

What This New Proposal Still Does Not Address

- ❖ Not in compliance with Mt Rose Scenic Byway (referenced in WCP)
- ❖ Incomplete Geo Tech Studies
- ❖ Lead Testing Inadequate
- ❖ Fire/ Emergency Issues
- ❖ Changing the Character of the Neighborhood
- ❖ Adversely affects protected viewsheds
- ❖ Have not addressed potential blasting
- ❖ Have not addressed construction water, haul roads or noise pollution
- ❖ Whitney grading and pads are not in plan
- ❖ Have not addressed NDOT request for full build out plans
- ❖ Misleading Traffic study creates unaddressed safety risks
- ❖ Missing trails and no park plan
- ❖ No Water and Well Protection
- ❖ Negative impacts on local wildlife
- ❖ Destruction of Wetlands
- ❖ Flooding modeling inaccurate
- ❖ Bonding for project inadequate

Wildlife

- ❖ Golden Eagle pairs nest at the same location year after year
- ❖ Golden Eagles have a territory up to 60 miles
- ❖ **Bald and Golden Eagle Protection Act prohibits** the disturbance of Eagles
- ❖ Disturbance is defined as the degree that such agitation (e.g. construction, blasting and destruction of territory/habitat):
 - ❖ Causes injury
 - ❖ Impacts productivity
 - ❖ Causes nest abandonment
- ❖ Strictly enforced by the US Fish and Wildlife Services
- ❖ Act violations carry up to **\$100,000** fines and **criminal penalties** up to 1 year in prison; **double** for organizations
- ❖ Ascente Developers have:
 - ❖ **No** Eagle Habitat Conservation Plan
 - ❖ **No** permit from the Secretary of the Interior
 - ❖ **No** right to move forward



Mule Deer

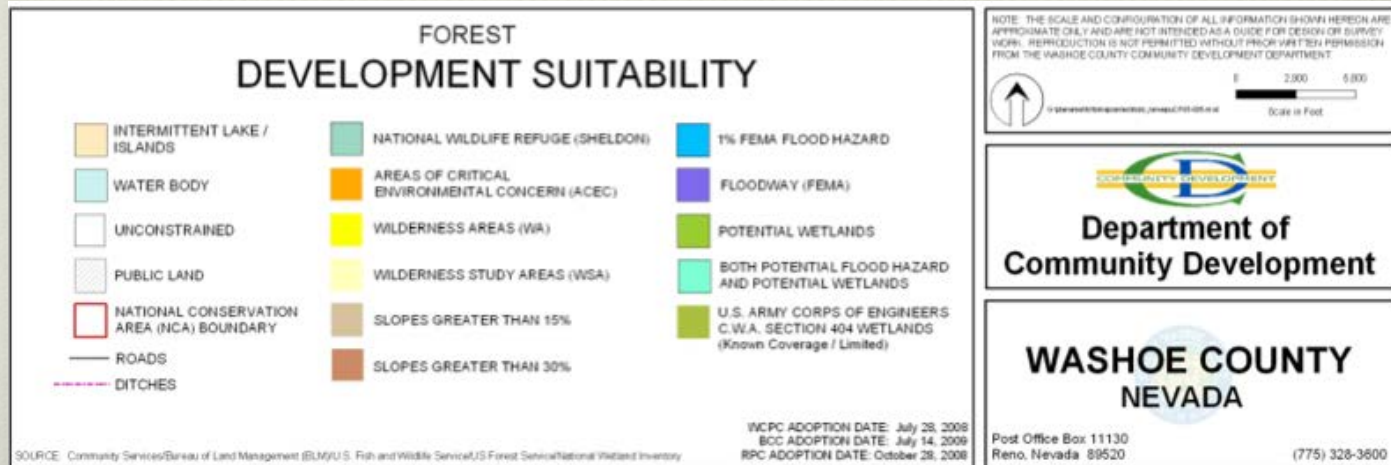
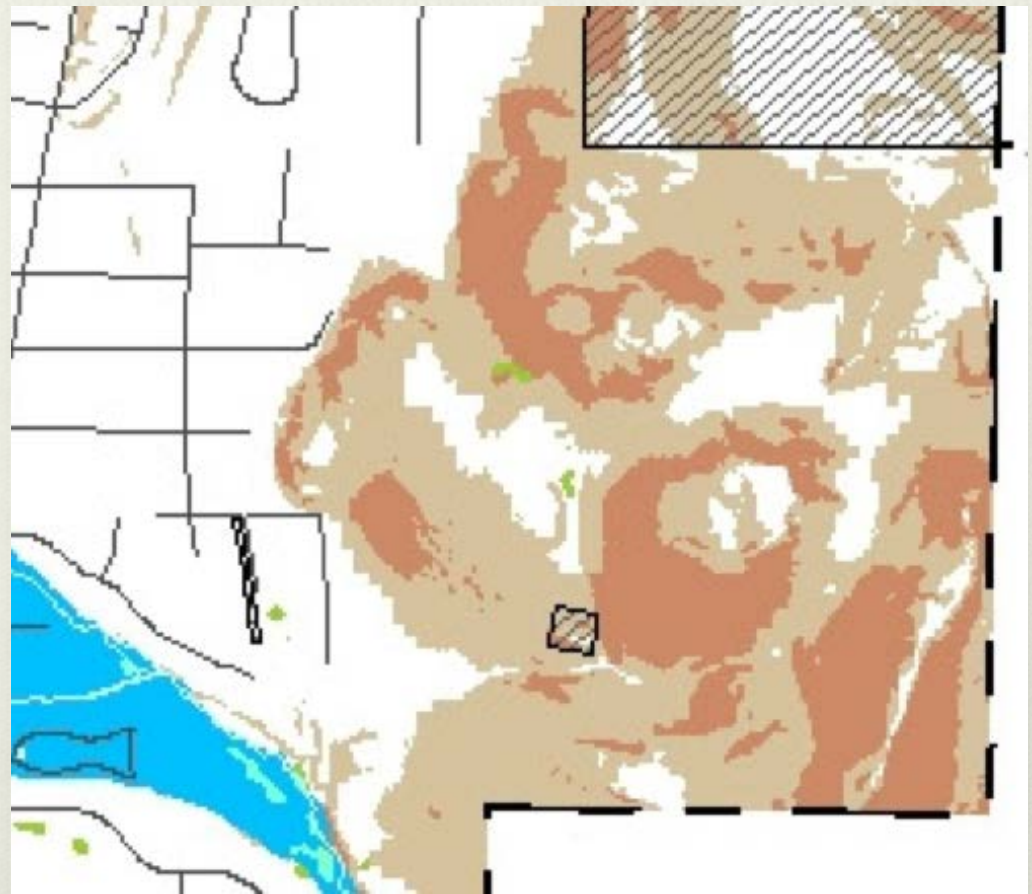
From NDOW

“To help achieve the WCMP, we recommend that Washoe County keep the Steamboat Hills area undeveloped...



...we recognize that mitigation is likely to not be able to offset the permanent loss of the Steamboat Hills.”

Potential wetland designated on forest area plan. This potential wetland is not addressed in the Ascente plan





May 5, 2017

- Estuarine and Marine Deepwater
- Freshwater Forested/Shrub Wetland
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the...

U.S. Fish and Wildlife



Wetlands probably associated with faulting

DANGER



POISON

**Lead Contamination in Soil
at the Ascente Property**

Washoe County Development Code

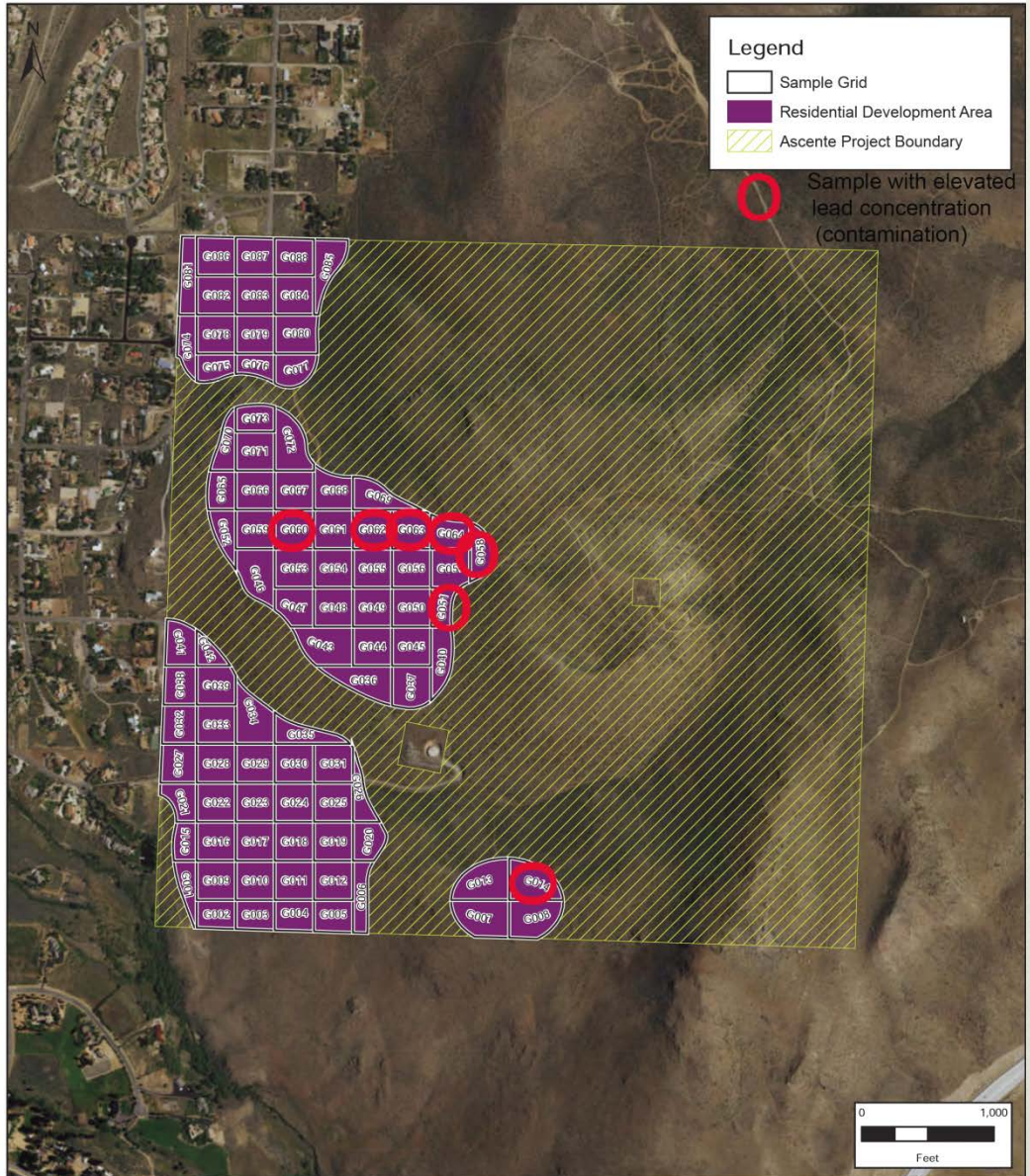
[Amended by Ord. 876, provisions eff. 7/7/93; Ord. 1447, provisions eff. 9/9/10.]

Section 110.608.25 Findings. Prior to approving an application for a tentative map, the Planning Commission shall find that all of the following are true:

- (f) **Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems**

Lead Contamination at Ascente Location

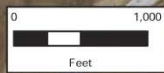
- ❖ Possibility of contamination was raised in 2016
- ❖ Soil was tested
 - ❖ Not enough samples
 - ❖ Inappropriate sampling method
 - ❖ Shoddy analysis of results
- ❖ Even so, contamination with lead was detected



Legend

- Sample Grid
- Residential Development Area
- Ascente Project Boundary

Sample with elevated lead concentration (contamination)



 NEVADA UTAH	REVISIONS	NO.	BY	DATE	FIGURE 2 SITE MAP -SHOWING- COMPOSITE SOIL SAMPLE GRID AND PROPOSED RESIDENTIAL DEVELOPMENT ASCENTE PROJECT WASHOE COUNTY, NEVADA	 McGinley & Associates Environmental Engineering and Science <small>RENO LAS VEGAS WWW.MGPIA.COM</small>									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">A</td> <td style="text-align: center;">DESIGNED</td> <td style="text-align: center;">BP</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">DRAWN</td> <td style="text-align: center;">BP</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">CHECKED</td> <td style="text-align: center;">TD</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">APPROVED</td> <td style="text-align: center;">TD</td> </tr> </table>	A	DESIGNED	BP				DRAWN	BP		CHECKED	TD		APPROVED	TD
A	DESIGNED	BP													
	DRAWN	BP													
	CHECKED	TD													
	APPROVED	TD													
		JOB NO.:				COORDINATE SYSTEM:									
		DBL001				NAD 1983 UTM Zone 11N									

Figure 2 - Sample Grid
9/12/2016

Revised by John Beach, 12/17/16

Attachment to John Beach Letter to Washoe County Planning Commission, dated December 30, 2016

Lead Contamination at Ascente Location

- ❖ Consultants doing the work failed to recognize contamination and dismissed it as “background” and “lower than safe levels”
- ❖ “Background” analysis and “safe levels” used were BOTH **WRONG**
- ❖ Concentrations detected could represent a health problem for children living there

DENY THE APPLICATION UNTIL MUCH MORE SAMPLING
DEMONSTRATES SAFETY

Slide 1

Geology and Fault Hazards

Washoe County Development Code 110.434.35 states”
Development in Earthquake Fault areas is to be discouraged.
No habitable structure or structure whose integrity is critical
to maintaining the public health and safety, shall be located on
a fault that has been active

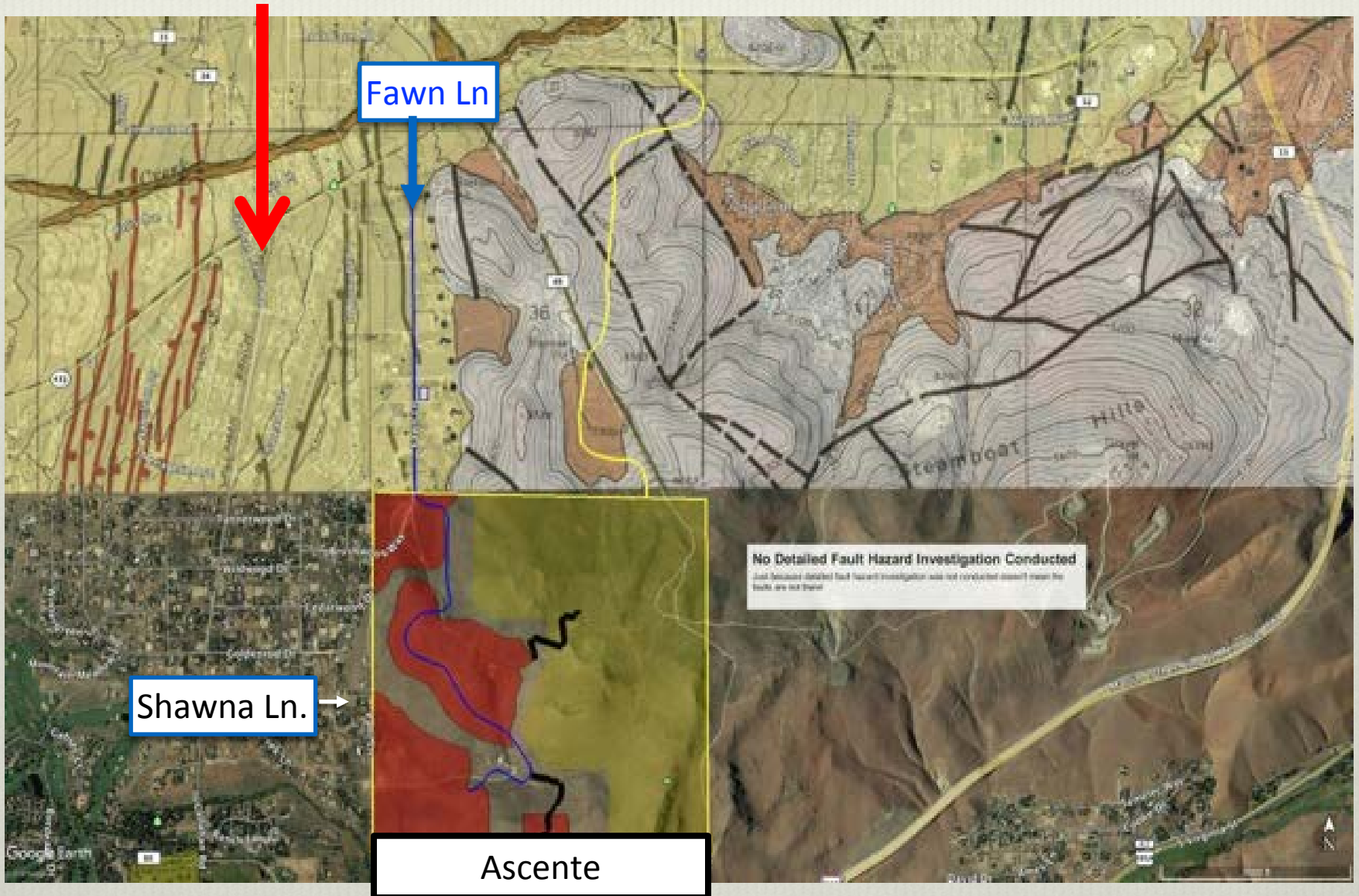
Slide 1

There is no question that the Faults are there **as determined by State and Washoe Co. geologists**, but to date no work has been conducted on the Ascente Property to determine exactly where the Faults are and how recently they were active.

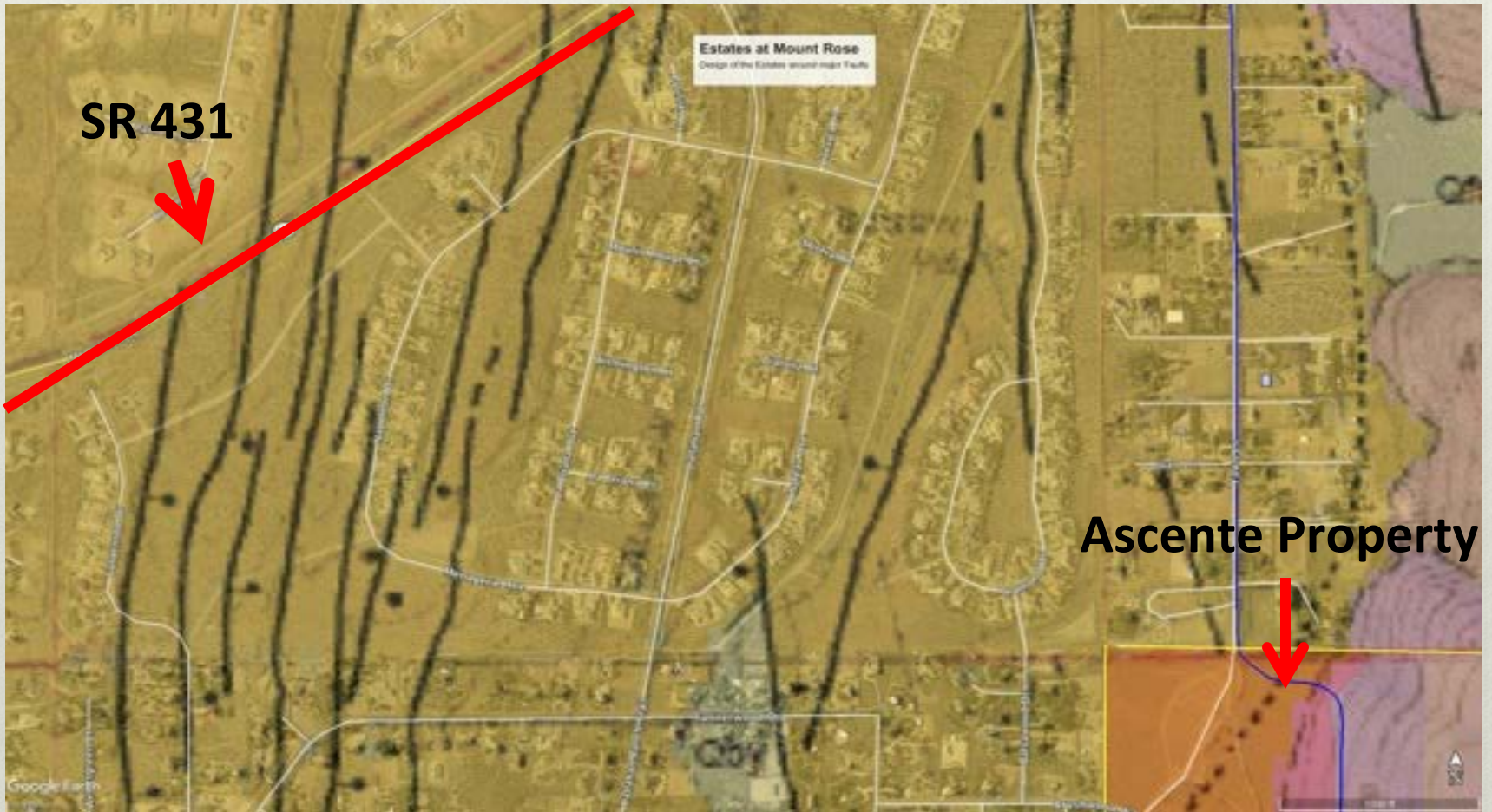
This data is necessary to correctly locate housing developments (cite ref).

