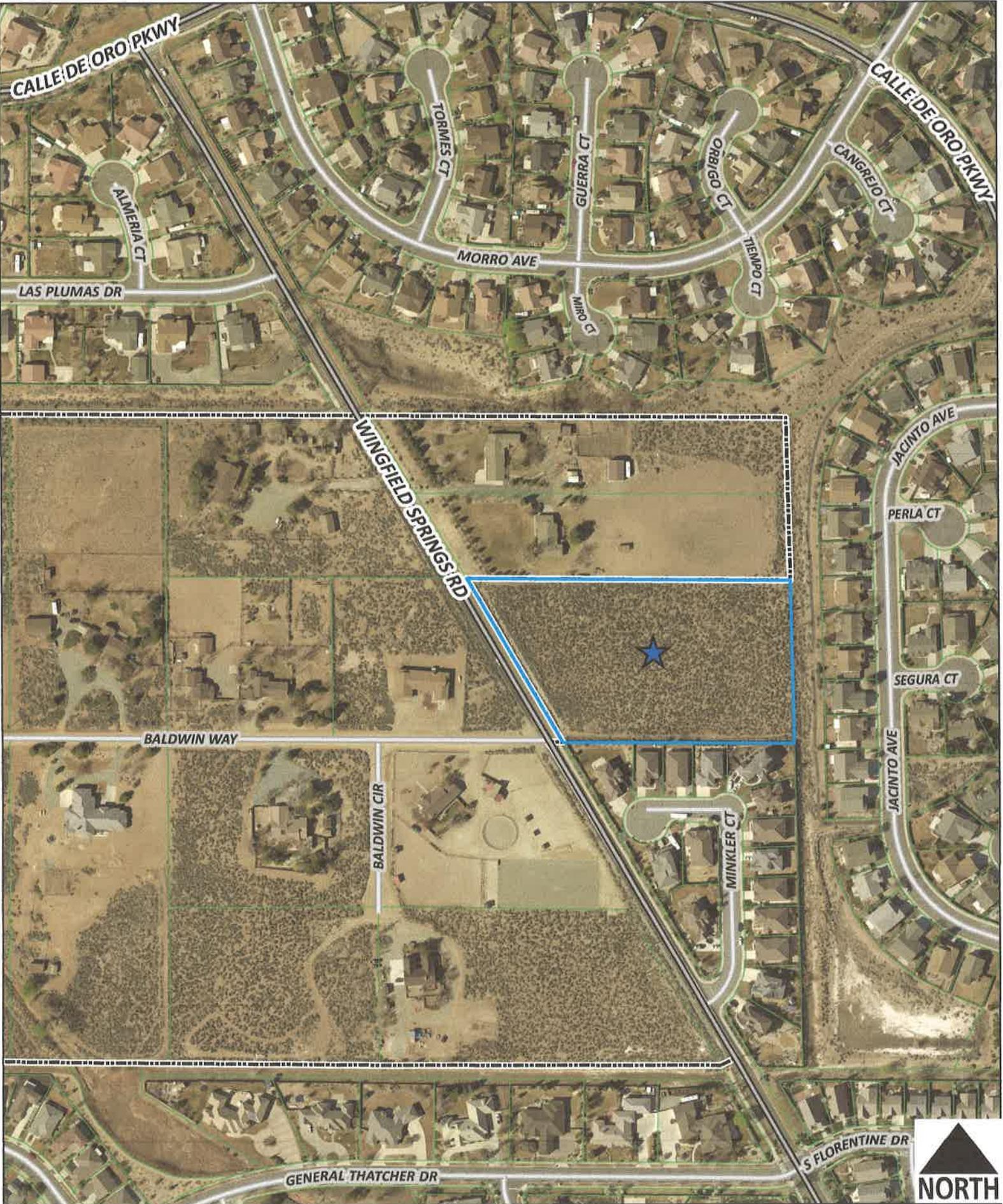
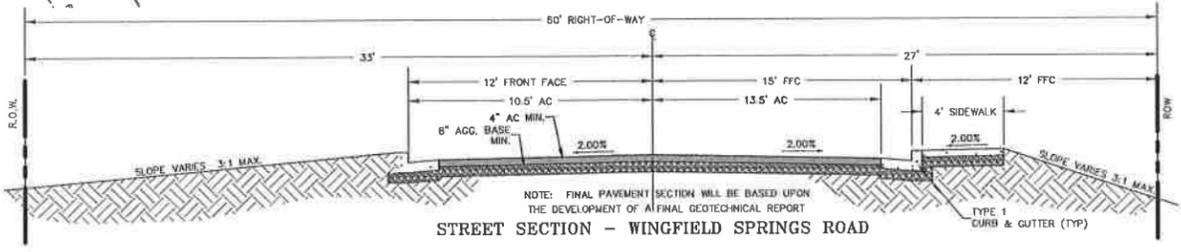
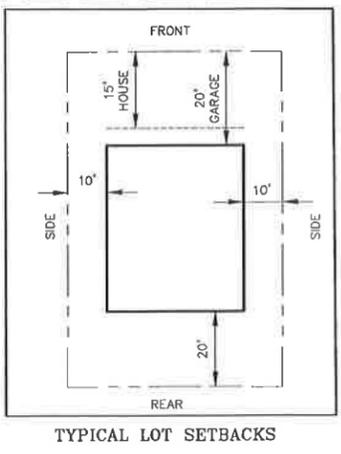
