Occupancy for properties created within this development, the developer shall provide to the Engineering and Capital Projects Division a letter prepared by a civil engineer licensed in the State of Nevada, certifying that all public and private improvements have been constructed in accordance with the approved plans and specifications, to the satisfaction of the County Engineer.

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

3. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division which shall be responsible for determining compliance with these conditions.
Contact Name: Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov
- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review.
 - b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
 - c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
 - d. Any increase in storm water runoff flow rate resulting from the development and based on the 5-year and 100-year storm(s) shall be detained onsite.
 - e. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's storm water basin(s) and drainage channel(s) shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&Rs.
 - f. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
 - g. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
 - h. Prior to approval of any final map, building permit, or grading permit, the developer will submit written confirmation from the Steamboat Ditch Company, that they have reviewed and approved any ditch crossings, protective fencing or storm water discharge facilities that may impact the ditch.

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

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

- 4. The following street design conditions are requirements of the Washoe County Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.
Contact Name: Mitchell Fink, P.E., 775.328.2050, mfink@washoecounty.gov
 - a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be submitted.
 - b. An Occupancy Permit shall be obtained for the proposed connection to Lakeside Drive from the Nevada Department of Transportation (NDOT) and a copy of said permit shall be submitted to the County Engineer prior to finalization of the affected final map.
 - c. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.

- d. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- e. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- f. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- g. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- h. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- i. A paved secondary or emergency access road with appropriate easements (Access or Emergency) shall be provided. The County Engineer and the Fire Marshall shall determine compliance with this condition.
- j. Prior to final map approval provide recorded documentation of legal access to property from Lakeside. (Deed, Easement, etc.).
- k. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- l. Adequate snow storage easements shall be identified on the final plat.
- m. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
- n. A minimum onsite stacking length of 50 feet and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way.

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

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

Contact Name: Timber Weiss, P.E., 775.954.4626, tweiss@washoecounty.gov

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.

- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The on-site and extended sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - 1. The estimated sewage flows generated by this project,
 - 2. Projected sewage flows from potential or existing development within tributary areas,
 - 3. The impact on capacity of existing infrastructure,
 - 4. Slope of pipe, invert elevation and rim elevation for all manholes,
 - 5. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities,
 - 6. Analysis of potential contributory sewer areas, with the limits being the Truckee Meadows Services Area Boundary, and
 - 7. Potential stubs to be included in the sewer infrastructure design to facilitate the future expansion of the sewer collection system within and around Lakeside Drive.
- j. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor and wastewater treatment facilities necessary to accommodate the project. The developer will design the infrastructure to Washoe County standards. Washoe County will inspect the infrastructure.

- n. The CSD shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of the developer.
- o. It is the responsibility of the developer to fund, design and construct sewer infrastructure from the project area to the nearest active sewer main. The developer is responsible for the acquisition of all permits, easements, rights-of-way and/or agreements required to support the extension of the sewer infrastructure. The off-site sewer infrastructure extension must also be offered for dedication to Washoe County. Washoe County will inspect the off-site sewer infrastructure extension within Washoe County right-of-way.
- p. The developer is required to provide sewer infrastructure plans to the City of Reno for their independent review. City of Reno connection fees must be paid, and a City of Reno will-serve letter must be obtained prior to the signing of the final map.
- q. Nevada Department of Transportation approval of the sewer infrastructure design is required prior to the signing of the final map.

Washoe County Health District - Air Quality Management Division

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

Contact Name: Genine Rosa, Environmental Engineer II, 775.784.7204, grosa@washoecounty.gov

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

Washoe County Health District – Environmental Health Services

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

Contact Name: David Kelly, HS Supervisor, 775.328.2630, dakelly@washoecounty.gov

- a. Prior to any final grading or other civil site improvements, an approved Water Project must be submitted with all grading, civil improvements, and building plans. The approved Water Project must demonstrate 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.
- b. Mass grading may proceed after approval of the Tentative Map and upon review and approval by the WCHD of a grading permit application.
 - 1. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
 - 2. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review per NAC 278.290 and NAC 445A.66715.

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

- c. Construction plans for the development must be submitted to the WCHD 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 the WCHD.
- d. 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 the WCHD an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
 - 1. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
 - 2. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to the WCHD that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 - 3. The developer must bear the cost of the inspections; and
 - 4. The developer may select a third-person inspector but the selection must be approved by the WCHD or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
- e. 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 the WCHD. 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.
- f. 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 the WCHD. a. A copy of this letter must be included with the final map submittal.
- g. The final map submittal must include a letter from Nevada Division of Environmental Protection to the WCHD certifying their approval of the final map.
- h. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- i. 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.
- j. Prior to approval of the final map, the applicant must submit to the WCHD the final map fee.
- k. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

Washoe County Water Management Planner Coordinator

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

Contact Name: Timber Weiss, P.E., 775.954.4626, tweiss@washoecounty.gov

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

Truckee Meadows Fire Protection District

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

Contact Name: Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

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

- f. A bulb turnaround at the end of the road between lots 9 & 10. The bulb and all turns in the development shall accommodate turning radii of 28 feet inside and 52 feet outside.

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

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

**Contact Name: Sophia Kirschenman, Park Planner, 775.328.3623,
skirschenman@washoecounty.gov**

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

*** End of Conditions ***

From: [Olander, Julee](#)
To: [Rosa, Genine](#)
Cc: [Restori, Joshua](#)
Subject: RE: Tentative Subdivision Map Case Number WTM21-013 (Lakeside Custom Lot Subdivision)
Date: Wednesday, December 22, 2021 12:25:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thank you.



Please tell us how we did by taking a quick [survey](#)

Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.gov | Office: 775.328.3627

1001 E. Ninth St., Bldg A., Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



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From: Rosa, Genine <GRosa@washoecounty.gov>
Sent: Wednesday, December 22, 2021 9:59 AM
To: Olander, Julee <JOlander@washoecounty.gov>
Cc: Restori, Joshua <JRestori@washoecounty.gov>
Subject: Tentative Subdivision Map Case Number WTM21-013 (Lakeside Custom Lot Subdivision)

Tentative Subdivision Map Case Number WTM21-013 (Lakeside Custom Lot Subdivision)

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

Link to application: [Dust Control Permit Application](#)

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)



Please take our customer satisfaction survey by clicking [here](#)

From: [GORDON, BRYSON](#)
To: [Olander, Julee](#)
Cc: [COOPER, CLIFFORD E](#)
Subject: December Agency Review Memo III
Date: Wednesday, December 15, 2021 1:16:14 PM
Attachments: [December Agency Review Memo III.pdf](#)

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

Hello Julee,
AT&T review of requested applications.

1: Abandonment Case Number WAB19-0002 (Romance Avenue) – AT&T has no conflict with proposed plan.
3: Tentative Subdivision Map Case Number WTM21-013 (Lakeside Custom Lot Subdivision) - AT&T has no conflict with proposed plan.

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328.3600
FAX (775) 328.3699

Date: March 10, 2022

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: **Lakeside Custom Lot Subdivision TM21-013** (24 Lots)

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The proposed project consists of a 24-lot subdivision and is located on approximately 72.8 acres at the southwest corner of Lakeside Drive and Holcomb Ranch Road. The parcel numbers include the following: 041-130-58. The Engineering and Capital Projects Division recommends approval subject to 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 CFA, Inc.

Sanitary sewer service will be provided by Washoe County.

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

Washoe County Engineering and Capital Projects – General Land Development and Grading Standards (County Code 110.438)

1. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division which shall be responsible for determining compliance with these conditions.
Contact Name: Robert Wimer, P.E. (775) 328-2059
 - a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
 - b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall provide as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
 - c. The developer shall provide written approval from the U.S. Postal Service (USPS) concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
 - d. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
 - e. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the



Subject: **Lakeside Custom Lot Subdivision TM21-013** (24 Lots)
Date: March 10, 2022
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Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

- f. Any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- g. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- h. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 36 kilovolts, which can remain above ground.
- i. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.
- j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- k. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- l. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- m. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.
- n. Prior to the issuance of Certificates of Occupancy for properties created within this development, the developer shall provide to the Engineering and Capital Projects Division a letter prepared by a civil engineer licensed in the State of Nevada, certifying that all public and private improvements have been constructed in accordance with the approved plans and specifications, to the satisfaction of the County Engineer.

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

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

Contact Name: Robert Wimer, P.E. (775) 328-2059

- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review.
- b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
- c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
- d. Any increase in storm water runoff flow rate resulting from the development and based on the 5-year and 100-year storm(s) shall be detained onsite.
- e. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's storm water basin(s) and drainage channel(s) shall be developed in accordance

Subject: **Lakeside Custom Lot Subdivision TM21-013** (24 Lots)
Date: March 10, 2022
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with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&Rs.

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

Subject: **Lakeside Custom Lot Subdivision TM21-013** (24 Lots)
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Washoe County Engineering and Capital Projects – Street Design Standards (County Code 110.436)

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

Contact Information: Mitchell Fink, P.E. (775) 328-2050

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be submitted.
- b. An Occupancy Permit shall be obtained for the proposed connection to Lakeside Drive from the Nevada Department of Transportation (NDOT) and a copy of said permit shall be submitted to the County Engineer prior to finalization of the affected final map.
- c. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- d. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- e. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- f. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- g. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- h. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- i. A paved secondary or emergency access road with appropriate easements (Access or Emergency) shall be provided. The County Engineer and the Fire Marshall shall determine compliance with this condition.
- j. Prior to final map approval provide recorded documentation of legal access to property from Lakeside. (Deed, Easement, etc.).
- k. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- l. Adequate snow storage easements shall be identified on the final plat.
- m. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.

Subject: **Lakeside Custom Lot Subdivision TM21-013** (24 Lots)
Date: March 10, 2022
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- n. A minimum onsite stacking length of 50 feet and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way.

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

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

Contact Information: Timber Weiss, P.E. (775) 954-4626

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The on-site and extended sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - a. the estimated sewage flows generated by this project,
 - b. projected sewage flows from potential or existing development within tributary areas,
 - c. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities,
 - f. Analysis of potential contributory sewer areas, with the limits being the Truckee Meadows Services Area Boundary, and
 - g. Potential stubs to be included in the sewer infrastructure design to facilitate the future expansion of the sewer collection system within and around Lakeside Drive.

Subject: **Lakeside Custom Lot Subdivision TM21-013** (24 Lots)
Date: March 10, 2022
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- j. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor and wastewater treatment facilities necessary to accommodate the project. The developer will design the infrastructure to Washoe County standards. Washoe County will inspect the infrastructure.
- n. The CSD shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of the developer.
- o. It is the responsibility of the developer to fund, design and construct sewer infrastructure from the project area to the nearest active sewer main. The developer is responsible for the acquisition of all permits, easements, rights-of-way and/or agreements required to support the extension of the sewer infrastructure. The off-site sewer infrastructure extension must also be offered for dedication to Washoe County. Washoe County will inspect the off-site sewer infrastructure extension within Washoe County right-of-way.
- p. The developer is required to provide sewer infrastructure plans to the City of Reno for their independent review. City of Reno connection fees must be paid, and a City of Reno will-serve letter must be obtained prior to the signing of the final map.
- q. Nevada Department of Transportation approval of the sewer infrastructure design is required prior to the signing of the final map.

December 29, 2021

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

RE: 8900 Lakeside Dr; 041-130-58
Tentative Map; WTM21-013

Dear Washoe County Planning Staff:

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, an approved Water Project must be submitted with all grading, civil improvements, and building plans. The approved Water Project must demonstrate 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.
2. Mass grading may proceed after approval of the Tentative Map and upon review and approval by the WCHD 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.
 - b. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review per NAC 278.290 and NAC 445A.66715.

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

1. Construction plans for the development must be submitted to the WCHD 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 the WCHD.
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 the WCHD 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 the WCHD 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 WCHD 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 the WCHD. 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 the WCHD.
 - 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 WCHD 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 WCHD 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.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at dakelly@washoecounty.gov regarding all Health District comments.

Sincerely,



Dave Kelly, REHS
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Way, Dale](#)
To: [Olander, Julee](#)
Cc: [Heeran, Jennifer](#); [Lemon, Brittany](#); [Snelgrove, Dave](#)
Subject: RE: WTM21-013 - 8900 Lakeside Tentative Map (Amended Document and Maps)
Date: Wednesday, February 16, 2022 8:54:11 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Julee,

No need to amend conditions, but I wanted to ensure that Dave remembers that the bulb turnaround is required to have a 52' radius minimum and that the main entrance is to have a minimum of 20' of width on each side of the road until it narrows to two lanes.

Thank you.

Dale Way
Deputy Fire Chief | Truckee Meadows Fire & Rescue
dway@tmfpd.us | Office: 775.326-6000
3663 Barron Way, Reno, NV 89511



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

From: Olander, Julee <JOlander@washoecounty.gov>
Sent: Tuesday, February 15, 2022 11:29 AM
To: Heeran, Jennifer <JHeeran@washoecounty.gov>; Way, Dale <DWay@tmfpd.us>
Subject: FW: WTM21-013 - 8900 Lakeside Tentative Map (Amended Document and Maps)

Have attached the amended application for WTM21-013. This is now going to PC on 4/5. Please let me know if you need to amend you conditions by 2/28.


Thank you,



Please tell us how we did by taking a [quick survey](#)

Julee Olander
Planner, Planning & Building Division | Community Services Department
jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00 am to 4:30 pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512


Connect with us: [cMail](mailto:) | [Twitter](https://twitter.com/) | [Facebook](https://www.facebook.com/) | www.washoecounty.us

From: David Snelgrove <dsnelgrove@cfareno.com>
Sent: Monday, February 14, 2022 6:22 PM
To: Olander, Julee <JOlander@washoecounty.gov>
Subject: WTM21-013 - 8900 Lakeside Tentative Map (Amended Document and Maps)

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

Julee – Attached is the amended application package with updates to the application forms, project narrative and civil maps. Since this file is large. I will send a second message containing a PDF of the comparison document of the project narrative. That document should make it very simple for you to see what I changed in the text.

Please confirm that you receive this.

R DAVID SNELGROVE, AICP, PLANNING AND RIGHT-OF-WAY MANAGER

CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502
MAIN 775-856-1150 ■ EXT 102 ■ DIRECT 775-856-7073 ■ CFARENO.COM

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: Tentative Subdivision Map Case Number WTM21-013 (Lakeside Custom Lot Subdivision) Conditions of Approval
Date: Monday, December 20, 2021 2:53:15 PM
Attachments: [image001.png](#)

Hi Julee,

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

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

At the entryway, they will need to maintain 20 feet of fire apparatus access on each side of the delineator. If the gate is an automatic gate a Click 2 Enter as well as a Knox Switch will be required for emergency access.

We also want to confirm that all of the roads comply with our radius requirements of 28 inside, 52 outside.

If any homes that are built are over 5,000 square feet living space NPFA 13D residential fire sprinklers will be required.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

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

3663 Barron Way, Reno, NV 89511



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

From: [Way, Dale](#)
To: [Olander, Julee](#)
Cc: [David Snelgrove](#); [Lemon, Brittany](#)
Subject: WTM21-013 Lakeside - Conditions of Approval
Date: Tuesday, December 28, 2021 11:52:54 AM

Julee,

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

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

Additionally, this project shall meet the following conditions of approval regarding fire apparatus access roads.

1. The main entrance shall have a minimum of 20 feet of width on each side of the median at the main entrance and that the 20 feet on each side of the median shall continue to the point that the road narrows to two lanes.
2. A bulb turnaround at the end of the road between lots 9 & 10. The bulb and all turns in the development shall accommodate turning radii of 28 feet inside and 52 feet outside.

Thank you.

Dale Way

Deputy Fire Chief – Fire Prevention | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



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

December 29, 2021

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

RE: 8900 Lakeside Dr; 041-130-58
Tentative Map; WTM21-013

Dear Washoe County Planning Staff:

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, an approved Water Project must be submitted with all grading, civil improvements, and building plans. The approved Water Project must demonstrate 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.
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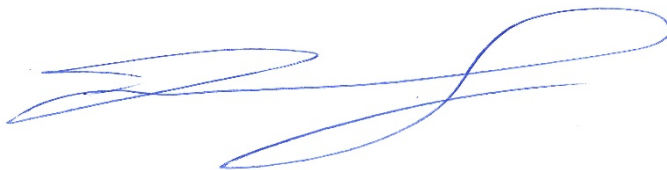
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 - c. The developer must bear the cost of the inspections; and
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If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at dakelly@washoecounty.gov regarding all Health District comments.

