



# Planning Commission Staff Report

**Meeting Date: December 6, 2016**

Subject: Tentative Subdivision Map Case Number: TM16-006  
Applicant(s): Spanish Springs Associates LP  
**Agenda Item Number: 9C**  
Project Summary: Tentative subdivision map to allow the creation of up to 24 lots for single-family residences.  
**Recommendation: Approval with Conditions**  
Prepared by: Roger D. Pelham, MPA, Senior Planner  
Planning and Development Division  
Washoe County Community Services Department  
Phone: 775.328.3622  
E-Mail: rpelham@washoecounty.us

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## **Description**

**Tentative Subdivision Map Case Number TM16-006 (Silent Sparrow Subdivision) –** Hearing, discussion, and possible action to approve a tentative subdivision map to allow the creation of up to 24 lots for single-family residences. The lots are proposed to range in size from 12,000 square feet ( $\pm 0.27$  acres) to 17,027 square feet ( $\pm 0.39$  acres) with an average size of  $\pm 12,391$  square feet ( $\pm 0.28$  acres).

- Applicant / Owner: Spanish Springs Associates LP  
550 W. Plumb Lane #B-505  
Reno, NV 89509
- Location: South side of Silent Sparrow Drive adjacent to Lanstar Drive and Avian Drive
- Assessor's Parcel Number: 532-020-12
- Parcel Size:  $\pm 8.04$ -acre portion of a  $\pm 22.048$ -acre parcel
- Master Plan Category: Suburban Residential
- Regulatory Zone: Existing: Public and Semi-Public Facilities;  
Proposed: Medium Density Suburban (RZA16-004)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 608, Tentative Subdivision Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 23, T21N, R20E, MDM,  
Washoe County, NV

**Staff Report Contents**

Project Description..... 1

Tentative Subdivision Map ..... 3

Vicinity Map ..... 4

Site Plan ..... 5

Project Evaluation ..... 5

Spanish Springs Citizen Advisory Board (SSCAB)..... 9

Reviewing Agencies..... 9

Recommendation.....12

Motion.....12

Appeal Process.....13

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**Exhibits Contents**

Conditions of Approval..... Exhibit A

Agency Comments..... Exhibit B

Project Application ..... Exhibit C

Public Notice ..... Exhibit D

CAB Meeting Minutes ..... Exhibit E

**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.

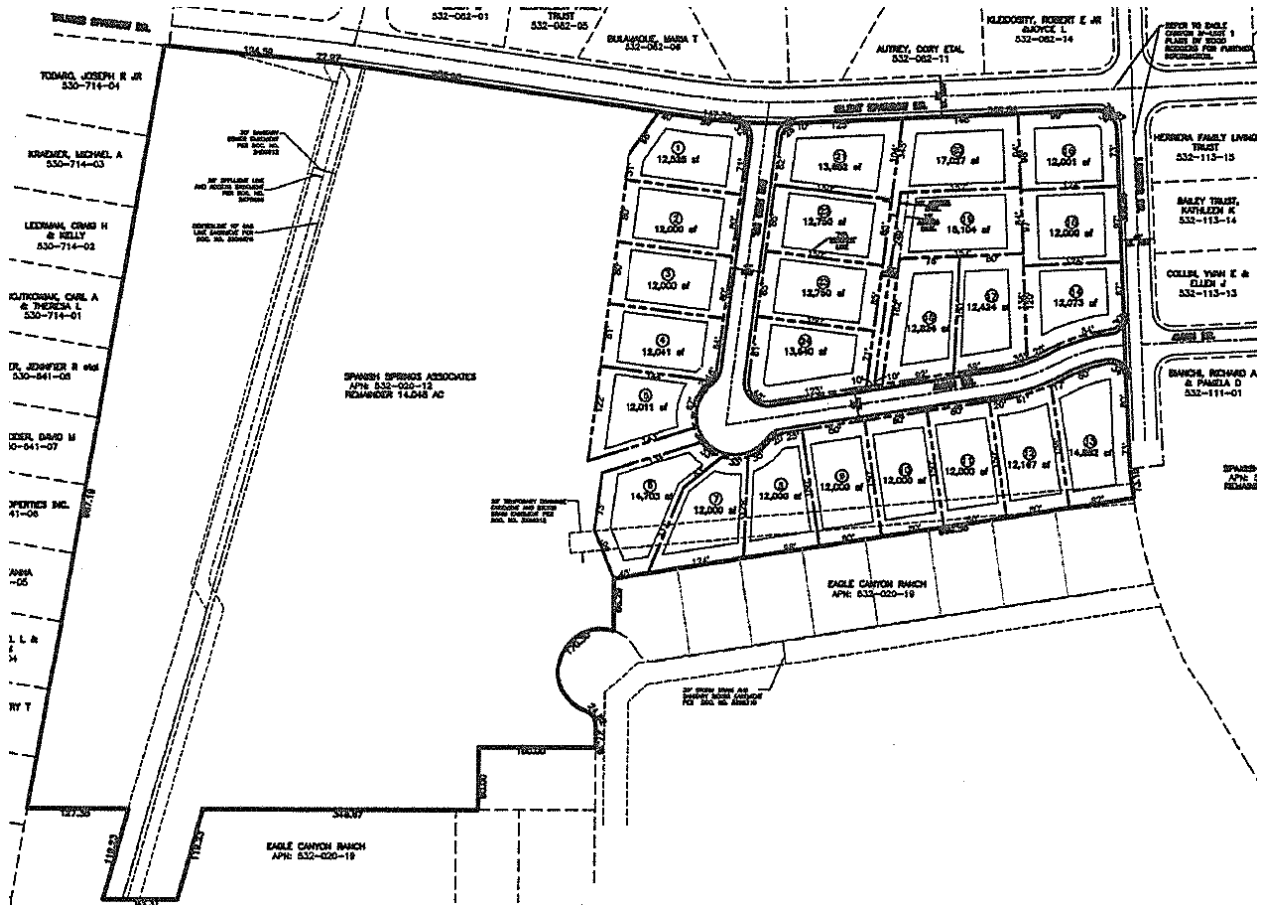
If the Planning Commission grants an approval of the Tentative Subdivision Map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- 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 TM16-006 are attached to this staff report and will be included with the Action Order, if approved by the Planning Commission.







Site Plan

**Project Evaluation**

The applicants are proposing to develop a 24-lot single-family subdivision on approximately 8 acres of land. The property has a regulatory zone of medium density suburban (MDS). The MDS regulatory zone allows for a residential density of three dwelling units per acre. The property was formerly dedicated to the Washoe County School District as a possible school site, but the School District relinquished its interest in building a school there.

Lots are proposed to range in size from 12,000 square feet to 17,027 square feet with lot sizes averaging approximately 12,391 square feet. The lot sizes are essentially identical to the lots to the immediate north, east and (approved, but not recorded) south of the subject site, the project is bordered on the west by land that is zoned for Parks and Recreation.

The Character Statement of the Spanish Springs Area Plan describes the existing and desired land use pattern in the Spanish Springs planning area as distinct suburban core concentrated along Pyramid Highway that includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre. These suburban land uses are located predominately, but not exclusively, on the west side of Pyramid Highway. Outside the suburban core, a transition to a more rural character occurs. This transition occurs most rapidly in the west as elevation increases along the western slopes of the Spanish Springs Valley. To the north and east, the transition to rural stretches out into the valley and includes lower density, suburban residential opportunities (one- to five-acre parcels).

This development is on the west side of Pyramid Highway and is consistent with that the Character Statement and the residential density of three dwellings to the acre.

### *Washoe County Schools*

Washoe County schools in Spanish Springs are currently near or over their design capacity. The proposed development is expected to generate 7 new elementary school students, 2 new middle school students and 3 new high school students and is currently zoned for Alice Taylor Elementary School, Shaw Middle School and Spanish Spring High School. According to the Washoe County School District (WCSD), Alice Taylor Elementary School is operating at 111 percent of base capacity, Shaw Middle School is operating at 95 percent of base capacity and Spanish Springs High School is operating at 107 percent of base capacity. Assignments to the closest schools with available capacity may be implemented for students in this development. Washoe County School District has requested a condition requiring that a disclosure shall be made by the developer to each homebuyer/renter on their closing/rental documents that k-12 students in this subdivision may be assigned to the nearest WCSD schools with available capacity in the event that the zoned schools cannot accommodate additional students.

### *Traffic*

The primary access to the project site is from Silent Sparrow and adjacent, existing residential streets. This project is anticipated to generate 228 Average Daily Trips (ADT). A comprehensive traffic study is not required for this small development. As none of the proposed lots will access directly from Silent Sparrow, an analysis of traffic on that street as a collector was not done, the proposed streets provide adequate access for the proposed subdivision. Two interior lots within the subdivision will be accessed by a shared driveway. Staff has included a condition of approval to require that the shared access be paved.

### *Grading and Drainage*

The subject site is generally flat and similar to the surrounding area. The anticipated grading necessary to support the project involves the import of approximately 19,000 cubic yards of earthen material to be placed as fill. Final grade for the building pads will be approximately the same as the surrounding, existing homes. The maximum allowable steepness for cut and fill slopes within the development are 3:1 slope, although few, if any, are anticipated. General Code provisions are sufficient to address any anticipated impacts and thus additional conditions of approval are not included. According to the Spanish Springs Development Suitability map, there are no development constraints on the property.

### *Fire Protection*

Fire protection services will be provided by the Truckee Meadows Fire Protection District (TMFPD). Their nearest station is located approximately 2 miles to the southeast on La Posada Drive. All developments on the property shall comply with Washoe County Code Chapter 60.

### *Water and Sewer*

The Truckee Meadows Water Authority (TMWA) shall be the water service provider. Sewer service will be provided by Washoe County and treatment will be at the Truckee Meadows

Water Reclamation Facility. Sufficiency and design of the infrastructure will be approved by those agencies prior to approval of a final map.

### **Spanish Springs Area Plan Policies**

**Goal One: The pattern of land use designations in the Spanish Springs Area Plan will implement and preserve the community character described in the Character Statement.**

SS.1.7 Tentative subdivision maps will not be approved for any development until the impacts of that development have been included in any applicable water resources facilities plan.

*Staff Response: At the time this policy was written, Washoe County was the water surveyor for developments in Washoe County. Now that TMWA has taken over this responsibility, Washoe County no longer prepares such water resources facilities plans.*

**Goal Three: The regional and local transportation system in the Spanish Springs planning area will be a safe, efficient, multi-modal system providing significant connections to the greater region, and access to commercial services, public lands and employment opportunities in the community. The system will contribute to the preservation and implementation of the co Spanish Springs Vision and Character Statement.**

SS.3.5 Washoe County will be an advocate for restricted access to Pyramid Highway pursuant to the provision of the Pyramid Highway Corridor Management Plan.

*Staff Response: No new access points will be added to the Highway.*

**Goal Four: Maintain open vistas of the surrounding ridges a mountain ranges, and minimize the visual impact of hillside development.**

SS.4.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the Suburban Character Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit or in consideration of any conditions including underground placement which may be placed upon an approval, the Planning Commission will utilize the best available information including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal.

*Staff Response: All utility lines required to support the development will be placed underground.*

SS.4.3 The grading design standards referred to in Policy SS.4.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

*Staff Response: Cut and fill slopes shall not exceed 3:1 slopes.*

**Goal Seven: The Spanish Springs planning area will contain an extensive system of parks and trails that provides the community and the region with a broad range of recreational opportunities; provides connections between major developments, recreational facilities, the Regional Trail System, public lands and schools; and contributes to the preservation and implementation of the community character.**

SS.7.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical stewardships warrant consideration of a more limited use.

*Staff Response: Pedestrian connection to the adjacent, Parks and Recreation zoned, property to the west has been included in the tentative map.*

SS.7.4 As new residential and commercial properties develop in the Spanish Springs Valley, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.

*Staff Response: The tentative subdivision map application was provided to Washoe County Parks staff for review. No conditions of approval were requested.*

SS.7.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Spanish Springs planning area or connect existing trails.

*Staff Response: Pedestrian connection to the adjacent, Parks and Recreation zoned, property to the west has been included in the tentative map.*

**Goal Twelve: Water resources will be supplied to land uses in the Spanish Springs planning areas of sustainable resource development.**

SS.12.1 Residential and commercial development must utilize one or a combination of the following reliable water resources that are replenished in quantities to meet the needs of the are without reliance upon groundwater mining or recharge from agricultural uses:

- a. Decreed Truckee River water rights or other approved imported surface water rights when used with an appropriate drought yield discount as determined by the water purveyor and approved by the State Engineer.
- b. Imported groundwater from a source that is replenished in sufficient quantity to meet the demands placed upon a source without groundwater mining.
- c. Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, decreed surface water from a source such as the Truckee River.

*Staff Response: The development will be served by the Truckee Meadows Water Authority which will utilize Decreed Truckee river water.*

**Goal Fifteen: Water resources will be provided to residential and non-residential uses in a manner that implements and preserves the community character described in the Spanish Springs Vision and Character Statement.**

SS.15.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community water service.

*Staff Response: The development will connect to a community water source.*

**Goal Sixteen: Wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the character as described in the Spanish Springs Vision and Character Statement.**

SS.16.1 within the Spanish Springs Suburban Character Management Area will connect to a community sewer service.

*Staff Response: The development will connect to a community sewer service.*

**Spanish Springs Citizen Advisory Board (SSCAB)**

On July 13, 2016, the applicant presented the request at the Spanish Springs Citizen Advisory Board (CAB) which unanimously recommended approval.

**Reviewing Agencies**

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

- US Postal Service
- State of Nevada
  - Environmental Protection
  - Endangered Species
  - Transportation
  - Water Resources
  - Wildlife
- Washoe County Community Services Department
  - Building and Safety
  - Geographic Information Systems
  - Planning and Development
  - Engineering and Capital Projects
  - Utilities
  - Parks and Open Spaces
  - Traffic
- Washoe County Health District

- Air Quality Management
- Vector-Borne Diseases
- Environmental Health
- Emergency Medical Services
- Washoe County Sheriff's Office
- Truckee Meadows Fire Protection District
- Reno/Tahoe Airport Authority
- Regional Transportation Commission
- Washoe County School District
- Washoe-Storey Conservation District
- Truckee Meadows Water Authority

Nine out of the 23 above-listed agencies/departments provided substantive comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if the Tentative Subdivision Map is approved by the Planning Commission.

