Tentative Map Case No. TM16-009 & Special Use Permit Case No. SW16-003

Washoe County Planning Commission

June 6, 2017

Ascenté Subdivision
Review Process

1. Applicant files application and supporting materials
2. County Engineer and other public agencies review
3. Notice provided 10 days prior to public hearing
4. Planning Commission (PC) reviews TM
5. PC approves proposed TM with conditions (See A)
6. Written notice of approval (Action Order) is mailed to applicant with conditions
7. Final map, or the first in a series of final maps, must be recorded within four years of the TM approval
8. Approval of TM is appealed to BCC (See A)
9. Written notice of denial (Action Order) is mailed to applicant
10. Denial of TM is not appealed and is final
11. Denial of TM is appealed to BCC
12. BCC hearing scheduled within 60 days of filing of appeal
13. BCC hears appeal of TM
14. BCC reverses or modifies appeal, and decision is final subject to judicial review
15. BCC upholds appeal, and decision is final subject to judicial review
Vicinity Map

South of Mt. Rose Hwy
East of Callahan Road
South of Fawn Lane
Proposed Tentative Map

Ascenté:
- 225 residential lots
- 10,120 s.f. min. lot size
- 91,450 s.f. max. lot size
- 24,450 s.f. average lot size
- 225 acres – Project Size
- 80 acres of open space
Regulatory Zoning
Original vs. Updated Application

<table>
<thead>
<tr>
<th>Area of Impact</th>
<th>October Design</th>
<th>April Redesign</th>
<th>Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of lots</td>
<td>281 lots</td>
<td>225 lots</td>
<td>Reduction of 56 lots</td>
</tr>
<tr>
<td>Project size</td>
<td>281 acres</td>
<td>225 acres</td>
<td>Reduction of 56 acres</td>
</tr>
<tr>
<td>Impacts on schools</td>
<td>76 students</td>
<td>61 students</td>
<td>Reduction of 15 students</td>
</tr>
<tr>
<td>Traffic</td>
<td>2,674 Average Daily Trips</td>
<td>2,141 Average Daily Trips</td>
<td>Reduced traffic by 20%</td>
</tr>
<tr>
<td>Fawn Lane</td>
<td>No roadway improvements</td>
<td>Installation of traffic</td>
<td>Increased safety for both vehicular and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>calming devices and</td>
<td>pedestrians on Fawn Lane.</td>
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<td></td>
<td></td>
<td>construction of a</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>pedestrian pathway</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>along Fawn Lane right-of-</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>way.</td>
<td></td>
</tr>
<tr>
<td>Storm Drain</td>
<td>On-site storm drain</td>
<td>Added on-site flood</td>
<td>Improves drainage design for overall</td>
</tr>
<tr>
<td></td>
<td>mitigation meets County</td>
<td>mitigation and designed</td>
<td>Callahan Ranch area and protects</td>
</tr>
<tr>
<td></td>
<td>standards</td>
<td>detention basins to be</td>
<td>neighboring homes.</td>
</tr>
<tr>
<td>Lot Buffering</td>
<td>Limited perimeter homes</td>
<td>Added 40' wide buffer</td>
<td></td>
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<tr>
<td>Existing Neighborhoods and</td>
<td>to single-story</td>
<td>adjacent to existing</td>
<td></td>
</tr>
<tr>
<td>New Development</td>
<td></td>
<td>homes.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Added 20' wide buffer</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>next to Patti Lane.</td>
<td></td>
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</tbody>
</table>

Grading*  

<table>
<thead>
<tr>
<th></th>
<th>170 acres disturbance</th>
<th>124 acres disturbance</th>
<th>27% less disturbed area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.7M cu. yd. cut</td>
<td>610K cu. yd. cut</td>
<td>Cut volume: 64% less</td>
</tr>
<tr>
<td></td>
<td>1.5 cu. yd. fill</td>
<td>521 cu. yd. fill</td>
<td>Fill volume: 65% less</td>
</tr>
</tbody>
</table>

*Also reduced max. cut heights by 32% and max. fill heights by 40%
Standards for developers and homeowners

Protect rural character

Implement Forest Area Plan policies

Topics such as:

- Fencing
- Lighting
- Defensible space
- Buildable area
- Height restrictions
- Grading
- Walls
- Landscaping
Landscaping

- Landscaped buffers between project site and surrounding properties (20-40+ feet in width)
- Tree-lined streets
- Significant common open space
- Pedestrian/equestrian trail system
- Re-vegetation of disturbed areas
- Landscaping to be evaluated by Design Review Committee
Landscaping
Trails Plan

LEGEND
- Trail on USFS
- Trail Next to Property
- Cover Ditch
- Trail on Ascent
- Trail Crossing

Traffic Calming Horse Crossing

Fawn Lane Trail Sections

Typical Existing Section Through Fawn Lane

1. Condition Along Forest Service Property
2. Condition Along Private Property - Open Channel
3. Condition Along Private Property - Covered Ditch
Minimize negative impacts on the area’s character,
Minimize impacts related to light, air, and water pollution, wildlife and wildlife habitat
Blending of new development with any existing development.
Protect the area’s unique natural resources as well as its scenic and rural heritage.
Grading shall complement the original contours of the landscape and minimize disruption to the natural topography
Hunsberger Elementary School
Estimated project impact = 34 new Elementary School students
Base Capacity = 758
2016-2017 Enrollment = 792
% of Base Capacity = 101%