Sincerely,



Dave Kelly, REHS
EHS Supervisor
Environmental Health Services
Washoe County Health District



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

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

TO: Julee Olander, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: December 29, 2021

SUBJECT: Tentative Subdivision Map Case Number WTM21-013
 (Lakeside Custom Lot Subdivision)



I have reviewed WTM21-013 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this tentative subdivision map would allow for major grading, including disturbance of approximately 6.01 acres with ±8,472 cubic yards of cuts and ±9,662 cubic yards of fill, to facilitate development of a subdivision with 24 lots. The subject site is located southwest of the Holcomb Ranch Lane and Lakeside Road junction. It is also in close proximity to various public lands, including Ballardini Open Space to the west and northwest, managed by the Parks Program, and Forest Service lands to the south. The subject site is less than a quarter mile from Ballardini Open Space and less than a half mile from the Ballardini Trailhead.

Additionally, as part of the application, a wetlands delineation was submitted, identifying two locations on the subject site containing wetlands. This delineation has been submitted to the US Army Corps of Engineers for certification, as consistent with Southwest Truckee Meadows Area Plan Policy SW.18.3. Given these considerations, the Parks Program offers the following conditions of approval:

1. Any imported fill materials shall be “certified weed free” to prevent the spread of noxious and invasive weeds within Washoe County.
2. The delineated wetlands shall be identified on the final subdivision map.
3. To ensure that wetlands, wetland buffers, and natural groundwater recharge areas are preserved and conserved pursuant to Master Plan policies LUT.13.2 and C.13.3.2, and Southwest Truckee Meadows Area Plan Policy SW.17.2, grading and development of the parcels containing delineated wetlands shall be sited and designed to avoid the wetlands unless no feasible alternative exists. Should encroachment into the wetlands be necessary, Army Corp of Engineering permits shall be required.
4. Given the close proximity to the Ballardini Trailhead, it is recommended that the applicant consider providing private pedestrian trail access through the subdivision (between Lots 9 and 10, and then along the southern edge of Lot 9 to Bellhaven Road), so that future subdivision residents will be able to easily access the trail system.



From: [Rodela, Brett A](#)
To: [Olander, Julee](#)
Cc: [Baxley, Randy](#); [Freund, Sandy](#); [Golden, Teresa](#)
Subject: Development Review WTM21-013 (Lakeside Custom Lot Subdivision)
Date: Monday, December 20, 2021 11:22:03 AM
Attachments: [Washoe County School District Facilities Plan 2020-2039.pdf](#)

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

Hello Ms./Mrs. Olander,

Lakeside Custom Lot Subdivision proposing a 24 lot single-family unit subdivision is zoned for Huffaker Elementary, Pine Middle, and Reno High Schools. The project is calculated to generate 3, 2, and 2 students respective of each school.

The following table outlines current and future-projected student enrollment capacity percentages for each school:

School	2021/22	2026/27	2031/32
Huffaker ES	62%	70%	75%
Pine MS	75%	64%	67%
Reno HS	88%	77%	70%

The school district anticipates no conflicts with the ability to accommodate students possibly generated by this project.

For further information as to the school district’s facilities plans through 2039, please feel free to reference the attached facilities plan that has been approved for conformance with the Truckee Meadows Regional Planning Agency’s 20 Year Plan.

Thank you for the opportunity to comment. Please reply with any further questions and/or requests pertaining to **WTM21-013 (Lakeside Custom Lot Subdivision)**.

Brett A. Rodela

GIS Analyst

Washoe County School District, Capital Projects

Office: (775) 325-8303 | Cell: (775) 250-7762





Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

December 17, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTM21-013 Lakeside Custom Lot Subdivision

Dear Julee,

In reviewing the tentative map for a 24-lot subdivision, the Conservation District has the following comments.

With Goal 2 of a noxious weed control plan for Southwest Truckee Meadows Planning Area to prevent the spread of noxious weeds, the applicant collaborates with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas.

We will require a vegetation plan from a qualified professional that includes a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three-year period.

To conserve water and reduce runoff in the downstream infrastructure the typical front lot turf placed a minimum of three feet from the back face of sidewalk and or curb.

In constructing the detention basin, a two feet wide 3-foot-deep low flow channel from the inlet to the outlet including an infiltration gallery below the low flow channel to reduce storm water flows in the downstream infrastructure.

The application states that with a number of trees impacted, the District recommends a 2:1 ratio of tree replacement with this tree loss.

The District recommends the paint color palette utilize soft earth tone colors for all buildings including the roofing material in the subdivision. Additionally, with open fencing sections are black metal, we suggest a softer color either gray or brown.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources any questions call us (775-750-8272).

Sincerely,

J Shaffer



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

December 21, 2021

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

FROM: Timber Weiss, Licensed Engineer CSD

SUBJECT: Tentative Subdivision Map Case Number WTM21-013 (Lakeside Custom Lot Subdivision)

Project description:

For hearing, discussion and possible action, to approve the subdivision of 72.8 acres into 24 lots, with lot sizes ranging from 2.01 to 10.29 acres.

Project located at 8900 Lakeside Road, abutting Dry Creek. Boulevard. Assessor's Parcel Number(s): 041-130-58. Water is proposed to be provided by domestic wells and sewage disposal is proposed to be by Washoe County Sewer.

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

Comments:

The application indicates that the applicant will acquire ownership for water rights under Orr Ditch Decree Claim No. 70 and Permit 78528 through the State Engineer's Office. These water rights may or may not be eligible for relinquishment.

Conditions:

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map or subdivision map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights



WASHOE COUNTY

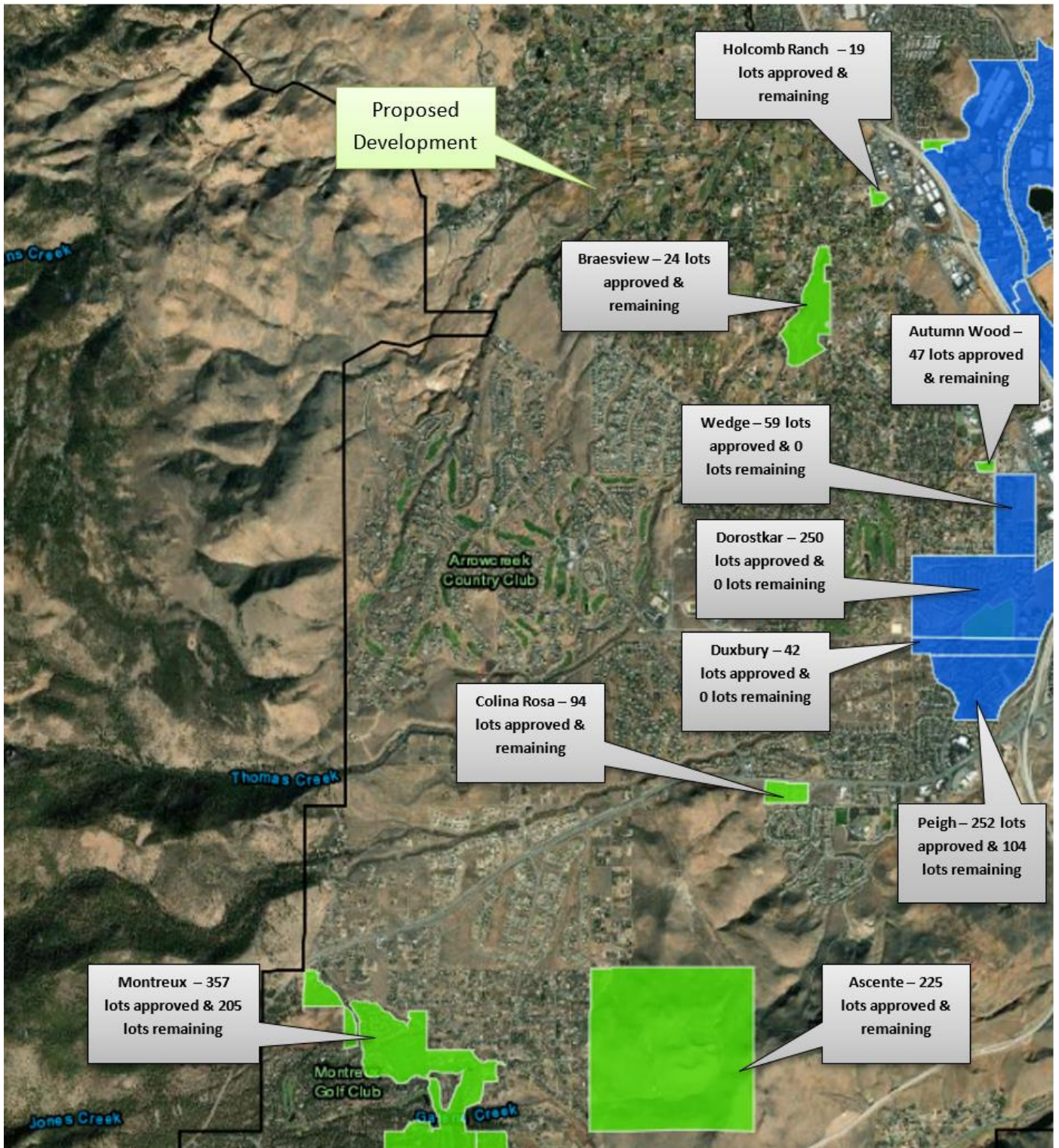
COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

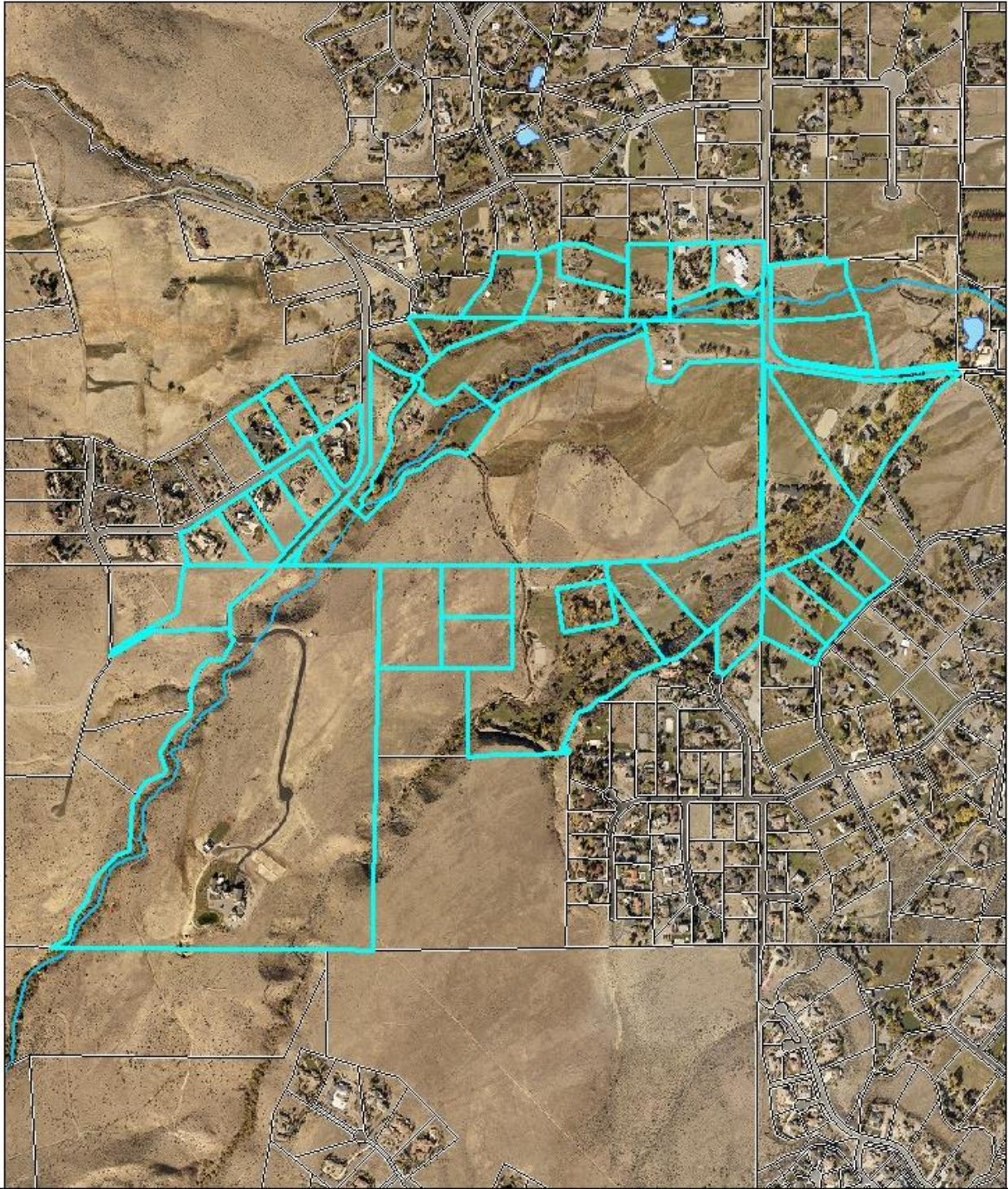
P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*

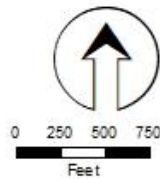
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. This subdivision map will create 24 newly created parcels which will require the relinquishment of 48.00 acre-feet of ground water rights.
- 6) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the subdivision map and comply with the appropriate area plan.



Approved Un-Built Map



WTM21-013 Lake Custom Lot Subdivision
Noticing Map- 500 feet



Community Services
Department



1001 E Ninth St
Reno, Nevada, 89512 (775) 328-3600

Source: Planning and Building Division

Date: 12/9/2021

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP
APPLICATION

DECEMBER 8, 2021

AMENDED:
February 11-2022



CFA, INC.

1150 CORPORATE BLVD.

RENO, NEVADA 89502

(775) 856-1150

WWW.CFARENO.COM

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: 8900 Lakeside Drive Custom Lot Subdivsion			
Project Description: This project is proposing a tentative subdivision map for 24 custom residential lots on 72.8+/- acres. The project presents grading considerations and well as a significant hydrologic resource crossing for an emergency only access road.			
Project Address: 8900 Lakeside Drive			
Project Area (acres or square feet): 72.8+/- acres			
Project Location (with point of reference to major cross streets AND area locator): The main street that will be used to access the property Foothill Road. Nearest cross streets are Thomas Creek Road and Mallory Lane.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-130-58	72.8+/- ac		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Gordon Real Estate, LLC		Name: CFA, Inc.	
Address: 1049 Dressler Lane		Address: 1150 Corporate Blvd	
Gardnerville, NV	Zip: 89460	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-856-7073	Fax:
Email:		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Valerie Gordon		Contact Person: R. David Snelgrove, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: 8900 Lakeside, LLC		Name: 8900 Lakeside LLC	
Address: 2100 Manzanita Lane		Address: 2100 Manzanita Lane	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89505
Phone:	Fax:	Phone:	Fax:
Email: roger@thomascreekdevelopment.com		Email: adam@thomascreekdevelopment.com	
Cell: 775-750-9583	Other:	Cell: 775-470-0650	Other:
Contact Person: Roger Davidson		Contact Person: Adam Giordano	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

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

8900 Lakeside Drive, SW corner of Lakdside Drive and Holcomb Ranch Road

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

8900 Lakeside Drive Custom Lot Subdivision

3. Density and lot design:

a. Acreage of project site	72.8+/- acres
b. Total number of lots	24
c. Dwelling units per acre	0.32+/-
d. Minimum and maximum area of proposed lots	2.01+/- Acre Min, 10.79+/- Acre Max
e. Minimum width of proposed lots	+/-173' feet (Lot 4)
f. Average lot size	2.79+/- Acres

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

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Spectrum
g. Water Service	Well

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

- a. Acreage of common open space:

Project is not proposed to be a Common Open Space Development Project

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

An Aquatic Resources Delineation Report is provided with this application.

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

2.01+/- Acre Min, 10.29+/- Acre Max.

d. Proposed yard setbacks if different from standard:

Standard Code Yard Setbacks for HDR, MDR and GR Zoning, as applicable to the site.

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

Not Applicable. No setback modifications are proposed.

f. Identify all proposed non-residential uses:

No non-residential uses are proposed with this tentative map application.

g. Improvements proposed for the common open space:

Private Road and drainage basin associated with common area impervious surfaces.

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

Washoe County Trails Mapping does not show any such trails on the property. As such, no proposed public nor private trail system proposed,

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

There are no existing trails nearby with which to connect.

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

No ridgelines as defined by Washoe County development code are present on site.

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

Fencing will be allowed that will be appropriate to the rural setting. Consistent design requirements for fencing will be defined through project CC&R's.

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

A HOA, LMA or other acceptable maintenance organization will be set up to maintain the common areas and common drainage facilities.

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

No.

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

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

While the property is mostly within the TMWA Service Territory, no existing water line is in reasonable proximity to the site. As such, water service will come be provided by wells until community water becomes reasonably accessible.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, within what city?
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9. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

None of which the applicant is aware.

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

a. Permit #	portion of #78528	acre-feet per year	60
b. Certificate #		acre-feet per year	
c. Surface Claim #	Claim #70	acre-feet per year	184.5
d. Other #		acre-feet per year	

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

Gordon Family Living Trust - water rights to be transfered with sale of property to Applicant.

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

Large homes with custom designed orientation of the structures will allow for substantial rooftop solar opportunities.

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

Review of information from Washoe County mapping, supplemented with NDOW information, discerned no adverse impacts.

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

Yes there will be a gate. No, there is not a public trail system proposed within the development.

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

All policies of the SWTM Area Plan have been reviewed and are provided in the Planning/Policy Review within this application package.

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

110.214.10 - Height Restrictions limits height of structures to 35 feet, with exceptions on steeper slopes.

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

The project backbone infrastructure is proposed to be constructed in one phase. Individual lots will be constructed as future property owners develop, over time.

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

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

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

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

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

20,000+/- CY of materials are proposed to be excavated (cut).

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

3,400+/- CY - much or all of this material can be used to soften grades associated with roadway grading to make transitions for future driveways more gentle in slope. An appropriate disposal location, as necessary will be identified with final plans.
--

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

Views of grading associated with the roadway development can best be seen from the eastern side of the site, views from the west are very limited due to the slope downward (to the east).
--

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

Maximum cut/fill slope through primary site will be 3:1 and those areas will be revegetated. 2:1 slopes are proposed in the area of the emergency only access road.

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

No berms are proposed in the development plan.
--

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

No retaining walls are proposed as part of the preliminary development plan.
--

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

A limited number of trees will be impacted.

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

The Generic Revegetation Seed Mix for Upland Sites in N. Nevada is proposed, as provided in the 2015 TM BMP Handbook.

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

Irrigation rights water is, as noted in the water rights deed is proposed to be used for temporary irrigation purposes.

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

No. Areas of true revegetation (rather than landscaping) will be limited to non-existent on the site.

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION
PROJECT NARRATIVE (AMENDED 02/14/2022)

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8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE (AMENDED 02/14/2022)

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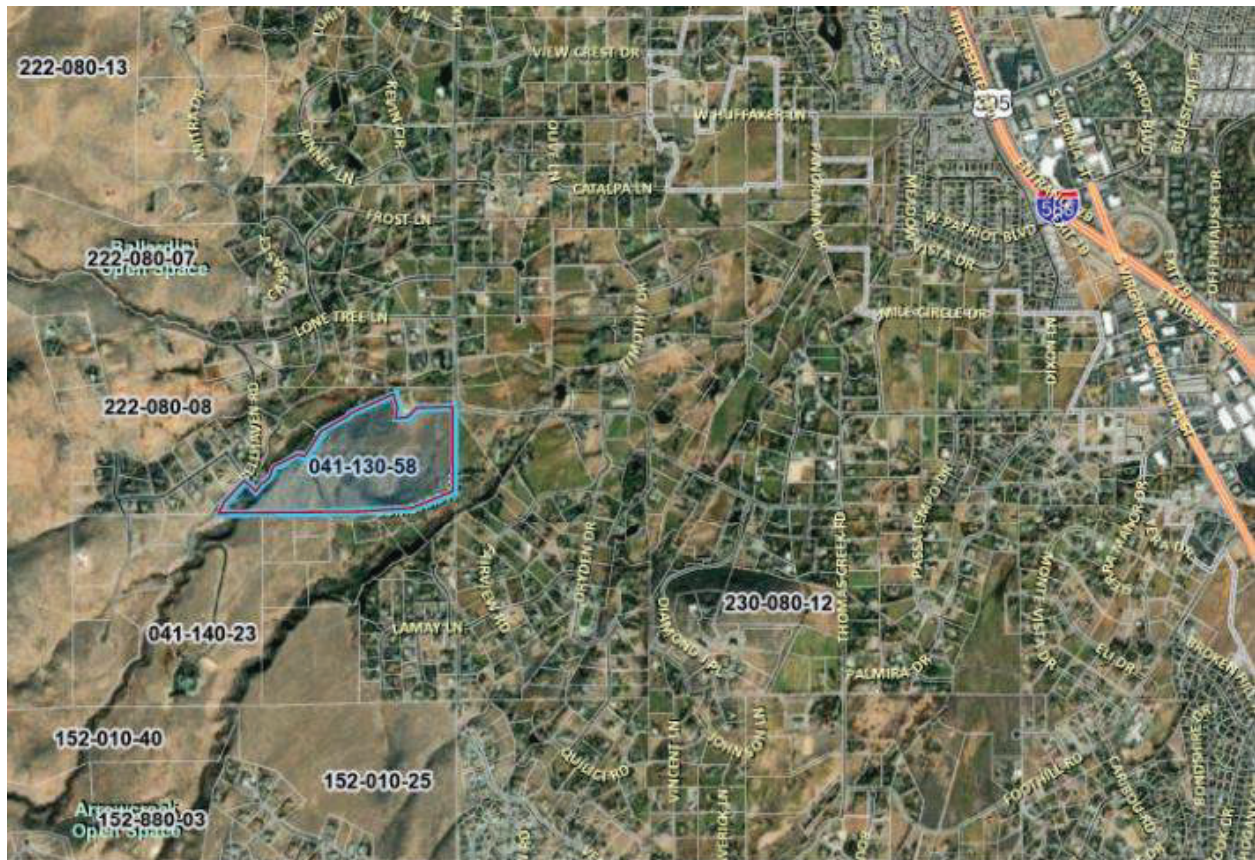
8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION
PROJECT NARRATIVE (AMENDED 02/14/2022)

Property Location

The subject property is located southwest of Holcomb Ranch Road and Lakeside Drive south of Dry Creek. The northeastern portion of the parcel intersects the transition of Lakeside Drive and Holcomb Ranch Road into the property at this location. The subject property totals 72.8+/- acres of land in one parcel. The Washoe County Assessor's office recognizes the parcel as APN 041-130-58. An aerial based vicinity map is provided on page 2 of this project description showing the location of the subject property and the general lot patterning of the surrounding properties.

Vicinity Map



Project Request

Requested is a tentative map to create a total of 24 custom-single family residential lots on 72.80+/- acres that conforms in lot size to the existing zoning designations on the property and emulates the lot sizing and general patterning that is found in the surrounding properties. The proposed development will include considerations for grading.

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE (AMENDED 02/14/2022)

The minimum lot size proposed is 2.01+/- acres and the maximum lot size is 10.29+/- acres. The property is split zoned, holding HDR (High Density Residential on 78% of the property, MDR (Medium Density Residential on 16% of the property and GR (General Rural) on 6% of the property. The total allowed number of lots using the code required density calculation method for split zoned parcels is 25. Only 24 custom home lots are proposed with the project.

The proposed tentative subdivision map proposes grading of the roadways and a crossing of the drainageway to the for the emergency access road are proposed. The grading that is proposed exceeds the following thresholds associated with the Washoe County Development Code, Article 438 and can be reviewed and considered under this tentative subdivision map application:

110.438.35 (a)(1) – Grading on slopes less than or flatter than 15%

Area - (i)(C) – Grading of an area of more than four (4) acres on a parcel of any size – considers that the site is connective, and all of the associated parcels work as one.

Volume (ii)(A) – Excavation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.

110.438.35 (a)(2) – Grading on slopes of 15% or greater (steeper)

Volume (ii)(A) – Excavation of five thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.

Volume (ii)(B) – Importation of five thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.

110.438.35(a)(3) – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper)

110.438.35(a)(4) – Grading to construct a permanent earthen structure greater than four and one-half (4.5) feet in height within the required front yard setback or greater than six (6) feet in height on the remainder of the property. The height of an earthen structure is measured from existing grade at the time of permit issuance

110.438.45(c) – Finish grading varying by more than 10-feet from natural slope. This occurs at the eastern and western edges of the box culvert crossing of Dry Creek for the emergency only access road. This standard is typically reviewed under a director's modification, but it is requested that this instance be reviewed along with the Tentative Subdivision Map request by the Planning Commission.

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE (AMENDED 02/14/2022)

Finally, the project emergency access road crossing necessitates grading and culverts within a regulated waterway (Dry Creek) at the far western end of the property. Per Washoe County Development Code standards, Article 418 holds special review considerations for grading or impact within the critical or sensitive stream zone buffer areas. It should be noted that the proposed emergency only access will provide an emergency access route not only for the proposed subdivision, but also will provide an emergency access route for existing and future residents in the Lone Tree Lane, Bellhaven Road and Brunswick Mill Road areas. These areas currently have a single point of access on Lone Tree Lane between Frost Lane and Bellhaven Road.

Project Background

A parcel map was approved that created this parcel. The parcel map was recorded on March 8, 1983 as file no. 842343 in the Washoe County Recorder's Office and is identified as Parcel Map 1431. This parcel map created the subject parcel 041-130-58. Three additional parcels (not associated with this application) were also created. The site has been used for many years as a surface water right irrigated pasture and cattle still graze on the property. An Aquatic Resource Delineation Report was prepared by RCI, Inc. in conjunction with this application and that report is provided as part of the "special packet" submittal.

The property is defined by Washoe County to predominately sit within the areas considered to be most developable per the Southwest Truckee Meadows (SWTM) Area Plan Development Suitability Map. This category is reserved for land that falls within the 0% - 15% slope range without any development constraint areas. The only constraint areas on the property are identified to be some moderately sloped land in the center of the property, the Steamboat Ditch that bisects the property generally from north to south and a steeper area of slope that is associated with Dry Creek at the far western side of the site. A copy of the SWTM Area Plan Development Constraints Map is provided in Tab D with this application.

A 120kV, NV Energy transmission power line crosses the site from north to south. The location of this line can be seen on the project plan sheets. The project has been designed to provide a portion of one of the private roadways to follow the alignment of the powerline such that joint use of the private roadway could benefit both the project and future residents as well as NV Energy in access to their line. It is anticipated that a Transmission Use Agreement with NV Energy for development of the private roadway, landscape and roadside drainage improvements beneath the existing powerline easement are acceptable.

Steamboat Creek crosses the site, west of the overhead powerline and general forms the dividing line between the HDR and MDR zoned portions of the property. An accesses and maintenance easement for the Steamboat Ditch will be maintained through the property for the benefit of the Steamboat Ditch Company.

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION
PROJECT NARRATIVE (AMENDED 02/14/2022)

Existing Site Condition Photos

The 72.8+/- acres is currently vacant and classifies as an infill site with larger lot/rural residential development consisting of 1, 2 and 5+ acre properties, surrounding. The properties surrounding the subject property are served by individual wells and septic systems as these utility services have not yet been extended to this area. Following are photos of the site that show the land condition and the relatively gentle slope to the land. .



Panoramic photo taken from the intersection of Lakeside Drive and Holcomb Ranch Road at the northeastern corner of the site with a view to the south and west. The existing property main entry gate can be seen in the foreground. Lombardi Lane can be seen on the left side of the photo.



Panoramic photo taken from the southeast corner of the site with views toward the west and north. Photo taken from a bulb turn around that exists as an easement, mostly located on the subject property that can be seen in the project mapping.

8900 LAKESIDE CUSTOM LOT SUBDIVISION

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Photo taken looking north on Lombardi Lane, which is the eastern property line of the subject parcel. Vegetation on the left side of the photo (western side) will be in rear yards of 2+ acre lots and is not proposed to be disturbed with the project development.

Project Summary

8900 Lakeside Custom Lot Subdivision is proposed to be a gated 24-custom lot single-family subdivision with private streets.

Allowed Density

As reference previously in this Project Narrative, the subject property is split zoned with HDR, MDR, and GR zoning existing on the 72.80+/- acre parcel. The area designation HDR is 56.78+/- acres, MDR is 11.65+/- acres while the total area of GR zoning is 4.37+/- acres. Following is a calculation table for the overall allowable number of lots based on the existing split-zoning designations of the subject property.

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

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Parcel Number	Acreage	MDR	HDR	GR
041-130-58	72.8	11.648	56.784	4.368

Density Allowance Calculation

	Acreage	Density Multiplier	Total Lots	Rounded
MDR	11.65	0.2	2.3296	2
HDR	56.78	0.4	22.7136	22
GR	4.368	0.025	0.1092	1

Total Allowed Lots Per Zoning Designation			25.1524	25
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A total of 24 residential lots are allowed on the 72.80+/- acres providing 0.33 lots per acre. Article 408 of the Washoe County Development Code allows for a 0.4 lots per acre, thus the proposed density of the project conforms to the code allowances.

Access, Traffic and Private Roadways

The project will be served by a road that will connect with Lakeside Drive at Lombardi Lane. The access from Lakeside Drive currently possesses 3 driveways that converge near the existing curve of Lakeside Drive and Holcomb Ranch Road. While none of the driveways presents a high volume of traffic, geometrically it is a bit confusing. To help clean up the geometry and provide a driveway configuration that would be acceptable to NDOT, the project applicant and Headway Transportation met to discuss options with NDOT and a exhibit of a possible modified driveway pattern off Lakeside Drive/Holcomb Ranch Road is provided in the following page.

All streets within 8900 Lakeside Custom Lot Subdivision are proposed to be privately owned and maintained roads with a gated entry point at the northeast connection points. The gate for private entry will be provided at the Lakeside Drive entrance, and will be sized appropriately for two ways, with a separated access. The access point will be sized and designed to accommodate drivers who may need to turn around without entry into the subdivision. Entry for residents will be provided through technologically based access to provide for quick gate entry and a keypad will be provided for guest and delivery access. Specific details of the technology for access will be provided with final plans for the project.

The project proposes a emergency only access road at the far western side of the site. This access will be available only in the event of an emergency. The benefit of the this emergency access road is that it will be provide secondary access for the proposed project and for residents that are located to the west, across Dry Creek as they have a single point of access on Lone Tree Lane between Frost Lan and Bellhaven Road.

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION
PROJECT NARRATIVE (AMENDED 02/14/2022)

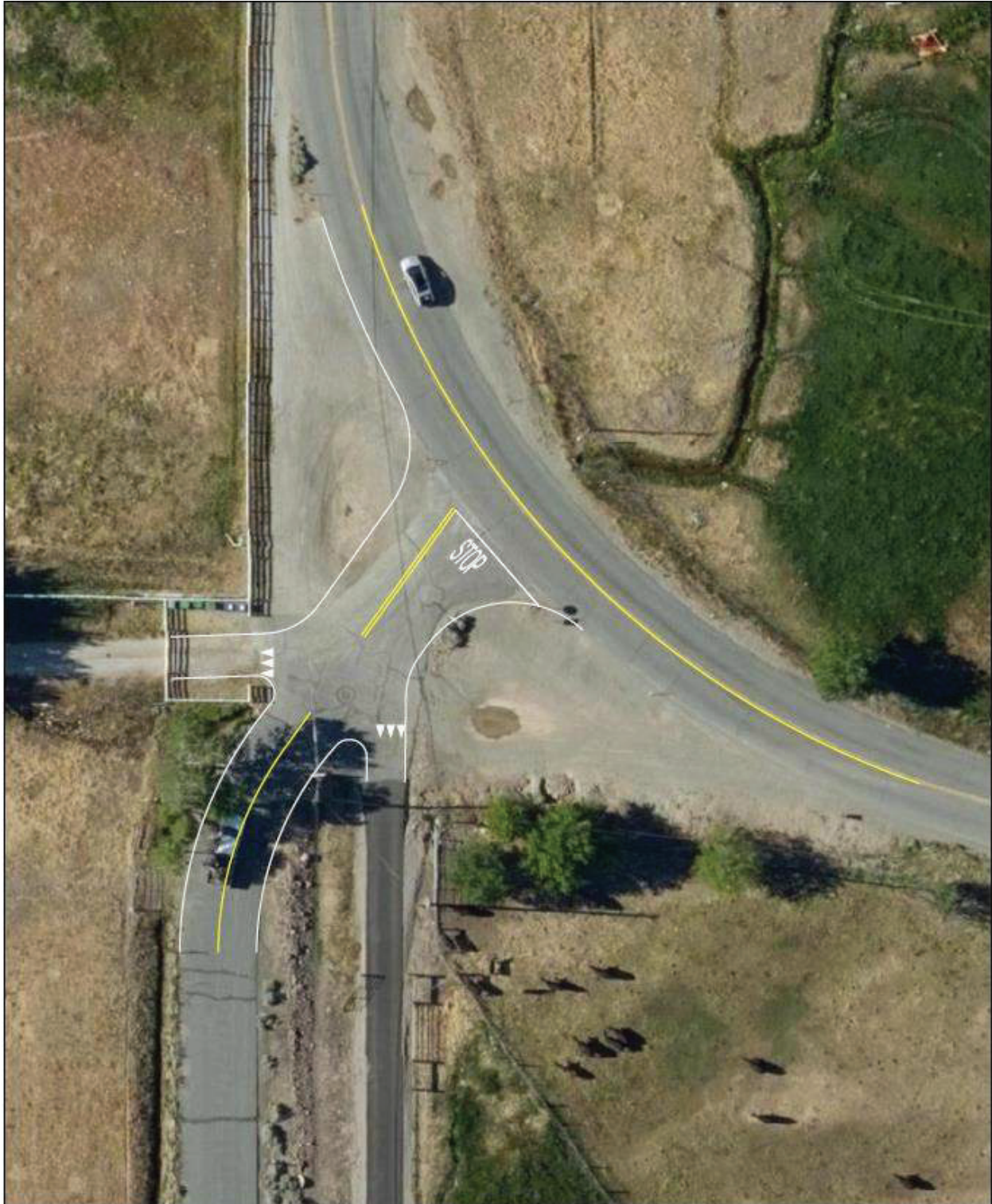


Figure 1
8900 Lakeside
Intersection Concept

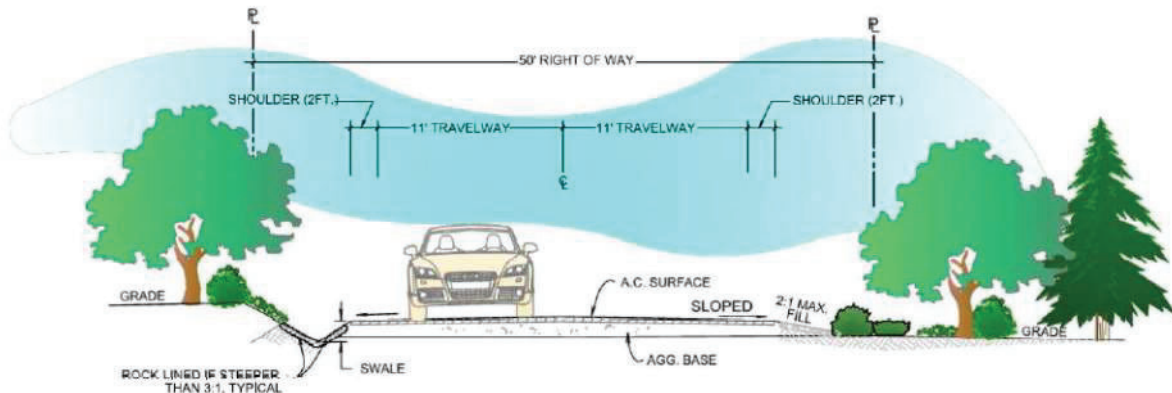
8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE (AMENDED 02/14/2022)

The estimated average daily trips (ADT) from the 24-lot 8900 Lakeside Custom Lot Subdivision is 227 ADT. AM and PM Peak trip ends are 18 and 24, respectively. A copy of the trip generation estimates prepared using ITE's TripGen web-based application for this project is provided in Tab C of this application. The peak hour trips associated with the proposed 24 lots does not meet the threshold for any traffic report or study, per Washoe County Development Code 110.

The private right-of-way width is proposed to be 50-feet in width and provide a 22-foot wide paved section with roadside drainage. The widths and design of the proposed private roadway conforms to the Washoe County public street standards/requirements in 110.436.110. the proposed street section for 8900 Lakeside Drive is provided below.



UNNAMED ROADWAY
(PRIVATE)
50' STREET SECTION

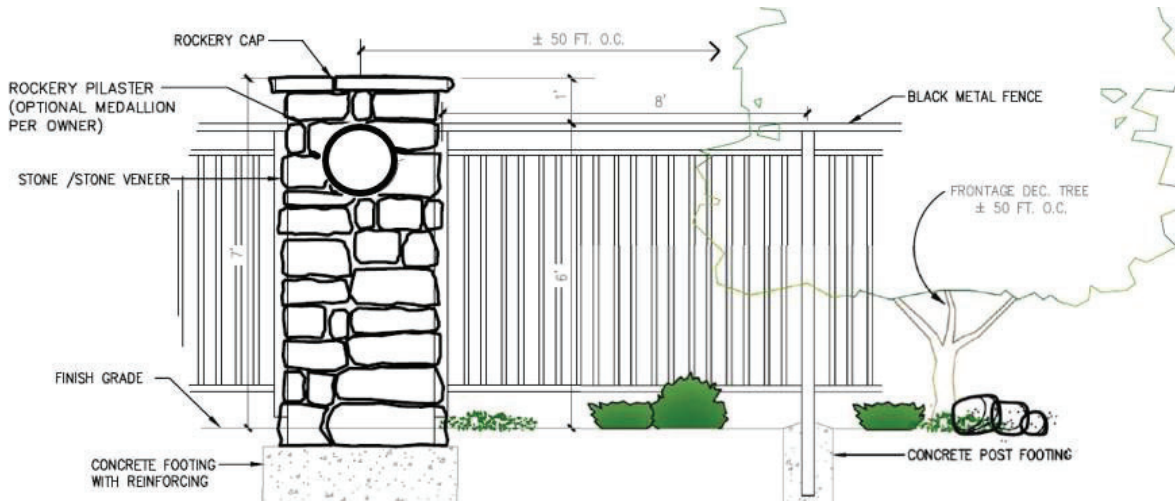
Fencing

Project fencing at the project entry and to Lakeside Drive and 100+/- feet to the south along Lombardi Lane will be provided with stone columns and tubular steel open fencing sections, between. The proposed fencing will be up to 6 feet in height, conforming to the Washoe County Code. A conceptual fencing detail is provided below.

Perimeter fencing beyond the front gate area limits will transition to a ranch area appropriate fencing treatment that is typical within the surrounding area and will be defined and controlled through the CC&R's for the project.

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION PROJECT NARRATIVE (AMENDED 02/14/2022)

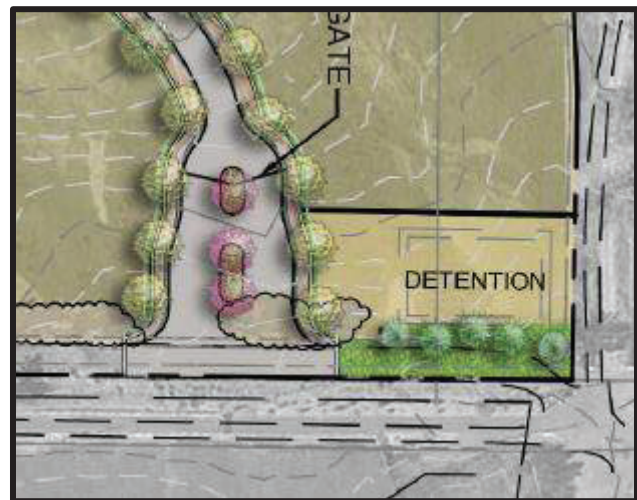


Fencing interior to the site (between lots) is to be provided by each property owner as each custom lot is developed (if the future resident desires fencing). The fencing style is to be an open, ranchland fencing in style and appearance (similar to other fencing that exists in the area, currently). The style and appearance of fencing interior to the site will be defined and controlled in the CC&R's for the project.

The property is proposed to be gated and the upkeep and maintenance of gates and fencing along Lakeside Drive will be the responsibility of the 8900 Lakeside Homeowners Association or equivalent. Upkeep and maintenance of any interior/between lot fencing will be the responsibility of the individual property owners.

Landscaping

The project will provide landscaping in the form of street trees at and near the project entry and along the private roads within the subdivision. Many long-standing trees exist along Lombardi Lane that are proposed to remain, predominately in place with the only potential removal of any trees foreseen at or near the project entry. Project entry gate area will have an enhanced landscape treatment at the gated entry areas, where a gate, keypad and turnaround/median will be provided.



A preliminary plan view of the entry gate area and detention pond area with ornamental and evergreen trees incorporated can be seen to the right.

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION PROJECT NARRATIVE (AMENDED 02/14/2022)

In addition to the public street frontage and project entry gate planting, street tree planting will be provided, per code requirements along the interior project, private street (8900 Lakeside Lane).

No trees or landscape will be provided on the custom home lots that are created through this tentative map until a future homeowner develops a custom home on each of the parcels. Planting appropriate to the driveway and house location and design will be defined under each building permit application for each custom home developed within 8900 Lakeside.

Existing Vegetation – The majority of the site is currently covered with natural shrubs as can be seen in the existing site condition photos provided in this Project Narrative. There are some areas of shrubs and trees within the main portion of the property, but they are limited areas around Steamboat Creek and on some of the moderate sloped areas of the site. Such areas are identified on the preliminary landscape plan.

Existing vegetation in or on the perimeter of the site will be limited to areas where the private road and drainage improvements will be constructed. The natural vegetation that exists on the proposed lots will predominately not be cleared or disturbed with the initial development of the site for the private roads and utilities to serve the subdivision, rather, future lot owners would be allowed to choose their house pad location and provide any necessary clearing in relation to their home, driveway and individual site plans.

Public Facilities and Infrastructure

Schools – The property is zoned for Huffaker Elementary School. The property is also zoned for Pine Middle School and Reno High School. Preliminary project discussion with the Washoe County School District identified that none of the schools for which this property is currently zoned have capacity issues. The total number of school age children is estimated to be 3 elementary, 2 middle school and 2 high school aged children. WCSD would not anticipate any conflicts with the abilities to accommodate students generated by this project.

Fire Station– Emergency fire and paramedic service is to be provided by the Truckee Meadows Fire Protection District. The nearest TMFPD station is Station 33, located at 470 Foothill Road. Station 33 is 3+/- miles from the nearest portion of the site and 3.5+/- miles from the farthest portion of the site. Each distance is within the required fire response time required by Washoe County.

Water Service –Water service will be provided by through private wells on each lots within the proposed subdivision. It should be noted that the majority of the 72.8+/- acre site is contained within the Truckee Meadows Water Authority's Service Territory, however no community water lines exist in reasonable proximity to the site.

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE (AMENDED 02/14/2022)

Sewer Service – Wastewater generated from the project will be collected in an on-site public gravity sanitary sewer pipeline that will be owned and maintained by Washoe County that is located at Lakeside Drive and Kinney Court, approximately $\frac{3}{4}$ mile north of the project site. Using Washoe County design standards, the proposed gravity system, serving 24 single family homes at 270 gallons per day (gpd) with a peak factor of 3, will produce an average flow of 85,860 gallons per day (gpd) of domestic wastewater. A Preliminary Sewer Report has been prepared for this project and provided in the Special Package, accompanying this application. The findings of the project preliminary sewer report identify that the existing sanitary sewer mains that will serve this project have adequate excess capacity to convey the wastewater generated.

Stormwater - The 8900 Lakeside Custom Lot Subdivision will consist of 24 large single family custom residential parcels, a private, paved roadway, and utility and drainage improvements. The moderately sloping existing site is almost entirely pastureland and desert scrub. Dry Creek runs along the western edge of the development in a northerly direction. Steamboat Ditch bisects the southern portion of the site from NW to SE.

Stormwater detention ponds have been proposed to reduce peak runoff from the paved portions of the site to pre-development rates.

Dry Creek tends to intercept runoff that originates upstream of the ditch. Prior to development within the Truckee Meadows, this did not pose a serious drainage problem. In storm events, the ditch tended to overflow at existing stream and arroyo crossings and would continue downstream to other natural drainageways. As the Truckee Meadows has developed, the irrigation ditches have become sources of unexpected flooding. Consequently, irrigations ditches, including the Steamboat Ditch, may not be used as a stormwater channels. For existing condition calculation purposes, the site is treated as if the ditch had never been constructed, which means that the site drains across the property through artificial irrigation channels from Steamboat Ditch. With construction of the 8900 Lakeside development, runoff will be routed away from the Steamboat Ditch to the extent practical and directed to appropriately sized detention pond on site. By bypassing the Steamboat Ditch, the potential for flooding of downstream properties that abut the Steamboat Ditch is minimized.

The benefit of the detention pond is that parcels on the 8900 Lakeside development are protected from onsite and offsite runoff, and downstream properties along the Steamboat Ditch are protected from ditch flooding. A conceptual drainage report is provided in the Special Package

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION
PROJECT NARRATIVE (AMENDED 02/14/2022)

Development Statistics

Following are development statistics for the 8900 Lakeside Custom Lot Subdivision.

Total Project Area:	72.8+/- AC
Maximum Dwelling Units Allowed:	25 Residential Lots
Total Custom Lots Proposed:	24 Residential Lots
Common Area Lots:	1 Lot (Private Road & Detention)
Gross Density Proposed:	0.33+/- DU/AC

Areas of Use

Residential Lot Area:	66.74+/- AC
Total Common Area (Private Street & Detention Area):	6.06+/- AC

Lot Sizes

Minimum Lot Size:	2.01+/- AC
Maximum Lot Size:	10.29+/- AC
Average Lot Size:	2.78+/- AC

Setbacks (Following HDR Standards – Lots east of Steamboat Creek)

Front Yard	30 feet
Side Yard	15 feet
Rear Yard	30 feet

Setbacks (Following MDR Standards – Lots 9 & 10)

Front Yard	30 feet
Side Yard	15 feet
Rear Yard	30 feet

Setbacks (Following GR Standards – Lots 9 on rear yard along Dry Creek, Only)

Rear Yard	30 feet
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Master Plan and Zoning Conformance

Master Plan -- The subject property is master planned Rural Residential within the Southwest Truckee Meadows Area Plan. The entire property is further designated to be within the Lakeside/Holcomb Suburban Character Management Area of this portion of the Washoe County Master Plan. See Planning/Policy Analysis section of the project description for an identification of the master plan goals and policies that are met with this proposed common open space tentative map request.

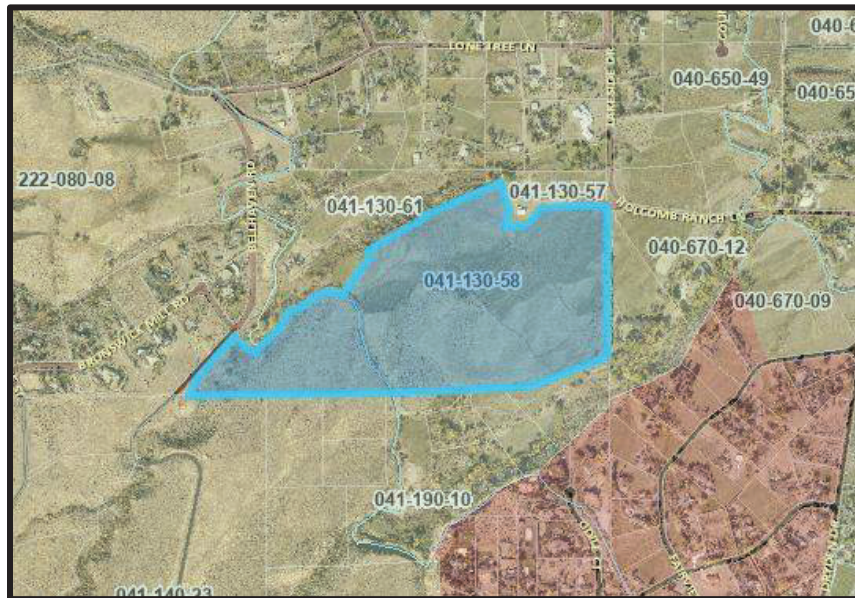
8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

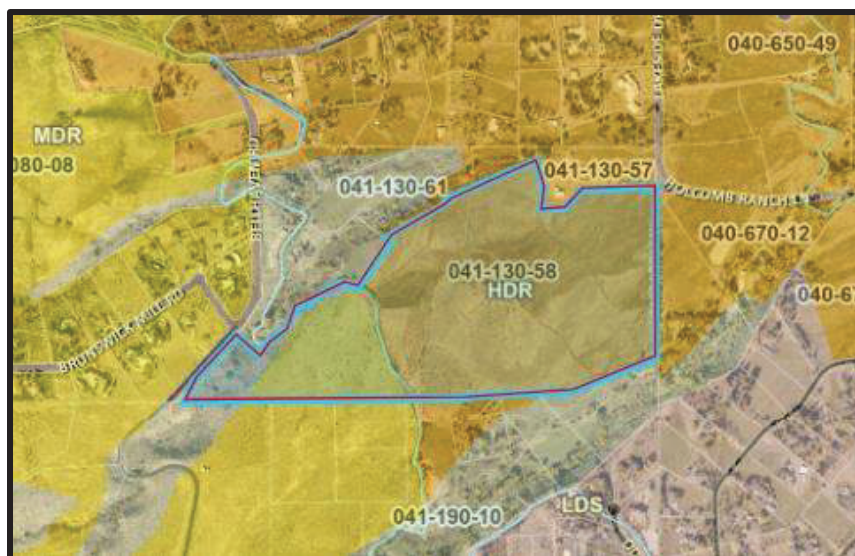
PROJECT NARRATIVE (AMENDED 02/14/2022)

The subject property is zoned HDR on 56.78+/- acres, MDR in 11.65+/- acres, and GR on 4.37+/- acres. All three zoning designations are specifically allowed under Policy. Using the existing zoning on the property, a total of 25 lots are allowed on the subject property. The proposed 8900 Lakeside Custom Lot Subdivision contains 24 residential lots. The allowed lot sizes and densities, per code are met with the proposed lots within the subdivision.

