



Planning Commission Staff Report

Meeting Date: July 5, 2016

Subject: Tentative Subdivision Map Case Number: TM16-005
Applicant(s): Ridges at Hunter Creek LLC. and Ridges Development Inc.
Agenda Item Number: 9C
Project Summary: A 53 lot common open space subdivision on four parcels totaling 155.01 acres
Recommendation: Approval with Conditions
Prepared by: Trevor Lloyd, Senior Planner
Planning and Development Division
Washoe County Community Services Department
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

Tentative Map Case Number TM16-005 (The Ridges at Hunter Creek) – Hearing, discussion, and possible action to approve the merger and re-subdivision of four parcels totaling 155.01 acres into a 53 lot common open space subdivision.

- Applicant/Owner: Ridges at Hunter Creek LLC. and Ridges Development Inc.
- Location: South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- Assessor's Parcel Numbers: 041-671-01, 041-650-02, 041-662-12 & 41-650-03
- Parcel Size: 155.01 acres
- Master Plan Category: Suburban Residential (SR), Rural Residential (RR) and Rural(R)
- Regulatory Zone: General Rural (GR), Low Density Suburban (LDS) and High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows Area Plan
- Citizen Advisory Board: West Truckee Meadows
- Development Code: Article 408, Common Open Space Developments; Article 424, Hillside Development; and, Article 608, Tentative Subdivision Maps
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 19 & 30, T19N, R19E, MDM, Washoe County, NV

Staff Report Contents

Project Description..... 1

Tentative Subdivision Map 3

Vicinity Map 4

Site Plan 5

Project Evaluation 6

West Truckee Meadows Citizen Advisory Board (WTMCAB) 8

Southwest Truckee Meadows Area Plan Applicable Policies 9

Reviewing Agencies.....12

Recommendation.....16

Motion.....16

Appeal Process.....17

Exhibits Contents

Conditions of Approval.....Exhibit A

Citizen Advisory Board MinutesExhibit B

Engineering and Capital Projects Letter Exhibit C

Health District Letter..... Exhibit D

Washoe County Community Services - Utilities Division LetterExhibit E

Washoe County Planning and Development – Parks Services Letter..... Exhibit F

Nevada Division of Environment Services Letter..... Exhibit G

Nevada Division of Water Services Letter Exhibit H

Truckee Meadows Fire Protection District Letter Exhibit I

Washoe County School District Letter..... Exhibit J

Washoe Storey Conservation District LetterExhibit K

State Historic Preservation Office Email..... Exhibit L

Truckee Meadows Water Authority Correspondence Exhibit M

Public Notice Exhibit N

Tentative Subdivision Map

The purpose of a Tentative Subdivision Map is:

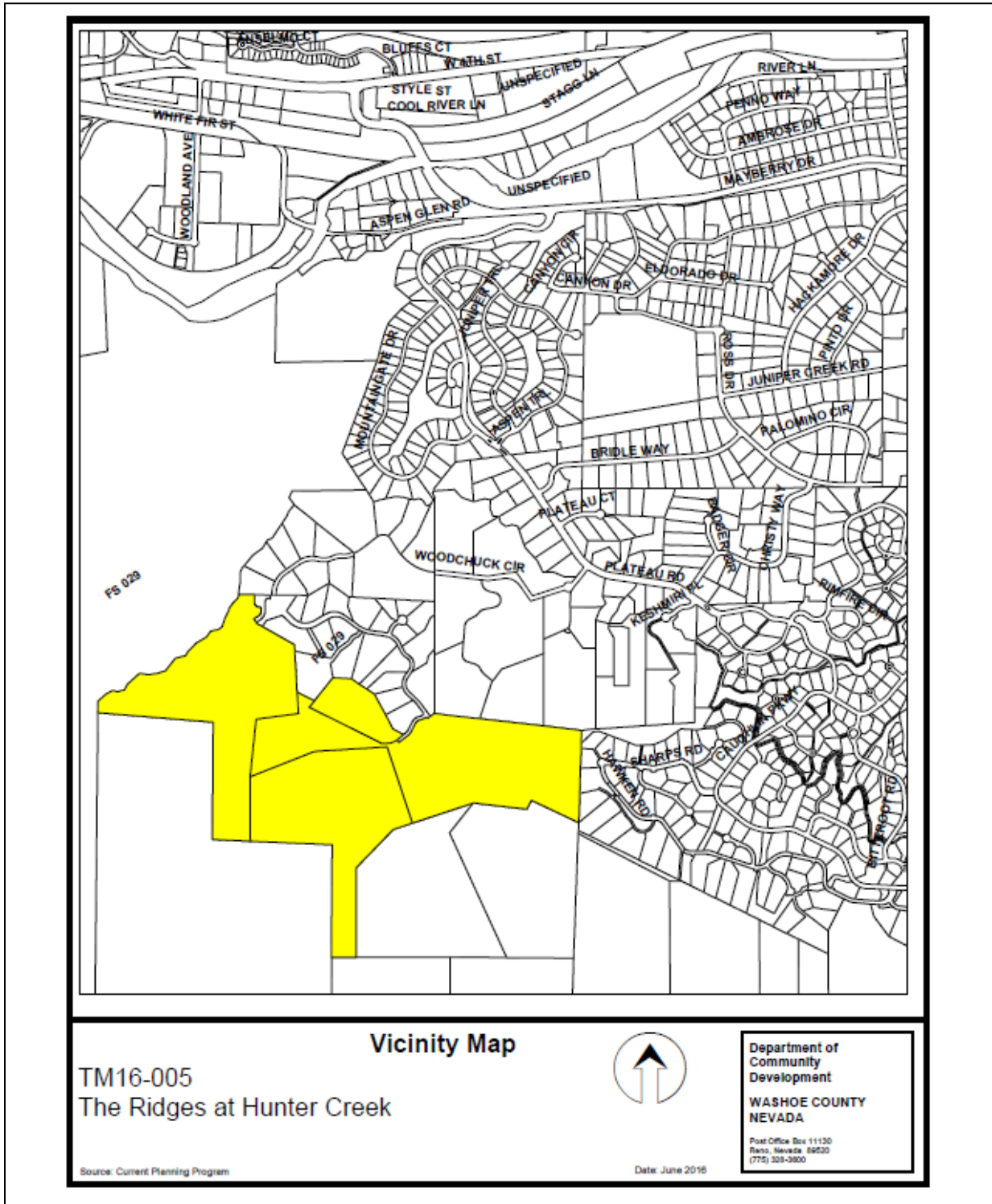
1. to allow the creation of saleable lots;
2. to implement the Washoe County Master Plan, including the Area Plans, and any specific plans adopted by the County;
3. to establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land; and,
4. 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.

The purpose of the Common Open Space Development is to set forth regulations to permit variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.

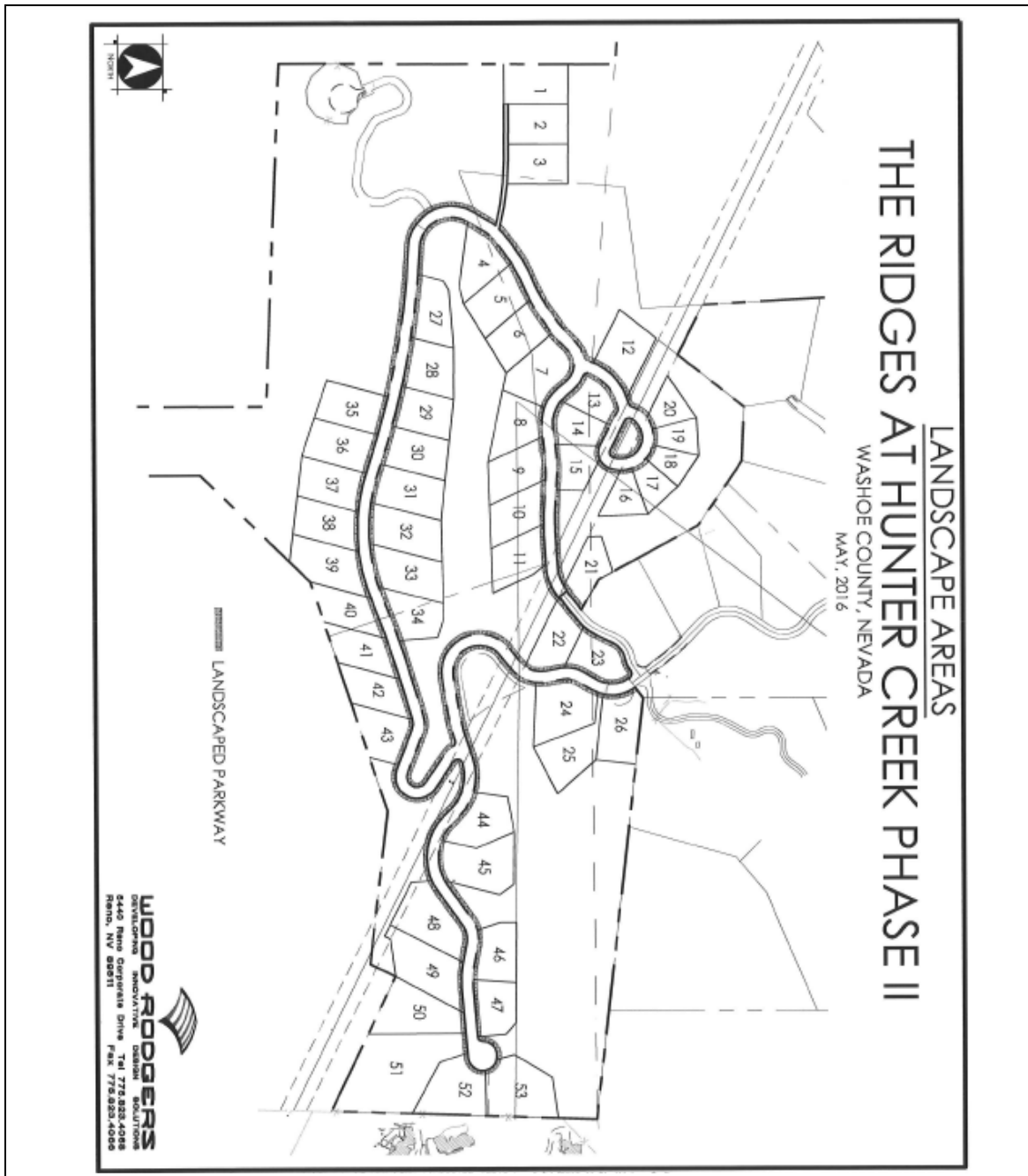
If the Planning Commission grants an approval of the Tentative Subdivision Map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

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

The Conditions of Approval for Tentative Subdivision Map Case Number TM16-005 are attached to this staff report and will be included with the Action Order should the Planning Commission approve the application.