Pine Middle School
Estimated project impact = 10 new Middle School students
Base Capacity = 1,096
2016-2017 Enrollment = 1,020
% of Base Capacity = 93%

Galena High School
Estimated project impact = 17 new HS students
Base Capacity = 1,692
2016-2017 Enrollment = 1,450
% of Base Capacity = 86%
2,143 Average Daily Trips (ADT)

169 AM and 225 PM peak hour trips

Based on 225 single family dwellings

Fawn Lane will absorb most of the traffic

Operating at LOS “C”

All local streets will carry less than 1,000 ADT and Fawn Lane will carry less than 2,000 ADT following buildout of the project.
Roadway Improvements

- Traffic calming features on Fawn Lane.
- Equestrian/pedestrian path along Fawn Lane.
- An acceleration lane on Mt. Rose Highway at Fawn Lane.
- School bus waiting area at the Shawna Lane/Millie Lane intersection.
- Stop signs at the Cherrywood Drive/Cedarwood Drive intersection.
- Stop sign on the Goldenrod Drive/Cherrywood Drive intersection’s westbound approach.
Water Service

- Provided by TMWA
- Dependent on construction of Mt. Rose Water Treatment Plant
- Recent TMWA improvements have led to significant reduction in pumping & increase in storage
- TMWA: “net zero impact on groundwater resources”
Sewer Service

- Provided by Washoe County
- Treatment at TMWRF
- 8” gravity sanitary sewer for most of project
- Individual sewer force mains for part of Whitney Village
- Two lift stations (Sierra Village and Donner Village)
- Lift stations are underground; control cabinet above
- 500,000 gallon water storage tank
- 20-feet tall; 70-feet in diameter
- Slopes limited to 3:1 and revegetated
- Tank color will blend with environment
- Booster pump station within 16-ft-tall, 800-square feet concrete masonry building
Grading

CROSS SECTION 'A' SIERRA VILLAGE
HORIZONTAL & VERTICAL SCALE: 1" = 50'

CROSS SECTION 'B' TIoga VILLAGE
HORIZONTAL & VERTICAL SCALE: 1" = 50'

CROSS SECTION 'C' DONNER VILLAGE
HORIZONTAL & VERTICAL SCALE: 1" = 50'
Grading

- Approximately 610,000 cubic yards of excavation.
- Maximum cut and fill slopes on site will not exceed a 3:1 slope.
- Utilize rockery walls not to exceed 10 feet in height.
- Hydro-seeding (revegetation), temporary irrigation, silt fences, fiber rolls and/or straw matting.
- Grading will be done in phases.
- Cut and fill slopes greater than 8 feet in height are prohibited.
- Utilization of natural contours and slopes.
- Preservation of Native Vegetation.
Drainage and Common Areas
Applicants will work with NDOW to establish a strategy to pursue regarding the potential eagle nest.

- Not listed as endangered species
- No requirements for eagles on private lands
- Immediate monitoring of this nest is recommended
Community Meetings

- Community Workshops June 25, 2016 and August 4, 2016
- South Truckee Meadows Washoe Valley Citizen Advisory Board Meetings – November 10, 2016 and May 11, 2017
  - Additional traffic on local streets and on Mt. Rose Highway;
  - Impacts from grading, crushing of rock, extensive blasting, excessive cuts and fills;
  - Lack of adequate buffering/adjacency;
  - Will result in increased flooding;
  - Impacts to schools;
  - Impacts to residential wells;
  - Incomplete geotechnical analysis with lack of fault information;
  - Contaminated soils resulting from historic mining in the area;
  - Need for bonding in the event the project fails;
  - Prefer connection to Thomas Creek rather than Fawn Lane and Shawna Lane;
  - Concerns with fire hazards and a lack of adequate emergency access;
- 500 feet from Property
- 70 Different Property Owners
- Meets all noticing requirements of Article 608 and Article 810
Tentative Map Findings

- Plan Consistency.
- Design or Improvement.
- Type of Development.
- Availability of Services.
- Fish or Wildlife.
- Public Health.
- Easements.
- Access.
- Dedications.
- Energy.
Special Use Permit Findings (WCC Section 110.810.30)

- Consistency.
- Improvements.
- Site Suitability.
- Issuance Not Detrimental.
- Effect on a Military Installation.

Forest Area Plan Findings (for Special Use Permits)

- F.12.3 No significant degradation of air quality will occur as a result of the permit.
- F.2.13 The community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.
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 TM16-009, with the conditions of approval included as Exhibit A to this matter, and Special Use Permit Case Number SW16-003, with the conditions of approval included as Exhibit B for this matter, for Ascenté, having made all findings in accordance with Washoe County Code Sections 110.608.25 and 110.810.30, and the Forest Area Plan.