Subject: Tentative Subdivision Map Case Number WTM16-002 and Special Use Permit Case Number WSUP16-0002

Applicant(s): Moonlight Hills Estates, LLC.

Agenda Item Number: 9A

Project Summary: 115 Lot Subdivision and Sewer Lift Station

Recommendation: Approval with Conditions

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Description

Tentative Map Case Number WTM16-002 (Golden Mesa North) – Hearing, discussion, and possible action to approve the subdivision of two parcels totaling 119.76 acres into a 115 lot subdivision.

and

Special Use Permit Case Number WSUP16-0002 (Golden Mesa South Sewer Lift Station) – Hearing, discussion, and possible action to approve special use permit for a sewer lift station to support the development of the Golden Mesa North subdivision.

- Applicant: Moonlight Hills Estates, LLC.
- Location: North of Golden Valley Road and East of Estates Drive
- Assessor’s Parcel Number: 552-050-01; 552-092-19; 552-100-01
- Parcel Size: 119.76 Acres (WTM16-002) and 35.16 Acres (WSUP16-0002)
- Master Plan Category: Suburban Residential and Rural
- Regulatory Zone: Low Density Suburban (LDS) (maximum allowed density 1 dwelling per acre) on ±116 acres and General Rural (GR) (maximum density is 1 dwelling per 40 acres) on ±2.79 acres
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Article 608, Tentative Subdivision Maps, and Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 11, T20N, R19E, MDM, Washoe County, NV
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Tentative Subdivision Map

The purpose of a Tentative Subdivision Map is:

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

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

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

The Conditions of Approval for Tentative Subdivision Map Case Number WTM16-002 are attached to this staff report and will be included with the Action Order if the tentative subdivision map is approved by the Planning Commission.
Project Evaluation

The applicants are asking to develop a 115 lot single family in-fill development on two parcels totaling 119 acres. The lots will range in size from 35,000 square feet (.803 acres) to 113,690 acres with a proposed net density of 1.04 dwelling units per acre and an average lot size of 39,984 square feet (.92 acres). The subject properties were included in previous tentative maps that have since expired (TM06-007 and TM05-015). The applicants are asking to re-establish developments on these properties. The proposed development is surrounded by residential developments with very similar design and lot sizes. The site is vacant and consists of a

(Figure #2)
generally south-facing gentle slope with a east-west drainage course through the property. Vegetative cover consists of native sagebrush, grasses and a scattering of small trees that are interrupted by several jeep trails that traverse the site.

This project complies with all of the requirements of the Low Density Suburban (LDS) regulatory zone including the one unit per acre density and the 35,000 square foot minimum lot size. The development is a typical lot and block subdivision but will include 4.89 acres of open space that reflects two detention ponds (a third pond is located on the property to the south) and the preservation of hill/rock outcropping near the northeast corner of the property. Washoe County staff has included an additional condition requiring the applicant to establish an equestrian/pedestrian trail easement (or common area) along the western portion of development to provide for equestrian/pedestrian access to the federal lands to the north. Although there are several common open space areas proposed, the development will not employ the common open space standards that involve the clustering and reduction of lot sizes. Access to the federal lands managed by the Bureau of Land Management (BLM) directly north of the property will be available from Estate Lane and Spearhead Way.

According to the approved/unbuilt subdivisions map (Exhibit J), there is one other approved subdivision in the unincorporated Washoe County that located within the North Valleys Area Plan (Silver Hills – off Red Rock Road). Another approved Washoe County subdivision within close proximity of the subject site is located in the Sun Valley Area Plan (Ladera Ranch). The development of this property (Golden Mesa) has been anticipated for a long time. According to the zoning maps from 1988, the subject property was designated A-1 zoning, which was a designation of one dwelling unit per acre, refer to figure #3 below.

(Figure #3)
Road and Traffic

The project site is located at the northeast corner of Estates Road and Golden Valley Road. The northern portion of the property will be accessed at two locations off of Estates Road and from the south off of Indian Lane. The southern portion of the property is accessed to the east from Brave Lane/Rain Dance Way and to the north from Indian Lane. The Golden Valley Character Management Area guidelines of the North Valleys Area Plan encourages the use of V-ditches, however, the Engineering and Capital Projects Division will require the construction of curb and gutter as well as sidewalks on one side of the roadways, to ensure compliance with Article 436, Streets Design Standards, of the Washoe County Development Code.

According to the traffic study conducted by Traffic Works, the proposed project is anticipated to generate a total of 1,600 daily trips, 120 AM peak hour trips, and 159 PM peak hour trips. The Golden Valley Road/Estates Road intersection was analyzed for capacity as an un-signalized “T” intersection with stop sign control at Estates Road. Currently, the critical intersection movements operate at a level of service “E" for the southbound left movement during the AM peak hour and operate at level of service “C” during the PM peak hour. All other movements at the Golden Valley Road/Estates Road intersection operate at a level of service C or better for all other movements. It is anticipated that with the construction of the project the critical intersection movements for the Golden Valley Road/Estates Road intersection will operate at a level of service “F” for the southbound left movement during the AM peak hour and will operate at level of service “D” during the PM peak hour. All other movements at the Golden Valley Road/Estates Road intersection will operate at a level of service C or better for all other movements.

It is important to recognize that LOS “F” conditions for only the left turn movement from a side street, during the peak hour, do not necessarily indicate an intersection failure or need for mitigation. Context of the volumes and intersection location are important in these cases. The subject southbound left-turn volume is only 14 vehicles per hour and there are other locations (i.e. Spearhead Way/Golden Valley road intersection) where the desired traffic movement can more easily be made. Golden Mesa is expected to add about 9 peak hour trips to the southbound left-turn movement.

The Nevada Department of Transportation (NDOT) reviewed the application and stated that their Department defers to municipal (county) government for land use development decisions. NDOT requested a condition that the traffic study be amended to add this intersection to determine impacts to increased queuing on ramps and possibly on US 395.

Grading and Drainage

It is anticipated that the amount of grading needed to develop the property is approximately 290,000 cubic yards of excavation. The earthwork will be balanced on site. Cut and fill slopes shall not exceed 3:1 slopes and all exposed graded areas shall be revegetated to reduce impacts related to dust and erosion. Only one retaining wall is proposed for this development. The wall is planned to be located on the north side of the project adjacent to a proposed drainage channel. The wall will be approximately three feet tall and 140-feet long. Staff has included a condition for the submittal of a noxious weed prevention plan prior to the issuance of the first final map.

The site receives stormwater runoff from the north and east with runoff generally flowing in a southwest direction to the intersection of Golden Valley Road and Estates Road. Ultimately, the stormwaters from Golden Valley end up in Swan Lake which is located in Lemmon Valley. The
applicants are proposing the construction of three stormwater detention ponds to collect stormwater on site and detain/slow the flows before leaving the site. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards.

Fire Services

Fire services will be provided by the Truckee Meadows Fire Protection District (TMFPD). The nearest fire station is located on Sun Valley Boulevard approximately 3.3 miles from the development site. Fire hydrants will be required to meet minimum location and fire flow requirements. TMFPD will review proposed landscaping and fencing materials pursuant to Fire Codes. Any developments on the property shall meet the requirements of Washoe County Code Chapter 60.

Washoe County Schools

Washoe County schools in North Valleys are currently over-crowded and the proposed development will further impact the existing schools. The proposed development is expected to generate 32 elementary school students, 6 middle school students and 15 high school students and is currently zoned for Alice Smith Elementary School, William O’Brien Middle School and North Valleys High School. According to the Washoe County School District (WCSD), Alice Smith Elementary School is operating at 115 percent of base capacity, William O’Brien Middle School is operating at 61 percent of base capacity and North Valleys High School is operating at 109 percent of base capacity. Alice Smith Elementary School is scheduled to transition to a multi-track year round schedule for the 2017-2018 school year.

Water and Sewer

Community water and sewer service will be provided consistent with Article 422, Water and Sewer Resource Requirements. The Truckee Meadows Water Authority (TMWA) will provide water. The applicant shall satisfy certain conditions and requirements from TMWA, including the dedication of water resources, approval of the water supply plan by the Health District, the execution of a Water Service Agreement, payment of fees, and the construction and, if necessary, dedication of infrastructure in compliance with TMWA regulations.

Sanitary sewer will be provided by Washoe County and the City of Reno and treatment will be at the Truckee Meadows Water Reclamation Facility. The applicant will be required to submit improvement plans for approval by the City of Reno’s Community Services Department (CSD) prior to approval of the final map. It is anticipated that the City of Reno will ultimately maintain this facility therefore the plans shall be in compliance with the City of Reno design standards. Sewer mains owned by Washoe County are located in Golden Valley Road and will be extended to the subject property to serve the lots.

WSUP16-0002 Sewer Lift Station

Due to the terrain, a sewer lift station will be required to tie the development into the existing sewer system at the intersection of Golden Valley Road and Estates Road (see figure #4 below). The lift station will be located within a 2,800 square foot fenced area and will be sized to serve nearby lots should their septic tanks fail, with a sewer stub that will be constructed to the east property line. The lift station will have minimal impacts as the facility is mostly underground. The only elements of the lift station that will be visible are the manhole cover, vent pipe and
control box (see figures 5 & 6 below). The applicant is proposing to screen these items with a vinyl slatted chain link fence.

(Figure #4)

Site Location – Sewer Lift Station

(Figure #5)
North Valleys Citizen Advisory Board (NVCAB)

The proposed project was presented by the applicant’s representative at the North Valleys Citizen Advisory Board meeting on February 13, 2017. The NVCAB did not recommend approval or denial of the proposed project, but rather voted unanimously to forward their comments to the Planning Commission. The minutes to the CAB meeting will not be available in time to include with this staff report. Staff hopes to provide the Planning Commission with the minutes prior to their meeting on March 7, 2017. The following are some of the comments provided by CAB members and concerned residents:

- Access from Indian Lane will impact the immediate neighbors.
- Horse trails should be provided.
- Traffic on US 395 is currently not functioning well; more traffic will further impact US 395.
- The traffic study is incorrect. The speed limit on Golden Valley Road is 35 mph, not 40 mph.
- A significant amount of stormwater flows through the site.
- Will horses be allowed? Does the zoning allow for horses?
- The connection off of Indian Lane should be eliminated.
- Will this development obstruct access to the public lands to the north?
- This development will impact area schools.
- Should require a disclosure that children living in this development may not be zoned for the nearest schools.
- Should require a disclosure regarding the existence of livestock and the potential for noise and odor.
- Protect the dark skies.

Reviewing Agencies

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

- Washoe County Community Services Department
  - Engineering and Capital Projects Division
  - Planning and Development Division
  - Regional Parks and Open Space
  - Traffic
Utilities (Sewer)

- Nevada Division of Environmental Protection
- Nevada Department of Water Resources
- Nevada Department of Wildlife
- Nevada Department of Transportation
- Truckee Meadows Fire Protection District
- Truckee Meadows Regional Planning Agency
- Reno Community Development Department
- Regional Transportation Commission
- Washoe County Health District
- Washoe County School District
- Washoe-Storey Conservation District
- Truckee Meadows Water Authority
- Nevada State Historic Preservation Office
- The Airport Authority
- Bureau of Land Management

Ten of the twenty above-listed agencies/departments submitted a response to the proposed tentative subdivision map. Several of the responding agencies had no comments. A summary of each agency’s comments and/or recommended conditions of approval and their contact information are provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order should the Planning Commission approve the tentative subdivision map application.

- **Washoe County Planning and Development Division** addressed the fencing, setbacks, CC&R’s, coordination with other agencies, etc.
  
  Contact: Trevor Lloyd, 328-3620, tlloyd@washoecounty.us

- **Washoe County Engineering and Capital Projects Division** addressed grading, drainage, stormwater management, maintenance of common area, easements, traffic, etc.
  