- Washoe County Planning and Development addressed the hours of construction, addressed times limits for the approval and generally applicable statutes, ordinances, rules, regulations and policies.  
**Contact: Roger Pelham, 328-3622 [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**
- Washoe County Public Works and Engineering addressed standard requirements for final maps, access to lots, drainage and storm water as well as traffic.  
**Contact: Walt West, 328-2310 [wwest@washoecounty.us](mailto:wwest@washoecounty.us)**
- Washoe County District Health, Air Quality Management Division noted that Dust Control Permits are required.  
**Contact: Michael Wolf, 784-7206 [mwolf@washoecounty.us](mailto:mwolf@washoecounty.us)**
- Washoe County District Health, Environmental Health Services Division addressed technical considerations to ensure compliance with Health regulations in regards to design of the water delivery system, grading as well as storm-water and nuisance flow drainage.  
**Contact: James English, 328-3434 [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**
- Washoe County District Health, Emergency Medical Services (EMS) provided a condition to require that address numbers be clearly marked on the structures and on the curb to facilitate EMS response.  
**Contact: Christina Conti, 326-6055 [cconti@washoecounty.us](mailto:cconti@washoecounty.us)**
- Nevada Division of Environmental Protection noted that a stormwater discharge permit may be required for grading activity.  
**Contact: Alexis Perkins, 687-4670**



- Washoe County Geographic Information Systems noted that the proposed street names are acceptable.  
**Contact: Brad Kaneyuki, 328-2344 [bkaneyuki@washoecounty.us](mailto:bkaneyuki@washoecounty.us)**
- Nevada Division of Wate Resources noted that the project is acceptable based upon water services being provided by the Truckee Meadows Water Authority.  
**Contact: Steve Shell, 684-2800**
- Washoe County Engineering and Capital Projects addressed technical considerations for provision of sewer service.  
**Contact: Tim Simpson, 954-4601 [tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us)**
- Washoe County School District noted that schools in the area are near and over design capacity and students may be bussed to other schools with capacity as noted in more detail on page 6 of this report.  
**Contact: Mike Boster, 789-3810 [mboster@washoeschools.net](mailto:mboster@washoeschools.net)**

### **Staff Comment on Required Findings**

Section 110.608.25 of Article 608, Tentative Subdivision Maps, within the Washoe County Development Code, 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 map is consistent with the Suburban Residential Master Plan Category and with the Spanish Springs Area Plan.*

- 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 proposed map is consistent with the Suburban Residential Master Plan Category and with the Spanish Springs Area Plan.*

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

*Staff Comment: There are no topographic constraints and the parcel is essentially surrounded by essentially identical developed subdivisions.*

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

*Staff Comment: The subdivision will be served by community water and sewer services.*

- 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.

Staff Comment: The subdivision is not 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 subdivision will be served by community water and sewer services and is essentially surrounded by essentially identical developed subdivisions.

- 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: Public access to the adjacent park property will be provided.

- 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: Public access to the adjacent park property will be provided.

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

Staff Comment: There is no land proposed to be dedicated to the County.

- 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: The dwellings will be oriented to the extent feasible, for future passive or natural heating or cooling opportunities.

## **Recommendation**

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 TM16-006 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

## **Motion**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number TM16-006 for Spanish Springs Associates, having made all ten findings in accordance with Washoe County Development 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.

### **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.

xc: Applicant: Spanish Springs Associates LP, 550 W. Plumb Lane #B-505, Reno, NV 89509  
Property Owner: Spanish Springs Associates LP, 550 W. Plumb Lane #B-505, Reno, NV 89509



## EXHIBIT A

# Conditions of Approval

Tentative Subdivision Map Case Number TM16-006

The project approved under Tentative Subdivision Map Case Number TM16-006 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on December 6, 2016. 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.**

<p style="text-align: center;"><b>STANDARD CONSIDERATIONS FOR SUBDIVISIONS</b> <b>Nevada Revised Statutes 278.349</b></p>
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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**

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

Contact Name – Roger Pelham, 775.328.3622

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- d. The sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following Jurat:

THE TENTATIVE MAP FOR TM16-006 (SILENT SPARROW) was APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON December 6, 2016.

THIS FINAL MAP, (MAP NAME AND UNIT/PHASE #), MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS FOR THE PURPOSES OF RECORDATION, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP, EXCEPT THAT THE “OPERATIONAL CONDITIONS” CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

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



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. THE MOST RECENTLY RECORDED FINAL 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 \_\_\_\_\_.

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

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

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WILLIAM H. WHITNEY, DIRECTOR,  
PLANNING AND DEVELOPMENT DIVISION

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Department of Water Resources and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- h. The applicant shall record the Action Order with the County Recorder. A copy of the recorded Action Order stating conditional approval of this tentative map shall be attached to all applications for administrative permits issued by Washoe County.
- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- j. 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.

- k. 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.

- l. 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 on-site improvements.
- m. 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.
- n. The applicant shall submit complete construction plans and building permits shall be issued within four (4) years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Development Division.
- o. The driveway access to lot #19 and lot #20 shall be permanently stabilized with asphalt or concrete for the full width of the access easements, to the satisfaction of the County Engineer.
- p. Failure to comply with the conditions of approval shall render this approval null and void.
- q. Construction operations shall be limited to the hours between 7AM and 7PM.
- r. The applicant shall provide a copy of the approved Stormwater General Permit from the Nevada Division of Environmental Protection prior to any ground-disturbing activity.
- s. The applicant shall provide a copy of a will-serve letter from the Truckee Meadows Water Authority, prior to recordation of a final map.

**Washoe County Engineering and Capital Projects**

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

**Contact Name** – Walter H. West, 775.328.2041

## GENERAL CONDITIONS

- 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. Any 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. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.

- j. The “pole” portion of each flag lot (lots 19 and 20) shall be a minimum of 20 feet and maximum of 30 feet in width as per County Code with the width established to accommodate a 20 foot wide minimum paved driveway and associated drainage facilities. As an alternative to the flag lot configuration, a 20 foot minimum to 30 foot maximum access easement may be used. The County Engineer shall determine compliance with this condition.

**DRAINAGE and STORM WATER DISCHARGE PROGRAM  
(COUNTY CODE 110.420 and 110.421)**

- k. 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.
- l. 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.
- m. 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.
- n. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 storm(s) shall be detained. The County Engineer shall determine compliance with this condition.
- o. 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.
- p. 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.
- q. 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.
- r. 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.
- s. 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.

- t. 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.
- u. 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.
- v. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
- w. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.

**TRAFFIC AND ROADWAY  
(COUNTY CODE 110.436)**

- x. 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.
- y. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- z. 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.
- aa. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Silent Sparrow Drive. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.

- bb. 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.
- cc. 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.
- dd. 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.

### **Washoe County Utilities**

- 3. The following conditions are requirements of Washoe County Utilities, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Tim Simpson, 775.954.4601

- a. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- b. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- 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 onsite 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. 6. 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,
  - ii. Projected sewage flows from potential or existing development within tributary areas,
  - iii. The impact on capacity of existing infrastructure,
  - iv. Slope of pipe, invert elevation and rim elevation for all manholes
  - v. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- i. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed, accepted and completed as-builts drawings delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- j. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- k. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- l. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

**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** – Michael Wolf, 775.784.7206

- a. A Dust Control Permit is required to be issued prior to any ground-disturbance.

**Contact Name** – James English, 775.328.2434

- b. 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 this Division. 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.
- c. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Division of a grading permit application.
  - i. The application shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
- d. Improvement plans for the water system may be constructed prior to Final Map submittal only after Water Project approval by this Division.
  - 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 Division for approval per NAC 278.290 and NAC 445A.66715
- e. Construction plans for the development must be submitted to this Division 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 Division.
- f. 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 Division 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:
  - 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 Division 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.
  - iv. The developer may select a third-person inspector but the selection must be approved by the Division or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.

- v. A copy of the inspection plan must be included with the Final Map submittal.
- g. Prior to final approval, a “Commitment for Service” letter from the sewage purveyor committing sewer service for the entire proposed development must be submitted to this Division. 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.
  - i. A copy of this letter must be included with the Final Map submittal.
- h. Prior to final 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 Division.
  - i. A copy of this letter must be included with the Final Map submittal.
- i. The Final Map application packet must include a letter from Nevada Division of Environmental Protection to this Division certifying their approval of the Final Map.
- j. The Final Map application packet must include a letter from Division of Water Resources certifying their approval of the Final Map.
- k. 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.
  - i. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- l. Prior to approval of the final map, the applicant must submit to this Division the Final Map fee.
- m. The Health District will require for the typical front lot a minimum 24 inch catchment area from the back face of impervious surfaces. The Low Impact Design (LID) will reduce nuisance water runoff into the infrastructure while minimizing downstream runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.038).
- n. In addition in the construction of the storm drain system, the Health District will require sumpless catch basins with a vault unit to collect sediment and oil runoff from the project.
- o. All existing and future parcels shall be served by Public Water and Sewer.

**Contact Name** – Christina Conti, 775.326.6042

- p. Address numbers shall be clearly marked on the curb and structures.

**Washoe County School District**

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

**Contact Name** – Michael Boster, 775.789.3810

- a. A disclosure shall be made by the developer to each homebuyer/renter on their closing/rental documents that K-12 students in this subdivision may be assigned to the nearest WCSD school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

\*\*\* End of Conditions \*\*\*

# Exhibit B TM16-006

**From:** Wolf, Mike  
**Sent:** Wednesday, June 22, 2016 8:11 AM  
**To:** Stark, Katherine  
**Subject:** RE: June Agency Review Memo III

AQMD would need Dust permits on these.

**Michael Wolf, CEM**  
Permitting and Enforcement Branch Chief | Air Quality Management Division | Washoe County Health District  
[mwolf@washoecounty.us](mailto:mwolf@washoecounty.us) | O: (775) 784-7206 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

[OurCleanAir.com](http://OurCleanAir.com)





NEVADA DIVISION OF  
**ENVIRONMENTAL  
PROTECTION**

**STATE OF NEVADA**  
Department of Conservation & Natural Resources  
Brian Sandoval, Governor  
Leo M. Drozdoff, P.E., Director  
David Emme, Administrator

June 30, 2016  
BOB SACK  
DISTRICT HEALTH  
P.O. BOX 11130  
RENO, NV 89520

**Re: Tentative Map-Silent Sparrow APN: 532-020-12  
24 Lots in Washoe County, NV**

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.

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](http://ndep.nv.gov/bwpc/storm_cont03.htm) for more information about this permit.

Sincerely,



Alexis Perkins  
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: C & M ENGINEERING AND DESIGN 9498 Double R Blvd Ste B Reno, NV 89521  
Developer Name: SPANISH SPRINGS ASSOCIATES LTD 550 E Plumb Ln Ste B #505 Reno, NV 89509

# Exhibit B

## TM16-006

**From:** Kaneyuki, Bradley  
**Sent:** Thursday, June 23, 2016 1:11 PM  
**Subject:** RE: June Agency Review Memo III

Tentative Map Recipients:

1

---

Regarding: Tentative Map: TM16-006  
Project: Silent Sparrow Subdivision  
Professional Consultant: C & M Engineering

This root street name has already been reserved.

Reservations		
Date Submitted	Fullname	Description
5/26/2016	BIG BIRD	Silent Sparrow Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates Limited Partnership)

This street name has been **accepted**:

1. BIG BIRD DR

This street name has been **rejected**: it already exists per recorded Tract Map T4647B (see attachment):

1. AVIAN DR

**\*\*Note:** Washoe County GIS reserves the right to rescind any reserved street name before recordation, in accordance with public safety concerns.

**\*\*Note:** A street name reservation is valid for one year after it is ACCEPTED. If the name does not appear on a recorded document within one year of acceptance, then there is no obligation to honor the reservation.

Bradley Kaneyuki  
Technology Systems Developer I  
Regional Services/GIS  
(775) 328-2344  
[bkaneyuki@washoecounty.us](mailto:bkaneyuki@washoecounty.us)  
1001 E 9th St, Bldg C, Reno, NV 89512

**From:** Kaneyuki, Bradley  
**Sent:** Thursday, June 23, 2016 1:21 PM  
**Subject:** FW: June Agency Review Memo III

Tentative Map Recipients:

AVIAN DR is an extension of a previously existing street and is not a rejected street name.

Sorry about the confusion.

Regretfully,

Bradley Kaneyuki  
Technology Systems Developer I  
Regional Services/GIS  
(775) 328-2344  
[bkaneyuki@washoecounty.us](mailto:bkaneyuki@washoecounty.us)  
1001 E 9th St, Bldg C, Reno, NV 89512



**Exhibit B**  
**TM16-006**

**From:** John Christopherson [<mailto:jchrist@forestry.nv.gov>]  
**Sent:** Wednesday, June 22, 2016 8:45 AM  
**To:** Stark, Katherine  
**Subject:** RE: June Agency Review Memo III

The Nevada Division of Forestry has no comment relative to item #3 on the attached Review Memo.

Thank you.

*John Christopherson*  
*Natural Resource Program Manager*  
*Nevada Division of Forestry*  
*2478 Fairview Dr.*  
*Carson City, NV 89701*  
[jchrist@forestry.nv.gov](mailto:jchrist@forestry.nv.gov)  
*775-684-2507*  
*775-684-2571 fax*

**From:** Corbridge, Kimble  
**Sent:** Wednesday, June 29, 2016 11:09 AM  
**To:** Robb, Lora R  
**Cc:** Corbridge, Kimble; Smith, Dwayne E.; Vesely, Leo; West, Walt  
**Subject:** TM16-006 Silent Sparrow Sub.

Lora,  
I have reviewed the reference project for Roads and have no comments or conditions.  
Walt West will review for engineering.  
Thx,  
Kimble

## Exhibit B TM16-006

**From:** Butterfield, Lissa [<mailto:lbutterfield@renoairport.com>]  
**Sent:** Friday, June 24, 2016 4:10 PM  
**To:** Stark, Katherine  
**Cc:** Emerson, Kathy; Bartholomew, Daniel  
**Subject:** RE: June Agency Review Memo III

Good afternoon:

The Reno-Tahoe Airport Authority has no comments or condition requests on the projects in this Agency Review Memo. In response to Tentative Subdivision Map Case Number TM16-006 (Silent Sparrow Subdivision), there should be no impacts to operations at Reno-Tahoe International Airport or to Reno-Stead Airport.

Thank you for the opportunity to provide comments.

*Lissa K. Butterfield*  
*Senior Airport Planner*

**Reno-Tahoe Airport Authority**  
Reno-Tahoe International Airport / Reno-Stead Airport  
PO Box 12490, Reno, NV 89510-2490  
P 775.328.6476  
[lbutterfield@renoairport.com](mailto:lbutterfield@renoairport.com)

**From:** Lawson, Clara  
**Sent:** Tuesday, July 05, 2016 6:21 PM  
**To:** Robb, Lora R  
**Subject:** TM16-006

I don't have any recommendations for approval as this is a small subdivision.



Clara Lawson, PE, PTOE, Licensed Engineer

Washoe County | Community Services Dept | **Engineering Division** 1001 E. Ninth St., Reno NV 89520  
[clawson@washoecounty.us](mailto:clawson@washoecounty.us) | o 775-328-3603 | fax 775-328-3699

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Exhibit B  
TM16-006



**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning - Public Transportation & Operations - Engineering & Construction*  
Metropolitan Planning Organization of Washoe County, Nevada

July 8, 2016

FR: Chrono/PL 183-16

Ms. Kelly Mullin, Planner  
Community Services Department  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

**RE: RZA16-004 (Silent Sparrow)**  
**TM16-006 (Silent Sparrow Subdivision)**

Dear Ms. Mullin,

We have reviewed the above application and have no comments at this time.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 332-0174 or [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Kapuler". The signature is written in a cursive, flowing style.

Rebecca Kapuler  
Planner

RK/jm

Copies: Lora Robb, Washoe County Community Services  
Bill Whitney, Washoe County Community Services  
Daniel Doenges, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
David Jickling, Regional Transportation Commission

Washoe County no comment 07052016

Exhibit B  
TM16-006

STATE OF NEVADA

Brian Sandoval  
Governor

LEO DROZDOFF  
Director

JASON KING, P.E.  
State Engineer



DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
**DIVISION OF WATER RESOURCES**

901 South Stewart Street, Suite 2002  
Carson City, Nevada 89701-5250  
(775) 684-2800 • Fax (775) 684-2811  
(800) 992-0900  
(In Nevada Only)  
[www.water.nv.gov](http://www.water.nv.gov)

June 22, 2016

**RE:** Tentative Map Review 20864-T1 (TM16-006)

**To:** Katy Stark  
Washoe County Community Services Department  
1001 East Ninth Street, Building A  
Reno, NV 89512

**Name:** Silent Sparrow Subdivision

**County:** Washoe County – Pyramid Highway and West Calle De La Plaza

**Location:** A portion of the S½ of Township 21 North, Range 20, East, MDB&M.

**Plat:** Tentative: Twenty-four (24) lots totaling approximately 8.04 acres and being a portion of Washoe County Assessor's Parcel Number 532-020-12.

