



Planning Commission Staff Report

Meeting Date: March 6, 2018

Agenda Item: 8B

TENTATIVE SUBDIVISION MAP CASE NUMBER: WTM17-002 (Golden Mesa South)

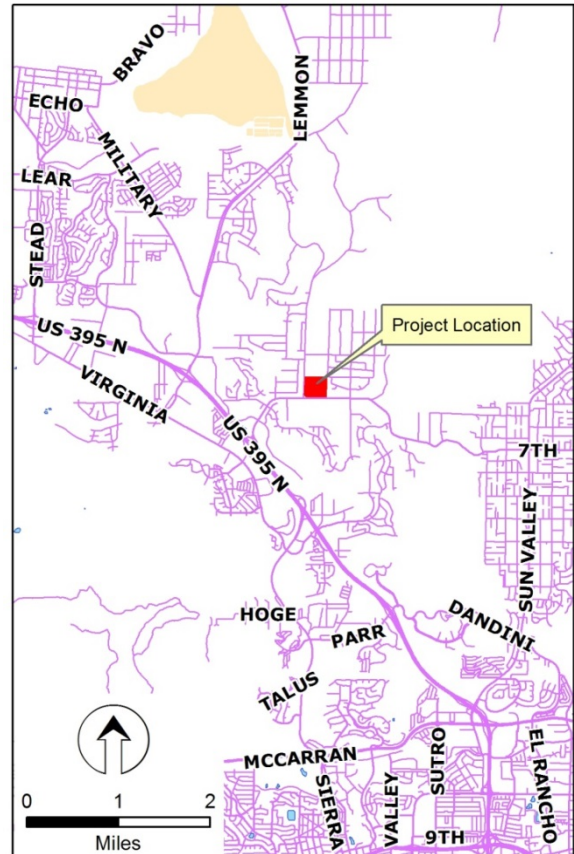
BRIEF SUMMARY OF REQUEST: Tentative map for a 32 lot subdivision of a 35.85 acre parcel.

STAFF PLANNER: Planner's Name: Chad Giesinger, AICP
 Phone Number: 775.328.3626
 E-mail: cgiesinger@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative map to allow the subdivision of a 35.85 acre parcel into a 32 lot subdivision with a 5.02 acre common area and lots averaging approximately 35,000 square feet in size.

Applicant: Moonlight Hills Estates, LLC
 Property Owner: Moonlight Hills Estates, LLC
 Location: Northeast corner of the intersection of Golden Valley Road and Estates Drive
 APN: 552-100-01
 Parcel Size: 35.85 Acres
 Master Plan: Suburban Residential
 Regulatory Zone: 33.8 acres of Low Density Suburban (LDS – 1 dwelling per acre) and 2 acres of Medium Density Suburban (MDS – 3 dwellings per acre)
 Area Plan: North Valleys
 Citizen Advisory Board: North Valleys
 Development Code: Authorized in Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
 Commission District: 5 – Commissioner Herman
 Section/Township/Range: 11, T20N, R19E



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 WTM17-002 for Golden Mesa South, with the Conditions of Approval included as Exhibit A to this staff report, having made all ten findings in accordance with Washoe County Code Section 110.608.25

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Project Application (without technical reports)..... Exhibit G

*Note: The technical reports submitted with the project application are very lengthy. To review the complete project application with technical reports, contact the department for paper or emailed copies or go to this web link to view:

https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_five/2017/files/WTM17-002_ap.pdf

Tentative Subdivision Map

The purpose of a Tentative Subdivision Map is:

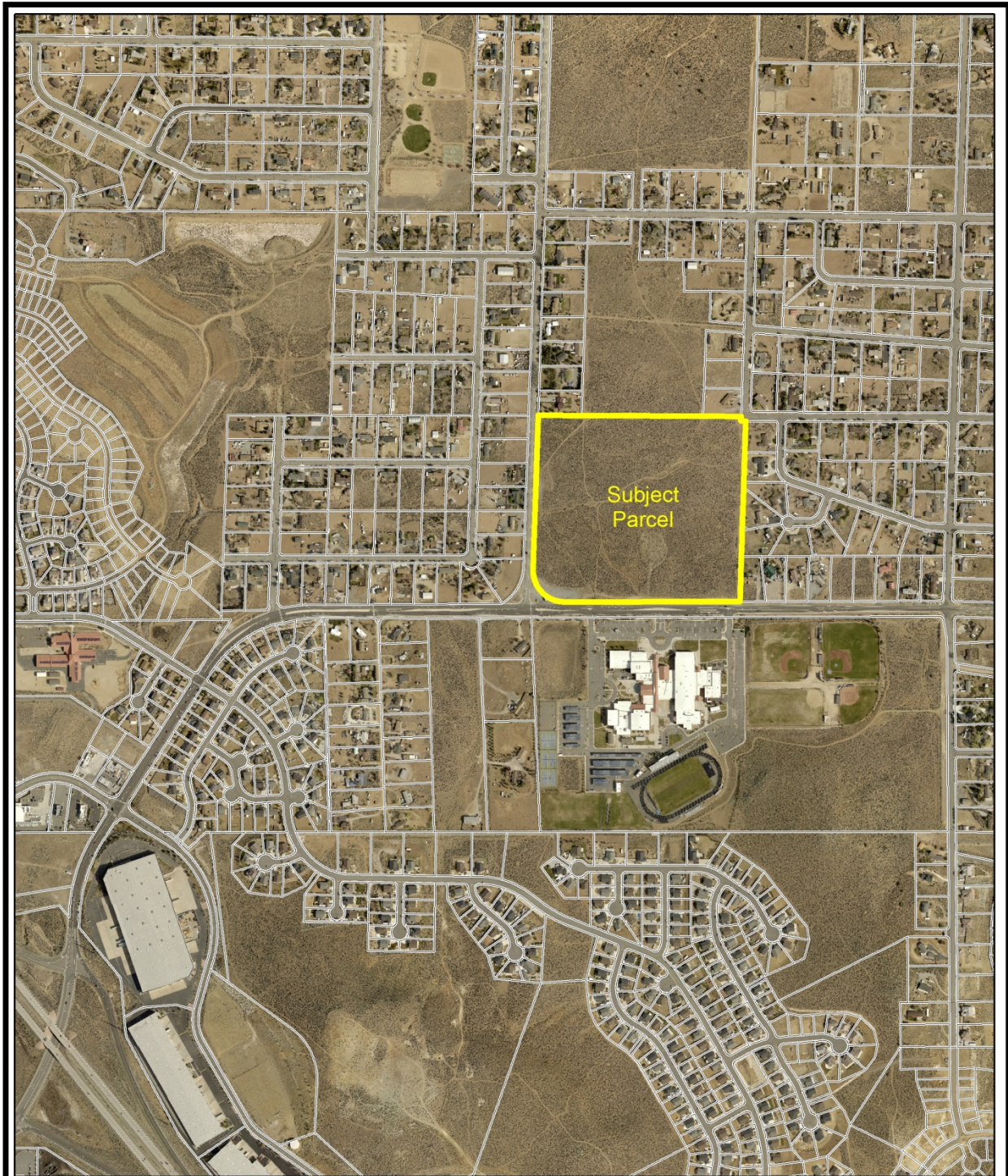
- To allow the creation of saleable lots;
- To implement the Washoe County Master Plan, including the Area Plans, and any specific plans adopted by the County;
- To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout 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:

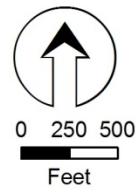
- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be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

The Conditions of Approval for Tentative Subdivision Map Case Number WTM17-002 are attached as Exhibit A to this staff report and will be included with the Action Order.

The subject property has a regulatory zone designation of 33.8 acres of Low Density Suburban and 2 acres of Medium Density Suburban. The proposed residential use is allowed in these regulatory zones. The subject property is within the Golden Valley Suburban Character Management Area of the North Valleys Area Plan.



WTM17-002 Golden Mesa South
VICINITY MAP



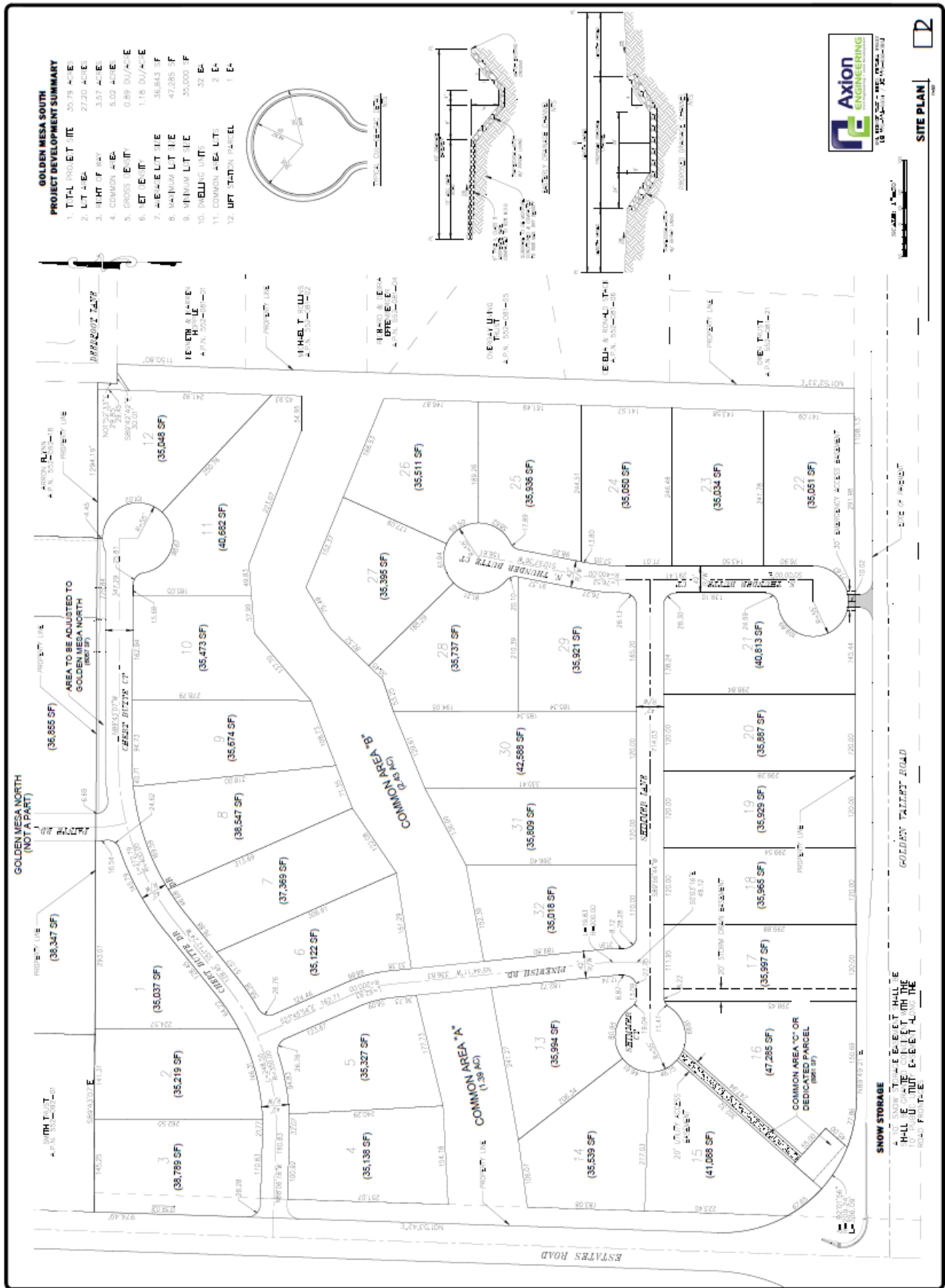
Community Services
Department

**WASHOE COUNTY
NEVADA**

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

Source: Planning and Building Division

Date: February 2018



Site Plan

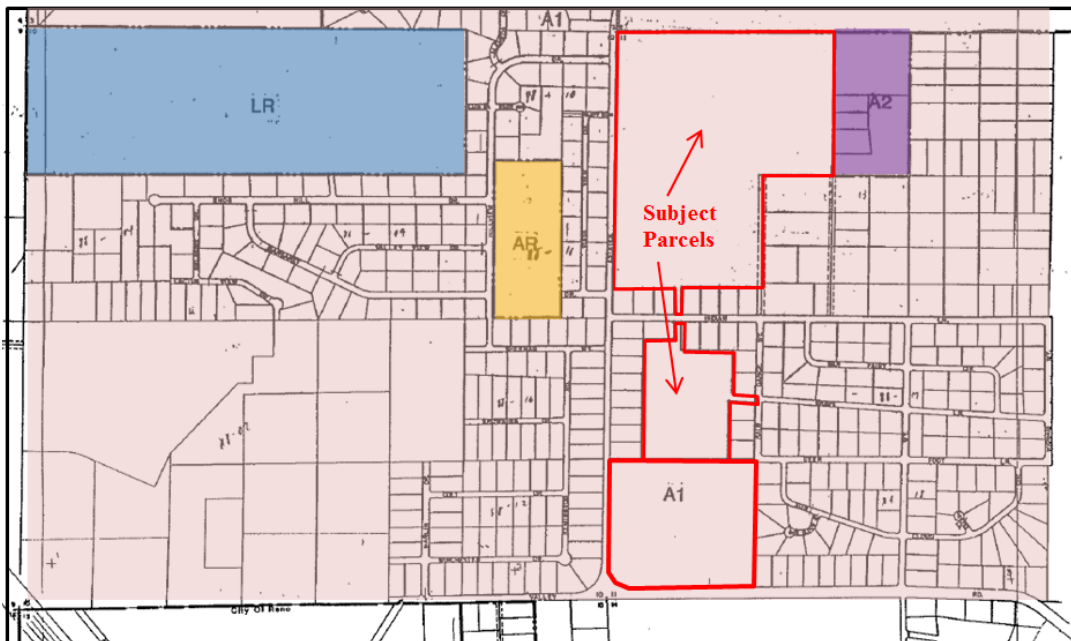
Project Evaluation

The applicant is seeking to develop a 32 lot single family in-fill development on a vacant 35.85 acre parcel located directly across the street from the North Valleys High School. The proposed project is the southern portion of a previously approved 115 lot tentative subdivision map known as Golden Mesa North. This 32 lot tentative subdivision map would be in addition to the previously approved 115 lots, bringing the total combined Golden Mesa project to 147 lots. Some of the application documents, such as the traffic study and the TMVA discovery analysis, refer to this total lot count since they considered / analyzed the total project. The lots within Golden Mesa South will range in size from 35,000 square feet (.80 acres) to 47,285 square feet with a proposed net density of 1.18 dwelling units per acre and an average lot size of 36,843 square feet (.84 acres).

The subject property was included in previous tentative maps that have since expired (TM06-007 and TM05-015). The applicant is asking to re-establish development approvals on this property. The proposed development is surrounded by residential developments with very similar design and lot sizes. The site is vacant and consists of a generally south-facing gentle slope with an east-west drainage course through the property. Vegetative cover consists of native sagebrush, grasses and a scattering of small trees that are interrupted by several jeep trails that traverse the site.

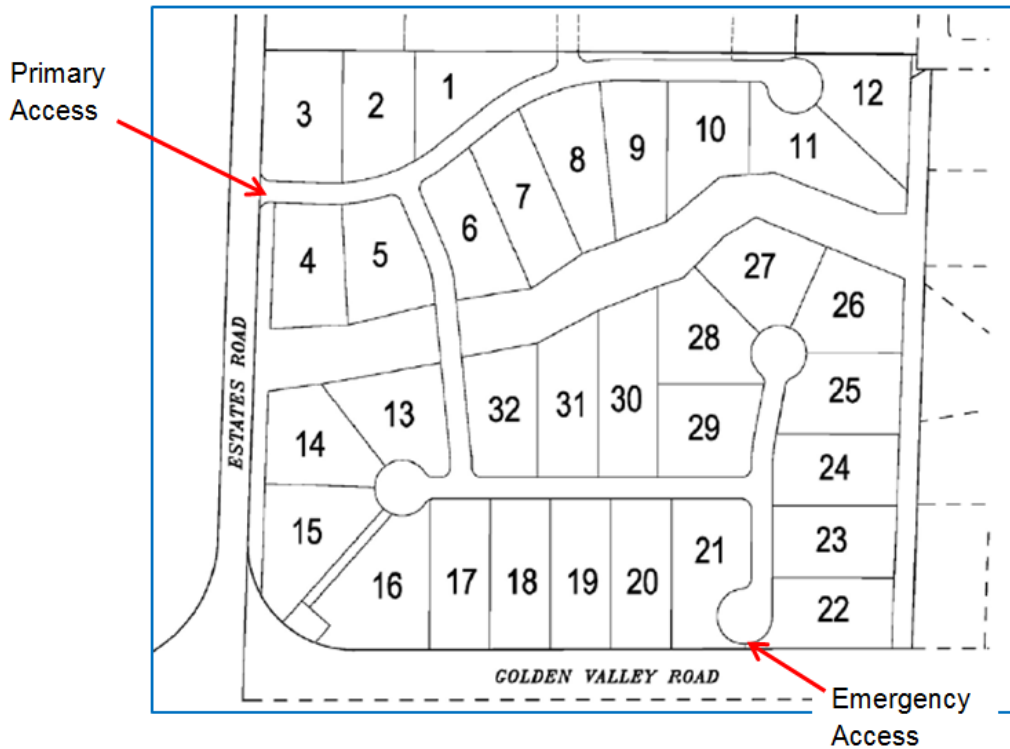
This project complies with all of the requirements of the Low Density Suburban (LDS) regulatory zone including the one unit per acre density and the 35,000 square foot minimum lot size. The development is a typical lot and block subdivision but will include 5.02 acres of common area which will incorporate drainage improvements to mitigate existing drainage flows on the site and any additional storm water created by new development. Although common open space areas are proposed, the development will not employ the common open space standards that involve the clustering and reduction of lot sizes. Standard setbacks for the LDS regulatory zone are proposed.