Vicinity Map



Site Plan

Project Evaluation

The applicants are asking to merge four adjoining parcels totaling 155.01 acres and develop a 53 lot common open space subdivision with lots ranging in size from .37 acres to 2.3 acres. The process will involve merging all four properties into one parcel so that they may be subdivided into 53 different parcels. This process typically involves a reversion to acreage application but can be accommodated through a merger and re-subdivision tentative map application as submitted. The development is a continuation of the Ridges at Hunter Creek Phase 1 that was also a 53 lot common open space subdivision known as the Hunter Creek Development. Thirty lots in that development were recorded while the remaining 23 lots expired. The property is comprised of three different regulatory zones including Low Density Suburban (LDS), High Density Rural (HDR) and General Rural (GR).

In January 2016, a master plan amendment and regulatory zone amendment were approved which resulted in the current master plan categories and regulatory zoning on the property allowing for the 53 unit density. The project will be a common open space development, allowing for the clustering of lots and retaining most of the property as open space in its natural state. Although there are several regulatory zones throughout the property, the lots sizes will be consistent with the Low Density Suburban (LDS) regulatory zone. Therefore, the applicants are requesting standard LDS setbacks of 30 feet from the front and rear property lines and 12 feet from the side property lines.

The property will be gated and all roadways will be private; however, pedestrian access through the property including to and from the Michael D. Thompson trailhead will be available via the existing and planned roads and trails within the development. Formal landscaping, similar to the existing landscaping within phase 1 of the Ridges at Hunter Creek, will be provided along the roadways. Disturbed open space will be revegetated with native vegetation, and undisturbed open space will remain in its native state. Staff will require the applicant to submit a weed control plan prior to the recordation of the first final map. All landscaping maintenance and weed control will be the responsibility of the homeowners association.

Energy conservation will result from the infill condition of the project site. Also, most of the lots are oriented in a north/south direction which will result in solar benefits. There is no perimeter fencing proposed; however, residential fencing will consist of open view designs and will be consistent in all side and rear yard locations abutting common open space in accordance with the CC&Rs.

Traffic

Access to the Ridges at Hunter Creek is south from Mayberry Drive on Plateau Road to Woodchuck Circle. The primary access point to the project begins at the current terminus of Woodchuck Circle which is gated.

The potential traffic impacts resulting from the proposed development were analyzed by staff, and it was determined that the immediate roadways that serve the site will maintain acceptable levels of service (LOS). The three roads that will be directly impacted by the proposed density increase are Woodchuck Road, Plateau Road and Mayberry Drive. Each of these roadways are currently operating well below the level of service, and the potential increase of traffic generated from 53 residential lots will not substantially impact these roadways.

An emergency access gate that connects to an emergency access road providing access to Caughlin Parkway is also located at the easterly end of the site. The current project site includes 154.99 acres of property, part of which was included in the previous tentative subdivision map (63.46 acres) and part of which was not (91.53 acres). A water tank was constructed near the southwesterly corner of APN 041-650-02 to serve the development.

Washoe County School District

The proposed development is zoned for Caughlin Ranch Elementary School, Swope Middle School and Reno High School. All three of these schools are currently under capacity. According to the Washoe County School District, the 53 proposed units would generate approximately 14 students which represent a minimal impact. Caughlin Ranch Elementary School has a base capacity of 606 students with an enrollment for the 2015-2016 school year of 560 students; Swope Middle School has a base capacity of 853 students with an enrollment for the 2015-2016 school year of 733 students; and Reno High School has a base capacity of 1965 students with an enrollment for the 2015-2016 school year of 1703 students (Refer to Exhibit J – Washoe County School District Letter).

Although these schools are currently under capacity, many of the schools in Washoe County are over capacity. On September 22, 2015, the Washoe County School District Board of Trustees set 120% of capacity as the conversion threshold for elementary schools to be converted to a multi-track year round calendar, which increases effective capacity of a school by approximately 25%. This policy will go into effect as of the 2017-2018 school year. The Washoe County School District has asked for a condition requiring the development to provide a disclosure to each homebuyer on their closing documents that K-12 students in this subdivision may be assigned to the nearest WCSD school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

Site Characteristics

The subject property borders the northwesterly portion of the site where no development is proposed. A drainageway runs through the central portion of the site, and culverts and basin area improvements have already been installed. The topography of the site is varied and includes steep, moderate and flat terrain. The site is characterized by native vegetation (primarily native shrubs, sagebrush and grasses punctuated by juniper and piñon pine trees) and includes evidence of grading, trails and dirt road use. The Washoe County Michael D. Thompson trailhead is located on the property near the northwesterly portion of the site and includes parking and restroom facilities. Washoe County maps from the Conservation Element show this property to be within Black Bear and Mule Deer habitat. There are no significant ridgelines on the property. The property is in an overall general area that is subject to wildfire hazards. A 120kv Electrical Transmission line bisects the property from east to west; no buildings shall be allowed within the powerline easement or within 10 feet of either side of the easement. There is an existing water tank located at the western edge of the property that will serve the development.

Significant Hydrologic Resources

Hunter Creek, which is a Significant Hydrologic Resource as defined by Article 418 of the Development Code, runs along the northern boundary of the subject property. Article 418 substantially limits the type and intensity of development within the Critical and Sensitive Stream Zone Buffers from Hunter Creek. All developments associated with the proposed tentative map

are located a significant distance away from the critical and sensitive stream zones for Hunter Creek.

Hillside Development Standards

Article 424 of the Development Code regulates all new development with slopes 15% or greater over 20% of the subject site. The proposed development exceeds these criteria and is therefore subject to the Hillside Development standards. The applicant has complied with the standards of Article 424, Hillside Development, including the submittal of the slope analysis and the identification of the building pads on each parcel as shown on the grading plans. The applicant is proposing custom homes on each lot that will make use of hillside adaptive design. Any grading that exceeds the thresholds identified in the development code may require the separate approval of a special use permit.

Most of the grading for roadways, drainage and infrastructure has already taken place with phase 1 of the Ridges at Hunter Creek subdivision; however, some additional grading will be needed to complete the remainder of the project. It is anticipated that approximately 30 thousand cubic yards of new grading will take place. The development has been designed to balance all grading on site with no import or export necessary. Where needed, grading will be minimal and will work with the natural contours of the land. Slopes will be limited to 3:1 (3 foot horizontal to 1 foot vertical) cut and fill slopes except where exempted in Article 438, Grading Standards. Any other cuts or fill slopes that are required to be steeper than 3:1 slope will require the use of retaining walls which will be consistent with the retaining walls constructed with the first phase of the development.

Water and Sewer

Sewer service will be provided by Washoe County and water service will be provided by the Truckee Meadows Water Authority (TMWA). TMWA has conducted an initial discovery of the project (see Exhibit M) and expressed that they are agreeable to serve the project if the required construction and dedication of necessary infrastructure and easements are provided. Utilities (water and sewer) are stubbed to the property and a TMWA water tank has been constructed on site to serve the development.

West Truckee Meadows Citizen Advisory Board (WTMCAB)

The proposed project was presented by the applicant's representative at the West Truckee Meadows Citizen Advisory Board meeting on June 13, 2016. The CAB unanimously recommended their support for the proposed project. The attached CAB minutes reflect discussion on the project item (see Exhibit B).

In addition to the West Truckee Meadows CAB meeting, the applicants scheduled a meeting and noticed the immediate neighbors. The meeting took place on April 25th and the noticing matched the noticing for the Planning Commission meeting. The meeting was lightly attended and no significant issues or concerns were raised although some mentioned they would prefer to see the property remain as open space.

Southwest Truckee Meadows Area Plan - Policies

Goal Two: Common Development Standards in the Southwest Truckee Meadows Planning Area. Establish development guidelines that will implement and preserve the community character commonly found within the Southwest Truckee Meadows planning area.

SW.2.1 When feasible, given utility access constraints, grading for residential purposes 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: The development as proposed will utilize natural contours and slopes to the best extent possible. No mass grading is proposed and most of the roadway grading has already taken place.

SW.2.2 Site development plans in the Southwest Truckee Meadows planning area must include 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, and/or the Washoe-Storey Conservation District on a voluntary compliance basis.

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

SW.2.3 Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their items to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.

Staff Response: The applicants attended the June 13, 2016 West Truckee Meadows Citizen Advisory Board. A copy of their statement responding to the CAB comments shall be provided to the Planning Commission prior to the July 5, 2016 meeting.

SW.2.4 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goal 2; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.

Staff Response: No such finding is necessary to address standards established under Goal 2.

SW.2.7 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.

Staff Response: All new homes shall be custom built homes. Additionally, the homes will be oriented in such a way to take advantage of passive/natural heating and cooling opportunities

- SW.2.9 Prior to their incorporation into the Development Code, the standards established in policies SW.2.1-SW.2.14 will be implemented through tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other methods deemed as appropriate by the Director of Community Development. When appropriate, Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Staff Response: These standards have been conditioned with the adoption of the CC&R's.