  Contact: Leo Vesely, 328-2313, lvesely@washoecounty.us

- **Truckee Meadows Fire Protection District** addressed requirements of Washoe County Code Chapter 60, including the International Fire Code.
  
  Contact: Amy Ray, 326-6000, aray@fmfpd.us

- **Washoe County Utility Services** requires improvement plans for construction of sanitary sewer collection system(s), sanitary sewer report, fees, and easements.
  
  Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us

- **Washoe County School District** provided information regarding the overcrowding of schools in the Golden Valley/North Valleys area.
  
  Contact: Mike Boster, 775.232.1571, mboster@washoeschools.net

- **Nevada Division of Environmental Protection** requires the submittal of a construction stormwater permit.
  
  Contact: Roger Cox, 687-4670
• *Nevada Department of Transportation* requires the amendment of the traffic study to include the intersection of Golden Valley Road with the US 395 ramp.

Contact: Jae Pullen, 834-8300

**North Valleys Area Plan Policies**

**Character Statement**

The *Golden Valley Community* is characterized by a generally low-density residential suburban land use pattern. Like Lemmon Valley, the existence of livestock and other animals for recreational, economic and educational purposes is recognized as a significant contributor to the local character. Access to equestrian and multi-use trails is an important component of the local character. The Bureau of Land Management lands to the north and east of Golden Valley provide a backdrop to the community, providing vistas and access to public lands utilized by equestrians and hikers. Because of the location of significant commercial development nearby, commercial land uses are not necessary in Golden Valley and are not desired. The use of curb, gutter and sidewalk is also minimal in Golden Valley and this design feature contributes to the rural character of this area, and provides runoff to replenish the Golden Valley aquifer.

NV.2.1 The use of curb and gutter will be minimized. Pedestrian facilities should utilize alternative design and materials to avoid traditional sidewalk appearance. Proposals for the construction of curb, gutter, or traditional concrete sidewalks must be justified by demonstrating benefit to the health, safety and welfare of the community. Washoe County may permit the placement of roadside ditches in Public Improvement Easements to facilitate the implementation of this policy. Such ditches will be designed to a “recoverable-ditch” standard as determined by the Washoe County Department of Public Works.

*Staff Response:* The applicants are amenable to the use of v-ditches and other more natural designs, however, Washoe County Engineering and Capital Projects Division will require the use of curb and gutter and sidewalks. The curb, gutter and sidewalks are requirements of Article 436 of the Washoe County Development Code; in order for Washoe County accept the dedication of any roadways, such roadways must be built to Washoe County code.

NV.2.2 When feasible, given utility access constraints, grading in subdivisions established after the date of final adoption of this plan will:

a. Minimize disruption to natural topography.

b. Utilize natural contours and slopes.

c. Complement the natural characteristics of the landscape.

d. Preserve existing vegetation and ground coverage to minimize erosion.

e. Minimize cuts and fills.

*Staff Response:* To the extent possible, the applicants will protect the natural topography, contours and slopes where feasible. The two hills/rock outcroppings will be preserved. Additionally, many of the interior lots will limit grading to the front have of the lot only.
NV.2.3 Site development plans in the North Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the State Department of Agriculture, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

_Staff Response:_ Staff has included a condition for the submittal of a noxious weed control plan.

NV.2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB meeting.

_Staff Response:_ The applicant’s statement responding to the concerns from the community input raised at the CAB meeting will be provided to the Planning Commission prior to the March 7, 2017 meeting.

NV.2.5 Proposals for residential development projects must include a process for ensuring that potential homeowners in the project are provided adequate notice regarding the existence of livestock and the potential for accompanying noise and odor throughout the North Valleys planning area.

_Staff Response:_ Staff has included a condition requiring that future homeowners sign a disclosure statement regarding the existence of livestock and the potential for accompanying noise and odor within the immediate area.

NV.2.6 Prior to the approval of tentative maps or non-residential development in the North Valleys planning area, the Reno-Tahoe Airport Authority (RTAA) will be contacted to determine if height limitations and an avigation easement are required. If the proposed development is within the boundary of the Federal Aviation Regulations (FAR) Part 77 Imaginary Protection Surfaces of the Reno-Stead Airport (Figure 1), that development will be limited to a height no greater than the protection surfaces or the applicant will be required to receive Federal Aviation Administration (FAA) approval to exceed the height limit as a condition of approval. Furthermore, the property owner of any proposed development within the boundary of the FAR Part 77 protection surfaces for the Reno-Stead Airport will be required to grant the RTAA an avigation easement as a condition of approval.

_Staff Response:_ The RTAA has responded to Washoe County and their comments have been included with the conditions of approval.

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

NV.5.1 The provisions of Washoe County Development Code 408, Common Open Space Development, are not available for implementation in the Golden Valley Suburban Character Management Area.
Staff Response: The proposed project is not subject to Article 408, Common Open Space Development of Chapter 110 of the Washoe County Code.

North Valleys Area Plan Modifiers

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

Staff Response: Staff has included a condition that the developer shall install climatic adaptive landscaping in the front yard area between the front property line and the main building of each new residential lot.

Staff Comment on Required Findings

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

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

   Staff Comment: The proposed tentative map is in conformance with all of the goals and policies of the North Valleys Area Plan. The proposed densities and lot sizes meet all master plan and development code requirements.

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

   Staff Comment: The subdivision design complies with the policies of the North Valleys Area Plan and all the elements of the Washoe County Master Plan.

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

   Staff Comment: The proposed development is located in an area with very similar residential subdivisions to the east, west and south. Property to the north is vacant with an open space regulatory zone, and the furthest south adjacent property is zoned MDS and LDS. The proposed project is suitable for the location and regulatory zone.

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

   Staff Comment: Adequate facilities exist to accommodate the proposed development. Any determined deficiencies and/or required infrastructure to connect to existing facilities will be borne by the developer.