According to the approved/unbuilt subdivisions map (Exhibit F), there are two other approved subdivisions in unincorporated Washoe County that are located within the North Valleys Area Plan; the 680 lot Silver Hills tentative map off of Red Rock Road, and the aforementioned 115 lot Golden Mesa North subdivision map which is connected to the subject site. Another approved Washoe County subdivision within close proximity of the subject site is located in the Sun Valley Area Plan (i.e. Ladera Ranch with 250 lots remaining to be recorded). The development of this property (Golden Mesa South) has been anticipated for a long time. According to the zoning maps from 1988, the subject property was designated A-1 zoning, which was a designation of one dwelling unit per acre (see graphic of the 1988 zoning map below).



Roads and Traffic

The project site is located at the northeast corner of the intersection of Estates Road and Golden Valley Road. The primary access into the subdivision will be off of Estates Road approximately 1,000 feet north of the Golden Valley Road intersection. Secondary emergency access only will be off of Golden Valley Road into an adjacent cul-de-sac within the subdivision. The Golden Valley Character Management Area guidelines of the North Valleys Area Plan encourages the use of open V-ditches; however, the Engineering and Capital Projects Division will require the construction of curb and gutter as well as sidewalks on one side of the roadways to ensure compliance with Article 436, Streets Design Standards, of the Washoe County Development Code. The applicant is seeking a waiver of these standards from the Planning Commission for the Estates Road frontage portion of the project, which is proposed to remain as an open V-ditch with no sidewalk, curb, or gutter. Curb, gutter, and sidewalks will be constructed along the Golden Valley Drive frontage and within the interior streets of the subdivision. This waiver request is based on prior input and discussion with the community during approval of Golden Mesa North.



As mentioned earlier in this report, the traffic study submitted with the project application actually analyzed the entire combined Golden Mesa North and South projects (i.e. a total of 147 lots). Staff cannot ascertain what portion of the study would represent just this 32 lot portion of the overall project analysis and therefore will discuss the traffic report in the context of the total combined project of 147 lots. According to the traffic study conducted by Traffic Works, the proposed project is anticipated to generate a total of 1,600 daily trips, 120 AM peak hour trips, and 159 PM peak hour trips. The Golden Valley Road/Estates Road intersection was analyzed for capacity as an un-signalized “T” intersection with stop sign control at Estates Road. Currently, the critical intersection movements operate at a level of service “E” for the southbound left movement during the AM peak hour and operate at level of service “C” during the PM peak hour. All other movements at the Golden Valley Road/Estates Road intersection operate at a level of service C or better for all other movements. It is anticipated that with the construction of the project the critical intersection movements for the Golden Valley Road/Estates Road intersection will operate at a level of service “F” for the southbound left movement during the AM peak hour and will operate at level of service “D” during the PM peak hour. All other movements at the Golden Valley Road/Estates Road intersection will operate at a level of service C or better for all other movements.

It is important to recognize that LOS "F" conditions for only the left turn movement from a side street, during the peak hour, do not necessarily indicate an intersection failure or need for mitigation. Context of the volumes and intersection location are important in these cases. The subject southbound left-turn volume is only 14 vehicles per hour and there are other locations (i.e. Spearhead Way/Golden Valley road intersection) where the desired traffic movement can more easily be made. Golden Mesa North and South combined are expected to add about 9 peak hour trips to the southbound left-turn movement. A condition of approval has been requested by the Engineering and Capital Projects Division that the developers construct a two stage left-turn receiving lane for southbound left turning vehicles, as shown in the graphic below.



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

Grading and Drainage

It is anticipated that the amount of grading needed to develop the property is approximately 96,695 cubic yards of excavation. The earthwork will be balanced on site and between the two projects (i.e. Golden Mesa North and South). Cut and fill slopes shall not exceed 3:1 slopes and all exposed graded areas shall be revegetated with native seed mixes to reduce impacts related to dust and erosion. Temporary irrigation will be provided, as necessary, to ensure that the revegetation is successful. No berms or retaining walls are proposed for this development. Staff has included a condition of approval requiring the submittal of a noxious weed prevention plan prior to the issuance of the first final map.

The site receives storm water runoff from the south and east with runoff generally flowing in an east-west direction, as well as from the south at the intersection of Golden Valley Road and Estates Road, and from a detention basin on the North Valleys High School property. Ultimately, the storm waters from Golden Valley end up in Swan Lake which is located in Lemmon Valley. The applicant is proposing the construction of a drainage and detention channel to collect storm water on site and detain/slow the flows before leaving the site. These drainage improvements will be located roughly where an existing natural drainage channel runs through the subject property. 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 initial hydrology report submitted with the application indicates that impacts associated with increased run off can mostly be mitigated by site improvements and concludes that the project can be constructed without increasing the flood hazard to adjacent or downstream residents. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards.



Existing natural drainage way running east to west through the project site. The proposed drainage/detention facility will follow this alignment.



Existing culvert at Estates Road into which the channel drains.

Fire Services

Fire services will be provided by the Truckee Meadows Fire Protection District (TMFPD). The nearest fire station is located on Sun Valley Boulevard approximately 3 miles from the development site. Fire hydrants will be required to meet minimum location and fire flow requirements. TMFPD will review proposed landscaping and fencing materials pursuant to Fire Codes. Any developments on the property shall meet the requirements of Washoe County Code Chapter 60.

Washoe County Schools

Washoe County schools in North Valleys are currently over-crowded and the proposed development will further impact the existing schools. The proposed development is expected to generate 9 new elementary school students, 2 middle school students and 4 additional high school students. The site is currently zoned for Alice Smith Elementary School, William O'Brien Middle School and North Valleys High School. According to the Washoe County School District (WCSD), Alice Smith Elementary School is operating at 110 percent of base capacity, William O'Brien Middle School is operating at 60 percent of base capacity and North Valleys High School is operating at 99 percent of base capacity. Overall, the proposed project will have minimal impact on the capacity of these school facilities. Alice Smith Elementary School is scheduled to transition to a multi-track year round schedule for the 2017-2018 school year.

Water and Sewer

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

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

Landscaping

The applicant has submitted a landscaping plan that appears to meet Development Code requirements. The plan shows extensive perimeter planting of trees that meet the requirement for at least one tree for every 50 feet along the perimeter of new subdivisions and along required yards adjoining streets. The trees will be a mixture of deciduous and evergreen/coniferous varieties, at least half of which shall be a minimum of 7 feet tall at the time of planting. A condition of approval will require compliance with the North Valleys modifier in the Development Code regarding the requirement for climate adaptive landscaping in the front yards of new subdivisions.

North Valleys Citizen Advisory Board (NVCAB) / Public Input

The proposed project was presented by the applicant's representative at the North Valleys Citizen Advisory Board meeting on February 12, 2018. The NVCAB did not recommend approval or denial of the proposed project, but rather voted 2-1 with 2 abstaining to recommend that the CAB members attend the Planning Commission meeting and gather more information. One of the CAB members, whom is on the board of the Golden Valley Property Owners Association, stated that the association had met with the applicant to discuss the project and that the board supported the

project as proposed. Although concerns were expressed regarding increased traffic and drainage, the association was in agreement that the project was generally in character with surrounding development and did not oppose the project.

The minutes to the CAB meeting will not be available in time to include with this staff report; however, staff hopes to provide the Planning Commission with the minutes prior to their meeting on March 6, 2018. Notes taken by the applicant at their meeting with the Golden Valley Property Owners Association are attached as Exhibit D. The following are some of the comments provided by CAB members and those in attendance at the February 12, 2018 meeting, as well as comments received to date by staff from the general public:

- ◆ Traffic on US 395 is currently not functioning well; more traffic will further impact US 395.
- ◆ A significant amount of storm water flows through the site. How will it be handled?
- ◆ Regarding the previously approved sewer lift station – where is sewage being lifted to?
- ◆ Are sewer flows going to go to the Swan Lake or Stead plants, or the Reno sewer plant on the river (i.e. TMWRF)?
- ◆ The ability to put treated effluent back into the river is reaching capacity. Will sewer plants need to be expanded to accommodate this and other new development? How will any needed expansions be financed?
- ◆ How long are storm flows to be detained on-site?
- ◆ Will all water entering or present on-site be detained?
- ◆ Will the water evaporate or percolate on-site?
- ◆ What is the difference between detention and retention?
- ◆ Will water leave the site and end up in Swan Lake?
- ◆ Who will maintain the proposed drainage facility, an HOA or the county?
- ◆ If an HOA will maintain the drainage facility, what happens if the HOA fails or is dissolved? Will county tax payers have to maintain the facility? Will there be a maintenance agreement?
- ◆ Do ponds or detention basins currently exist, and if so, where?
- ◆ Hydrology reports submitted with development applications by developers are not accurate. Will there be secondary / independent review of final hydrology modeling and assumptions?
- ◆ Will new development projects be required to bond for potential off-site flood damage / impacts resulting from new development?
- ◆ A claim was made that previous hydrology reports by other consultants indicated that the subject property should remain vacant for flood control purposes.
- ◆ Will there be traffic controls at the intersection of Estates and Golden Valley Road? This intersection is already bad, especially when school gets out, and this development will make it worse.
- ◆ Traffic studies don't account for school bus traffic.
- ◆ Will improvements be made to Estates Road to accommodate increased use and traffic?
- ◆ How will the county prevent Estates Road from becoming a cut through to Lemmon Valley?
- ◆ This development will impact area schools that are already over capacity.
- ◆ Protect the dark skies by not installing street lights.
- ◆ What time does the Planning Commission meeting start?

Reviewing Agencies

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

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

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

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

- Washoe County Planning and Development Division addressed landscaping, lot sizes, fencing, coordination with other agencies, etc.
Contact: Chad Giesinger, Senior Planner 328-3626, cgiesinger@washoecounty.us
- Washoe County Engineering and Capital Projects Division addressed grading, drainage, storm water management, maintenance of common area, easements, etc.
Contact: Leo Vesely, 328-2313, ivesely@washoecounty.us
- Washoe County Engineering and Capital Projects Division, Traffic addressed necessary traffic and pedestrian improvements.
Contact: Clara Lawson, 328-3603, clawson@washoecounty.us
- Truckee Meadows Fire Protection District addressed requirements of Washoe County Code Chapter 60, including the International Fire Code.
Contact: Denise Reynolds, 326-6000, dreynolds@tmfpd.us
- Washoe County Utility Services requires improvement plans for construction of sanitary sewer collection system(s), sanitary sewer report, fees, and easements.
Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us
- Washoe County School District provided information regarding the overcrowding of schools in the Golden Valley/North Valleys area and the potential impact from this project.
Contact: Mike Boster, 775.232.1571, mboster@washoeschools.net
- Nevada Division of Environmental Protection requires that Washoe County commit to providing sewer service to the site and the submittal of a construction storm water permit.
Contact: Pat Mohn, 775.687-4670, pmohn@ndep.nv.gov

- Regional Transportation Commission requires potential transit and pedestrian improvements and compliance with access management standards for Arterials and Collectors.
Contact: Rebecca Kapuler, 775.332.0174, rkapuler@rtcwashoe.com
- Washoe County Health District, Vector Control requires that the low flow line of the drainage facility be kept clear, the facility be perpetually maintained, and prevent standing water from ponding longer than 7 days.
Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us
- Washoe County Health District, Environmental Health Services requires compliance with NAC Chapter 445A and the submittal of an application and plans for a Water Project.
Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

North Valleys Area Plan Policies

Character Statement

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

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

Staff Response: The applicants are amenable to the use of v-ditches and other more natural designs; however, Washoe County Engineering and Capital Projects Division will require the use of curb and gutter and sidewalks. The curb, gutter and sidewalks are requirements of Article 436 of the Washoe County Development Code; in order for Washoe County to accept the dedication of any roadways such roadways must be built to Washoe County code. The applicant is seeking a waiver of these standards from the Planning Commission for the Estates Road frontage portion of the project, which has already been accepted for dedication by the county. The Estates Road frontage portion of the project is proposed to remain as an open V-ditch with no sidewalk, curb, or gutter. Curb, gutter, and sidewalks will be constructed along the Golden Valley Drive frontage and within the interior streets of the subdivision. This waiver request is based on prior input and discussion with the community during approval of Golden Mesa North.

- NV.2.2 When feasible, given utility access constraints, grading in subdivisions established after the date of final adoption of this plan will:
- a. Minimize disruption to natural topography.
 - b. Utilize natural contours and slopes.
 - c. Complement the natural characteristics of the landscape.
 - d. Preserve existing vegetation and ground coverage to minimize erosion.
 - e. Minimize cuts and fills.

Staff Response: To the extent possible, the applicants will protect the natural topography, contours and slopes where feasible. The majority of proposed grading involves enlarging the existing natural drainage channel and creating an engineered drainage facility. A small hill, which looks like it may have been previous fill placement, will be graded to balance out the site. Many of the interior lots will limit grading to the rear of the lot only.

- NV.2.3 Site development plans in the North Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the State Department of Agriculture, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

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

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

Staff Response: The applicant's statement responding to the concerns from the community input raised at the CAB meeting will be provided to the Planning Commission prior to the March 6, 2018 meeting (assuming the minutes are available). The applicant will also be available to respond to questions during the Planning Commission meeting.

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

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

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

Stead Airport will be required to grant the RTAA an avigation easement as a condition of approval.

Staff Response: This policy is not applicable to the proposed development. The site is not within the FAR Part 77 area and the project is not proposing building heights greater than 35 feet. The RTAA was provided with a copy of the application and did not respond/provide comments.

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

NV.5.1 The provisions of Washoe County Development Code 408, Common Open Space Development, are not available for implementation in the Golden Valley Suburban Character Management Area.

Staff Response: Although common open space will be provided as part of the subdivision map to accommodate drainage improvements, the proposed project is not proposing to utilize the alternative standards authorized by section 110.408.25 of the Washoe County Code, such as alternative lot sizes. All lots will meet the minimum size and setback standards of the Low Density Suburban regulatory zone.

North Valleys Area Plan Modifiers

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

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

Staff Comment on Required Findings

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

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

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

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

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

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

Staff Comment: The proposed development is located in an area with very similar residential subdivisions and zoning to the east, west and north. The subject site is relatively flat, near services and existing infrastructure, and is suitable for residential development.

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

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

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

Staff Comment: There are no identified endangered plants or wildlife on the subject property. Based on available data and physical survey of the site, staff has no reason to believe that such resources are present or that substantial environmental damage will result from the development.

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

Staff Comment: The proposed subdivision is similar to other residential subdivisions in the surrounding area and the design is not likely to cause significant health problems. The Washoe County District Health District has reviewed the application and provided conditions of approval, such as the control of vector borne disease.

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

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

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

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

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

Staff Comment: All lands to be dedicated to Washoe County are consistent with the Master Plan. In addition, any lands to be dedicated to Washoe County must meet County Code prior to acceptance.

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

Staff Comment: Adequate opportunities shall be provided for future passive or natural heating or cooling to the extent feasible. New construction is required to utilize the latest technologies and best practices required by the currently adopted building code and the International Residential Construction code.

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 WTM17-002 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Possible 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 WTM17-002 for Golden Mesa South, with the Conditions of Approval included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

Xc:

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

Representatives: Axion Engineering, Attn: Gary Guzelis, 681 Edison Way, Reno, NV 89503; and,

Mark Herrmann, PO Box 8817, Reno, NV 89511



Conditions of Approval

Tentative Subdivision Map Case Number WTM17-002

The project approved under Tentative Subdivision Map Case Number WTM17-002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on March 6, 2018. 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 Building 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;">STANDARD CONSIDERATIONS FOR SUBDIVISIONS Nevada Revised Statutes 278.349</p>

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 Program, part of the Planning and Building Division

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

Contact Name – Chad Giesinger, Senior Planner, 775.328-3626

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative map.
- b. The tentative map shall be in substantial compliance with the Approved Tentative Map and provisions of Washoe County Code Chapter 110, Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

Regulatory Zone for Review Purposes	Low Density Suburban (LDS) Medium Density Suburban (MDS)
Minimum Lot Area Proposed	35,000 square feet
Minimum Lot Width	120 feet
Minimum Front Yard	30 feet
Minimum Side Yard	12 feet
Minimum Rear Yard	30 feet
Maximum Building Height	35 feet

Notes: Variances to these standards may be processed per Washoe County Code.

- c. The subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- d. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- e. All final maps shall contain the applicable portions of the following Jurat:

Jurat for FIRST FINAL MAP

THE TENTATIVE MAP FOR WTM17-002 (Golden Mesa South)
WAS APPROVED BY THE WASHOE COUNTY PLANNING
COMMISSION ON MARCH 6, 2018.

THIS FINAL MAP, <subdivision name and unit/phase #>, MEETS
ALL APPLICABLE STATUTES, ORDINANCES AND CODE
PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE
TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

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

THE NEXT FINAL MAP FOR WTM17-002 (Golden Mesa South)
MUST BE APPROVED AND ACCEPTED FOR RECORDATION
BY THE PLANNING AND BUILDING 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.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS ____ DAY OF _____, 20____ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR *<streets, sewers>* IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for WTM17-002 (Golden Mesa South) was APPROVED *<denied>* BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date>*. [If the TM had been appealed to the BCC --- Add:] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON *<date>*.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Building Director's signature on first final map>*. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, *<subdivision name and prior unit/phase #>* FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Building Director's signature on most recent final map>* [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date of last Planning Commission action to extend the tentative map>*.

THIS FINAL MAP, *<subdivision name and unit/phase #>*, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR WTM16-002 (Golden Mesa North) MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR

BEFORE THE EXPIRATION DATE, THE ____ DAY OF _____, 20____, <add two years to the current expiration date unless that date is more than two years away> OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS ____ DAY OF _____, 20____ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR <streets, sewers> IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

[Option for all merger and re-subdivision maps]

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

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

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- g. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

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

- i. Failure to comply with the conditions of approval shall render this approval null and void.
- j. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Building Division staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Building Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression; and
 - e. Maintenance of public access and/or maintenance of limitations to public access.
 2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 4. Any part of the project adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
 5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.