- SW.2.10 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

Staff Response: Impacts to the adjacent land uses have been taken into consideration with the design of the proposed subdivision. Additionally, the three lots (lots 51, 52 & 53) located along the eastern edge of the property are in substantial conformance with the size and depth of the adjoining properties within the Eagles Nest subdivision.

- SW.2.11 Development activities should be designed to support the efficient use of infrastructure, and the conservation of recharge areas, habitat, and open vistas.

Staff Response: The design of the development leaves a good deal of open space for habitat and recharge areas, also there are no significant ridgelines that we be disturbed with the development of the site. This development is essentially an infill project with much of the infrastructure already in place.

- SW.2.15 Clustering of density to facilitate the efficient use of infrastructure and maintenance of habitat and open space is appropriate. Land owners who seek to create new parcels but choose not to cluster should be able to demonstrate how habitat, recharge areas, and open space will be preserved.

Staff Response: The development will involve the clustering of the lots, with lots ranging in size from .37 acres to 2.3 acres and retain a large amount of acreage in open space.

Goal Four: Resources key to the preservation and implementation of the character described in the Character Statement will be protected and, where possible, enhanced.

- SW.4.1 Washoe County will continue to pursue opportunities for the public acquisition of lands in the planning area that contain key resources necessary for the long term preservation and enhancement of the area's character.

Staff Response: Parks staff has requested a relocatable easement for the possible establishment and development of a future trail through the open space of the development.

Goal Five: Maintain open vistas and minimize the visual impact of hillside development in a manner that implements the community character described above.

SW.5.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of new utility distribution infrastructure within the SWTM Management Area. Utility transmission facilities shall require a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.

Staff Response: All new distribution lines will be placed underground; additionally, existing distributions lines will be placed underground as well.

SW.5.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways.

Staff Response: The design of the subdivision will minimize the amount of grading throughout the development. Washoe County Planning and Development and Engineering and Capital Projects will ensure compliance with all grading standards established in Article 438, Grading Standards.

SW.5.3 The grading design standards referred to in Policy SW.5.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Staff Response: Very little grading is anticipated with this design, most of the roadways and drainage areas have already been completed; additionally, the lots will be custom lots, so no mass grading is anticipated. Where new grading is needed, the cut and fill slopes will not exceed a 3:1 slope except in limited locations where exempted by code.

SW.5.4 When necessary to mitigate the impact of road cuts, driveways and similar features on prominent hillsides, staff may require the installation of landscaping that will significantly soften the visual impact within three years of installation. Maintenance plans for these landscaped areas may be required.

Staff Response: The applicants intend to design the new phase similar to the phase one of this development with formal landscaping along the roadways. Staff shall condition a 3 year maintenance plan for these landscaped areas.

SW.5.5 Review of requests to intensify hillside development shall consider the visual impacts of the development on surrounding areas.

Staff Response: The development has been designed to work with the natural contours of the property and limits develop to the flat areas of the property in keeping with the surrounding developments.

Goal Seven: Public and private development will respect the value of cultural and historic resources in the community.

- SW.7.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the Southwest Truckee Meadows planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.

Staff Response: The application was submitted to the Nevada Division of Environmental Protection, the Division of Water Resources and the State Historic Preservation Office (SHPO) all of which are divisions within the Nevada Dept. of Conservation and Natural Resources. Furthermore, the SHPO received a complete archaeological inventory title the "Archaeological Inventory of Approximately 140 Acres for the Hunter Creek trails Project, Reno, Washoe County (WCRM Report No. 05-R-67)(Lennon, 2005)". According to SHPO, the two regionally significant resources, the Hunter Creek Ditch and the Steamboat Ditch, do not appear to be in the project area and will not likely be adversely affected by the project.

- SW.12.1 Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements or any project impacting 10 or more acres in the Southwest Truckee Meadows Planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, or other wildlife and habitat management input to the project.

Staff Response: The application was submitted to the Nevada Department of Wildlife (NDOW). A representative from NDOW attended the agency review meeting on June 10, 2016 and they provided a letter addressing concerns relating to wildlife, migration routes and habitat management, etc. Staff requested from NDOW an amended letter providing clear conditions to address their concerns. It is anticipated that Washoe County will obtain a revised letter with conditions prior to the July 5, 2016 Planning Commission hearing.

- SW.19.1 Tentative subdivision maps will not be approved for any development until the infrastructure and resource needs of that development have been evaluated by the Department of Water Resources and found consistent with all applicable water and wastewater resources and facilities plans.

Staff Response: The application was evaluated by Washoe County Utilities and the Truckee Meadows Water Authority and found to be consistent with all applicable water and wastewater resources and facilities plan.

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
 - Planning and Development
 - Regional Parks and Open Space
 - Traffic
 - Utilities (Sewer)

- Nevada Division of Environmental Protection
- Nevada Department of Water Resources
- Nevada Department of Wildlife
- 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
- NV Energy
- Truckee Meadows Water Authority
- Nevada State Historic Preservation Office

Twelve of the seventeen above-listed agencies/departments submitted a response to the proposed tentative subdivision map. A summary of each agency's comments and/or recommended conditions of approval and their contact information are provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order should the Planning Commission approve the tentative subdivision map application.

- Washoe County Planning and Development addressed the project density, setbacks, landscaping, etc.
Contact: Trevor Lloyd, 328-3620, tlloyd@washoecounty.us
- Washoe County Engineering and Capital Projects addressed grading, drainage, stormwater management, maintenance of common area, easements, *traffic, etc.*
Contact: Walt West, 328-2310, wwest@washoecounty.us
- Washoe County Health District addressed water system requirements, catch basin and detention basin design, rockery wall design, roadside ditch design, etc.
Contact: James English, 328-2434, jenglish@washoecounty.us
JL Shaffer, 785-4599, jshaffer@washoecounty.us
- Nevada Division of Environmental Protection requires the submittal of a construction stormwater permit.
Contact: Alexis Perkins, 687-4670
- Washoe County Planning and Development – Parks and Open Space addressed the expansion of the existing easement near/along the Hunter Creek trail and the establishment of a relocatable trail easement for possible future trail on the property.
Contact: Dennis Troy, 328-2059, dtroy@washoecounty.us
- Truckee Meadows Fire Protection District stated that the development shall meet all requirements of Washoe County Code 60, including International Wildland Urban Interface and the International Fire Code, vegetation management, CC&R requirements, etc.

Contact: Amy Ray, 326-6000, aray@fmfpd.us

- State Historic Preservation Office reviewed the archaeological inventory and stated that the two regionally significant resources on site will not likely be adversely affected by the project.

Contact: Rebecca Palmer, 775.684.3443, rlpalmer@shpo.nv.gov

- Washoe County Utility Services Division requires improvement plans for construction of sanitary sewer collection system(s), sanitary sewer report, fees, easements, etc.

Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us

- Nevada Division of Water Resources stated that water rights are required. A will serve letter from TMWA will be required, etc.

Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov

- Washoe Storey Conservation District recommended that a jurisdictional determination of wetlands along Hunter Creek.

Contact: Kevin J. Roukey 775.232.1571, kevinjr_51@att.net

- Washoe County School District asks for a condition for a disclosure to all future homebuyer that students may be assigned to nearest school(s).

Contact: Kevin J. Roukey 775.232.1571, kevinjr_51@att.net

Staff Comment on Required Findings

WCC 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 tentative subdivision map 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 consistent with the goals and policies of the Master Plan and the Southwest Truckee Meadows Area Plan.

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

Staff Comment: The proposed tentative map meets all of the density, lot size and common open space criteria of the Master Plan and the Southwest Truckee Meadows Area Plan. The proposed development meets the allowable density of 53 units allowed in Low Density Suburban (LDS), High Density Rural (HDR) and General Rural (GR) regulatory zones.

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

Staff Comment: The site is physically suited for the type of development proposed. The natural characteristics of the site can accommodate the type of development proposed.

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

Staff Comment: The Truckee Meadows Water Authority will provide water and Washoe County will provide sewer service. The Truckee Meadows Fire Protection District has indicated that they can adequately provide emergency services. There are adequate services available to serve the proposed development.

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

Staff Comment: The proposed improvements will not cause substantial environmental damage or harm to endangered plants, wildlife or their habitat.

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

Staff Comment: Due to the location and design of the subdivision and type of improvements, this development 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.

Staff Comment: The proposed development has taken all easements into consideration and will not conflict with the easements in regards to utility purposes or public access, etc.

- 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 design of the subdivision provides 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.

Staff Comment: In the event that the roads or other lands are dedicated to the County, the lands will be improved such that they are consistent with the Master Plan and/or built to County standards.

- 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: To the extent feasible, the development will include building materials to allow for passive or natural heating and cooling opportunities. Additionally, the homes

will be oriented in such a way to take advantage of passive/natural heating and cooling opportunities.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number TM16-005 is being recommended for approval with conditions. Staff offers the following motion for the Planning Commission's consideration.

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number TM16-005 for The Ridges at Hunter Creek Phase II with the conditions of approval included as Exhibit A in the staff report for this item, having made all ten findings in accordance with Washoe County Development Code Section 110.608.25:

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

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

xc: Applicant/Owner: Ridges at Hunter Creek LLC and Ridges Development Inc. Attn: Ranson Webster, 4345 Eagle Valley Circle, Reno, NV 89519

Representatives: Wood Rodgers, Inc. Attn: Melissa Lindell, 5440 Reno Corporate Drive, Reno, NV 89511

Other Contact: Wood Rodgers, Inc. Attn: Steve Strickland, 5440 Reno Corporate Drive, Reno, NV 89511



EXHIBIT A

Conditions of Approval

Tentative Subdivision Map Case Number TM16-005

The project approved under Tentative Subdivision Map Case Number TM16-005 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on July 5, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

- **The WASHOE COUNTY SCHOOL DISTRICT is directed and governed by its own Board. Therefore, any conditions set by the Washoe County School District must be appealed to their School 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 and Development Division

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

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The tentative map shall be in substantial compliance with the Approved Tentative Map and provisions of Washoe County Development Code Article 608, Common Open Space Development, and Article 608, Tentative Subdivision Maps.