**Water Service  
Commitment**

**Allocation:** No water is committed at this time.

**Owner-  
Developer:** Spanish Springs Associates, LP  
550 West Plumb Lane, #B-505  
Reno, NV 89509

**Engineer:** C & M Engineering and Design  
5488 Corporate Boulevard, #200B  
Reno, NV 89511

**Water  
Supply:** Truckee Meadows Water Authority

# Exhibit B

## TM16-006

Review Number SB16-002  
02/22/2016  
Page 2 of 2

**General:** There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

**Action:** Tentative approval of Silent Sparrow Subdivision based on acceptance of Water Will Serve by Truckee Meadows Water Authority.

Best regards,

Steve Shell  
Water Resource Specialist II

Exhibit B  
TM16-006



**Washoe County**  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*

---

July 5, 2016

To: Lora Robb, Planner  
From: Timothy Simpson, P.E., Licensed Engineer  
Subject: TM16-006, Silent Sparrow Subdivision, Parcel 532-020-12

*The Community Services Department (CSD) has reviewed the subject application and has the following comments:*

1. The applicant is proposing to develop a 24-lot single-family residential subdivision. The project is located at the south side of Silent Sparrow Drive adjacent to Lanstar Drive and Avian Drive.
2. Sanitary sewer will be provided by Washoe County and treatment will be at the Truckee Meadows Water Reclamation Facility.

*The Community Services Department (CSD) recommends approval provided the following conditions are met:*

1. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
2. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
3. 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.
4. 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.
5. 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.
6. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
7. 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.



## Exhibit B

### TM16-006

TM16-006 (Silent Sparrow Subdivision)  
July 13, 2016  
Page 2

8. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
  - a. the estimated sewage flows generated by this project,
  - b. projected sewage flows from potential or existing development within tributary areas,
  - c. the impact on capacity of existing infrastructure,
  - d. slope of pipe, invert elevation and rim elevation for all manholes
  - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities
9. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed, accepted and completed as-builts drawings delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
10. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
11. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
12. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

# Exhibit B

## TM16-006

### WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

July 13, 2016

Lora R. Robb, Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Silent Sparrow Subdivision; APN 532-020-12  
Tentative Subdivision Map; TM16-006

Dear Mrs. Robb

Washoe County Health District, Environmental Health Services Division (Division) has reviewed the above referenced project with regard to sewage disposal, domestic water supply and water quality. The project is proposing a 24-lot, single-family residential subdivision within an area of 8± acres with 3 Dwelling units per acre. The development is proposed to be served by public water and sewer. The parcel proposed to be subdivided is APN 532-020-12.

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

This Division 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 this Division. 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 Division of a grading permit application.
  - a. The application 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 Division.
  - 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.

ENVIRONMENTAL HEALTH SERVICES  
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520  
775-328-2434 | Fax: 775-328-6176 | [washoecounty.us/health](http://washoecounty.us/health)  
Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer





# Exhibit B

## TM16-006

Silent Sparrow Subdivision; APN 532-020-12  
Tentative Subdivision Map; TM16-006

- b. Any changes to previously approved improvement plans made prior to Final Map submittal shall be resubmitted to this Division for approval per NAC 278.290 and NAC 445A.66715.

**This Division 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 Division 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 Division.
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 Division 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:
  - 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 Division 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.
  - d. The developer may select a third-person inspector but the selection must be approved by the Division or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
  - e. A copy of the inspection plan must be included with the Final Map submittal.
3. Prior to final approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development must be submitted to this Division. 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 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 Division.
  - a. A copy of this letter must be included with the Final Map submittal.
5. The Final Map application packet must include a letter from Nevada Division of Environmental Protection to this Division 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 this Division the Final Map fee.

### Other Division Conditions

1. The Health District will require for the typical front lot a minimum 24 inch catchment area from the back face of impervious surfaces. The Low Impact Design (LID) will reduce nuisance water runoff into the infrastructure while minimizing downstream runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.038).

## Exhibit B TM16-006

Silent Sparrow Subdivision; APN 532-020-12  
Tentative Subdivision Map; TM16-006

2. In addition in the construction of the storm drain system, the Health District will require sumpless catch basins with a vault unit to collect sediment and oil runoff from the project.
3. All existing and future parcels shall be served by Public Water and Sewer.

If you have any questions regarding the foregoing, please call Jim English at 328-2610 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English  
Environmental Health Specialists Supervisor  
Environmental Health Services

J.L. Shaffer  
Program Coordinator/Planner  
Vector-Borne Diseases Program  
Environmental Health Services

JE/JS:wr

Cc: File - Washoe County Health District  
Robert Sader – [rmsader@robertmsaderitd.com](mailto:rmsader@robertmsaderitd.com)

Exhibit B  
TM16-006

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

June 27, 2016

Katy Stark  
Washoe County Community Services Department  
1001 E. Ninth Street, Bldg. A  
Reno, NV 89512

Dear Ms. Stark:

I received your email dated June 22, 2016, requesting a review of the June Agency Review Memo III regarding the tentative subdivision map for the Silent Sparrow Subdivision (TM16-006/Item 3).

Based on the submitted documentation, it is anticipated that there will be minimal impacts concerning EMS responses to this new development. Additionally, it is not anticipated that there will be impacts concerning access to healthcare services and facilities with the proposed 24 lots for single-family residences. Should you need a complete Environmental Impact Assessment, please contact the Washoe County Health District's Division of Environment Health Services at (775) 328-2434.

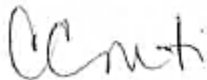
Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. As of July 1, 2016, the proposed location for the Silent Sparrow Subdivision will have a REMSA's Franchise response requirement for life-threatening calls of 8 minutes and 59 seconds for 90 percent of calls.

The Northern Nevada Medical Center is approximately 12.5 miles away from the proposed residential site, should residents require such services. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended that the address numbers be clearly marked on the curb and structures so the residents can be quickly located by public safety agencies. Additionally, please ensure that all dwellings will meet ADA requirements, as appropriate.

Please feel free to contact me if you have any questions.

Sincerely,



Christina Conti  
EMS Program Manager  
[cconti@washocounty.us](mailto:cconti@washocounty.us)  
(775) 326-6042

# Exhibit B

## TM16-006



### Washoe County School District

Every Child, By Name And Face, To Graduation

425 East Ninth Street \* P.O. Box 30425 \* Reno, NV 89520-3425  
Phone (775) 348-0200 \* (775) 348-0304 \* [www.washoeschools.net](http://www.washoeschools.net)

Board of Trustees: Angela Taylor, President \* John Mayer, Vice President \* Veronica Frenkel, Clerk \*  
Howard Rosenberg \* Lisa Ruggerio \* Ryan Gonda \* Diane Nicolet \* Traci Davis, Superintendent

01 July 2016

Lora Robb, Planner  
Washoe County Planning & Development  
1001 E. Ninth Street  
Reno NV USA 89512

RE: TM16-006 (Silent Sparrow Subdivision)

Dear Ms Robb,

24 new single-family residential units will impact Washoe County School District facilities. This project is currently zoned for the following schools:

#### Taylor Elementary School

- **Estimated project impact** = 7 new ES students (24 single-family units x 0.277 ES students per unit)
- **Base Capacity** = 606
- **2015-2016 Enrollment** = 670
- **% of Base Capacity** = **111%**
- **Overcrowding Strategies:**
  - Taylor ES has 2 portable buildings (4 classrooms) in use that provide temporary space for an additional 100 students.
  - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule<sup>1</sup> when their enrollment reaches 120% of capacity.
  - Assignment to the closest elementary school with available capacity may be used for students in this development.



## Exhibit B

### TM16-006

#### Shaw Middle School

- **Estimated project impact** = 2 new MS students (24 single-family units x 0.064 MS students per unit)
- **Base Capacity** = 1072
- **2015-2016 Enrollment** = 1016
- **% of Base Capacity** = 95%
- **Overcrowding Strategies:**
  - Shaw MS has 2 portable buildings (4 classrooms) in use that provide temporary space for an additional 100 students.
  - Per adopted District Policy 6111, most middle schools will be converted to a double session calendar<sup>2</sup> when enrollment exceeds 120% of capacity.
  - Assignment to the closest middle school with available capacity may be used for students in this development.

#### Spanish Springs High School

- **Estimated project impact** = 3 new HS students (24 single-family units x 0.136 HS students per unit)
- **Base Capacity** = 2160
- **2015-2016 Enrollment** = 2319
- **% of Base Capacity** = 107%
- **Overcrowding Strategies:**
  - Spanish Springs HS has 5 portable units (10 classrooms) in place that provide temporary space for an additional 250 students.
  - Per adopted District Policy 6111, high schools will convert to a double session calendar<sup>2</sup> when enrollment exceeds 120% of capacity.
  - Assignment to the closest high school with available capacity may be implemented for students in this development.



## Exhibit B TM16-006

Recommended WCSD Condition for TM16-006 (Silent Sparrow):

*A disclosure shall be made by the developer to each homebuyer/renter on their closing/rental documents that K-12 students in this subdivision may be assigned to the nearest WCSD school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.*

### Definitions:

1. **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%.
2. **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%.

For more information, go to the Washoe County School District's Data Gallery at: <http://datagallery.washoeschools.net/>

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](http://Washoe County School District Capital Projects)  
775.789.3810  
[mboster@washoeschools.net](mailto:mboster@washoeschools.net)

# Exhibit B TM16-006



## Washoe County COMMUNITY SERVICES DEPARTMENT *Engineering and Capital Projects Division*

---

Date: August 23, 2016

To: Roger Pelham, Senior Planner

From: Walter H. West, P.E., Licensed Engineer

Re: Silent Sparrow Subdivision – TM16-006 (24 Lots)

### GENERAL PROJECT DISCUSSION

The proposed project consists of a 24 lot residential subdivision located in Spanish Springs, Washoe County, Nevada. The Engineering and Capital Projects Division offers the following comments and recommendations, which supplement applicable County Code and are based upon our review of the site and the tentative map application prepared by C&M Engineering and Design.

### Recommended Conditions of Approval

The following conditions of approval should be applied to this proposed project. Conditions in italics are standard Engineering Conditions.

### GENERAL CONDITIONS

- 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.*
- 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.*
- 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.*
- 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.*
- 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*

## Exhibit B TM16-006

*excavated material shall be indicated on the grading plan. The County Engineer shall determine compliance with this condition.*

6. *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.*
7. *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.*
8. *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.*
9. *All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.*
10. *The "pole" portion of each flag lot (lots 19 and 20) shall be a minimum of 20 feet and maximum of 30 feet in width as per County Code with the width established to accommodate a 20 foot wide minimum paved driveway and associated drainage facilities. As an alternative to the flag lot configuration, a 20 foot minimum to 30 foot maximum access easement may be used. The County Engineer shall determine compliance with this condition.*

### **DRAINAGE and STORM WATER DISCHARGE PROGRAM (COUNTY CODE 110.420 and 110.421)**

#### Discussion

1. *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.*
2. *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.*
3. *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.*
4. *Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 storm(s) shall be detained. The County Engineer shall determine compliance with this condition.*
5. *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.*
6. *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.*



## Exhibit B TM16-006

7. *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.*
8. *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.*
9. *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.*
10. *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.*
11. *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.*
12. *Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.*
13. *Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.*

### **TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

1. *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.*
2. *Street names shall be reviewed and approved by the Regional Street Naming Coordinator.*
3. *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.*
4. *A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Silent Sparrow Drive. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.*
5. *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*

## Exhibit B TM16-006

*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.*

- 6. 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.*
- 7. 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.*

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Exhibit C, TM16-006

## Tentative Subdivision Map

**SILENT SPARROW SUBDIVISION**

# TABLE OF CONTENTS

<b>1</b>	Application with Owner Affidavit and Request to Reserve New Street Names
<b>2</b>	Vicinity Map, Assessors Site Map, MDS Parcel Site Plan
<b>3</b>	8"x11" Tentative Map Sheets
<b>4</b>	Proof of Property Tax Payments
<b>5</b>	Legal Description
<b>6</b>	Traffic Impact Report
<b>7</b>	Feasibility Study
<b>8</b>	Hydrology Report
<b>9</b>	Water Rights Letter
<b>10</b>	Acknowledgement of Water Service (from TMWA)





Community Services Department  
Planning and Development  
TENTATIVE SUBDIVISION MAP  
APPLICATION



Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg A  
Reno, NV 89520

Telephone: 775.328.3600

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: SILENT SPARROW SUBDIVISION			
Project Description: 24 LOT TENTATIVE SUBDIVISION MAP			
Project Address: Silent Sparrow Drive 1,500 feet west of W. Calle de la Plata			
Project Area (acres or square feet): 8.04 acres			
Project Location (with point of reference to major cross streets AND area locator): Silent Sparrow Subdivision is located 1,500 feet west of the intersection of Silent Sparrow Dr. and W. Calle de la Plata and is approx. 2,800 feet west of the intersection of W. Calle de la Plata and Pyramid Highway (SR445).			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
532-020-12	22.048		
Section(s)/Township/Range: 23, T21N, R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). RZA application submitted concurrently			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Spanish Springs Associates L.P.		Name: C&M Engineering and Design	
Address: 550 W. Plumb Lane, # B-505		Address: 5488 Reno Corporate Drive #200 B	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89511
Phone: 775-425-4422	Fax: 775-329-8591	Phone: 775-856-3312	Fax: 775-856-3318
Email: jesse@hawcoproperties.com		Email: lmenante@candmengineering.com	
Cell: 775-560-6922	Other:	Cell:	Other:
Contact Person: Jesse Haw		Contact Person: Lisa Menante	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Owner		Name: Robert M. Sader	
Address:		Address: 8600 Technology Way, Suite 101	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-329-8310	Fax: 775-329-8591
Email:		Email: rmsader@robertmsaderltd.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Robert M. Sader	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	





## Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative subdivision maps may be found in Article 608, Tentative Subdivision Maps.

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

Silent Sparrow Subdivision is located 1,500 feet west of the intersection of Silent Sparrow Drive and W. Calle de la Plata, and is a total 2,800 feet from the intersection of West Calle de la Plata and Pyramid Highway (SR445).

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

Silent Sparrow Subdivision

3. Density and lot design:

a. Acreage of project site	8.04 acres
b. Total number of lots	24
c. Dwelling units per acre	3
d. Minimum and maximum area of proposed lots	12,000 s.f. min to 17,027 s.f. max.
e. Minimum width of proposed lots	80 feet
f. Average lot size	12,000 + s.f.

4. Utilities:

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

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

a. Acreage of common open space:

N/A

b. Development constraints within common open space (slope, wetlands, faults, springs, ridgelines):

N/A

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

N/A

d. Average lot size:

N/A

e. Proposed yard setbacks if different from standard:

N/A

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

N/A

g. Identify all proposed non-residential uses:

N/A

h. Improvements proposed for the common open space:

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A
-----

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

NO
----

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, within what city?
-----------------------------------------	-----------------------------	---------------------------

9. Will a special use permit be required for utility improvement? If so, what special use permits are required and are they submitted with the application package?