6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 7. No motorized vehicles shall be allowed on the platted common area, except for required maintenance of drainage facilities.
 8. Mandatory solid waste collection.
 9. Fence material, height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence. Any graffiti shall be removed promptly.
 10. Slopes shall be three (3) horizontal to one (1) vertical (3:1) or flatter.
 11. Development of slopes in excess of thirty (30) percent is prohibited.
- k. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by the Planning and Building staff and the District Attorney.
 - l. In coordination with the Washoe County Health District, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District, the applicant shall prepare and submit a noxious weeds control plan.
 - m. All fencing along the perimeter of the development shall be open style such as split rail or similar alternative approved by the Washoe County Planning and Building Division.
 - n. Fencing along the east project property line shall abut the existing fencing at the rear property line of existing homes and shall be located on the project / common area property line on the far side of the drainage channel. Fencing on the rear (i.e. east) property lines of new lots backing to this drainage channel shall be open split rail fencing. CC&R's shall prohibit future home owners from replacing the open fencing and installing a solid 6 foot fence along this portion of the drainage channel.
 - o. The developer shall require each future homeowner to sign a disclosure statement that regarding the existence of livestock and the potential for accompanying noise and odor within the immediate area.
 - p. The developer shall install climatic adaptive landscaping in the front yard area between the front property line and the main building of each new residential lot.
 - q. The final construction drawings submitted for each final map shall ensure compliance with all design standards enumerated in policies NV.5.1 thru NV.5.8 of the North Valleys Area Plan. These policies will also be included within the CC&R's.

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

Washoe County Engineering and Capital Projects Division – Land Development

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

Contact Name – Leo Vesely, 775.328.2313

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
- d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
- e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. The County Engineer shall determine compliance with this condition.
- f. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.

- h. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
- i. With each affected final map, provide written approval from NV Energy for any improvements located within their easement or under their facilities. The County Engineer shall determine compliance with this condition.
- j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access. The County Engineer shall determine compliance with this condition.
- k. Prior to the recordation of the first final map a boundary line adjustment shall be recorded that adjusts the boundary between parcels 552-100-01 and 552-092-20 to match the proposed configuration of this tentative map. The County Engineer shall determine compliance with this condition.
- l. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438. The County Engineer shall determine compliance with this condition.

DRAINAGE AND STORM WATER DISCHARGE PROGRAM

- m. 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.
- n. 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.
- o. 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.
- p. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite, or off-site with necessary permission and easements from the property owner. The County Engineer shall determine compliance with this condition.
- q. The Development shall account for the increased volume of runoff generated as well as for flood plain storage volumes within the 100-year flood plain of Swan Lake. The hydrology report will identify the required volume mitigation to achieve no net increase of water surface elevation within Swan Lake. Volumetric analysis is to be based on the 100-year, 10-day storm event, while routing of peak flows shall be based on the 100-year, 24-hour storm event.

- r. 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.
- s. 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.
- t. 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.
- u. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.
- v. 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.
- w. 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.
- x. 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.
- y. All slopes steeper than 3:1, if any, 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.
- z. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.

- aa. Maintenance access roadways and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities. County Engineer shall determine compliance with this condition.
- bb. The FEMA 100-year floodplain shall be shown on the final map and grading plan to the satisfaction of the County Engineer. All grading and construction in these areas shall be in conformance with the Washoe County Code Article 416.
- cc. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities, such as concrete lined cutoff swales, capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office. The County Engineer shall determine compliance with this condition.
- dd. Prior to the finalization of the first final map, a maintenance and operation plan for the maintenance of the projects detention basins shall be developed in accordance with the Washoe County Code Article 421.

TRAFFIC, ROADWAY, and PEDESTRIAN FACILITIES

- ee. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- ii. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- jj. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.
- kk. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
- ll. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
- mm. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be

- submitted for approval. The County Engineer shall determine compliance with this condition.
- nn. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
 - oo. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.
 - pp. With appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed. The minimum centerline radius allowed shall be 100'. The County Engineer shall determine compliance with this condition.
 - qq. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement. The County Engineer shall determine compliance with this condition.
 - rr. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&R's shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
 - ss. Prior to finalization of the any final map, provide written verification from NV Energy that proper clearances are maintained between the proposed improvements and the existing overhead power lines. The County Engineer shall determine compliance with this condition.
 - tt. At the intersection of Golden Valley Road and Estates Road, construct a two stage left turn receiving lane for southbound (east) left turning vehicles.
 - uu. Construct a sidewalk to County and Regional Transportation Commission standards along the entire length of the south project property line (i.e. Gold Valley Road frontage) terminating at the existing sidewalk improvements at the intersection of Golden Valley Road and Estates Road. This sidewalk shall meet required ADA standards.
 - vv. In lieu of proving a sidewalk along Estates Drive, the developer shall provide a pedestrian easement and sidewalk, a minimum of 5 feet in width, from Shimmer Court to the intersection of Golden Valley Road and Estates Drive. Pedestrian access shall also be provided either through an opening or through an accessible gate at the gated secondary emergency access at the terminus of S. Thunder Butte Court and shall provide improved access to the required sidewalk on Golden Valley Road.

Washoe County Utilities (Engineering and Capital Projects Division)

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

Contact Name – Tim Simpson, 775.954.4648

- a. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- b. Improvement plans shall be submitted and approved by City of Reno Community Services Division (CSD) prior to approval of the final map. They shall be in compliance with the City of Reno Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- c. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- d. The Developer shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- e. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems. The CSD will be responsible to inspect the construction of the sanitary sewer collection systems.
- f. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
- g. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- h. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses.
 - i. the estimated sewage flows generated by this project,
 - j. projected sewage flows from potential or existing development within tributary areas,
 - k. the impact on capacity of existing infrastructure,
 - l. slope of pipe, invert elevation and rim elevation for all manholes,
 - m. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- n. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and completed as-built drawings delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- o. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.

- p. A minimum 30-foot wide sanitary sewer easement shall be dedicated to Washoe County over any sanitary sewer not located within the proposed right-of-way.
- q. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer.
- r. The Applicant shall be required to obtain a sewer will-serve letter from the City of Reno indicating sufficient capacity exists at the Truckee Meadows Water Reclamation Facility and the associated sewer collection system and pay all necessary fees required by the City of Reno.
- s. Any major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains and interceptors that are necessary to accommodate the project, the Developer will be responsible to fund the design and construction. However, the actual design will be the responsibility of the CSD. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The CSD may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the CSD and the Developer shall jointly select that consultant.
- t. The CSD shall reserve the right to over-size the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.
- u. The proposed sewer lift station shall be built on a parcel deeded to Washoe County and of a size acceptable to Washoe County

Washoe County Health District

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

Contact Name – Wes Rubio, 775.328.2635

- a. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to Health District. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
 - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all

proposed final grading, utilities, and improvements for the proposed application.

- b. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit
- c. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
 - i. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal
 - ii. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715

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

- d. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Health District
- e. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Health District an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
 - i. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
 - ii. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 - iii. The developer must bear the cost of the inspections; and
 - iv. The developer may select a third-person inspector but the selection must be approved by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
- f. Prior to final map approval, a “Commitment for Service” letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this Health District. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge

permit requirements by this added service, or the facility will be expanded to provide for the added service. A copy of this letter must be included with the final map submittal

- g. Prior to final map approval, a “Commitment for Water Service” letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Health District. A copy of this letter must be included with the final map submittal
- h. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the final map.
- i. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- j. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution. Construction plans shall clearly show how the subdivision will comply with NAC 278.360
- k. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.
- l. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

Truckee Meadows Fire Protection District

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

Contact Name – Denise Reynolds, 775.326.6000

- a. Shall meet requirements of Washoe County Code 60 including cul-de-sacs at 50 foot radius and fire flow at 1,000 to 1,500 gallons per minute.
- b. CC&Rs shall be submitted to TMFPD for review and approval for compliance with the Wildland Urban Interface Code.

Nevada Department of Transportation

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

Contact Name – Jae Pullen, 775.834.8309

- a. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State’s right-of-way. Please see the *Terms and Conditions Relating to Right of Way Occupancy Permits* booklet available on the

nevadadot.com website. Contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.

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

*** End of Conditions ***



Washoe County School District

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

Board of Trustees: Angela Taylor, President * Katy Simon Holland, Vice President * Scott Kelley, Clerk *
Debra Feemster * Veronica Frenkel * John Mayer * Malena Raymond * Traci Davis, Superintendent

28 September, 2017

Mr. Chad Giesinger, AICP, Senior Planner
Washoe County Community Services Department
Planning and Building
P.O. Box 11130
Reno, NV 89520-0027

RE: WTM17-002 (Golden Mesa South)

Dear Mr. Giesinger,

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

Alice Smith Elementary School

- **Estimated project impact = 9** new ES students (**32** single-family units x **.279** ES students per unit)
- **Base Capacity = 699**
- **2016-2017 Enrollment = 769**
- **% of Base Capacity = 110%**
- **2016-2017 Enrollment with PROJECT = 778**
- **% of Base Capacity with PROJECT = 111%**
- **Overcrowding Strategies:**
 - Alice Smith ES has **3** portable buildings (**6** classrooms) in use that provide temporary space for an additional **150** students.
 - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule^a when their enrollment reaches 120% of capacity.
 - Assignment to the closest elementary school with available capacity may be used for students in this development.

O'Brien Middle School

- **Estimated project impact = 2 new MS students (32 single-family units x .054 MS students per unit)**
- **Base Capacity = 1,025**
- **2016-2017 Enrollment = 616**
- **% of Base Capacity = 60%**
- **2016-2017 Enrollment with PROJECT = 618**
- **% of Base Capacity with PROJECT = 60%**
- **Overcrowding Strategies:**
 - The **O'Brien** MS property may be able to accommodate portable classrooms if necessary and if funding for the units is available.
 - Per adopted District Policy 6111, most middle schools will be converted to a double session^b calendar when enrollment exceeds 120% of capacity.
 - Assignment to the closest middle school with available capacity may be used for students in this development.

North Valleys High School

- **Estimated project impact = 4 new HS students (32 single-family units x .129 HS students per unit)**
- **Base Capacity = 2,061**
- **2016-2017 Enrollment = 2,035**
- **% of Base Capacity = 99%**
- **2016-2017 Enrollment with PROJECT = 2,039**
- **% of Base Capacity with PROJECT = 99%**
- **Overcrowding Strategies:**
 - **North Valleys HS** has 4 portable units (8 classrooms) in place that provide temporary space for an additional **200** students.
 - Per adopted District Policy 6111, high schools will convert to a double session calendar^b when enrollment exceeds 120% of capacity.
 - Assignment to the closest high school with available capacity may be implemented for students in this development.

With the passage of Washoe County Question 1, the Washoe County School District now has sustainable, adequate funding for building and repairing schools (“capital” funding). Here are the three things to know as we move forward with using this funding to address overcrowding and repairs:

1. **Overcrowding and needed repairs will be addressed as quickly as possible, but solutions will take time.** The District’s problems with overcrowding and backlogged repair needs are the result of more than a decade without adequate capital funding, and will not be solved overnight.
 - We should be able to avoid Double Sessions at middle and high schools.
 - We cannot avoid Multi-Track at the elementary level, but will work to eliminate it as quickly as possible.
2. **We want to hear from you.** Capital projects must first be approved by an independent group of community members, and only then go to the school district’s Board of Trustees. All discussions take place in open, public meetings. The community is invited and encouraged to attend these meetings and give input there, through our online form, or by contacting Riley Sutton, our community outreach person on these issues, at 348-0278 or rsutton@washoeschools.net.
3. **Transparency is a top priority.** Past spending and future projects are posted on our Data Gallery (<http://datagallery.washoeschools.net/>). Capital projects follow the public bidding process, which can also be viewed there. We will continue to develop these tools as we go forward to further engage the public in the work we are doing. If you have an idea for other information you would like us to present or ways we could better present current information, please let us know

Definitions:

- a) **Multi-Track Year-Round Calendar (MTYR):** The school is divided into four groups (“tracks”) which start and end the school year on different dates, with only three tracks attending school at any one time. This can decrease overcrowding by as much as 25%.
- b) **Double Sessions:** Two “schools” are operated out of one building; the school is divided into two separate groups which start and end the day at different times, with no overlap. Double Sessions have not been done in WCSD for over 30 years; all details are still in process in terms of exact start and end times, division of the school, and more. Other school districts in Nevada, which have more recent experience with Double Sessions, ran the first high school session from 5:55am to 11:55am and the second session ran from approximately 12:00 p.m. to 6:00 p.m. Double Sessions can relieve overcrowding by as much as 50%.

Thank you for the opportunity to comment.

Mike Boster

Mike Boster

School Planner

14101 Old Virginia Road

Reno NV USA 89521

[Washoe County School District Capital Projects](#)

775.789.3810

mboster@washoeschools.net



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

October 5, 2017

FR: Chrono/PL 183-17

Mr. Chad Giesinger, Senior Planner
 Community Services Department
 Washoe County
 PO Box 11130
 Reno, NV 89520

RE: WTM17-002 (Golden Mesa South)

Dear Mr. Giesinger,

We have reviewed the subject applications and have the following comments and recommendations.

Comments and Recommendations:

- Please have the developer contact Tina Wu, RTC Senior Planner, at 775-335-1908 or twu@rtcwashoe.com, to discuss potential transit improvements for this project.
- The 2040 Regional Transportation Plan (RTP) identifies Golden Valley Road as an arterial with moderate-access control. To maintain arterial and collector capacities, the following RTP access management standards should be maintained.

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

³ Minimum spacing from signalized intersections/spacing other driveways.

⁴ If there are more than 60 inbound, right-turn movements during the peak-hour.

- The policy Level of Service (LOS) standard for Golden Valley Road is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintain the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.
- The traffic study prepared by Traffic Works and submitted with the application recommends the following to mitigate current deficiencies and project impacts. It also suggests that the project's contribution of Regional Road Impact Fees will mitigate the projects effects on the overall roadway network.

- Golden Valley Road/N. Hills Boulevard – Optimize traffic signal timings.
 - RTC's Regional Traffic Signal Timing project reviews the region's signals on a regular cycle. Adjustments to signal timing at Golden Valley Road/N. Hills Boulevard can be addresses through the current program.
 - Golden Valley Road/Estates Road – Provide a receiving lane on Golden Valley Road enabling two state left-turn movements for southbound left-turning vehicles.
 - The RRIF Program limits the use of impact fees to regional roads. RRIF funded intersection improvements are also limited to the intersection of two regional roadways. Estates Road is currently not classified as a regional road and therefore not eligible for RRIF funding. Any improvements to this intersection should be required as a condition of approval by the developer.
-
- The land use data in RTC's travel demand model does not include enough household growth in the traffic analysis zone (TAZ) that this property is located in. If this project is approved, we will adjust our travel demand model increasing the land use growth in the TAZ.
 - The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,



Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Jeremy Smith, Truckee Meadows Regional Planning Agency
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/397 Golden Mesa South

Vector_Condition.txt

From: Shaffer, Jim
Sent: Friday, October 06, 2017 8:45 AM
To: Giesinger, Chad
Subject: Golden Mesa South WTM17-002

Good morning Chad,
Could you enclosed the following language in the Maintenance Association that is being formed for Golden Mesa South concerning the detention basins and channels for the project:
"All vegetation, debris and blockages shall require removal in the low flow and or flow line of the detention basins and channels on an annual basis. Maintenance of these facilities will mitigate insect development by preventing standing water from ponding longer than 7 days. Health Regulations of Vector-Borne Diseases 040.022."
Thanks
Jim

James Shaffer
Program Coordinator | Environmental Health Services | Washoe County Health District
jshaffer@washoecounty.us | O: (775) 785-4599 | F: (775) 785-4525 | | 1001 E. Ninth St., Bldg. C, Reno, NV 89512



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources
Brian Sandoval, Governor
Bradley Crowell, Director
Greg Lovato, Administrator

December 15, 2017

CHAD WESTOM
District Health
P.O. Box 11130
Reno NV 89520

**Re: Tentative Map- Golden Mesa South
32 lots Washoe County**

Dear Mr. WESTOM:

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 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 for more information about this permit.

Sincerely,

Ryan Fahey, Staff Engineer
Technical Services Branch
Bureau of Water Pollution Control

cc:
COMPREHENSIVE PLANNING , P.O. 11130 Reno, NV 89520
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES Utility Division, P.O. Box 11130 Reno, NV 89520
Engineer: Axion Engineering 681 Edison Way Reno NV 89502
Developer: MOONLIGHT HILLS ESTATE, LLC 5390 Bellazza Court Reno NV 89519

Control No. 11464



**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
<http://water.nv.gov>**

September 26, 2017

RE: Comments on WTM17-002

To: Chad Giesinger
Washoe County Community Services Department
1001 East Ninth Street, Building A
Reno, NV 89512

Name: NGolden Mesa South

County: Washoe County – East Golden Valley Road and Estates Road

Location: A portion of Section 11, Township 20 North, Range 19, East, MDB&M.

Plat: Tentative: Thirty-two (32) lots totaling approximately 35.85 acres and being Washoe County Assessor's Parcel Number 552-100-01.

**Water Service
Commitment**

Allocation: No water is committed at this time.

**Owner-
Developer:** Moonlight Hills Estates, LLC
5390 Bellazza Court
Reno, NV 89519

Engineer: Axion Engineering
681 Edison Way
Reno, NV 89503

**Water
Supply:** Truckee Meadows Water Authority

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: No action is required at this time.