Master Plan Exhibit



Existing Zoning Exhibit



Tentative Map Findings & Considerations

Tentative Map Findings Review

Article 821 of the Washoe County Development Code identifies findings that must be made in order to approve a common open space tentative map application. Following is an identification of each finding and the applicant's response as to how or why this finding is met with this request.

(a) Plan Consistency.

The proposed 8900 Lakeside Custom Lot Subdivision Tentative Map has been designed to meet the lot size and design requirements set forth under the Washoe County Master Plan and Development Code. The subject property is contained within the Southwest Truckee Meadows Area Plan Suburban Character Management Area. The existing zoning designations of MDR, HDR, and GR are consistent with the Washoe County Master Plan and policies. Please see the SWTM Area Plan – Planning Policy Analysis, provided in Tab C of this application for a review of the master plan policies that are specific to the area in which the project is located.

(b) Design or Improvement.

Finding b addresses consistency with master plan goals and policies, like finding a. As such, please see the address to finding a as the responses are the same.

(c) Type of Development

The areas of the subject property identified for development are categorized to be predominately within the area "most suitable" for development per the Development Suitability Map in the Southwest Truckee Meadows Area Plan. A small portion of the site is adjacent to Dry Creek, but it is not identified as being within the 100-year flood Hazard area. It is not intended for development to occur within in this area.

(d) Availability of Services.

Based on preliminary discussion and review with utility purveyors that would serve the 8900 Lakeside Custom Lot subdivision development, utilities necessary to serve this in-fill site are either adjacent to the site or will be extended (as is the case with sewer and possibly natural gas).

(e) Fish or Wildlife.

The Washoe County Master Plan Conservation Element Habitat and Migration Route Maps show that wildlife habitats are shown to exist in the area of the subject property, however the rural nature of the proposed development should not pose a barrier to any such areas.

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION PROJECT NARRATIVE (AMENDED 02/14/2022)

(f) Public Health.

A single-family residential home subdivision does not present any anticipated public health problems. The provision of sewer to the site will present a positive by not necessitating septic tank and leech filed systems that can add to nitrates in the groundwater supply. With the developer extension of the sewer line from Kinney Court, approximately 82 existing HDR zoned properties that that are currently on septic systems could also connect to the community sewer system, over time, which would be a significant benefit to public health in protection and preservation of the groundwater supply.

(g) Easements

The property has historically been fenced as ranch land with fencing around the entire property limiting or eliminating access to the public. The Steamboat Ditch crosses the site from north to south. Additionally, an NV Energy 120kV power line crosses the site generally from north to south. Both existing facilities have maintenance and access rights those rights will be protected and preserved.

(h) Access

The 8900 Lakeside Custom Lot Subdivision is proposed to be a gated, private roadway subdivision. The property does not need to provide a secondary access route because the number of units is under 30. If it is determined that a secondary access route ends up being required, joint use of the NV Energy or Steamboat access easements, access to the south is highly possible.

(i) Dedications

The 8900 Lakeside Custom Lot Subdivision is proposed to contain private streets that will be constructed to County standards. The streets are not proposed for dedication as they are gated. Any public utilities beneath the proposed private roadways will be dedicated, as necessary, and easement rights will be provided.

(j) Energy

The overall anticipated size of the future custom homes and anticipated rooflines should easily provide appropriate orientation of the majority of the homes within the project to accommodate for solar applications if the homeowner wishes to install them.

Significant Hydrologic Resources Considerations

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 reviewing body shall demonstrate that the following special review considerations are addressed:

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION PROJECT NARRATIVE (AMENDED 02/14/2022)

(a) Conservation of topsoil;

Topsoil removed from road and drainage construction areas will be stockpiled for re-use as topsoil in graded areas in association with revegetation efforts.

(b) Protection of surface water quality;

Land disturbance will be kept to a minimum during construction. The required crossing of the drainageway at the west side of the property will require particular care and impact to the flow channel of the drainage and RCI, Inc. who prepared the wetlands delineation for the property has been involved and consulted on keeping the impact to the channel area as minimal as possible.

Drainage swales the site adjacent to the project roadways will be armored to minimize erosion. A stormwater detention pond will allow for stilling of runoff and deposition of collected sediment prior to discharge. BMP's for erosion control and sediment runoff will be required during construction. Due to construction being significantly separated from these zones and natural slopes on the site will direct any runoff away from Dry Creek, no impact to the hydrologic resources is foreseen.

(c) Conservation of natural vegetation, wildlife habitats and fisheries;

The project presents a large lot, rural pattern of development that will not present a significant impediment to wildlife habitat areas. Runoff from the site will naturally be directed toward the northeast (away from Dry Creek) and is not foreseen to have any impact on the water quality in the SHR (Dry Creek). The large custom lots will not be cleared with this subdivision roadway construction for initial development. Rather, the grading and clearing for each lot will be proposed and provided by each future homeowner as these are custom lots. Given the large lot size, the vast majority of each lot will retain natural vegetation.

(d) Control of erosion;

Land disturbance will be kept to a minimum during construction. The slope areas associated with the emergency access road to that is provided on the far western side of the parcel will be armored or treated, as necessary to minimize erosion. Drainage swales on the site adjacent to the project roadways will be armored, designed and/or treated to minimize erosion. The large custom lots will not be cleared with this subdivision roadway construction for initial development. Rather, the grading and clearing for each lot will be proposed and provided by each future homeowner as these are custom lots. Given the large lot size, the vast majority of each lot will retain natural vegetation.

8900 LAKESIDE CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE (AMENDED 02/14/2022)

(e) Control of drainage and sedimentation; Drainage swales will be armored to minimize erosion.

Stormwater detention ponds will allow for stilling of runoff and deposition of collected sediment prior to discharge.

(f) Provision for restoration of the project site to predevelopment conditions;

It is not foreseen that this will be necessary but if required by Washoe County Code, a reasonably appropriate level of bonding can be provided. It should be noted that the overall proposed grading work associated with the development of the project roadways is reasonably minimal. Disturbed areas that are not paved or armored will either be landscaped or revegetated with a native and/or adapted seed mixture.

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

Bonding will be provided per Washoe County Development Code requirements.

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

The hydrologic resource impact through the crossing of the drainageway on the western side of the site will be proposed to be as minimal as possible given the requirement to this emergency only access. Two 20' wide by 10' high box culverts with headwalls to minimize erosion are proposed. Final design and size of the culverts will be determined at the time of final plans. Any necessary and applicable revegetation will be provided to meet requirements of Washoe County.

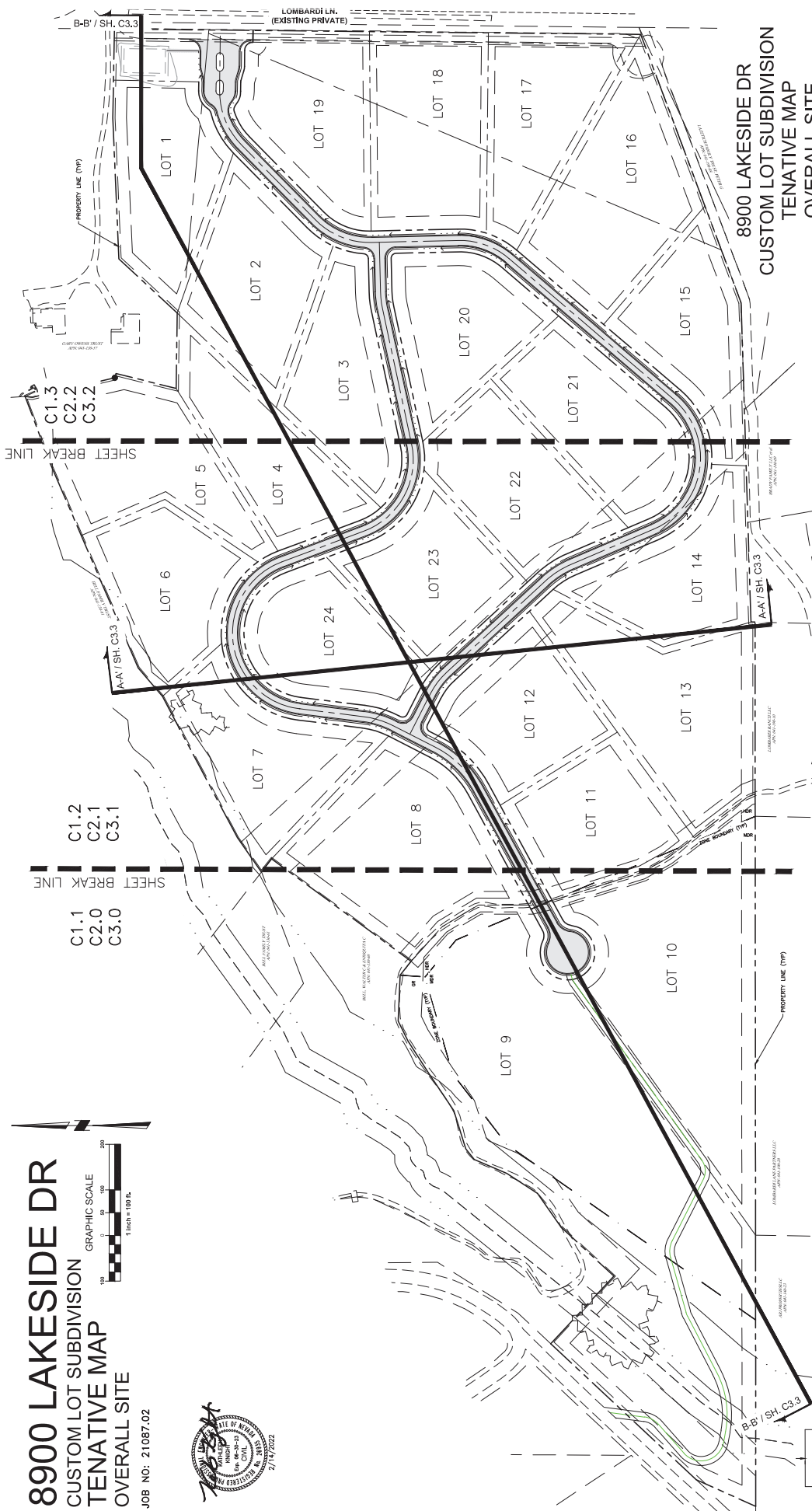
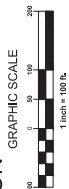
8900 LAKESIDE DR

CUSTOM LOT SUBDIVISION

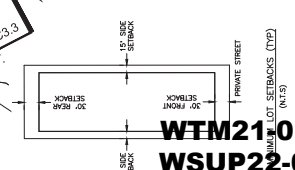
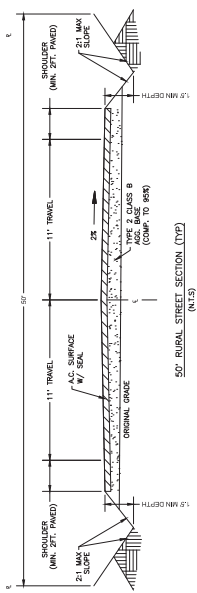
TENTATIVE MAP

OVERALL SITE

JOB NO: 21087.02



LAND USE TABLE	
RESIDENTIAL LOT	24 LOTS
GROSS AREA	72.8 AC
LOT AREA	66.74 AC
STREET RIGHT-OF-WAY AREA	6.06 AC
GROSS DENSITY	±0.34 DU/AC
AVERAGE LOT SIZE	2.78 AC
LARGEST LOT SIZE	10.79 AC
SMALLEST LOT SIZE	2.01 AC



8900 LAKESIDE DR
CUSTOM LOT SUBDIVISION
TENTATIVE MAP
OVERALL SITE

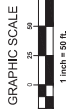
RENO NEVADA



JOB NO: 21087.02 DATE: 12-08-21

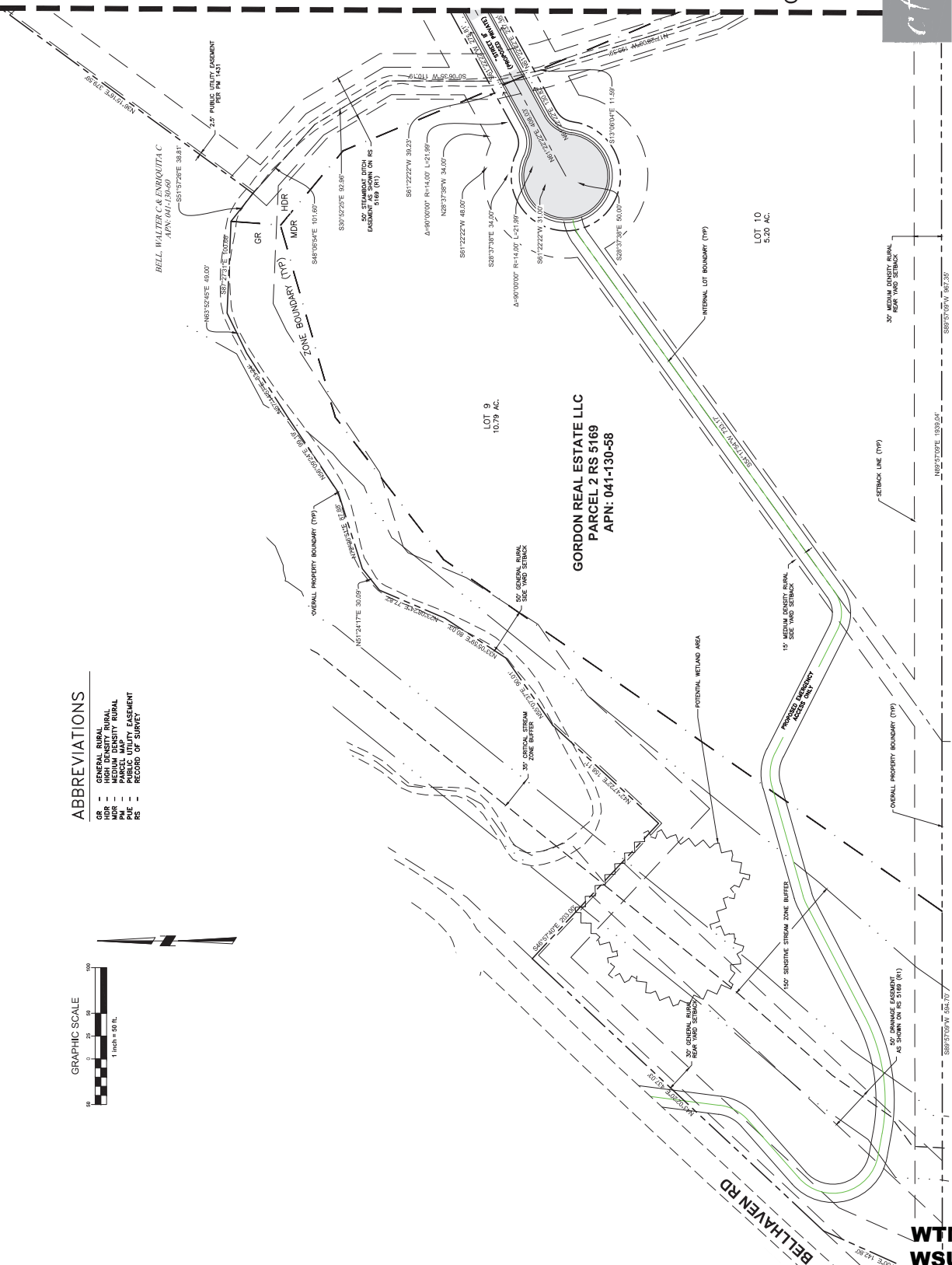
SHEET C1.0 OF 12

WTM21-013 &
WSUP22-0001
EXHIBIT E



ABBREVIATIONS

- GR - GENERAL RURAL
- HDR - HIGH DENSITY RURAL
- MDR - MEDIUM DENSITY RURAL
- PR - PUBLIC UTILITY EASEMENT
- RS - RECORD OF SURVEY



