

Attachment D: Agency Comments

From: Holly, Dan
Sent: Friday, December 21, 2018 11:52 AM
To: Olander, Julie
Subject: Development Agreement as required by the Warm Springs Specific Plan at WSSP.8.1 to utilize the land use designation specified on the Warm Springs Specific Plan – Land Use Plan for:

Julie: I have reviewed the above referenced parcel map and have found no issues related to building. Thank You,



Dan Holly

Plans Examiner Supervisor, Planning and Building Division |Community Services Department

dholly@washoecounty.us | Office: (775) 328-2027

1001 E. Ninth St., Bldg. A, Reno, NV 89512



87

From: [Coon, Don](#)
To: [Pelham, Roger](#)
Subject: RE: December agency review comments
Date: Monday, December 31, 2018 9:21:56 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Roger,
TMFPD has no comments to add to the discussion on the Development Agreement for WSSP.8.1.
Thanks.

Don Coon, MCP
Fire Prevention Specialist II
Truckee Meadows Fire Protection District
1001 E. 9th St. Bldg. D
Reno, NV. 89512
775-326-6077 off.
775-360-8397 cell
dcoon@tmfpd.us





WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
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December 26, 2018

TO: Roger Pelham, Senior Planner, Washoe County Community Services Department
Planning and Building Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Development Agreement as required by the Warm Springs Specific Plan at WSSP.8.1
to utilize the land use designation specified on the Warm Springs Specific.

Project description:

Development Agreement as required by the Warm Springs Specific Plan at WSSP.8.1 to
utilize the land use designation specified on the Warm Springs Specific Plan – Land Use Plan
for:

- Tentative Parcel Map Case Number WTPM17-0015 (Palomino Ranch Estates #1)
- Tentative Parcel Map Case Number WTPM17-0017 (Palomino Ranch Estates #2)
- Tentative Parcel Map Case Number WTPM17-0018 (Palomino Ranch Estates #3)
- Tentative Parcel Map Case Number WTPM17-0019 (Palomino Ranch Estates #4)
- Tentative Parcel Map Case Number WTPM17-0020 (Palomino Ranch Estates #5)

Location: South end of Grass Valley Road, approximately ½ mile south of Whiskey Springs
Road, Assessor's Parcel Number: 077-130-23

*The Community Services Department (CSD) offers the following Water Rights conditions and/or
comments regard these amendments:*

- 1) Conditions of approval for each of the tentative parcel map cases referenced above have
previously been provided to the applicants. Said conditions of approval require the
relinquishment of 2.5 acre-feet of ground water rights for every newly created parcel. This
relinquishment process shall be fully approved and recorded prior to recordation of the parcel
maps referenced above.
- 2) The development agreement limits water consumption from a domestic well at each lot to
1.12 acre-feet per year. This limit established by the Development Agreement supersedes the
limit imposed by the State water law (NRS 534.013 & 534.180) which limits water
consumption from a domestic well at 2.00 acre-feet per year.
- 3) The development agreement requires additional water rights to be purchased by the lot
owners as necessary for irrigation of any proposed pastures on these lots. Said water rights
and its quantity must conform to the Nevada State Engineer's rules and regulations. No
irrigation may occur until appropriate water rights permits are issued by the State Engineer.





WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: January 4, 2019

To: Roger Pelham, Senior Planner

From: Kristine R. Klein, P.E., Senior Licensed Engineer

Re: Development Agreement Required by the Warm Springs Plan
For Palomino Ranch Estates #1 - #5
(WTPM17-0015, 0017, 0018, 0019 & 0020)

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the application for the Palomino Ranch Estates Development Agreement. Palomino Ranch Estates is subject to conditional approval of Tentative Parcel Map Cases WTMP17-0015, -0017, -0018, -0019 & -0020, and this review shall not waive any of the tentative map conditions of approval. Improvement plans and related documents for the Palomino Ranch Estates Tentative Parcel Maps were submitted to the Engineering and Capital Projects Division for review on December 18, 2018. Our review of the Palomino Ranch Estates Parcel Map submittal is not complete, and our Development Agreement review shall not waive any comments or conditions related to the parcel map review.

Direction has not been provided to the Engineering and Capital Project Division about review of the legal descriptions (Exhibit A) and maps (Exhibit B) located in the Development Agreement. Please provide a written request if Planning and Building requires survey staff to perform a technical check of these documents.

Although they do not impact Engineering review, we noticed the following inconsistencies in the Development Agreement:

1. Exhibit C of the Development Agreement consists of the Development Standards Handbook. The title page of the Development Standards Handbook references Palomino Ranch Estates, while the Residential Design Guidelines section of the Handbook references Tumbleweed Estates. The project name shall be clarified and consistent throughout the Development Standards Handbook.
2. Section 6.d. on page 6 of the CC& Rs (Exhibit D of the Development Agreement) may conflict with the Mailboxes section of the Development Standards Handbook (Exhibit C of the Development Agreement).
3. Section 11 on page 12 of the CC& Rs (Exhibit D of the Development Agreement) relating to the undergrounding of utilities appears to conflict with the Utilities section of the Development Standards Handbook (Exhibit C of the Development Agreement).

The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the



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Subject: ***Development Agreement Palomino Ranch Estates #1-#5***
Date: January 4, 2019
Page: 2

application prepared by the applicant. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS (COUNTY CODE 110.438)

Contact Information: Kristine R. Klein, P.E. 775 328-2046 or Walter West, P.E. (775) 328-2310

1. In addition to the grading plan requirements in the Irrigation section of the Development Standards Handbook, all grading shall be in compliance with Washoe County Code Article 438 Grading Standards.