Regulatory Zone for Review Purposes	General Rural (GR) Low Density Suburban (LDS) High Density Rural (HDR)
Minimum Lot Area Proposed	Common Open Space Development
Minimum Lot Width	Common Open Space Development
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 subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- d. 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.
- e. 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.
- f. 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.
- g. All final maps shall contain the applicable portions of the following Jurat:

The Tentative Map for TM16-005 (The Ridges at Hunter Creek)
was APPROVED BY THE WASHOE COUNTY PLANNING
COMMISSION ON JULY 5, 2016.

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

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

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

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON date of Planning and Development Director's signature on first final map. THE MOST RECENTLY RECORDED FINAL MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON date of Planning and Development Director's signature on most recent final map. (If an extension has been granted after that date – add the following): A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON _____.

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

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

WILLIAM H. WHITNEY, DIRECTOR,
PLANNING AND DEVELOPMENT DIVISION

- h. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the 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.
- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- j. A note shall be placed on all grading plans and construction drawings stating:

NOTE

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

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

NOTE

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

- l. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements.
- m. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- n. Failure to comply with the conditions of approval shall render this approval null and void.
- o. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically

address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression; and
 - e. Maintenance of public access and/or maintenance of limitations to public access.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
4. The project adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
7. No motorized vehicles shall be allowed on the platted common area.
8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.

9. Mandatory solid waste collection.
 10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
 11. Slopes shall be three (3) horizontal to one (1) vertical (3:1) or flatter.
 12. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
 13. Development of slopes in excess of thirty (30) percent is prohibited.
- p. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by the Planning and Development staff and the District Attorney.
 - q. In coordination with the Washoe County Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District, the applicant shall prepare and submit a noxious weeds control plan.
 - r. The final map shall identify all areas of general rural (GR) regulatory zone within all residential lots and a note shall be placed on the map shall state that no structures shall be placed within any area identified as GR.
 - s. The final map shall contain the following note: No structures shall be placed within 10 feet from the edge of the transmission line easement.

Washoe County Engineering and Capital Projects Division

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

Contact Name – Walt West, 775.328.2310

- 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. 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.
- f. 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.
- g. 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.
- h. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.
- i. 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 for project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.
- j. Any roadway crossings of overhead power facilities shall be designed in accordance with Sierra Pacific Power Company (SPPCo) standards. Prior the recordation of any affected map, a letter from SPPCo shall be provided to the County Engineer approving the design and location of roadways with respect the overhead utility lines. The County Engineer shall determine compliance with this condition.
- k. Existing overhead power lines, such as those that traverse lots 8 through 11 and lot 53 shall be relocated underground and easements abandoned with the

recordation of the final map. The County Engineer shall determine compliance with this condition.

Drainage

- l. 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.
- m. 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.
- n. 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.
- o. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.
- p. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.
- q. Prior to approval of any final map, building permit, or grading permit, the developer will furnish to the Engineering and Capital Projects Division and Planning and Development staff, written confirmation from the Truckee Meadows Water Authority and the Steamboat Ditch Company, that they have reviewed and approved any ditch crossings, protective fencing or stormwater discharge facilities that may impact the irrigation or water supply ditches, if any.
- r. 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.
- s. 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.
- t. 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.

- u. 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.
- v. A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights. The County Engineer shall determine compliance with this condition.
- w. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
- x. Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
- y. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 year storm(s) shall be detained onsite. The detention facility shall be owned and maintained by a homeowners association. The County Engineer shall determine compliance with this condition.
- z. Any rights-of-way/easements for irrigation ditches or water supply ditches, associate structures and their maintenance shall be reserved with the finalization of the affected final map or prior to issuance of a grading permit. Any relocation of irrigation or water supply facilities shall maintain the quantity, quality, elevation and point of delivery of the ditch unless an alternate alignment and discharge point is approved by the owners of the irrigation and water supply facilities. The County Engineer shall determine compliance with this condition.
- aa. Common Area or offsite drainage draining onto residential lots shall be perpetuated through or around residential lots and drainage facilities 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 County Engineer shall determine compliance with this condition.

Traffic and Roadways

Discussion

The application indicates that the project roadways may be public roads. The existing Phase 1 was recorded and improved with private streets having 36' wide easements. Should the applicant want Phase 2 roadways to be offered for dedication to Washoe County and maintained as public roadways, all existing streets within Phase 1 shall meet current Washoe County standards including an offer of dedication of right-of-way, pavement width, repair and sealing of existing pavement as directed by the County Engineer, structural section thickness, construction of structural retaining walls adjacent to right-of-ways, and construction of concrete sidewalks

- bb. 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.
- cc. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- dd. 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.
- ee. 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.
- ff. 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.
- gg. 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.
- hh. No retaining walls that retain soil from the County right-of-way or private right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.
- ii. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County

- unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- jj. Adequate snow storage easements shall be identified on the final plat. The County Engineer shall determine compliance with this condition.
 - kk. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street. The County Engineer shall determine compliance with this condition.
 - ll. The diameter of the cul-de-sac bulb island and anything located within the island, such as landscaping, parking, etc., shall be designed to provide safe sight distances and an adequate turning radius for garbage trucks, snow plows and moving vans. The County Engineer shall determine compliance with this condition.
 - mm. If the Engineering Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans. The County Engineer shall determine compliance with this condition.
 - nn. If the project roadways for this tentative map are to be publically owned and maintained by Washoe County, all existing roadways within The Ridges at Hunter Creek Phase 1 development shall meet Washoe County Standards including but not limited to the following:
 - i) Existing roadway right-of-ways shall be offered for dedication to Washoe County being a minimum of 42 feet in width.
 - ii) All streets shall meet standard width requirements with Type 1 curb and gutter and sidewalk in accordance with Washoe County Code requirements.
 - iii) Any roadway improvements comprised of concrete block pavers shall be removed and replaced with standard asphaltic or concrete paving. Alternatively, in lieu of concrete paver removal and roadway reconstruction, the County may allow for maintenance of pavers by a Home Owners Association.
 - iv) All existing roadway islands shall be located in right-of-way granted to Washoe County and a revocable encroachment permit shall be obtained from Washoe County.
 - v) All existing rockery walls that are adjacent to, provide support for or retain soil from the County right-of-way shall are not allowed and shall be re-constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada.

Washoe County Utilities

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

Contact Name – Tim Simpson, 775.954.4648

- a. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- b. Applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. 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.
- 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. Any on-site or off-site previously constructed sanitary sewer collection system not previously accepted by Washoe County shall be adequately flushed, vacuum tested, and video inspected to the satisfaction of the CSD.
- g. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
- i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - i. the estimated sewage flows generated by this project,
 - ii. projected sewage flows from potential or existing development within tributary areas,
 - iii. the impact on capacity of existing infrastructure,
 - iv. slope of pipe, invert elevation and rim elevation for all manholes proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed and accepted.

- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes

Washoe County Health District

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

Contact Name – James English and J.L. Shaffer, 775.328.2434

- a. A Water Project per NAC 445A.66695 must be submitted and approved by this Division. Prior to any water system construction, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter NAC 445A.65505 to 445A.6731, inclusive.
 - 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 a favorable review by this Division of a separate mass grading permit application. The application shall include a Truckee Meadows Water Authority annexation and onsite water discovery if applicable.
- c. Prior to approval of any building or site permit for this project, any septic systems on the subject properties shall be abandoned in compliance with the Washoe County Health District Regulations Governing Sewage, Wastewater and Sanitation.
- d. If private streets are proposed for this subdivision the private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).
- e. With rockery walls proposed, the voids in the rockery wall shall be filled by placing smaller rock within the face of the wall for the entire height of the wall (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.081).

- f. If roadside ditches are proposed for the project, the flow line of this infrastructure shall be lined with 4-6 inch rock (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
- g. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

Truckee Meadows Fire Protection District (TMFPD)

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

Contact Name – Amy Ray, 775.326.6000

- a. Any developments on the property shall meet the requirements of WCC 60.
- b. Plans shall be submitted for review and approval to TMFPD.
- c. A Vegetation Management Plan is required for the project in accordance with the requirements of the *International Wildland Urban Interface Code, 2012 Ed.* shall be submitted for approval by TMFPD.
- d. HOA and CC& R requirements and conditions shall be submitted for review, comment and approval by TMFPD prior to recording, adoption and use.
- e. Open spaces and drainages shall be maintained in accordance with WC Code 60, the Vegetation Management Plan and conditions placed in the HOA and CC&R documents, ensuring vegetation management and maintenance in those areas.

Washoe County Parks and Open Space

- 6. The following conditions are requirements of the Washoe County Parks and Open Space, which shall be responsible for determining compliance with these conditions.

Contact Name – Dennis Troy, 775.328.2059

- a. Washoe County Parks has been working closely with the United States Forest Service (USFS) to improve the trail crossing at Hunter Creek. The existing USFS fire access road is not conducive to trail users and is inaccessible during periods of high flows (Spring runoff, storm periods, etc.). The County would like to expand the existing easement boundaries (Easement Document #3592575) to include an area for a future alignment of a non-motorized pedestrian bridge over Hunter Creek. Please see attachment "A" for this proposed alignment. The County has committed staff resources to prepare these legal descriptions.
- b. It is the County's desire that the applicant provide a relocatable trail easement to Washoe County such that a future trail alignment can correspond with the USFS trails plan. Preliminary discussions with the USFS have identified a trail alignment on the adjacent property to the south of APN 041-650-02. The trail would ultimately tie into the Hunter Creek trail system and need to cross a portion of APN 041-650-02.

Washoe County School District

7. The following condition(s) are requirements of the Washoe County School District, which shall be responsible for determining compliance with these conditions.