SHEET C1.2



8900 LAKESIDE DR
CUSTOM LOT SUBDIVISION
TENTATIVE MAP
SITE PLAN

RENO NEVADA

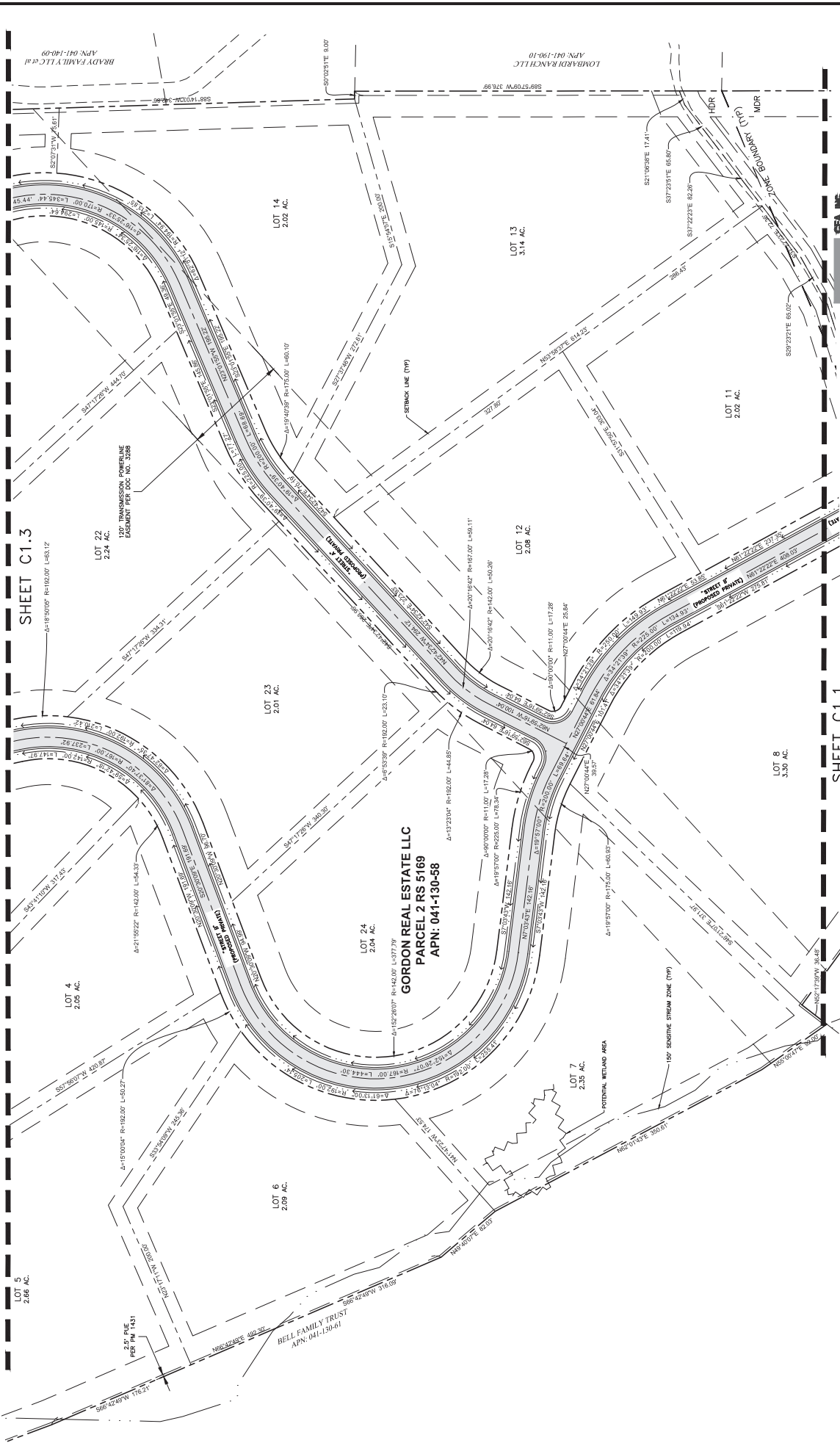


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775-466-1180 FAX: 775-466-1180 EMAIL: CFA@CFAINC.COM

JOB NO: 21087.02 DATE: 12-08-21

SHEET C1.1 OF 12

WTM21-013 &
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EXHIBIT E



SHEET C1.3

SHEET C1.1

GORDON REAL ESTATE LLC
 PARCEL 2 RS 5169
 APN: 041-130-58

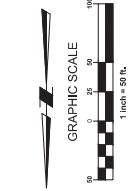
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 LAND USE PLANNERS

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 775-466-1189 FAX: 775-466-1188 E-MAIL: CFASURV@CFAINC.COM

JOB NO: 211087.02 DATE: 12-08-21

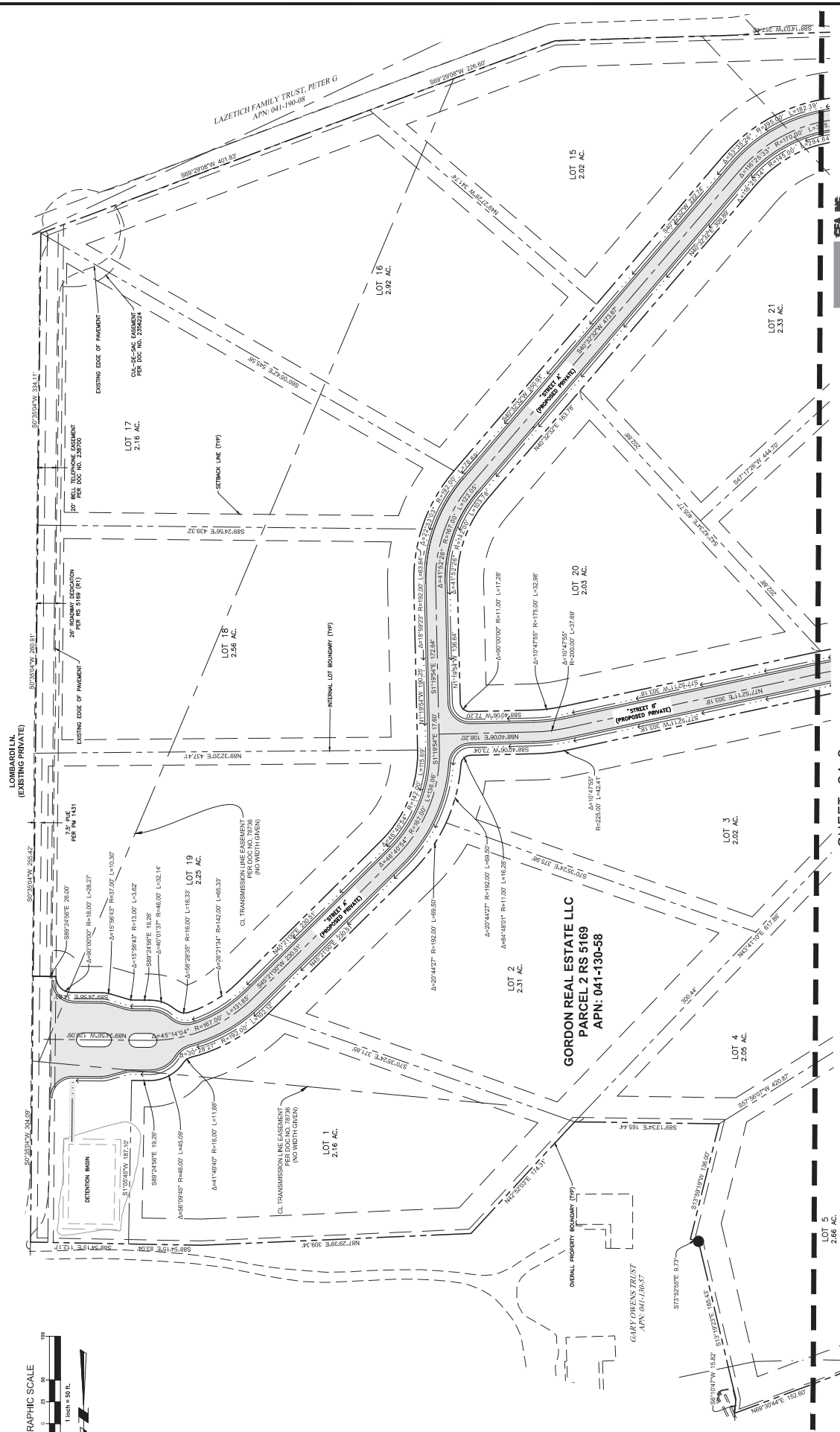
8900 LAKESIDE DR
 CUSTOM LOT SUBDIVISION
 TENTATIVE MAP
 SITE PLAN

RENO NEVADA SHEET C1.2 OF 12



- ABBREVIATIONS**
- GR - GENERAL RURAL
 - HDR - HIGH DENSITY RURAL
 - MDR - MEDIUM DENSITY RURAL
 - PM - PARCEL MAP
 - PUE - PUBLIC UTILITY EASEMENT
 - RE - RECORD OF SURVEY

**WTM21-013 &
 WSUP22-0001
 EXHIBIT E**



**8900 LAKESIDE DR
CUSTOM LOT SUBDIVISION
TENTATIVE MAP
SITE PLAN**

RENO NEVADA SHEET C1.3 OF 12

JOB NO: 21087.02 DATE: 12-08-21

**GORDON REAL ESTATE LLC
PARCEL 2 RS 5169
APN: 041-130-58**

**LAZETICH FAMILY TRUST, PETER G
APN: 041-196-08**

**GARY OWENS TRUST
APN: 041-166-57**

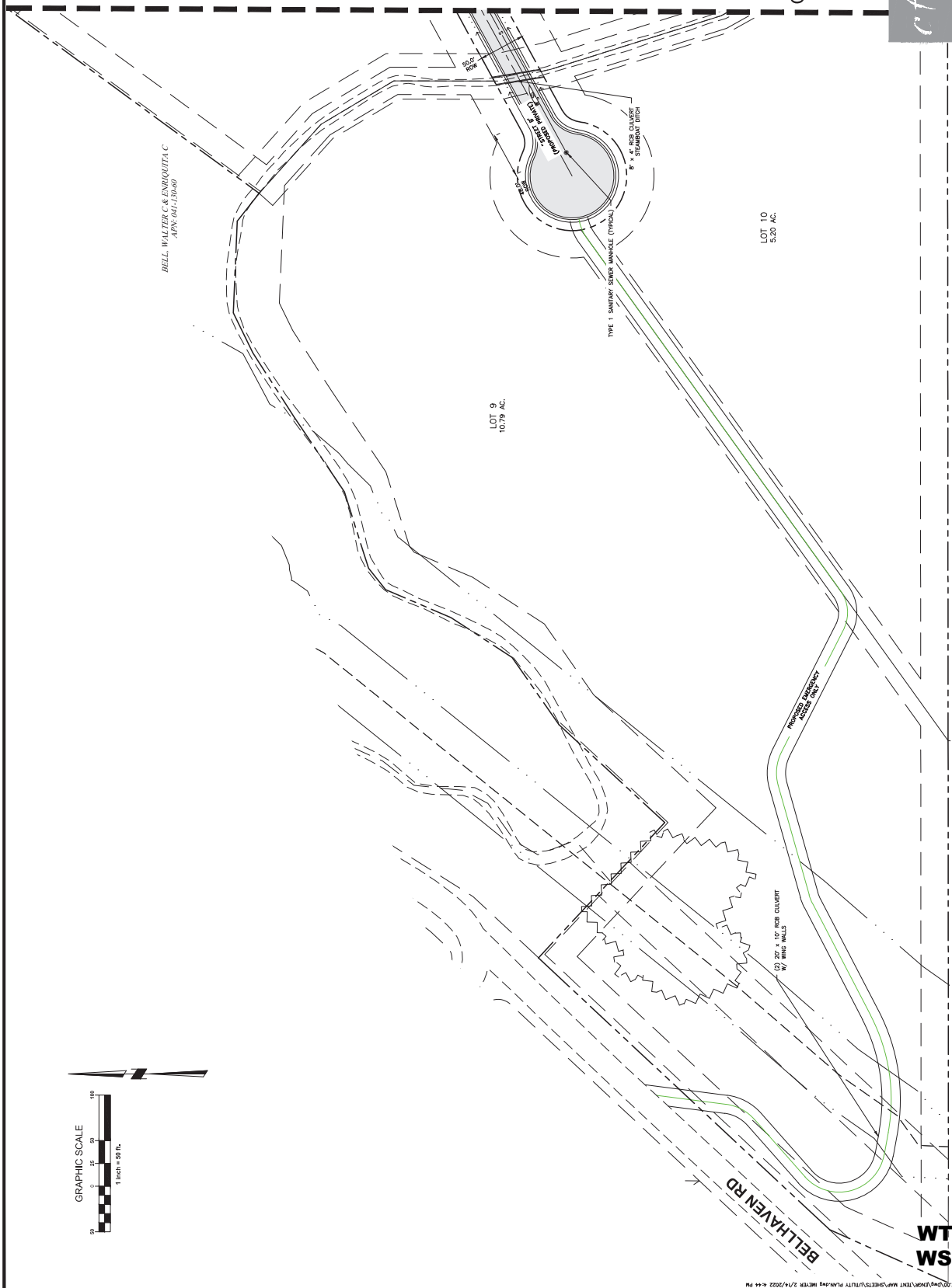
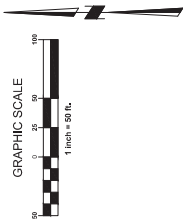
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STATE OF NEVADA
COUNTY OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 10000
DATE: 06-29-2023
2/17/2022

ABBREVIATIONS

GB	GENERAL BUREAU
HDR	HIGH DENSITY RURAL
MDR	MEDIUM DENSITY RURAL
PUE	PUBLIC UTILITY EASEMENT
RS	RECORD OF SURVEY

**WTM21-013 &
WSUP22-001
EXHIBIT E**



8900 LAKESIDE DR
CUSTOM LOT SUBDIVISION
TENATIVE MAP
UTILITY PLAN
RENO NEVADA



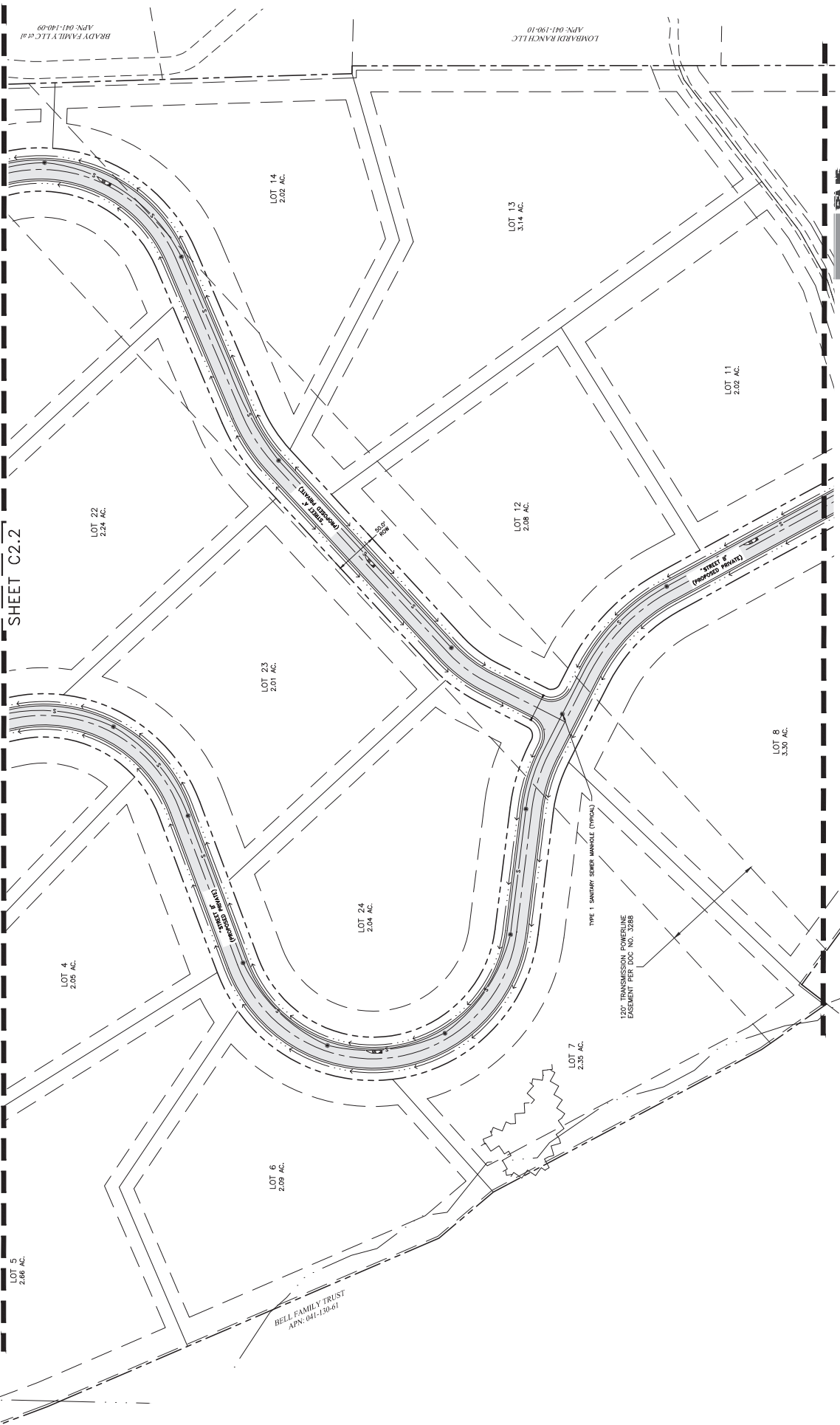
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SHEET C2.0 OF 12