DRAINAGE (COUNTY CODE 110.416, 110.420, 110.421 and 110.438)

Contact Information: Kristine R. Klein, P.E. 775 328-2046 or Walter West, P.E. (775) 328-2310

1. The Large Lot Flood Protection shown in Appendix E of the Development Standards Handbook shall be in compliance with Washoe County Code Article 416 and FEMA requirements.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Kristine R. Klein, P.E. 775 328-2046 or Walter West, P.E. (775) 328-2310

1. All traffic control signage shall be in compliance with the current edition of the Manual on Uniform Traffic Control Devices (MUTCD).

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments.

LW Land Company - Development Agreement
Comments and Observations & Typos and Other Such Errors
Submitted by Cathy Glatthar

Comments and Observations

PDF file page(s)/124	Typo/Error	Correction
3 and 121	"Whereas, the County is underway with a review and update of the formal area plan for the general Warm Springs area ..." and Warm Springs Area Plan Update "Washoe County is conducting this year of 2006 a review and update of the formal area plan for the general Warm Springs area ..."	These statements are not applicable to 2018
4	3.3 Disclosure Statement States, in part: "A signed and notarized copy of the Disclosure must be provided to all future property owners and must accompany all building permit applications submitted to the County."	Has this happened with the properties in the SPA that have already been subdivided and sold? Is the building division aware of this condition and requiring the submission of the Disclosure Statement with permit applications? How are future property owners provided a copy of the Disclosure Statement? Who enforces this requirement and ensures future owners receive this information in perpetuity?
109	Exhibit D - CC&Rs "In the event a project does not have an architectural control committee, then applicants will be required to submit an application to the citizen advisory board ... for their review and recommendation prior to submittal to the County of Washoe."	The Warm Springs CAB is expected to step in and act as an architectural control committee? Don't see this as the CAB's purview.

Typos and Other Such Errors

PDF file page(s)/124	Typo/Error	Correction
First instance on page 3 and then other instances throughout document	Whereas, the County is authorized, pursuant to Nevada Revised Statutes ("NRS") 5278.0201	Should be 278.0201
First instance on page 4 and then other instances throughout document	2. Permitted Uses ... Pursuant to ... and Code 5110.814.20 ...	Should be 110.814.20
First instance on page 4 and then throughout document	3.2 WSSPHOA & CC&Rs There are multiple instances throughout the document where the acronym for "covenants, conditions and restrictions" is incorrectly written as " cc&rs " or " CCR'S "	Should be CC&Rs
First instance on page 4 and then likely others throughout document	3.2 WSSPHOA & CC&Rs There are multiple instances throughout the document where the old name of " County Community Development Department " is used	Should be Washoe County Community Services, Planning and Development Division
5	6.3 Subsequent Actions "Owner acknowledges and agrees this Agreement does not relieve the from compliance ..."	Should be "Owner acknowledges and agrees this Agreement does not relieve the owner from compliance ..."
5	6.3 Subsequent Actions "It is not the intent of the Parties nor shall this Paragraph be const'ued as ..."	Should be construed
63	Residential Design Guidelines "... development of Tumbleweed Estates ..."	Should be Palomino Ranch Estates
115	Private Road Easement/ Maintenance Agreement 2. Benefiting Properties "The properties served by and begetting from use ..."	Should be benefiting

From: [Palomino Valley GID](#)
To: [Pelham, Roger](#)
Subject: Agency Review of LW Land Company's Development Agreement
Date: Friday, January 04, 2019 3:26:31 PM

Dear Roger,

Please see the PVGID's comments below. Please let me know you received this email.

Thank you,
~ Cathy
Cathy Glatthar
Assistant to the Board

January 4, 2019

Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Building Division
Via E-mail: rpelham@washoecounty.us

Re: Agency Review of LW Land Company's Development Agreement

Mr. Pelham:

The Palomino Valley General Improvement District (PVGID) offers the following comments:

1. The primary access from this development is to connect to Ironwood Road which is outside the Specific Plan Area (SPA).
2. This connection does not comply with Section 110.226.25 which requires PVGID approval (appropriate entity) for this access. Proponent has never sought PVGID approval for this access.
3. The PVGID has serious concerns of this proposal:
 - a) Ironwood Road is a narrow (20' wide) meandering rural road on which additional traffic (particularly construction trucks) create unsafe conditions for our residents.
 - b) The surfacing of Ironwood Road consists of a thin (0.5 inch thick) Cape seal applied directly over the native soils (no aggregate base course). This thin veneer is not designed to perform under construction (truck) traffic and is expected to rapidly deteriorate if subjected to such.
4. The proponent owns several hundred acres of additional land that could be similarly developed by serial parcel mapping thereby greatly exacerbating this issue.
5. If the proponent is to be granted the right to utilize Ironwood Road as its access

point, he should be required to improve Ironwood Road to Washoe County Standards out to the Pyramid Highway. Anything less greatly impacts the existing residents of the valley.

Sincerely,

Larry J. Johnson
President

From: [Lowden, Joanne](#)
To: [Pelham, Roger](#)
Subject: Development Agreement for Palomino Ranch Estates
Date: Friday, January 04, 2019 11:55:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Roger,

Parks has reviewed the development agreement for Palomino Ranch Estates and has the following comment:

The suggested tree list in Appendix A includes Russian Olive (*Elaeagnus angustifolia*) based on Fact Sheet 88-73 (UNR). More recent publications from the University of Nevada Cooperative Extension acknowledge the potential for Russian Olive to become invasive and outcompete native vegetation, especially when seeds travel to nearby riparian areas (FS 07-39, Skelly 2012). Highly recommend replacing Russian Olive in the suggested tree list and landscaping plans with the closely related native species Silver Buffaloberry (*Shepherdia argentea*).

Thanks,



Joanne Lowden

Natural Resource Planner, Regional Parks and Open Space | Community Services

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