Contact Name – Mike Boster, 775.789.3810

- a. 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 WCSD school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

*** End of Conditions ***



West Truckee Meadows Citizen Advisory Board MEMORANDUM

To: Trevor Lloyd, Staff Representative
From: Misty Moga, Administrative Recorder
Re: The Ridges at Hunter Creek (Tentative Map Case Number TM16-005)
Date: June 14, 2016

The following is a portion of the draft minutes of the West Truckee Meadow Citizen Advisory Board held on June 13, 2016.

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:
www.washoecounty.us/comdev/da/da_index.htm.

A. The Ridges at Hunter Creek (Tentative Map Case Number TM16-005) – Request for community feedback, discussion and possible approval of a tentative map for 53 lot common open space subdivision. The project is located on 4 parcels which total 155.01 acres. A related master plan amendment and regulatory zone amendment (MPA 15-005 and RZA 15-008) was previously heard by the West Truckee Meadows CAB on November 9, 2015.

- Applicant/Property Owner: Ridges at Hunter Creek LLC and Ridges Development
- Location: South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- APN: 041-671-01, 041-650-02, 041-662-12 and 41-650-03
- Staff: Trevor Lloyd, Senior Planner Washoe County Community Services Department, 775-328-3620 or tlloyd@washoecounty.us
- Reviewing Body: This item is tentatively scheduled for review by the Washoe County Planning Commission on July 5, 2016

Trevor Lloyd said this project came to this board last fall. The applicants are asking subdivision of 53 lots, an extension of previous tentative map. He said this project will be heard by the Planning Commission on July 5.

Melissa Lindell, Planner with Wood Rogers, presented the project:

- She said they hosted a neighborhood meeting
- The project is on 155 acres site with common open space
- Phase two of the project had expired.
- TMWA Discovery process stated 50 lots are within service area.
- Preliminary report.
- She said they will pay for water for 53 lots. There is more than enough water.
- People are concerned with capacity at local schools when new development happens, but that isn't a problem in this area. They can handle the development.
- There is a lot of public land surrounding it with a trail head in the north off of Huntercreek.
- Linda Heist asked about the density. Melissa said 53 lots approved under zoning. She said they can make the lots any size. Melissa said its threshold is 80 daily trips to conduct a traffic study. There was existing density. It's under capacity as far as traffic and schools.
- Melissa said they had a meeting at the Dixon Realty. The neighbors within 750 feet of this project were notified.
- Zelalem Bogale asked about public land. He asked if there is a potential to build out later, a possible phase three. Melissa showed a slope map of the area. The red indicates land with slope more than 30%. They can do 1 per 4 acre if they want to develop. It's very steep. There is a little access easement. Trevor said the other land is out of TMWA services area, especially where it's steep.
- Sean McCoy said he can understand why the units are clustered based on the slope map. Melissa said it was always planned to be clustered. Melissa said when they received the approval; they found additional land that TMWA can serve. If those additional lots don't work, they may end up with 52 or 51 lots instead of 53.
- Trevor Lloyd said there won't be mass grading. Most of the grading has taken place. These will be custom home with natural terrain. Not a lot of grading.
- George asked about private or public roads. Melissa said they are studying the options. It will likely be sold to a developer who will decide if they want public or private roads. It was planned as gated community, but has the option

to have a public neighborhood. Washoe County will require road standards. It would be costly for the developers to upgrade the roads.

- Secondary access will be on Caughlin Ranch. It's graded out from the cul-de-sac. It is an established emergency access with turnouts required. Part of the map was approved before it was expired. That's why the utilities are stubbed, roads and access.
- Zelalem Bogale asked about the timeline for when the homes will be built. Trevor said the subdivision and recording has a timeline, but there is no limit on the time they need to build. Custom lot development; people buy lots but don't necessarily start building. Trevor said all necessary infrastructures are in place.
- George asked about the phases. Melissa said there will be phases with attention to utilities and access. It's possible to come in with phases. Roads would have to be paved and utilities installed before lots sold.
- The client has no plan to sell any of the lots yet; they are just getting organized and sorted. No plan to sell lots in the next years.
- The first 16 lots have their utilities in and they are ready to go.
- The applicant said they are just trying to get the package complete. It will be determined by the whole package.
- One developer will put in the infrastructure. It's a small, custom development.
- The cost; these lots will be very expensive. CCRs have been recorded.
- This development is very similar to the Eagle's Nest development in Caughlin Ranch. There will be restrictions per lot.
- The CCRs have been approved on the first 16 lots; the same CCRs will be applied to the remaining 53 lots, for a total of 69 lots. Sean McCoy said that will be the ceiling; but once it's all finish up and hand it off to the development, they can determine it will only be 20 houses, but 53 is the max. The lots can be merged.
- Historical data and recent sales – rough estimate of each lot will be between \$300-\$800K.
- George asked the removal of trees south of Hunter Falls Circle. Melissa clarified it was for the road.

Motion: Linda recommends approval with concerns regarding the Plateau and Juniper Ridge traffic. Zelalem Bogale moved to approve with comments regarding traffic. Charles Guffey seconded the motion. Motion carried unanimously.

cc: George Georgeson, Chair
Marsha Berkbigler, Commissioner
Al Rogers, Constituent Services
Sarah Tone, Constituent Services



Washoe County

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

Date: June 8, 2016

To: Trevor Lloyd, Senior Planner

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

Re: ***THE RIDGES AT HUNTER CREEK-PHASE II, TM16-005*** (53 Lots)

GENERAL PROJECT DISCUSSION

The proposed project consists of 53 residential lots generally south of the existing Ridges at Hunter Creek Phase I development. The primary access for the project is from Woodchuck Circle with existing emergency access roadways. The Engineering and Capital Projects Division offers the following comments and recommendations, which supplement applicable County Code and are based upon our review of the site and the tentative map application prepared by Wood Rodgers.

Recommended Conditions of Approval

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

GENERAL CONDITIONS

- 1. 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.*
- 2. 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.*
- 3. 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.*
- 4. 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.*
- 5. 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.

6. *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.*
7. *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.*
8. *All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.*
9. *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 for project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.*
10. *Any roadway crossings of overhead power facilities shall be designed in accordance with Sierra Pacific Power Company (SPPCo) standards. Prior the recordation of any affected map, a letter from SPPCo shall be provided to the County Engineer approving the design and location of roadways with respect the overhead utility lines. The County Engineer shall determine compliance with this condition.*
11. *Existing overhead power lines, such as those that traverse lots 8 through 11 and lot 53 shall be relocated underground and easements abandoned with the recordation of the final map. The County Engineer shall determine compliance with this condition.*

DRAINAGE (COUNTY CODE 110.420)

1. *The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.*
2. *Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.*
3. *Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.*
4. *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.

- 5. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.*
- 6. Prior to approval of any final map, building permit, or grading permit, the developer will furnish to the Engineering and Capital Projects Division and Planning and Development staff, written confirmation from the Truckee Meadows Water Authority and the Steamboat Ditch Company, that they have reviewed and approved any ditch crossings, protective fencing or stormwater discharge facilities that may impact the irrigation or water supply ditches, if any.*
- 7. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.*
- 8. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.*
- 9. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*
- 10. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.*
- 11. A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights. The County Engineer shall determine compliance with this condition.*
- 12. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.*
- 13. Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.*
- 14. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 year storm(s) shall be detained onsite. The detention facility shall be owned and maintained*

by a homeowners association. The County Engineer shall determine compliance with this condition.

15. Any rights-of-way/easements for irrigation ditches or water supply ditches, associate structures and their maintenance shall be reserved with the finalization of the affected final map or prior to issuance of a grading permit. Any relocation of irrigation or water supply facilities shall maintain the quantity, quality, elevation and point of delivery of the ditch unless an alternate alignment and discharge point is approved by the owners of the irrigation and water supply facilities. The County Engineer shall determine compliance with this condition.
16. Common Area or offsite drainage draining onto residential lots shall be perpetuated through or around residential lots and drainage facilities 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 County Engineer shall determine compliance with this condition.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Discussion

The application indicates that the project roadways may be public roads. The existing Phase 1 was recorded and improved with private streets having 36' wide easements. Should the applicant want Phase 2 roadways to be offered for dedication to Washoe County and maintained as public roadways, all existing streets within Phase 1 shall meet current Washoe County standards including an offer of dedication of right-of-way, pavement width, repair and sealing of existing pavement as directed by the County Engineer, structural section thickness, construction of structural retaining walls adjacent to right-of-ways, and construction of concrete sidewalks.

1. *All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.*
2. *Street names shall be reviewed and approved by the Regional Street Naming Coordinator.*
3. *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.*
4. *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.*
5. *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.*
6. *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.

7. *No retaining walls that retain soil from the County right-of-way or private right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.*
8. *The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.*
9. *Adequate snow storage easements shall be identified on the final plat. The County Engineer shall determine compliance with this condition.*
10. *Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street. The County Engineer shall determine compliance with this condition.*
11. *The diameter of the cul-de-sac bulb island and anything located within the island, such as landscaping, parking, etc., shall be designed to provide safe sight distances and an adequate turning radius for garbage trucks, snow plows and moving vans. The County Engineer shall determine compliance with this condition.*
12. *If the Engineering Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans. The County Engineer shall determine compliance with this condition.*
13. *If the project roadways for this tentative map are to be publically owned and maintained by Washoe County, all existing roadways within The Ridges at Hunter Creek Phase 1 development shall meet Washoe County Standards including but not limited to the following:*
 - a) *Existing roadway right-of-ways shall be offered for dedication to Washoe County being a minimum of 42 feet in width.*
 - b) *all streets shall meet standard width requirements with Type 1 curb and gutter and sidewalk in accordance with Washoe County Code requirements.*
 - c) *Any roadway improvements comprised of concrete block pavers shall be removed and replaced with standard asphaltic or concrete paving. Alternatively, in lieu of concrete paver removal and roadway reconstruction, the County may allow for maintenance of pavers by a Home Owners Association*
 - d) *all existing roadway islands shall be located in right-of-way granted to Washoe County and a revocable encroachment permit shall be obtained from Washoe County.*
 - e) *All existing rockery walls that are adjacent to, provide support for or retain soil from the County right-of-way shall are not allowed and shall be re-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.

