



Washoe County School District

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 * Angela Taylor, Clerk
* Jacqueline Calvert * Andrew Caudill * Scott Kelley * Ellen Minetto * Kristen McNeill, Ed.D., Interim Superintendent

Exhibit 5

07-Jan-20

Ian Crittenden
City of Sparks, Planning & Community Services
431 Prater Way
Sparks, NV 89431

RE: PCN19-0040 / STM19-0005 (Five Ridges)

Dear Mr. Crittenden,

Five Ridges, which proposes **465** 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 buildings (**2** classrooms) in use that provide temporary space for an additional **50** students.

- **Estimated Five Ridges impact = 96** new ES students (**465** single-family units x **0.206** ES students per unit)
- **Base Capacity = 682**
- **Current Enrolment = 519**
- **% of Base Capacity = 76%**

- **Current Enrolment including Five Ridges = 615**
- **% of Base Capacity including Five Ridges = 90%**
- **Projected enrolment 2024/2025 School Year = 577/85% Capacity**
- **Projected enrolment 2029/2030 School Year = 673/99% Capacity**

Shaw Middle School

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

- **Estimated Five Ridges impact = 41** new MS students (**465** single-family units x **0.088** MS students per unit)
- **Base Capacity = 1,183**
- **Current Enrolment = 930**
- **% of Base Capacity = 79%**
- **Current Enrolment including Five Ridges = 971**
- **% of Base Capacity including Five Ridges = 82%**
- **Projected enrolment 2024/2025 School Year = 1,063/89% Capacity**
- **Projected enrolment 2029/2030 School Year = 1,113/94% Capacity**

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 Five Ridges impact = 44** new HS students (**465** single-family units x **0.094** HS students per unit)
- **Base Capacity = 2,312**
- **Current Enrolment = 2,455**
- **% of Base Capacity = 106%**
- **Current Enrolment including Five Ridges = 2,499**
- **% of Base Capacity including Five Ridges = 108%**
- **Projected enrolment 2024/2025 School Year = 1,877/81% Capacity**
- **Projected enrolment 2029/2030 School Year = 2,129/92% Capacity**

- **Projections for Spanish Springs High School for the 2024/25 & 2029/30 school years include anticipated relief from the opening of New Hug High School at Wildcreek (Fall 2022).**
- Please note that current enrollment including Five Ridges projections represent a conceptual scenario so as to give relative understanding for how Five Ridges would currently impact schools. Projections out 5 & 10 years from current are best possible considering current projection practices in consideration to planned development throughout this region.

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

Brett A. Rodela

Brett A. Rodela, GIS Analyst

Washoe County School District Capital Projects

14101 Old Virginia Road

Reno NV USA 89521

775.325.8303

brett.rodela@washoeschools.net

December 31, 2019

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

RE: Five Ridges; 083-011-15
Tentative Map; STM19-005

Dear City of Sparks Staff:

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.
 - b. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715.



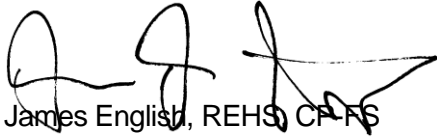
The WCHD requires the following to be submitted with the final map application for review and approval:

1. Construction plans for the development must be submitted to this Health District 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 Health District.
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 Health District 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 and be included with the final map submittal:
 - 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 Health District 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; and
 - d. The developer may select a third-person inspector but the selection must be approved by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
3. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this Health District. 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 map 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 Health District.
 - a. A copy of this letter must be included with the final map submittal.
5. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District 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 the Health District 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.

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Tentative Map; STM19-005
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If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'James English', written over the printed name.

James English, REHS, CPHS
EHS Supervisor
Environmental Health
Washoe County Health District



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 6, 2020

FR: Chrono/PL 181-20

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

RE: PCN19-0040 / STM19-0005 Five Ridges

Dear Mr. Crittenden,

The Regional Transportation Commission (RTC) has reviewed this Tentative Map request for a 434-lot single family subdivision on a site approximately 386.87 acres in size located at 55 Highland Ranch Parkway, Sparks, Nevada in the SF-6 (Single-Family Residential – 6,000 sq. ft. minimum lot sizes) zoning district.

It is recommended that this development be required to provide a 20-space Park-n-Ride near the entrance of the development. This is a way to promote and encourage carpooling to the residents and it's beneficial to help reduce air pollution and traffic congestion. For information on the Smart Trips to Work program, please contact Scott Miklos, Trip Reduction Analyst at 775-335-1920 or email him at smiklos@rtcwashoe.com.

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. In addition, 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
Senior Planner

Amber Sosa, City of Sparks Public Works
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Scott Miklos, Regional Transportation Commission
Brian Stewart, Regional Transportation Commission

/ Five Ridges



STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

1263 S. Stewart Street
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., Director

March 2, 2020

City of Sparks
Planning & Community Services Department
431 Prater Way
Sparks, NV 89431
Attention: Ian Crittenden – Planning Department

RE: Plan Review Agenda – March 4, 2020

Dear Mr. Crittenden,

Nevada Department of Transportation (NDOT) staff have reviewed the projects tentatively scheduled to be considered by the Sparks Planning and Community Services Department on March 4, 2020. Upon review, NDOT has the following comments:

1. **PCN19-0040 / STM19-0005 (Five Ridges)** – A Tentative Map request for a 434-lot single family subdivision on a site approximately 386.87 acres in size located at 55 Highland Ranch Parkway, Sparks, Nevada in the SF-6 (Single-Family Residential – 6,000 sq. ft. minimum lot sizes) zoning district.

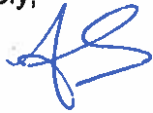
NDOT comments:

- a. Pyramid Way is a State-owned facility that is designated as State Route 445 (SR-445) and functionally classified as an urban principal arterial.
- b. While the project does not propose direct access to SR-445, the traffic study estimates 819 AM and 1054 PM peak hour trips generated on the local road network by this project. This project may have operational effects on SR-445 due to its proximity and the amount of peak hour trips being generated.
- c. Based on the peak hour counts provided, the applicant shall be required to provide an updated traffic impact study to NDOT to analyze the project's impacts to the SR-445 / Highland Ranch intersection and any required mitigation strategies.
- d. NDOT will require an occupancy permit for any work performed within the State's right of way. Please contact the NDOT District II Permits Office at (775) 834-8330 for more information relating to obtaining occupancy permits.
- e. Prior to any grading within or adjacent to the NDOT right of way, a drainage form must be submitted to the NDOT District II Permits Office. The drainage form can be obtained by contacting the NDOT District II Permits Office at (775) 834-8330.
- f. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

2. NDOT has no comments at this time for the other applications listed in the agenda.

Thank you for the opportunity to review these projects. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Alex Wolfson at (775) 834-8365.

Sincerely,

A handwritten signature in blue ink, appearing to be 'AS' or 'Tara Smaltz', written in a cursive style.

Tara Smaltz, PE
Engineering Services Manager
NDOT District II

TMS:alw

Cc: Sondra Rosenberg, PTP – NDOT Assistant Director of Planning
Mike Fuess, PE, PTOE – NDOT District Engineer
Denise Inda, PE, PTOE – NDOT Traffic Operations
Alex Wolfson, PE – NDOT Traffic Engineering
Marlene Revera – NDOT Administration
File