



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



ACTION ORDER

May 5, 2006

Fred Woodside
World Properties
4100 Joy Lake Road
Reno, NV 89511

Dear Applicant:

As filed with the Department of Community Development, the Washoe County Planning Commission, at its regular meeting of May 2, 2006, approved the following, with ninety-six (96) conditions:

TENTATIVE SUBDIVISION MAP CASE NO. TM06-001 (SIERRA REFLECTIONS) – To develop a 938-lot, single-family residential, common open space subdivision as authorized in Article 408 of the Washoe County Development Code. Lot sizes range from 8,000 square feet to 43,445 square feet, with an average of 13,722 square feet for detached homes. Included in the 938 lots are 147 townhouses on a footprint of 1,102 square feet. Due to the number of lots proposed to be created, this is a project of regional significance. The project is bordered on the north by Pagni Lane, on the east by US Highway 395 South and as far south as Little Washoe Lake in the Pleasant Valley area. The project encompasses a total of 29 parcels that total approximately 759.6 acres. The parcels have mixed land use designations including; General Rural (GR ±251.66 acres), Medium Density Rural (MDR ±96.46 acres), Low Density Suburban (LDS ±73.39 acres), Medium Density Suburban (MDS ±329.59 acres) and Public and Semi-Public Facilities (PSP ±8.51 acres), the total number of residential dwellings allowed by the existing land use designations is 1087. The parcels are located within the South Valleys Area Plan, and are situated in portions of Sections 13, 14 and 23, T17N, R19E, and Section 18, T17N, R20E MDM, Washoe County, Nevada. The property is located within the Citizen Advisory Board boundaries of Galena-Steamboat and West Washoe Valley and within Washoe County Commission District No. 2. (APNs 046-060-45 and 47; 046-080-40; 046-090-01, 04 through 18, and 23 through 26; and 046-100-02 through 04, 07, 09 and 10)

The approval of the tentative subdivision map was based on the following findings:

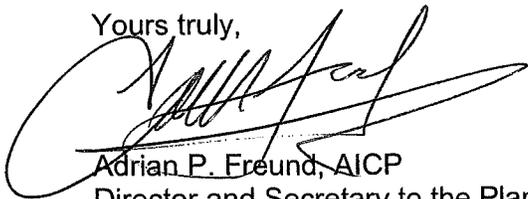
1. Plan Consistency. That the proposed map is consistent with the Comprehensive Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Comprehensive Plan and any specific plan; and that the recent comprehensive plan amendment for that property anticipated the development of residential rather than commercial development.

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3. Type of Development. That the site is physically suited for the type of development proposed; and the common open space design protects two significant hydrologic resources (as defined by Article 418 of the Washoe County Development Code) and historic resources, being two railroad trestles from the Virginia and Truckee Railroad;
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, and in fact facilitates their co-existence with the built environment.
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, with easements to two adjacent parcels, and provides two accesses to US Highway 395 South;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Comprehensive Plan;
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; and
11. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

Unless appeals are filed in the time period stipulated in the Washoe County Development Code, the decision by the Planning Commission is final.

Yours truly,



Adrian P. Freund, AICP
Director and Secretary to the Planning Commission

APF/RP-GJ/cm (TM06-001f1)

xc: Ken Krater, K. Krater Consulting, 571 Ridge Street, Reno, NV 89501
Sam Chacono, C&M Engineering, 9498 Double R Boulevard, Suite B, Reno, NV 89501

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xc: Blaine Cartlidge, Civil Division, District Attorney's Office; Douglas Coulter, Environmental Division, District Health Department; Marge Clausen, Assessor's Office (CAAS); Theresa Wilkins, Chief Appraiser, Assessor's Office; David Lindsey, Department of Water Resources; Engineering Division; Reno Fire Department, Daniel Birkel, Fire Protection Plans Examiner, Fire Protection Bureau; Nevada Division of Forestry, 885 Eastlake Boulevard, Carson City, NV 89701-9167; Regional Transportation Commission, Attn: Debra Goodwin, 600 Sutro Street, Reno, NV 89502; Vanessa Dunnican, Public Policy, Accountability & Assessment, Washoe County School District, PO Box 30425, Reno, NV 89520-3425; Truckee Meadows Regional Planning Agency, Chamber Towers, 1 East First Street, Suite 900, Reno, NV 89501-1625; Chair, East Washoe Valley Citizen Advisory Board; Chair, West Washoe Valley Citizen Advisory Board; Chair, Galena-Steamboat Citizen Advisory Board; Karena Miller, Community Outreach Coordinator

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STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

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; and
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335.
- (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.

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**CONDITIONS FOR
TENTATIVE SUBDIVISION MAP CASE NUMBER TM06-001
SIERRA REFLECTIONS
(As approved by the Washoe County Planning Commission on May 2, 2006)**

*****IMPORTANT GENERAL INSTRUCTIONS—PLEASE READ*****

THE TENTATIVE MAP APPROVAL ALLOWS THE SUBDIVIDER TO PROCEED WITH FULFILLING THE CONDITIONS OF APPROVAL AND RECORD A FINAL MAP FOR ALL, OR PORTIONS OF, THE DEVELOPMENT WITHIN TWO (2) YEARS FROM THE DATE OF THE PLANNING COMMISSION ACTION. FAILURE TO RECORD THE FIRST FINAL MAP WITHIN TWO (2) YEARS OF THE PLANNING COMMISSION ACTION, OR FAILURE TO RECORD THE LATEST MAP IN A SERIES WITHIN ONE (1) YEAR AFTER THE DATE OF THE MOST RECENTLY RECORDED MAP, SHALL TERMINATE ALL PROCEEDINGS CONCERNING THE SUBDIVISION.

UNLESS OTHERWISE STATED, PRIOR TO FINALIZATION OF ANY PORTION OF THE TENTATIVE SUBDIVISION MAP, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. 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 ASSURANCES.

A COPY OF ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND/OR THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION, DEPARTMENT OF WATER RESOURCES AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF AT LEAST SIXTY (60) DAYS BEFORE THE ANTICIPATED DATE OF THE FINAL MAP RECORDATION TO REVIEW SCHEDULING, REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL AND THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES.

REQUESTS FOR EXTENSION OF TIME FOR SUBSEQUENT FINAL MAPS MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP.

COMPLIANCE WITH THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES AND WITH THE CONDITIONS OF APPROVAL OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES AND OCCUPANTS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

A COPY OF THE FINAL ORDER FOR THE APPROVAL OF THE TENTATIVE MAP SHALL BE ATTACHED TO ALL PHASES/UNITS SUBMITTALS FOR FINAL MAP REVIEW SIXTY (60) DAYS PRIOR TO RECORDATION.

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GENERAL CONDITIONS

1. The subdivision shall be in compliance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

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Where/How Condition is Satisfied: _____

2. The minimum side yard setback for all dwellings within this subdivision shall be eight feet; the minimum front and rear yard setbacks shall be twenty feet, with the exception of the approved town homes, which shall be located within a $\pm 1,102$ -square-foot pad. Compliance with this condition shall be determined by the Department of Community Development during building permit review.

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Where/How Condition is Satisfied: _____

3. 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.

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4. 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 two years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by one year if the extension request is received prior to the expiration date.

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5. 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. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative map when:

- a. The finished quantity of earthwork associated with the development does not exceed ten percent from that stated in the plans approved under this application, and that it conforms to the location and design shown on the approved plans.

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- b. The lot dimensions and location conform to those shown on the approved plans.
- c. The lighting, landscaping and signage constructed conform to those shown on the approved plans.
- d. All other conditions of approval and all applicable requirements of the Washoe County Development Code have been or are being met.

The Department of Community Development shall determine compliance with this condition.

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Where/How Condition is Satisfied: _____

- 6. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Utility Services Division and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.

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Where/How Condition is Satisfied: _____

- 7. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable division of the Department of Public Works shall determine compliance with this condition.

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Where/How Condition is Satisfied: _____

- 8. 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.

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9. 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.

The Department of Community Development shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

10. 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. The County Engineer shall determine compliance with this condition.

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Where/How Condition is Satisfied: _____

11. The developer and all successors shall direct any potential purchaser of the site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.

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12. Construction hours shall be limited to 7AM to 5PM Monday through Friday, Pacific Standard Time and 7AM to 6PM Monday through Friday, Pacific Daylight Savings Time, Saturdays 9AM to 6PM, and no work on Sunday. Machinery and construction vehicles shall not be started, or arrive on site, prior to 7AM, with the exception of concrete pours. Interior finish work, within enclosed structures may proceed at all hours, provided that there are no noise emissions audible at any subdivision property line developed with a residence. Compliance with this condition shall be determined by the Department of Community Development.

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13. Lots adjacent to Pagni Lane shall match the size of adjacent parcels to the north, Sunrise Estates Subdivision (one acre minimum). Compliance with this condition shall be determined by the Department of Community Development.