Best regards,

Steve Shell

Steve Shell
Water Resource Specialist II

Reno_Comdev_noComment.txt

From: Stark, Katherine
Sent: Tuesday, October 17, 2017 12:48 PM
To: Pelham, Roger; Olander, Julee; Giesinger, Chad
Cc: Stark, Katherine
Subject: FW: September Agency Review Memo III
Attachments: September Agency Review Memo III.pdf

Hello

This agency review response is in regard to WMPA17-0010 & WRZA17-0005 (Silver Hills), WMPA17-0011 (Autumn Wood - Phase 2), and WTM17-002 (Golden Mesa South). See email below from Reno Community Development.

Thanks,

Katy Stark
Office Support Specialist | Washoe County Community Services Department | Planning & Building Division
krstark@washoecounty.us | o 775.328.3618 | f 775.328.6133 | 1001 E. Ninth St., Bldg. A, Reno, NV 89512

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From: Nathan Gilbert [mailto:gilbertn@reno.gov]
Sent: Wednesday, October 04, 2017 12:32 PM
To: Stark, Katherine
Subject: Fwd: September Agency Review Memo III

Hi Katie,

We do not have any comments at this time. Thanks.

----- Forwarded message -----

From: Claudia Hanson <hansonc@reno.gov>
Date: Tue, Sep 26, 2017 at 7:20 PM
Subject: Fwd: September Agency Review Memo III
To: Nathan Gilbert <gilbertn@reno.gov>

Hi,

Please review to see if we have any concerns. Thanks

----- Forwarded message -----

From: Stark, Katherine <KRStark@washoecounty.us>
Date: Mon, Sep 25, 2017 at 4:26 PM
Subject: September Agency Review Memo III
To: "hansonc@reno.gov" <hansonc@reno.gov>
Cc: "Stark, Katherine" <KRStark@washoecounty.us>, "Emerson, Kathy" <KEmerson@washoecounty.us>
Good afternoon,

Please find the attached Agency Review Memo with cases received in September by Washoe County Community Services Department, Planning and Building.

You've been asked to review the applications for Items 2, 3 and 4. The item descriptions and links to the applications are provided in the memo.

For Item 2, please note that the link for the master plan amendment case and the link for the

Reno_Comdev_noComment.txt

regulatory zone amendment case will each take you to the same combined application.

For Item 4, please see the yellow highlighted note regarding an Agency Review Meeting for this case on October 9, 2017.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Thank you!

Katy Stark
Office Support Specialist | Washoe County Community Services Department | Planning & Building Division
krstark@washoecounty.us | o 775.328.3618 | f 775.328.6133 | 1001 E. Ninth St., Bldg. A, Reno, NV 89512

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Claudia C. Hanson, AICP
Planning Manager
Community Development Department
775-334-2381

--

Nathan Gilbert, AICP
Associate Planner
City of Reno

What will the next 20 years of growth bring for our community? Visit [Reno.Gov/ReImagineReno](#) to share your vision for Reno by participating in a quick survey. After taking the survey, be sure to view our calendar for upcoming focus groups and sign-up for our newsletter. Let's ReImagine Reno, together.

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Page 2

Exhibit C

Paul_Mudd_traffic.txt
From: Paul Mudd <pmudd801@hotmail.com>
Sent: Thursday, October 05, 2017 10:56 AM
To: Giesinger, Chad
Subject: Golden Valley Homes

Hello! As a North Valley resident we don't need any more homes built until the traffic issue on southbound 395 is resolved.

Stop thinking about profits and listen to the residents. We deal with the horrendous traffic every morning. A two lane highway into Reno is no longer suffice.

Thank you,

Paul

Schmidt_drainage.txt

From: schmdthaus@aol.com
Sent: Thursday, October 05, 2017 9:25 AM
To: Giesinger, Chad; Donshick, Francine
Subject: Golden Mesa project

Hello,

I'm a 42+ year resident of Golden Valley, and Estates Road.

PLEASE make sure any development has an ironclad, structurally sound requirement for adequate drainage! The ditches on Estates are already insufficient to handle runoff from snow melt and rainfall, and have been since the side roads were paved 30+ years ago. I have lost faith in Washoe County's commitment to demanding studies for drainage before issuing building permits, but again, PLEASE make sure that the existing problems are not exacerbated by this potential development.

Thank you.

Laurie Schmidt

Golden Mesa South
Golden Valley Homeowners Association Meeting
February 8, 2018
Meeting Summary

Mark Hermann started the presentation with discussing the approval of the Golden Mesa North project including the liftstation and the proposed Golden Mesa South. It was explained the project is 35 acres, consists of 32 lots, has curb and gutter, sidewalks on one side of the street, the access on the Golden Valley Road is for emergency only, and the drainage surface water that flows from the east side of the project will be contained within the channel as it flows outward to the west side.

A question was asked regarding the detention pond that was originally proposed on a previous preliminary map. Mark explained the detention pond is no longer needed with the upsizing of the ponds in the Golden Valley North project handling the water. The detention/retention pond drainage and surface water will be contained within the drainage channel in Golden Mesa South and we are working directly with Washoe County to meet or exceed all drainage requirements.

One resident who resides on Marlin Drive is concerned the water that is contained in the channel will drain directly into the marlin ditch and flood his property as he previously experienced in the winter of 2017. It was explained the water will be directed around the homes and into the on-site channel within the project.

The question was asked regarding the traffic at Golden Valley Drive and Estate Road. Mark explained the two-stage left turn receiving lane was not approved by Washoe County with Golden Mesa North project and is still waiting for the final comments from the Washoe County Community Services Department. A next question was asked regarding if the projects will be phased. Mark explained most likely 3 phases with the start at the 35-acre parcel. The question of horse trails was asked if they exist within the Golden Mesa South project. It was explained there were no horse trails on the 35-acre nor the 20-acre parcel of the projects, only the 99acre parcel from Raindance to Estates.

Chairwoman, Francine asked if the CLOMR had been approved? Mark explained the CLOMR was currently in the mapping stage with FEMA. She then asked about the second CLOMR on the 35-acre project if it had been approved. Mark explained the first CLOMR brings the water to the channel and the second CLOMR contains the water within the channel and the second CLOMR was in process. A question was then asked if the homes still in the floodplain will have to be elevated. It was addressed as yes, they would, the second CLOMR will address the flooding on the lots that fall within the floodplain.

The traffic study was then discussed, and the number of trips calculated noted for the Golden Mesa North and South projects. They have concerns with the intersection of Golden Valley Drive and Estates Road with the Washoe County school busses. The busses are not being taken into account with the residents not having the ability to get out on to Golden Valley Road as there is no traffic control and can sit for 10 minutes to turn. It was also mention about the traffic study and the error regarding the Golden Valley Road being 4 lanes and 40 mph. (Mark addresses a letter of correction was submitted for the approval of Golden Mesa North) They are also concerned with more cars getting off of and going

onto US Highway 395. Mark explained the issue and had attempted to work with RTC regarding the intersection of Golden Valley Road and U.S. Highway 395.

The question was raised if there is a "Dark Skies Practice" with this project? Mark explained there were no street lights within the project as it is not a requirement of Washoe County. Another concern raised asking if there would be a street light at the entrances of the projects so people entering can see the street sign and any oncoming traffic.

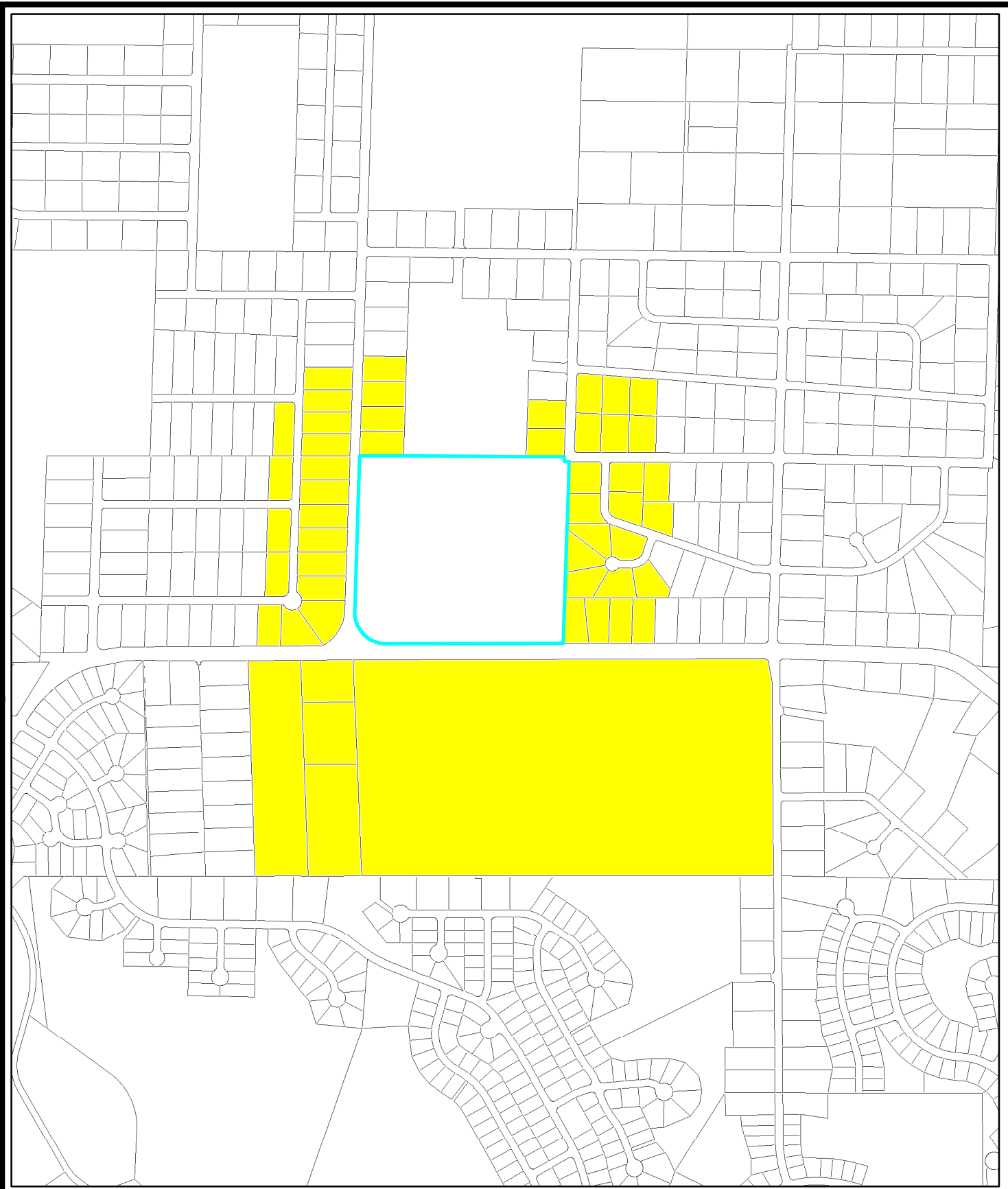
It was asked by Bonnie Weber if there were curb and gutter and who is the developer? Mark replied they are the developer and a homebuilder has not been chosen. It was then asked if there would be sidewalks, parking, or bike paths along Golden Valley Road. Mark explained there would be sidewalk, curb, gutter, landscaping and fencing as well as an access from Golden Valley road into the project. No parking or bike paths are in the project.

A question regarding grading and fill dirt was asked by several of the board members. Will there be fill brought in and the amount of cubic yards of fill dirt needed? Mark discussed the fill used will come from the existing site of the 99-acre parcel keeping all grading, cuts and fill on-site. No dirt/fill will need to be brought in which eliminates haul truck traffic.



A question regarding fire hydrants was asked if they will exist in the projects. The answer is yes, there will be fire hydrants present for both projects. Chairwoman Francine is pleased there will be fire hydrants, as will aid in helping with any potential fires as the current residents are all on wells.

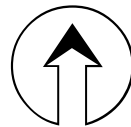
Final question regarding utilities. Where does the sewer line run? Mark explained where it runs from Golden Mesa North clear through to Golden Mesa South to the lift station.

Overall the board asked similar questions as the Golden Mesa North project and had no opposition at the meeting, primarily the same concerns with drainage and traffic. They all seem to be in agreement with the lot sizes and feel they coincide with the existing landscape of the current residences in the valley.



WTM17-002 Public Notice Map

-  Parcels noticed within 500 feet of subject property
-  Subject Parcel



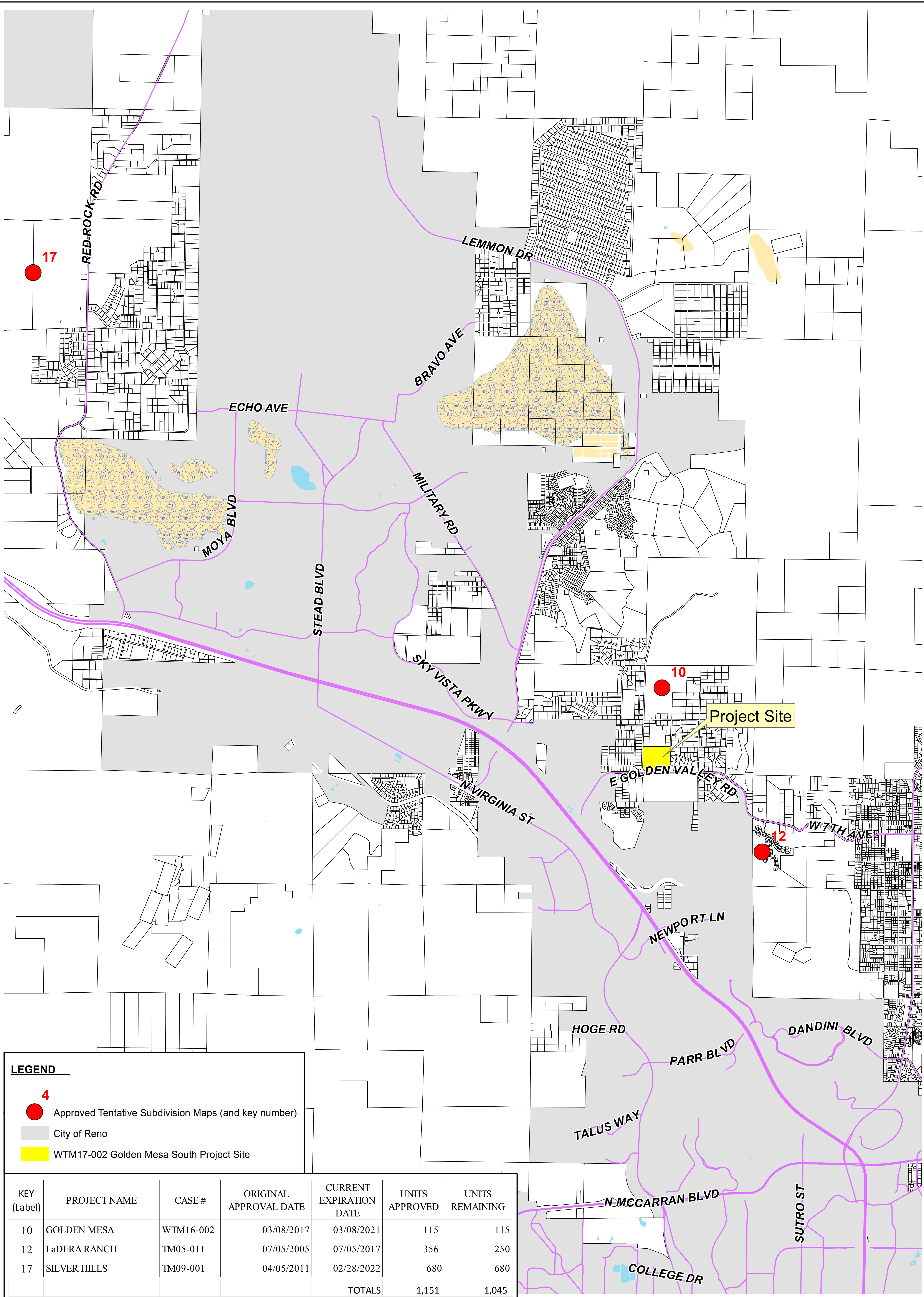
0 250 500
Feet

**Community Services
Department**



**WASHOE COUNTY
NEVADA**

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



LEGEND

- **4** Approved Tentative Subdivision Maps (and key number)
- City of Reno
- WTM17-002 Golden Mesa South Project Site

KEY (Label)	PROJECT NAME	CASE #	ORIGINAL APPROVAL DATE	CURRENT EXPIRATION DATE	UNITS APPROVED	UNITS REMAINING
10	GOLDEN MESA	WTM16-002	03/08/2017	03/08/2021	115	115
12	LaDERA RANCH	TM05-011	07/05/2005	07/05/2017	356	250
17	SILVER HILLS	TM09-001	04/05/2011	02/28/2022	680	680
TOTALS					1,151	1,045

**Planning and Development
Community Services Department**

**Approved Residential Subdivisions
NORTH VALLEYS VICINITY**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520

December, 2016
(775) 328-3600

SOURCE: Community Services Department, Planning and Development Division

Golden Mesa South

Tentative Map Application

Prepared For:

Moonlight Hills Estates, LLC
5390 Bellazza Court
Reno, NV 89519

Prepared By:



681 Edison Way
Reno, NV 89502
775-771-5554

August, 2017

Table of Contents

Project Requests1
Project Location1
Project History2
Project Description2
Tentative Map Findings3

List of Figures:

Figure 1 - Vicinity Map.....1
Figure 2 – Site Plan.....2

Appendix A: Development Application

- Washoe County Tentative Map Application
- Owner Affidavit
- Street Name Request
- Proof of Property Tax Payment
- Assessor’s Map
- Title Report (Included w/Original Packet Only)

Appendix B: Reports and Plan Sets

- TMWA Discovery & Water Service Acknowledgement
- Golden Mesa - Traffic Impact Study & Supplement by Traffic Works
- Preliminary Hydrology Study
- Preliminary Sewer Report
- Geotechnical Investigation
- Reduced Plans
- Full Size Plans (map pocket)

Project Requests

This project request is for a **Tentative Map Application** for:

- A) 32 Single Family Residential lots on 35.85 acres.