5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.
6) **Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

   **Staff Comment:** The proposed subdivision is similar to other residential subdivisions in the surrounding area and the design is not likely to cause significant health problems.

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

   **Staff Comment:** The design of the subdivision takes into account all existing easements which will perpetuate access to existing residences.

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

   **Staff Comment:** The proposed subdivision provides necessary access to surrounding, adjacent lands. Access points will be perpetuated and/or provided via new public roads.

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

   **Staff Comment:** All lands to be dedicated to Washoe County are consistent with the Master Plan.

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

   **Staff Comment:** Adequate opportunities shall be provided for future passive or natural heating or cooling to the extent feasible.

### Recommendation for WTM16-002

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number WTM16-002 is being recommended for approval with conditions. Staff offers the following motion for the Board’s consideration.

### Motion for WTM16-002

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 WTM16-002 for Golden Mesa North, with the Conditions of Approval included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

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

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

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

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

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

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

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

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

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

Recommendation for WSUP16-0002

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP16-0002 is being recommended for approval with conditions. Staff offers the following motion for the Board’s consideration.

Motion for WSUP16-0002

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 WSUP16-0002 for Golden Mesa Sewer Lift Station, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;

2) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3) **Site Suitability.** That the site is physically suitable for a sewer lift station, and for the intensity of such a development;

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

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

**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 Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

xc: Owner/Applicant: Moonlight Hills Estates, LLC. Attn: Richard Nevis, 5390 Bellazza Ct., Reno, NV 89519

Representative: Axion Engineering, Attn: Gary Guzealis, 681 Edison Way, Reno, NV 89503

Representative: Mark Herrmann, PO Box 8817, Reno, NV 89511
The project approved under Tentative Subdivision Map Case Number WTM16-002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on March 7, 2017. 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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 issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development 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 initiation of revocation procedures.

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

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

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

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

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

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

- The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.

### 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 Development Division**

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.
Contact Name – Trevor Lloyd, 775.328-3620

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

b. The tentative map shall be in substantial compliance with the Approved Tentative Map and provisions of Washoe County Code Chapter 110, Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

c. The subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within 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.

d. 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.

e. All final maps shall contain the applicable portions of the following Jurat:

**Jurat for FIRST FINAL MAP**

THE TENTATIVE MAP FOR WTM16-002 (Golden Mesa North) WAS APPROVED <denied> BY THE WASHOE COUNTY PLANNING COMMISSION ON <date>.

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 first and last (only) final map.]

THE NEXT FINAL MAP FOR WTM16-002 (Golden Mesa North) MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE ____ DAY OF
THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS ____ DAY OF ______, 20____ BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT 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 DEVELOPMENT DIVISION

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for WTM16-002 (Golden Mesa North) was APPROVED <denied> BY THE WASHOE COUNTY PLANNING COMMISSION ON <date>. [If the TM had been appealed to the BCC --- Add:] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON <date>.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Development 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 Development 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 WTM16-002 (Golden Mesa North) MUST BE APPROVED AND ACCEPTED FOR RECORDATION
BY THE PLANNING AND DEVELOPMENT 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 DEVELOPMENT 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 DEVELOPMENT DIVISION

[Option for all merger and re-subdivision maps]

PUBLIC STREETS, UTILITY EASEMENTS, OR ANY OTHER EASEMENTS NO LONGER REQUIRED FOR THE FINAL MAP WERE ABANDONED PURSUANT TO ABANDONMENT CASE NO. _________ AND THE DOCUMENT HAS BEEN RECORDED PRIOR TO THE RECORDATION OF THIS MAP.

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

NOTE

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

g. 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.

h. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development 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 Development Division of the name, address,
telephone number and contact person of the new purchaser within thirty (30) days of the final sale.

i. Failure to comply with the conditions of approval shall render this approval null and void.

j. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Development Division staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney’s Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:

   a. Vegetation management;
   b. Watershed management;
   c. Debris and litter removal;
   d. Fire access and suppression; and
   e. Maintenance of public access and/or maintenance of limitations to public access.

2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.

3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney’s Office.

4. The project adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.

6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.

7. No motorized vehicles shall be allowed on the platted common area.

8. Mandatory solid waste collection.

9. Fence material, height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.

10. Slopes shall be three (3) horizontal to one (1) vertical (3:1) or flatter.

11. Development of slopes in excess of thirty (30) percent is prohibited.

k. The common open space owned by the homeowners association shall be noted on the final map as “common open space” and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by the Planning and Development staff and the District Attorney.

l. In coordination with the Washoe County Health District, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District, the applicant shall prepare and submit a noxious weeds control plan.

m. The applicants shall construct a fence along the eastern edge of the Rain Dance Way access easement within assessor’s parcel number 552-050-01. The purpose of the fence is to identify the access easement and prevent future homeowners from obstructing the easement.

n. All fencing, if any, along the perimeter of the development shall be open style such as split rail or similar alternative approved by the Washoe County Planning and Development Division.

o. The developer shall require each future homeowner to sign a disclosure statement that regarding the existence of livestock and the potential for accompanying noise and odor within the immediate area.

p. The developer shall install climatic adaptive landscaping in the front yard area between the front property line and the main building of each new residential lot.

q. The developer shall provide a 10 foot wide public pedestrian/equestrian easement or common area. The easement or common area shall be located along the eastern portion of assessor’s parcel number 552-050-01 and will provide pedestrian and equestrian access to the federal lands to north.
Washoe County Engineering and Capital Projects Division

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

Contact Name – Leo Vesely, 775.328.2313

a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.

c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.

d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.

e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. The County Engineer shall determine compliance with this condition.

f. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.

h. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
i. With each affected final map, provide written approval from NV Energy for any improvements located within their easement or under their facilities. The County Engineer shall determine compliance with this condition.

j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access. The County Engineer shall determine compliance with this condition.

k. Prior to the finalization of the final map containing lots 40 and 84, a maintenance agreement shall be prepared for the joint maintenance of the common driveway and drainage facilities for lots 40 and 84 to the satisfaction of the District Attorney’s Office. The County Engineer shall determine compliance with this condition.

l. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438. The County Engineer shall determine compliance with this condition.

m. Lot 107 shall be developed with the proposed Golden Meadows South or lot 107 may be developed with this project provided that the permanent county standard street section and cul-de-sac is constructed with the final map to serve lot 107.

n. Prior to the recordation of the final map containing lots 39 and 48, the existing access and utility easement per document no. 528857 shall be relinquished.

DRAINAGE AND STORM WATER DISCHARGE PROGRAM

o. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.

p. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval. The County Engineer shall determine compliance with this condition.

q. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.

r. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite, or off-site with necessary permission and easements from the property owner. The County Engineer shall determine compliance with this condition.

s. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.
t. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division.

u. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.

v. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.

w. 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. The County Engineer shall determine compliance with this condition.

x. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

y. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.

z. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.

aa. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.

bb. Maintenance access roadways and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm
drainage facilities. County Engineer shall determine compliance with this condition.

c. The FEMA 100-year floodplain shall be shown on the final map and grading plan to the satisfaction of the County Engineer. All grading and construction in these areas shall be in conformance with the Washoe County Code Article 416.

d. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities, such as concrete lined cutoff swales, capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney’s Office. The County Engineer shall determine compliance with this condition.

e. Detention basins A and B shall be designed to provide for emergency or overtopping flow from the detention basin to The Estates Road drainage channel. The County Engineer shall determine compliance with this condition.

ff. 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. The County Engineer shall determine compliance with this condition.

g. Prior to the finalization of the first final map, a maintenance and operation plan for the maintenance of the projects detention basins shall be developed in accordance with the Washoe County Code Article 421.

TRAFFIC AND ROADWAY

hh. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.

ii. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.

jj. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.

kk. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2” asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.

Il. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.

mm. 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. The County Engineer shall determine compliance with this condition.

nn. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.

oo. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.

pp. With 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. The minimum centerline radius allowed shall be 100’. The County Engineer shall determine compliance with this condition.

qq. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement. The County Engineer shall determine compliance with this condition.

rr. Access to parcels 552-050-02, 04, 06, 09, 14 & 18, 552-040-01, 03, 07 & 11 shall be perpetuated. Developer shall grant access, drainage and public utility easements as needed to accommodate the existing roadways and drainage facilities. Said easement shall be fenced with an open fence type, such as split-rail fencing or approved alternative. The County Engineer shall determine compliance with this condition.

ss. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&R’s shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney’s Office shall determine compliance with this condition.

tt. Prior to finalization of the any final map, provide written verification from NV Energy that proper clearances are maintained between the proposed improvements and the existing overhead power lines. The County Engineer shall determine compliance with this condition.

uu. A temporary turn-around shall be constructed at the southern end of Painite Road if a county roadway is not constructed to serve lot 107.

Washoe County Utilities (Engineering and Capital Projects Division)

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

Contact Name – Tim Simpson, 775.954.4648

a. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.

b. Improvement plans shall be submitted and approved by City of Reno Community Services Division (CSD) prior to approval of the final map. They shall be in
compliance with the City of Reno Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.

c. 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.

d. The Developer 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.

e. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems. The CSD will be responsible to inspect the construction of the sanitary sewer collection systems.

f. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.

g. 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.

h. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses.

i. the estimated sewage flows generated by this project,

j. projected sewage flows from potential or existing development within tributary areas,

k. the impact on capacity of existing infrastructure,

l. slope of pipe, invert elevation and rim elevation for all manholes,

m. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.

n. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and completed as-built drawings delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.

o. No permanent structures (including rockery or retaining walls, building’s, etc.) shall be allowed within or upon any County maintained utility easement.

p. A minimum 30-foot wide sanitary sewer easement shall be dedicated to Washoe County over any sanitary sewer not located within the proposed right-of-way.

q. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer.
The Applicant shall be required to obtain a sewer will-serve letter from the City of Reno indicating sufficient capacity exists at the Truckee Meadows Water Reclamation Facility and the associated sewer collection system and pay all necessary fees required by the City of Reno.

Any major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains and interceptors that are necessary to accommodate the project, the Developer will be responsible to fund the design and construction. However, the actual design will be the responsibility of the CSD. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The CSD may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the CSD and the Developer shall jointly select that consultant.

The CSD shall reserve the right to over-size the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

The proposed sewer lift station shall be built on a parcel deeded to Washoe County and of a size acceptable to Washoe County

**Washoe County Health District**

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

**Contact Name** – Wes Rubio, 775.328.2635

a. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to Health District. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.

i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.

ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.

b. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application. The final
map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit

c. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
   i. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal
   ii. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715

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

   d. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Health District

   e. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Health District an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
      i. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
      ii. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
      iii. The developer must bear the cost of the inspections; and
      iv. The developer may select a third-person inspector but the selection must be approved by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.

   f. Prior to final map approval, a “Commitment for Service” letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this Health District. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service. A copy of this letter must be included with the final map submittal
g. Prior to final map approval, a “Commitment for Water Service” letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Health District. A copy of this letter must be included with the final map submittal.

h. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the final map.

i. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.

j. 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. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.

k. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.

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

m. The grading plans must properly identify the existing monitoring well and demonstrate the monitoring well will be adequately protected during grading activities.

n. If the required sewer lift station has not been completed (i.e. construction received final approval and the unit is in use prior to the approval of the final map) then all proposed building permits must have a final C of O for WCHD to ensure proper sewage disposal is available prior to any occupancy of the dwellings.

Truckee Meadows Fire Protection District

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

Contact Name – Amy Ray, 775.326.6005

a. Shall meet requirements of Washoe County Code 60 including cul-de-sacs at 50 foot radius and fire flow at 1,000 to 1,500 gallons per minute.

b. CC&Rs shall be submitted to TMFPD for review and approval for compliance with the Wildland Urban Interface Code.