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Where/How Condition is Satisfied: _____

CONDITIONS, COVENANTS AND RESTRICTIONS

14. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Community Development staff with all CC&R articles in which the County has interest duly marked, for review and subsequent forwarding to the District Attorney for review and approval. The CC&Rs shall be marked to indicate the page and paragraph of each of the items below or any conditions referencing CC&Rs. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Community Development Department 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:
- a. Maintenance of public access easements, common areas, open space offered for dedication to Washoe County, park areas and amenities. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the open space offered for dedication to Washoe County area. The maintenance plan for the open space offered for dedication to Washoe County area shall, as a minimum, address the following:
 - 1) Vegetation management;
 - 2) Watershed management;
 - 3) Debris and litter removal;
 - 4) Fire access and suppression;
 - 5) Maintenance of public access and/or maintenance of limitations to public access.
 - b. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 - c. All trails and ± 440 acres of open space identified on the final map shall be offered for dedication to Washoe County in perpetuity and shall be noted in the CC&Rs as such.

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- d. The project and adjacent undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
 - e. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 - f. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 - g. No motorized vehicles shall be allowed on the platted common area.
 - h. Overflight of aircraft by the District Health Department for Vector Control activities.
 - i. 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.
 - j. Mandatory solid waste collection.
 - k. 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.
 - l. Special Use Permits shall be required for each driveway that is proposed to be located within the Sensitive Stream Zone Buffer Area.
 - m. Problems associated with insects breeding in wetlands.
 - n. Maintenance of detention basins, open drainage ways and diversion channels to District Health Vector Control Standards.
15. The trail system and the ± 440 acres of common open space shown on the tentative map shall be shown as "Open Space" and, as offered in the public hearing of the project by the owner's representative, offered for dedication as Open Space (OS) in perpetuity to Washoe County. The deed shall be presented with the CC&Rs for review by the Community Development staff and the District Attorney.

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LANDSCAPING AND COMMON OPEN SPACE

16. Prior to any ground disturbing activity or finalization of a final map, the developer shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to:

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- type and color of building materials,
- general architectural design of proposed dwellings,
- fencing,
- landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth),
- common area landscaping location,
- entry landscaping,
- landscaping irrigation system,
- entry signage,
- common area signage,
- financial assurances that landscaping will be planted and maintained,
- neo-traditional design elements,
- town home design, including roof design, parking garage configuration, and exterior building design and articulation.
- playground/park design and amenities,

The applicant may propose a series of Design Review Committee meetings prior to each final map encompassing the components of the project associated with each final map. The applicant may also propose a series of Design Review Committee meetings to review various aspects of the project individually, such as neo-traditional, town homes, entry landscaping, playground/park design and etc.

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17. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.

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18. The applicant shall submit plans for the neo-traditional portion of the project that include the use of rock or brick elements in the construction of each home, no front yard fencing, garages set back at least half of the depth of the house from the front of the homes or detached in the rear yard, a landscaped strip, with trees between the back of the curb and the sidewalk, a variety of driveway types and materials such as split (Pasadena) driveways, the use of paving stones and bricks, as well as traditional concrete driveways. Each home within this area shall incorporate at least three of the design elements listed above. This provision shall be included in the CC&Rs for the neo-traditional portion of the subdivision.

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19. Access to the proposed trail system shall be provided to the Sunrise Estates subdivision near the intersection of Pagni Lane and Connie Way. Compliance with this condition shall be determined by the Department of Community Development.

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Where/How Condition is Satisfied: _____

20. All retaining walls and all cuts into stable rock material that do not require stabilization by means of retaining walls shall be treated with "Permeon" simulated desert varnish or an equivalent rock stain product to ensure that all newly exposed rock surfaces and all rockery walls match the color of the surrounding hillside as closely as practicable. Final construction drawings shall include a note indicating compliance with this condition. Compliance with this condition shall be determined by the Department of Community Development prior to the final inspection of the grading and rockery walls by the Department of Building and Safety.

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21. Financial assurances for completion of all landscaping, and improvement of all pedestrian/equestrian paths shall be included in the Subdivision Improvement Agreement. Compliance with this condition shall be determined by the Department of Community Development prior to the approval of a final map.

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22. The applicant shall install signage prohibiting motorized vehicle access at the entrance to all open space offered for dedication to Washoe County areas, and at all trail access points, signage shall be included in the construction drawings. Compliance with this condition shall be determined by the Department of Community Development prior to the approval of a final map.

