

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

July 3, 2018

Karen L. Melby, AICP, Development Services Manager
City of Sparks
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Kiley Ranch North Village 9; APN 536-040-06
Tentative Map; STM18-0006

Dear Mrs. Melby:

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

Tentative Map Review and Final Map Conditions per NAC 278

The WCHD 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 Health District. 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 Health District of a grading permit application.
 - a. The final map submittal 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 Health District.
 - 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.

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Wildcreek Meadows; APN 026-341-13
Tentative Map; STM18-0005
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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 black ink, appearing to read 'James English', written over a horizontal line.

James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE: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: Katy Simon Holland, President * Malena Raymond, Vice President * John Mayer, Clerk *
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02-Jul-18

Karen Melby, Planner
City of Sparks
Planning & Community Services
1675 E Prater Way #107
Sparks, NV 89434

RE: **PCN18-0034/STM18-0006 (Kiley Ranch North Village 9)**

Dear Ms./Mrs. Melby,

Kiley Ranch North Village 9, which proposes **310** new single-family residential units, will impact Washoe County School District facilities. This project is currently zoned for the following schools:

Hall Elementary School

Hall ES has **1** portable building (**2** classrooms) in use that provide temporary space for an additional **50** students.

- **Estimated Kiley Ranch North Village 9 impact = 70** new ES students (**310** single-family units x **0.225** ES students per unit)
- **Base Capacity = 701**
- **2017-2018 Enrollment = 647**
- **% of Base Capacity = 92%**

- **2017-2018 Enrollment including Kiley Ranch North Village 9 = 717**
- **% of Base Capacity including Kiley Ranch North Village 9 = 102%**

- Washoe County School District has acquired property immediately adjacent to the west of this housing development in which it is currently building a middle school and eventually an elementary school which will provide overcrowding relief to Hall Elementary School as it pertains to Kiley Ranch North Village 9.

Shaw Middle School

Shaw MS has **2** portable buildings (**4** classrooms) in use that provide temporary space for an additional **100** students.

- **Estimated Kiley Ranch North Village 9 impact = 14** new MS students (**310** single-family units x **0.045** MS students per unit)
- **Base Capacity = 1,072**
- **2017-2018 Enrollment = 955**
- **% of Base Capacity = 89%**
- **2017-2018 Enrollment including Kiley Ranch North Village 9 = 969**
- **% of Base Capacity including Kiley Ranch North Village 9 = 90%**
- Washoe County School District is building a middle school to the immediate west of this development site which will encompass students from this development within its attendance boundary.

Spanish Springs High School

Spanish Springs HS has **5** portable buildings (**10** classrooms) in use that provide temporary space for an additional **250** students.

- **Estimated Kiley Ranch North Village 9 impact = 29** new HS students (**310** single-family units x **0.093** HS students per unit)
- **Base Capacity = 2,160**
- **2017-2018 Enrollment = 2,364**
- **% of Base Capacity = 109%**
- **2017-2018 Enrollment including Kiley Ranch North Village 9 = 2,393**
- **% of Base Capacity including Kiley Ranch North Village 9 = 111%**
- Washoe County School District is undergoing measures to build a new high school to provide overcrowding relief to Spanish Springs High School.

Thank you for the opportunity to comment. Please inform of any further questions and/or comments.

Brett A. Rodela

WCSD Staff Name & Title
Washoe County School District Capital Projects
14101 Old Virginia Road
Reno NV USA 89521
775.325.8303
brett.rodela@washoeschools.net



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

June 29, 2018

FR: Chrono/PL 182-18

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

RE: PCN18-0034 / STM18-0006 and PCN18-0034 / STM18-0006

Dear Ms. Melby,

We have reviewed the subject application and have the following comments and recommendations.

Comments and Recommendations:

1. RTC RIDE does not serve this location. The closest bus stop is at Pyramid and York. However, the applicant should contact RTC Senior Planner, Tina Wu for potential transit improvements at this location. Ms. Wu's email address is twu@rtcwashoe.com or you may call her directly at 775-335-1908.
2. The 2040 Regional Transportation Plan identifies Wingfield Hills Road and Kiley Parkway as arterials 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/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

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.

3. The policy Level of Service (LOS) standard for Wingfield Hills Road and Kiley Parkway are 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 intersection corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.
4. Per the application, all proposed development within Kiley Ranch North Phase 7 was reviewed and approved in a prior traffic impact analysis and the proposed infrastructure

included in the Kiley Ranch North Tentative handbook and Kiley Ranch North Phase 7 Final Handbook. Since the approval of the previous traffic impact studies, two new school sites have been included within the development. We recommend an update to the studies to include the school sites with the build out of the Kiley development.

5. The 2040 Regional Transportation Plan and draft 6th Edition Regional Road Impact Fee Capital Improvement Plan (RRIF CIP) identifies Wingfield Hills Parkway from the existing Wingfield Hills Road west to David Allen Parkway as a new 4 lane roadway and Kiley Parkway from Wingfield Hills Road to Henry Orr Parkway as a new 2 lane roadway in the 2017-2021 timeframe. Dedication of right-of-way or setbacks adequate to complete RTP improvements should be required as a condition of approval.
6. The applicant may be eligible for RRIF waivers for right-of-way and/or construction of improvements to Wingfield Hills Parkway through a RRIF Offset Agreement. RRIF eligible improvements must be included in the RRIF CIP and are limited to the additional lanes above the initial 2 lanes of a new roadway and to improvements at the intersections of two regional roadways. Once the 6th Edition of the RRIF CIP is adopted, the developer may request to enter into a RRIF Offset Agreement through a letter of intent. Questions regarding RRIF waivers should be directed to Julie Masterpool, RTC Engineering Manager (348-0171).
7. The RTP, 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 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,



Rebecca Kapuler
Planner

RK/jm

Copies: Jon Ericson, City of Sparks Public Works
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission