Vicinity Map

- Southeast Truckee Meadows Area Plan
- South of Geiger Grade at Shadow Hills Drive
- Medium Density Suburban (MDS)
- Previous 57-lot subdivision approved in 2004; expired 2010
Compatibility

- West: Cottonwood Creek Estates
- North: Shadow Hills & Sagewood Estates
- East: Individually developed properties ±½ ac. to ±3.75-ac.
- South: Comstock Estates
Compatibility

- Lot sizes comply with Area Plan requirements
- Single-story/multi-story requirements
- Other Area Plan policies to minimize potential impacts
Commenting Agencies

- **Washoe County:**
  - Planning & Development
  - Engineering & Capital Projects
  - Utility Services
  - Health District
- **Washoe County School District**
- **Truckee Meadows Fire Protection District**
- **Truckee Meadows Water Authority**
- **NV Division of Environmental Protection**
- **NV Division of Water Resources**
- **Regional Transportation Commission**
Schools

- **Capacity of area schools:**
  - Brown Elementary: 137%
  - Depoali Middle: 94%
  - Damonte Ranch High: 108%

- **Development would generate:**
  - 14 elementary school students
  - 3 middle school students
  - 7 high school students

- **Students may be assigned to nearest school with capacity**

- **Brown Elementary will convert to multi-track year-round calendar for 2017-18 school year**
Primary access: Geiger Grade
Gated emergency access off Moon Lane
56 PM peak hour trips; 42 AM peak hour trips
  – Under threshold to provide traffic study, but one was supplied as a courtesy
  – 533 ADT
Deceleration lane required along southern portion of Geiger Grade
Water & Sewer

**Water Service:**
- Provided by Truckee Meadows Water Authority
- Located within TMWA retail service area
- Service from STMGID East system
- TMWA: No impact to local domestic wells

**Sewer Service:**
- Provided by Washoe County Utility
- Treatment at South Truckee Meadows Water Reclamation Facility
Grading and Drainage

- Site is relatively level
- 50,000 c.y. cut and fill to balance on site
- 5 common areas proposed for drainage & detention
- Southern portion of site is Shaded X (500-year floodplain)
- Bailey Canyon Creek located on adjacent property to west (Cottonwood Creek Estates)

(More on this later)
Public Notice

Property owners of 204 parcels within 500 feet of property received notice.
Citizen Advisory Board (CAB)

- CAB: January 25, 2017

- Questions/concerns:
  - Drainage and flooding
  - Traffic
  - School capacity
  - Emergency access
  - Wildlife in area
  - Views & height of homes
  - Construction noise
  - Development schedule

- CAB recommended comments be forwarded

- Applicant response in report addendum
Public Comment

- Several letters received
- Online petition at change.org

Common concerns similar to CAB meeting:

- Stray horses in area
- Drainage/flooding
- Emergency access
- School capacity
- Noise/light
- Water availability
- Traffic
- Open Space
- View from existing homes
Most Commonly Raised Topics

- **Horses in area**
  - BLM indicates these are not wild mustangs under federal protection or jurisdiction
  - State estray regulations apply
    - Considered stray or feral livestock
    - Property of the State
    - NRS deals mainly with collection, not protection
  - Regional Animal Services: No specific protections for estrays
Drainage/flooding in general area

- Bailey Canyon Creek located on adjacent property to west (part of Cottonwood Creek Estates)

- Southern portion of subject site is Shaded X (within 500-year floodplain)
Here to discuss drainage and flooding:

Dwayne Smith
Division Director, Engineering & Capital Projects