Nevada Department of Transportation

6. The following conditions are requirements of the Nevada Department of Transportation (NDOT), which shall be responsible for determining compliance with these conditions.
NDOT is directed and governed by its own board. Therefore, any conditions set by NDOT must be appeal to that board.

**Contact Name** – Jae Pullen, 775.834.8309

a. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please see the *Terms and Conditions Relating to Right of Way Occupancy Permits* booklet available on the nevadadot.com website. Contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.

b. The traffic study indicated 80% of the project's trips will be accessing US 395. NDOT District II requests that the intersections of Golden Valley Road at the US 395 ramp termini be added to the traffic study. As stated in number 1, above, the project is directing 80% of the traffic towards this location. This amendment to the traffic study shall be submitted and reviewed by NDOT prior to the recordation of the first final map.

*** End of Conditions ***
EXHIBIT B
Conditions of Approval
Special Use Permit Case Number WSUP16-0002

The project approved under Special Use Permit Case Number WSUP16-0002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on March 7, 2017. 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

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

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

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

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

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

**Washoe County Planning and Development Division**

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

Contact Name – Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us

   a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.

   b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.

   c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.

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

      **NOTE**

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

   e. The following **Operational Conditions** shall be required for the life of the project:

      1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.

      2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.

      3. The applicant and any successors shall direct any potential purchaser and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

**Washoe County Engineering and Capital Projects Division**

2. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.
Contact Name – Leo Vesely, 775.328.2313, lvesely@washoeCounty.us

a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP’s) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

b. The applicant shall provide any required easements for the lift station area, access and utilities. A copy of the recorded easements shall be submitted to the Engineering Division prior to issuance of a building permit.

c. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

*** End of Conditions ***
The minutes from the North Valleys Citizen Advisory Board will be provided to the Planning Commission prior to the March 7, 2017 meeting
Lois Maley email.txt

From: Lois Maley <l.maley@att.net>
Sent: Saturday, January 28, 2017 6:11 PM
To: Lloyd, Trevor
Subject: Follow Up Flag: Follow up
Flag Status: Flagged

Dear Trevor Lloyd,

I received the Courtesy Notice about 115 homes proposed being built behind my home, the lot at the corner of E. Golden Valley Rd and Estates Drive. (WTM16-002 and WSUP16-0002) I just wanted to put my 2 cents in.

1. This is rural area and I have a horse and my neighbors also have horses and goats. I would like it to stay that way but I know that I can’t expect the lot to stay vacant forever. However, I believe that 115 homes on the two lots are too many. I think that might be 1 home on less than an acre. That is city size lots and will change the area from rural to more of city, which is want I moved to this valley to get away from. All for the sake of the developer to make as much money as possible at the established neighborhood’s expense. By definition rural is: spare population, not built up at a distance (US Census Bureau). I believe that 115 homes in this small valley will change it from rural to an urban area, making it even easier for the city to annex.

2. We already have had a large increase of traffic in the area because of the high school and now with Amazon opening up in the area it has only gotten worse. Just turning left from Golden Valley Rd to Marlin or Estates on weekdays can try one’s patience and it isn’t much better when trying to leave for work at 6:20 AM. There are only 2 ways into the valley, from Sun Valley or from the freeway and 115 home will clog both ways.

3. The current lift station that belongs to the City of Reno, E. Golden Valley Rd near Beckwourth Dr., seems to be frequently in need of some attention and I don’t believe it will be any better with the new one.

Please reconsider 115 homes for these lots as too much for the neighborhood and valley.

Thank you very much,
Lois Maley
7220 Remington Rd.
Reno, NV 89506
l.maley@att.net
775-677-2251
From: Jeremy May <jmay5518@gmail.com>
Sent: Friday, January 27, 2017 6:01 PM
To: Lloyd, Trevor
Subject: Grievance

Follow Up Flag: Follow up
Flag Status: Flagged

I need to file a grievance for WTM16-002. I am a Disabled Veteran and I bought my home on 11/15 with no knowledge of this project. I would never had bought my home knowing later that every reason I bought this home for would be for not.

Thank you
Jeremy

May

NV 89506-9759

9440 Arrowhead Way, Reno
February 13, 2017

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

RE: Golden Mesa North; 552-050-01, 552-092-19, 552-100-01
Tentative Map; WTM16-002

Dear Mr. Lloyd:

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

**Tentative Map Review and Final Map Conditions per NAC 278**

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

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

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

1. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Health District.

2. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Health District an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
   a. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
   b. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
   c. The developer must bear the cost of the inspections; and
   d. The developer may select a third-person inspector but the selection must be approved by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.

3. Prior to final map approval, a “Commitment for Service” letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this Health District. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
   a. A copy of this letter must be included with the final map submittal.

4. Prior to final map approval, a “Commitment for Water Service” letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Health District.
   a. A copy of this letter must be included with the final map submittal.

5. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the final map.

6. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.

7. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
   a. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.

8. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.

9. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.
10. The grading plans must properly identify the existing monitoring well and demonstrate the monitoring well will be adequately protected during grading activities.

11. If the required sewer lift station has not been completed (i.e. construction received final approval and the unit is in use prior to the approval of the final map) then all proposed building permits must have a final C of O for WCHD to ensure proper sewage disposal is available prior to any occupancy of the dwellings.

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

Sincerely,

[Signature]

Bob Sack, Division Director
Environmental Health Services Division
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District
February 11, 2017

Mr. Trevor Lloyd, Senior Planner

Dear Mr. Lloyd:

Nevada Department of Transportation (NDOT), District II has reviewed the following for the subject applications:

1. WTM16-002 (Golden Mesa North) Hearing, discussion, and possible action to approve the subdivision of two parcels totaling 119.76 acres into a 115 lot subdivision; and

2. WSUP16-002 (Golden Mesa South Sewer Lift Station) Hearing, discussion, and possible action to approve a sewer lift station to support the development of the Golden Mesa North subdivision.