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

June 28, 2016

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

RE: The Ridges at Hunter Creek; APN: 041-671-01,041-650-02, 041-662-12, 41-650-03
Tentative Map; TM16-005

Dear Mr. Lloyd:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector borne Diseases Program have reviewed the above referenced project. Approval by this Division is subject to the following conditions:

1. A Water Project per NAC 445A.66695 must be submitted and approved by this Division. Prior to any water system construction, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter NAC 445A.65505 to 445A.6731, inclusive.
 - a. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - b. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
2. Mass grading may proceed after approval of a favorable review by this Division of a separate mass grading permit application.
 - a. The application shall include a Truckee Meadows Water Authority annexation and onsite water discovery if applicable.
3. Prior to approval of any building or site permit for this project, any septic systems on the subject properties shall be abandoned in compliance with the Washoe County Health District Regulations Governing Sewage, Wastewater and Sanitation.
4. If private streets are proposed for this subdivision the private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).
5. With rockery walls proposed, the voids in the rockery wall shall be filled by placing smaller rock within the face of the wall for the entire height of the wall (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.081).
6. If roadside ditches are proposed for the project, the flow line of this infrastructure shall be lined with 4-6 inch rock (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).

ENVIRONMENTAL HEALTH SERVICES

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



TM16-005
EXHIBIT D

Public Health
Prevent. Promote. Protect.

7. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

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

Sincerely,

James English
Environmental Health Specialists Supervisor
Environmental Health Services

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

CA/JS:wr

Cc: File - Washoe County Health District
Wood Rodgers – sstrickland@woodrogers.com



Washoe County

COMMUNITY SERVICES DEPARTMENT

June 10, 2016

To: Trevor Lloyd, Community Development
From: Timothy Simpson P.E., Environmental Engineer II
Subject: TM16-005, Ridges at Hunter Creek Phase II (53 lots)

The Washoe County Community Services Department (CSD) Utility Services Division has reviewed the subject application and has the following comments:

1. The applicant is proposing to develop four parcels totaling approximately 155 acres in the Southwest Truckee Meadows Planning Area totaling 53 units.
2. Sanitary sewer service will be provided by Washoe County with treatment at the Truckee Meadows Water Reclamation Facility.

The Washoe County Community Services Department (CSD) Utility Services Division recommends approval provided the following conditions are met:

1. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
2. Applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
3. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
4. 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.
5. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems. The CSD will be responsible to inspect the construction of the sanitary sewer collection systems.
6. Any on-site or off-site previously constructed sanitary sewer collection system not previously accepted by Washoe County shall be adequately flushed, vacuum tested, and video inspected to the satisfaction of the CSD.
7. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.

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



MEMORANDUM

DEPARTMENT OF REGIONAL PARKS AND OPEN SPACE

PLANNING DIVISION



TO: Trevor Lloyd, Senior Planner

FROM: Dennis Troy, Park Planner

DATE: June 7, 2016

SUBJECT: TM16-005 – Tentative Map (The Ridges at Hunter Creek)

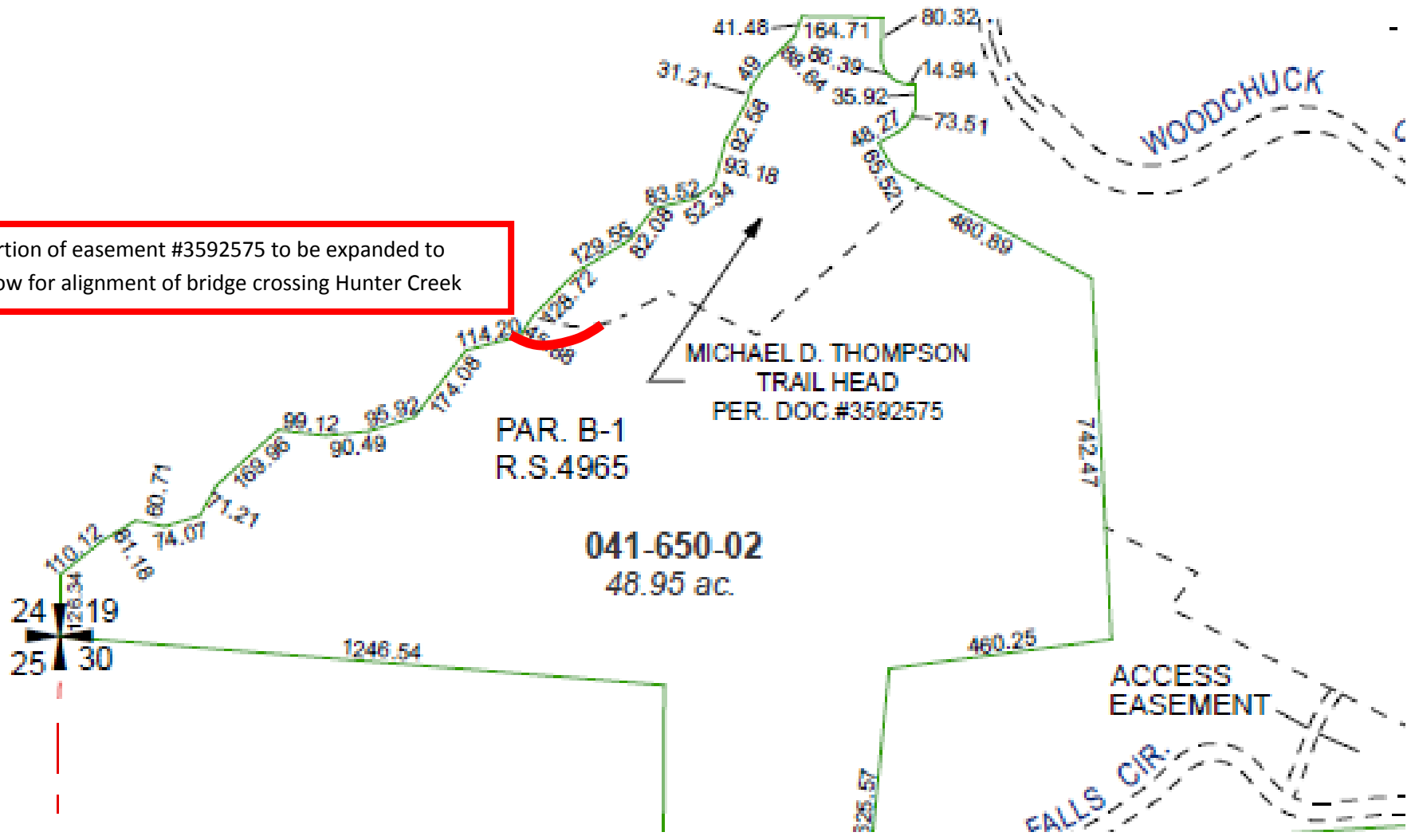
Tentative Subdivision Case No. TM13-002 – Eagle Canyon Ranch Unit 1

The proposed development lies within Park District 1B and the Michael D. Thompson trail head is located on APN 041-650-02 (per Easement Document #3592575). Washoe County's also owns a 6.5 acre parcel that provides overflow parking and an access road to the trail head.

1. Washoe County Parks has been working closely with the United States Forest Service (USFS) to improve the trail crossing at Hunter Creek. The existing USFS fire access road is not conducive to trail users and is inaccessible during periods of high flows (Spring runoff, storm periods etc.). The County would like to expand the existing easement boundaries (Easement Document #3592575) to include an area for a future alignment of a non-motorized pedestrian bridge over Hunter Creek. Please see attachment "A" for this proposed alignment. The County has committed staff resources to prepare these legal descriptions.
2. It is the County's desire that the applicant provide a relocatable trail easement to Washoe County such that a future trail alignment can correspond with the USFS trails plan. Preliminary discussions with the USFS have identified a trail alignment on the adjacent property to the south of APN 041-650-02. The trail would ultimately tie into the Hunter Creek trail system and need to cross a portion of APN 041-650-02.

Attachment "A"

Portion of easement #3592575 to be expanded to allow for alignment of bridge crossing Hunter Creek





NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

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

RECEIVED
JUN - 3 2016
**WASHOE COUNTY
COMMUNITY DEVELOPMENT**

June 1, 2016
BOB SACK
DISTRICT HEALTH
P.O. BOX 11130
RENO, NV 89520

Re: Tentative Map-The Ridges at Hunter Creek Phase II, APN: 041-650-02, 041-650-03, 041-662-12, 041-671-01; 53 Lots in Washoe County

Dear Mr. SACK:

The Nevada Division of Environmental Protection has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that the Washoe County commits to provide sewage service to said subdivision.

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,

Alexis Perkins
Technical Services Branch
Bureau of Water Pollution Control

cc:

-- -- Washoe County Department of Water Resources, Utility Division, P.O. 11130 Reno 89520
-- -- , Comprehensive Planning, P.O. 11130 Reno 89520
Engineer: WOOD RODGERS 5440 Reno Corporate Dr Reno, NV 89511
Developer Name: RIDGES AT HUNTER CREEK LLC 4345 Eagle Valley Circle Reno, NV 89519

Control No. 10801

**TM16-005
EXHIBIT G**



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

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

May 24, 2016

RE: Comments on TM16-005

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

Name: *The Ridges at Hunter Creek Phase II*

County: Washoe County – Plateau Road and Hunters Peak Road

Location: A portion of Section 30, Township 19 North, Range 19, East, MDB&M.

Plat: Tentative: Fifty-three (53) lot totaling approximately 155.01 acres and being Washoe County Assessor's Parcel Numbers 041-671-01, 041-650-02, 041-662-12, and 041-650-13.

**Water Service
Commitment**

Allocation: No water is committed at this time.