Slide 2

Notice the Way the Estates Located Their Housing With the Found Faults



Slide 3



- v This is a better View of the Estates plan for Faults

Slide 4



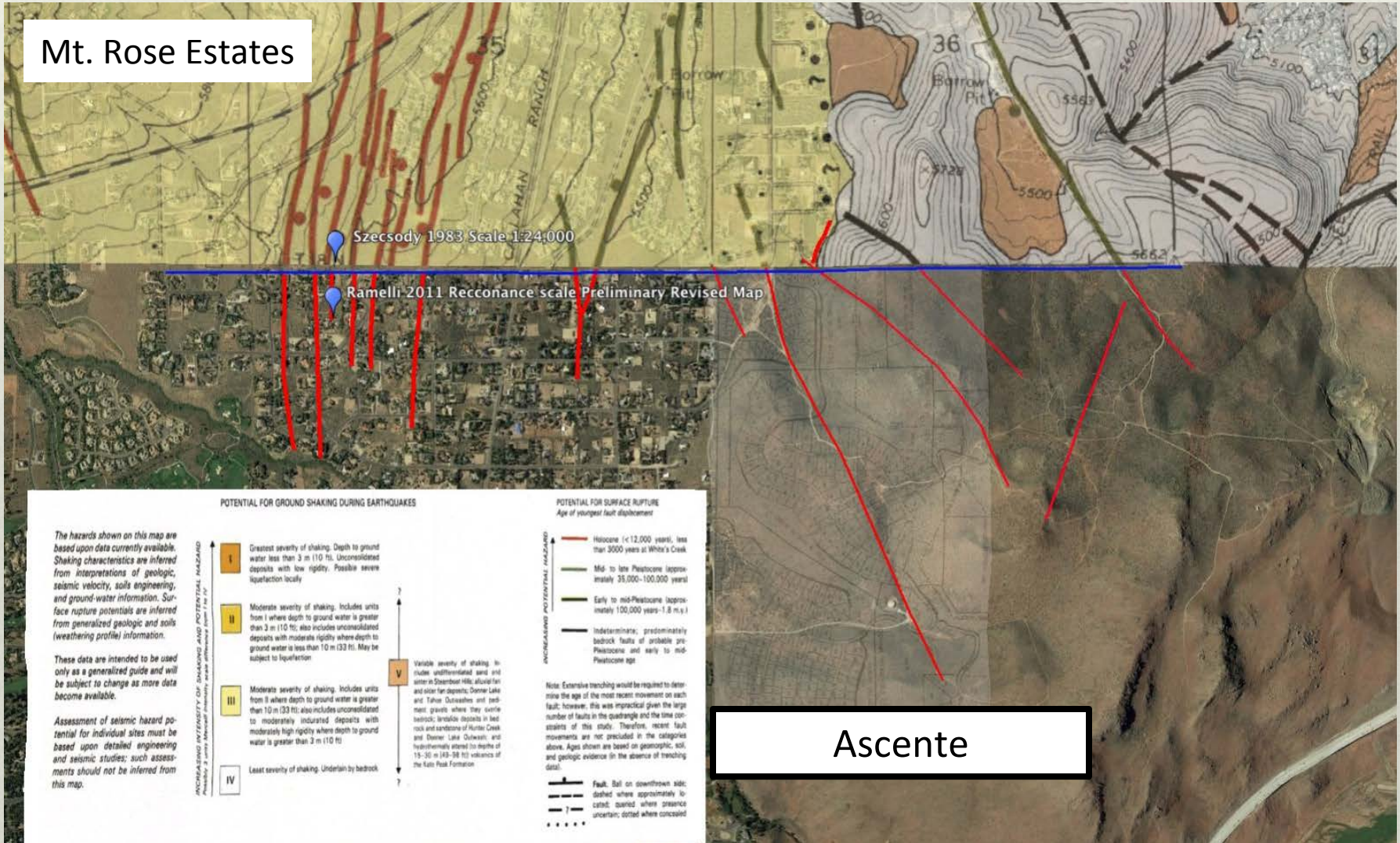
Little soil and andesitic bedrock near surface

ASCENTE needs to include a drilling program to target all areas that require leveling, including the “Sierra Village” parcel cuts and the access road. The drilling can accomplish three data collection tasks – 1) collect rock samples for geotech core logging and lab testing, 2) log the core for evidence of faulting, and 3) degree of bedrock fracturing near-surface.

The goal of the drilling program should be to: collect evidence of faulting, determine degree of fracturing, determine hardness and penetration rate.

Slide 5

Mt. Rose Estates



Continuation of known mapped faults south of detailed Geologic Hazard Map (Szecody, 1983)

Slide 6

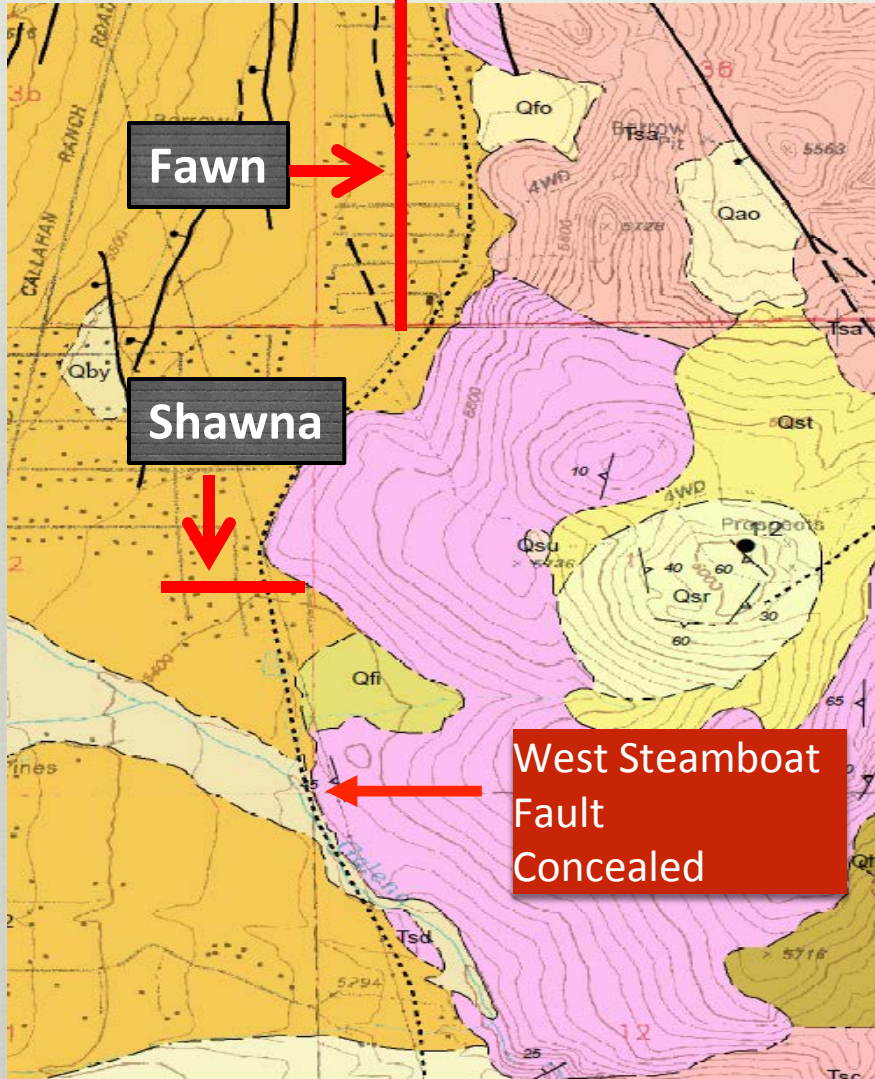


Continuation of known mapped faults onto Ascente property, arial view

Slide 7

Geologic Map and Cross section

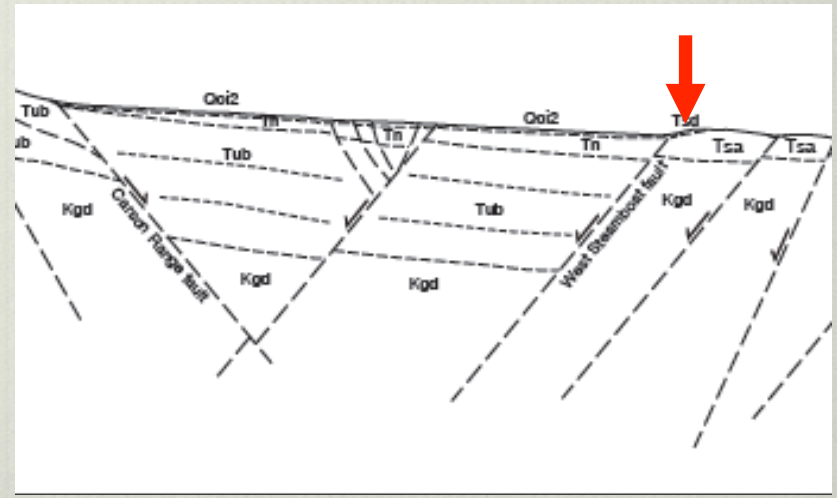
Source Nevada Bureau of Mines and Geology 2001



Qoi2 Intermediate age outwash deposits (probable Tahoe age)

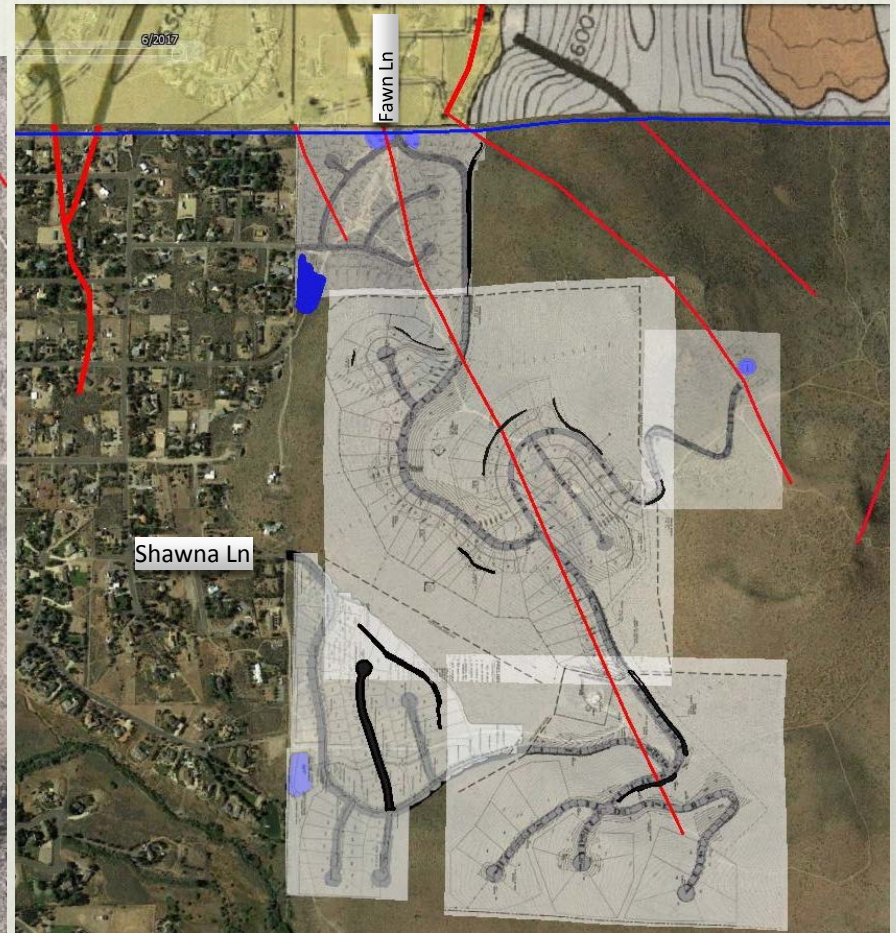
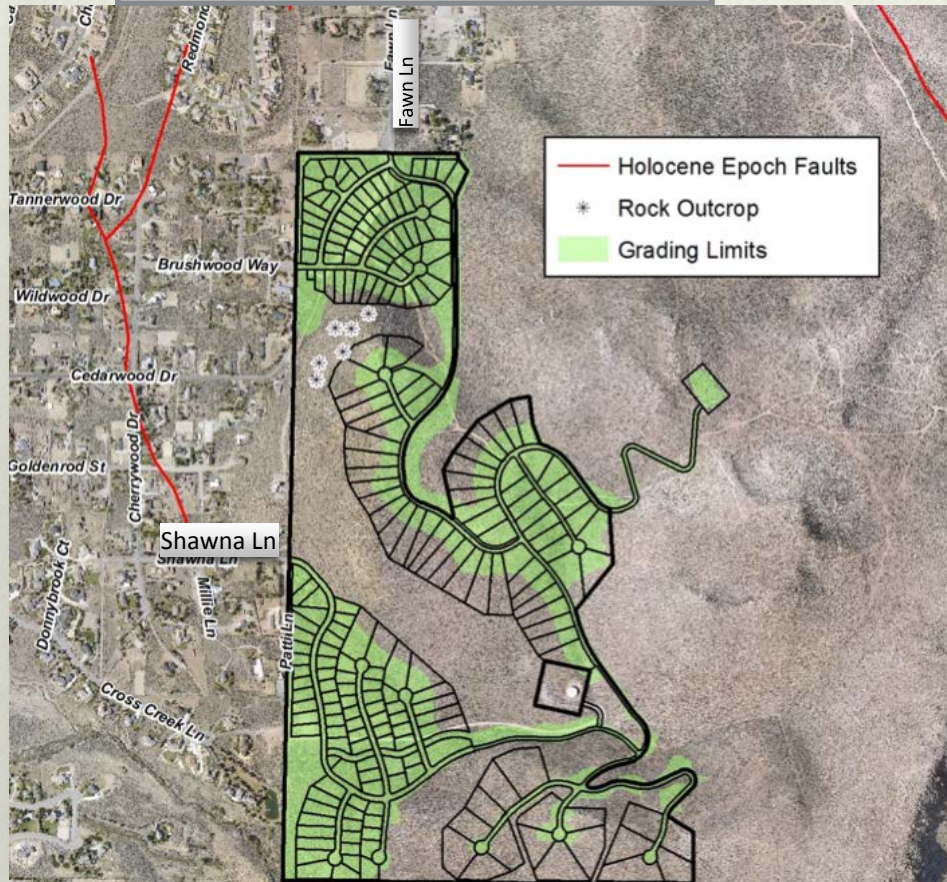
Tsd Dacite of the Steamboat Hills (6.4 Ma)

Fault Solid where certain and location accurate, long-dashed where approximate, short-dashed where inferred, dotted where concealed; queried if identity or existence uncertain. Ball on downthrown side. (In cross section—A, away from observer; T, toward observer; Arrows show realitive motion.)



Slide 8

Preliminary Geologic Conditions



Preliminary Map from Exhibit J (CFA) (left) alongside Nevada Geologists' Mapped and Inferred Faults from Washoe County Geology Map Published in 2013



Some of the faults shown on Slide 6 also cross Mt. Rose Highway. What if this kind of damage occurs during a major earthquake? How will we be able to evacuate?

It's up to Ascente to prove that the faults aren't there – not Mother

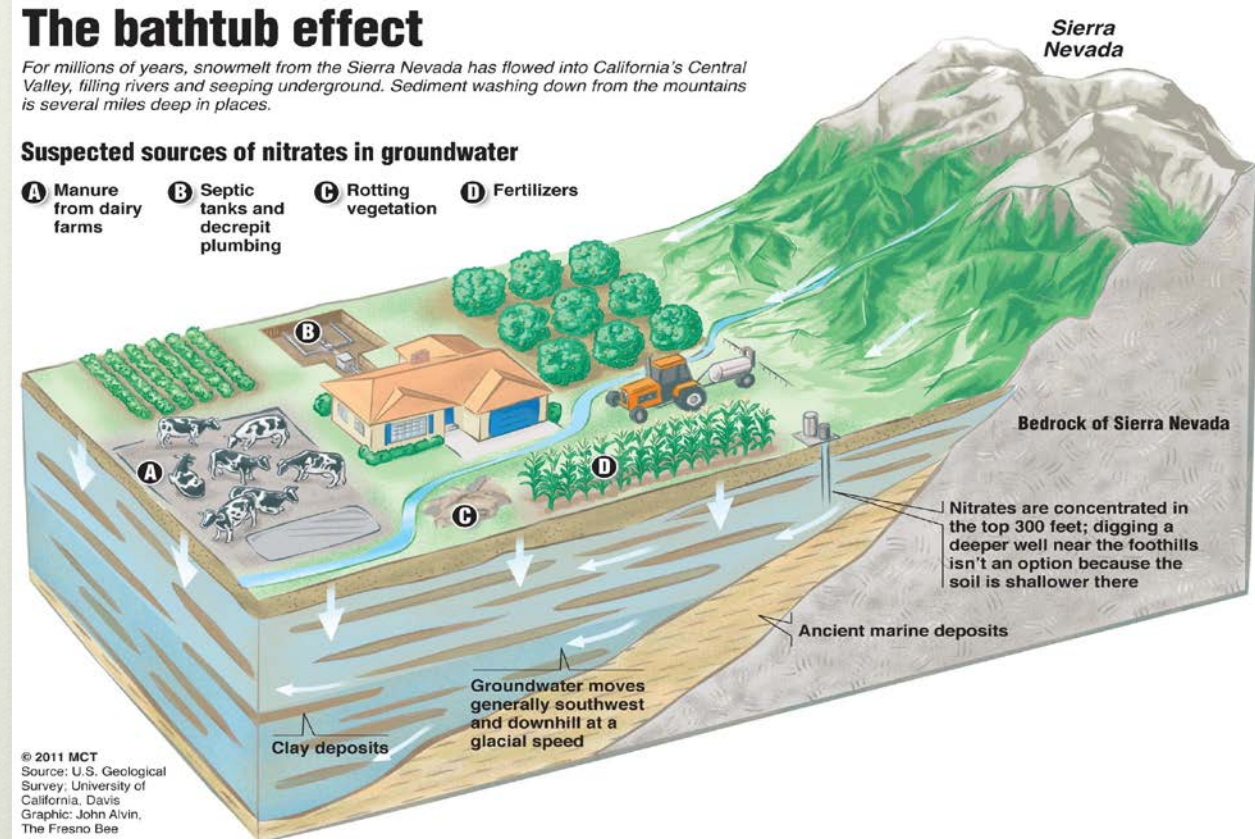
Nature to prove that they are!

Slide 10

Protect our Aquifer! And Our Drinking Water!

Storm water from Ascente can contain:

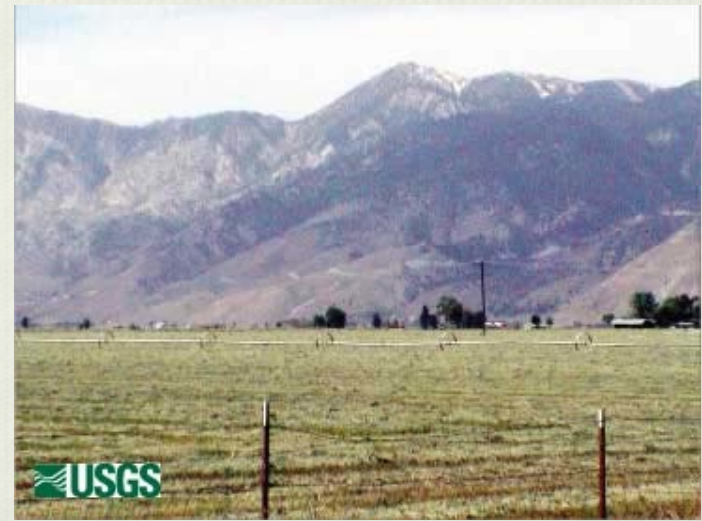
- Sediment
- ANFO by-Products
- De-icing products
- Petroleum
- Fuel
- Chemicals
- Fertilizer
- Sewage



Imagine the Ascente development at the top of the hill. Storm water flowing off the Steamboat Hills down the west slope will transport pollutants downhill to our storm water drainage, and eventually infiltrate into groundwater! This will continue throughout construction, and when homes are occupied! Who knows what Ascente residents will dump into their storm drains, or out into their yards! What if there is damage to sewage lines up on the hill? Where does that end up?

Slide 11

Nevada Division of Water Planning Part B.
Comprehensive Groundwater Protection: “Nevada’s policy is to protect all ground water against deterioration in quality, in order to maintain supplies that are suitable for beneficial uses.”



Recent research conducted by USGS in Douglas County concluded that increase in septic tank use and fertilizer application have contributed to increases in nitrates in wells throughout the valley. The results of this study indicate that nitrate and total dissolved-solids concentrations are increasing in over 50 percent of the wells sampled over a 16-year period in Carson Valley. If this is happening in Carson Valley, it is most likely also happening in Callahan Valley. What is Washoe County doing to protect our groundwater resources? Allowing under-regulated development?

