



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

RECEIVED-CITY OF SPARKS
SEP 12 2016
COMMUNITY SERVICES
ADMINISTRATION

STATE OF NEVADA

Department of Conservation & Natural Resources

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
David Emme, Administrator

September 8, 2016

BOB SACK
DISTRICT HEALTH
P.O. BOX 11130
RENO NV 89520

**Re: Tentative Map-Pioneer Meadows Village 10 APN: 528-330-10
140 Lots in the City of Sparks, NV**

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 City of Sparks 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:

JOHN MARTINI the City of Sparks, , 431 Prater Way Sparks 89431
Engineer: ODYSSEY ENGINEERING 895 Roberta Lane Suite 104 Sparks, NV 89431
Developer Name: LENNAR RENO HOMEBUILDING 10345 Professional Circle Suite 100 Reno, NV 89521

Control No. 10922

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

September 14, 2016

Ms. Karen Melby, Planner
City of Sparks Planning Department
431 Prater Way
Sparks, NV 89431

RE: Kiley Ranch Ph. 6

Dear Ms. Melby;

Regarding the letter that I sent you on August 3, 2016, we would like to amend this letter with the following changes.

1. On item #7 of the temporary sedimentation basin since this is temporary we will not require the bottom lined with 4-6 inch rock.
2. Item #8 the typical front lot, the applicant will look at ways to reduce excessive nuisance water runoff.
3. Item #9 with the proposed drainage channel, we will work with Sparks' engineers in the design of this channel.
4. Item #11 concerning disclosure language for midge and mosquitoes Lois Brown developed disclosure language for the Kiley Ranch in February 2015. In that disclosure language she provides information on midge and mosquitoes.

If you have any questions regarding these changes call me at 785-4599.

Sincerely,

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



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources
Brian Sandoval, Governor
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RECEIVED-CITY OF SPARKS

AUG -4 2016

COMMUNITY SERVICES
ADMINISTRATION

August 1, 2016

BOB SACK
DISTRICT HEALTH
P.O. BOX 11130
RENO NV 89520

**Re: Tentative Map-Kiley Ranch North Phase 6 Villages 37A, 37B and 43
394 Lots in Sparks, Nevada; APNs 510-071-26, 29, 35 and 36 & 083-830-70**

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 City of Sparks commits to provide sewage service to said subdivision.

The scope of the NDEP review for said subdivision is limited to verifying that the developer intends to connect to a community sewer system. It is the responsibility of the owner and/or operator of the proposed facility to properly engineer, plan, design, build, and effectively operate and maintain the facility as required under law, regulations, permits, and good management practices. The NDEP is not responsible for increased costs resulting from defects in design, plans and specifications or other pertinent documents.

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,



Patrick A. Mohn, M.Sc., P.E.
Technical Services Branch
Bureau of Water Pollution Control

cc:

John A. Martini, Community Services Director, City of Sparks; 431 Prater Way, Sparks, NV 89431

Karen Melby, City of Sparks Planning; 431 Prater Way Sparks 89431

Engineer: Rubicon Design Group; 100 California Ave., Suite 202, Reno, NV 89509

Developer: Christy Corp., 1000 Kiley Pkwy., Sparks, NV 89436

Control No. 10864

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

August 3, 2016

Ms. Karen Melby, Planner
City of Sparks Planning Department
431 Prater Way
Sparks, NV 89431

RE: Kiley Ranch Ph6, Villages 37A, 37B & 43; APN510-071-26, 29, 35, 36 & 083-830-70
PCN16036 Tentative Map request/394 single family lots

Dear Ms. Melby;

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

1. A Water Project per NAC 445A.66695 is required to 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. Prior to approval of any building or site permit for this project, any existing wells must be abandoned and a Well Abandonment Permit must be applied for concurrently with the building permit.
5. If the apartments qualify as condominiums, the development shall conform to the requirements of NAC 278 Subdivision of Land Sections 278.010 through 278.870, inclusive.
6. If the property contains solid waste that must be properly disposed of prior to project completion. Solid waste shall be disposed of in compliance with Section 030 of the Washoe County District Board of Health Regulations Governing Solid Waste Management.
7. The bottom of the temporary sedimentation basin shall be lined with 4-6 inch rock. (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
8. The typical front lot containing turf will require a minimum 24 inch catchment area from the back face of impervious surfaces. The Low Impact Design (LID) will reduce the nuisance water runoff

ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
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into the infrastructure while minimizing downstream runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.038).