**Owner-
Developer:** Ransom W. Webster
4345 Eagle Valley Circle
Reno, NV 89519

Engineer: Wood Rodgers, Inc.
5440 Reno Corporate Drive
Reno, NV 89511

**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: Tentative approval of **The Ridges at Hunter Creek Phase II** subdivision based on acceptance of Water Will Serve by Truckee Meadows Water Authority.

Best regards,

Steve Shell
Water Resource Specialist II

Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

June 9, 2016

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Master Plan Amendment Case No. TM 16-005 (The Ridges at Hunter Creek Phase II)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above MPA with the following conditions:

- Any developments on the property shall meet the requirements of WCC 60.
- Plans shall be submitted for review and approval to TMFPD.
- A Vegetation Management Plan is required for the project in accordance with the requirements of the *International Wildland Urban Interface Code, 2012 Ed.* shall be submitted for approval by TMFPD.
- HOA and CC& R requirements and conditions shall be submitted for review, comment and approval by TMFPD prior to recording, adoption and use.
- Open spaces and drainages shall be maintained in accordance with WC Code 60, the Vegetation Management Plan and conditions placed in the HOA and CC&R documents, ensuring vegetation management and maintenance in those areas.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520
Office 775.326.6000 Fax 775.326.6003

**TM16-005
EXHIBIT I**



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 * John Mayer, Vice President * Veronica Frenkel, Clerk *
Barbara McLaury * Howard Rosenberg * Lisa Ruggerio * Traci Davis, Superintendent

24 May 2016

Trevor U. Lloyd, Senior Planner
Washoe County Community Services Department
1001 East Ninth Street
Reno NV USA 89512

RE: TM16-005 (The Ridges at Hunter Creek)

Dear Mr Lloyd,

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

Caughlin Ranch Elementary School

- **Estimated project impact = 7 new ES students (53 single-family units x 0.137 ES students per unit)**
- **Base Capacity = 606**
- **2015-2016 Enrollment = 560**
- **% of Base Capacity = 92%**
- **Portable units onsite = 0**
- **Overcrowding Strategy** – The Caughlin Ranch ES property may be able to accommodate portable classroom units if necessary. However, portables do not provide additional lunchroom, computer lab or playground/sports field space and are intended to be temporary measures to be used prior to new school construction. WCSD does not currently have a sufficient funding source for new school construction. On September 22, 2015, the WCSD Board of Trustees set 120% of capacity as the conversion threshold for eligible elementary schools to be converted to a multi-track year-round (MTYR) calendar. **Caughlin Ranch is not anticipated to go to the MTYR schedule for the 2016-2017 School Year.**

Swope Middle School

- **Estimated project impact = 3** new MS students (**53** single-family units x **0.063** MS students per unit)
- **Base Capacity = 853**
- **2015-2016 Enrollment = 733**
- **% of Base Capacity = 86%**
- **Portable units onsite = 0**
- **Overcrowding Strategy** – The **Swope MS** property may be able to accommodate portable classrooms if necessary. However, portables do not provide additional lunchroom, computer lab or playground/sports field space and are intended to be temporary measures to be used prior to new school construction. WCSD does not currently have a sufficient funding source for new school construction. **Assignment to the closest middle school with available capacity may be used for students in this development if Swope MS exceeds capacity prior to buildout.**

Reno Ranch High School

- **Estimated project impact = 4** new HS students (**53** single-family units x **0.074** HS students per unit)
- **Base Capacity = 1965**
- **2015-2016 Enrollment = 1703**
- **% of Base Capacity = 87%**
- **Portable units onsite = 2**
- **Overcrowding Strategy** – The **Reno High School** property currently has **2** portable buildings (**3** classrooms) in use. Portables do not provide additional lunchroom, computer lab or sports field space and are intended to be temporary measures to be used prior to new school construction. WCSD does not currently have a sufficient funding source for new school construction. **Assignment to the closest high school with available capacity may be used for students in this development if Reno HS exceeds capacity prior to buildout.**

Recommended WCSD Condition for **TM16-005 (The Ridges at Hunter Creek)**:
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 WCSD school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

Thank you for the opportunity to comment.



Mike Boster

School Planner

14101 Old Virginia Road

Reno NV USA 89521

Washoe County School District Capital Projects

775.789.3810

mboster@washoeschools.net



Washoe-Storey
Conservation
District

Natural Resource
Conservation Service
1365 Corporate Blvd.
Reno, NV 89502

Tel: (775) 857-8500
ext. 131
Fax: (775) 857-8525

Board of Supervisors:

Bret Tyler
Chairman

James Shaffer
Secretary
County Appointee

Kevin Roukey
Director

Tory Friedmen
Supervisor

Spencer Scott
Supervisor

John Muntin
Supervisor

OPEN
City Appointee

Lora Robb, Planner
Trevor Lloyd, Senior Planner
Eric Young, Senior Planner
Washoe County Community Services Department
Planning and Development Division
1001 E. Ninth St., Bldg. A
Reno, NV 89512

May 31, 2016

Subject: May Agency Review III – Case Nos. – AB16-0002 (Hall); RZA16-001 (Pyramid Ranch Annex); TM16-005 (The Ridge at Hunter Creek); MPA16-002 and RZA16-003 (Gerlach GID)

Lora, et al,

Thank you for providing us the May Agency Reviews III and the opportunity to review and provide comments. We have reviewed the subject proposed projects as requested and we have the following comments:

Abandonment Case Number AB16-002 (Hall)

The proposed project is to approve the abandonment of a 30-foot access easement of the north end of the subject property, to the benefit of the applicant. The project is located in Section 8, T22N, R19E, MDBM, APN 079-382-70, in Washoe County. The project is further located at 1282 Deerlodge Road. We have the following comments on this proposed project:

1. **General Comments** - The application does not provide enough detailed information on proposed landscaping or proposed conservation efforts with regards to installation of Best Management Practices (BMPs) during construction and after construction is complete. We recommend the County condition the approval requiring the applicant to comply with appropriate County ordinances regarding Floodplain Management that would be necessary for the project. Also that the applicant be required to coordinate with the Washoe-Storey Conservation District (WSCD) to develop an appropriate landscaping and revegetation plan.

Regulatory Zone Amendment Case Number RZA16-001 (Pyramid Ranch Annex)

The proposed project is to approve an amendment to the Spanish Springs Regulatory Zone Map to allow changing the Regulatory Zone from Parks and Recreation (PR) to Medium Density Suburban (MDS) on a +/- 15.5-acre portion of a +/- 20.5-acre parcel located west of Gator Swamp Park in Spanish Springs (Pyramid Ranch Estates Subdivision) The project is located in Section 26, T21N, R20E, MDBM in Washoe County (APN 532-091-09). We have the following comments on this proposed project:

1. **General Comments** – We are available to provide any coordination efforts we can with regards to conservation efforts, to the applicant once the development moves toward the housing development layout. We would urge the County to condition the approval with a requirement to utilize Low Impact Development (LID) designs for the development.
2. **Storm Water** – With regards to storm water runoff, we encourage the county to condition the approval to require the use of LID storm water collection systems that minimize sediment from entering the outlet channel. Also condition the approval requiring the applicant to coordinate with the WSCD with regards to the design and placement of the outfall structures to ensure they do not impact the channel by erosion or accretion.

3. Please provide us with updates to the proposed project property development as it moves forward for specific development.

Tentative Map Case Number TM16-005 (The Ridges at Hunter Creek)

The proposed project is to approve a 53 lot common open space subdivision on four parcels totaling 155.01 acres. The proposed project is located in portions of Sections 19 and 30, T19n, R19E, MDM at APNs 041-671-01; 041-650-02; 041-662-12; and 041-650-03 in Washoe County, Nevada. Further located south of Wood Circle and Hunters Peak Road and West Hawken Drive. We have the following comments on this proposed project.

Supplemental Information - Item 20 – The applicant states that there are no Significant Hydrological Resources subject to Article 418. Although Hunter Creek is not identified on the US Fish and Wildlife National Wetlands inventory as containing wetlands. It is a tributary of the Truckee River and would be a Waters of the United States and it does contain a significant riparian and stream environment zone. And per Washoe County Development Code Article 418 states: No variance to the significant hydrologic resource standards, pursuant to Article 804, Variances, shall be processed or approved. Refer to Section 110.418.40 Modification of Standards. In determining the location of the above-designated streams, staff shall use:

(1) Published United States Geological Service (USGS) topographic maps, either in 7.5 minute or 15 minute series, to assist in the interpretation of location of significant hydrologic resources.

(2) A determination of the location of a perennial stream resulting from a delineation of wetlands and/or waters of the United States made by the United States Army Corps of Engineers (USACE) under the provisions of Section 404 of the Federal Clean Water Act, shall be considered the perennial stream crossing any parcel of land.

(3) Field survey by land surveyor or professional engineer licensed and qualified to perform a survey.

Therefore, we recommend the County condition the approval to require the applicant to prepare a Jurisdictional Determination to be submitted to the USACE for approval of the delineated waters of the U.S. and the surveyed Stream Environment Zone.

Supplemental Information – Item 28 – The applicant states that the most appropriate revegetation seed mix and pounds per acre for this specific location will be determined and noted on the final improvement plan set for each phase of development. We recommend that the County condition the approval to require the applicant to coordinate with the Washoe-Storey Conservation District (WSCD) and the NRCS to develop and approve the final revegetation seed mix and pounds per acre.

Supplemental Information – Item 30 – The applicant states that they have not yet had the revegetation plan reviewed by the WSCD, but goes on to state that they will be consulted prior to completion of the final improvement plans for each phase of development. We recommend that the County condition the permit to require the applicant to coordinate with the WSCD and NRCS in the development and approval of the revegetation plan. And require the applicant to provide the Letter of Approval from WSCD.

General Comments - We would urge the County to condition the approval with a requirement to utilize Low Impact Development (LID designs for the development.