NO
----

10. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

There are no known archeological sites on the property.
---------------------------------------------------------

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

a. Permit #	see below	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

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

Spanish Springs Associates Limited Partnership and Hawco Development Company have water rights banked with the Truckee Meadows Water Authority for use on this property. See attached letter, Appendix 9.

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

Aspects of the model energy code will be applied including property insulation, energy efficient appliances, energy efficient windows and water saving shower heads, faucets, and toilets. Large lot sizes and generous building footprints will afford the project architects the opportunity to place homes on lots to take advantage of solar heating. Roadway widths will comply with minimum county standards for roadway width to reduce energy consumption associated with asphalt and aggregate production.

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

NO

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

N/A - Streets will be public.

15. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

Yes. The proposed subdivision is of the same zoning as adjacent existing and planned Medium Density Suburban residential lots, which are all within the unincorporated area and are over one mile from the Sparks city limits. Proposed and existing lots are of similar size.

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

Silent Sparrow Subdivision shall comply with all applicable policies of the Spanish Springs Area Plan.

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

Proof of water rights (see attached, Appendix 9) is provided pursuant to Section 110.216.45. Proposed drainage improvements shall comply with design parameters of the Spanish Springs Water Detention Facility pursuant to Section 110.216.55.

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

No phasing is planned at this time. The project will likely be developed in one phase.

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

Yes     No    If yes, include a separate set of attachments and maps.

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

Yes     No    If yes, include separate attachments.

### Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high:

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

407 cy

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

19,300 cy import to be placed as fill. No export is anticipated.

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

Disturbed areas during construction will be difficult to see. Once the houses and fences are in place there will be no disturbed areas visible. New homes will be at nearly the same finish floor elevations as existing surrounding homes.

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

Maximum slope will be 3:1 cut for fill, but few if any such slopes are anticipated, since the property is flat.

Revegetation is not anticipated to be needed, since disturbed areas will be paved for streets and lots will be improved with single family dwellings, landscaping, etc.

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

NO

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

NO



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

No trees on the property.

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

If revegetation is required, areas will be treated with a native seed mix comprised of native shrubs and grasses per Washoe County requirements. However, no revegetation is planned to be needed.

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

Use of water trucks or temporary sprinkler irrigation lines.

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

N/A

## Tahoe Basin

Please complete the following additional questions if the project is within the Tahoe Basin:

31. Who is the Tahoe Regional Planning Agency (TRPA) project planner and what is his/her TRPA extension?

N/A

32. Is the project within a Community Plan (CP) area?

Yes     No    If yes, which CP?

33. State how you are addressing the goals and policies of the Community Plan for each of the following sections:

- a. Land Use:

N/A

- b. Transportation:

N/A

- c. Conservation:

N/A

d. Recreation:

N/A
-----

e. Public Services:

N/A
-----

34. Identify where the development rights for the proposed project will come from:

N/A
-----

35. Will this project remove or replace existing housing?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how many units?
------------------------------	----------------------------------------	-------------------------

36. How many residential allocations will the developer request from Washoe County?

N/A
-----

37. Describe how the landscape plans conform to the Incline Village General Improvement District landscaping requirements:

N/A
-----

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: Spanish Springs Associates L.P.  
Address: 550 W. Plumb Lane, # B-505  
Reno, NV 89505  
Phone: (775) 425-4422 Fax: (775) 329-8591  
 Private Citizen  Agency/Organization

## Street Name Requests

(No more than 14 letters or 15 if there is an "I" in the name. Attach extra sheet if necessary.)

AVIAN DRIVE	
BIG BIRD DRIVE	

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

## Location

Project Name: SILENT SPARROW SUBDIVISION  
 Reno  Sparks  Washoe County  
Parcel Numbers: 532-020-12 (portion)  
 Subdivision  Parcelization  Private Street

Please attach maps, petitions and supplementary information.

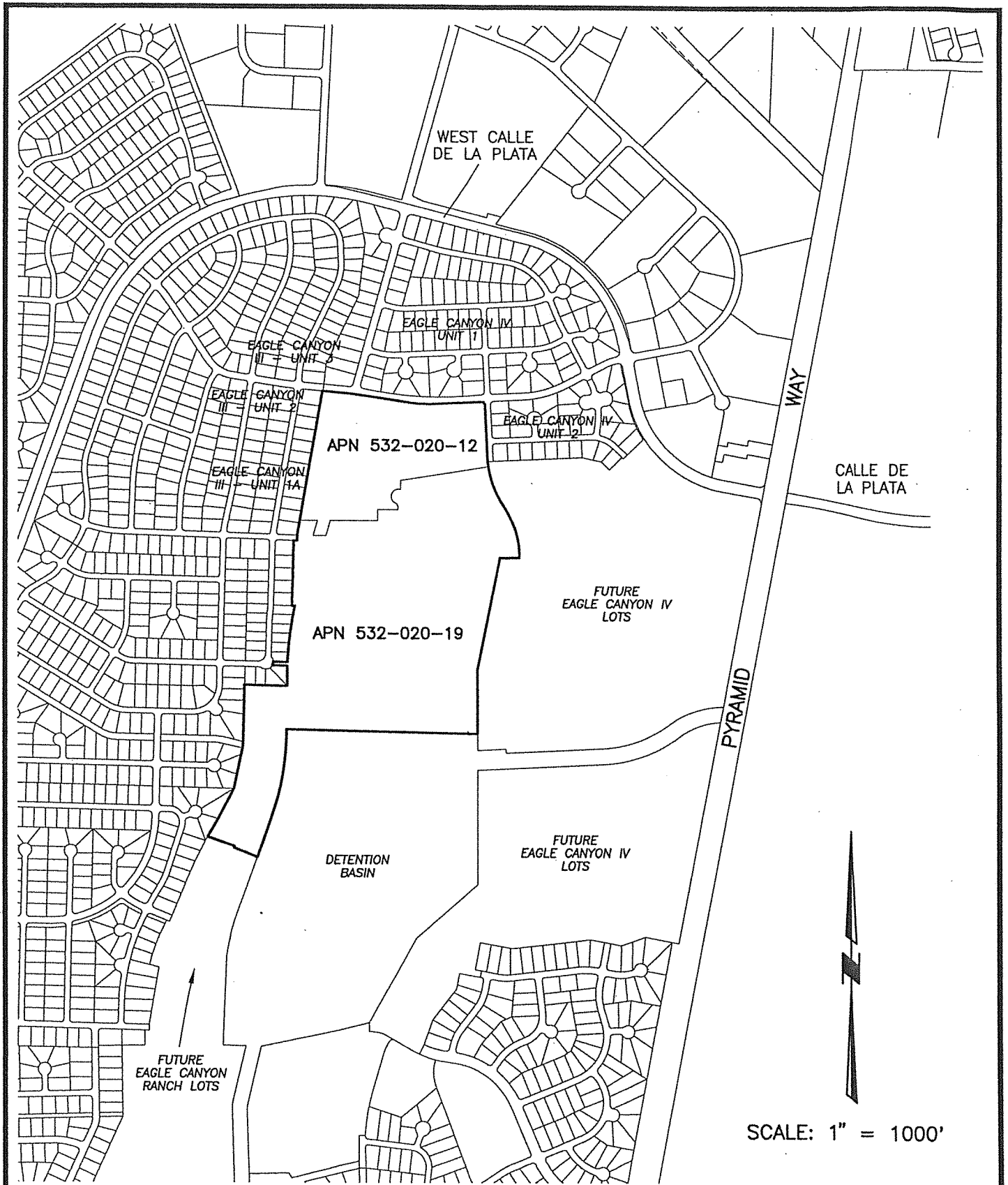
Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator  
 Except where noted  
Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator

## Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street  
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133





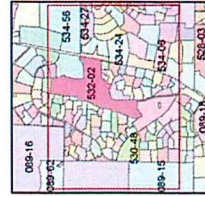
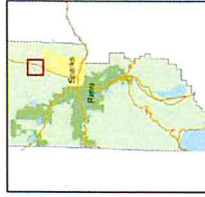
VICINITY MAP

Assessor's Map Number  
**532-02**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Michael E. Clark, Assessor  
1001 East Ninth Street  
Reno, Nevada, 89512  
(775) 335-2231



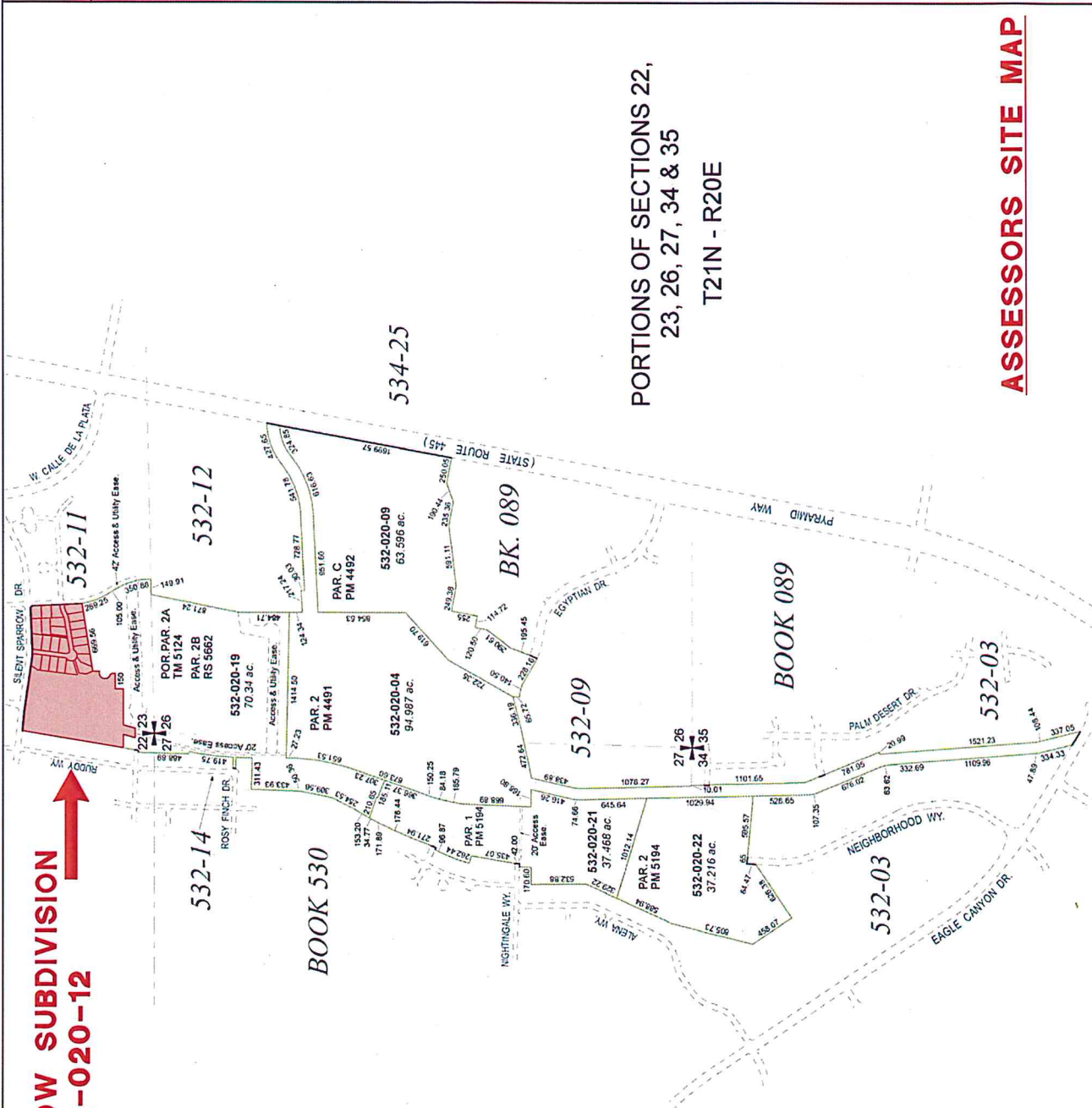
Feet  
0 250 500 750 1,000  
1 inch = 1,000 feet



created by: KSB 10/30/2013  
last updated: KSB 10/20/15 KSB 1/11/16  
area previously shown on maps)  
530-28, 089-16

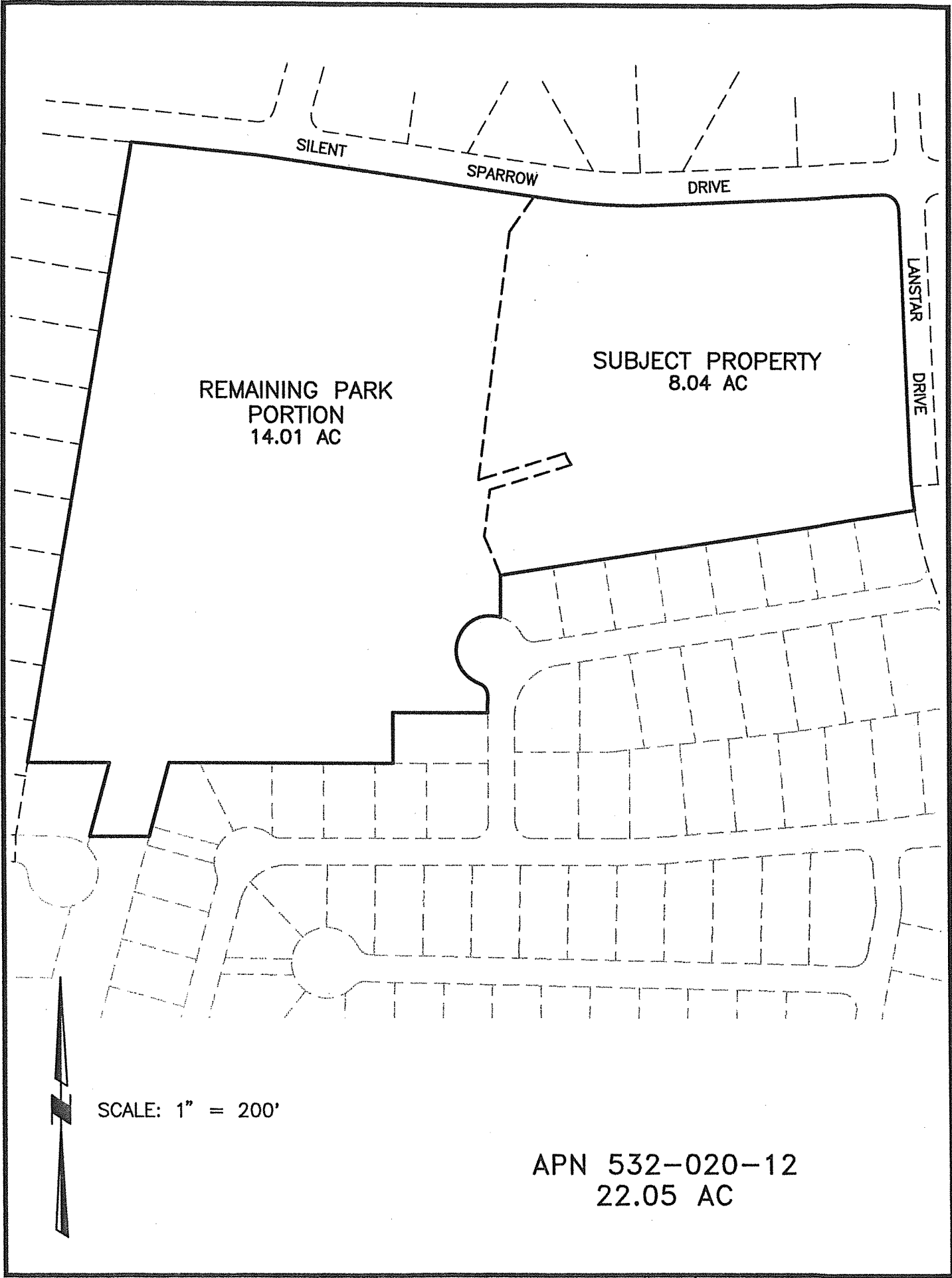
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended to be used for any other purpose. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**SILENT SPARROW SUBDIVISION**  
**APN 532-020-12**