Golden Mesa South is located north of Golden Valley Road and east off Estates Drive on one parcel. The project site is accessed from Estates Drive which connects to Golden Valley Road. The project's site parcel number is APN 552-100-01, as shown in Figure 1 (below).

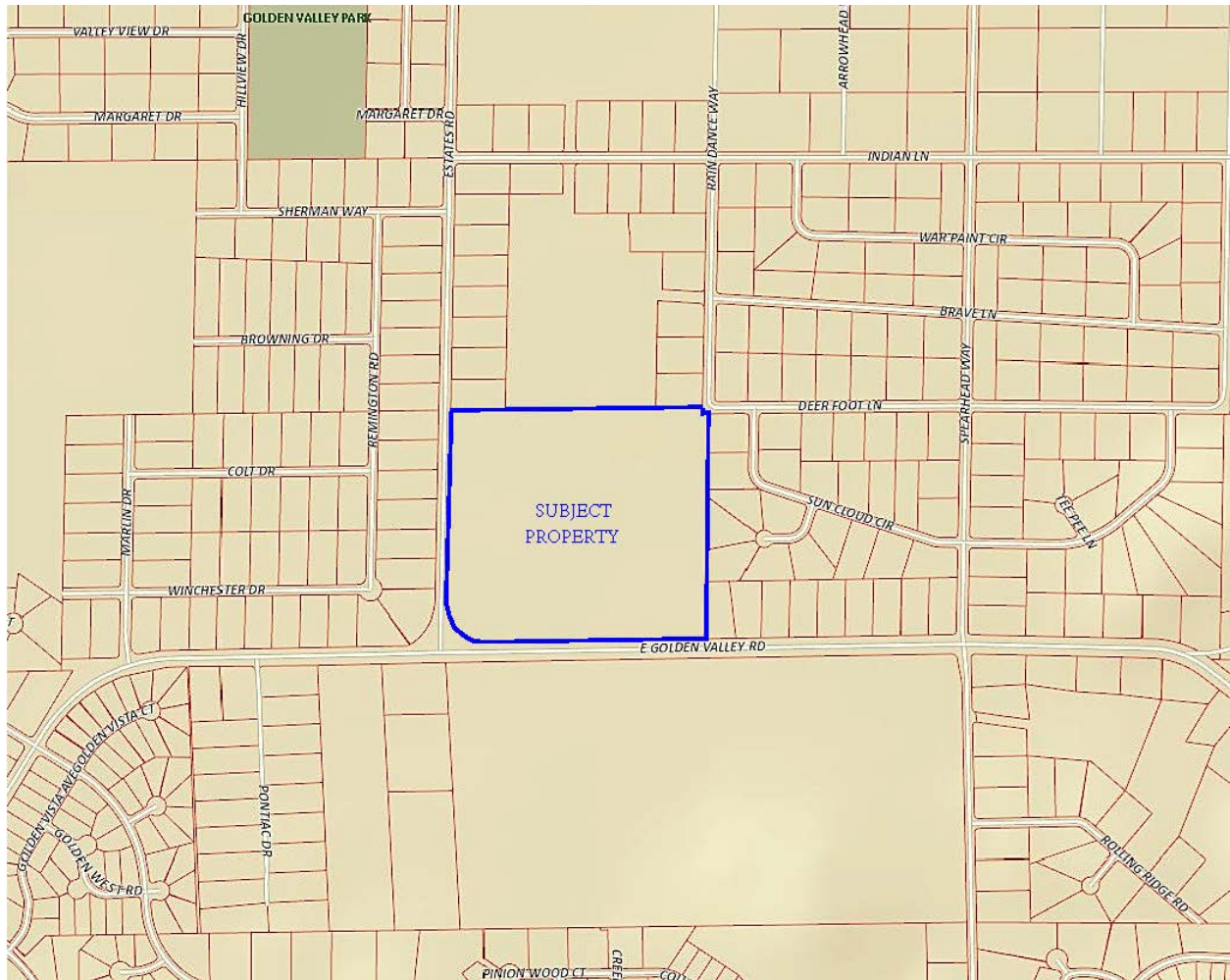


Figure 1 – Vicinity Map

Project History

R&K Homes requested and obtained approval for a Tentative Map, case number TM05-017 to develop a 59-lot single family common open space development on 55.37 acres. (APN 552-100-01 and 552-092-20). This submittal was subsequent to a Comprehensive Plan Amendment (CP04-011) that re-designated the parcels from LDS and GR to a mix of LDS and MDS. The previous request was for a common open space development with a minimum lot size of 0.50 acres. The common open space development allowed for reduced lot sizes while maintaining maximum allowed density. TM05-017 was approved on November 1st, 2005. The entitlement has since expired.

Project Description

The proposed project is for a 32 unit single family residential development with lot sizes ranging from 35,000 square feet to 47,285 square feet. The average lot size is 36,843 square feet. The project will include 5.02 acres of open space, 3.57 acres of public right of way, and 27.20 acres of residential lots.

Proposed net density is 1.18 dwelling units per acre and the proposed gross density is 0.89 dwelling units per acre. The proposed layout is shown below:

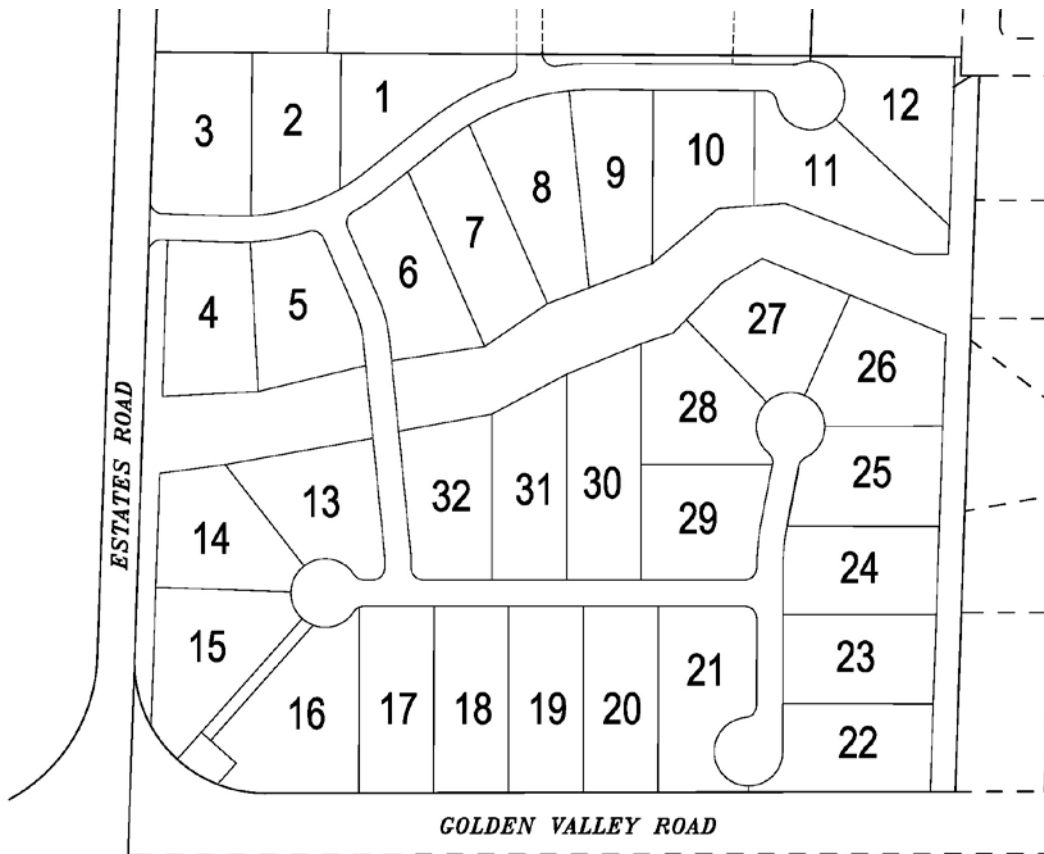


Figure 2 – Site Plan

Tentative Map Findings

When considering a Tentative Subdivision Map, the Washoe County development code requires that the Planning Commission determine if the proposal is in compliance with the required findings. The considered findings are as follows:

- 1) Plan Consistency – Determine that the proposed map is consistent with the Comprehensive Plan and the North Valleys Area Plan.

Response: The proposed map is in conformance with all of the goals and policies of the North Valleys Area Plan. Proposed densities and subdivision design meet Plan requirements. There are no specific plans associated with this request.

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

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

- 3) Type of Development – Determine that the project site is physically suited for the type of development proposed.

Response: The proposed subdivision is located in an area with residential subdivisions to the east, west and north. Property to the south contains Golden Valley Road and further south is North Valleys High School. The proposed project is a suitable fit.

- 4) Availability of Service – That the subdivision will meet the requirements of article 702, Adequate Public Facilities Management System.

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

- 5) Fish or Wildlife – Determine 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.

Response: There are no identified endangered plants or wildlife on the subject property.

- 6) Public Health – Determine that the design of the subdivision or type of improvement is not likely to cause significant public health problems.

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

- 7) Easements – Determine 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.

Response: The design of the subdivision considers all existing easements and will perpetuate access to existing residences if applicable.

- 8) Access – Determine that the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

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

- 9) Dedications – Determine that any land or improvements to be dedicated to Washoe County is consistent with the Master Plan.

Response: All lands to be dedicated to Washoe County are consistent with the Master Plan.

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

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

APPENDIX "A"

DEVELOPMENT APPLICATION



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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Golden Mesa South			
Project Description: 32 lot single family residential subdivision			
Project Address: East of Estates Road, North Golden Valley Road			
Project Area (acres or square feet): 35.85 acres			
Project Location (with point of reference to major cross streets AND area locator): Golden Valley. The parcel is north of Golden Valley Road & east of Estates Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
552-100-01	35.846		
Section(s)/Township/Range: Section 11 T. 20 E, R. 19 E.			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). CP04-011, TM05-015, SW05-016, WSUP16-0002			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Moonlight Hills Estates, LLC		Name: Axion Engineering	
Address: 5390 Bellazza Court		Address: 681 Edison Way	
Reno, NV	Zip: 89519	Reno, NV	Zip: 89503
Phone:	Fax:	Phone: 775-771-5554	Fax: 775-856-3951
Email:		Email: gary@axionengineering.net	
Cell:	Other:	Cell:	Other:
Contact Person: Richard Nevis		Contact Person: Gary Guzelis	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same		Name: Mark Herrmann	
Address:		Address: P.O. Box 8817	
	Zip:	Reno, NV	Zip: 89511
Phone:	Fax:	Phone:	Fax:
Email:		Email: mvonherrman@sbcglobal.net	
Cell:	Other:	Cell: 775-720-8973	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Moonlight Hills Estates, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Moonlight Hills Estates, LLC
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 552-100-01

Printed Name Richard A. Nevis

Signed [Signature]

Address 5390 Bellazza Ct

Reno, NV 89519

Subscribed and sworn to before me this
11 day of September, 2017.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: May 8, 2021



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

February 2014

WTM17-002
EXHIBIT G

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)?

The 35.85 acre property is located east of Estates Road and north Golden Valley Road.

A legal description for the property is included in the Preliminary Title Report which is part of this application.

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

Golden Mesa South

3. Density and lot design:

a. Acreage of project site	35.85 acres
b. Total number of lots	32
c. Dwelling units per acre	0.89
d. Minimum and maximum area of proposed lots	35,000 - 47,285
e. Minimum width of proposed lots	120 feet
f. Average lot size	36,843 square feet

4. Utilities:

a. Sewer Service	Washoe County Utilities
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 of Nevada
f. Cable Television Service	Charter
g. Water Service	TMWA

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

a. Acreage of common open space:

5.02 acres

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

None

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

35,000 sf min; 47,285 sf max.

d. Average lot size:

36,843 square feet

e. Proposed yard setbacks if different from standard:

Proposed setbacks shall conform to zoning requirements

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

N/A

g. Identify all proposed non-residential uses:

None

h. Improvements proposed for the common open space:

Open space improvements will included detention pond facilities/drainage channels and landscaping. The ponds will be maintained by a proposed maintenance association.

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

None

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

No trails are proposed with this development. Street side sidewalks will be constructed throughout the project.

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

Not applicable.

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

Fencing is anticipated to follow typical single family residential guidelines and Washoe County code.

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

A maintenance association will be created to take care of the common open space. Fees will be supported by homeowner dues.

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?

Yes

No

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

Yes

No

If yes, within what city? Reno

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?

A Special Use Permit is required for a sewage lift station. The Special Use Permit has been approved. (WSUP16-0002)

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

An archaeological survey has not been performed on the subject property.

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

a. Permit #		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):

Water rights will be purchased and dedicated prior to final map recordation.

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

Energy conservation is typically improved by use of energy efficient building materials including windows, doors, insulation and structure wraps per current ICC's IECC energy codes. Energy efficient appliances and water efficient faucets, shower heads and toilets will be used.

Large lot sizes are conducive for ground water recharge.

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:

The property is not identified by Washoe County Community Services Department as containing rare or endangered plants/animals, critical breeding habitat or migratory routes.

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

Not applicable.

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:

The proposed development is located adjacent to residential homes. The design of the project complies with applicable policies.

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?

No

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?

No, there are no plan modifiers for this area.

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

At this time phasing is unknown and will depend on the developer. Phasing will be determined at the improvement plan preparation stage and discussed with Washoe County. It is anticipated that the project would be constructed 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.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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?

96,695 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?

Earthwork is designed to be balance between the Golden Mesa North and Golden Mesa South projects. Approximately 33,000 cubic yards of import is needed from the Golden Mesa North project.

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 are likely visible from all directions. Erosion control of disturbed areas will be established per Best Management practices. Cut and fill slopes will be revegetated with approved seed mixes.

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?

Slopes not to exceed 3:1 are proposed for cut and fill slopes. Slopes will be revegetated with an approved seed mix.

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 berms are proposed.

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 retaining walls are proposed.

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

Tree removal is not anticipated.

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?

The revegetation seed blend will be a native/naturalized blend applied at rate of 31 pounds per acre. A wood fiber mulch will be included in the hydroseed slurry.

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

Temporary irrigation will be provided through connection to installed water meters.

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

No

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Moonlight Hills Estates, LLC
Address: 5390 Bellazza Court
Reno, NV 89502

Phone : 775-771-5554 Fax: 775-856-3951
 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.)

Moonstone	
Crandell	Lupine
Wadi	Thunder Butte
Basl	Lightening Ridge
Catclaw	Pinewish
De Grazia	Shimmer
Chert Butte	Trovas
Golden Barrel	Baniff

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 approval request.

Location

Project Name: Golden Mesa South
 Reno Sparks Washoe County

Parcel Numbers: 552-100-01
 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 CSD Engineering and Capital Projects Division

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

Phone: (775) 328-3667 - Fax: (775) 328-6133 Email: streetnames@washoecounty.us

PROPERTY TAX INFORMATION



WASHOE COUNTY TREASURER

PO BOX 30039
RENO, NV 89520-3039
775-328-2510

Received By:

smartell

Receipt Number:

U17.9472

Location:

Treasurer's Office

Receipt Year:

2017

Session:

SMartell-0-09132017

Date Received:

09/13/2017

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2017122053 Bill Year: 2017 PIN: 55210001 Primary Owner: MOONLIGHT HILLS ESTATES LLC Property Addr: E GOLDEN VALLEY RD Property Desc: Section 11 Township 20 Range 19 SubdivisionName _UNSPECIFIED	2,319.51	1,148.28	0.00	22.97	1,171.25	597.11	1,722.40
Totals:		2,319.51	1,148.28	0.00	22.97	1,171.25	597.11	1,722.40
Tender Information:		Charge Summary:						
Check #7/1134		597.11	Real					1,171.25
Total Tendered		597.11	Total Charges					1,171.25

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

MOONLIGHT HILLS ESTATES LLC
5390 BELLAZZA CT
RENO NV 89519

PAID
SEP 12 2017
W. C. T. O. 27

BALANCE REMAINING	1,722.40
CHARGES	1,171.25
PAID	597.11
CHANGE	0.00

WTM17-002
EXHIBIT G

ASSESSOR'S MAP

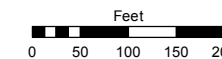


Assessor's Map Number

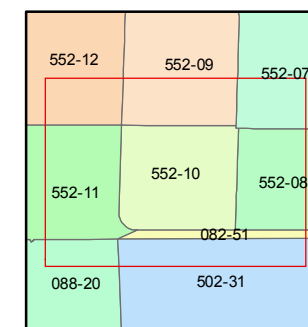
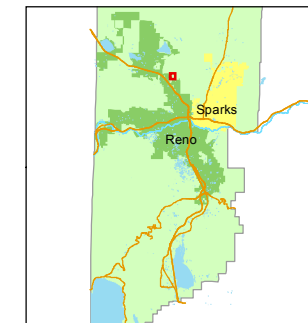
552-10

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 200 feet



created by: JMO 05/10/2016

last updated: _____

area previously shown on map(s)

88-15

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency of the data delineated hereon.