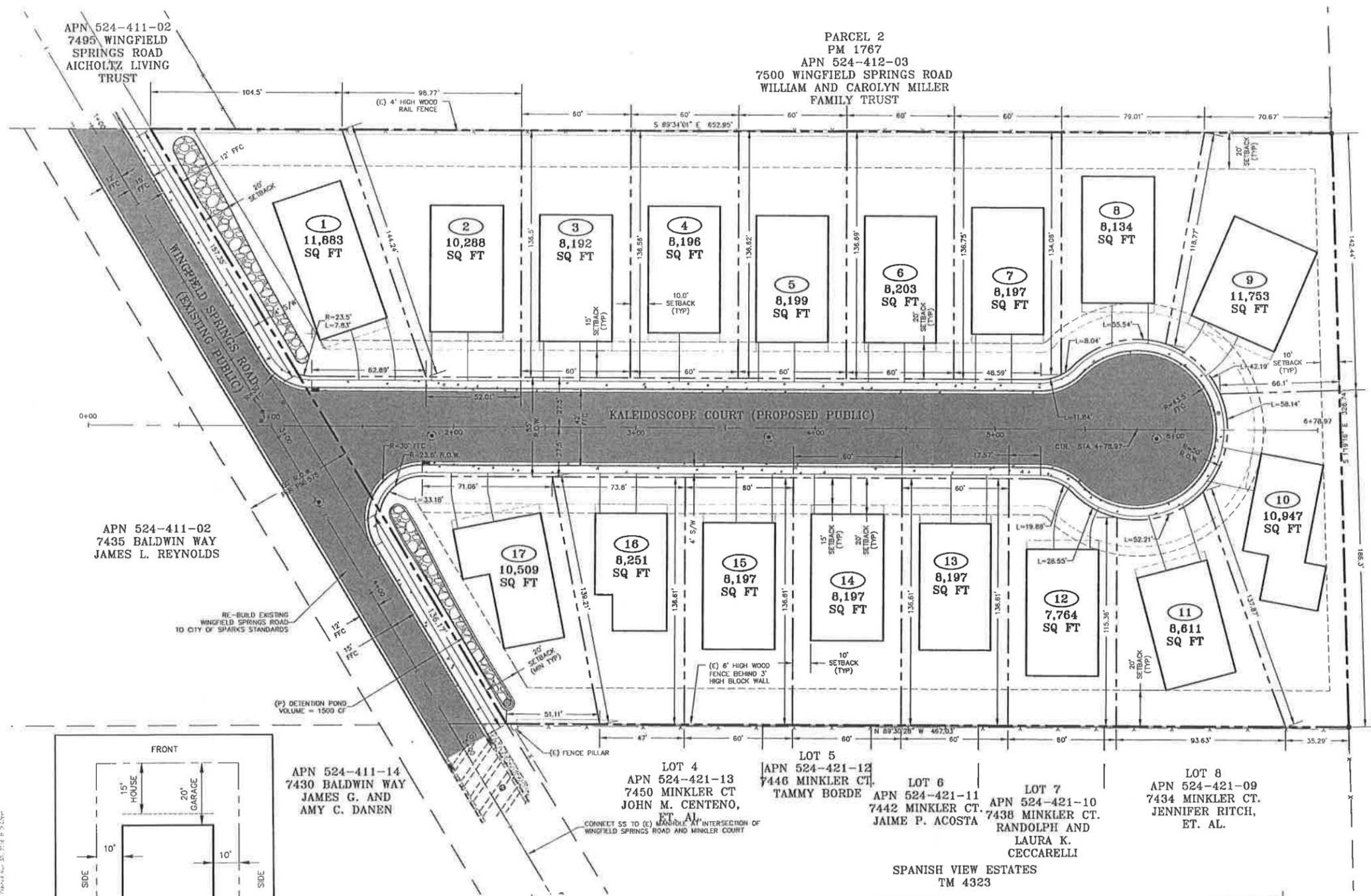
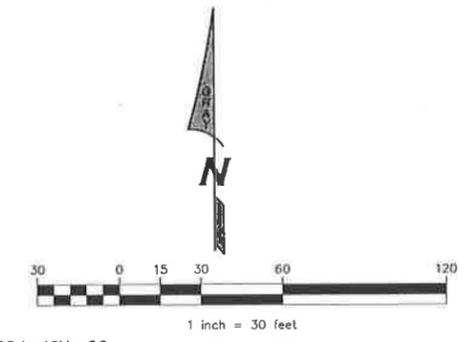
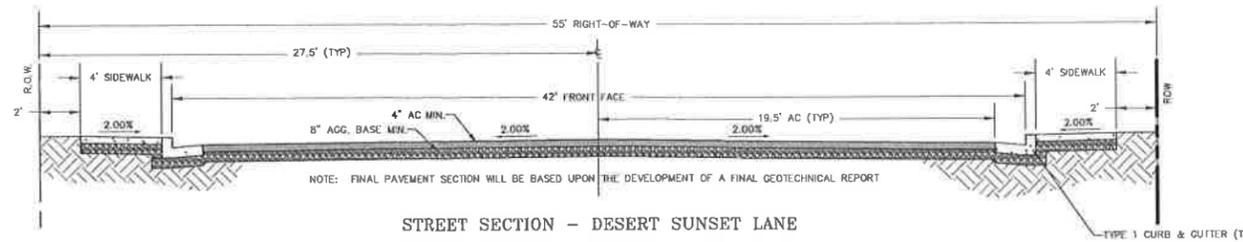