PORTIONS OF SECTIONS 22,  
23, 26, 27, 34 & 35  
T21N - R20E

**ASSESSORS SITE MAP**



REMAINING PARK  
PORTION  
14.01 AC

SUBJECT PROPERTY  
8.04 AC

SILENT

SPARROW

DRIVE

LANSTAR

DRIVE

SCALE: 1" = 200'

APN 532-020-12  
22.05 AC

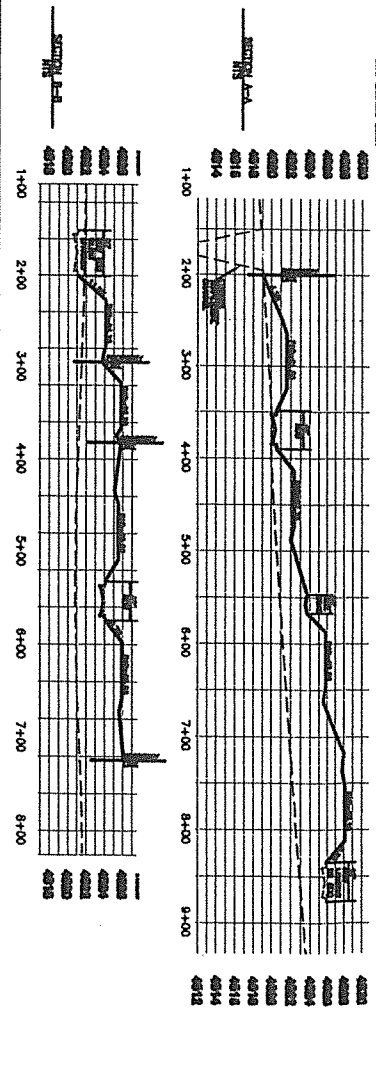
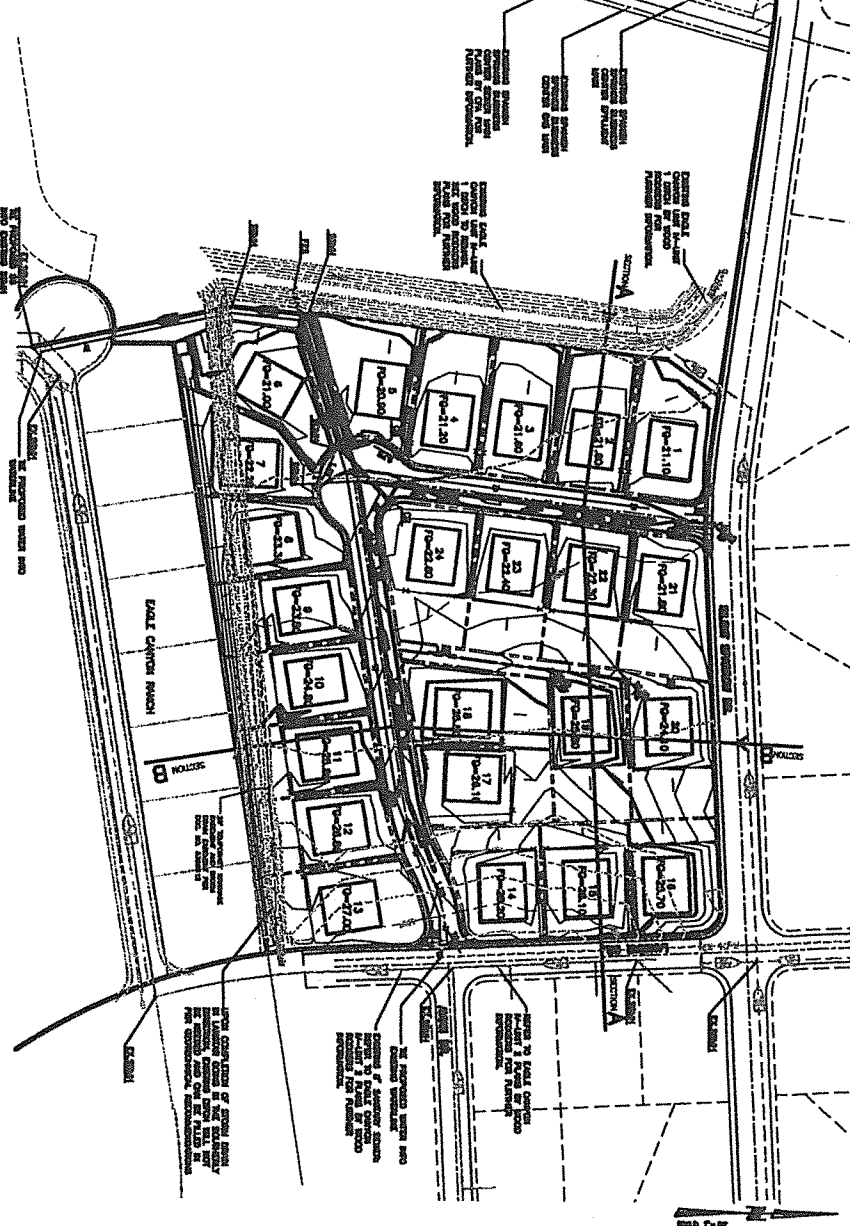
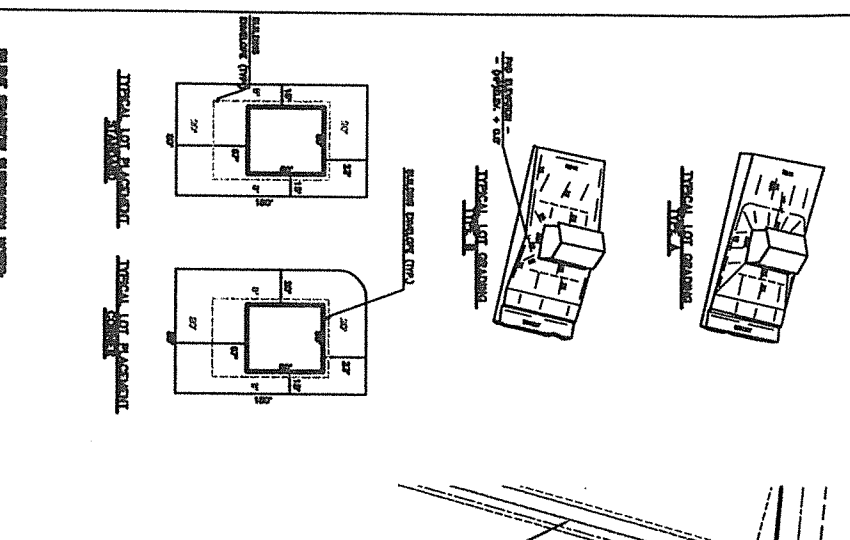






1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. ALL AREAS SHOWN ON THIS PLAN ARE TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF WASHINGTON.
2. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
3. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
4. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
5. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
6. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
7. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
8. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
9. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
10. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:



STATION	ELEVATION
1+00	4810
2+00	4815
3+00	4820
4+00	4825
5+00	4830
6+00	4835
7+00	4840
8+00	4845
9+00	4850

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/1/00
2	FINAL PLAN	10/1/00
3	AS-BUILT PLAN	10/1/00
4	REVISION	10/1/00
5	REVISION	10/1/00
6	REVISION	10/1/00
7	REVISION	10/1/00
8	REVISION	10/1/00
9	REVISION	10/1/00
10	REVISION	10/1/00

**C & M ENGINEERING AND DESIGN, LTD.**  
 5600 BELMONT CORPORATE DRIVE, SUITE 200, BELMONT, MA 02458  
 PHONE: (617) 625-8222

**TM16-006**  
**EXHIBIT C**

Washoe County Treasurer  
 Tammi Davis

Account Detail

**Pay Online**  
 No payment due for this account.

**\$0.00**

**Pay By Check**  
 Please make checks payable to:  
 WASHOE COUNTY TREASURER  
 Mailing Address:  
 P.O. Box 30039  
 Reno, NV 89520-3039  
 Overnight Address:  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845

Washoe County Parcel Information		
Parcel ID	Status	Last Update
53202012	Active	5/27/2016 2:10:36 AM
<b>Current Owner:</b> SPANISH SPRINGS ASSOCIATES		<b>SITUS:</b> 0 PYRAMID WAY WCTY NV
550 W PLUMB LN STE B RENO, NV 89509-3686		
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
Lot 1 SubdivisionName _UNSPECIFIED Township 21 Range 20		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<input type="button" value="2015"/>	\$266.92	\$266.92	\$0.00	\$0.00	\$0.00
<input type="button" value="2014"/>	\$258.64	\$258.64	\$0.00	\$0.00	\$0.00
<input type="button" value="2013"/>	\$251.10	\$251.10	\$0.00	\$0.00	\$0.00
<input type="button" value="2012"/>	\$240.98	\$240.98	\$0.00	\$0.00	\$0.00
<input type="button" value="2011"/>	\$226.48	\$226.48	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Important Payment Information**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

DESCRIPTION

APN 532-020-12:

All that certain real property situate in the County of Washoe, State of Nevada, being portions of Sections 22 and 23, T.21N., R.20E., M.D.M.; more particularly described as follows:

Parcel 1 of 10th Parcel Map for Spanish Springs Associates Limited Partnership, as shown on the plat thereof, recorded on June 8, 2006 as Parcel Map 4569, File No. 3398260, Official Records of Washoe County, Nevada.

Containing 22.05 acres, more or less.

SOLAEGUI  
ENGINEERS

June 3, 2016

Clara Lawson  
Washoe County Engineering  
1001 East Ninth Street  
Reno, Nevada 89520

**Re: Hawco School Site**

Dear Clara:

This letter contains the findings of our traffic engineering review of the proposed single family residential development located at a former school site off Silent Sparrow Drive in Washoe County. The developer plans 24 single family homes on the former 10 acre school site.

Trip generation calculations are based on the Ninth Edition of *ITE Trip Generation* (2012). The calculation sheet is attached for ITE land uses #210: Single Family Detached Housing. Table 1 shows the trip generation summary for the 24 homes.

TABLE 1  
TRIP GENERATION

LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Residential 24 Dwelling Units	228	5	13	18	15	9	24

As indicated in Table 1, the average daily trip total for the residential land use is 228 trips with 18 AM peak hour trips and 24 PM peak hour trips. These volumes are below the Washoe County and Nevada Department of Transportation traffic study thresholds which trigger the need for a full traffic study. During the study scoping it was uncertain if lots from the development would front Silent Sparrow Drive. If lots did front the street confirmation regarding the driveway loaded collector street capacity threshold needed evaluation. The attached site plans shows no project lots fronting Silent Sparrow Drive. Since the lots do not front Silent Sparrow that requirement does not apply.

We trust that this information will be adequate for your review. Please contact us if you have any questions or comments.

Very truly yours,  
SOLAEGUI ENGINEERS, LTD  
  
6-3-16  
EXP 6-30-16

Enclosures  
Letters/Hawco School Site

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098

Civil & Traffic Engineers  
e-mail: psolaegui@aol.com

**TM16-006**  
**EXHIBIT C**



Average Rate Trip Calculations  
 For 24 Dwelling Units of Single Family Detached Housing(210) - [R]

Project:  
 Phase:

Open Date:  
 Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.52	3.70	1.00	228
7-9 AM Peak Hour Enter	0.19	0.00	1.00	5
7-9 AM Peak Hour Exit	0.56	0.00	1.00	13
7-9 AM Peak Hour Total	0.75	0.90	1.00	18
4-6 PM Peak Hour Enter	0.63	0.00	1.00	15
4-6 PM Peak Hour Exit	0.37	0.00	1.00	9
4-6 PM Peak Hour Total	1.00	1.05	1.00	24
Saturday 2-Way Volume	9.91	3.72	1.00	238
Saturday Peak Hour Enter	0.50	0.00	1.00	12
Saturday Peak Hour Exit	0.43	0.00	1.00	10
Saturday Peak Hour Total	0.93	0.99	1.00	22

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC



Assessor's Map Number

532-02

STATE OF NEVADA

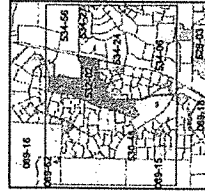
WASHOE COUNTY  
ASSESSOR'S OFFICE

Michael E. Clark, Assessor

1001 East Ninth Street  
Reno, NV 89512  
(775) 328-2331



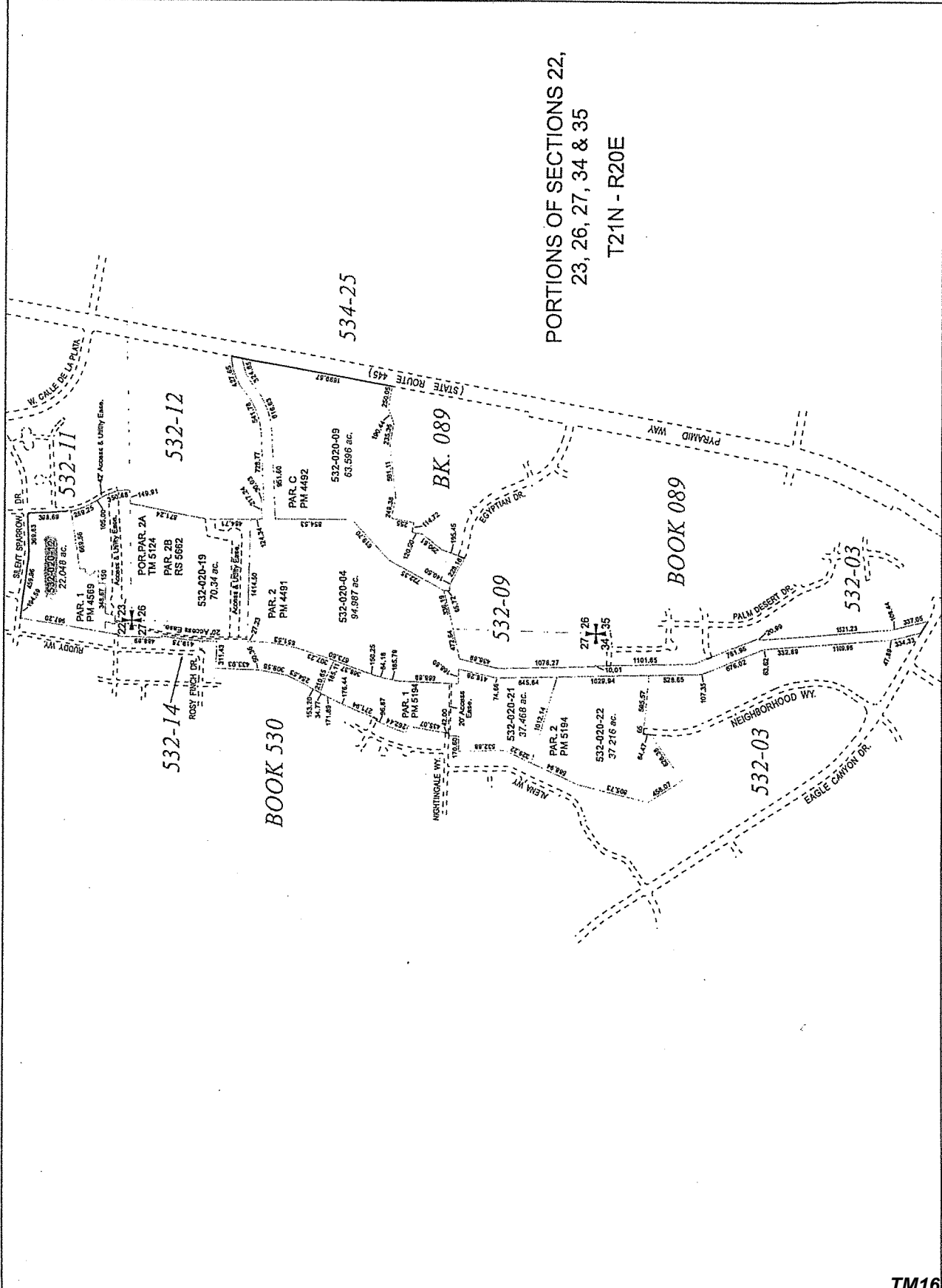
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1 inch = 1,000 feet

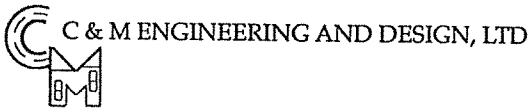


created by: KSB 10/02/2013  
last updated: KSB 10/20/15 KSB-11/11/16  
area previously shown on map(s)  
530-25, 085-19

NOTE: This map was prepared for the use of the Washoe County Assessor's Office for administrative purposes only. It does not represent a survey of the premises. No liability is assumed by the Assessor's Office for any error or omission of the data delineated hereon.

