Presentation:

Tentative Map (TM16-009) & Special Use Permit (SW16-003):

- 225 home sites on 225 acres (Southwest Reno)
- Includes 80 acres common open space
- Off-site Improvements
- Design Guidelines

Applicant/Developer: Symbio Development, LLC
Introduction

- How Did We Get Here?
- History of Forest Area Plan
- Key Discussion Areas
Extensive Community Outreach

- Community Outreach Process
  - Open house community meetings
  - Meeting with adjacent property owners, small groups of neighbors, HOA groups
  - Ascenté website and flyers
  - 27 meetings with Washoe County staff
  - 2 CAB meetings
- Resulted in three project redesigns
Entitlement Process

Forest Area Plan → creates residential zoning

Tentative Map → creates preliminary design

Final Map → creates final design → construction plans

5 Year process completed 2010

This is where we are TODAY

Next Step
Forest Area Plan Process

PUBLIC COMMENT

We’ve used this land as open space, and development doesn’t meet the rural character of the area.

RESOLUTION

- Forest Area Plan Update adopted in 2010
  - Matera Ridge Mixed-Use Overlay District (MRMUOD)
- Established Zoning
- Rural character design
  - Clustered development
  - Common open space
  - Grading and slope treatment
- Combines and conforms to County planning documents and guidelines
Common Open Space Design

**RESOLUTION**

- Open space & clustering of homes
  - Lots size range: 10,120 SF – 2.1 acres
  - Average lot size of ½ acre
  - 80 acres (35%) of open space
- Does NOT increase density or impacts
  - 225 homes on 225 acres
- Improves
  - Trails, groundwater recharge, flood control, detention basins
- Provides
  - Undeveloped land & wildlife travel corridors
- Maintained
  - by HOA but available for public use

**PUBLIC COMMENT**

Lot sizes do not conform to zoning regulations

**Nearby Examples of Common Open Space Developments**

- Saddlehorn
- ArrowCreek
- Monte Vista Estates
- Montreux
- Rolling Hills
- Estates at Mt. Rose
- Monte Rosa
### Mt. Rose Scenic Byways

<table>
<thead>
<tr>
<th>PUBLIC COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>The Steamboat Hills are protected from development by this document</em></td>
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</tbody>
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<table>
<thead>
<tr>
<th>RESOLUTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addressed in Forest Area Plan</td>
</tr>
<tr>
<td>✓ Grading standards</td>
</tr>
<tr>
<td>✓ Viewshed standards</td>
</tr>
<tr>
<td>✓ Improvements to roadways, signage &amp; commercial uses</td>
</tr>
<tr>
<td>Ascenté Design Guidelines</td>
</tr>
</tbody>
</table>
Tentative Map Process

PUBLIC COMMENT

Major Topics
- Lead contamination
- Geotechnical & earthquake faults
- Storm drainage and flood management
- Impacts wells
- Traffic
- Wildlife

RESOLUTION

- Preliminary engineering plans
  - Grading, drainage, utilities, roadways, geotechnical, utilities
- Conformance with Code & Forest Area Plan
- County staff recommends APPROVAL
Lead Contamination

PUBLIC COMMENT
Property is contaminated with lead

RESOLUTION
✓ Soil samples tested and found to be less than what occurs naturally in Nevada soils.

“No special conditions required related to lead contamination or clean-up based on the results.” per Washoe Co. Health District

PUBLIC COMMENT
Testing methods were sloppy using incorrect methods

RESOLUTION
✓ Independent testing lab
✓ Utilized EPA testing methods

EPA levels approved for residential soil:

400 ppm

Typical Nevada soil levels:
21 ppm

Ascenté soil:
4-18 ppm
**PUBLIC COMMENT**

The site has active earthquake faults and should not be built upon.

**RESOLUTION**

- **Preliminary Geotechnical Report**
  - Soil suitability
  - Active earthquake faults (Active = Holocene ~ last 11,000 years)
  - Concealed fault

- **Final Geotechnical Report**
  - Soil analysis
    - Drill borings, dig test pits, laboratory testing of soil samples, recommendations for construction
  - Fault Study
    - Identification of fault lines

Fred Saunders  
Exploration Geologist

Legend

- NBMG 2011 Concealed Fault
- USGS Faults, Holocene Epoch
- Qs - Sand & Alluvial from Rhyolite
- Qal - Alluvial Fill & Glacial Debris
- Qsr - Rhyolite of Steamboat Hills
- Qst - Rhyolitic Tuffs & Ash Flows
- Tsa - Andesite of Steamboat Hills
- Tsd - Dacite of Steamboat Hills

Provisional Trench Location
Storm Drainage

**PUBLIC COMMENT**

The project will cause my property to flood

**RESOLUTION**

- 4 detention basins
- Provides **additional storm water detention**
- **Fixes existing overflow problem** from retention basin at Estates at Mt. Rose
- **Oversized detention basin** #3 by more than 35%
- Basin #4 intercepts storm water and diverts it to Galena Cr.
- **Solves existing flooding** from undeveloped property
Domestic Well Water Impacts

PUBLIC COMMENT
The new project will force my well to go dry.