EXHIBIT G

ROAD
ESTATES

RAIN DANCE WAY

DEER FOOT LANE

EAST GOLDEN VALLEY ROAD

PORTION OF THE S 1/2 OF SECTION 11, T20N - R19E

1250.99

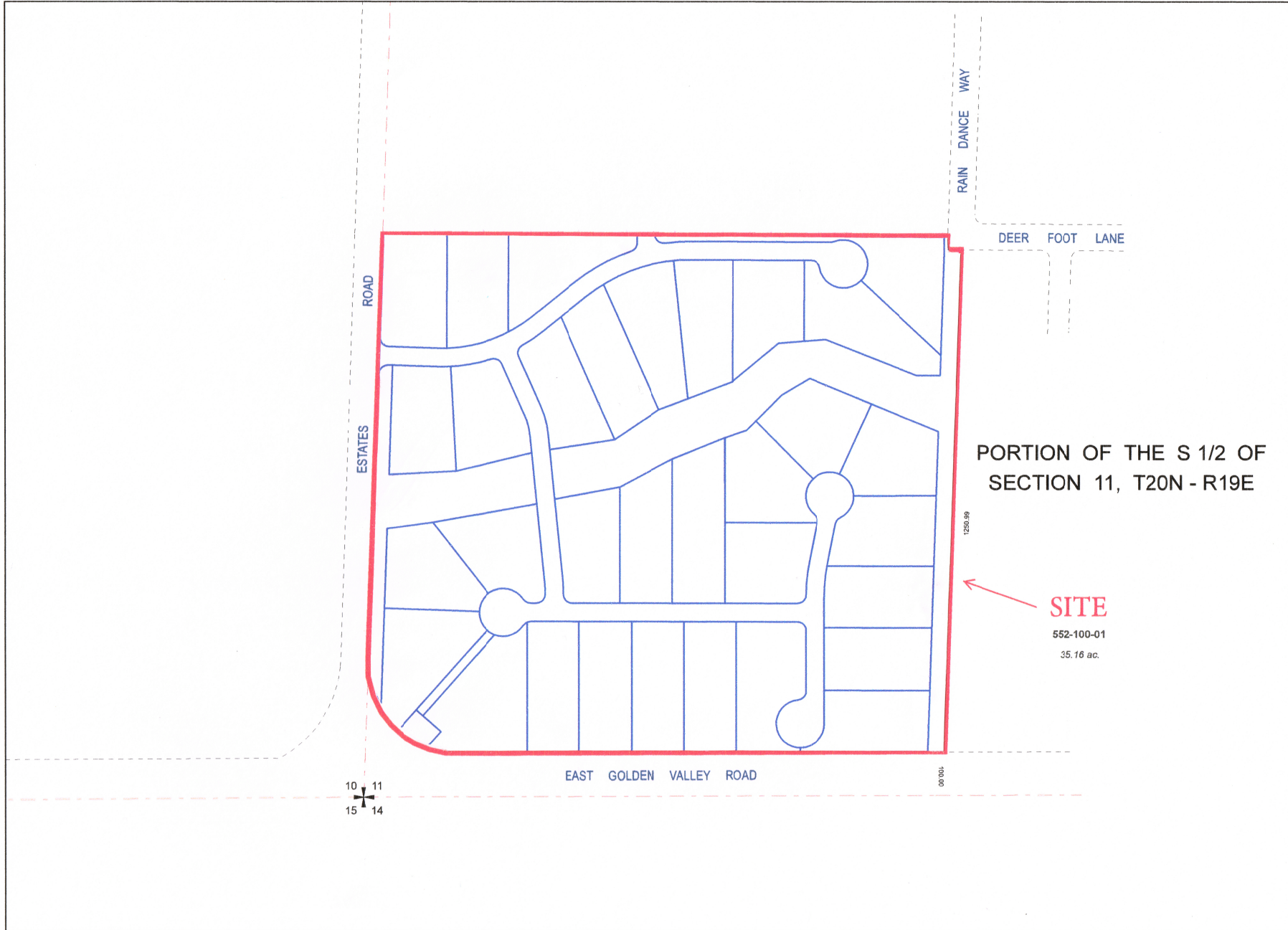
100.00

10 11
15 14

SITE

552-100-01

35.16 ac.

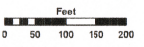


Assessor's Map Number

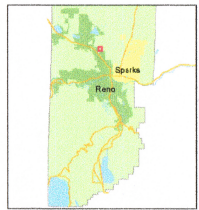
552-10

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Michael E. Clark, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2331



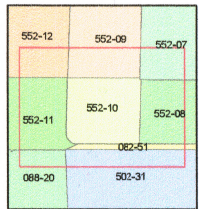
1 inch = 200 feet



PORTION OF THE S 1/2 OF
 SECTION 11, T20N - R19E

SITE

552-100-01
 35.16 ac.



created by: **JMO 05/10/2016**

last updated:

area previously shown on map(s)
88-15

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

TENTATIVE MAP APPLICATION FOR GOLDEN MESA SOUTH ASHOE COUNTY NEVADA

ENGINEER

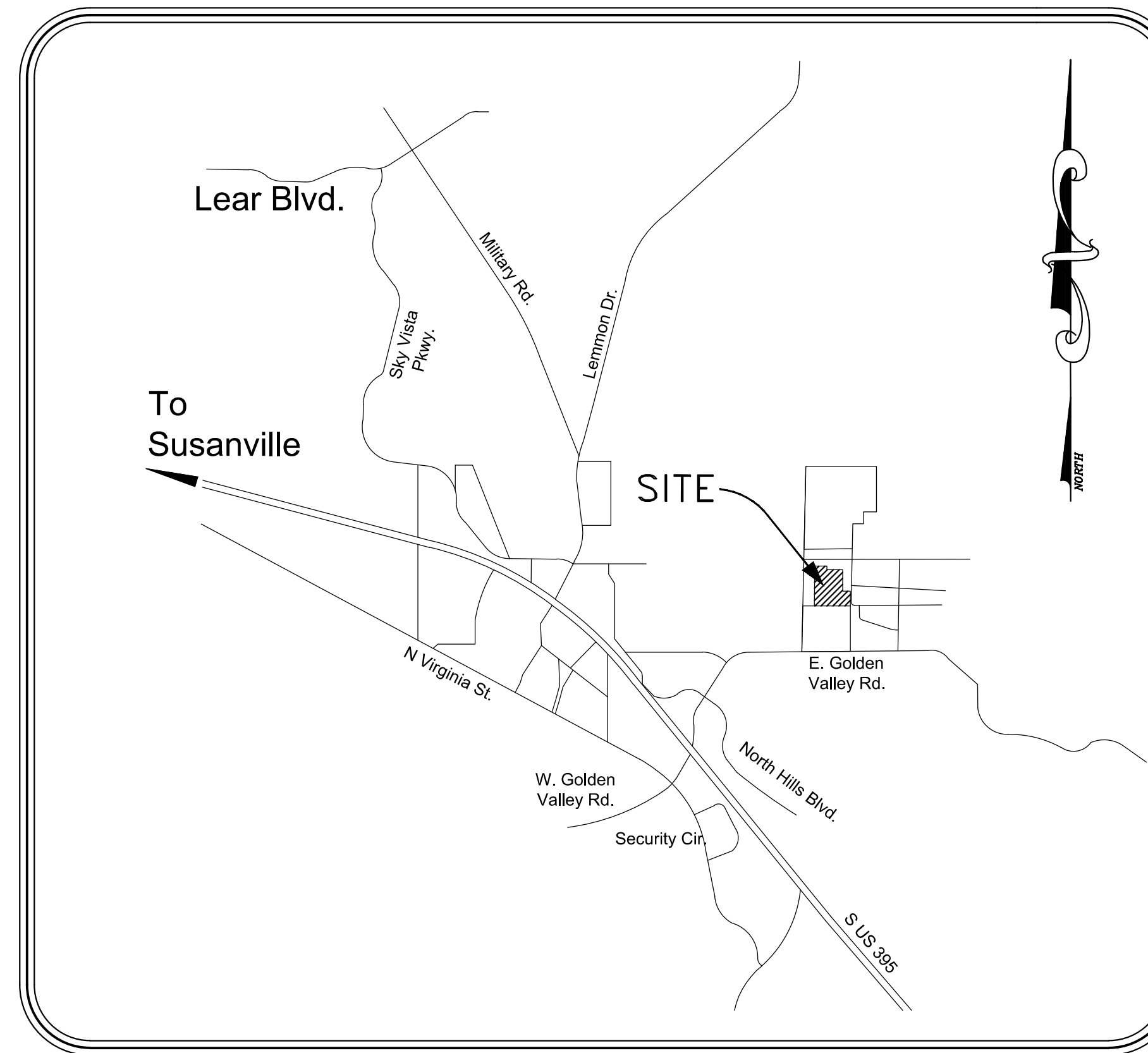


OWNER/DEVELOPER

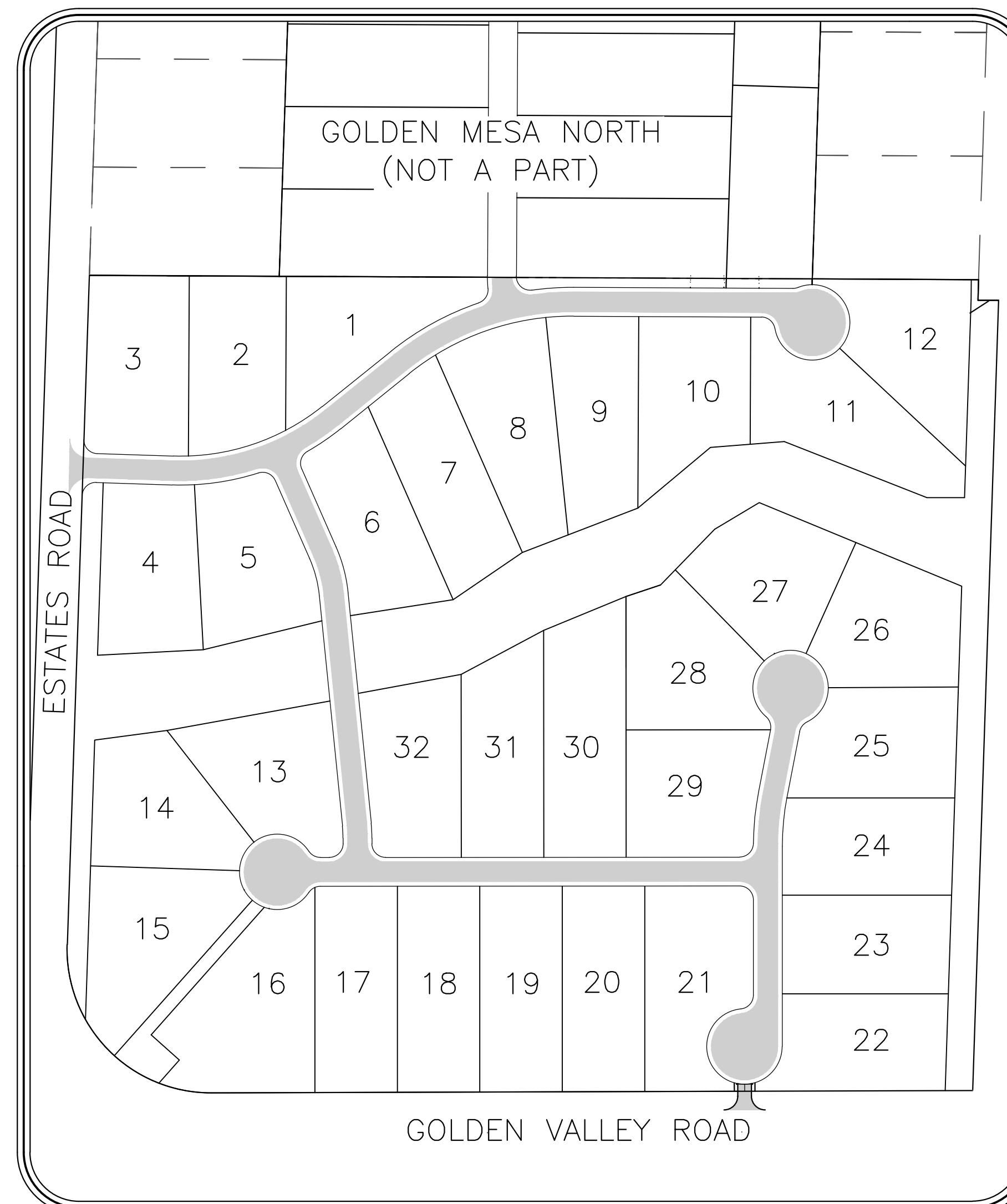
MOONLIGHT HILLS ESTATES, LLC
5390 BELLAZZA COURT
RENO, NV 89519
PHONE: (775) 826-0674

PUBLIC SERVICES

GAS & ELECTRICAL SERVICE: NV ENERGY
WATER SERVICE: TRUCKEE MEADOWS WATER AUTHORITY
SEWER SERVICE: WASHOE COUNTY & CITY OF RENO
TELEPHONE: AT&T
CABLE TV: CHARTER COMMUNICATIONS
FIRE PROTECTION: TRUCKEE MEADOWS FIRE DEPARTMENT
POLICE PROTECTION: WASHOE COUNTY SHERIFF DEPARTMENT