PORTIONS OF SECTIONS 22,  
23, 26, 27, 34 & 35  
T21N - R20E





May 31, 2016

Washoe County Community Services  
1001 E. Ninth Street, Bldg. A  
Reno, NV 89520

**RE: FEASIBILITY REPORT FOR SILENT SPARROW SUBDIVISION WATER, SEWER, AND STORM DRAIN – 8 ACRES (portion of APN 532-020-12)**

Dear Community Services Department,

C & M Engineering and Design has analyzed the water system, sewer system, and storm drain for Silent Sparrow Subdivision in relationship to the potential rezoning of 8 acres of the total 22.048 from Public / Semi-Public Facilities to Medium Density Suburban. This land is located off Silent Sparrow Drive on the west side of Pyramid Highway within Spanish Springs Valley. This 22.048 acre property was originally set aside by the owner at the request of Washoe County in the Spanish Springs Area Plan for a school and a park. The owner, Spanish Springs Associates Limited Partnership, is now initiating a Regulatory Zone Amendment from PSP to MDS and a tentative map application for an 8 acre portion in order to develop a residential subdivision of 24 lots.

#### **DOMESTIC WATER**

TMWA, the Truckee Meadows Water Authority, in 2015 became the water purveyor for this proposed re-zoned area. Prior to the merger, Washoe County Department of Water Resources (WCDWR) was the water purveyor. The owner has applied for an annexation of the land into the TMWA service territory. Based upon a preliminary planning meeting with TMWA, it will agree to serve the proposed project and sufficient existing water system capacity should currently be in place. The owner will need to complete a Discovery to determine specific on-site and potential off-site needs to meet TMWA's requirements. Due to Health Department regulations, looping of the system will be necessary. The owner will need to have secured water rights in place to serve this re-zoned land at the time a will-serve commitment is requested, usually when a final map is approved. Approved final improvement plans and a service agreement will be necessary for TMWA to serve the project.

#### **IRRIGATION WATER**

All the landscaping will be part of the individual residential units.

#### **SANITARY SEWER**

The potentially re-zoned area will be served by a gravity sewer system that eventually drains into the existing county 18" diameter sewer interceptor in two locations. Three lots that front Lanstar Drive will tie directly into the existing 8" sewer within Lanstar Drive, which was constructed with Eagle Canyon Ranch IV, Unit 2 subdivision. The remainder of the lots will tie into this same existing system farther downstream south of the property. Based upon a preliminary planning meeting with Washoe County, the county will agree to serve the proposed project and sufficient existing line capacity should be in place. Washoe County is presently preparing a Discovery for the owner to determine if off-site facilities are necessary to serve the potentially re-zoned parcel. Washoe County is presently reviewing the Spanish Springs Area Plan regarding present connections and its fee structure. The owner will also be responsible for City of Sparks sewer connection fees since the sewage enters into its system.

#### **STORM WATER**

All the storm water runoff from the potentially re-zoned area will mimic existing drainage patterns. Runoff from the lots adjacent to Silent Sparrow and Lanstar will continue to flow towards these streets' existing curb and drainage, which is attached to an existing storm drain system. The existing ditch at the potentially re-zoned area's southern boundary is the outfall of this storm drain system. The amount of storm water flow in this existing ditch per the improvement plans prepared by Wood Rodgers titled Eagle Canyon IV-Unit 2 is 28 cfs in the 100-year event. Its present discharge location is just beyond the present terminus of Lanstar Drive and flows along the proposed site's

5488 RENO CORPORATE DR, SUITE 200B RENO, NV 89511 PHONE: (775) 856-3312

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**TM16-006  
EXHIBIT C**

southern boundary. Wood Rodgers is presently preparing improvement plans to re-route these storm flows into a storm drain system that will convey these flows southerly through future Eagle Canyon IV and then westerly through Eagle Canyon Ranch to the inlet channel of NSSFDF. Improvements to fill this existing ditch will be part of proposed final improvements for the proposed site once the storm drain system extension is complete. The overall offsite drainage is depicted in the Hydrology Master Plan for Eagle Canyon Ranch Subdivision dated March 3, 2016 prepared by DEW Hydrology and the Hydrology Report for the North Spanish Springs Detention Facility, Washoe County, Nevada, dated May 2006, by Quad Knopf. The referenced reports describe the flows within the detention facility inlet channel, which is west of property boundary. The runoff within the inlet channel should not impact the potentially re-zoned project. The remainder and majority of the site's runoff will be discharged on the surface and drain from east to west across the site. Along the western boundary, outside of the proposed project's limits, an existing channel 6' deep and 34' wide conveys storm flows from Eagle Canyon IV, Unit 1. Pursuant to the Hydrology Master Plan for Eagle Canyon Ranch Subdivision dated March 3, 2016 prepared by DEW Hydrology this ditch conveys approximately 109 cfs in the 100-year event while its capacity is 278 cfs. Therefore the ditch has a 2' freeboard and should not impact the potentially re-zoned project.

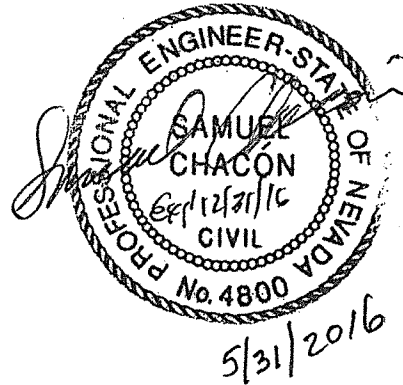
Due to the development of this property, there will be increases in storm water discharge, however, the increase will be minimal and was included in the calculations of North Spanish Springs Flood Detention facilities and Eagle Canyon Master Plan. The analysis of detention and discharge from the detention facility was performed by Nimbus Engineers and AMEC Infrastructure, Inc. The on-site 5 year flows on the proposed site will be intercepted in underground storm drain system, which will discharge into either Eagle Canyon IV and/or Eagle Canyon Ranch. These flows are then conveyed to the inlet channel of NSSFDF previously mentioned.

In summary, the existing domestic water and sanitary sewer systems have the potential to serve the proposed re-zoned land. The 5-year storm drain system will tie into the proposed storm drain system, where flows will be conveyed to the inlet channel of the NSSFDF, which conveys flows to the City of Sparks regional detention facilities.

Sincerely,



Samuel Chacon, P.E.  
Principal

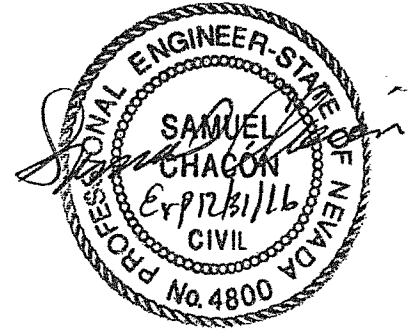


# SILENT SPARROW SUBDIVISION

## PRELIMINARY DRAINAGE REPORT

June 15, 2016

C&M Engineering and Design, LTD.



### INTRODUCTION

This report presents the preliminary stormwater hydrologic analysis and tentative drainage plan for Silent Sparrow Subdivision in Washoe County, Nevada. The project is located at the intersection of Silent Sparrow Drive and Lanstar Drive. The site was removed from the flood zone after completion of the North Spanish Springs Flood Detention Facility (NSSFDF). The proposed site drains into the inlet channel of the NSSFDF. The Rational Method and reference to previous studies have been utilized in this preliminary drainage study.

This 22.048 acre property was originally set aside by the owner at the request of Washoe County in the Spanish Springs Area Plan for a school and a park. The owner, Spanish Springs Associates Limited Partnership, is now initiating a Regulatory Zone Amendment, from PSP to MDS for an 8-acre portion in order to develop a residential subdivision of 24 lots.

### SITE DESCRIPTION

The proposed rezoned site consists of approximately 8.0 acres of undeveloped land located in the Spanish Springs Valley. The remainder of the 22.048 acres will retain its present zoning. The site is basically an infill project since it is surrounded by existing development on the north, west, and east including Eagle Canyon IV, Unit 1; Eagle Canyon 3, Unit 1A; and Eagle Canyon IV, Unit 2 respectively. A recently approved tentative map called Eagle Canyon Ranch exists on the south and presently improvement plans are being prepared to begin that project. See Exhibit 1, Vicinity Map for the location of the proposed tentative map. The site is located within



Assessor's Parcel Numbers 532-020-12. This area was created by parcel map. Silent Sparrow Drive and Lanstar Drive are the main access roads for the area. Lanstar Drive ties into Silent Sparrow Drive, which ties into West Calle de la Plata. The proposed tentative map lies within Section 23 Township 21N and Range 20E MDM.

An existing temporary 25' drainage easement resides within the proposed tentative map area. See the geometric plan within the tentative map for its specific location. The temporary drainage easement is to be abandoned once the proposed storm drain system for Eagle Canyon IV, Unit 2 is constructed and its connections to Eagle Canyon Ranch storm drain system.

The site slopes toward the west at grades ranging from 0.6 to 1.0 percent. An existing ditch as mentioned above is located along the southern boundary line sloping from the east to the west. Once the storm drain system mentioned above is complete the ditch will be filled in as part of the final improvements. An existing ditch also resides just beyond the western boundary outside of the proposed project limits. This ditch will remain. Groundcover consists primarily of sagebrush and weeds. According to the Site Feasibility Study by Black Eagle dated May 2016, underlying soils consist of a variety of soil types ranging from sand and gravel to silty clay. According to FIRM Panel 32031C2865G, dated October 20, 2014, the 100-year flood is contained within the NSSFDF and the existing NSSFDF channels. The site is within flood zone X (unshaded).

## **PROJECT DESCRIPTION**

Silent Sparrow Subdivision is a proposed single-family residential subdivision consisting of 24 lots. This proposed tentative map's layout has a gross density of 3.0 units per acre. Silent Sparrow Drive is the major access points to Pyramid Highway. The proposed project is to be constructed in one phase. Streets will be public.

## **FLOOD ZONE**

Silent Sparrow Subdivision lies within panel 32031C2865G of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps dated October 20, 2014.. As seen on

Exhibit 2, the tentative map is within a FEMA Flood Zone X, unshaded . NSSFDF's completion removed the proposed site from the Flood Zone AO.

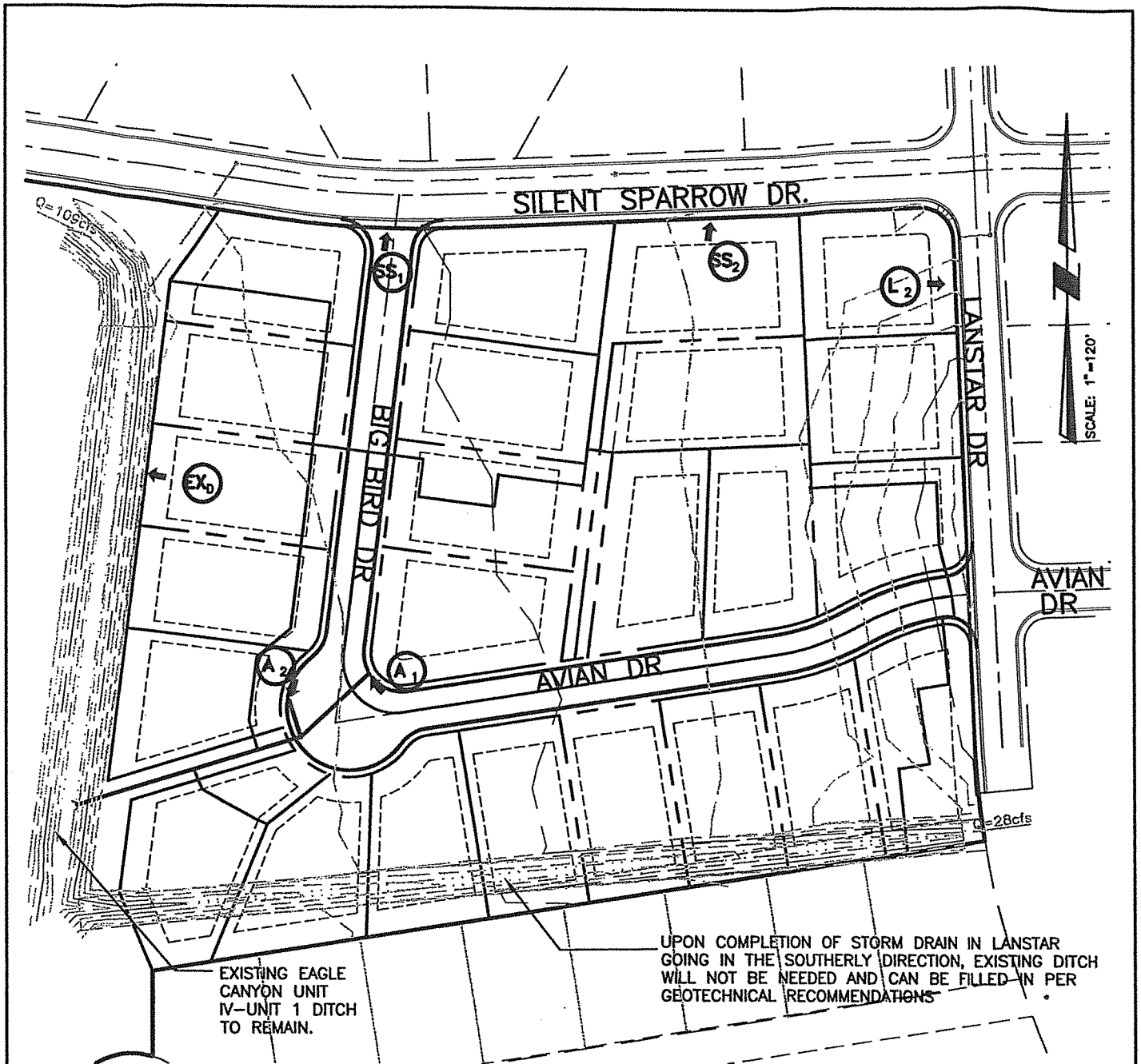
## **EXISTING HYDROLOGY**

Due to the proposed project's location being an infill project, there are two existing drainage systems in the project's vicinity. Eagle Canyon IV Unit 1's system has 48" diameter storm drain system within Silent Sparrow Drive whose terminus is just beyond the proposed project's limits to the west in an existing channel 6' deep and 34' wide. This ditch was designed by Wood Rodgers to convey storm flows from Eagle Canyon IV, Unit 1 southerly. Per Hydrology Master Plan for Eagle Canyon Ranch Subdivision dated March 3, 2016 prepared by DEW Hydrology this ditch conveys approximately 109 cfs in the 100-year event while its capacity is 278 cfs. Therefore the ditch has a 2' freeboard and should not impact the potentially re-zoned project. This existing ditch is to remain. Another existing storm drain system also designed by Wood Rodgers for Eagle Canyon IV, Unit 2 is adjacent to the site to the east. This storm drain system's outlet is to an existing ditch which resides within the proposed project's boundary. The amount of storm water flow in this existing ditch per the improvement plans prepared by Wood Rodgers titled Eagle Canyon IV-Unit 2 is 28 cfs in the 100-year event. Its present discharge location is just beyond the present terminus of Lanstar Drive and flows along the proposed site's southern boundary. Wood Rodgers is recently prepared improvement plans to re-route these storm flows into a storm drain system that will convey these flows southerly through future Eagle Canyon IV and then westerly through Eagle Canyon Ranch to the inlet channel of NSSFDF. Improvements to fill this existing ditch will be part of proposed final improvements for the proposed site once the storm drain system extension is complete.