WTM21-013 &
WSUP22-0001
EXHIBIT E

SHEET C2.2

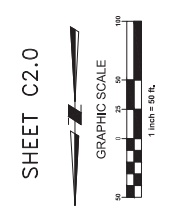


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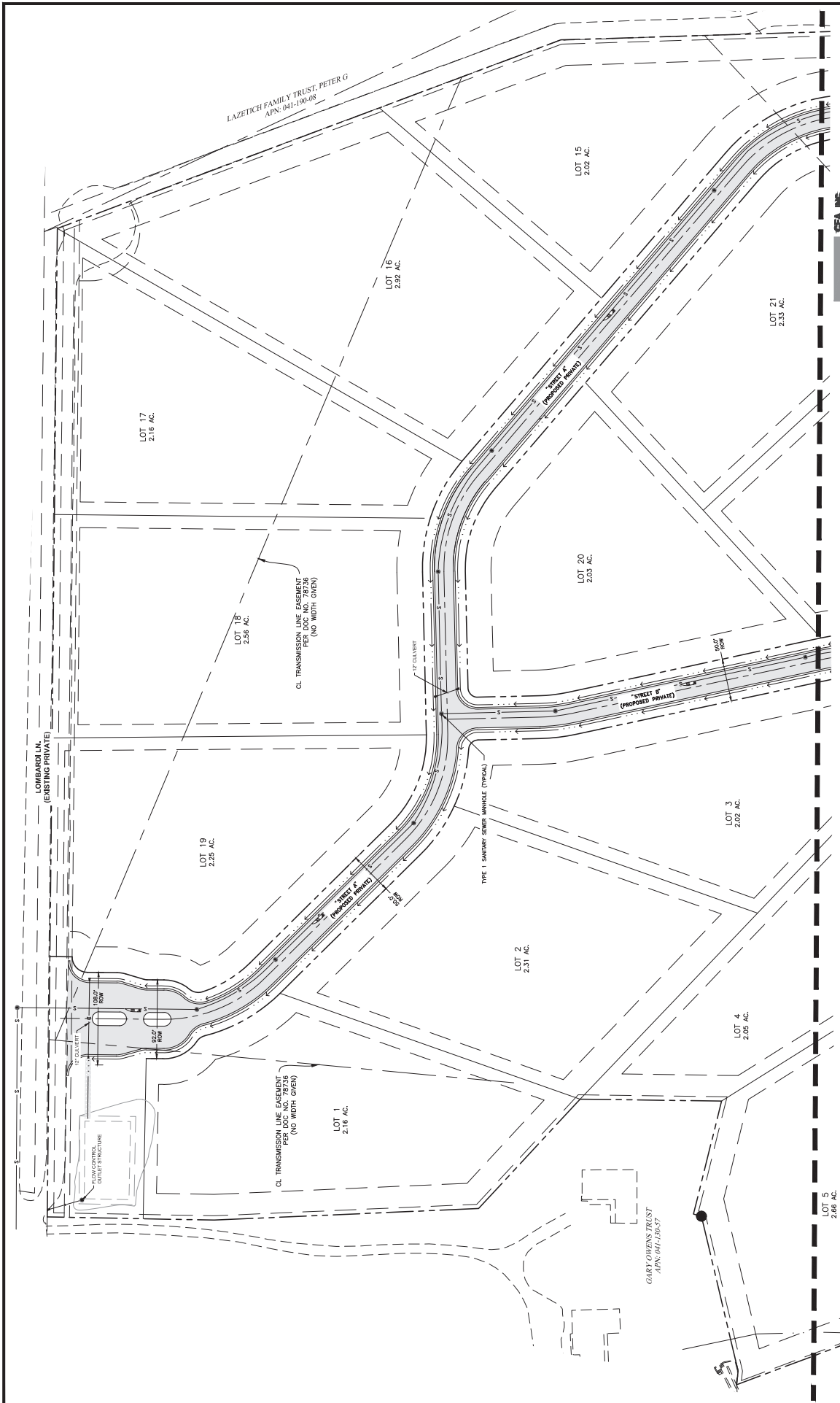
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8900 LAKESIDE DR
CUSTOM LOT SUBDIVISION
TENTATIVE MAP
UTILITY PLAN

RENO NEVADA SHEET C2.1 OF 12



WTM21-013 & WSUP22-0001
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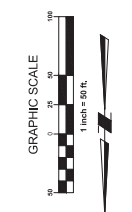
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 CUSTOM LOT SUBDIVISION
 TENTATIVE MAP
 UTILITY PLAN**

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SHEET C2.2 OF 12

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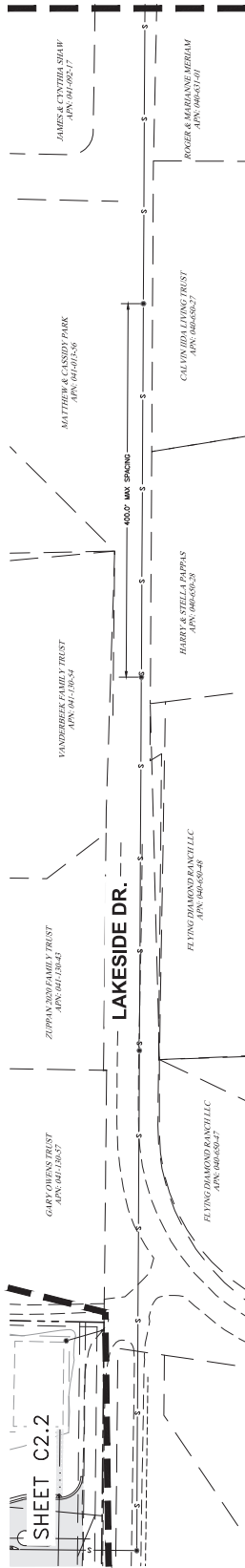
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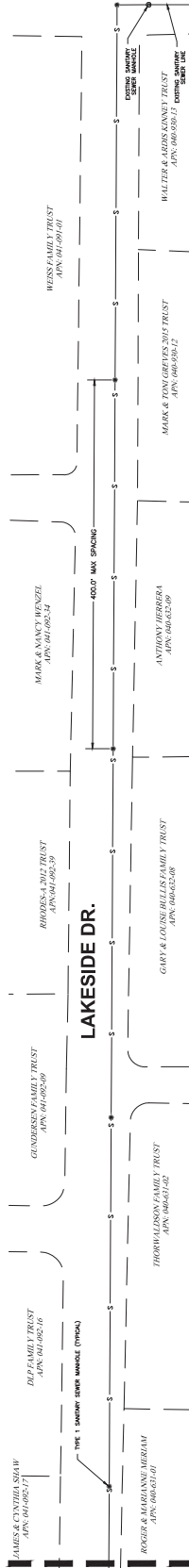
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**WTM21-013 &
 WSUP22-0001
 EXHIBIT E**



CONT. BELOW
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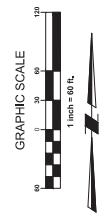


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LAKESIDE DR

WTM21-013 &
WSUP22-0001
EXHIBIT E

8900 LAKESIDE DR
CUSTOM LOT SUBDIVISION
TENATIVE MAP
UTILITY PLAN

RENO NEVADA SHEET C2.3 OF 12



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775-866-1100 FAX: 775-866-1100
JOB NO: 21087.02 DATE: 12-08-21

GRADING NOTES

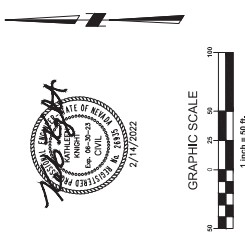
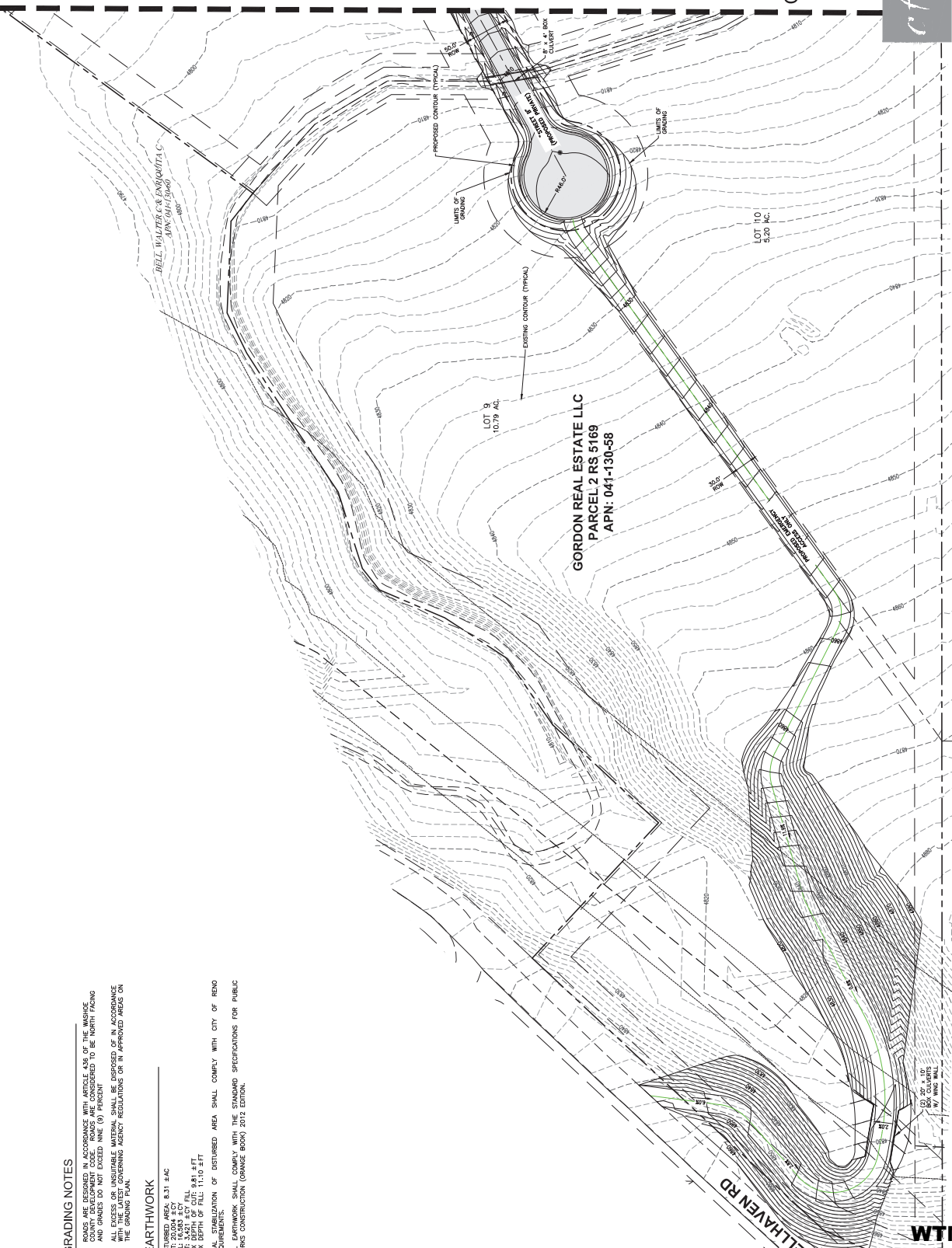
1. ROADS ARE DESIGNED IN ACCORDANCE WITH ARTICLE 14B OF THE UNIFORM COUNTY DEVELOPMENT CODE. ROADS ARE CONSIDERED TO BE NORTH FACING AND GRADES DO NOT EXCEED NINE (9) PERCENT.
2. ALL EXISTING UTILITIES, INCLUDING WATER, SEWER, GAS, AND TELEPHONE, SHALL BE LOCATED AND DEPTH SHALL BE SHOWN ON THE PROVIDED RECORDS ON THE GRADING PLAN.

EARTHWORK

DISTURBED AREA: 6.31 ± AC
 FILL: 16,883 ± CU YD
 MAX. FILL DEPTH: 9.81 ± FT
 MAX. DEPTH OF FILL: 11:10 ± FT

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

SHEET C1.2



8900 LAKESIDE DR
 CUSTOM LOT SUBDIVISION
 TENTATIVE MAP
 GRADING PLAN
 RENO NEVADA

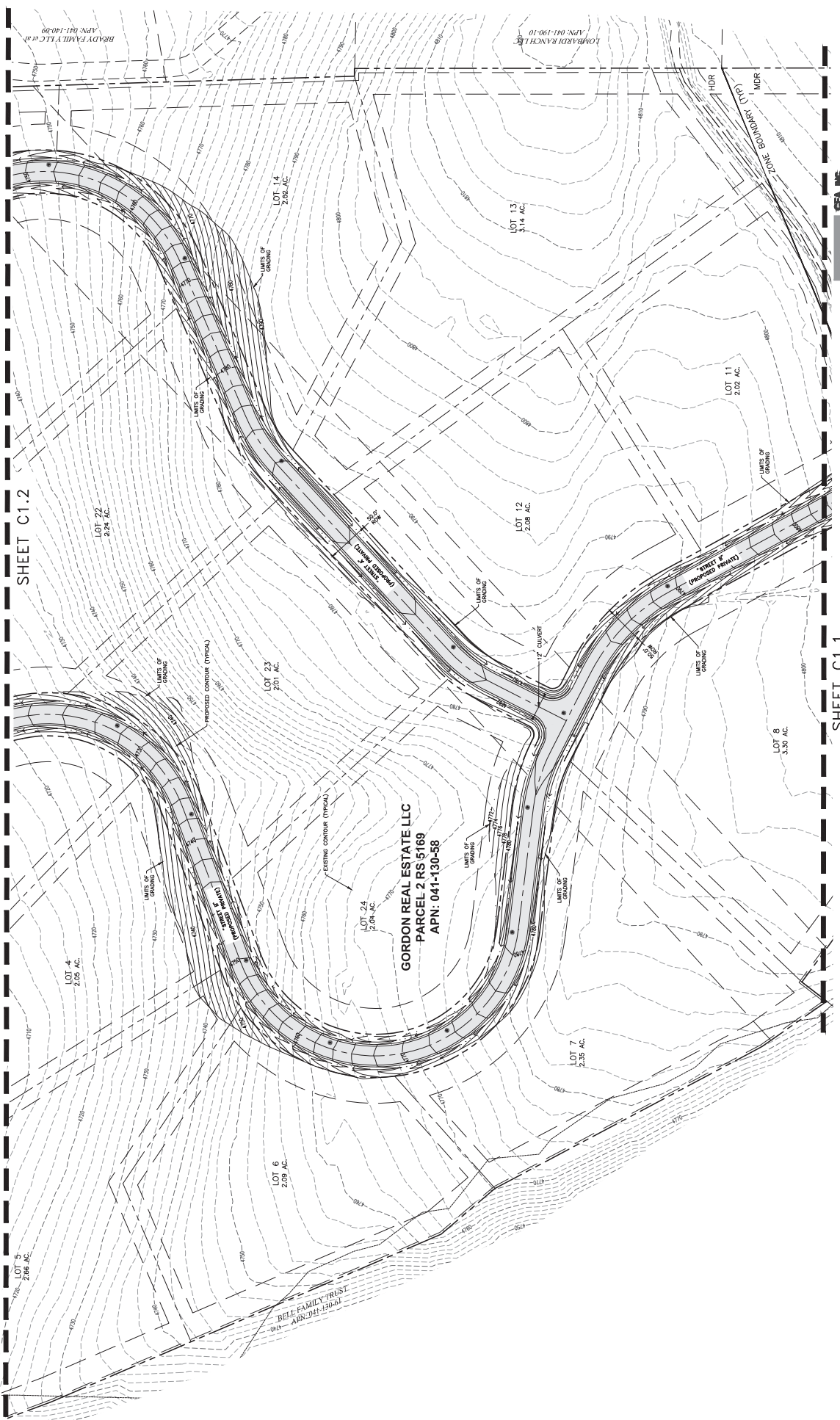
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JOB NO: 21087.02 DATE: 12-08-21