VICINITY MAP

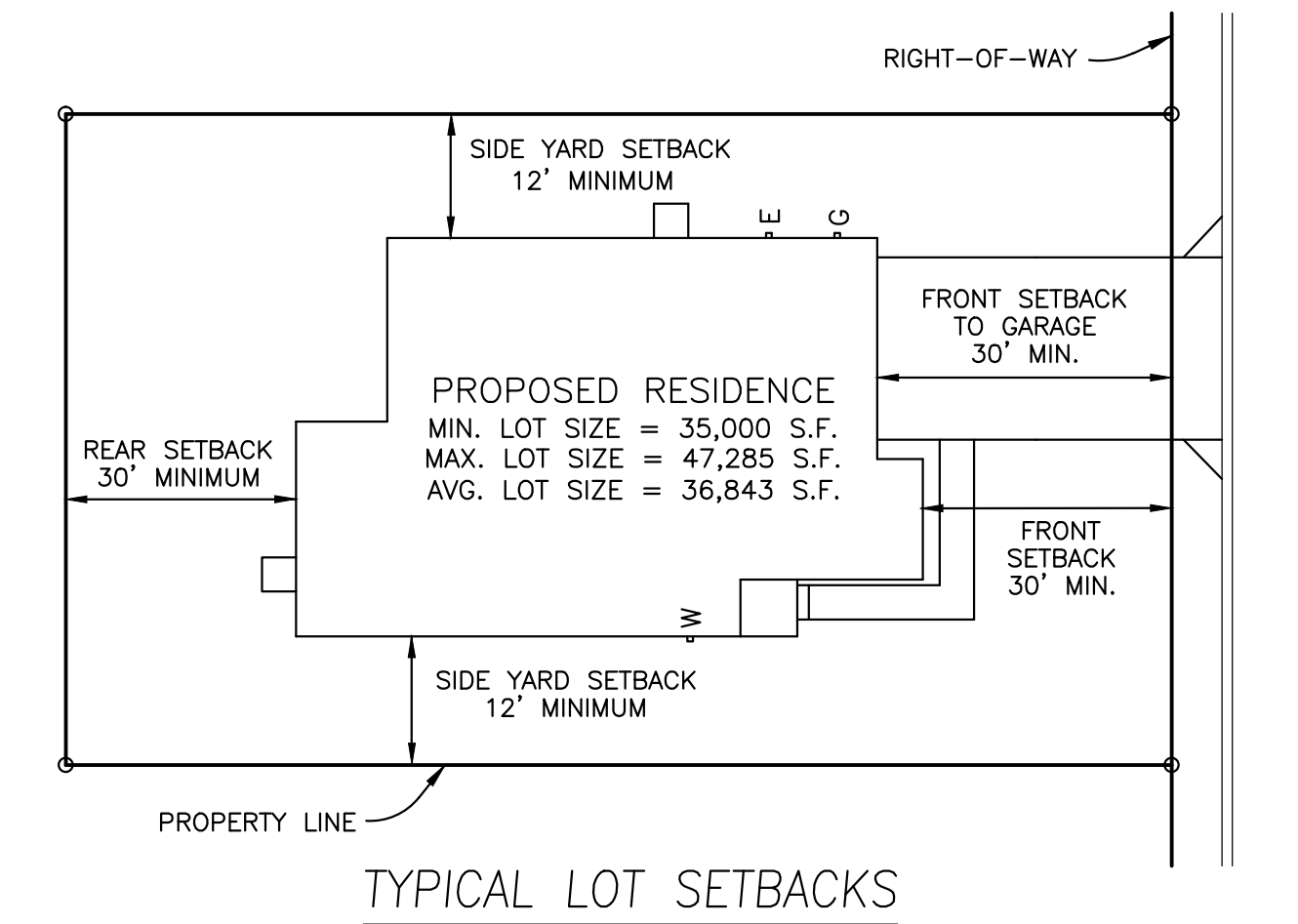


SITE PLAN

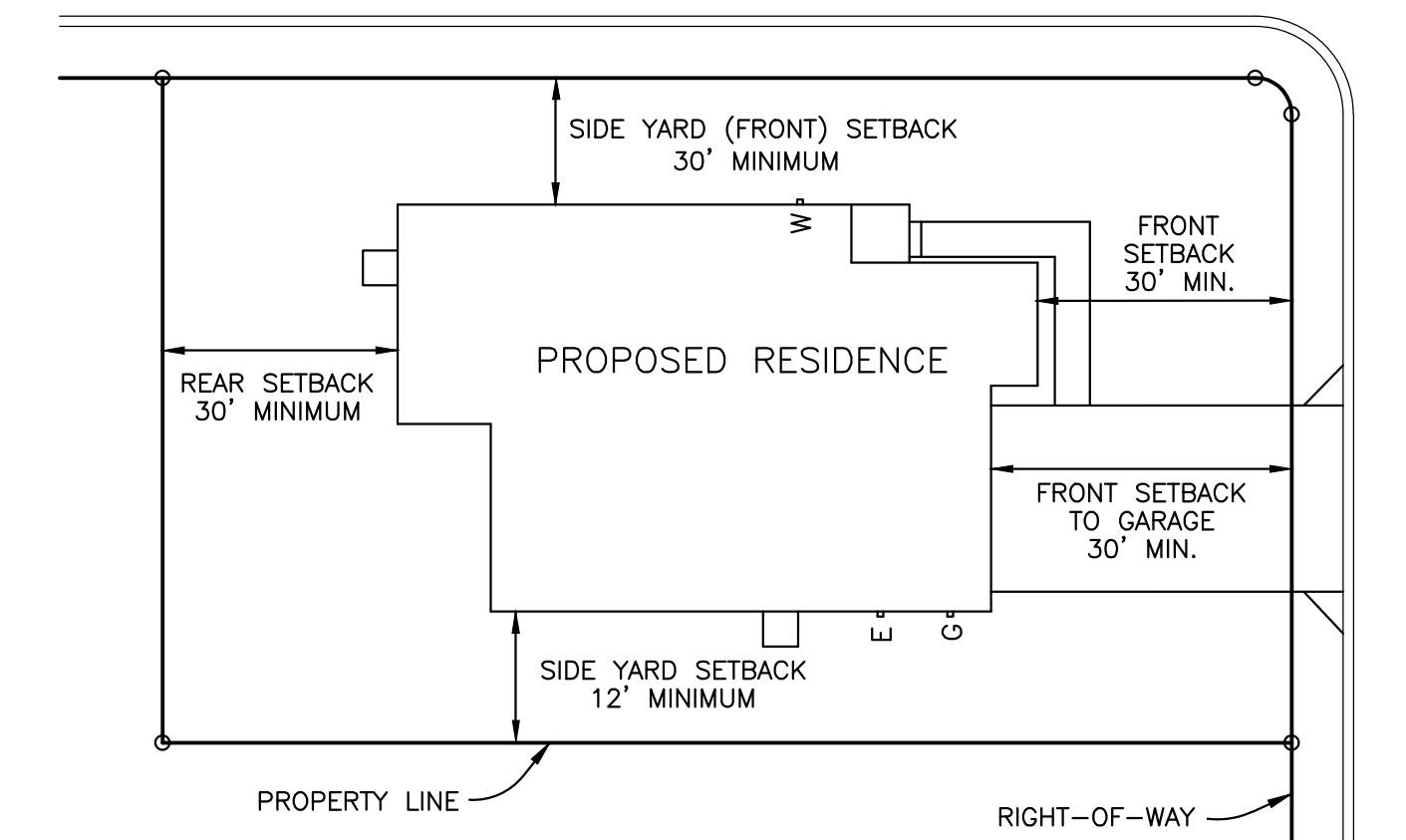
SHEET INDEX

- C-1 TITLE SHEET
- C-2 SITE PLAN
- C-3 GRADING PLAN
- C-4 UTILITY PLAN
- C-5 CROSS SECTIONS
- L-1 LANDSCAPE PLAN

MINIMUM SETBACKS



TYPICAL LOT SETBACKS



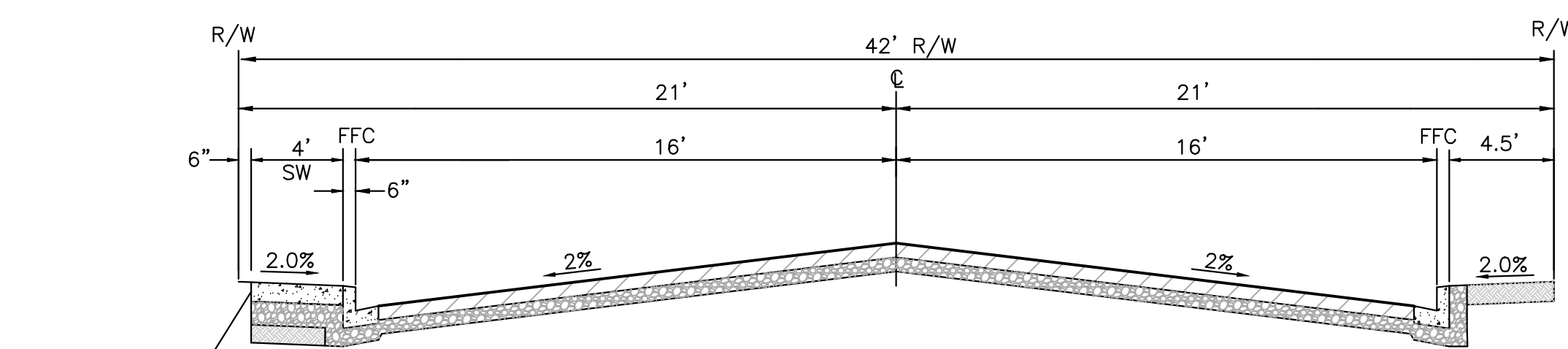
CORNER LOT SETBACKS

ENGINEERS STATEMENT

I, GARY K. GUZELIS, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY SUPERVISION AND WAS COMPLETED ON THIS 25th DAY OF AUGUST, 2017.

GARY K. GUZELIS

P.E. #10372



RESIDENTIAL STREET SECTION

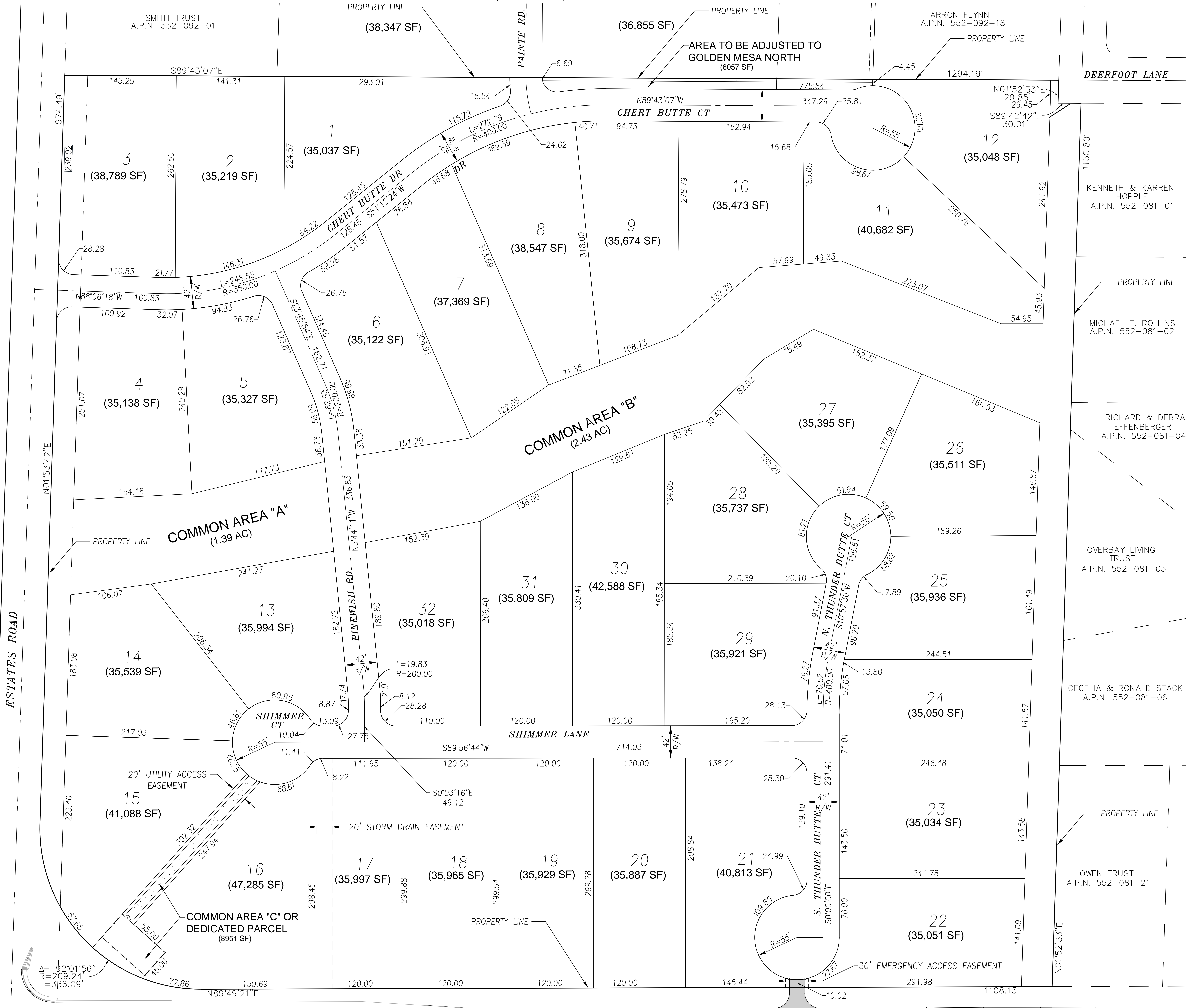
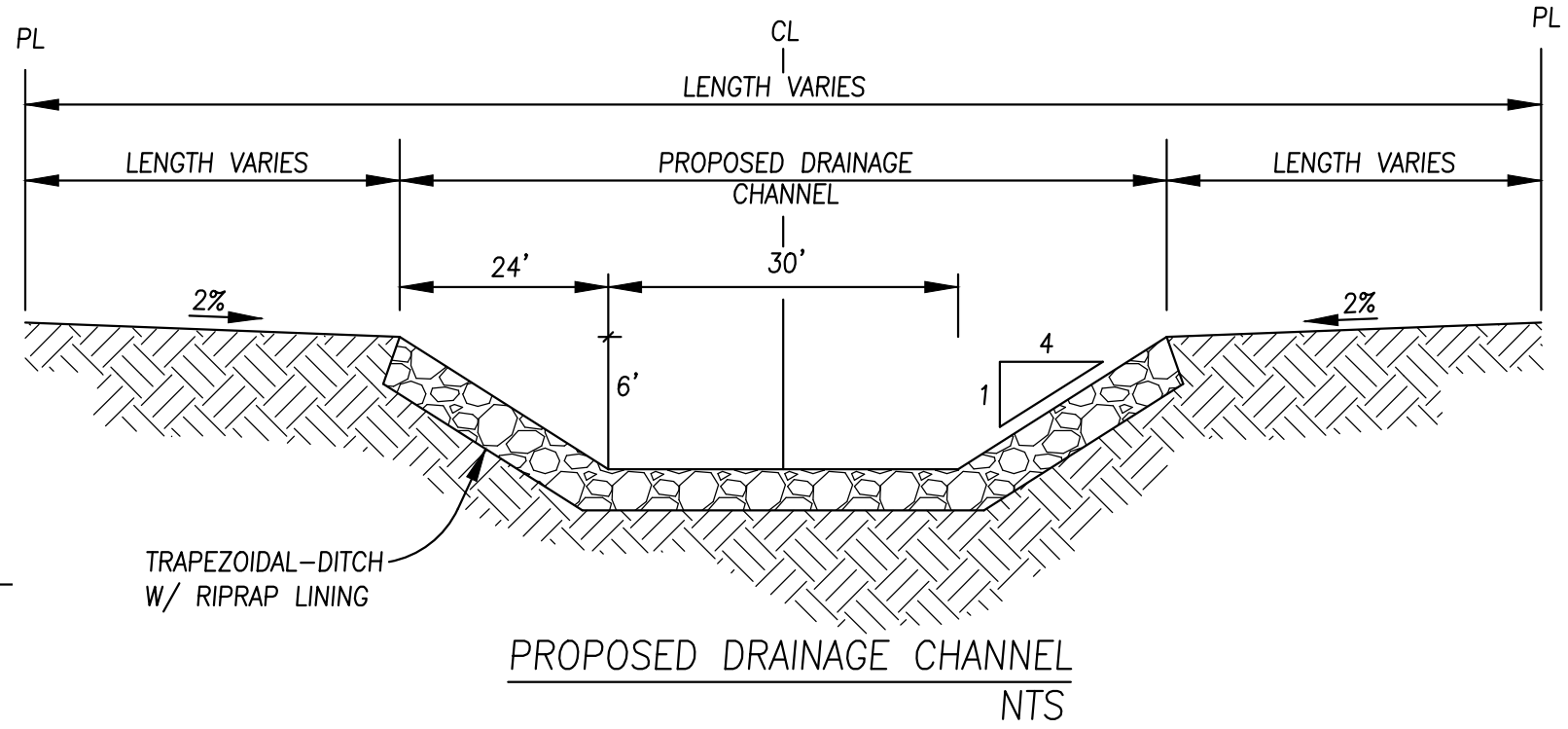
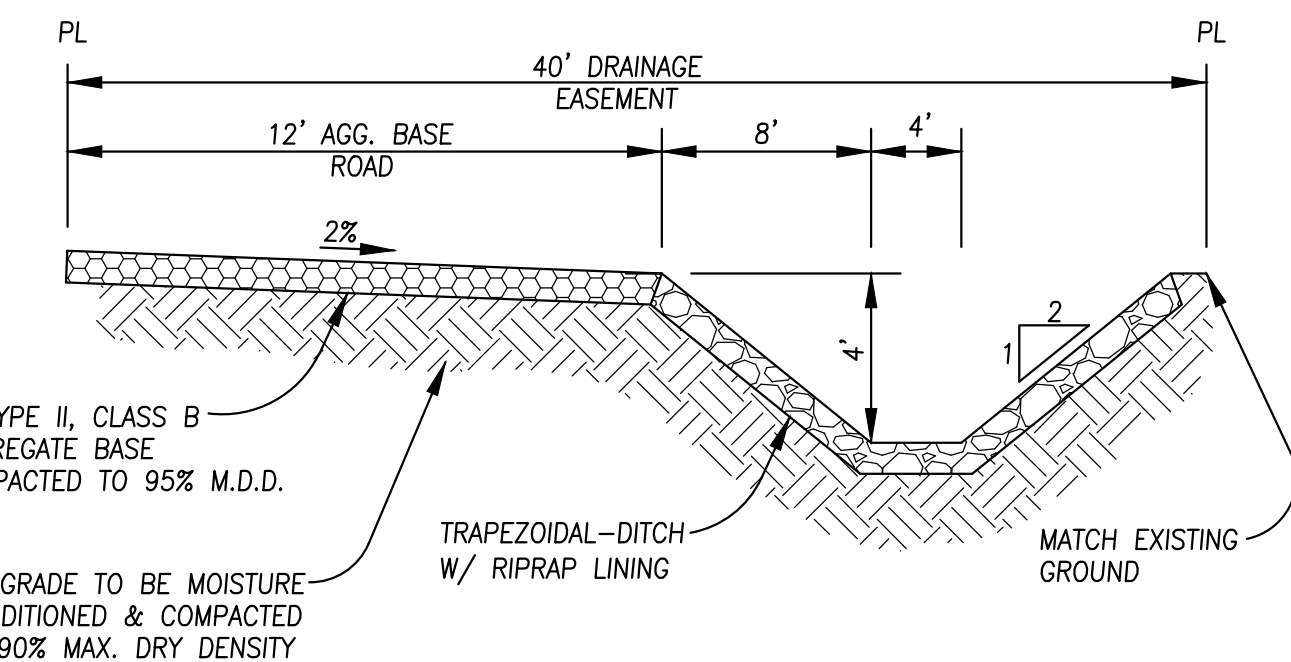
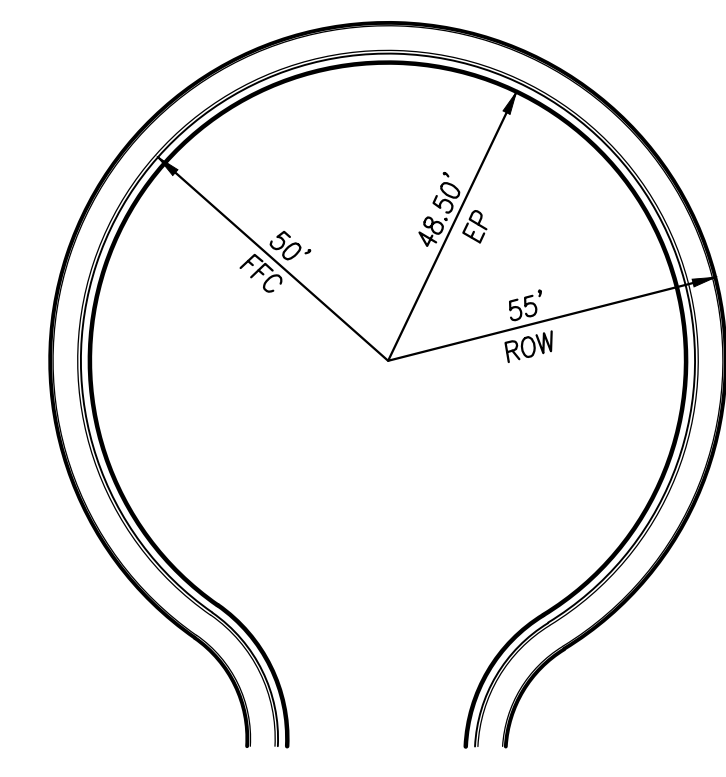
GOLDEN MESA SOUTH TITLE SHEET



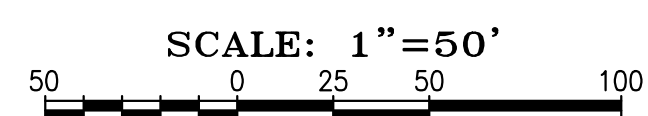
**GOLDEN MESA NORTH
(NOT A PART)**

**GOLDEN MESA SOUTH
PROJECT DEVELOPMENT SUMMARY**

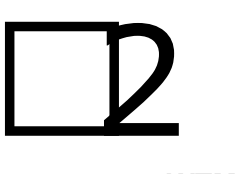
1. TOTAL PROJECT SITE	35.79 ACRES
2. LOT AREA	27.20 ACRES
3. RIGHT OF WAY	3.57 ACRES
4. COMMON AREA	5.02 ACRES
5. GROSS DENSITY	0.89 DU/ACRE
6. NET DENSITY	1.18 DU/ACRE
7. AVERAGE LOT SIZE	36,843 SF
8. MAXIMUM LOT SIZE	47,285 SF
9. MINIMUM LOT SIZE	35,000 SF
10. DWELLING UNITS	32 EA
11. COMMON AREA LOTS	2 EA
12. LIFT STATION PARCEL	1 EA