The amount of storm water flow and discharge locations are found in various improvement plans of the surrounding properties and have been labeled on the Hydrology Map, Exhibit 3. The overall offsite drainage is depicted in the Hydrology Master Plan for Eagle Canyon Ranch Subdivision dated March 3, 2016 prepared by DEW Hydrology and the Hydrology Report for the North Spanish Springs Detention Facility, Washoe County, Nevada, dated May 2006, by







DESIGN POINT	DRAINAGE SUB-AREA	PEAK RUNOFF (cfs)	
		5-YR	100-YR
Silent Sparro	SS1	1.15	2.95
Silent Sparro	SS2	0.69	1.76
Ex Ditch	ED1	1.15	2.94
Lanstar	L1	0.80	2.07
OB1	A1	1.74	4.47
OB2	A2	2.57	6.61

**HYDROLOGY LEGEND**

(A<sub>3</sub>) SUBAREA

➔ DESIGN POINT

Exhibit 3

**HYDROLOGY\_MAP**

**SILENT\_SPARROW\_TENTATIVE\_MAP**

**C & M ENGINEERING AND DESIGN, LTD**  
 5488 RENO CORPORATE DR., SUITE 200B, RENO, NV 89511  
 PHONE: (775) 856-3312

Quad Knopf. The referenced reports illustrate the flows within the detention facility inlet channel, which is west of property boundary.

## **PROPOSED DRAINAGE**

The proposed onsite drainage system for Silent Sparrow Subdivision consists of curb and gutter, catch basins, and storm drain system. The onsite 5-year flows will be intercepted in an underground storm drain system. The outfall for this system will be the existing channel constructed with Eagle Canyon IV Unit 1's system. This channel eventually discharges to the NSSFDF inlet channel. The runoff within the inlet channel should not impact the potentially rezoned project. The NSSFDF outlet channel will convey the flow to the Sparks Flood Control Channel, which eventually drains to the Truckee River.

## **HYDROLOGY**

The overall offsite drainage is depicted in the Hydrology Master Plan for Eagle Canyon Ranch Subdivision dated March 3, 2016 prepared by DEW Hydrology and the Hydrology Report for the North Spanish Springs Detention Facility, Washoe County, Nevada, dated May 2006, by Quad Knopf.

A preliminary onsite storm drain system was laid out and analyzed using the Rational Method. The drainage areas are delineated and can be seen on the Preliminary Hydrology Map in the Appendix under the Rational Method section. Detailed hydrologic and hydraulic calculations will be provided during final design.

## **DETENTION**

The existing runoff within the proposed Silent Sparrow Subdivision will increase in storm water discharge. A detention facility will not be necessary for the proposed project as was demonstrated by the existing studies report. With the completion of NSSFDF, there was a reduction in the 100-year flow from 2,420 cfs to 491 cfs and from 231 cfs to 194 cfs during the

5-year storm in the northern Spanish Springs Valley. Therefore no on-site detention will be needed.

## CONCLUSIONS

1. Based on this preliminary hydrologic analysis, it appears that Silent Sparrow Subdivision can be developed as planned without adverse impact to downstream properties with respect to storm drainage.
2. A master storm drainage plan should be prepared prior to final design.
3. No detention is needed, as agreed by Washoe County.

## REFERENCES

C&M Engineering and Design, LTD, Preliminary Drainage Report for Eagle Canyon IV, April 2003.

DEW Hydrology, Hydrology Master Plan for Eagle Canyon Ranch Subdivision, March 3, 2016.

Wood Rodgers, Preliminary Hydrology/Drainage Report for Eagle Canyon V Tentative Map Application, December 15, 2005.

Nimbus Engineers., Application For Conditional Letter Of Map Revision For Griffith Canyon/Stormy Canyon Washoe County, Nevada, November 2002.

Quad Knopf, Hydrology Report for the North Spanish Springs Detention Facility, Washoe County, Nevada, May 2006.

# **APPENDIX A**

## **RATIONAL METHOD CALCULATIONS**

## RATIONAL METHOD - WASHOE COUNTY

The Rational Method is used to estimate the peak runoff resulting from a rain storm of given intensity and frequency falling on a specific watershed. The peak flow is expressed as:

$$Q = C i A$$

where       $Q$  = Maximum rate of runoff, cubic feet per second  
               $C$  = Runoff coefficient  
               $i$  = Average rainfall intensity, inches per hour  
               $A$  = Watershed area, acres

Washoe County allows the use of the Rational Method for urban and small watersheds of less than 500 acres. Runoff computations are made using criteria provided by Article 420 of the Washoe County Development Code (1994). Runoff coefficients used are 0.25 - 0.30 for undeveloped areas, 0.35 for rear yards, 0.45 - 0.50 for residential areas, 0.65 for front yards, and 0.85 - 0.90 for paved areas. In Reno, rainfall intensities are determined from the City of Reno Design Manual intensity-duration-frequency curves. In Sparks and Spanish Springs, intensities are determined from the Sparks IDF curves referenced in U.B.C Section 7006 as amended by Washoe County. The initial time of concentration,  $T_{c(1)}$ , is calculated by the formula:

$$T_{c(1)} = 10 \text{ or } \frac{L}{60xV}$$

where       $T_{c(1)}$  = Initial time of concentration, minutes  
               $L$      = Length from uppermost point of watershed to design point,  
feet  
               $V$      = Channel or overland velocity, feet per second

The initial time of concentration models build-up and sheet flow conditions in the uppermost part of the watershed. Except for very small impervious watersheds, the minimum build-up time of 10 minutes is assumed. Therefore, for the first design point, the time of concentration is determined by adding travel time to the build-up time as follows:

$$T_{c(1)} = 10 + \frac{L}{60xV}$$

The time of concentration at successive points downstream is calculated by adding total travel time to the initial build-up time:

$$T_{c(n)} = 10 + \sum \frac{L}{60 \times V}$$

where  $T_{c(n)}$  = Time of concentration at design point, minutes  
 $\sum \frac{L}{60 \times V}$  = Total travel time to design point, minutes  
 $L$  = Length of flow path between design points, feet  
 $V$  = Velocity, feet per second

Velocities used are 2 - 3 fps for surface flow and 3 - 5 fps for channel and conduit flow.

Rational Method calculations are performed using a spreadsheet containing the appropriate IDF curves and routing parameters. Hydrologic tabling is done in two parts. In Part A, the peak flow for each drainage area is determined based on the runoff coefficient, initial time of concentration, and area. These flows are used to locate and size the drainage inlets. In Part B, flows are accumulated starting with the initial subarea and proceeding downstream. At each design point travel time is added and the peak flow is computed using the average runoff coefficient, the time of concentration at that point, and the total tributary area. These cumulative flows are used in the design of interceptor channels and storm drains where applicable.

**RATIONAL METHOD HYDROLOGY  
WASHOE COUNTY / RENO IDF CURVES  
Silent Sparrow Subdivision Tentative Map**

**PART A: INDIVIDUAL DRAINAGE AREAS**

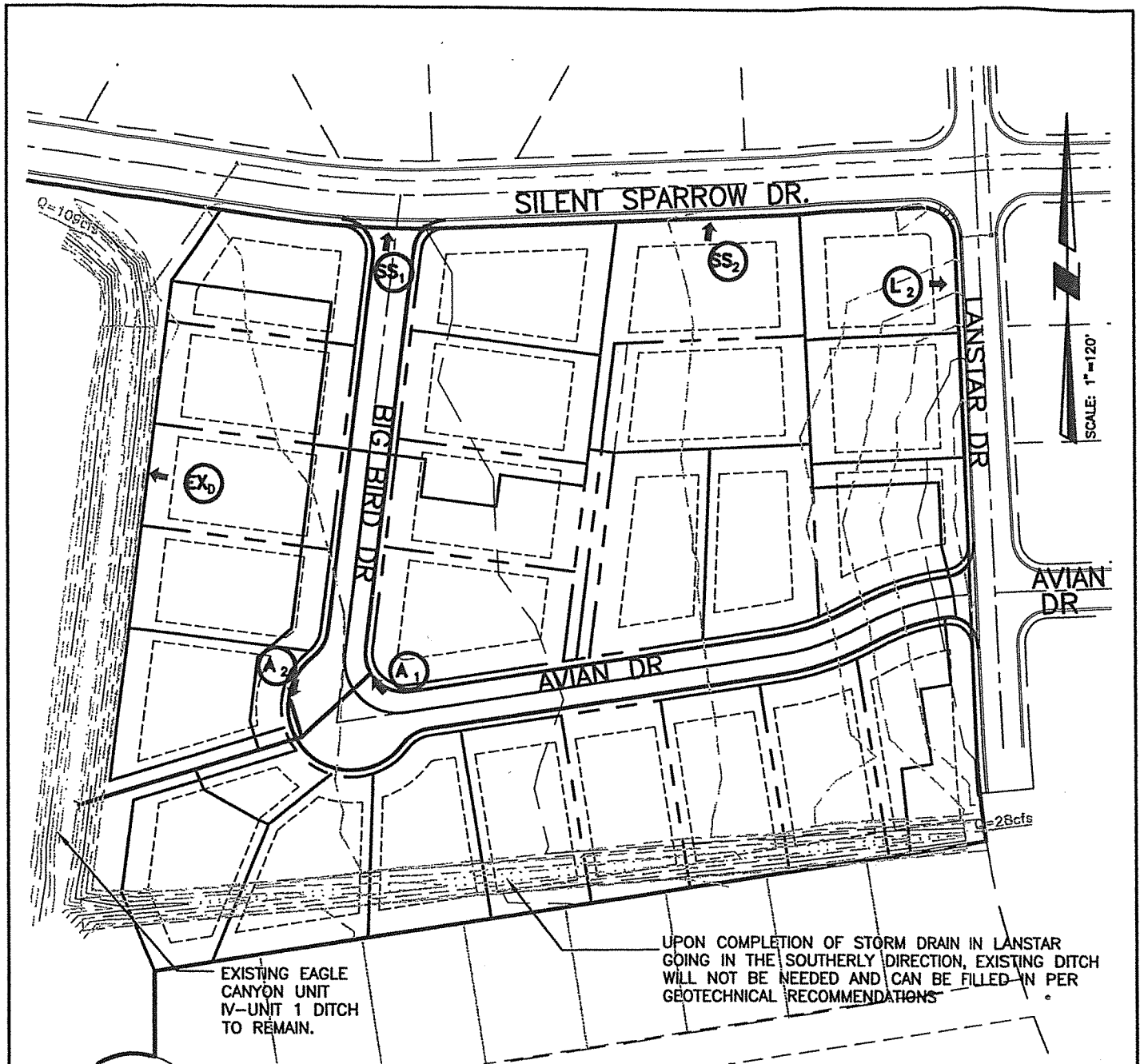
DESIGN POINT	DRAINAGE SUB-AREA	AREA (acres)	RUNOFF COEFF.	WATERSHED LENGTH (ft)	VELOCITY (ft/sec)	TIME OF CONC (min)	INTENSITY (in/hr)		PEAK RUNOFF (c)	
							5-YR	100-YR	5-YR	100-YR
Silent Sparrow	SS1	1.11	0.70	333	2	10.00	1.48	3.80	1.15	2.95
Silent Sparrow	SS2	0.66	0.70	340	2	10.00	1.48	3.80	0.69	1.76
Ex Ditch	ED1	1.29	0.60	127	2	10.00	1.48	3.80	1.15	2.94
Lanstar	L1	0.84	0.65	208	2	10.00	1.48	3.80	0.80	2.07
CB1	A1	1.68	0.70	495	2	10.00	1.48	3.80	1.74	4.47
CB2	A2	2.48	0.70	667	2	10.00	1.48	3.80	2.57	6.61

**PART B: CUMULATIVE AREAS**

DESIGN POINT	SUMMED AREAS	AREA (acres)	WEIGHTED COEFF.	TRAVEL LENGTH (ft)	VELOCITY (ft/sec)	Tc (min)	INTENSITY (in/hr)		PEAK RUNOFF (c)	
							5-YR	100-YR	5-YR	100-YR
CB1	A1	1.68	0.70	495	2	10.00	1.48	3.80	1.74	4.47
SDMH1	A1+A2	4.17	0.70	73	3	10.41	1.48	3.80	4.32	11.08
FES	A1+A2	4.17	0.70	183	3	11.42	1.44	3.60	4.19	10.50

TABLE A-1: RATIONAL METHOD CALCULATIONS





DESIGN POINT	DRAINAGE SUB-AREA	PEAK RUNOFF (cfs)	
		5-YR	100-YR
Silent Sparrow	SS1	1.15	2.95
Silent Sparrow	SS2	0.69	1.76
Ex Ditch	ED1	1.15	2.94
Lanstar	L1	0.80	2.07
CB1	A1	1.74	4.47
CB2	A2	2.57	6.61

**HYDROLOGY LEGEND**

(A<sub>3</sub>) SUBAREA

➔ DESIGN POINT

Exhibit 3

**HYDROLOGY\_MAP**

**SILENT\_SPARROW\_TENTATIVE\_MAP**

**C & M ENGINEERING AND DESIGN, LTD**  
 5488 RENO CORPORATE DR., SUITE 200B, RENO, NV 89511  
 PHONE: (775) 856-3312

SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP  
550 W. Plumb Lane, Suite B #505  
Reno, NV 89509  
(775) 425-4425

May 27, 2016

PROJECT NAME: RZA Amendment and tentative map application or MDS and Tentative Map Subdivision Map Application, an 8.04 acre portion of APN 532-020-12

To Whom It May Concern:

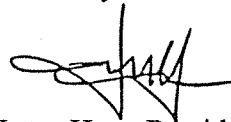
This letter verifies that Spanish Springs Associates Limited Partnership and its General Partner, Hawco Development Company, have adequate water rights for the proposed above-referenced RZA Amendment and tentative map application, which will allow up to 46 homes on 15.574 acres of land with MDS zoning.