Vicinity Map PCN16052



Sierra Shadows

Preliminary Site Plan



LEGEND

| | |
|-----|----------------------------|
| | EXISTING AC PAVEMENT |
| | PROPOSED AC PAVEMENT |
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED CONCRETE PAVEMENT |
| (E) | EXISTING |
| (P) | PROPOSED |
| FFC | FRONT FACE OF CURB |
| TYP | TYPICAL |
| ROW | RIGHT-OF-WAY |
| PM | PARCEL MAP |
| ⊙ | (E) SSMH |
| ○ | (E) SDMH |
| ⊙ | PROPOSED SSMH |
| ⊙ | PROPOSED SDMH |
| • | WATER VALVE |
| | CATCH BASIN |

g&a Gray & Associates INC.
 CIVIL ENGINEERS • PLANNERS • SURVEYORS
 130 Vine Street Reno, Nevada 89503
 (775) 329-2911 • (775) 329-6469 Fax • admin@grayassociates.net
 JOB No.: 05184.01 • DATE: 11-15-16 • DRAWN BY: BCT



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

January 5, 2017

FR: Chrono/PL 182-17

Mr. Ian Crittenden, Planner
Planning and Community Services Department
City of Sparks
431 Prater Way
Sparks, NV 89431

RE: PCN16-0052 (Sierra Shadows)

Dear Mr. Crittenden,

The RTC has reviewed this request for a tentative map for a 17 lot residential subdivision, on a site 4.22 acres in size. This project is located at 7460 Wingfield Springs Road.

The 2035 Regional Transportation Plan (RTP) identifies Wingfield Springs Road as a collector with low-access control. To maintain arterial capacity, the following RTP access management standards should be adhered to:

| 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 |
| Low Access Control | 35-40 mph | 5 or less Minimum spacing 900 feet | Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way, left-turn lane | Yes 350 ft. minimum | Yes | No | 150 ft./200 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.

The policy Level of Service (LOS) standard for Wingfield Springs Road 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 conditions necessary to complete road improvements to maintain policy LOS standards.