Ascente's Storm Water

Drainage in East Callahan Ranch



Ascente's Storm Water



In the big winters 1983, 1987, and 1997, residents along the flow path did not experience flooding from Ascente's property near Fawn Lane

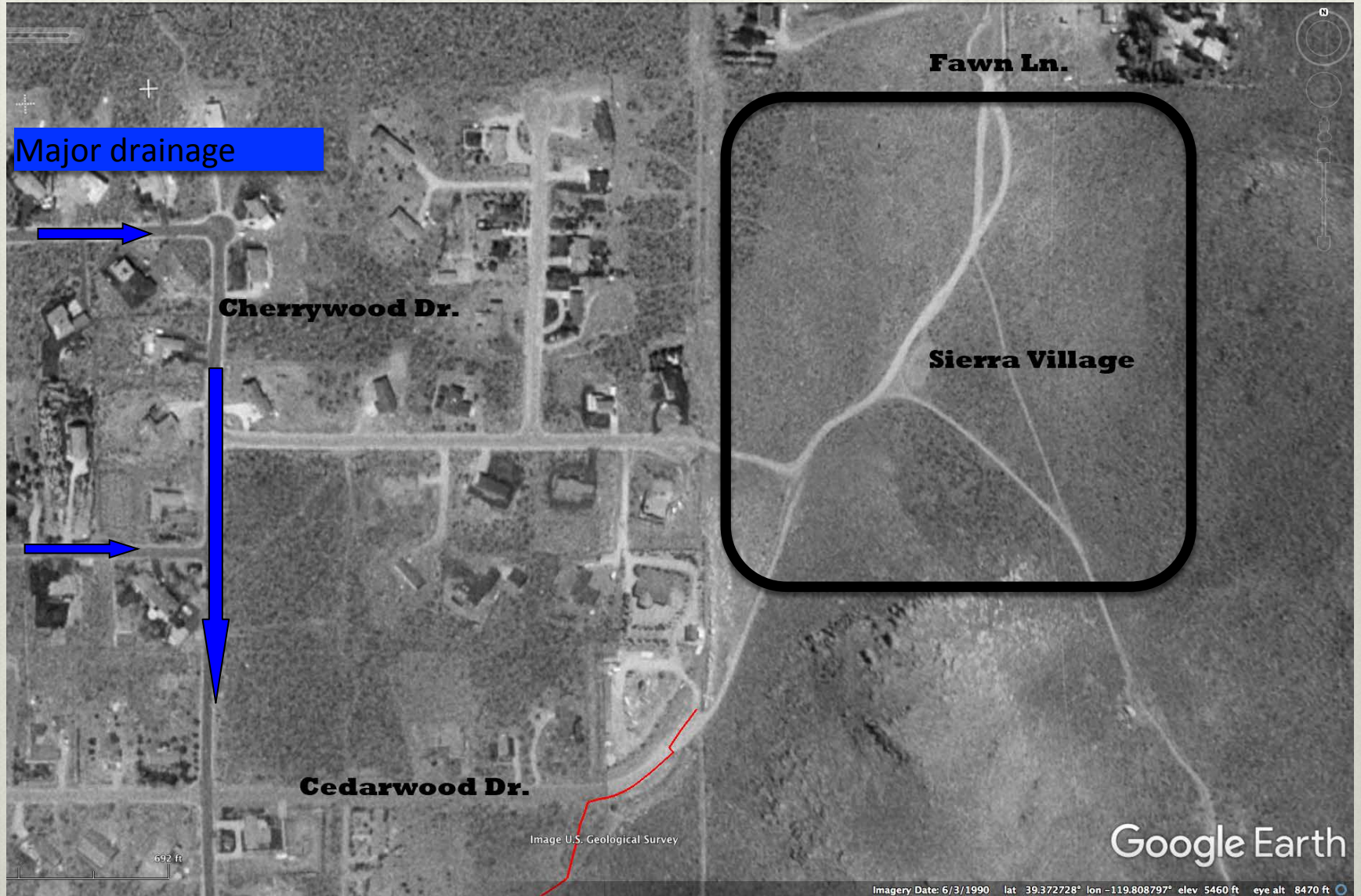


After clearing vegetation and compacting soils in the proposed Sierra Village area this became a common occurrence on Shawna Lane

We don't want this to become a common occurrence



Drainage Prior to 2002



Illegal vegetation removal and soil compaction (grading) in 2002 created storm water runoff from the area of the proposed Sierra Village



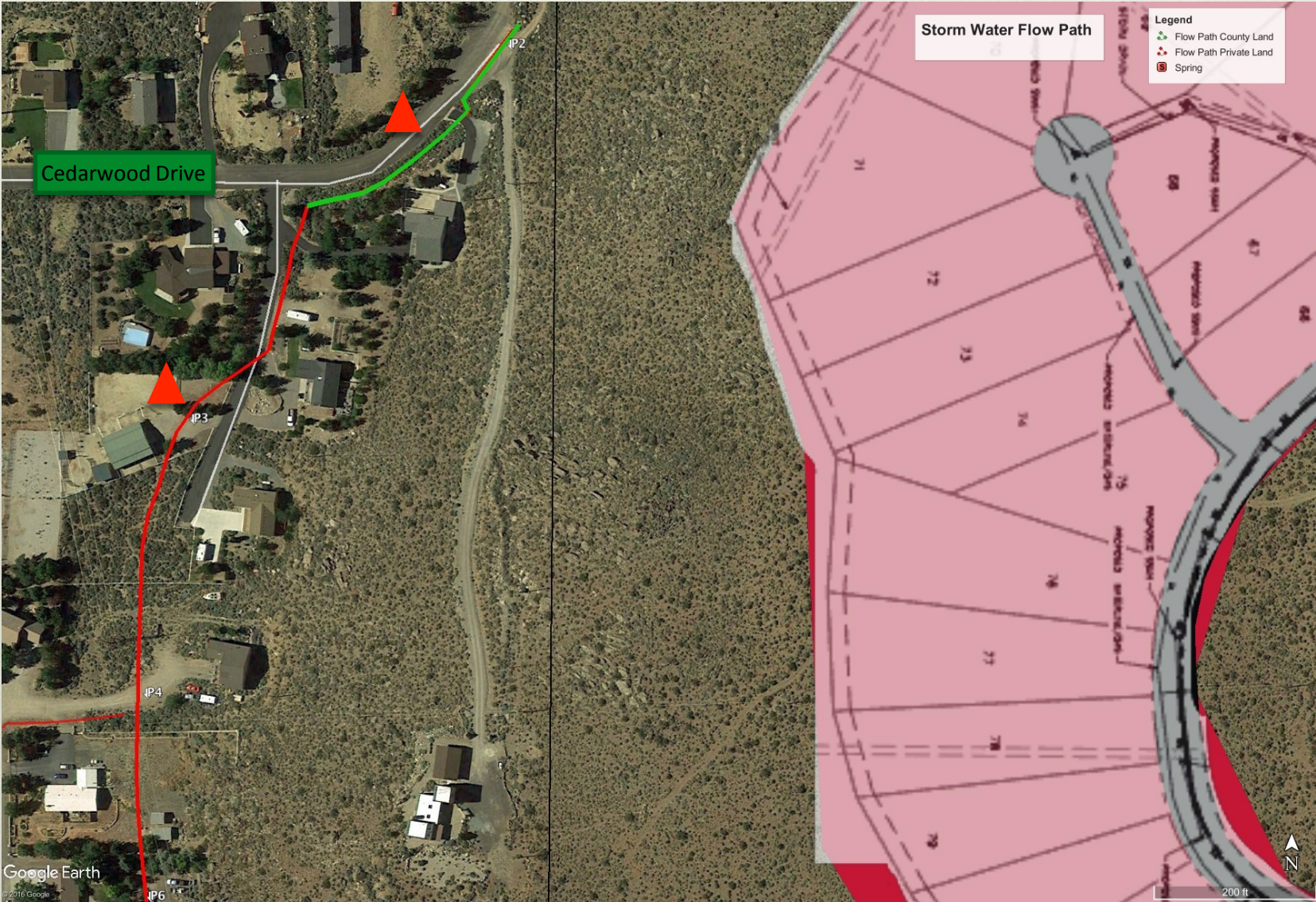
Storm water from the area south of Fawn Lane followed a path at the base of the Steamboat Hills.

This path traverses some county right-of-ways but mostly private properties that do not have deeded drainage easements.

Green lines denote County Right of ways. Red lines denote Private Property



Flow Path of Ascente's storm water



Cedarwood Drive where Ascente plans to dump their storm water.



Storm water flow path south of Cedarwood Drive



Flow Path of Ascente's storm water to Shawna Lane



Ascente storm water flow path across private driveway



Ascente's flood water flows into a yard on Shawna Lane



Ascente's floodwater "Overflow Path" on to Shawna Lane



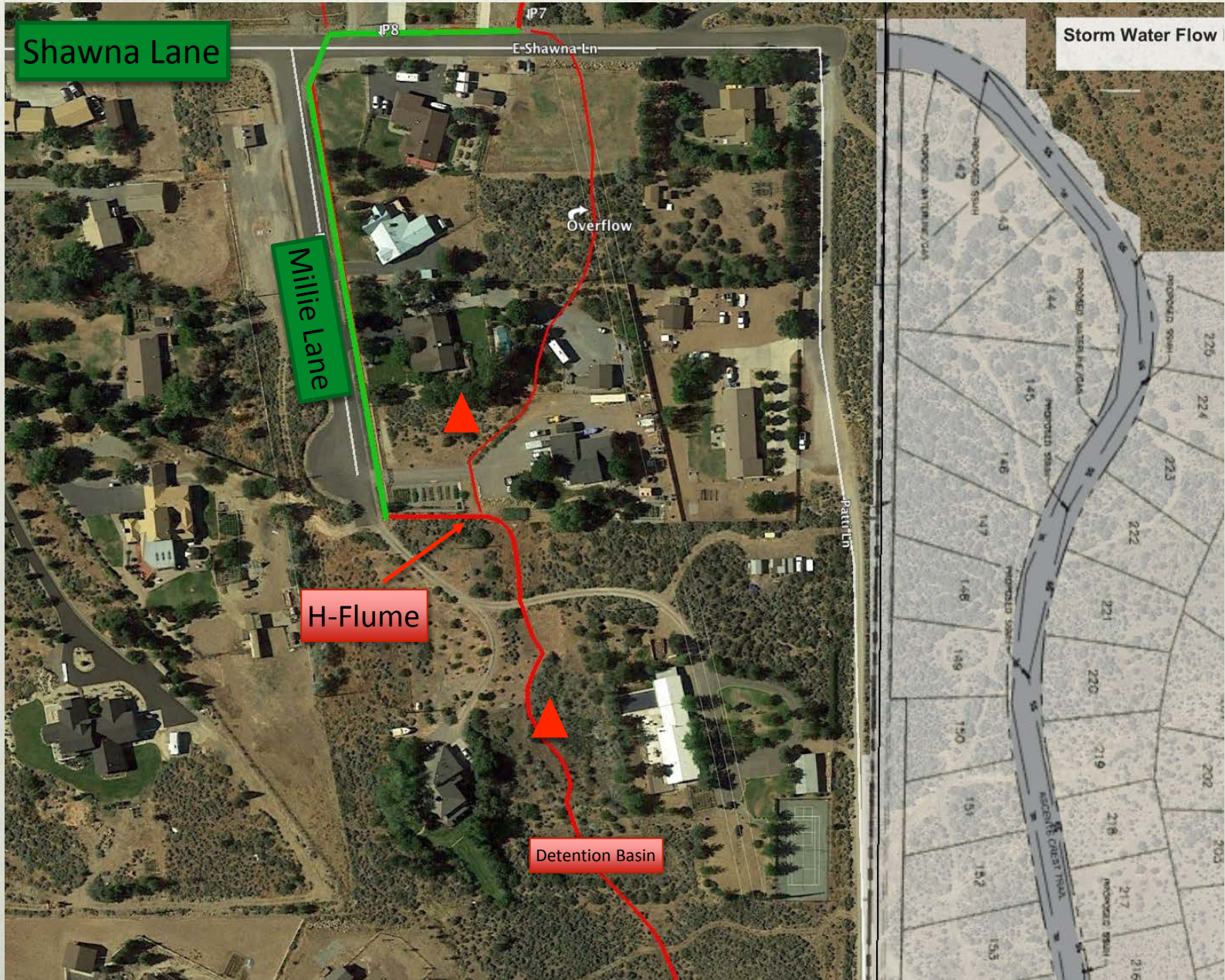
Ascente's floodwater under driveway on Shawna Lane



Ascente's floodwater "Overflow Path" south of Shawna Lane



Flow Path of Ascente's storm water, Shawna Lane to Private Detention Basin



H-Flume used to measure discharge that flows from Ascente's property.



Ascente's floodwater on private property near Millie Lane



Primary storm water channel

H-Flume

Overflow Channel

Detention basin on private property, Millie Lane



Flow Path of Ascente's storm water, private detention basin to Galena Creek

Also shown is the storm water path from the south detention basin to Galena Creek



Ascente's flood water on private property, Cross Creek Lane



Trout pond Cross Creek Lane



Sediment filled trout pond, Cross Creek Lane





The design of the subdivision or the type of improvements should not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

Conclusions

Runoff from Ascente's property south of Fawn Lane was created by illegal grading. This work was conducted by previous owners of the Ascente property.

There was no storm water drain system in place prior to storm water runoff created by illegal grading.

Ascente's storm water flows across private property. This patch work drainage network can not handle increased runoff from the Ascente Project.

Ascente should work with willing property owners and Washoe County to improve the storm water drainage network impacted by runoff from Ascente's property. This should become a condition for approval!

Ascente's Storm Water Runoff

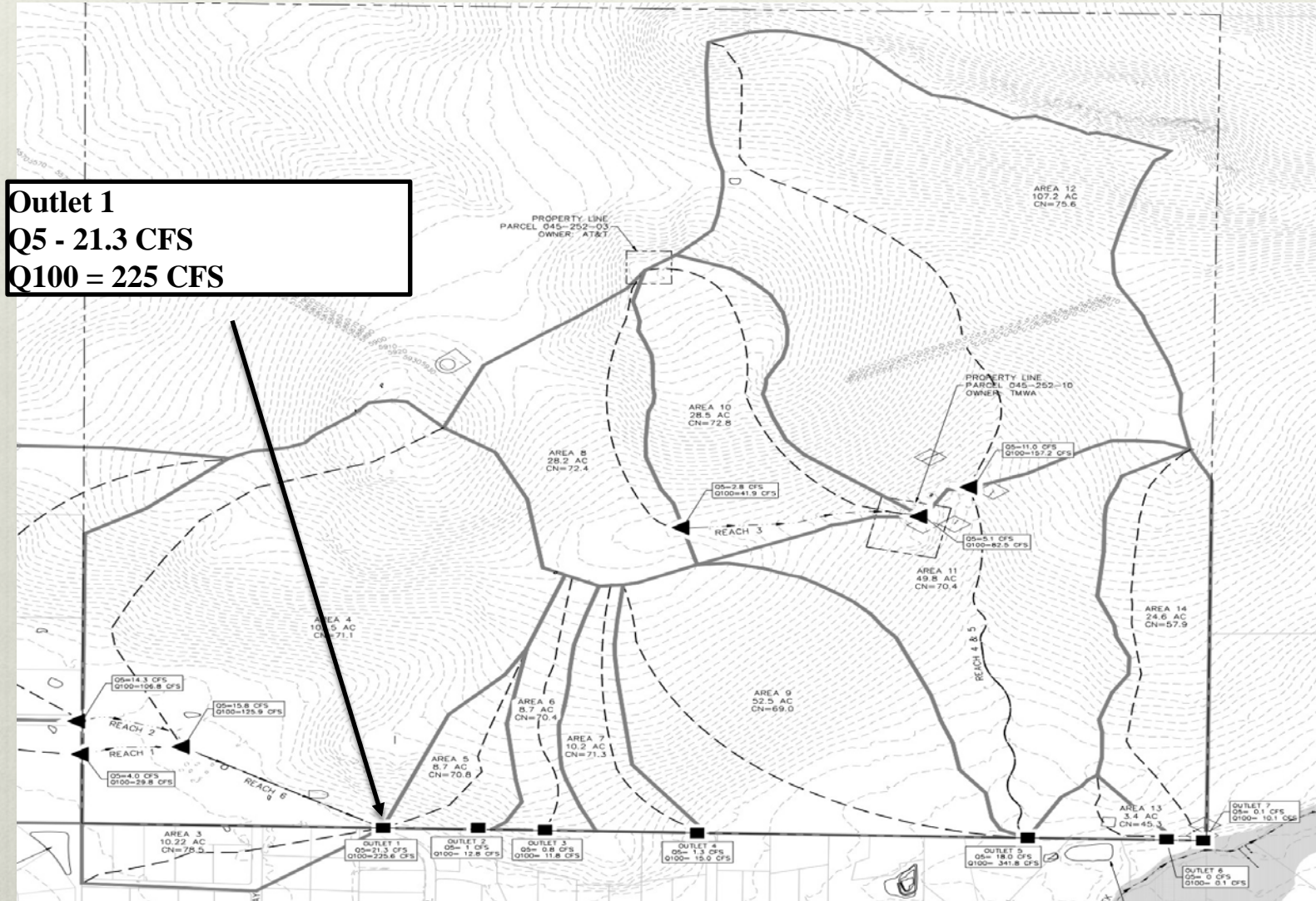
Conceptual drainage report

HEC-HMS

Rainfall Runoff Model

- ❖ Ascente's HEC model of Storm Water Runoff from their first proposal. Note Outlet 1 to Cedarwood Drive Q5 = 21.3 CFS and Q100 = 225 CFS.

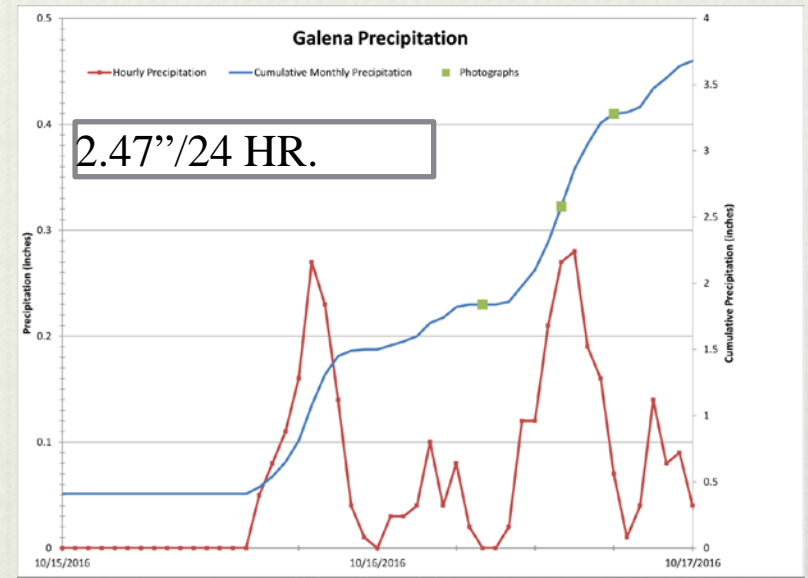
**Median January discharge
Galena Creek ~ 5CFS**



Q means volumetric discharge

By law a developer cannot increase storm water runoff above that which naturally occurs at a project site!

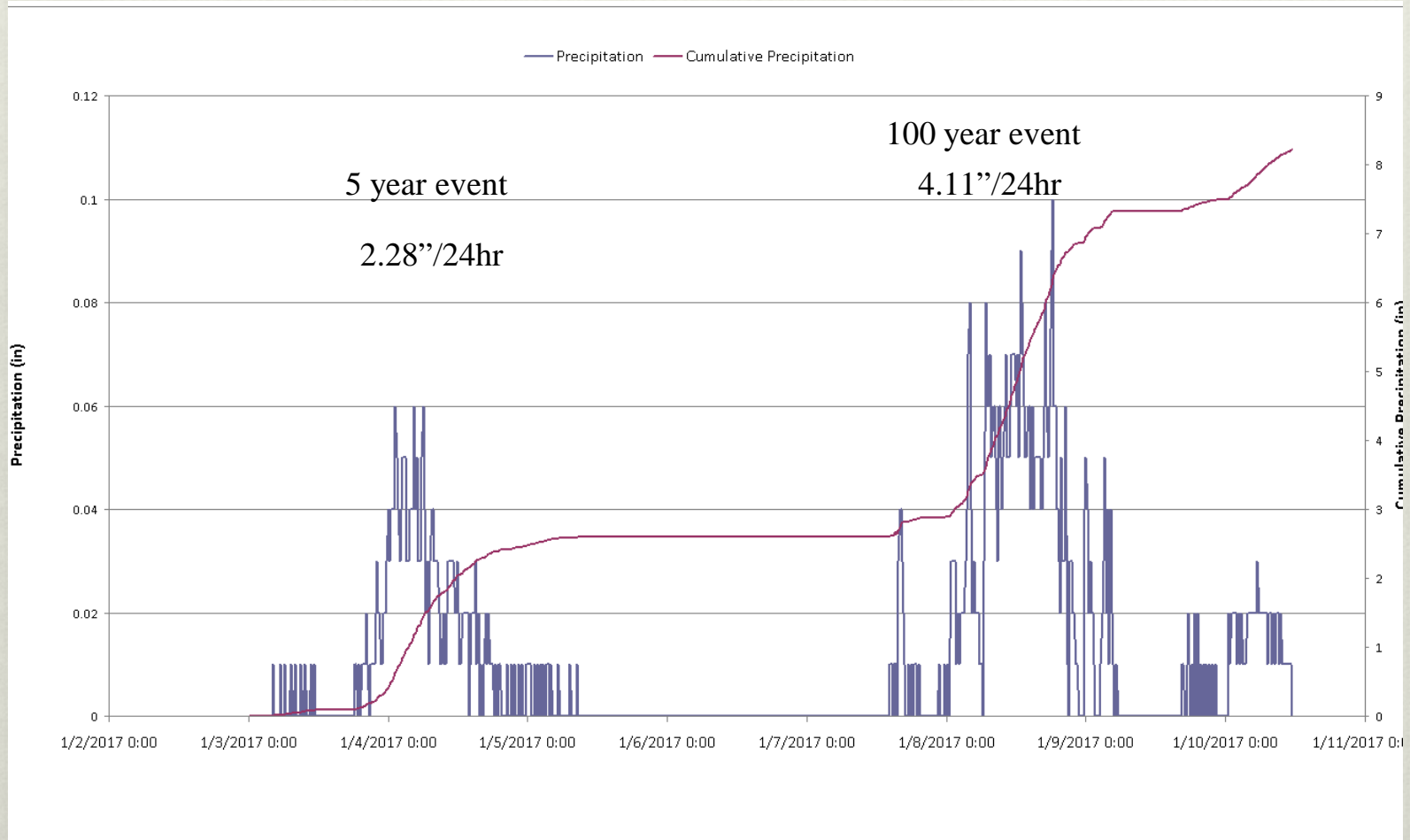
It was fortuitous that in October 2016 we had a 5 year event. At that time there was no flow monitoring system in place, however it is obvious from this photograph that the observed discharge is much less than the 21.3 CFS that the developers HEC model predicted



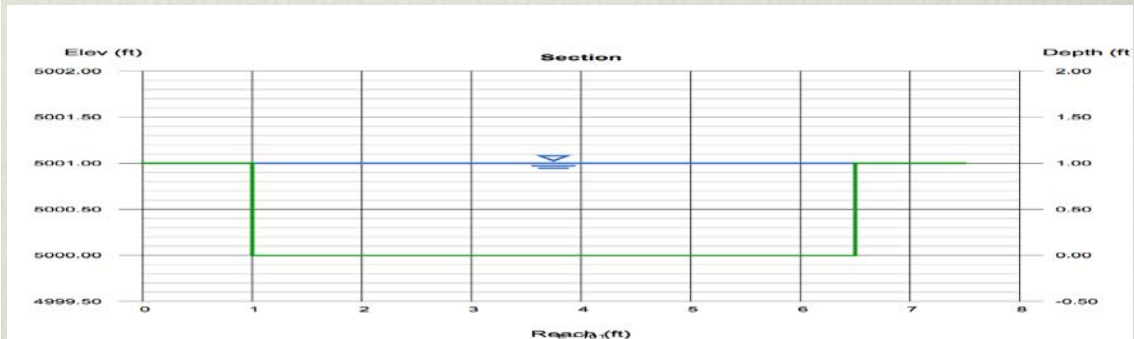
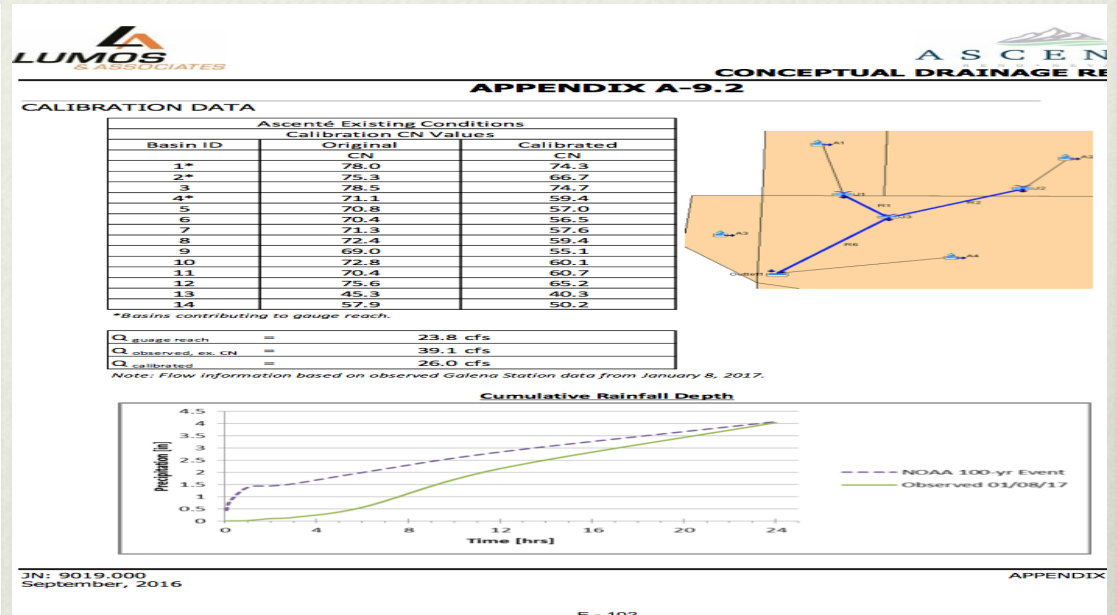
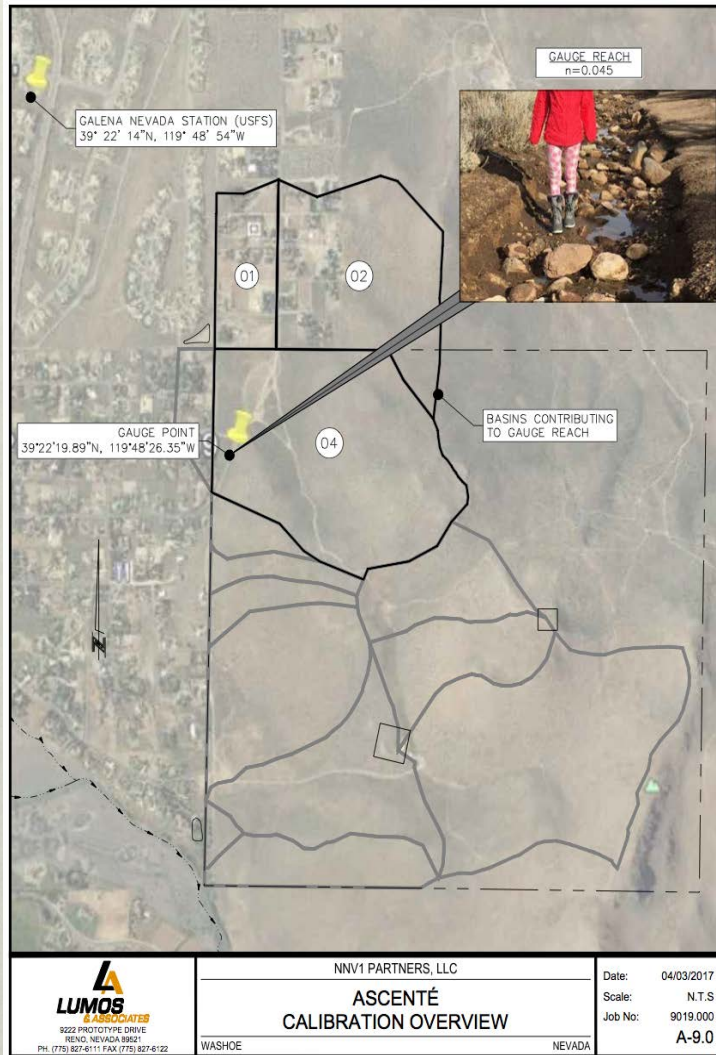
Photograph taken on October 16th, 2016 at 5:26 PM of 12" culvert on Shawna Lane. Note that discharge is at capacity for this storm water system.



❖ Callahan Ranch precipitation January 4 through 10



Ascenté Post-storm Calibration



Channel cross-section

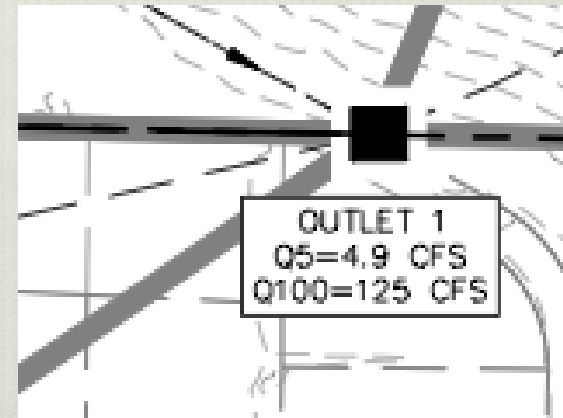
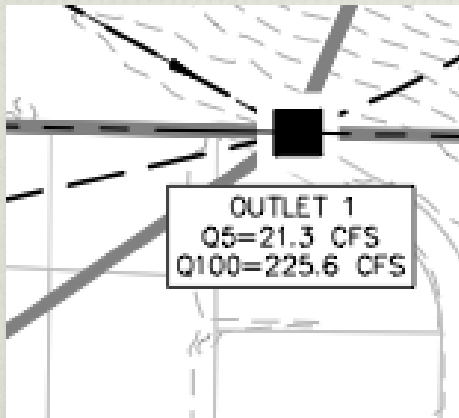
HEC Modeling

2016 Model

Cover Type	Soil Comp A (CN)	Soil Comp B (CN)	Soil Comp C (CN)	Soil Comp D (CN)
Developed (Open Space)	68	79	86	89
Developed (Low Intensity)	57	72	81	86
Developed (Medium Intensity)	77	85	90	92
Sagebrush w/ Grass, Fair	31	51	63	70
Desert Shrub, Fair	55	72	81	86

2017 Model

Cover Type	Soil Comp A (CN)	Soil Comp B (CN)	Soil Comp C (CN)	Soil Comp D (CN)
Developed (Open Space)	68	79	86	89
Developed (Low Intensity)	57	72	81	86
Developed (Medium Intensity)	77	85	90	92
Sagebrush w/ Grass, Good	35	35	47	55
Desert Shrub, Good	49	68	79	84

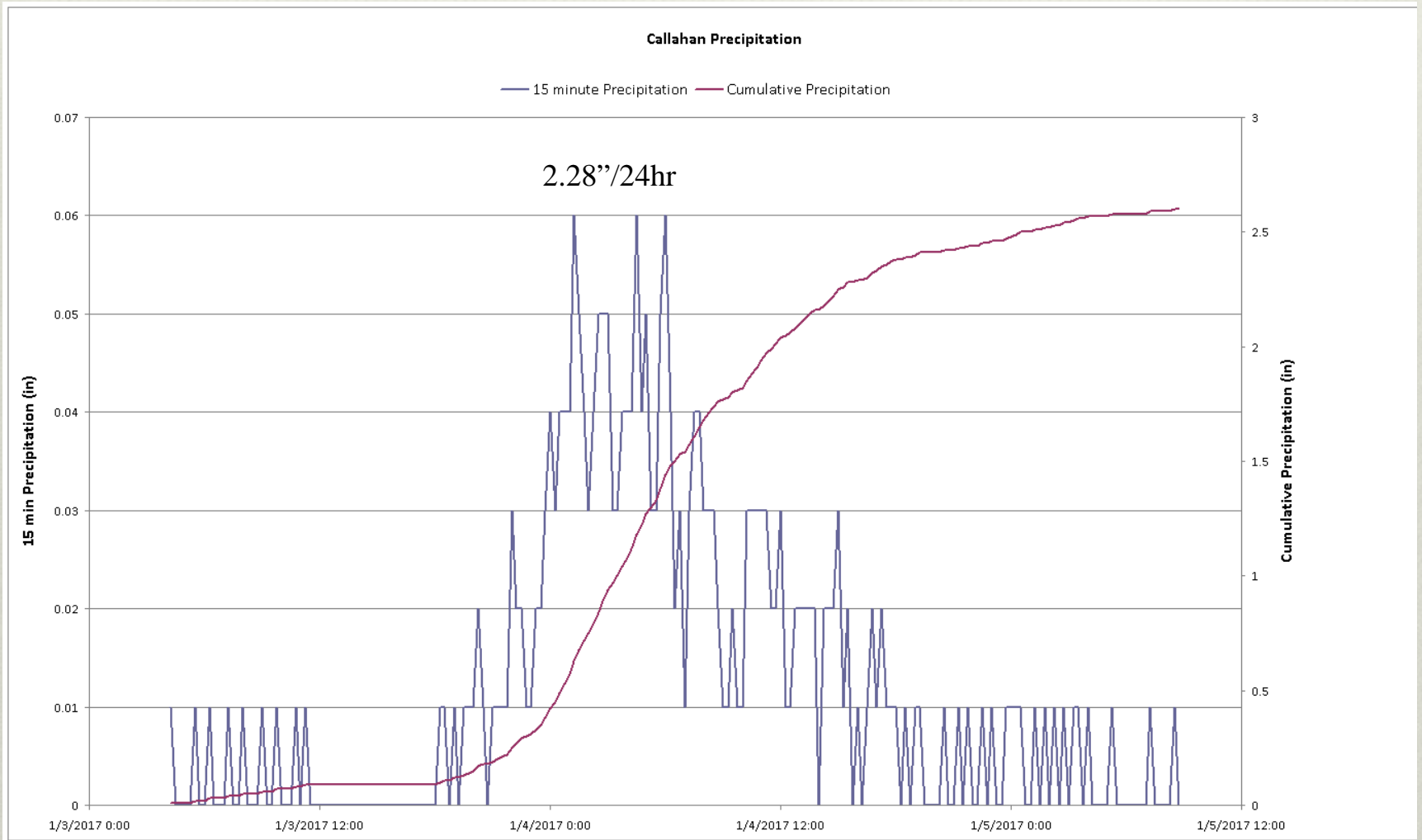


Q means volumetric discharge

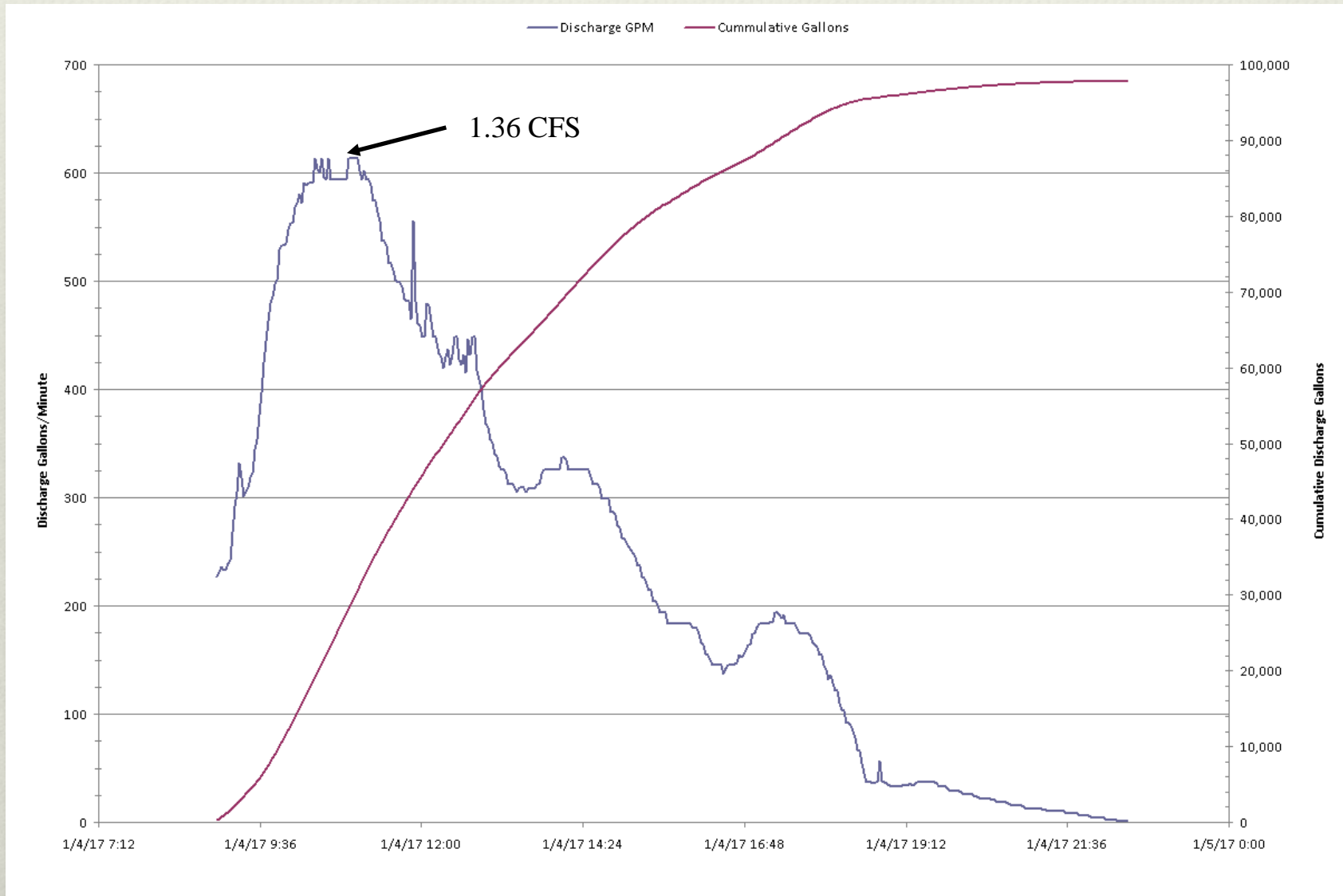
- ❖ A 1.5 foot H-Flume was installed on private property where runoff from Ascente's property could be measured



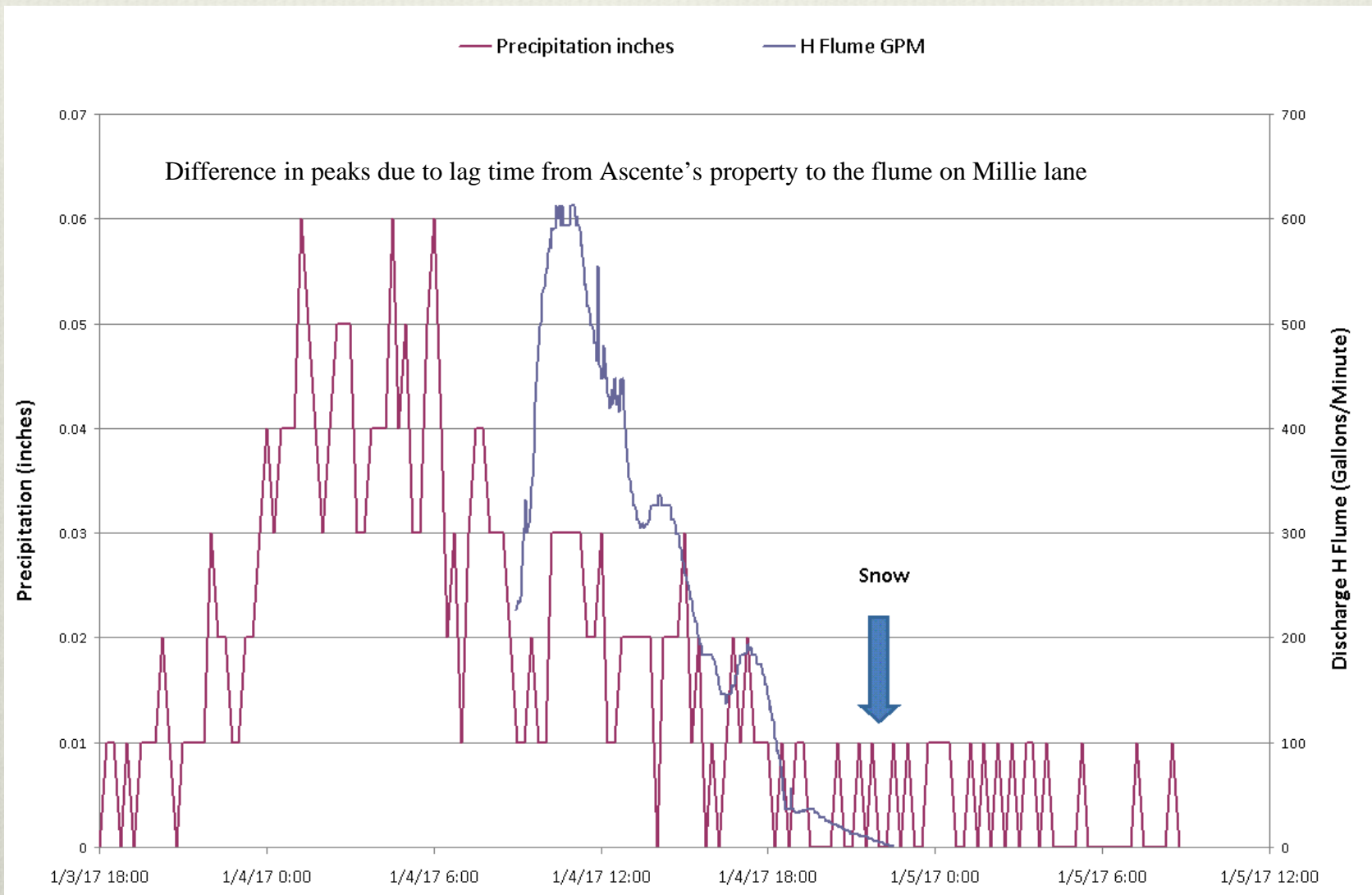
The first pulse of early January Storm, this qualifies as a 5 year event



❖ Storm water discharge graph for January 4th 5 year event



- ❖ Graph of precipitation and storm water discharge showing the relationship between the two parameters



Estimated and measured discharge from Ascente's property Outlet 1

5 year 100 year

2016 model estimated discharge	21.3 CFS	225 CFS
2017 model estimated discharge	4.9 CFS	125 CFS
Measured discharge H-Flume	1.36 CFS	—

Truckee River mean annual discharge

2014	313.0 CFS
2015	150.8 CFS
2016	380.9 CFS



Storm water leaving Ascente property near peak runoff January 8, 2017. This is not 125 CFS

After the first pulse of the early January storm, a culvert on Shawna Lane clogged with sediment from the Ascenté property which diverted some of the storm water away from the drainage ditch and H-Flume



One of the alternative storm water flow paths when discharge exceeds 2 cubic feet per second



Washoe county strongly suggested that Ascenté utilize Low Impact design to reduce storm water runoff.

(Statement from Ascenté's Conceptual Drainage Report)

“Low Impact Development (LID)

Groundwater recharge areas shall be incorporated into the site planning and enhanced whenever possible. Low Impact Development (LID) standards shall be incorporated to enhance groundwater recharge and manage storm water runoff.”

This is a great idea. Ground water recharge is very important in our area where declining water levels have been occurring for many years. However Ascenté is putting homes and roads on all of the flat areas of the project site. There will be no place to put storm water runoff to enhance ground water recharge. **In fact the areas that now contribute to ground water recharge will be replaced with impermeable surfaces!**

Conclusions

- Ascenté needs to describe in detail what their “Low impact development” elements are and how they will be implemented.
- Ascenté needs to describe in detail how they will incorporate and enhance much needed groundwater recharge elements into their project.
- Ascenté needs to re-calibrate their model using the measured discharge of 1.36 CFS at outlet one for a 5 year recurrence interval storm.
- Ascenté needs to keep their storm water discharge to Cedarwood Drive to 1.3 CFS for a 5-year recurrence interval storm.
- The county needs to impose a cash bond on Ascente in the event their storm water runoff floods the existing neighborhood.

HEC Modeling Results



Estimated and measured discharge from Ascente's property
 Outlet 1 from their HEC-HMS Modeling effort

	5 year	100 year
2016 model estimated discharge	21.3 CFS	225 CFS
2017 model estimated discharge	4.9 CFS	125 CFS
Measured discharge H-Flume	1.36 CFS	—

Galena Creek	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean of monthly Discharge	11	6.5	7.8	12	23	25	14	7.7	6.2	6.9	7.0	6.4
cubic feet/sec (CFS)												

2014 313.0 CFS

Truckee River mean annual discharge 2015 150.8 CFS

2016 380.9 CFS

Stormwater Flow Path from Sierra Village

Outlet 1

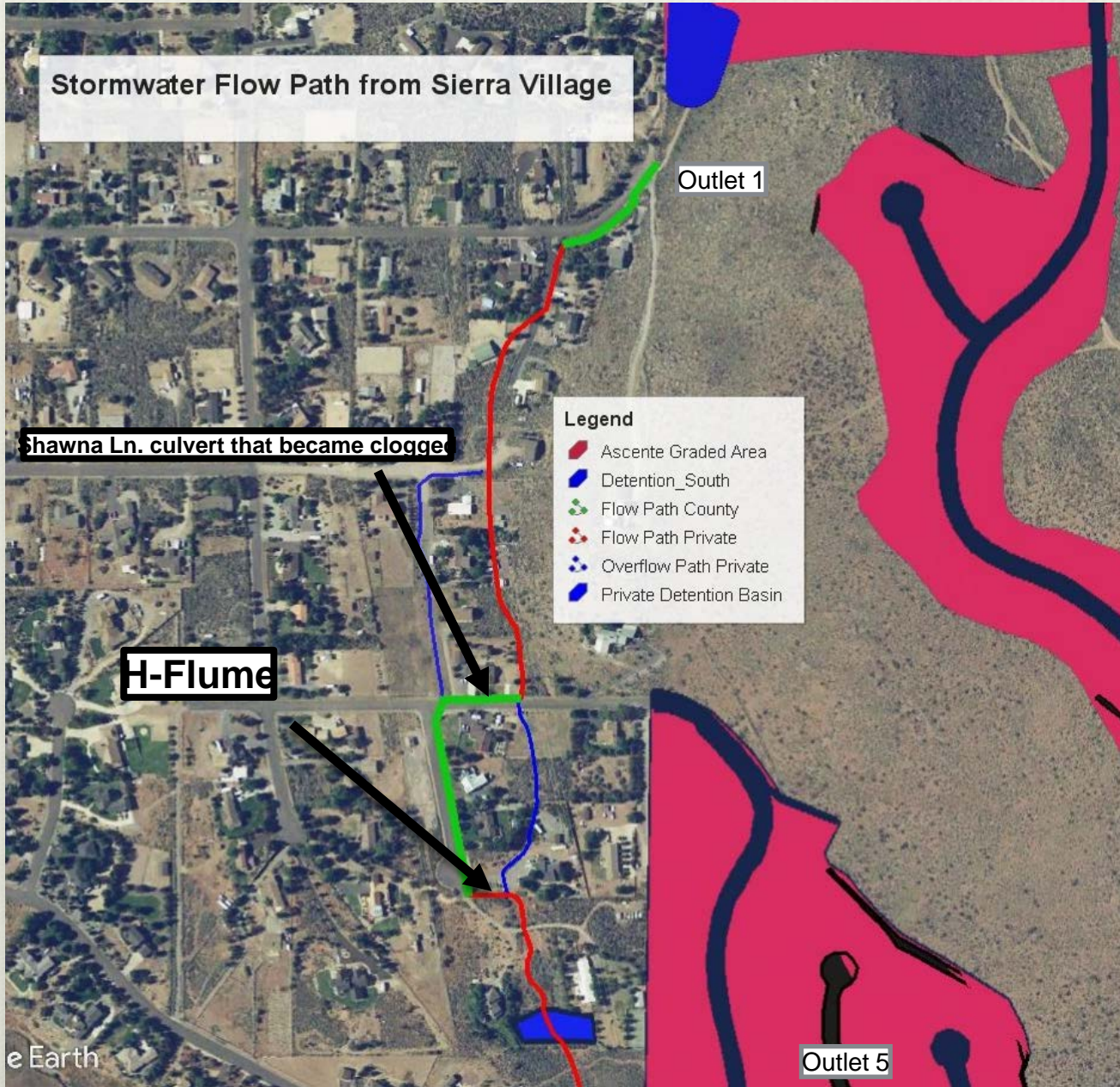
Shawna Ln. culvert that became clogge

H-Flume

Legend

- Ascente Graded Area
- Detention_South
- Flow Path County
- Flow Path Private
- Overflow Path Private
- Private Detention Basin

Outlet 5



100 Year Event

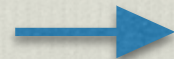


Flow Direction

January 8, 2017 Late Afternoon

100 Year Event



 **Flow Direction**

From Staff Report

Washoe County will require compliance with stringent storm drainage standards to ensure erosion controls and minimize impacts to the natural environment. The proposed drainage improvements will convey storm drain flows throughout the community via a network of drainage swales, drop structures, culverts and detention basins. The design and hydrologic studies of the proposed Ascenté community have been conducted in compliance with the drainage guidelines for the Truckee Meadows Regional Drainage Manual (TMRDM). **Adverse effects to the drainage system due to increased storm runoff with the construction of this proposed development have been addressed by the implementation of over-sized detention basins.** The design significantly reduces peak flows entering the adjacent community and ultimately reduces the peak flow entering Galena Creek.