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Where/How Condition is Satisfied: _____

ENGINEERING CONDITIONS

Compliance with the following conditions shall be determined by the County Engineer.

General Conditions:

23. 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 Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
24. 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.
25. 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.
26. 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.
27. 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 (BMPs) and shall include detailed plans for grading and drainage for lots, 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.
28. Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support

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the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.

DRAINAGE (COUNTY CODE 110.420):

29. 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. The referenced previous drainage reports are not accepted at this time.
30. 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.
31. 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.
32. 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 Division.
33. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.
34. 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.
35. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.
36. 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.
37. 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

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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.

38. 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.
39. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
40. 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.
41. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
42. 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.
43. Common Area drainage onto residential lots shall be intercepted and routed to appropriate storm drainage facilities. The County Engineer shall determine compliance with this condition.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436):

44. 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
45. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
46. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and

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- Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.
47. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto U.S. Highway 395. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
 48. 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.
 49. 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.
 50. 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.
 51. 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.
 52. 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.
 53. The portion of the project that contains the government tract lots shall be reconfigured to discourage through traffic between the northern and southern divisions of the project. The County Engineer shall determine compliance with this condition.
 54. With the first unit, a detailed traffic report shall be prepared by a registered engineer and shall address traffic flow through adjacent neighborhoods, traffic flow to schools, acceleration/deceleration lanes, storage lanes, and access control. The County Engineer shall determine compliance with this condition.
 55. Streets with an ADT of 2,000 or more shall be constructed to collector standards and shall not have residential driveway access. If circular driveways are used, the County Engineer may allow some lots to have residential driveway access in areas where the ADT exceeds 2000. The County Engineer shall determine compliance with this condition.

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56. Traffic calming shall be placed on Sierra Reflections Drive. The spacing of traffic calming devices shall be determined at the time of final design. The County Engineer shall determine compliance with this condition.
57. Prior to the submittal of a final map, which includes Monkeyflower Drive, a traffic study shall be performed to determine if Monkeyflower Drive shall be constructed as a collector street or as a local residential street.
58. In accordance with the 2030 Regional Transportation Plan the paved portion of U.S. 395 which fronts the project shall be widened where necessary within NDOT right-of-way to produce a five-foot-wide attached bike lane, excluding signage and bike lane symbols, subject to NDOT approval and acceptance. The applicant shall dedicate additional right-of-way if necessary.
59. Twenty-foot-wide driveway access easements shall be granted to parcels 046-090-27 and 046-090-22 to allow for the development of uses permitted in the General Rural (GR) land use designation.
60. A traffic signal shall be installed at the intersection of Eastlake and U.S. 395 based on the design approved by NDOT and installed when the intersection meets warrants or is approved by NDOT, whichever event occurs first.
61. The High T intersection improvements at Pagni Lane and US 395 shall be completed prior to the opening of traffic onto St. James Parkway.
62. A traffic signal shall be installed by the developer at the intersection of Pagni Lane and US 395 when this intersection meets warrants or is approved by NDOT, whichever event occurs first, if final maps remain to be recorded on the Sierra Reflections tentative map.

REGIONAL TRANSPORTATION COMMISSION CONDITIONS

Compliance with the following conditions shall be determined by the Regional Transportation Commission.

63. Intersections shall be designed to provide a Level of Service (LOS) consistent with maintaining the policy LOS on the intersection corridor. The project is required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.
64. The applicant shall provide a project phasing timeline to determine when a signal would be justified under Warrants #1 or #2 during the development of the project. If warrants will not be met, provide alternative mitigating measures to maintain the policy LOS "C" for the intersections.
65. The applicant shall be required to accommodate for bike lanes and the shared use facility according to the 2030 Regional Transportation Plan along US395/South Virginia Street.

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66. The applicant shall develop a plan to identify the location of transit facilities and related features should transit service be extended by Citifare in the future.

DEPARTMENT OF WATER RESOURCES CONDITIONS

Compliance with the following conditions shall be determined by the Washoe County Department of Water Resources.