I have the following comments:

1. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State’s right-of-way. Please see the Terms and Conditions Relating to Right of Way Occupancy Permits booklet available on the nevadadot.com website. Contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.

2. A traffic study was prepared for the request by Traffic Works, LLC., signed and sealed by Loren E. Chilson on June 27, 2016. The traffic study states that the proposed changes will generate 1,600 average daily trips, 120 am peak hour and 159 pm peak hour trips for 158 single family housing units.

   The traffic study indicated 80% of the project’s trips will be accessing US 395. NDOT District II requests that the intersections of Golden Valley Road at the US 395 ramp termini be added to the traffic study. As stated in number 1, above, the project is directing 80% of the traffic towards this location. Development’s traffic impact may increase queuing on ramps and possibly on US 395.

3. The state defers to municipal government for land use development decisions. Public involvement for Development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way developed after the municipal land use development public involvement process may require additional public
involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

Thank you for the opportunity to review this development proposal. NDOT reserves the right to incorporate further changes and/or comments as the design review advances. I look forward to working with you and your team, and completing a successful project. Please feel free to contact me at (775)834-8300, if you have any further questions or comments.

Sincerely,

Jae Pullen, PE, PTOE
District II Engineering Services

cc: Thor Dyson, District Engineer
Richard Oujevolk, Traffic
Loren Chilson, Traffic Works Ltd.
Donna Fagan, Washoe County
File

2/11/2017
Hi Trevor – In regards to the subject matter;

1) WTM16-002 – we would request to the traffic study to include the ramp intersections Golden Valley Road and US 395 as part of the final map submittal, not be required for the tentative map change process.
2) US 395A Driveway – thanks for your research on this access. We are requesting the property owner come in to meet as to securing the appropriate encroachment permit.

Sorry for the confusion on WTM16-002 and the thanks for the help on the US 395A driveway issue. For future reference, my direct number at NDOT is 834-4304.

OJ

This communication, including any attachments, may contain confidential information and is intended only for the individual or entity to whom it is addressed. Any review, dissemination or copying of this communication by anyone other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and delete all copies of the original message.
February 13, 2017

BOB SACK
DISTRICT HEALTH
P.O. BOX 11130
RENO NV 89520

Re: Tentative Map-Golden Mesa North
115 lots in Washoe County

Dear Mr. SACK:

The Nevada Division of Environmental Protection has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that the Washoe County commits to provide sewage service to said subdivision. This letter corrects the lot count, sewer service provider, and subdivision name on the approval letter that was previously sent out on 2/3/2017.

Please note that if the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP’s Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a $200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP’s Bureau of Water Pollution Control’s website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

Sincerely,

Roger L. Cox, E.I.
Technical Services Branch
Bureau of Water Pollution Control

cc:
-- -- Washoe County Department of Water Resources, Utility Division, P.O. 11130 Reno 89520
-- -- Comprehensive Planning, P.O. 11130 Reno 89520
Engineer: AXION ENGINEERING 681 Edison Way Reno, NV 89502
Developer Name: MOONLIGHT HILLS ESTATE, LLC 5390 Bellazza Court Reno, NV 89519

Control No, 11095
31 January, 2017

Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
1001 E. 9th Street
Reno, NV 89512

RE: WTM 16-002 (Golden Mesa North)

Dear Mr. Lloyd,

A new 115 lot subdivision will impact Washoe County School District facilities. This project is currently zoned for the following schools:

**Alice Smith Elementary School**

- **Estimated project impact** = 32 new ES students (115 single-family units x .279 ES students per unit)
- **Base Capacity** = 699
- **2016-2017 Enrollment** = 769
- **% of Base Capacity** = 110%
- **2016-2017 Enrollment with Golden Mesa North** = 801
- **% of Base Capacity with Golden Mesa North** = 115%
- **Overcrowding Strategies:**
  - **Alice Smith** ES has 3 portable buildings (6 classrooms) in use that provide temporary space for an additional 150 students.
  - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule when their enrollment reaches 120% of capacity.
  - Assignment to the closest elementary school with available capacity may be used for students in this development.

**William O’Brien Middle School**
• **Estimated project impact** = 6 new MS students (115 single-family units x .054 MS students per unit)
• **Base Capacity** = 1,025
• **2016-2017 Enrollment** = 616
• **% of Base Capacity** = 60%
• **2016-2017 Enrollment with Golden Mesa North** = 622
• **% of Base Capacity with Golden Mesa North** = 61%

**Overcrowding Strategies:**
- The O’Brien MS property may be able to accommodate portable classrooms if necessary and if funding for the units is available.
- Per adopted District Policy 6111, most middle schools will be converted to a double session\(^b\) calendar when enrollment exceeds 120% of capacity.
- Assignment to the closest middle school with available capacity may be used for students in this development.

**North Valleys High School**

• **Estimated project impact** = 15 new HS students (115 single-family units x .129 HS students per unit)
• **Base Capacity** = 1,861
• **2016-2017 Enrollment** = 2,035
• **% of Base Capacity** = 109%
• **2016-2017 Enrollment with Golden Mesa North** = 2,050
• **% of Base Capacity with Golden Mesa North** = 110%

**Overcrowding Strategies:**
- North Valleys HS has 4 portable units (8 classrooms) in place that provide temporary space for an additional 200 students.
- Per adopted District Policy 6111, high schools will convert to a double session calendar\(^b\) when enrollment exceeds 120% of capacity.
- Assignment to the closest high school with available capacity may be implemented for students in this development.
With the passage of Washoe County Question 1, the Washoe County School District now has sustainable, adequate funding for building and repairing schools (“capital” funding). Here are the three things to know as we move forward with using this funding to address overcrowding and repairs:

1. **Overcrowding and needed repairs will be addressed as quickly as possible, but solutions will take time.** The District’s problems with overcrowding and backlogged repair needs are the result of more than a decade without adequate capital funding, and will not be solved overnight.
   - We should be able to avoid Double Sessions at middle and high schools.
   - We cannot avoid Multi-Track at the elementary level, but will work to eliminate it as quickly as possible.