9. The proposed drainage channel will require 4-6 inch cobble rock in the flow line of the channel to reduce the downstream transport of sediment (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
10. An avigation easement will be required for Villages 37A, 37B and 43 of Phase 6 for treatment of the Kiley Ranch wetlands to minimize mosquito concerns and the transmission of mosquito borne arboviruses. (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.044).
11. Please include the following disclosure language in the CC&R's of the Home owners Association and or Landscape Maintenance Association. "The natural and created wetland at Kiley Ranch is an area where West Nile virus is detected in adult female mosquitoes. Other arboviruses can be transmitted by adult mosquitoes from this wetland. The Washoe County Health District Vector-Borne Diseases Program conducts insect surveillance and helicopter usage for larvacide treatment to minimize the emergence of adult mosquito activity. Midges are an insect that also emerges from wetlands not controlled by the Vector-Borne Diseases Program because they do not transmit diseases. Any additional information may be obtained from the Vector-Borne Diseases Program (Health Regulations Governing the Prevention of Vector-Borne Diseases 010.014, 010.016)
12. 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 at 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialist Supervisor
Environmental Health Services

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

JE/JS:wr

Cc: File - Washoe County Health District



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

August 3, 2016

FR: Chrono/PL 182-16

Ms. Karen Melby, Planner
Planning and Community Services Department
City of Sparks
431 Prater Way
Sparks, NV 89431

RE: PCN16036 (Kiley Ranch PH 6, Villages 37A, 37B, and 43)

Dear Ms. Melby,

The RTC has reviewed this tentative map request for 394 single family lots with the Kiley Ranch North Phase 6 Planned Development (Villages 37A, 37B, and 43) on a site totaling 66 acres zoned New Urban District.

The 2035 Regional Transportation Plan (RTP) identifies Kiley Ranch Parkway as an arterial with moderate access control. To maintain arterial capacity, the following RTP access management standards should be maintained.

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

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

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

³ Minimum spacing from signalized intersections/spacing other driveways.

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

The policy Level of Service (LOS) standard for Kiley Ranch Parkway is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The trip generation calculations included in the application warrant the need for a full traffic study to address the impacts to the Kiley Ranch/Henry Orr roundabout and access points to the subdivision on the adjacent roadways. Traffic projections should be based on the existing plus project, 2025 plus project and with full buildout of Kiley Ranch North PUD.

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan all indicate that new development and re-development will be

encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 332-0174 if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Kapuler". The signature is fluid and cursive.

Rebecca Kapuler
Planner

RK/jm

Copies: Jon Ericson, City of Sparks Public Works
Daniel Doenges, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission



Washoe County School District

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Howard Rosenberg * Lisa Ruggerio * Ryan Gonda * Diane Nicolet * Traci Davis, Superintendent

29 July 2016

Karen Melby, Planner
City of Sparks Planning and Community Services Department
431 Prater Way
Sparks NV USA 89431

RE: **PCN16036 (Kiley Ranch Phase 6)**

Dear Ms Melby,

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

Hall Elementary School

- **Estimated project impact = 109** new ES students (**394** single-family units x **0.277** ES students per unit)
- **Base Capacity = 664**
- **2015-2016 Enrollment = 661**
- **% of Base Capacity = 100%**
- **Overcrowding Strategies:**
 - **Hall ES** has **1** portable building (**2** classrooms) in use that provide temporary space for an additional **50** students.
 - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule¹ when their enrollment reaches 120% of capacity.
 - Assignment to the closest elementary school with available capacity may be used for students in this development.
 - **On 3 December 2014 and again on 8 June 2016, The Washoe County School District formally requested a 28-acre elementary/middle school site within the Kiley Ranch North development in accordance with NRS 278.346. Documentation of the request is attached.**

Shaw Middle School

- **Estimated project impact = 25** new MS students (**394** single-family units x **0.064** MS students per unit)
- **Base Capacity = 1072**
- **2015-2016 Enrollment = 1016**
- **% of Base Capacity = 95%**
- **Overcrowding Strategies:**
 - **Shaw MS** has **2** portable buildings (**4** classrooms) in use that provide temporary space for an additional **100** students.
 - Per adopted District Policy 6111, most middle schools will be converted to a double session² calendar when enrollment exceeds 120% of capacity.
 - Assignment to the closest middle school with available capacity may be used for students in this development.
 - **On 3 December 2014 and again on 8 June 2016, The Washoe County School District formally requested a 28-acre elementary/middle school site within the Kiley Ranch North development in accordance with NRS 278.346. Documentation of the request is attached.**

Spanish Springs High School

- **Estimated project impact = 54** new HS students (**394** single-family units x **0.136** HS students per unit)
- **Base Capacity = 2160**
- **2015-2016 Enrollment = 2319**
- **% of Base Capacity = 107%**
- **Overcrowding Strategies:**
 - **Spanish Springs HS** has **5** portable units (**10** classrooms) in place that provide temporary space for an additional **250** students.
 - Per adopted District Policy 6111, high schools will convert to a double session calendar² when enrollment exceeds 120% of capacity.
 - Assignment to the closest high school with available capacity may be implemented for students in this development.

Recommended WCSD Condition for PCN16036 (Kiley Ranch Phase 6):

A disclosure shall be made by the developer to each homebuyer/renter on their closing/rental 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.

Definitions:

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

For more information, go to the Washoe County School District’s Data Gallery at: <http://datagallery.washoeschools.net/>

Thank you for the opportunity to comment.

Mike Boster

Mike Boster

School Planner

14101 Old Virginia Road

Reno NV USA 89521

[Washoe County School District Capital Projects](#)

775.789.3810

mboster@washoeschools.net