The land use in the RTC's travel demand model does not include any residential growth. If this project is approved, we will adjust our travel demand model increasing the land use growth in the TAZ.

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

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

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

Sincerely,



Rebecca Kapuler
Planner

RK/jm

Copies: Jon Ericson, City of Sparks Public Works
Jae Pullen, NDOT District II
Daniel Doenges, Regional Transportation Commission
Maria Paz-Fernandez Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/612 Sierra Shadows

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

January 4, 2017

Ian Crittenden, Senior Planner
City of Sparks
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Sierra Shadows; APN 524-412-02
Tentative Map; PCN16-0052

Dear Mr. Crittenden:

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

Tentative Map Review and Final Map Conditions per NAC 278

This Division requires the following conditions to be completed prior to review and approval of any Final Map:

1. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
 - 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 the Tentative Map and after a favorable review by this Division of a grading permit application.
 - a. The application shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
3. Improvement plans for the water system may be constructed prior to Final Map submittal only after Water Project approval by this Division.
 - a. For improvement plans approved prior to Final Map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to Final Map submittal.

- b. Any changes to previously approved improvement plans made prior to Final Map submittal shall be resubmitted to this Division for approval per NAC 278.290 and NAC 445A.66715.

This Division requires the following to be submitted with the Final Map application for review and approval:

1. Construction plans for the development must be submitted to this Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Division.
2. Prior to approval of a Final Map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Division an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following:
 - a. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage.
 - b. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Division that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.
 - c. The developer must bear the cost of the inspections.
 - d. The developer may select a third-person inspector but the selection must be approved by the Division or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
 - e. A copy of the inspection plan must be included with the Final Map submittal.
3. Prior to final approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development must be submitted to this Division. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
 - a. A copy of this letter must be included with the Final Map submittal.
4. Prior to final approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Division.
 - a. A copy of this letter must be included with the Final Map submittal.
5. The Final Map application packet must include a letter from Nevada Division of Environmental Protection to this Division certifying their approval of the Final Map.
6. The Final Map application packet must include a letter from Division of Water Resources certifying their approval of the Final Map.
7. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
 - a. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
8. Prior to approval of the final map, the applicant must submit to this Division the Final Map fee.
9. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

01/04/2017
Sierra Shadows; APN 524-412-02
Tentative Map; PCN16-0052
Page 3

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,

A handwritten signature in cursive script that reads "Robert Sack".

Bob Sack, Division Director
Environmental Health Services Division
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District



Washoe County School District

Every Child, By Name And Face, To Graduation

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

30 December, 2016

City of Sparks
Ian Crittenden, Planner
431 Prater Way
Sparks NV 89431

RE: PCN16-0052 (Sierra Shadows)

Dear Mr. Crittenden,

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

Van Gorder Elementary School

- **Estimated project impact = 5 new ES students (17 single-family units x 0.277 ES students per unit)**
- **Base Capacity = 750**
- **2016-2017 Enrollment = 797**
- **% of Base Capacity = 106%**
- **Overcrowding Strategies:**
 - Van Gorder ES has 2 portable buildings (4 classrooms) in use that provide temporary space for an additional 100 students.
 - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule^a when their enrollment reaches 120% of capacity.
 - Assignment to the closest elementary school with available capacity may be used for students in this development.

Shaw Middle School

- **Estimated project impact** = 1 new MS student (17 single-family units x 0.064 MS students per unit)
- **Base Capacity** = 1072
- **2016-2017 Enrollment** = 978
- **% of Base Capacity** = 91%
- **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 session^b calendar when enrollment exceeds 120% of capacity.
 - Assignment to the closest middle school with available capacity may be used for students in this development.

Spanish Springs High School

- **Estimated project impact** = 2 new HS students (17 single-family units x 0.136 HS students per unit)
- **Base Capacity** = 2160
- **2016-2017 Enrollment** = 2381
- **% of Base Capacity** = 110%
- **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 calendar^b when enrollment exceeds 120% of capacity.
 - Assignment to the closest high school with available capacity may be implemented for students in this development.

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

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

Definitions:

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

Thank you for the opportunity to comment.



Mike Boster
School Planner
14101 Old Virginia Road
Reno NV USA 89521
Washoe County School District Capital Projects
775.789.3810
mboster@washoeschools.net