2. **We want to hear from you.** Capital projects must first be approved by an independent group of community members, and only then go to the school district’s Board of Trustees. All discussions take place in open, public meetings. The community is invited and encouraged to attend these meetings and give input there, through our online form, or by contacting Riley Sutton, our community outreach person on these issues, at 348-0278 or rsutton@washoeschools.net.

3. **Transparency is a top priority.** Past spending and future projects are posted on our [Data Gallery](http://datagallery.washoeschools.net/). Capital projects follow the public bidding process, which can also be viewed there. We will continue to develop these tools as we go forward to further engage the public in the work we are doing. If you have an idea for other information you would like us to present or ways we could better present current information, please let us know.

**Definitions:**

a) **Multi-Track Year-Round Calendar (MTYR):** The school is divided into four groups (“tracks”) which start and end the school year on different dates, with only three tracks attending school at any one time. This can decrease overcrowding by as much as 25%.

b) **Double Sessions:** Two “schools” are operated out of one building; the school is divided into two separate groups which start and end the day at different times, with no overlap. Double Sessions have not been done in WCSD for over 30 years; all details are still in process in terms of exact start and end times, division of the school, and more. Other school districts in Nevada, which have more recent experience with Double Sessions, ran the first high school session from 5:55am to 11:55am and the second session ran from approximately 12:00 p.m. to 6:00 p.m. Double Sessions can relieve overcrowding by as much as 50%.

Thank you for the opportunity to comment.
Mike Boster
Mike Boster
School Planner
14101 Old Virginia Road
Reno NV USA 89521
Washoe County School District Capital Projects
775.789.3810
mboster@washoeschools.net
OFFICIAL NOTICE OF PUBLIC HEARING

DATE: February 24, 2017

You are hereby notified that the Washoe County Planning Commission will conduct a public hearing at the following time and location:

6:30 p.m., Tuesday, March 7, 2017
Washoe County Commission Chambers
1001 East Ninth Street, Building A, Reno, NV 89512

Tentative Map Case Number WTM16-002 (Golden Mesa North) – Hearing, discussion, and possible action to approve the subdivision of two parcels totaling 119.76 acres into a 115 lot subdivision.

and

Special Use Permit Case Number WSUP16-0002 (Golden Mesa South Sewer Lift Station) – Hearing, discussion, and possible action to approve special use permit for a sewer lift station to support the development of the Golden Mesa North subdivision.

- Applicant: Moonlight Hills Estates, LLC.
- Location: North of Golden Valley Road and East of Estates Drive
- Assessor’s Parcel Number: 552-050-01; 552-092-19; 552-100-01
- Parcel Size: 119.76 Acres (WTM16-002) and 35.16 Acres (WSUP16-0002)
- Master Plan Category: Suburban Residential and Rural
- Regulatory Zone: Low Density Suburban (LDS) (maximum allowed density 1 unit per acre) and General Rural (GR) (maximum density is 1 unit per 40 acres)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Article 608, Tentative Subdivision Maps, and Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 11, T20N, R19E, MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
  Washoe County Community Services Department
  Planning and Development Division
- Phone: 775.328.3620
- E-mail: tlloyd@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters. To access additional information about this item, please visit our website at www.washoecounty.us/comdev/, choose Boards and Commissions, then Planning Commission, click on 2017 and choose the meeting date. A staff report related to this public hearing will be posted on Friday, four days prior to the meeting.
Approved Residential Subdivisions
GOLDEN VALLEY VICINITY

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<th>CASE #</th>
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<td>02/28/2017</td>
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TOTALS: 1,036 930

LEGEND
- Approved Tentative Subdivision Maps (and key number)
- City of Reno
- Project Site

SOURCE: Community Services Department, Planning and Development Division
SEE SHEET C-6 FOR ROAD CONTINUATION

CROSSSECTION LINE REF RECSHEET C10

EARTHWORK

EARTHWORK BALANCED AT APPROXIMATELY 290,000 CUBE YARDS

DESIGNED AREA EQUALS APPROXIMATELY

BIO-MAT

REnded areas to be revegetated with native seed mix (includes slopes)

1' = 50'

(REF. SHEET C-6)

(REF. SHEET C-9)

(REF. SHEET C-7)

(REF. SHEET C-9)
GOLDEN MESA NORTH
PROJECT DEVELOPMENT SUMMARY

1. TOTAL PROJECT SITE: 119.70 ACRES
2. LIT AREA: 169.54 ACRES
3. RIGHT OF WAY: 9.31 ACRES
4. COMMON AREA: 4.69 ACRES
5. GROSS DENSITY: 0.98 DU/ACRE
6. NET DENSITY: 1.04 DU/ACRE
7. AVERAGE LOT SIZE: 36,984 SF
8. MINIMUM LOT SIZE: 11,600 SF
9. MAXIMUM LOT SIZE: 35,000 SF
10. DWELLING UNITS: 115 EA
11. COMMON AREA LOTS: 4 EA

SITE PLAN

SECTION A-A

PROPERTY LINE

PROJECT DEVELOPMENT SUMMARY

SNOW STORAGE

A 10% SNOW STORAGE DEPOSIT SHALL BE MAINTAINED CONCURRENT WITH THE 1ST PUBLIC UTILITY EGRESS ALONG THE ROAD PROVISIONS.

Axion Engineering
UTILITY PLAN

SEE SHEET C-10

SEE SHEET C-13

SEE SHEET C-13

SEE SHEET C-10

STORM DRAIN MANHOLE (TYPICAL)

PROPOSED STORM DRAIN (TYPICAL)

PROPOSED A" WATER MAIN

PROPOSED A" WATER MAIN

PROPOSED A" WATER MAIN

PROPOSED A" WATER MAIN

PROPOSED A" WATER MAIN

STORM DRAIN MANHOLE (TYPICAL)

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SEE SHEET C-10 FOR ROAD CONTINUITY