SHEET C3.0 OF 12

**WTM21-013 &
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 EXHIBIT E**

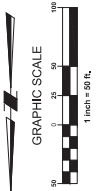
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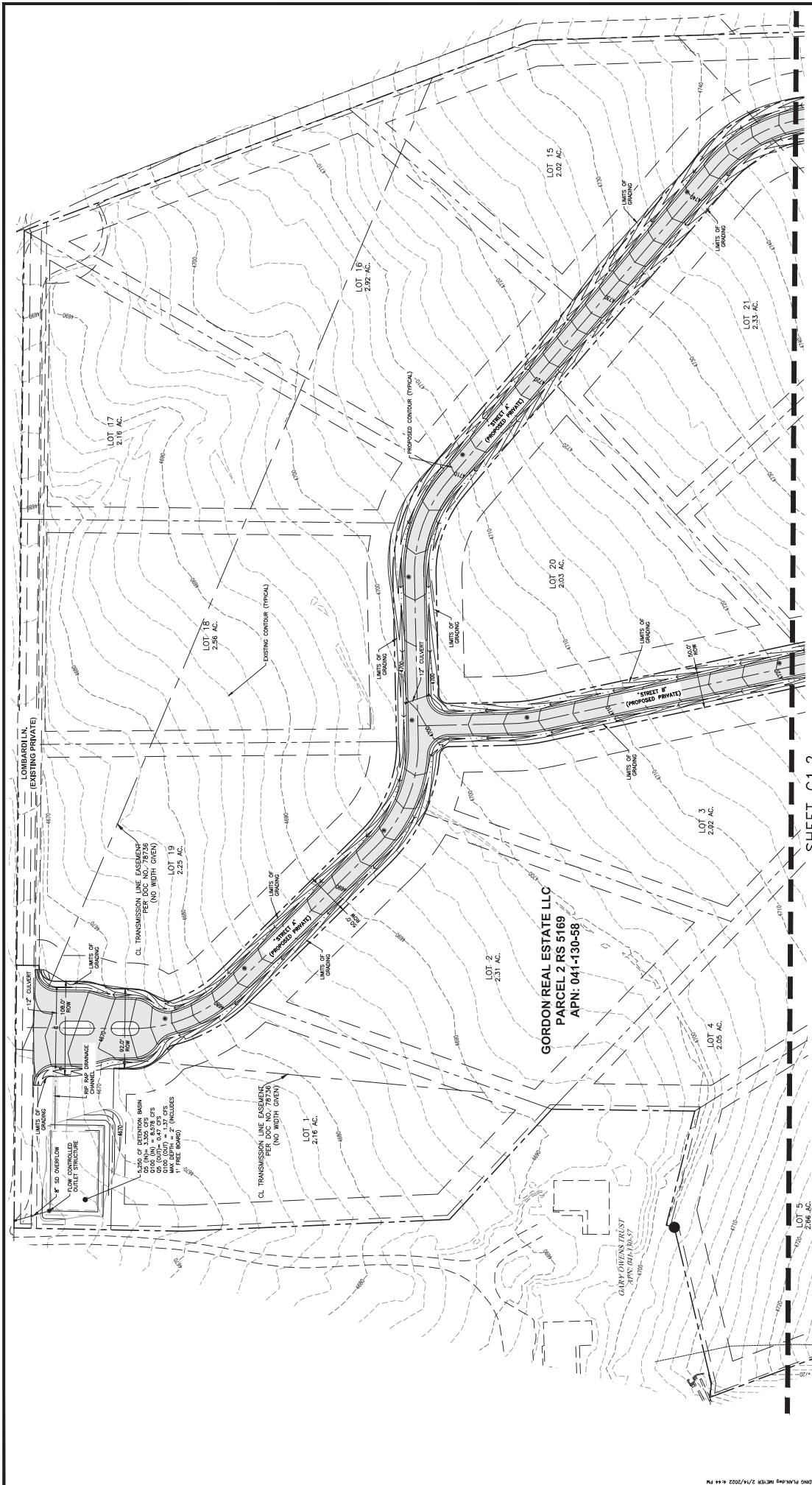


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JOB NO.: 21087.02 DATE: 12-08-21

8900 LAKESIDE DR
CUSTOM LOT SUBDIVISION
TENTATIVE MAP
GRADING PLAN
 RENO NEVADA SHEET C3.1 OF 12





SHEET C1.2

GORDON REAL ESTATE LLC
 PARCEL 2 RS 5169
 APN: 041-130-58

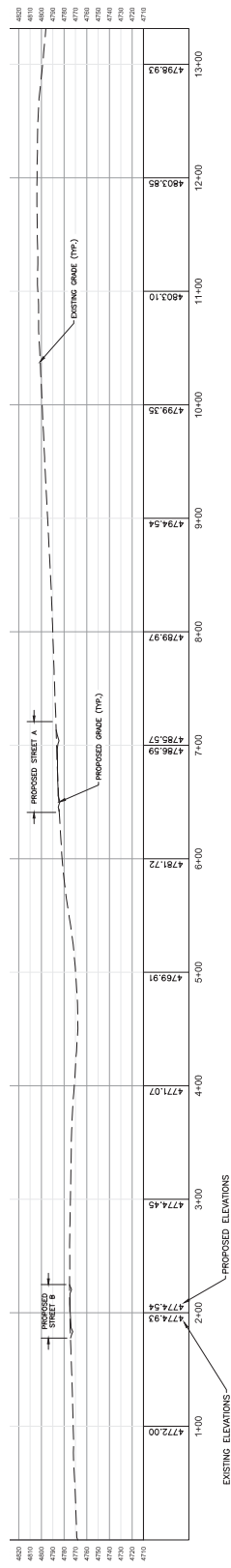
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 TENTATIVE MAP
 GRADING PLAN
 RENO NEVADA



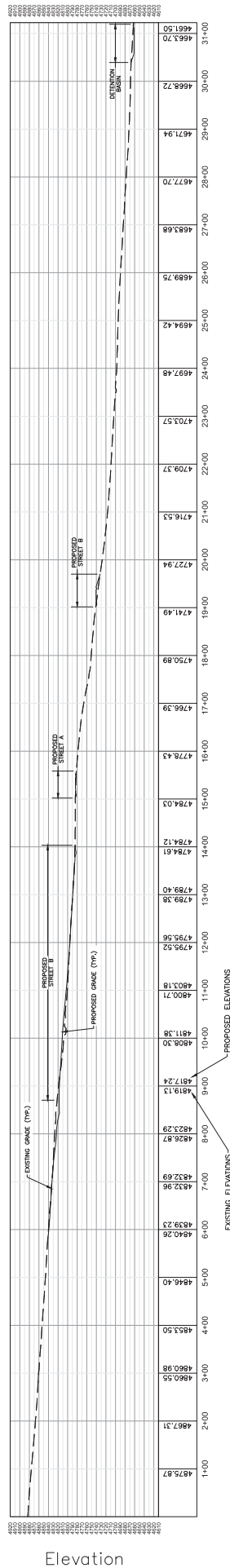
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 TREE COMPATIBLE DEVELOPMENT - RENO, NEVADA, 89502
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JOB NO: 21087.02 DATE: 12-08-21
 SHEET C3.2 OF 12

WTM21-013 &
 WSUP22-0001
 EXHIBIT E



SECTION A-A' (REF. SHEETS C10 FOR PLAN VIEW)
VERTICAL SCALE: 1" = 50' / HORIZONTAL SCALE 1" = 50'



SECTION B-B' (REF. SHEET C10 FOR PLAN VIEW)
VERTICAL SCALE: 1" = 100' / HORIZONTAL SCALE 1" = 100'

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LANDSCAPE ARCHITECTS
TRUCK COMPANY ENGINEERS
775-866-1189 FAX • 775-866-1188 FOR • COLUMBIAN

CFA

JOB NO: 211087.02 DATE: 12-08-21

8900 LAKESIDE DR
CUSTOM LOT SUBDIVISION
TENTATIVE MAP
CROSS SECTION
RENO NEVADA





GENERAL NOTES

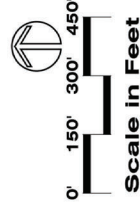
1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. TREES
 - EVERGREEN TREES SHALL HAVE A MIN. CALIPER OF 2 INCHES.
 - EVERGREEN TREES SHALL HAVE A MIN. HEIGHT OF 7 FEET.
 - TREES SHALL BE PLANTED AT A RATE OF AT LEAST ONE TREE PER 100 LN FT OF FRONT YARD (NOT INCLUDING DRIVEWAYS).
 - WHERE MORE THAN 4 TREES ARE REQUIRED, MORE THAN 4 SPECIES SHALL BE SPECIFIED.
3. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICROCLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE PLANTED WITH PROPER ROOT BALLS AND SHALL BE INSTALLED WITH PROPER IRRIGATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601.1-1990).
4. ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
5. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH PLANT. REDUCED WATER PRESSURE AT THE BACKGROUND PRECEPTOR BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
6. PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER WASHOE COUNTY CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.
7. EXISTING VEGETATION AND VEGETATIVE COMMUNITIES, AS DEFINED AND IDENTIFIED IN THE CONSERVATION ELEMENT OF THE WASHOE COUNTY SUBDIVISION MAP, SHALL BE MAINTAINED AND PRESERVED WHERE APPROPRIATE AND AS FEASIBLE. PROTECTION OF VEGETATION WITHIN THE CRITICAL STREAM ZONE BUFFER AREA, AS DEFINED IN ARTICLE 4.16, SHALL SATISFY THE LANDSCAPING REQUIREMENT AT A 2:1 RATIO.
8. PRESERVATION OF SIGNIFICANT TREES. EXISTING TREES (OF SPECIES NOT INCLUDED ON THE PROHIBITED PLANT LIST) WITH CALIPER 4 INCHES OR GREATER AND HEIGHT OF AT LEAST FIFTYFOUR (54) INCHES FROM GRADE, SHALL BE PRESERVED, IF FEASIBLE. PROTECTION MEASURES, INCLUDING NON-DISTURBANCE AROUND THE DRIP-LINE AND/OR ROOT COLLAR, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PLAN. IN ADDITION TO ALL OTHER REQUIRED TREES, EACH SIGNIFICANT TREE THAT IS REQUIRED TO BE REMOVED SHALL BE REPLACED WITH A TREE (TREES) OF THE SAME SPECIES AT A RATIO OF ONE (1) TO ONE (1). ALL REMOVALS WILL BE FINALIZED DURING THE CREATION OF CONSTRUCTION DRAWINGS IN CONJUNCTION WITH FINAL GRADING.

PLANT LEGEND

- DECIDUOUS COMMON AREA STREET TREES
- EVERGREEN TREES
- COMMON AREA LANDSCAPING
- EXISTING TREES AND SHRUBS
- PROPOSED CUSTOM LOTS

LANDSCAPE DATA

- SITE AREA = 3,171,169 SQ FT (72.8 ACRES)
- ZONING:
- 16% MDR (MEDIUM DENSITY RURAL)
 - 78% R (RESIDENTIAL LOW DENSITY RURAL)
 - 6% GR (GENERAL RURAL)
- STREET ESCAPE COMMON AREA
- 1 TREE PER 90 LN FT OF STREET FRONTAGE
 - (9,168 LN FT MINUS DRIVEWAYS)
- REPLACEMENT OF SIGNIFICANT TREES, IF REQUIRED, SHALL BE PER GENERAL NOTE #8
- SHRUBS REQUIRED = 1,032 MIN
- (6 SHRUBS PER REQUIRED TREE)



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 The Landscape Architecture Studio
 L.A. Studio Nevada
 1522 C Street Sparks, NV 89431 (775) 322-2223 NV P.L.A.#140
 www.lastudionevada.com



8900 LAKESIDE DRIVE
 CFA
 Custom Lot Subdivision Tentative Map

No.	Revision	Date

U.S. No. 005-2470-20
 Titleblock Size
 Drawing Scale
 Overall Size
 Date 12/1/21

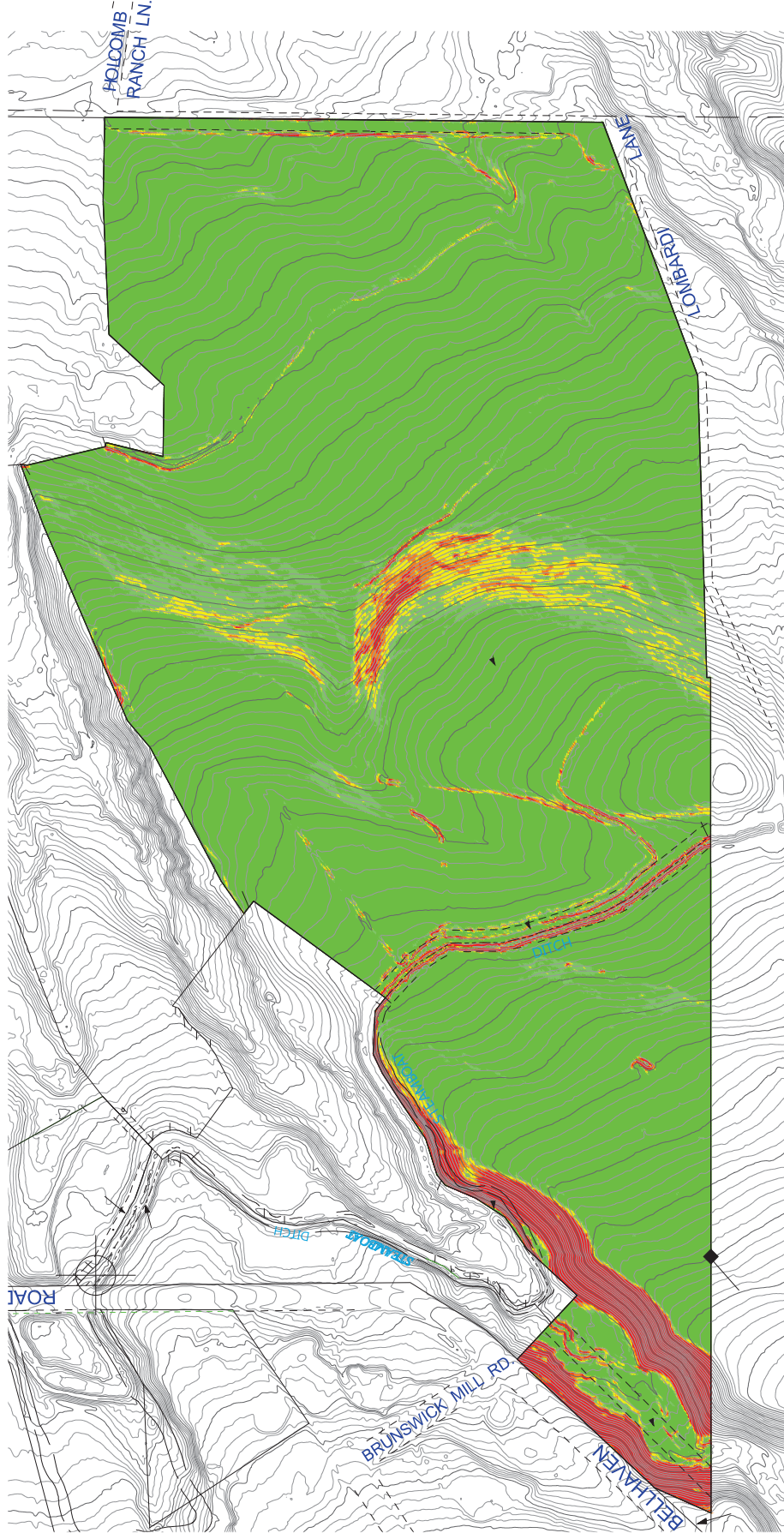
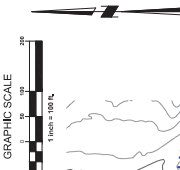
DATE	BY	DESCRIPTION

8900 LAKESIDE DR
SLOPE ANALYSIS MAP

DATE: 12/09/2020
SHEET: 97



CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



Slopes Table

Number	Minimum Slope	Maximum Slope	Area (SF)	Area (Ac)	Percentage of Total Area	Color
1	0.00%	15.00%	858779.28	60.35	80.9%	Green
2	15.00%	20.00%	235300.72	5.40	7.4%	Yellow
3	20.00%	25.00%	109502.58	2.51	3.4%	Orange
4	25.00%	30.00%	45897.64	1.04	1.4%	Red
5	30.00%	100.00%	153725.50	3.53	4.9%	Red