RESOLUTION
- Addressed TMWA - “net zero impact on the groundwater resources on an annual basis”.
- TMWA groundwater sustainability improvements
  - New recharge program using surface water
  - Reduced pumping rate at Tessa wells by 40%
  - New water treatment plan off White Creek
- Water rights banked with TMWA
- Solves current problem
  - Pays up to $4 million in fees towards TMWA's sustainability improvements

Recently, as part of the ASR program, TMWA performed rehabilitation work (preventive maintenance) on a well referred to as Tessa East, off of Napoleon Drive. TMWA had a drilling contractor working on the well for several weeks, but we did not deepen the well. In addition, we made improvements at the westernmost of the two wells (Tessa West) which will allow us to recharge the well with treated surface water this coming fall and winter. TMWA also reduced the pumping rate at the two Tessa wells by about 40% to further reduce local impacts to nearby domestic wells.

Future plans to bring supplemental surface water resources to the area as described in the Groundwater Sustainability Plan include a new water main along Arrowcreek Parkway, and construction of a small drinking water treatment plant off of Whites Creek. By expanding our ASR Program and supplementing the local groundwater supplies with Truckee River and creek water in the near future, TMWA’s goal is to actually pump less groundwater from the Mt. Rose and Galena fan aquifer than we do today.

In regard to the proposed Ascenté development, TMWA understands that Phase 1 will be less than 300 homes and that groundwater rights are proposed to be dedicated to serve the Phase 1 project. The new rules for water rights dedication will mitigate new groundwater pumping from the development, and the groundwater sustainability improvements which TMWA is implementing will allow TMWA to recharge the wells and supplement the local groundwater supplies with Truckee River and creek water. As a result, the project will have a net zero impact on the groundwater resources on an annual basis.

Lastly, TMWA’s policy is that “growth pays for growth.” In practice, that means the service plans developed for growth do not negatively impact existing water users, and where practical, result in improvements to the water system as a whole. To that end, TMWA will require the Ascenté improvements to integrate with the existing water system in the Callahan Ranch area, and will require Ascenté to participate in TMWA’s groundwater stabilization efforts and fund their share of existing and future facilities as described in this letter.

Sincerely,

John P. Enloe, P.E.
Director, Natural Resources Planning and Management
Traffic Impacts

PUBLIC COMMENT

Existing roads were not designed for this much traffic.

RESOLUTION

- **Access**
  - Fawn Lane (Washoe County Collector)
  - Shawna Lane (via Callahan Road - Collector)
- **Level of Service (LOS) remains at “C”**
- **Roadway Improvements**
  - Acceleration lane at Mt. Rose Hwy/Fawn Lane
  - Traffic calming on Fawn Lane
  - Equestrian/pedestrian trails added to Fawn Lane
  - New Emergency Vehicle Access (EVA) at Brushwood
  - Closes vehicle access at Cedarwood
  - School bus stop added to Shawna/Millie Lane
- **Regional Road Impact Fees - $982,000**
# Blasting Determination

## PUBLIC COMMENT

> 2-1/2 years of continuous blasting will damage homes, wells, horses, dogs and wildlife.

## RESOLUTION

- Is it necessary?
- SAFETY - highly regulated by Federal/State
- Modern technology
  - Very small blasts delayed from each other by a micro-seconds reduces vibration effect
- Pre-blast surveys
- Additional safety methods:
  - Noise & vibration monitoring, blast mats placed over blasting area

![NOT THIS!](Picture from Opposition Presentation at CAB meeting)
Looking Northwest
Mule deer migrate from Mt. Rose to the east in the winter across the property. New development will harm the deer.

**RESOLUTION**
- Wildlife Mitigation Plan
- Open space corridors
Active golden eagle’s nest is protected and restricts development in the area. They do not have a permit from the secretary of interior. This alone should halt approvals.

**RESOLUTION**

- Is the Golden Eagle endangered?
- Is the nest active?
  - Multiple nests in any area
  - Active period: February – June
- Is private property required to go through a process for development?
- **Voluntary** actions
Major Topics

- What’s the difference between Tentative & Final Map
- Construction traffic
- Improvement bonds

RESOLUTION

- Addressed in Final Map process
  - Final Design Submittal and Review
  - Final engineering studies for geotechnical (full field investigation), storm drainage, water, sewer, off-site improvements
  - Haul Routes
  - Improvements bonds

INFILL SUBMITTAL REQUIREMENTS

- Signed Original of Final Subdivision Map & Jurat
- Final Subdivision Map Inspection Fee ($75 + $10 per additional sheet)
- Approved Set of Final Construction Plans, Stamped & Signed
- Washoe County Parks Construction Plan Approval (as required)
- Washoe County Engineering Division Inspection Fee (as required)
- Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist & Inspection Fee (as required)
- Stamped & Signed Final Subdivision Improvement Agreement
- Stamped & Signed Other Items as Required by Tentative Map Conditions

INITIAL SUBMITTAL REQUIREMENTS

- Addressed in Final Map process
- Final Design Submittal and Review
- Final engineering studies for geotechnical (full field investigation), storm drainage, water, sewer, off-site improvements
- Haul Routes
- Improvements bonds
Responsible Growth

- **10 months** of community engagement
- Development = Responsible Growth
  - Buffers
  - Reduced density
  - Open Space/Trails
  - Solution to existing drainage problems
  - Improvements to roads and utilities
- Washoe County staff recommendation of **APPROVAL**
Thank You