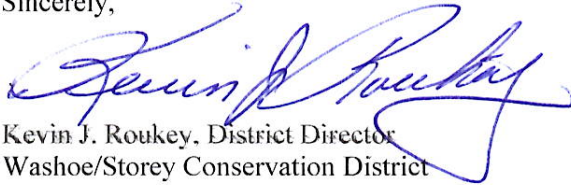
Master Plan Amendment Case Number MPA16-002 and Regulatory Zone Amendment Case Number RZA16-003 (Gerlach General Improvement District)

The proposed project is to adopt by resolution an amendment to the High Desert Master Plan Map, changing the Master Plan Category from Rural @ to Suburban Residential (SR) on one parcel of +/- 9.4 acres of land and approve a resolution recommending adoption of an amendment to the High Desert Regulatory Zone Map, changing the Regulatory Zone Map from General Rural (GR) to Medium Density Suburban (MDS) on one +/- 19.4- acre parcel. The proposed project is located in Section 15, T32N, R23E MDM in Washoe County. It is further located at the North Edge of Gerlach adjacent to the existing development on Diablo Drive in the northeast corner formed by the intersection of Diablo Drive and Main Street.

This project is now located within the jurisdictional boundaries of the Vya Soil and Conservation District.
Contact: Lani Estill, President, 221 West 8th Street, Alturas, California 96101
Phone: (755) 333-0882.

These are our comments and recommendations for the subject projects. We appreciate the opportunity to provide comments and recommendations on projects that may have impacts on our natural resources. Should you have any further questions please contact Kevin J. Roukey by phone at 775-232-1571 or email kevinjr_51@att.net.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin J. Roukey". The signature is fluid and cursive, with a large loop at the end.

Kevin J. Roukey, District Director
Washoe/Storey Conservation District

From: Stark, Katherine
Sent: Tuesday, June 07, 2016 3:01 PM
To: Lloyd, Trevor
Cc: Stark, Katherine; Emerson, Kathy
Subject: FW: May Agency Review Memo III, Item 3 (TM16-005)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Trevor,

Please see the below email from Rebecca Palmer (State Historic Preservation) regarding TM16-005.

Thanks,

Katy Stark

From: Rebecca Palmer [mailto:rlpalmer@shpo.nv.gov]
Sent: Tuesday, June 07, 2016 2:56 PM
To: Stark, Katherine
Subject: May Agency Review Memo III, Item 3 (TM16-005)

Katy,

I have reviewed the archaeological inventory “Archaeological Inventory of Approximately 140 Acres for the Hunter Creek trails Project, Reno, Washoe County (WCRM Report No. 05-R-67)(Lennon, 2005). While this inventory does not exactly match the proposed development, the two regionally significant resources, the Hunter Creek Ditch and the Steamboat Ditch, do not appear to be in the project area and will not likely be adversely affected by the project.

Regards,

Rebecca Lynn Palmer
State Historic Preservation Officer
901 South Stewart Street
Carson City NV 89701
(phone) 775.684.3443
please note my email is: rlpalmer@shpo.nv.gov

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

 775.834.8080 •  775.834.8003

May 13, 2016

Mr. Ranson Webster
RIDGES DEVELOPMENT, INC.
4345 Eagle Valley Circle
Reno, NV. 89519

RE: Discovery: The Ridges at Hunter Creek, Phase II Discovery
TMWA PLL#: 16-4930
APN#: 041-662-01, -05, -12, and 041-650-03

Dear Mr. Webster,

Pursuant to your request, Truckee Meadows Water Authority (TMWA) has completed its Discovery for the above referenced project, also referred to as The Ridges at Hunter Creek, Phase II Discovery, TMWA PLL#: 16-4930 for APNs 041-662-01, -05, -12, and 041-650-03.

Enclosed please find two internal memoranda from TMWA's Engineering and Water Rights Departments detailing their findings. Should you have any questions after reviewing the enclosures, please feel free to contact me at (775) 834-8012 or my email at kmeyer@tmwa.com.

Thank you for the opportunity to serve your discovery and future project development needs.

Sincerely,



Karen L. Meyer
New Business Project Coordinator

Enclosures

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

May 9, 2016

To: Karen Meyer

Thru: Scott Estes *SJE*

From: Holly Flores *HVF*

RE: The Ridges at Hunter Creek Phase II Discovery

Purpose:

Conduct a high level engineering analysis to determine the least cost major TMWA water facility requirements and preliminary cost estimate necessary to provide water service to the proposed project.

Preliminary Water Facility Requirements and Cost Estimates:

The estimated cost for water facility charges and major facilities associated with this project is approximately \$900,685. These costs are summarized in the table below.

Table 1: Estimated Major Water Facility Costs

Facility Description	Quantity	Unit	Unit Cost	Total Cost	Comments
Pressure Reducing Stations	4	each	\$75,000	\$300,000	Estimated
Emergency Tie to Eagles Nest	1,710	feet	\$120	\$205,200	8-inch DI main tie
Supply and Treatment Facility Charge	95	per gpm	\$4,163	\$395,485	Rate Schedule WSF
Estimated Cost				\$900,685	2016 planning level estimate only

Note: Per the 2006 annexation agreement, developers are responsible for extending an estimated 8-inch main from The Ridges to a point near the intersection of Sharps Road and Sharps Circle in the Eagles Nest area of the Caughlin Ranch development including securing and transferring all required easements and rights-of-way.

Discussion:

Location:

The proposed development is located near the intersection of Hunters Peak Road and Hunter Falls Court in Washoe County, Nevada on APNs 041-650-02, 041-650-03, 041-662-12 and 041-671-01. The project consists of 50 single-family custom lots on approximately 155 acres and is within TMWA's retail water service territory. A site map by Wood Rodgers is attached for reference.

Estimated Project Demands:

The estimated domestic maximum day demand for the project is approximately 95 gpm assuming average one acre lot sizes and no separate potable irrigation.

Points of Connection:

The points of connection will be to Hunters Peak Road, Hunter Falls Court and Sharps Road as shown on the TMWA master plan exhibit for work order 05-1916-1 dated July 2, 2007. The master plan facilities are partially constructed including the Ridges Pump Station and Ridges Tank and several pressure reducing stations. An exhibit showing existing facilities in the area is attached as well.

Elevation Limits of Service:

The limit of service of the existing Ridges Tank is approximately 5,300 feet in elevation. Lots with house pads above 5,310 feet in elevation will require privately owned booster pumps and pressure tanks. In addition, pressure reducing stations will be required at approximately 5,200 feet, 5,074 feet and one along the Sharps Road main tie resulting in approximately four required due to street layout and to make the Caughlin Ranch Development connection identified in the annexation agreement and shown on the 05-1916-1 exhibit. Maximum service pressure limits have been reduced from 125 psi to 100 psi resulting in more pressure reducing stations required since the original master plan.

Assumptions:

1. This preliminary study was based on information provided by Wood Rodgers in April and May 2016.
2. The water service plan is preliminary and subject to change.
3. Privately owned individual pressure regulating valves will be installed by the builder per TMWA design standards and the Uniform Plumbing Code.
4. The estimated maximum day demand for the project is approximately 95 gpm based on one acre average lot sizes with no separate potable irrigation. Actual demands will be determined at the time of service.
5. TMWA plans to reevaluate and possibly revise the maximum day demand calculations for all usage types within the next twelve months as part of the Water Facility Plan Update.
6. Fire flow requirements were not submitted with this project. Therefore, the maximum fire flow requirement was assumed to be 1,500 gpm to 2,000 gpm for two hours for single-family development. The actual fire flow requirements will be set by the governing fire authority.
7. Facility requirements were based on the estimated maximum day demand and fire flow requirements. Changes in demand or required fire flow rates will affect the facility requirements and in turn the cost estimates included herein.
8. All cost estimates are preliminary and subject to change. Actual costs will be determined at the time of application for service.
9. This estimate does not include the cost of onsite facilities, water rights for the project, nor contribution to the water meter retrofit fund.
10. The ultimate water facility plan proposed by the Truckee Meadows Water Authority must be reviewed for compliance with state and local codes and regulations and approved by the health authority prior to service.
11. Dead ends must be eliminated and a looped water system designed, to the extent possible, per NAC 445A regulations. The health authority may require changes to the enclosed water facility plan that may in turn affect the included cost estimates.

Conclusion:

The Truckee Meadows Water Authority is agreeable to supplying water service to the project, subject to the applicant satisfying certain conditions precedent, including, without limitation, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure and easements in accordance with our rules and tariffs.

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

Please call me at (775) 834-8026 if you have questions or need more information.

/hmf

cc: Steve Strickland, P.E., Wood Rodgers
File: 16-4930

Attachments: April 2016 Site Map by Wood Rodgers
TMWA Master Plan Exhibit July 2007, Work Order 05-1916-1
TMWA Distribution System Exhibit – Existing Facilities

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: June 24, 2016

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

6:30 p.m., Tuesday, July 5, 2016

County Commission Chambers, 1001 East Ninth Street, Reno, NV 89520

Tentative Map Case Number TM16-005 (The Ridges at Hunter Creek) – Hearing, discussion, and possible action to approve the merger and re-subdivision of four parcels totaling 155.01 acres into a 53 lot common open space subdivision.

- Applicant/Owner: Ridges at Hunter Creek LLC. and Ridges Development Inc.
- Location: South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- Assessor's Parcel Numbers: 041-671-01, 041-650-02, 041-662-12 & 41-650-03
- Parcel Size: 155.01 acres
- Master Plan Category: Suburban Residential (SR), Rural Residential (RR) and Rural(R)
- Regulatory Zone: General Rural (GR), Low Density Suburban (LDS) and High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows Area Plan
- Citizen Advisory Board: West Truckee Meadows
- Development Code: Article 408, Common Open Space Developments; Article 424, Hillside Development; and, Article 608, Tentative Subdivision Maps
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 19 & 30, T19N, R19E, MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775.328.3620
- E-mail: tlloyd@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/comdev/, choose **Boards and Commissions**, then **Planning Commission**, click on **2016** and choose the meeting date.

A staff report related to this public hearing will be posted on Friday, four days prior to the meeting.