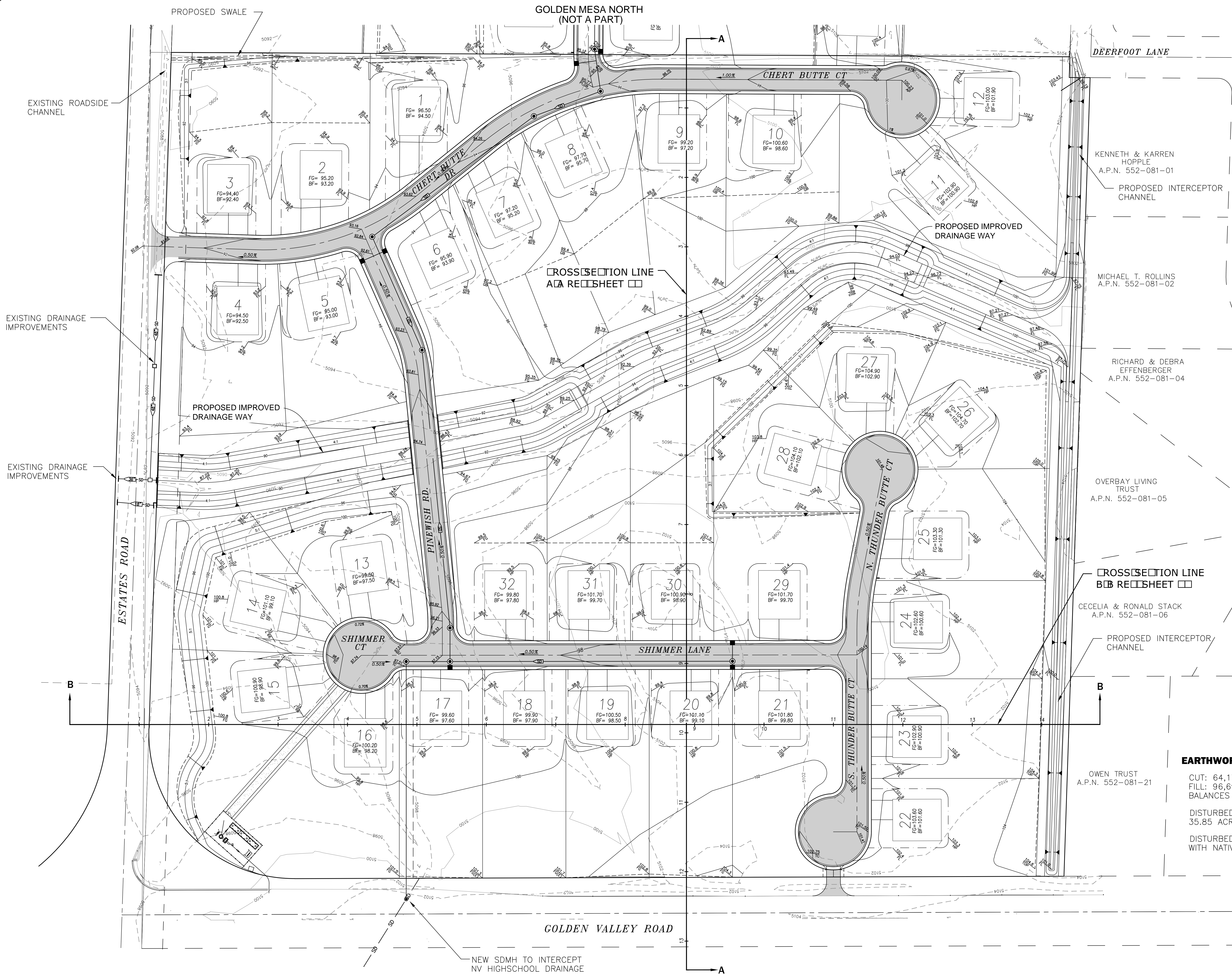
SNOW STORAGE
A 10' SNOW STORAGE EASEMENT SHALL BE GRANTED COINCIDENT WITH THE 10' PUBLIC UTILITY EASEMENT ALONG THE ROAD FRONTS



SITE PLAN



GOLDEN MESA NORTH
(NOT A PART)



KENNETH & KAREN
HOPPLE
A.P.N. 552-081-01

PROPOSED INTERCEPTOR
CHANNEL

MICHAEL T. ROLLINS
A.P.N. 552-081-02

RICHARD & DEBRA
EFFENBERGER
A.P.N. 552-081-04

OVERBAY LIVING
TRUST
A.P.N. 552-081-05

CROSSSECTION LINE
B-B RECSHEET

CECELIA & RONALD STACK
A.P.N. 552-081-06

PROPOSED INTERCEPTOR
CHANNEL

OWEN TRUST
A.P.N. 552-081-21

EARTHWORK

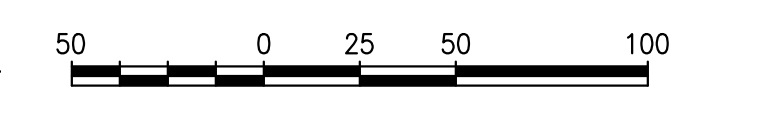
CUT: 64,174 CUBIC YARD
FILL: 96,695 CUBIC YARDS
BALANCES w/GOLDEN MESA NORTH

DISTURBED AREA EQUALS APPROXIMATELY
35.85 ACRES

DISTURBED AREAS TO BE REVEGETATED
WITH NATIVE SEED MIX. (INCLUDES SLOPES)



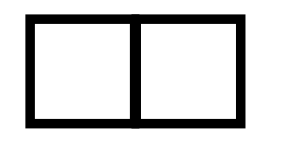
681 EDISON WAY - RENO, NEVADA 89502
PH 775-771-5554 / FX 775-856-3951



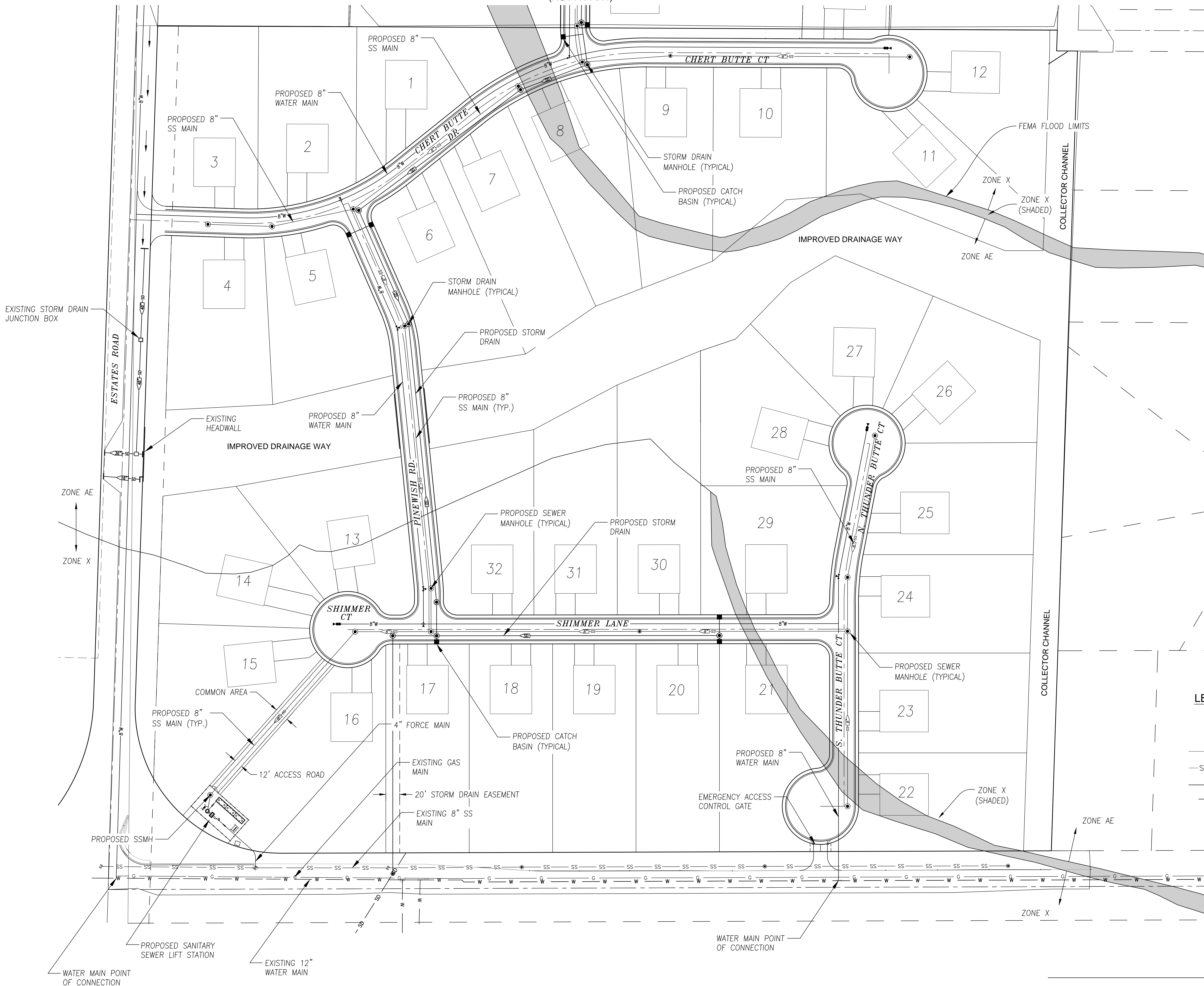
SCALE: 1"=50'

GRADING PLAN

1"=50'



GOLDEN MESA NORTH
(NOT A PART)

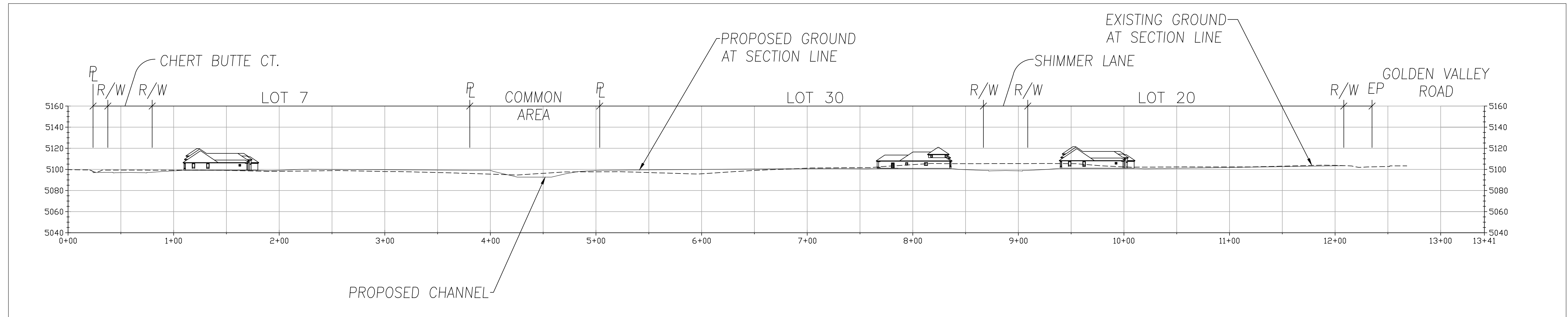


- LEGEND**
- MANHOLE
 - CATCH BASIN
 - SD STORM DRAIN MAIN (DASHED IF EXISTING)
 - SS-8" SANITARY SEWER MAIN (DASHED IF EXISTING)
 - 8"W WATER MAIN
 - WATER VALVE
 - ⊥ ELBOW FITTINGS (w/THRUST BLOCKS)
 - ▶ FLUSH VALVE ASSEMBLY

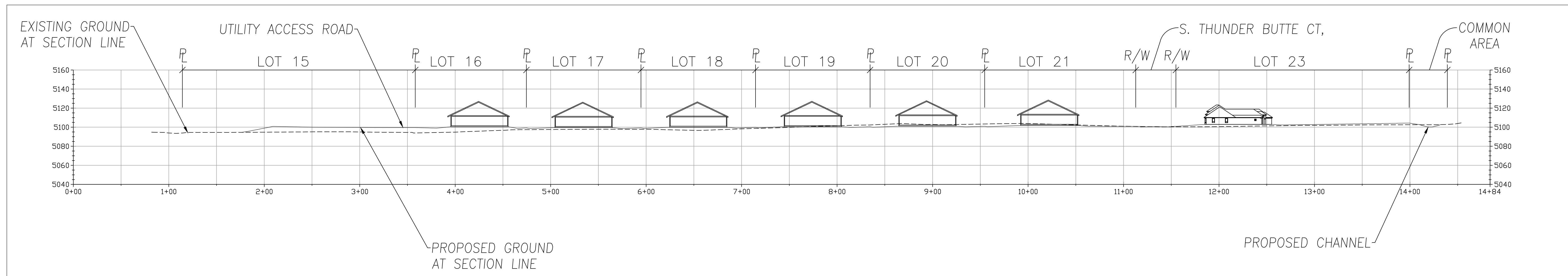
Axion ENGINEERING
Civil Engineering - Land Development

681 EDISON WAY - RENO, NEVADA 89502
PH 775-771-5554 / FX 775-856-3951

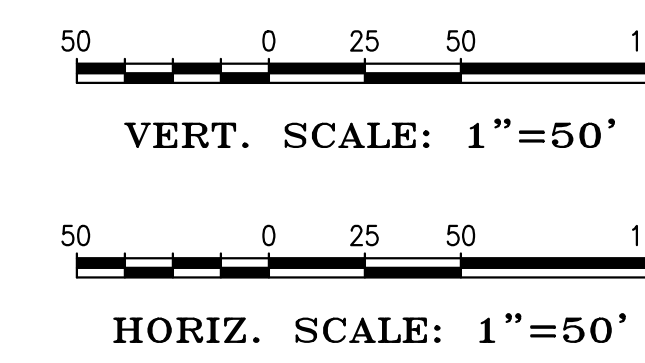
50 0 25 50 100
SCALE: 1"=50'



SECTION A-A



SECTION B-B

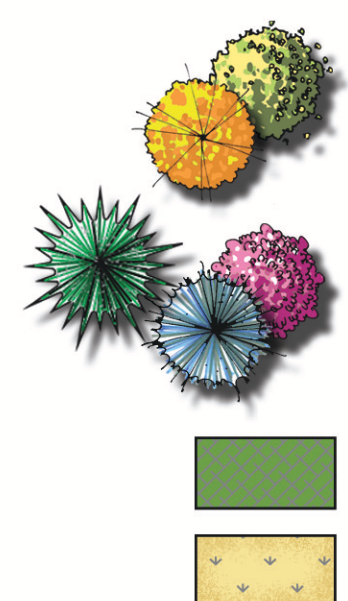


Axion
ENGINEERING
Civil Engineering • Land Development

661 EDISON WAY - RENO, NEVADA 89502
PH 775-771-5554 / FX 775-856-3951



LANDSCAPE LEGEND/REQUIREMENTS



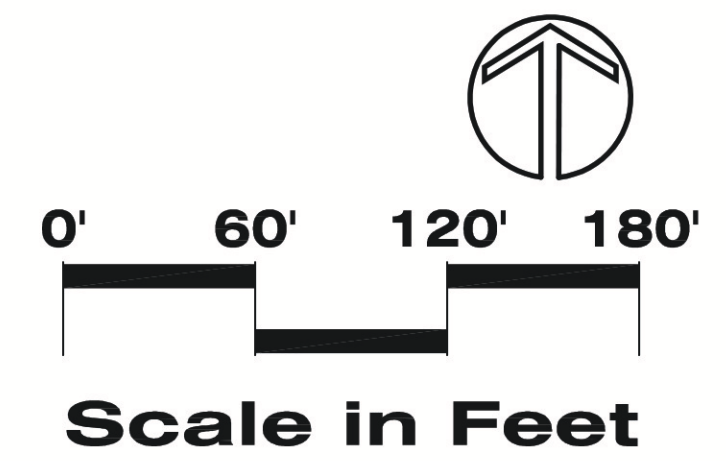
REQUIRED YARDS ADJOINING STREETS - ALL REQUIRED FRONT, REAR, AND SIDE YARDS WHICH ADJOIN A PUBLIC STREET SHALL BE LANDSCAPED AND SHALL INCLUDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF STREET FRONTAGE, OR FRACTION THEREOF.

SUBDIVISION PERIMETERS - NEW RESIDENTIAL SUBDIVISION, REGARDLESS OF THE NUMBER OF DWELLING UNITS PER PARCEL, SHALL PROVIDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF PERIMETER FRONTAGE ADJOINING AN ARTERIAL OR COLLECTOR IDENTIFIED IN THE WASHOE COUNTY COMPREHENSIVE PLAN STREETS AND HIGHWAYS SYSTEM PLAN MAP.

ORNAMENTAL STREETSCAPE
 REVEGETATED DRAINAGE CHANNEL

NOTE: THE COMPOSITION OF TREES SHALL REPRESENT A MIXTURE OF DECIDUOUS AND CONIFEROUS VARIETIES AS FOLLOWS:

- AT LEAST ONE-HALF (1/2) OF ALL EVERGREEN TREES SHALL BE AT LEAST SEVEN (7) FEET IN HEIGHT, AND THE REMAINDER MUST BE AT LEAST FIVE (5) FEET IN HEIGHT AT THE TIME OF PLANTING.
- AT LEAST ONE-HALF (1/2) OF THE REQUIRED NUMBER OF DECIDUOUS TREES SHALL BE AT LEAST TWO (2) INCH CALIPER PER AMERICAN NURSERY STANDARDS AT THE TIME OF PLANTING. THE REMAINING NUMBER OF REQUIRED DECIDUOUS TREES SHALL BE AT LEAST ONE (1) INCH CALIPER AT THE TIME OF PLANTING.
- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANTER BEDS WILL RECEIVE 3" MINIMUM DEPTH OF MULCH WITH WEED CONTROL.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.



Preliminary Landscape Plan
GOLDEN MESA SOUTH
 Axion Engineering

No.	Revision Date