67. Water rights in accordance with Article 422 shall be dedicated to Washoe County. The water rights must be in good standing with the State Division of Water Resources and shall reflect the point of diversion, place of use, and manner of use satisfactory to the DWR.
68. The applicant shall pay \$50.00 per lot prior to recordation of a final map. This fee shall represent the development's prorated share of the completed water and wastewater facilities plan for the South Truckee Meadows.
69. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
70. Improvement plans shall be submitted and approved by DWR prior to approval of each 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.
71. The applicant shall submit an electronic copy of the street and lot layout at initial submittal time.
72. The developer shall construct and/or provide the financial assurance for the construction of the on-site and off-site water distribution and sanitary sewer collection systems prior to approval of each final map. The financial assurance must be in a form and amount acceptable to the DWR.
73. Prior to review of improvement plans, applicant shall submit an engineering analysis justifying the necessity of a sewer lift station as opposed to constructing gravity sewer service to the property
74. DWR approved improvement plans shall be used for the construction of the water distribution and sanitary sewer collection systems. The DWR will be responsible to inspect the construction of the water distribution and sanitary sewer collection systems and appurtenant facilities.
75. Any non-potable water used for irrigation purposes shall only be used in common areas and shall have all piping, valves, and valve boxes labeled and color coded as non-potable water. The non-potable water system shall meet DWR and Washoe County District Health Departments requirements.
76. If infrastructure such as wells, pump structures, controls, telemetry and appurtenances, storage tanks, transmission lines, lift stations, force mains, sewer mains and interceptor are necessary to accommodate the project, the Developer will be responsible to fund the design and construction. However, the actual design will be the responsibility of the

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DWR. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The DWR may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the DWR and the Developer shall jointly select that consultant.

77. A 20-foot minimum sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
78. A 30-foot water main easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
79. A 12-foot-wide all-weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
80. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer, prior to approval of 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, and
 - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
81. No Certificates of Occupancy will be issued until all potable water and sanitary sewer facilities necessary to serve each final map have been completed and accepted for operation and maintenance by the DWR.
82. Any well on the property, not in use for production or monitoring purposes, shall be properly abandoned in accordance with state regulations governing Water Wells and Related Drilling.
83. The developer's engineer shall submit a plan or letter from the appropriate fire agency identifying the approved fire hydrant locations and indicating the fire flow and duration required for each final map. This information must accompany the water system improvements plans when submitted for initial review.
84. No building permits shall be released until an application for service is received and a sewer lateral permit is issued.
85. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any County maintained utility easement.

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FIRE SAFETY

86. Because the project lies within two fire protection districts, the applicant has offered, and the County has accepted, to abide by the decision of the Board of County Commissioners regarding the final location of the project within the fire protection district determined most appropriate to provide for fire safety.
87. All final maps shall provide for all 2003 International Fire Code requirements and all applicable Nevada Revised Statutes requirements regarding fire flows, hydrant type, number and location, roadway widths, turnarounds, fuel break defensible space and applicable adopted ordinances of the fire protection district having jurisdiction at the time of the final map recordation.

VECTOR CONTROL CONDITIONS

Compliance with the following conditions shall be determined by the District Health Department, Vector Control Program.

88. The following note shall be placed on all construction plans and drawings: "

All voids in rockery walls shall be filled by placing smaller rock within 6"
of the face at a minimum of 1/3 up the height of the wall.
89. All cut slopes mechanically stabilized for slope protection shall require 3-4 inches of ¾-inch rock prior to armoring these slopes.
90. Roadway crossings within the Critical Stream Zone Buffer Area shall occur during low stream flows and any water remaining in the stream shall be rerouted via a PVC pipe or another approved medium. The District Health Department will require the applicant to pipe any remaining water down stream back into the stream. Any disturbance by equipment in the bottom of the streams shall require the placement of 4" cobble rock in the disturbed areas upstream and downstream reaches of the channel.
91. Fountain aerators will be required in the two pond features.
92. No outfall pipes shall be directed to any of the identified wetlands to perpetuate the areas. All outfall pipes shall be designed by placing riprap rock below the pipe and directed to the main flow of the channel.
93. Detention basins (including sedimentation basins) shall be constructed to Vector Control standards, by constructing a lined (4-6 inch rock cobble) low-flow channel (1 foot deep, 2-3 feet wide) connecting the inlet to the outlet pipes.
94. The multi-use pathway shall have a minimum width of 8 feet with no obstacles placed for one foot on either side of the path to enable District Health off-road vehicles to deliver services when needed.

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95. If a raised floor foundation is constructed, the preferred method of drainage is grading the crawl space to drain to one or more central locations and providing 3-inch diameter pipes to daylight underneath the footings, rather than to the sewer lateral.
96. The applicant shall grant an avigation easement over the entire project to the District Health Department. A copy of the form for the easement may be obtained from the District Health Department.

END OF CONDITIONS