1st Model	North Detention Basins total capacity 15.02 Acre-Feet	South Detention Basin capacity 7.82 Acre-Feet
2nd Model	North Detention Basins total capacity 13.8 Acre-Feet	South Detention Basin capacity 6.51 Acre-Feet

What are the size of the detention basins based on?
Are they based on the results from the second model
which over estimated discharge from the 5 year event by a factor of 3.5?

Outlet 5 Major drainage in Donner Village Area



	5 year	100 year
2016 model estimated discharge	18.0 CFS	341.8 CFS
2017 model estimated discharge	2.0 CFS	160.0 CFS

100 Year Event

Flow Direction

Trout Pond



100 Year Event



Flow Direction

Trout Pond



Construction Time Line

2 1/2 Years



**CONSTRUCTION
ZONE**

**PROCEED AT
OWN RISK**

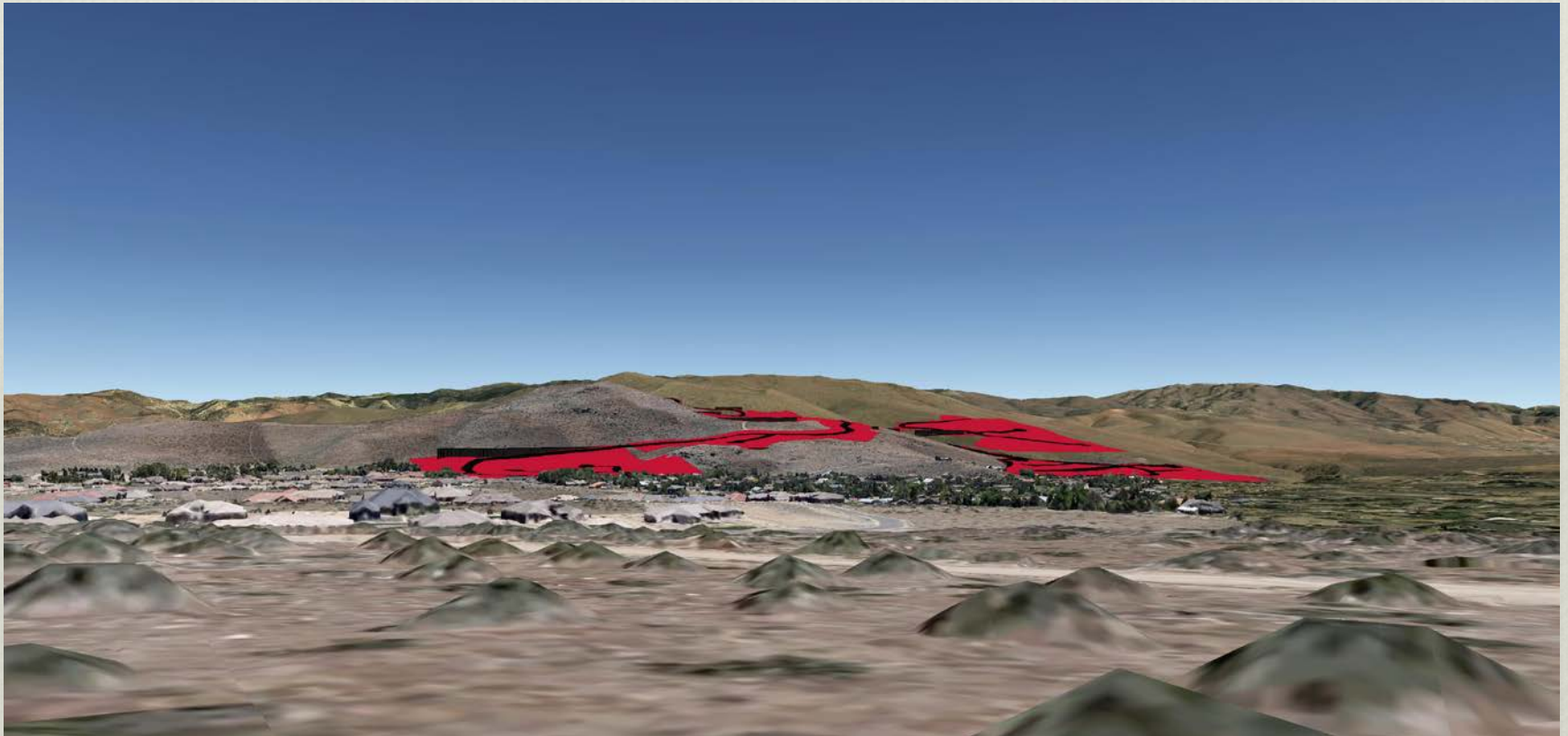
Violating the Viewshed Protections In the Area Plans



- ❖ **Forest Area Plan, Goal 2** "Preserve the community character commonly found within the Forest Planning Area... Therefore, this plan will make extra efforts to ensure that future development plans be conducted and implemented in a manner that supports and enhances the community's current character"
- ❖ Ascente's road cut and density does not fit our rural character

Mt Rose Scenic Byway Corridor Management Plan

"Preserve Views and Scenic Vistas/Protect Viewsheds... Manage development and grading to preserve mountain views and **avoid mass grading and large rock cuts visible from the highway.**"

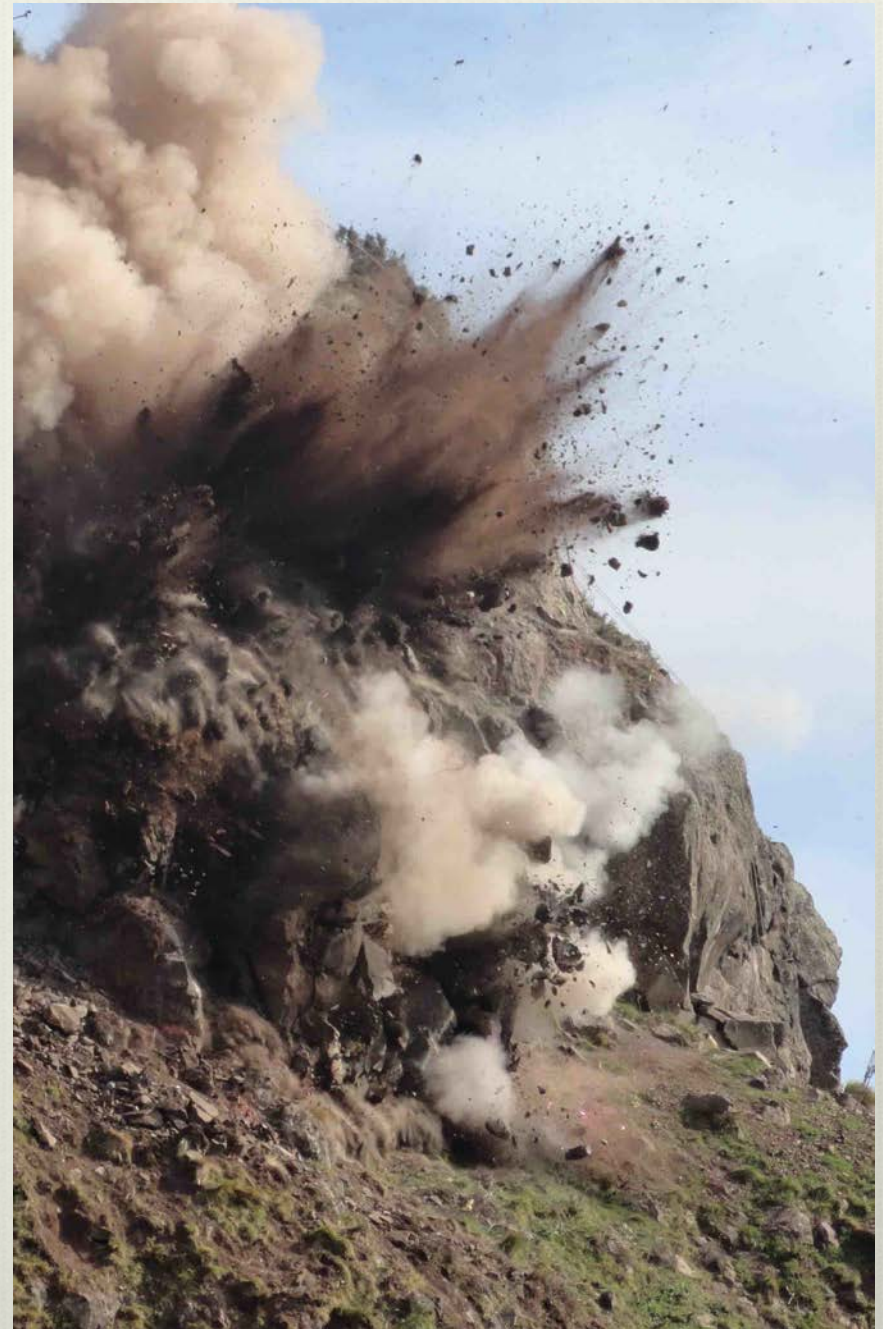


Extensive **Blasting** will be
needed...

NEAR HOMES

- ❖ Threat to nearby homes, wells and faults
- ❖ Threat to safety
- ❖ Noise pollution

Rippability Study
Is Needed
Before
Assumptions



TMWA Water Tank
Steamboat Hills

- ❖ Ascente's own Geological study says, "Soils are very shallow before hitting bedrock" (*Andesite*).





600,000+ yards of material will be moved

A large percentage is rock that cannot be used for engineered fill

The plan does not sufficiently address fill or excess material storage.



Ascente has no Blasting Protocol!

Standard protocol

1. Structural inspections before and after blasts
2. Testing of Wells
3. Monitor seismic activity
4. Blast times must be posted
5. Water tender and fire personnel must be present
6. Job site must be cleared
7. Guards must be posted
8. Blasting mats must be used



Our Homes Are Old!



- ❖ What were codes for 45 year old homes?
- ❖ Seismic monitoring must be in place to protect homeowners

Fly Rock

will threaten
nearby homes
and livestock

For 2 years.



DO NO HARM!

Chemical Fracturing

is a safe alternative

Blasting

should not be allowed



Extensive Noise Pollution

The shapes of the hills that surround the proposed subdivisions create a AMPHITHEATER EFFECT



EXTENSIVE NOISE POLLUTION

Heavy Machines
and

Blasting

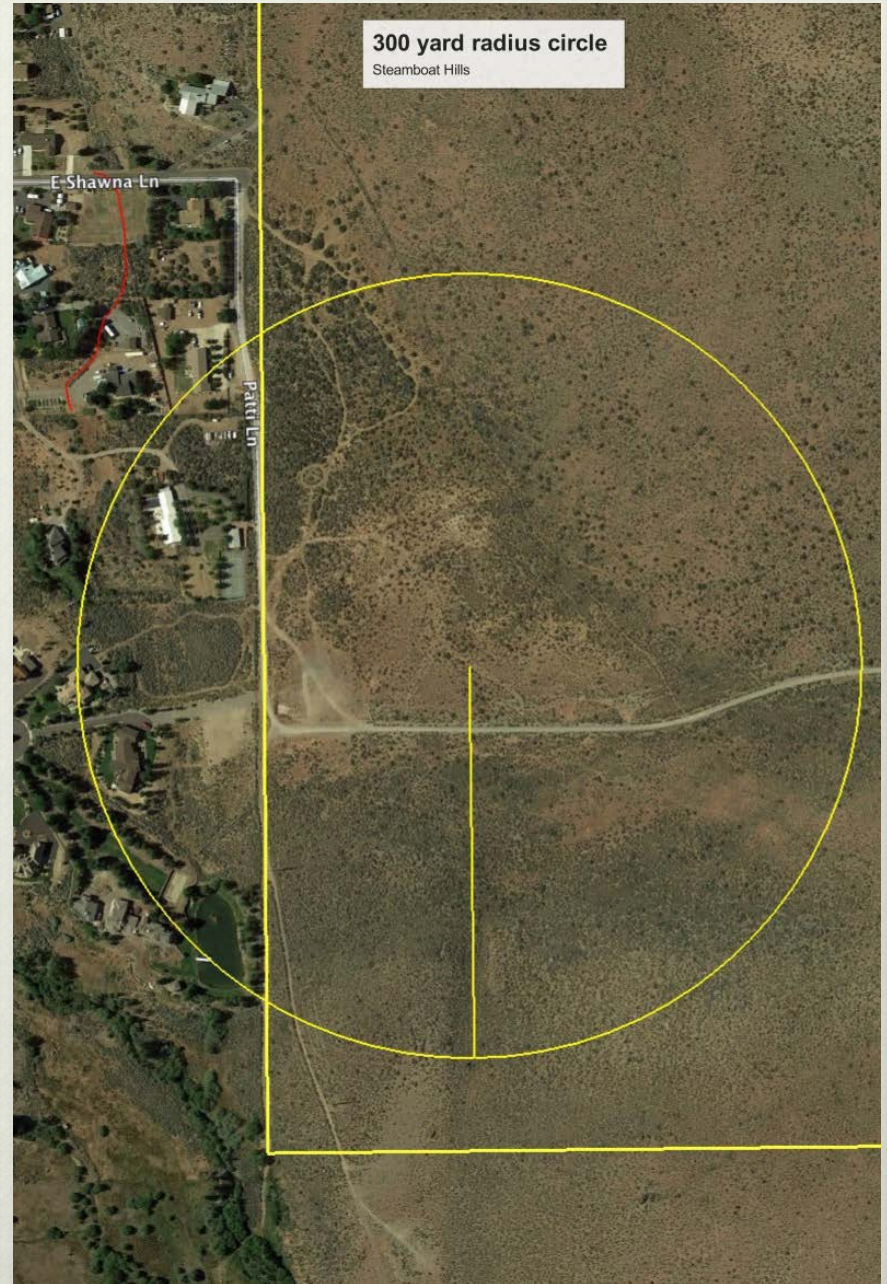
would be

300 yards

or less

from existing homes

beep!
beep!
beep!



Water Usage Not Addressed



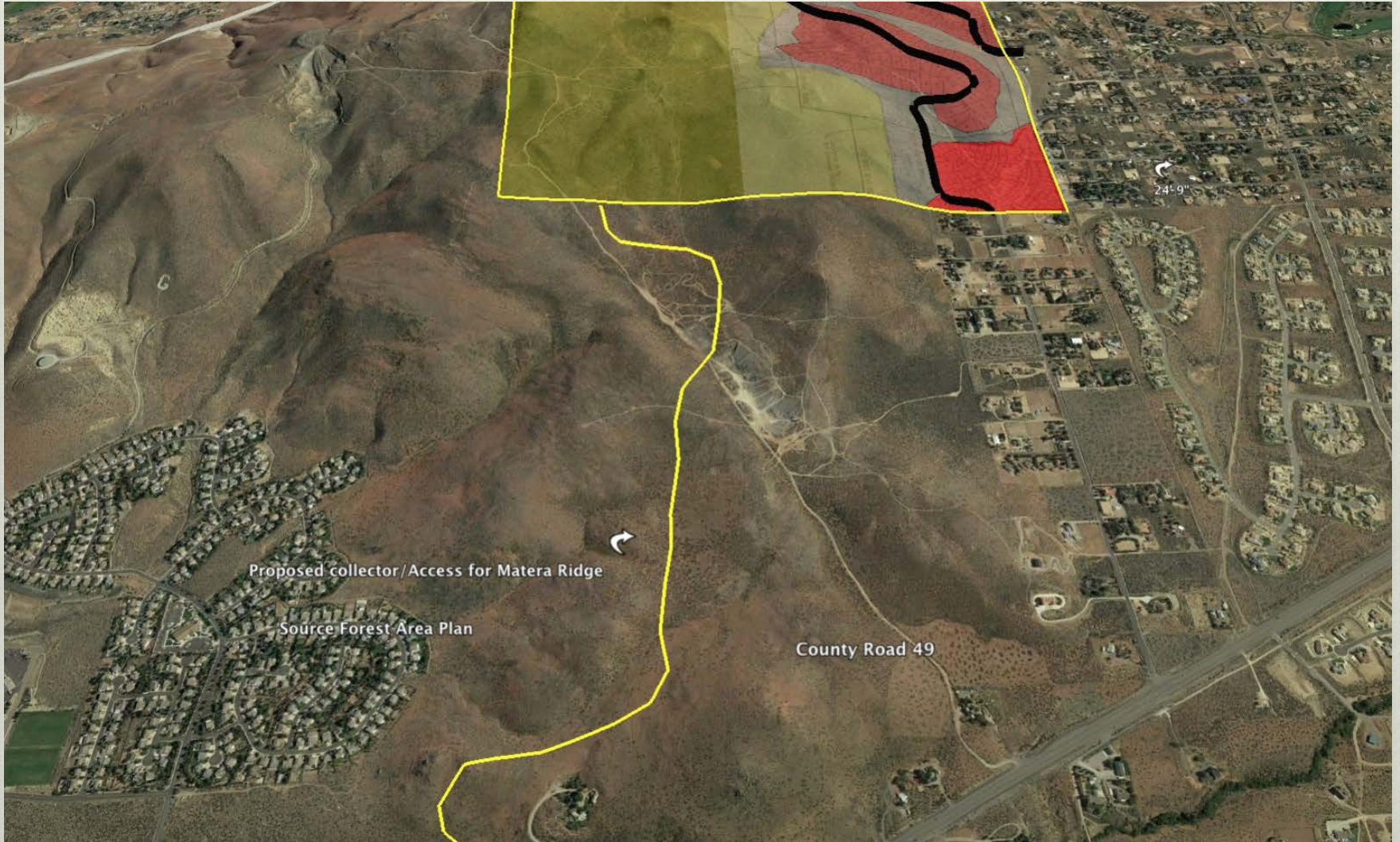
Estimated **22 million** gallons of water (30 Gal/yard x 600,000 yards)

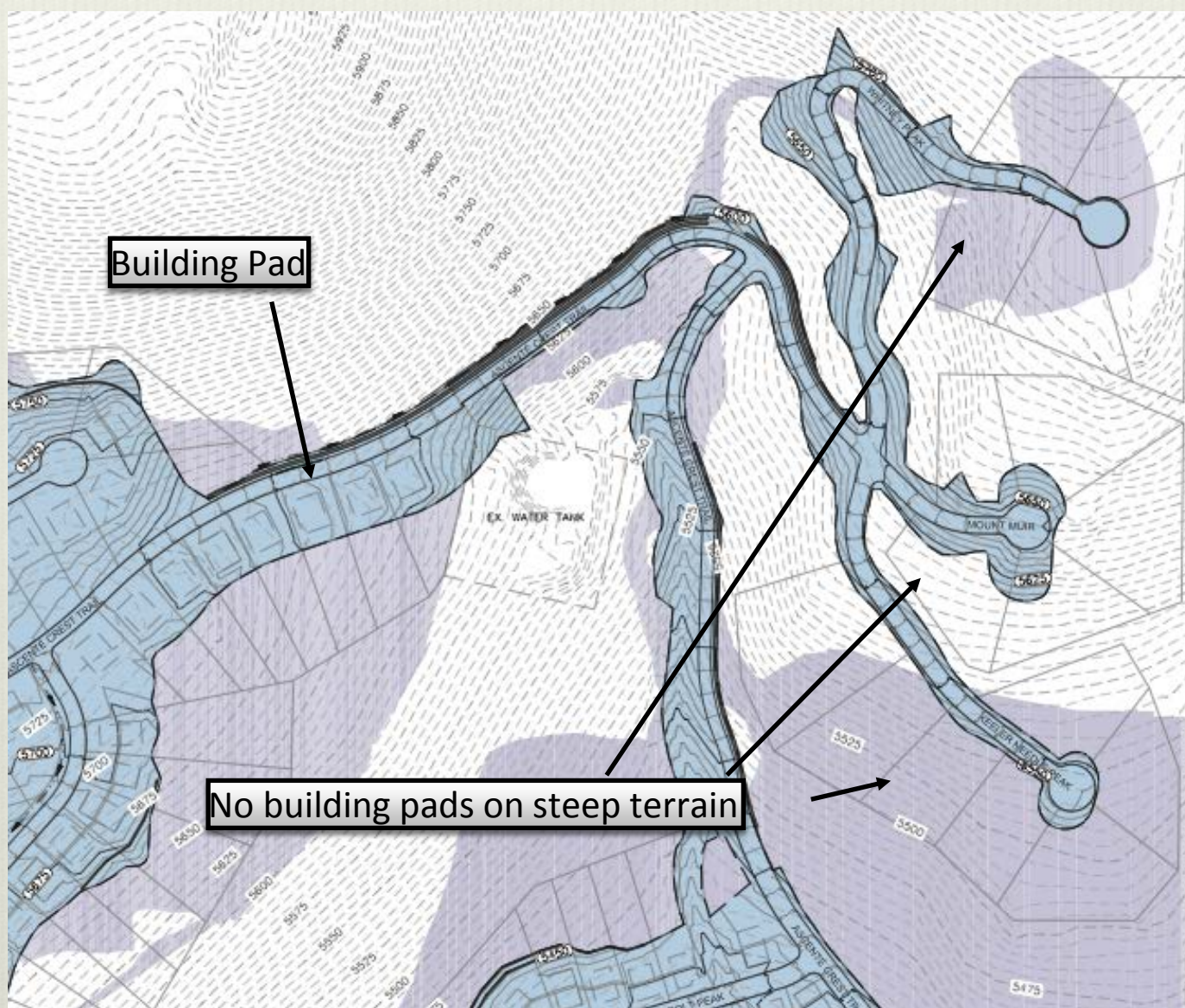
From taxed aquifers or

Estimated **2,933 heavy trucks** runs

on rural infrastructure

Ascente Needs its Own Construction Entrance





There are no defined building pads in proposed Whitney Village. Which means there will be additional grading. This proposal is incomplete, why was it not included in the grading plan?

No Answers to Construction Concerns

1. Road cut in clear violation of Mt Rose Scenic Byway
2. Does not address any potential blasting problems
3. No plan for construction haul roads
4. No plan for noise containment
5. No plan for Construction Water
6. Proposed road cuts that clearly violates the Forest Area Plan regarding viewshed impact!
7. No Grading or building pad plans for Whitney

The County must require a complete plan before proceeding

Placing a Neighborhood at Risk



We Become a Community On Our Roads



Forest Area Plan

Violations

The Forest area plan states (F.2.17) “The intent of the Matera Ridge Mixed-Use Overlay (MRMOUD) is to ensure that:

- Development will be sited to blend with the surrounding developed and open space lands located south of the Mt. Rose Highway.
- Development will be compatible with and enhance the scenic quality of the Mt. Rose Corridor.
- Development will contribute to the community character, promote neighborhood, and create a sense of place founded in the quality of life.”

Forest Area Plan

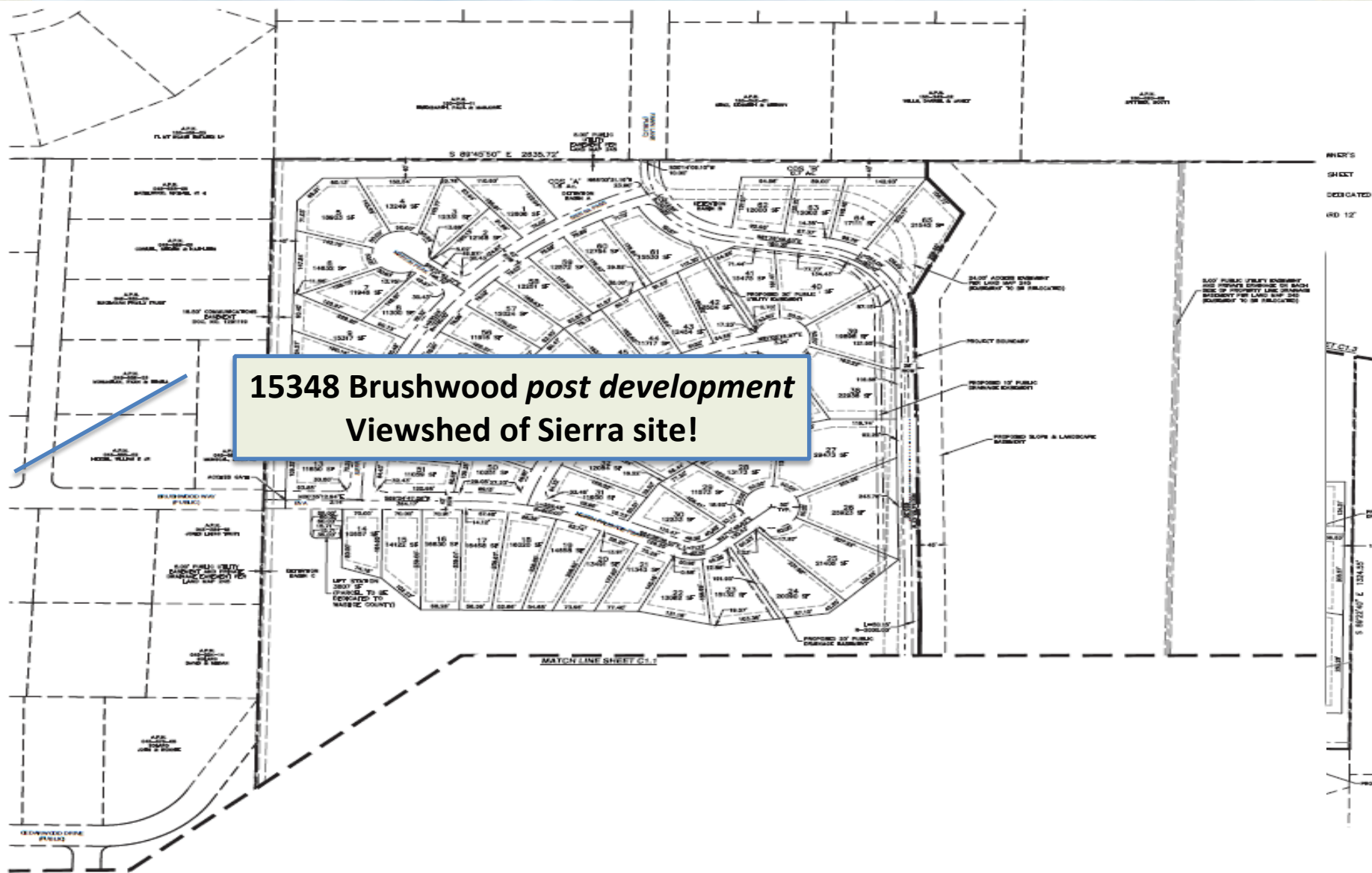
Violations

The Forest area plan states (F.2.18) “The Washoe county Development Code will further incorporate and describe this district. MRMUOD Development Criteria: (C) The development shall incorporate a Viewshed plan that will direct the location and intensity of development within the overlay district. INFRASTRUCTURE THAT IMPACT THE Viewshed OF THE ADJACENT PROPERTIES SHALL BE DESIGNED SUCH THAT NEGITIVE IMPACTS TO THE Viewshed ARE MITIGATED.”

Neighborhood Viewshed

??!!??

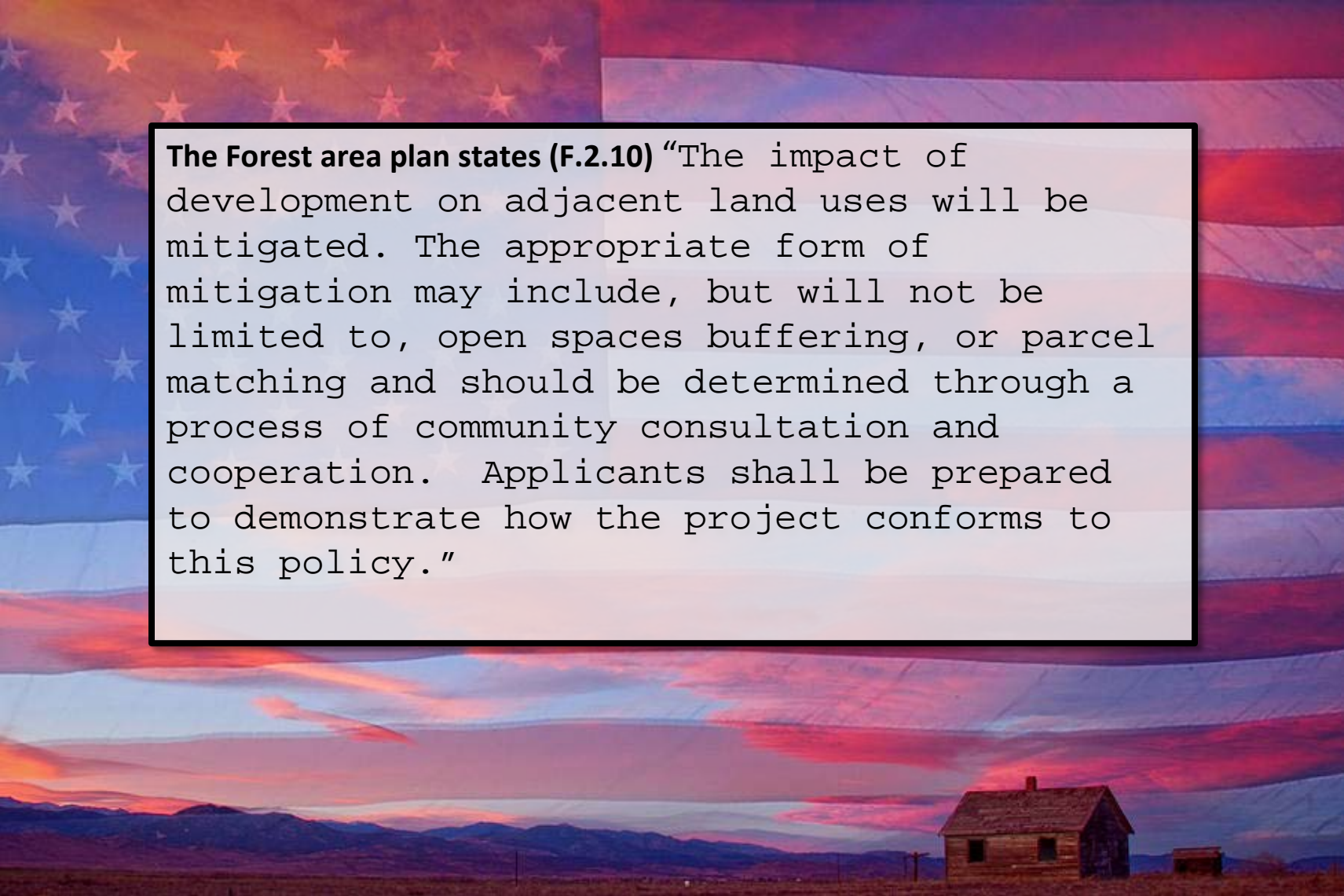
**15348 Brushwood *post development*
Viewshed of Sierra site!**



SHEET'S
SHEET
DEDICATED
60' 12"
SHEET C-2
57' 10" 1. 2. 3. 4. 5
57' 10" 1. 2. 3. 4. 5

Forest Area Plan

Violations



The Forest area plan states (F.2.10) “The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation may include, but will not be limited to, open spaces buffering, or parcel matching and should be determined through a process of community consultation and cooperation. Applicants shall be prepared to demonstrate how the project conforms to this policy.”

Mt Rose Scenic Byway

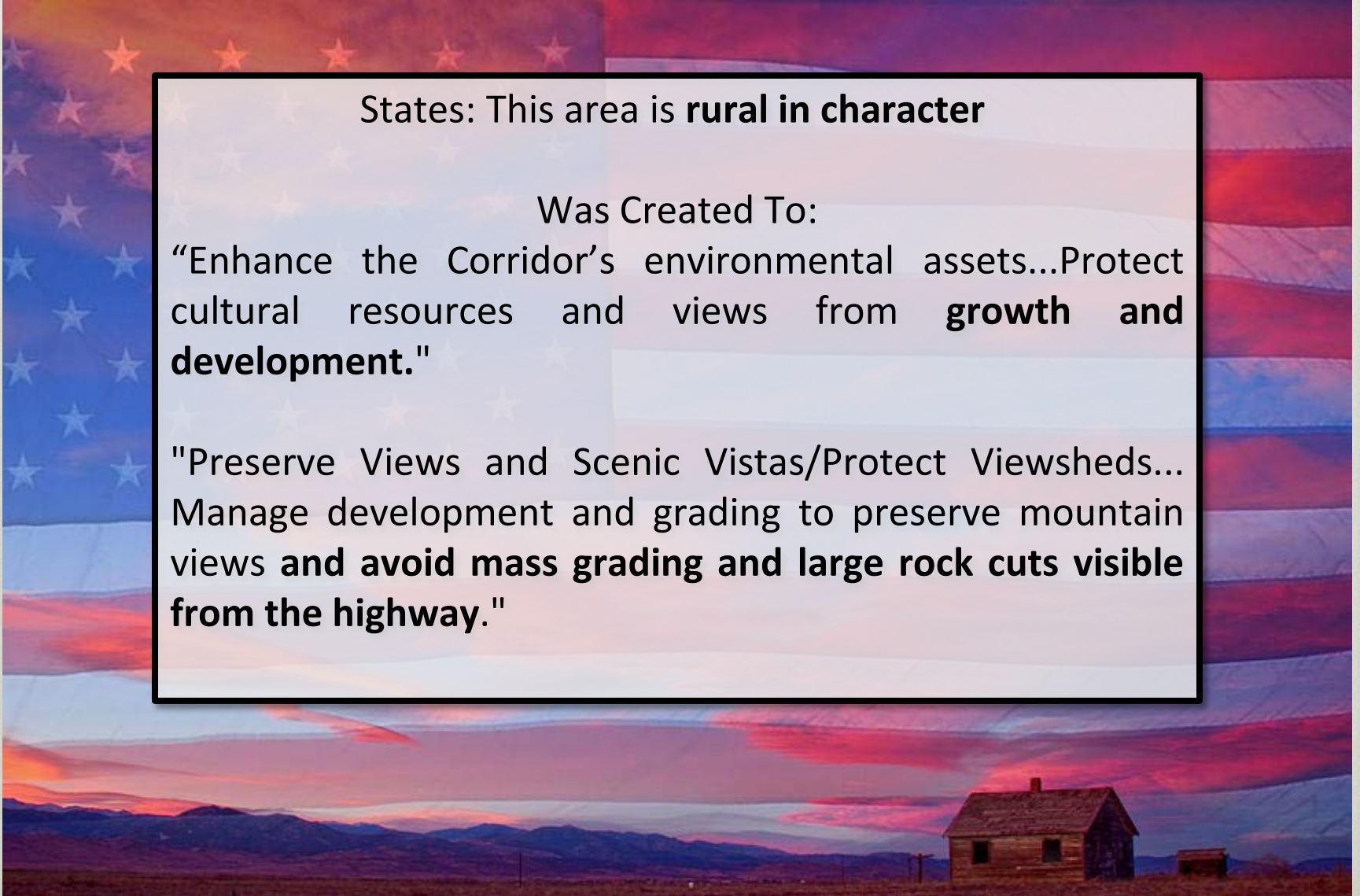
Violations

States: This area is **rural in character**

Was Created To:

"Enhance the Corridor's environmental assets...Protect cultural resources and views from **growth and development.**"

"Preserve Views and Scenic Vistas/Protect Viewsheds... Manage development and grading to preserve mountain views and **avoid mass grading and large rock cuts visible from the highway.**"



Trails and Parks

F.10.7. Requires trailhead parking

Missing a required trail from Shawna to Galena Creek

7 Acre Park Required



Your Rights at My Danger

- ❖ “Map and Special Use Permit Application states on page 21 D. “Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property of improvements of adjacent properties; or detrimental to the character of the surrounding area”



Your Rights at My **FIRE** Danger

Fire is not a case of “*IF*”, it is a case of “WHEN”

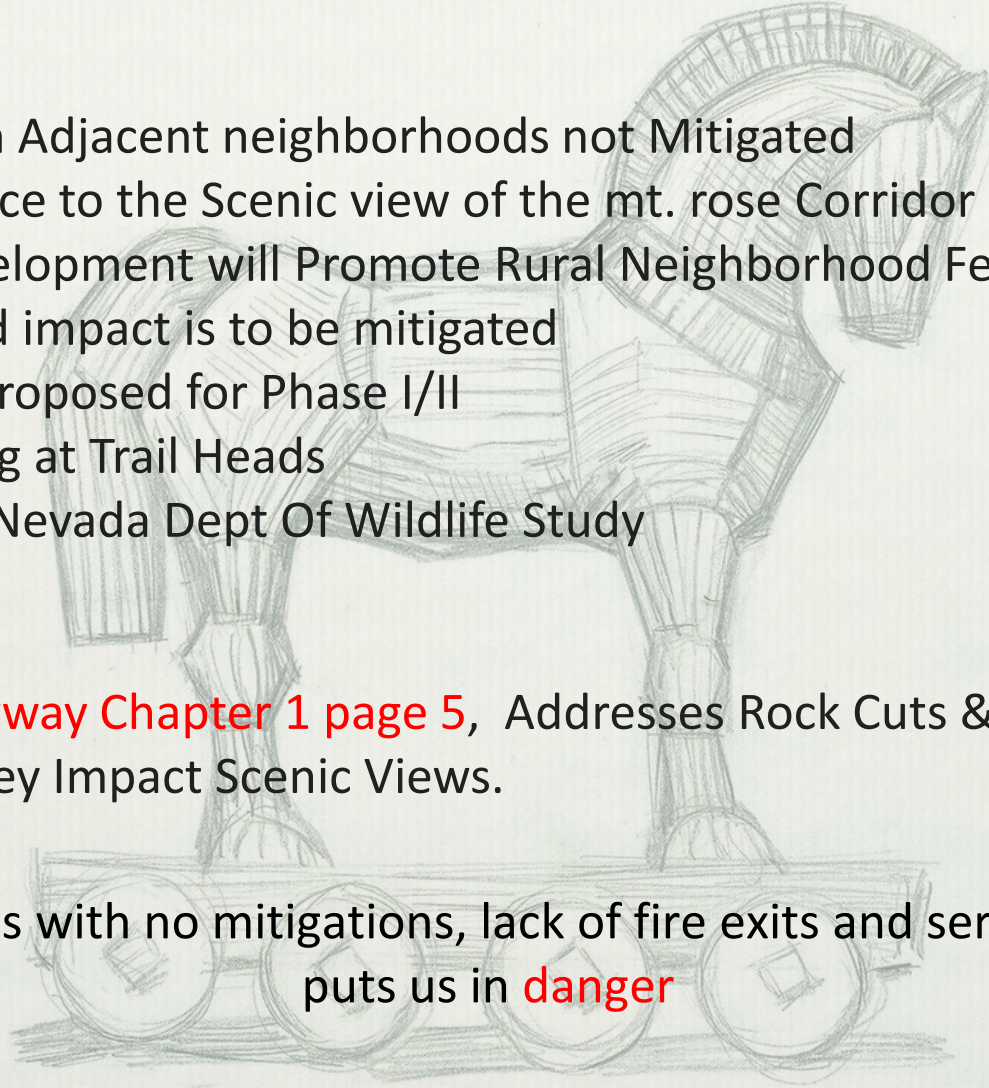


Forest Area Plan Character Statement Violations

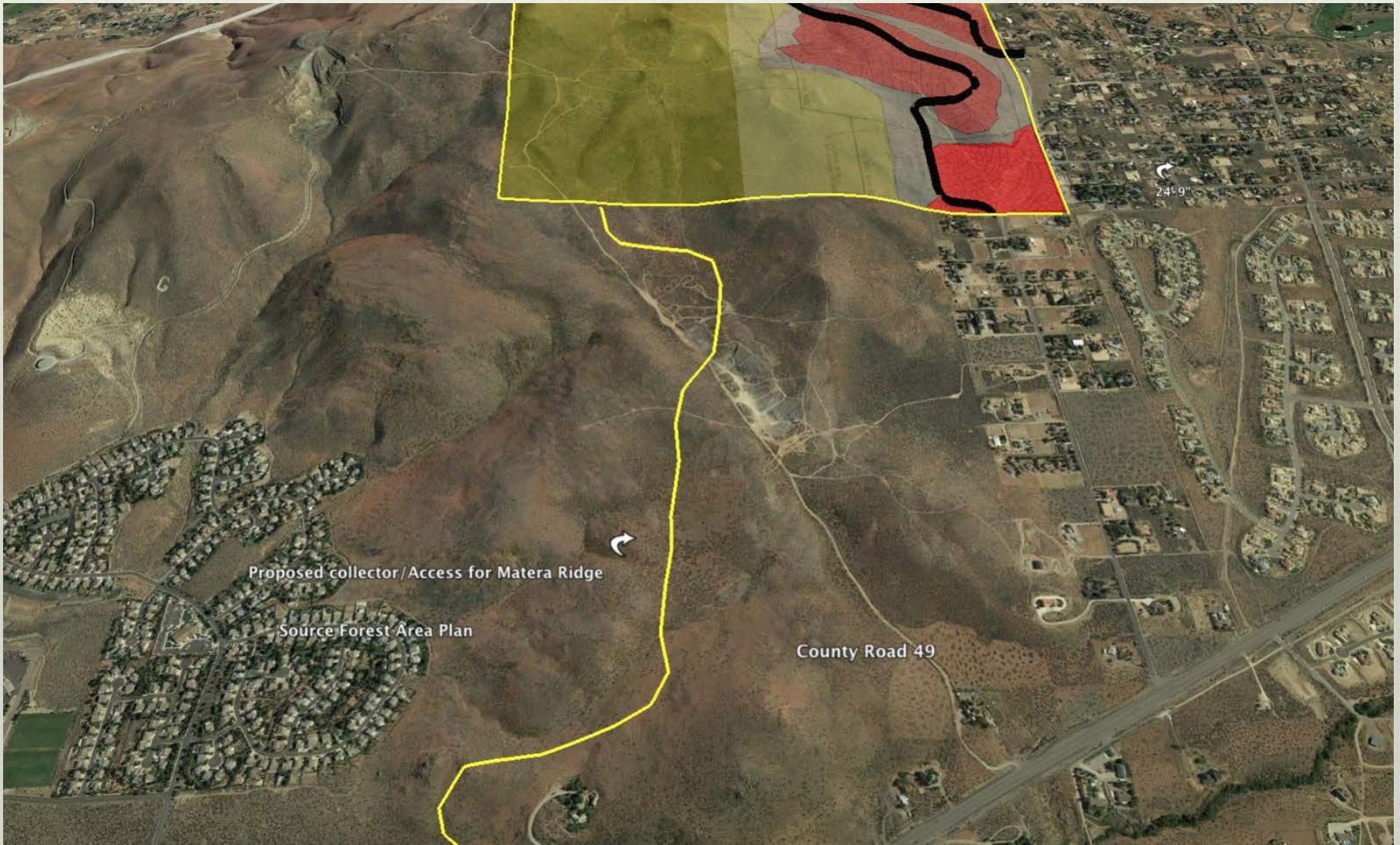
- F.2.10 Impact on Adjacent neighborhoods not Mitigated
- F.2.17.f No Enhance to the Scenic view of the mt. rose Corridor
- F2.17.h New Development will Promote Rural Neighborhood Feel
- F.2.18 View shed impact is to be mitigated
- F.10.7 No Park Proposed for Phase I/II
- F.10.4 No Parking at Trail Heads
- F.14.1 Requires Nevada Dept Of Wildlife Study

Mt. Rose Scenic Byway Chapter 1 page 5, Addresses Rock Cuts & Road Construction as they Impact Scenic Views.

Traffic increases with no mitigations, lack of fire exits and service entrances puts us in **danger**



TRAFFIC ISSUES



**Yellow line shows access to development from
Thomas Creek Road**

Original developer of Matera Ridge, Hugh Hemple, received special zoning in the Matera Ridge Plan based on **implied access** from the proposed collector at stop light on Mount Rose Hwy at **Thomas Creek Rd**

Mr. Hempel said access to his property **from a signalized intersection at Thomas Creek was much preferred to the Fawn Lane intersection.**

We believe that the Matera project was approved with this access in mind.

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA TUESDAY PRESENT:

10:00 A.M.

David Humke, Chairman Bonnie Weber, Vice Chairperson John Breternitz, Commissioner Bob Larkin,
Commissioner Kitty Jung, Commissioner

Amy Harvey, County Clerk Katy Simon, County Manager Melanie Foster, Legal Counsel

JULY 14, 2009

Nevada Department of Transportation Recommendations

October 20, 2016

- **Request for Thomas Creek Road:**

“There is currently a traffic signal at the intersection of Mt Rose and Thomas Creek road. There is no south approach leg. Is there a way the developer can construct a phase further east that would tie into the Thomas Creek Road intersection instead of the proposed Phase 1?”

- Recommendations that proposal be amended to include **full build-out and mitigation strategies for each phase.**
- Bus parking on Mt Rose will need to be moved.

Thomas Creek intersection should logically be the main access for this development, consistent with County and NDOT recommendations and requirements.

We ask the Planning Commission to require that this road be a part of Phase I.

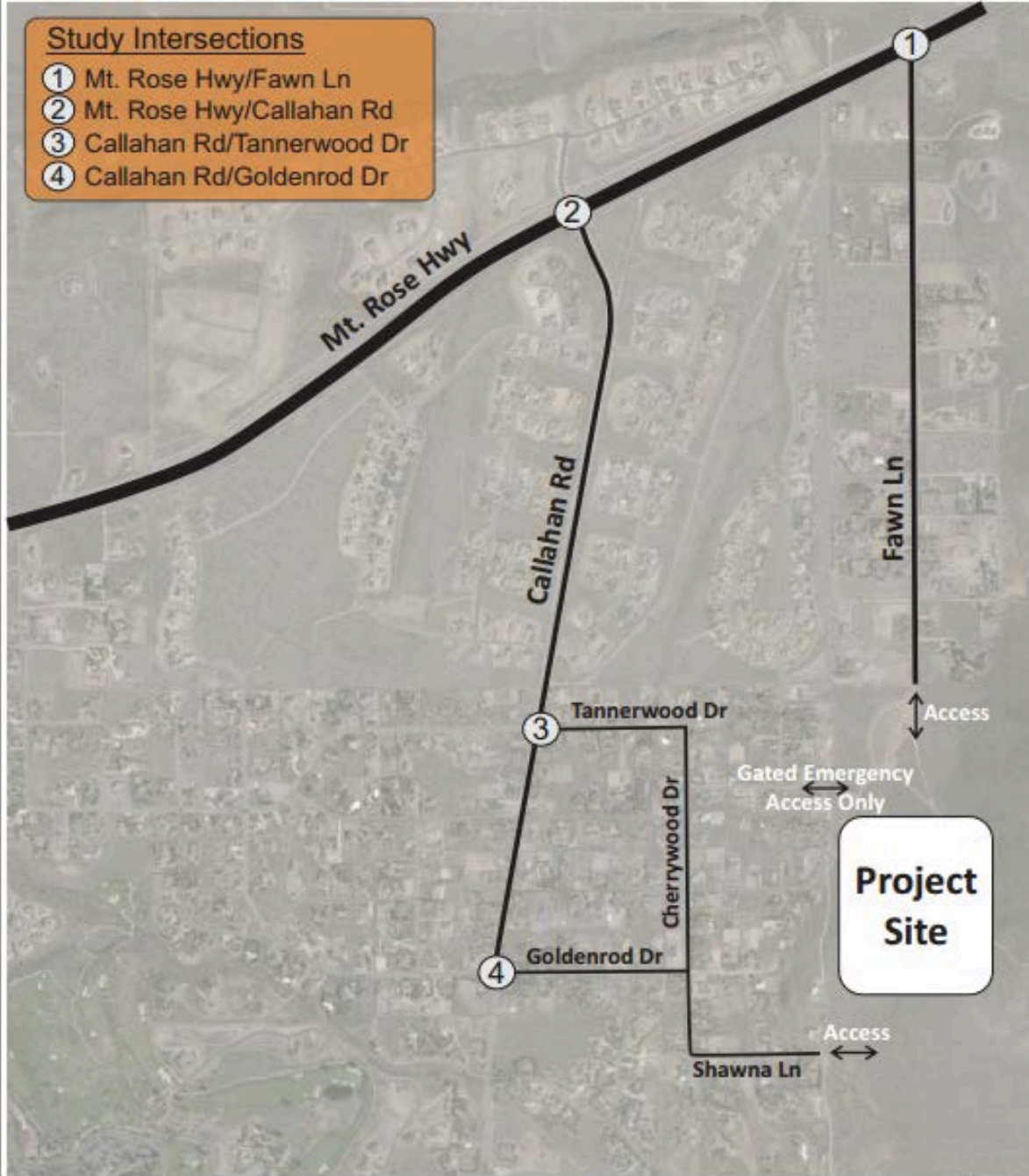
And by the way — this project includes just under a **million dollars in regional road impact fees**... yet, there is **no guarantee** that the money will be spent on roads most affected by this development

Who pays for roads damaged by massive construction activity? Who pays for road mitigations if they are not conditions of approval?

Taxpayers??

Study Intersections

- ① Mt. Rose Hwy/Fawn Ln
- ② Mt. Rose Hwy/Callahan Rd
- ③ Callahan Rd/Tannerwood Dr
- ④ Callahan Rd/Goldenrod Dr



Traffic report assumes – **without basis** - only Donner Village will use Shawna Lane as its primary access.

If only 4 additional homes choose to use Shawna Lane, Cherrywood Drive becomes a collector street with requisite improvements.

A Flawed Traffic Study

Where you put traffic counters generates very different traffic results and conclusions.

Ascente's Traffic Study underestimates traffic on Cherrywood and is flawed.

Segment	Daily Volume
Tannerwood Dr	514
Cherrywood Dr	168

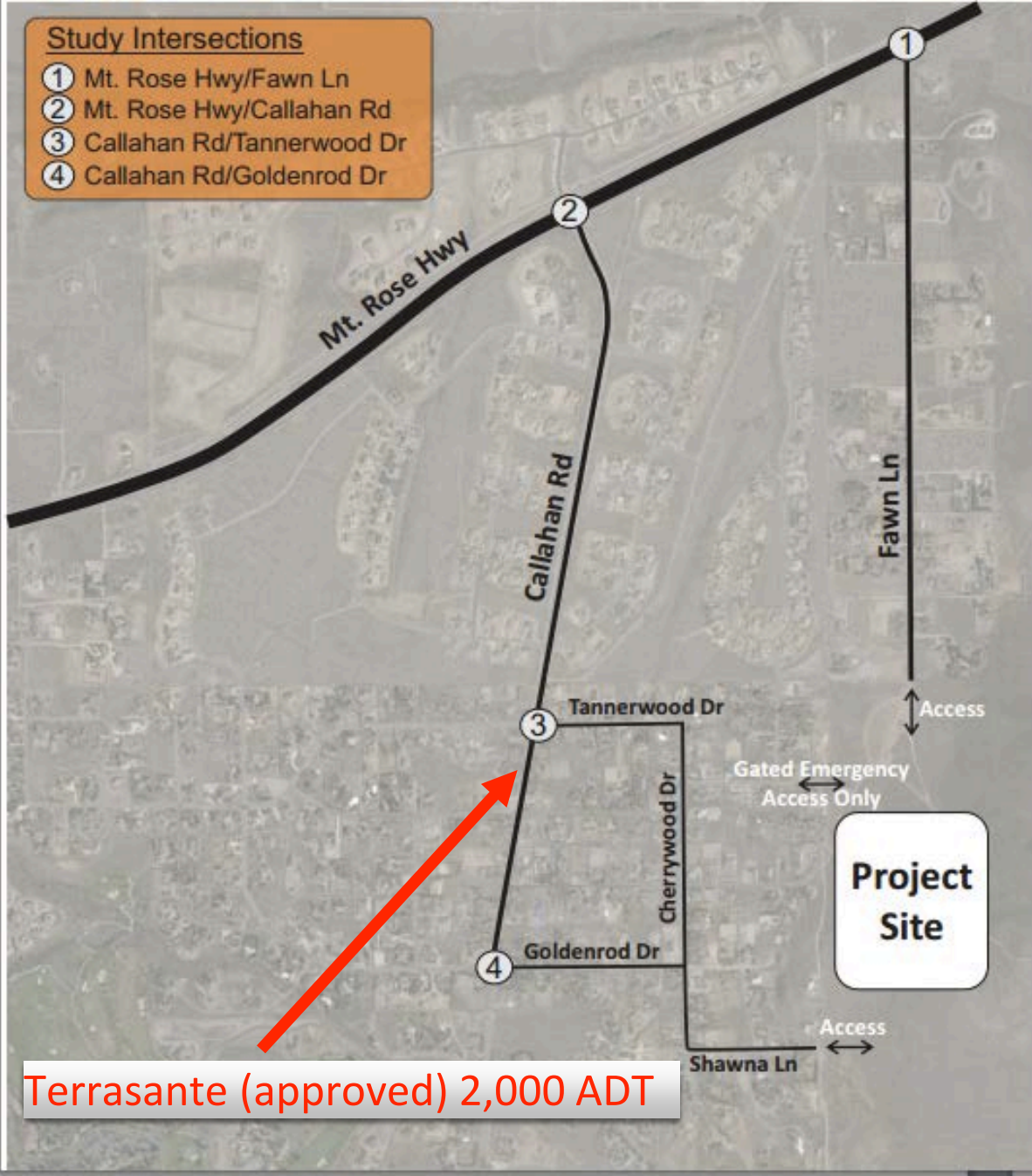
Traffic Works Study: Table 4



Cherrywood Dr has no sidewalks - upgrades should be required.

Study Intersections

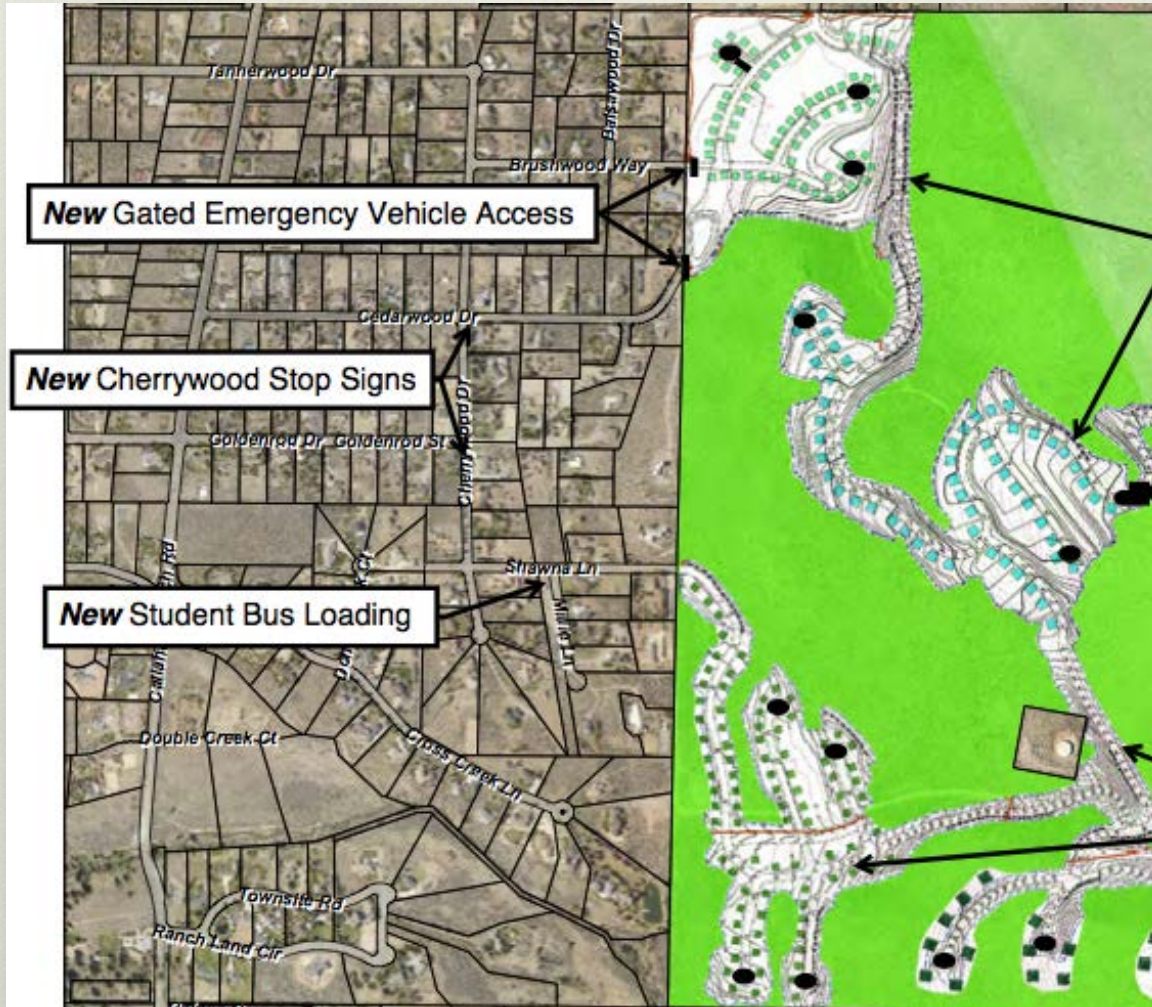
- ① Mt. Rose Hwy/Fawn Ln
- ② Mt. Rose Hwy/Callahan Rd
- ③ Callahan Rd/Tannerwood Dr
- ④ Callahan Rd/Goldenrod Dr



Terrasante (approved) 2,000 ADT

Traffic study does not account for cumulative impact from trips by other new developments in area.

Ex: Terrasante's **APPROVED** traffic adds **2,000 ADT** to Callahan Rd



Bus stop at corner
of Millie and
Shawna Lanes
makes no sense

Traffic Conclusions

- 1. Models are no better than the assumptions that go into it. Anticipated increased traffic is a real issue, much more than the minor traffic impacts claimed in Ascente's traffic study.**
- 2. We ask Planning Commissioners to require Ascente to plan for the TRUE impact it will bring to our infrastructure and pay for road mitigations. This is the only responsible and safe thing to do.**
- 3. We ask Planning Commission to hold Ascente Group to its long-term vision. A new access road to Mt Rose Hwy and traffic plan for Phase 2 should be required as part of Phase 1.**
- 4. The only factual traffic study happens after buildout. A cash bond will give resources to County to fund road mitigations.**

ZONING ISSUES

Sierra Village is zoned for Medium Density Suburban (“MDS”) development. Washoe County Development Standards require that lots are at a **minimum 12,000 sq ft** and at least **80 feet wide**

Section 110.404.05 Lot Standards. The minimum lot area and lot width are set forth in Part Two of Table 110.406.05.1. The minimum lot area is limited by the ability to maintain the dwelling unit per acre standard set forth in Part One of Table 110.406.05.1.

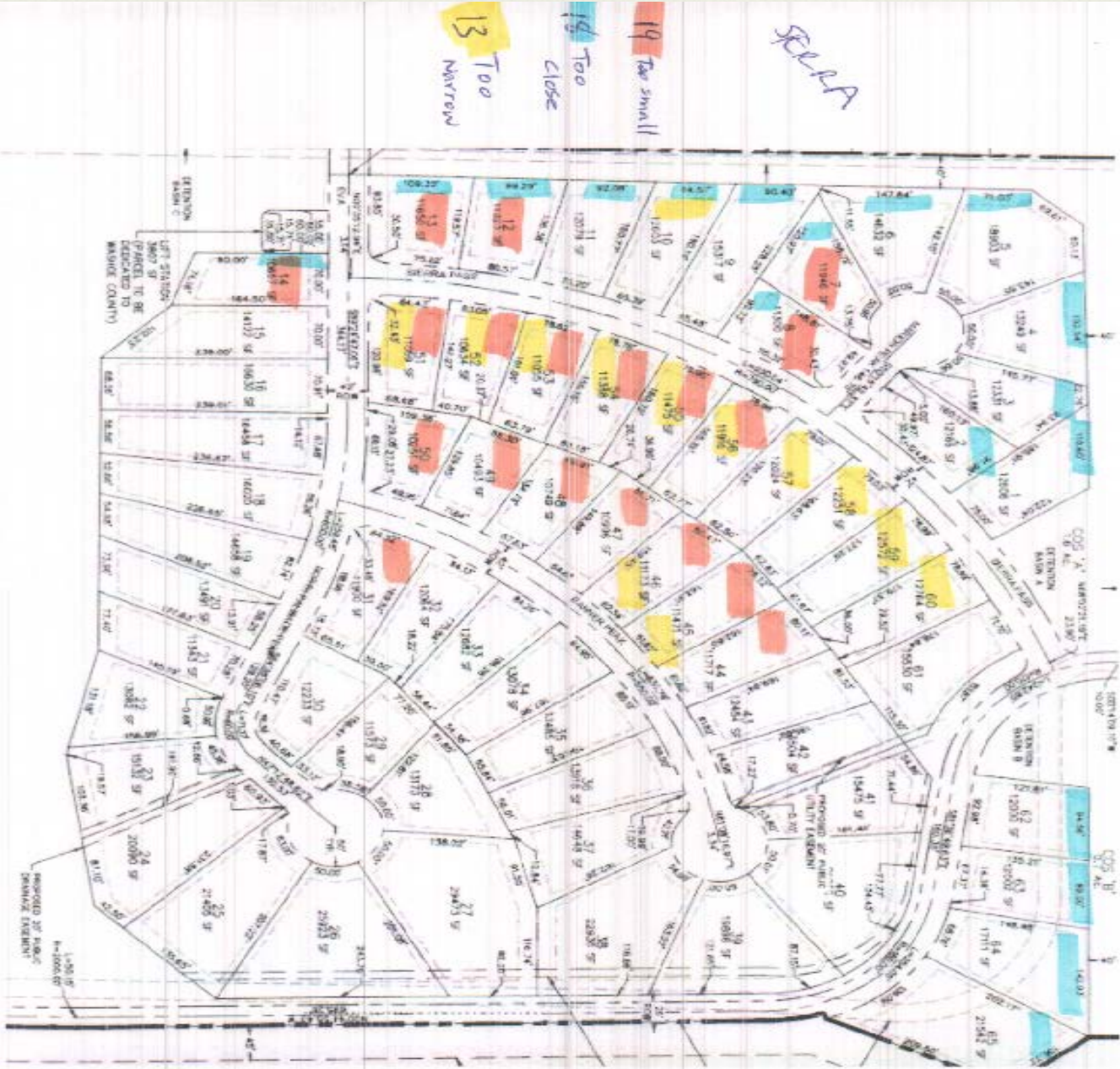
[Amended by Ord. 876, provisions eff. 7/7/93.]

Section 110.404.10 Reductions in Size. No lot or parcel shall be reduced in area so as to be less in any dimension than is required by the requirements of the regulatory zone in which the lot or parcel is located. Parcels created for public agencies and for utilities regulated by the Public

Zoning Issues: SIERRA VILLAGE

**Lots Too Narrow:
13**

**Lots Too Small:
19**



Zoning Conclusions

- 1. 225 homes is the MAXIMUM number of homes allowed, nowhere is the Ascente Group guaranteed that number.**
- 2. The current plan for lot placement, size and frontage is not acceptable and must be changed in order to be compliant with the MDS and LDS Zoning Standards as per County Codes. The variance should be denied.**
- 3. Zoning Codes exist for a reason. We are asking the County and the Developer to live by the rules.**

Bonding of the Ascente Proposal

Protecting Residents, and the County

There are ways that most Municipalities Handle Risk

- ❖ Insurance bond
- ❖ Cash bond





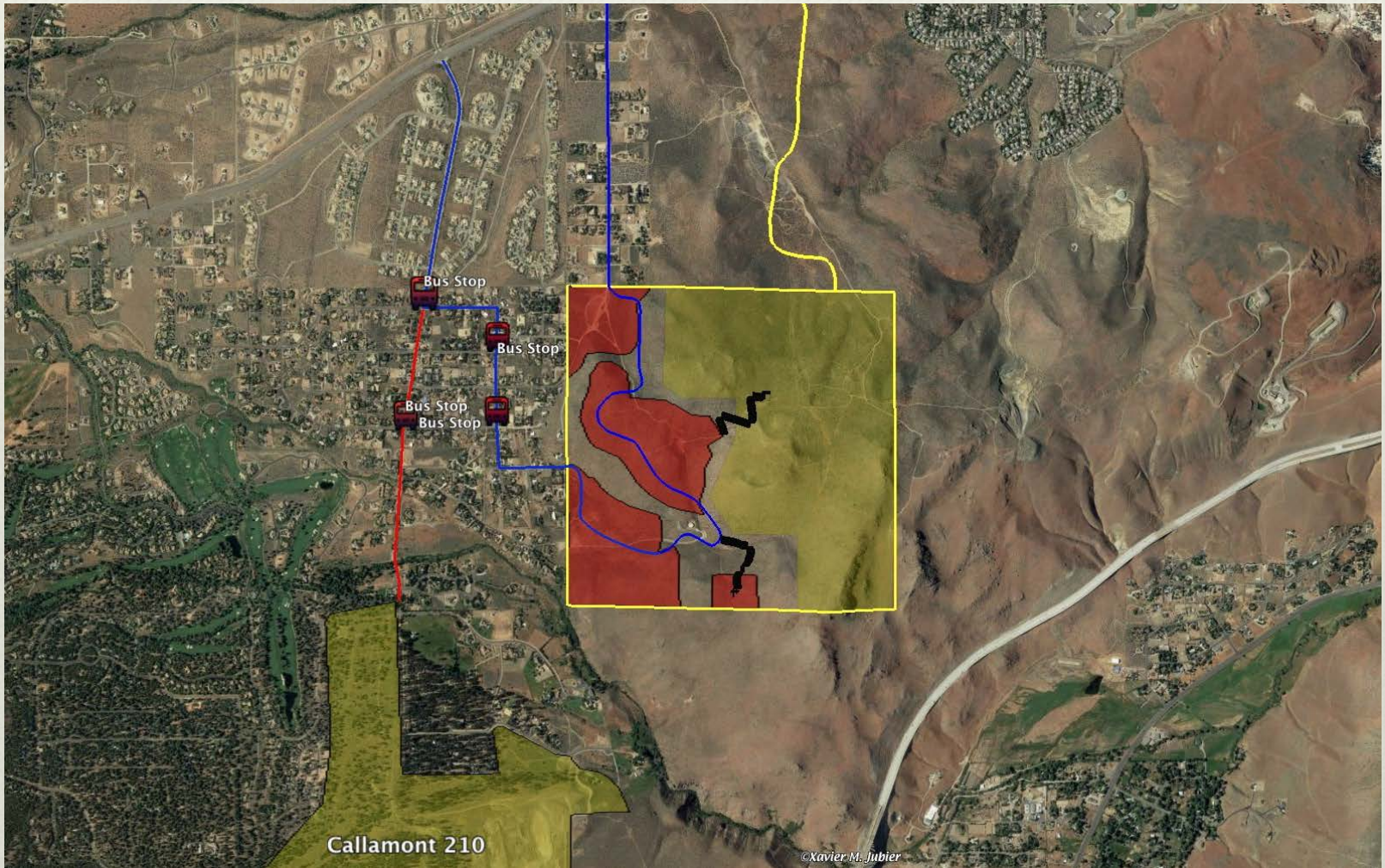
What happens when a LLC fails

What is the Life Span of An LLC ??