The applicant has the following water rights banked with TMWA (previously held with Washoe County):

Permit Number	Acre feet
70702	36.4
70426	40.25
70086	36.2
72270	1.81
70087	0.85
68185	1.24
64639	8.21
62614	5.12
<b>Total</b>	<b>129.22</b>

Thank you for your attention to this matter. Feel free to call me with any questions or concerns.

Sincerely



Jesse Haw, President  
Hawco Development Company,  
General Partner of Spanish Springs  
Associates Limited Partnership

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1355 Capital Blvd. • P.O. Box 30013 • Reno, NV 89520-3013  
☎ 775.834.8080 • ☎ 775.834.8003

June 9, 2016

Samuel Chacon, P.E.  
C & M Engineering and Design  
5488 Reno Corporate Drive, Suite 200B  
Reno, NV 89511

**RE: Silent Sparrow Subdivision Tentative Map  
Acknowledgement of Water Service**  
(Tentative Map Review – 24 Units)

Dear Mr. Chacon:

I have reviewed the plans for the above referenced development ("Project") and have determined the Project is outside the Truckee Meadows Water Authority's retail water service area. This letter constitutes an Acknowledgment of Water Service pursuant to NAC 445A.6666, and the Truckee Meadows Water Authority hereby acknowledges that Truckee Meadows Water Authority is agreeable to supplying water service to the Project subject to applicant satisfying certain conditions precedent, including, without limitation, annexation to the Truckee Meadows Water Authority's retail water service territory, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure in accordance with our rules and tariffs. This Acknowledgement does not constitute a legal obligation by Truckee Meadows Water Authority to supply water service to the Project, and is made subject to all applicable Truckee Meadows Water Authority Rules.

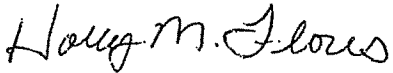
Review of conceptual site plans or tentative maps by Truckee Meadows Water Authority does not constitute an application for service, nor implies a commitment by Truckee Meadows Water Authority for planning, design or construction of the water facilities necessary for service. The extent of required off-site and on-site water infrastructure improvements will be determined by Truckee Meadows Water Authority upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan by the local health authority. Because the NAC 445A Water System regulations are subject to interpretation, Truckee Meadows Water Authority cannot guarantee that a subsequent water facility plan will be approved by the health authority or that a timely review and approval of the Project will be made. The Applicant should carefully consider the financial risk associated with committing resources to their project prior to receiving all required approvals. After submittal of a complete Application for Service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement necessary for the Project. All fees

Silent Sparrow Subdivision  
June 9, 2016  
Page 2 of 2

must be paid to Truckee Meadows Water Authority prior to water being delivered to the Project.

Please call me at (775) 834-8026 at your convenience if you have any questions.

Sincerely,

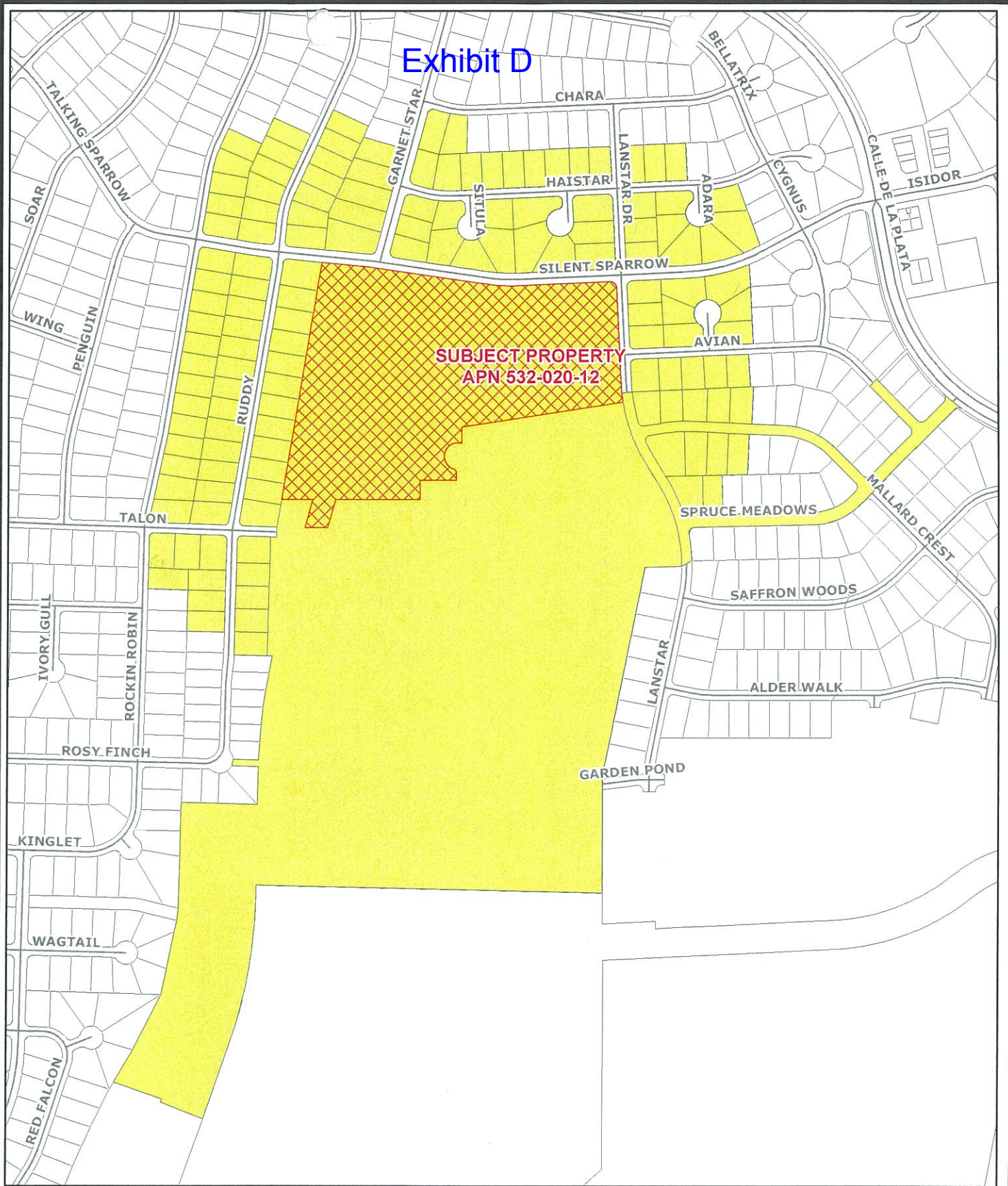
A handwritten signature in black ink that reads "Holly M. Flores". The signature is written in a cursive style with a large initial "H" and "F".

Holly M. Flores, P.E.  
Principal Engineer

cc: James English, Washoe County District Health Dept.  
16-5026

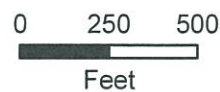


# Exhibit D



Tentative Map Case No. TM16-006  
(Silent Sparrow Subdivision)

138 parcels within 500 feet of subject property



Community Services  
Department, Planning  
and Development



Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600



# Spanish Springs Citizen Advisory Board

**DRAFT:** Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held July 13, 2016 at the Spanish Springs Library at (7100A Pyramid Lake Highway).

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** – The meeting was called to order at 6:01 PM.

**MEMBERS PRESENT** –Joseph “Joe” Healy, Ken Theiss, John Gwaltney

**MEMBERS ABSENT:** Alison Ormaas, Dawn Costa-Guyon, James Scivally (All were excused).

**2. \*PLEDGE OF ALLEGIANCE** – Ken Theiss led the pledge.

**3. \*PUBLIC COMMENT** –

Kris Dondero with the Spanish Springs Library gave an update. She talked about programs including the summer reading program, reptile program, and wild ink program. He had information regarding the 2016 summer music series at Lazy 5 Regional Park happening every Wednesday.

**4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF JULY 13, 2016:**

Ken Theiss tabled Item 6 until next meeting. John Gwaltney moved to approve the agenda for the meeting of **JULY 13, 2016** with changes; Joe Healy seconded the motion to approve the agenda with the change. The motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 11, 2016:**

Joe Healy moved to approve the meeting minutes of **MAY 11, 2016**; John Gwaltney seconded the motion to approve the meeting minutes. The motion carried unanimously.

**6. ELECTION OF OFFICERS** – Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2016/2017 term office which will be effective from July 13, 2016 through June 30, 2017.

**(Tabled until the next meeting)**

**7. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

[http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**7A(1) Silent Sparrow Regulatory Zone Amendment (RZA16-004)** – Request for an amendment to the Spanish Springs Regulatory Zone Map to (1) change the zoning from Public and Semi-Public Facilities to Medium Density Suburban on a +-8.04 acre portion of a 22.048 acre parcel (APN 532-020-12) to address a change in proposed use by the school district 2) clean up the regulatory zones on two parcels with mixed zoning in order to coincide zoning with existing parcel boundaries, Eagle Canyon Ranch Tentative Map Case Number TM12-001, and a tentative subdivision requested as part of TM16-006 (see below) (APN 532-020-12 and APN 532-020-19).

**7A(2) Silent Sparrow Tentative Subdivision Map (TM16-006)** – Request for tentative subdivision map to allow for the creation of up to 24 lots for single family residences. The lots are proposed to range in size from 12,000 square feet to 17,027 square feet with an average size of 12,000 square feet.

**Applicant/Property Owner:** Spanish Springs Associates, LP

**Location:** South side of Silent Sparrow Drive adjacent to Lanstar Drive and Avian Drive

**APN:** 532-020-12 and 530-020-19

**Staff:** Lora Robb, [lrobb@washoecounty.us](mailto:lrobb@washoecounty.us), 775-328-3627

**Reviewing Body:** This item is tentatively scheduled for review by the Planning Commission on August 2, 2016.

Bob Sader and Jesse Haw of Hawco Properties gave an overview of the project:

- He introduced Lori Robb, Planner
- Bob handed out the maps and reviewed the maps
- Bob said they are requesting approval for: Zoning amendment (land use) and tentative map (entitlement to build a subdivision)
- He explained the vicinity map
- 22 acre vacant land; 8 acres re-zoned from PSP category to MDS (3 homes per acre).
- Zoning for tentative map for 24 homes.

- This property has been owned by partners in Hawco since 1960. They have also owned land North of Eagle Canyon, west of Pyramid Highway and some land on east side.
- He said they are long time locals
- Bob showed a blown up map of the 22 acre parcel; the pink shaded is MDS zoned land. He said all sides of the subject property are already zoned MDS. The property to the south is undeveloped and slated to be developed. The blue on the map is for 10 acre school site; green is for parks site of 12 acres.
- He said the real change is on the 8 acres of potential school site.
- Other changes include 'clean-up' changes with zoning. The county uses GIS zoning; however, the parcel lines aren't correct. Some of the parcels are bleeding into each other. Zoning lines to coincide with parcel lines.
- He said when they initially zoned this site, the County asked for a school site, and the school asked for a park site. The school district confirmed they will not develop a school at this site.
- Mike Boster, Washoe County School District; He said Hawco has been a great community partner and donated land for schools in the past. He said in order to efficiently zone schools, they need to strategically place schools and this site is too close to Taylor School. He said they met with Bob and Jesse, and they offered a replacement site north of Calle de la Plata. Mike said if you look at west side: there is Hall, up to Taylor. East side: Spanish Springs and the new potential elementary site. He said they don't currently have the funding for the school. He said strategic zoning for placement for the kids throughout the area. By replacing this site, it's a good thing for the district. He said they appreciate the efforts with Hawco. He said they agreed with the relocation of the school site.
- Jesse said school district can't lobby for school bond this fall. They can't expand existing schools without that bond. He said, however, the private sector can lobby for that.
- Bob said their policy for 30 years for this large track of land was to have a master plan, and wanted to make sure there was a proper school system. He said they want to plan and put them on the map; make a promise as long as it's put it on the map. When you do a zoning application, you evaluate the land use around the area and see if it's compatible. The surrounding area is MDS (medium Density suburban).
- Bob said the conversion to MDS is the more reasonable use since they are in the business of residential development.

**Tentative map:**

- Bob said they will go before the Planning Commission and Board of County Commissioner. The County conducts research with each tentative map application approval. If they approval it, it won't be until August or September until that process is completed. The final map is all the engineering with the site grading, roads, utility placement which has to be approved and then it can be built.
- Jesse said you can expect a year from now for homes to start to be built. 24 lots will be built. It doesn't have common area, just lots and streets. Drainage is already in place on the west side of property. Land Star and Sparrow will provide access. There is plenty of capacity.

**Questions:**

- Ken Theiss asked about sewer and water. Bob said it's Washoe County sewer and TMWA service. TMWA has provided a letter stating service.
- Ken asked for clarification for donation of the school site. Bob said it's located past Horizon View Ave, there are no other streets until Alamosa and you will hit the school and park site when you come into the subdivision. It's on the east interior of the highway. It's approximately 610 acres. School is 10 acres, and the parks is 10 acres.
- Ken asked about the park acreage. Bob said 14 acres will be park, but no conclusion regarding if a park will be built there. It will remain park land for now. Jesse said if they ask Washoe County Parks Department if they plan to build there, and they don't, then he said they will be back to ask for that zone change too.
- Mike Hudson asked about other meetings about the park parcel. Laura Robb said Dennis Troy in the Parks Department is overseeing the master plan process for parks. She said there is a public process, and they will keep in touch with the process.
- Lou Rendel asked about the current grading happening Spanish Springs. Jesse said that is Lennar Homes, and there is no affiliation with Lennar and Hawco. Jesse said he believes its 130 houses. Bob said they sold that master planned land to Lennar.

**Motion:** John Gwaltney moved to recommend approval of item 7. Joe Healy seconded the motion to approve item 7. The motion passed unanimously.

**8. \*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. *(This item is for information only and no action will be taken by the CAB).*

- Election of Officers
- Update regarding Washoe County Parks Master Planning by Dennis Troy



- Washoe County Schools update

**9.\*COUNTY UPDATE** – Sarah Tone, Office of the County Manager will provide an update on County services. Ms. Tone is available to answer questions and concerns. Please feel free to contact her at [stone@washoecounty.us](mailto:stone@washoecounty.us) or (775) 328-2720. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). *(This item is for information only and no action will be taken by the CAB).*

Sarah Tone, Office of the County Manager, Constituent Services, gave an update:

- Board of County Commissioner meeting: Commissioner Hartung expressed interest in the decel lane for NDOT, and there is a staff assigned to that.
- Board of County Commissioner’s agenda included the appeal of parcel review. She said it was interesting to see the process. She said you will see lots of development out there and it’s interesting to see the steps it goes through for approval.
- Election: Washoe County conducted the Primary election, and elections will be held in November. She encouraged everyone to please ask if you have questions regarding voting. If you would like to volunteer, please let us know. It’s a volunteer effort.
- Acceptance of zoned land for parks – Laura can provided additional information after the meeting.

**10. \*PUBLIC COMMENT –**

- John Bradberry said on Eagle Canyon some extra weeds they have fruited; he hopes someone can come in and cut them down. He said it makes the area look trashy.
- Mike Hudson said the baseball field got sold to a private company and it’s being ignored. He said he hopes to see something done about that.

**10. ADJOURNMENT** – John Gwaltney moved to adjourn. Meeting was adjourned at 6:38pm.

Number of CAB members present: 3

Number of Public Present: 15

Presence of Elected Officials: 0

Number of staff present: 1

Submitted By: Misty Moga