Reynen and Bardis/Callamont Scar

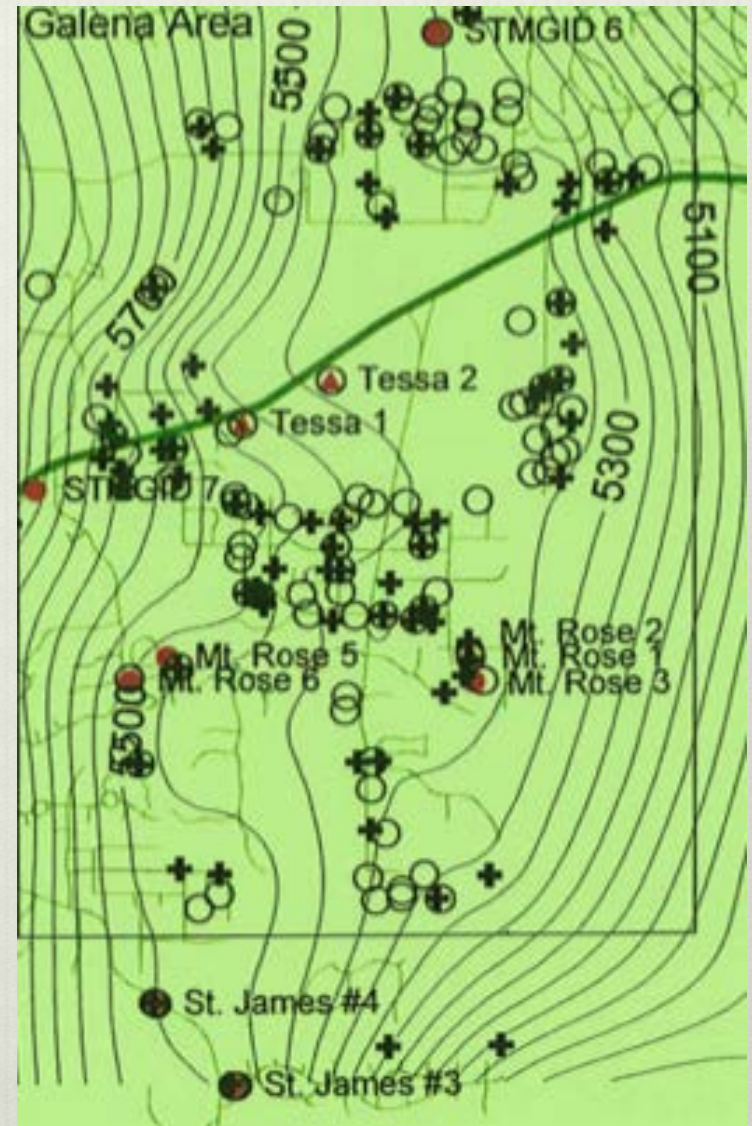


- ❖ **Abandonment of the project is very possible due to the geological issues that this project will face. That abandonment would leave a huge scar on the face of the SteamBoat Hills with the tax payers left to cleanup.**



A 3 year bond and post build out traffic study should be required to protect county taxpayers

❖ Who fixes my well??

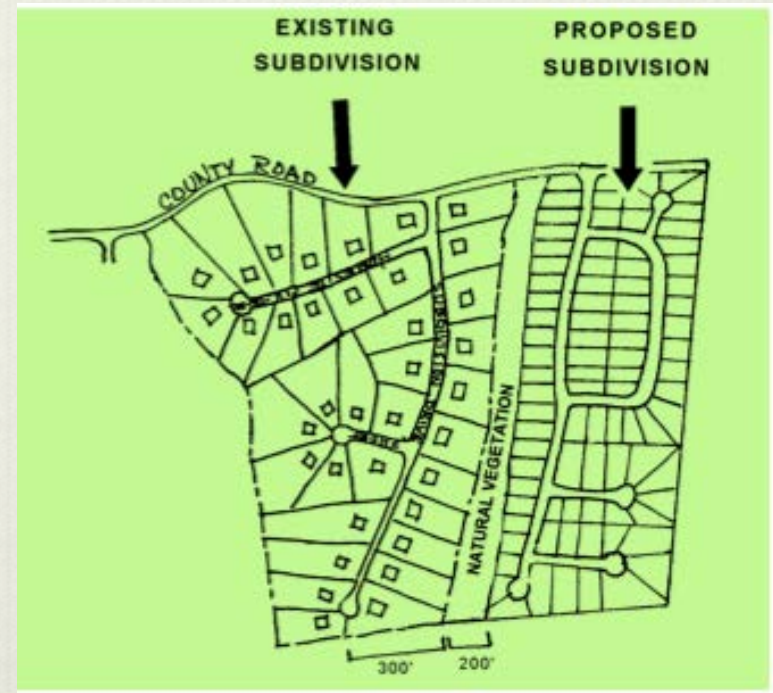
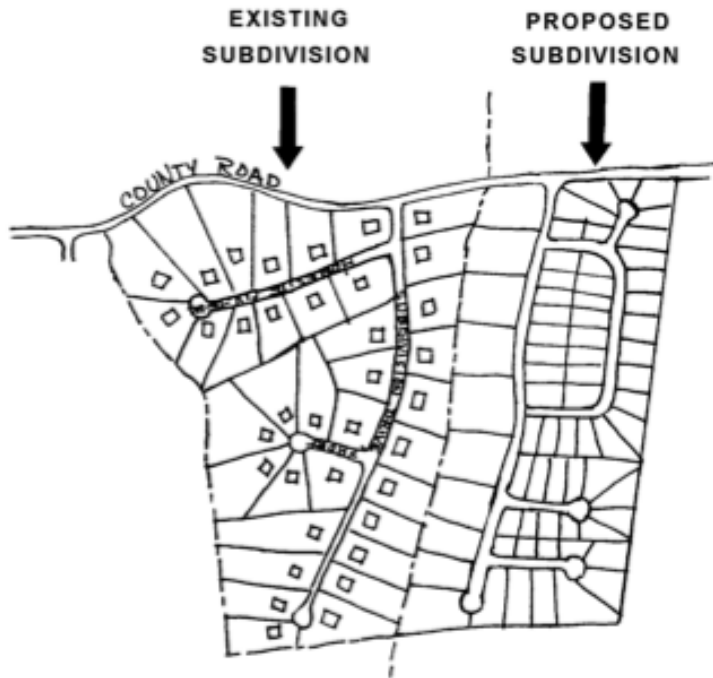


- ❖ **5 Year, 10 Year 50 Year or 100 Year Floods.**
- ❖ **What is the New Normal**
- ❖ **Could Ascente make the flooding worse?**





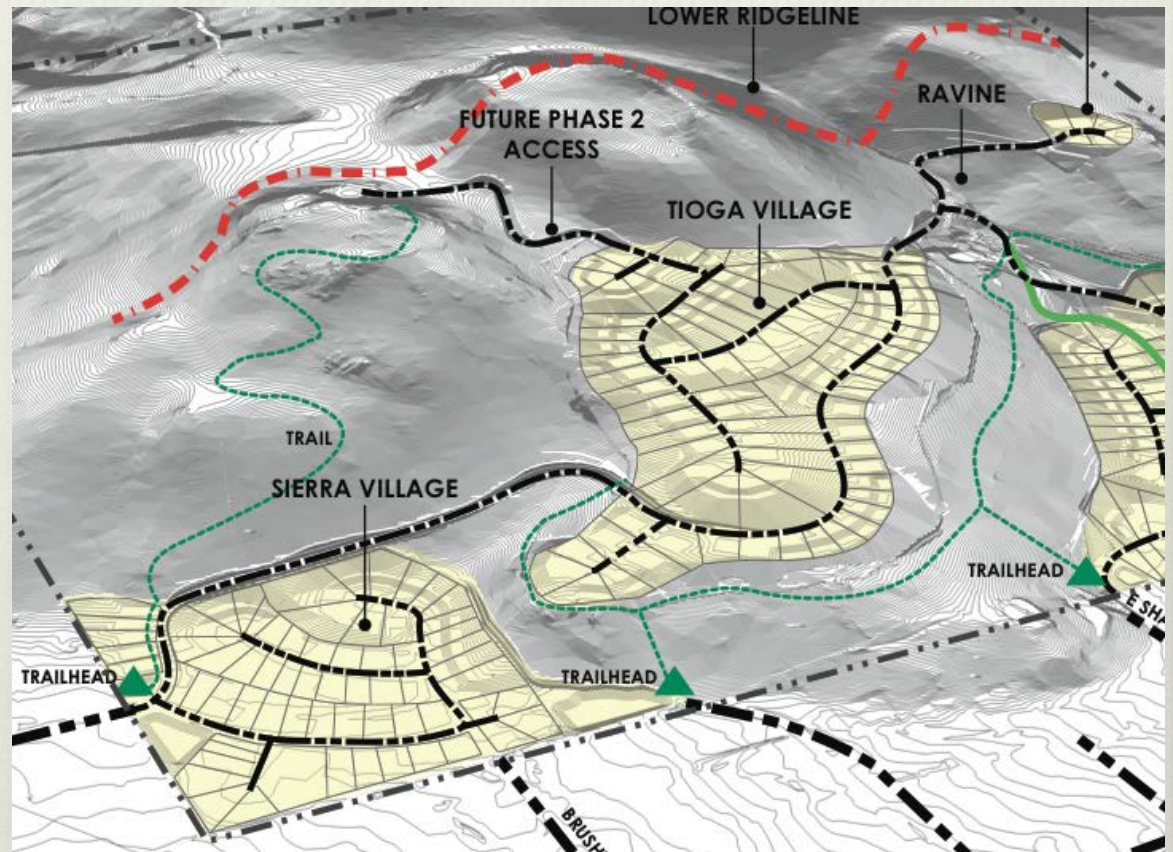
Homeowners should not be responsible for damages to their home or property from blasting and flooding.



- ❖ The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation may include, but will not be limited to, open space buffering or parcel matching and should be determined through a process of community consultation and cooperation. Applicants shall be prepared to demonstrate how the project conforms to this policy.

Where do I
Park ?

For the Trail I
Can't Find ?



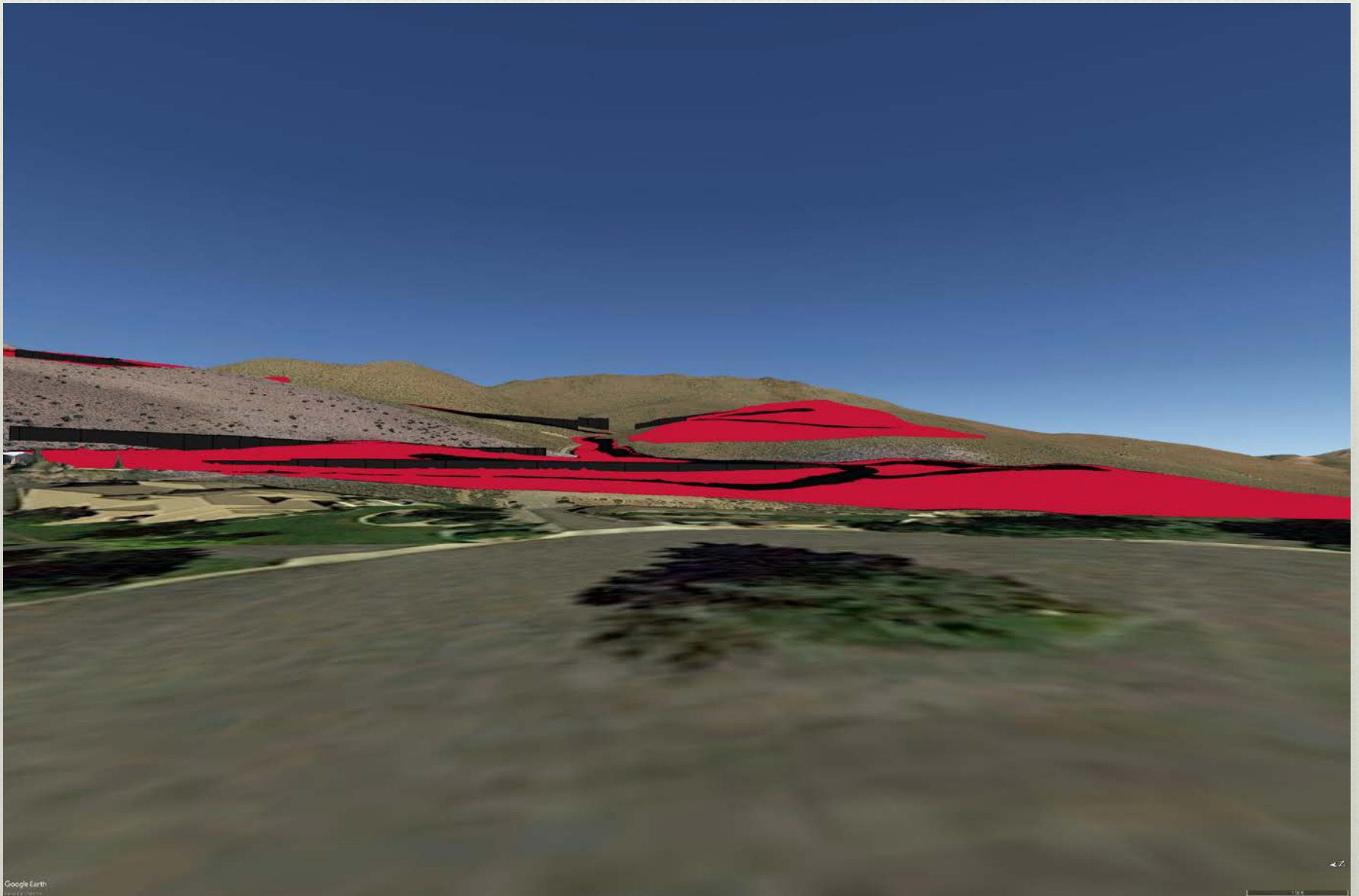
Cash Bonding Holds Developers Accountable

1. Cash Bond ensures Ascente's Promised Actions
2. Cash Bond Protects the County's interests
3. Cash bond protects the current Neighbors and their property investment
4. Cash Bond will protect the Tax payers of washoe county
5. Washoe County and its Residents are Not required to contribute to Ascente's R.O.I.

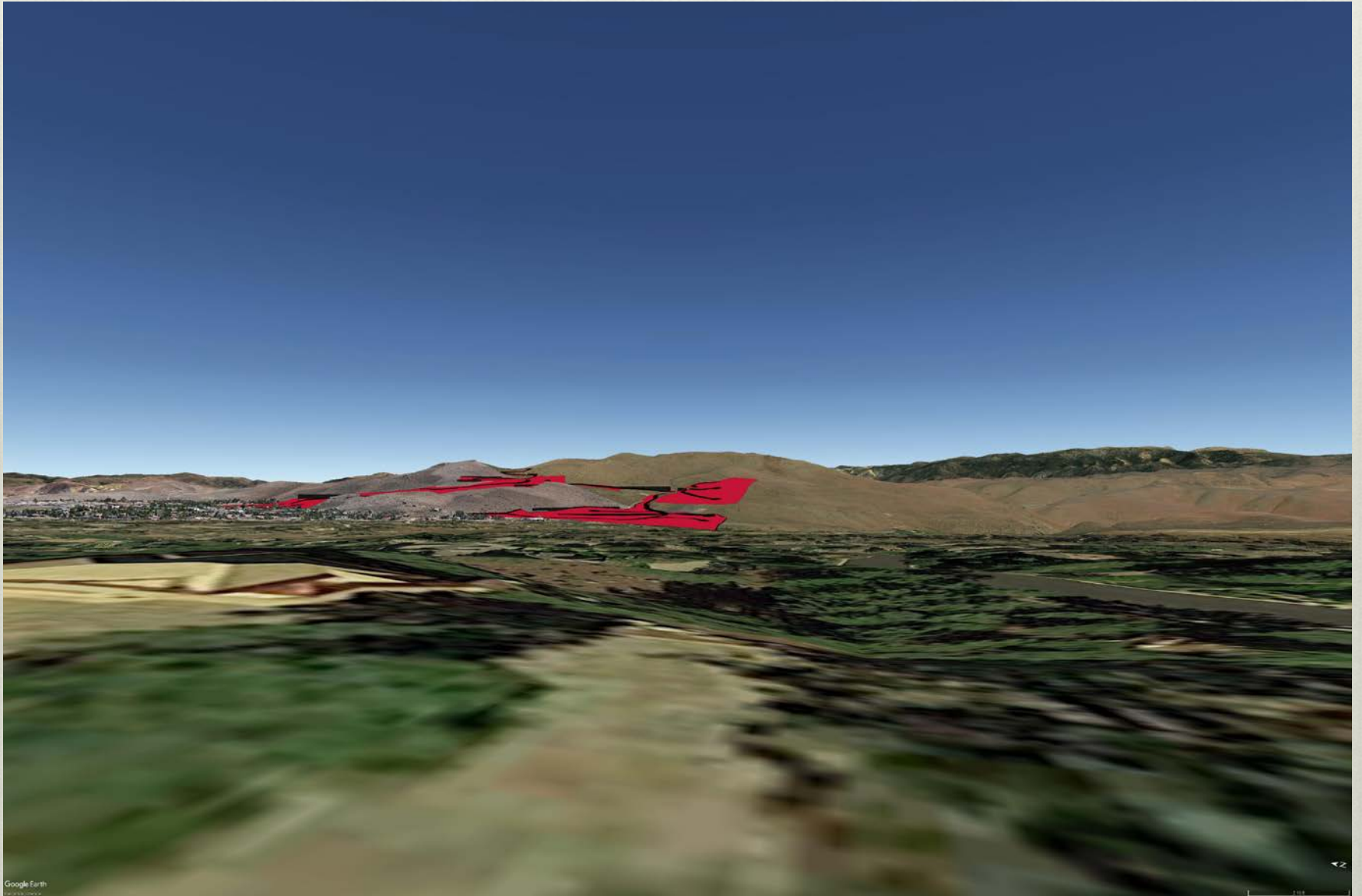
The Accident Was Not Planned

It Just Happened

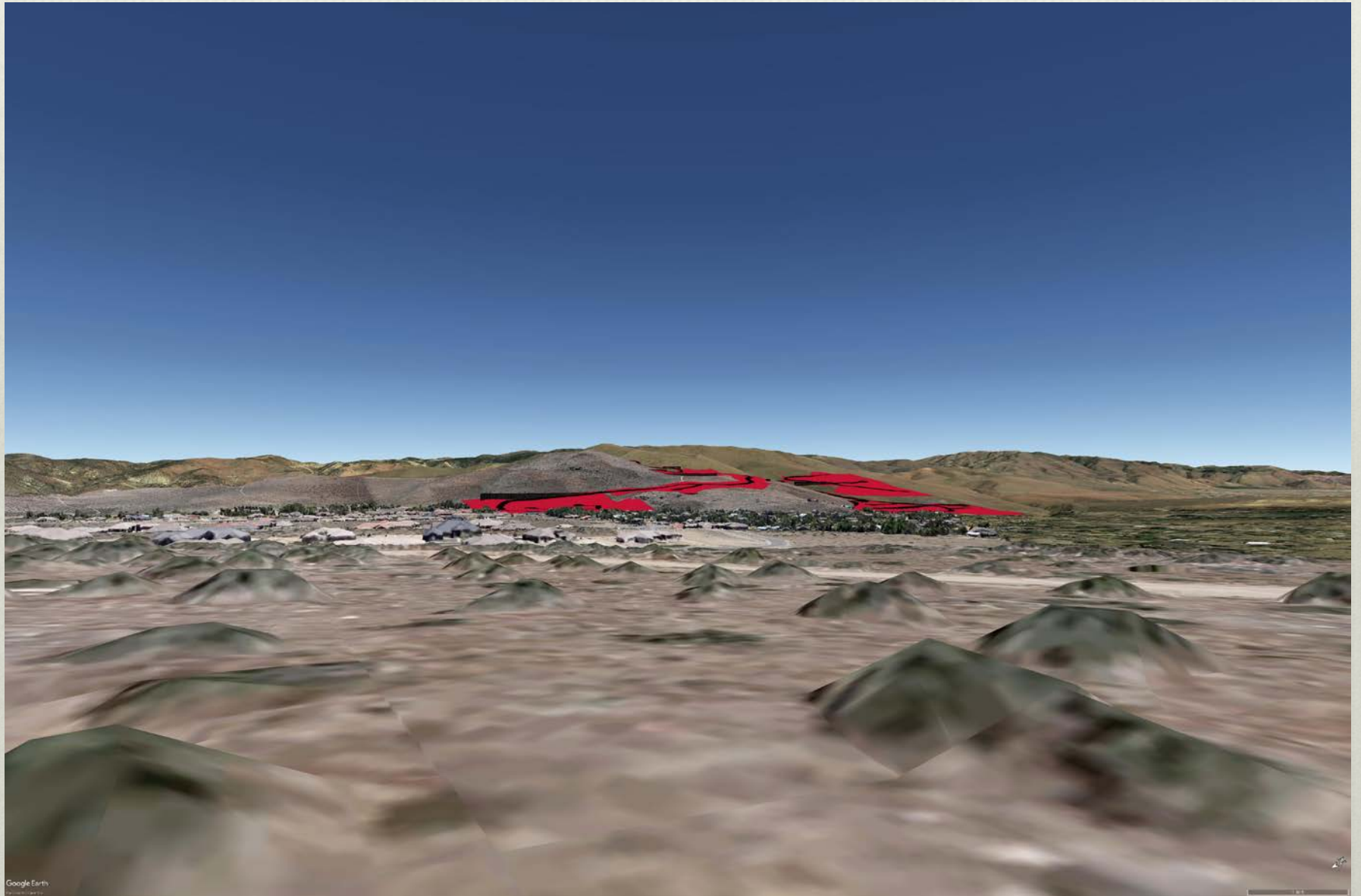
View From Cross Creek



View From Callahan Park



View From Callahan Rd



View from Mt. Rose Highway

