



**Washoe County School District**

425 East Ninth Street \* P.O. Box 30425 \* Reno, NV 89520-3425  
Phone (775) 348-0200 \* (775) 348-0304 \* www.washoecountyschools.org

Board of Trustees: Barbara Clark, President \* Dave Aiazzi, Vice President \* Lisa Ruggerio, Clerk  
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October 3, 2014

Karen Melby, Senior Planner  
City of Sparks Community Development  
431 Prater Way  
Sparks NV 89431

RE: Kiley Ranch North Phase 6 (PCN14046)

Dear Ms Melby,

The Washoe County School District appreciates the opportunity to provide input regarding the **147-lot Kiley Ranch North Phase 6 development**. WCSD recently began incorporating additional development review criteria in order to provide comprehensive school impact statements regarding such projects. Our review includes, but is not limited to, any circumstance or condition that may impact school facilities, maintenance, operations, special programs, transportation and staffing levels at our school sites and support facilities.

The **Kiley Ranch North Phase 6 development** is located within the attendance boundaries for Hall Elementary, Shaw Middle, and Spanish Springs High. Enrollment counts and estimates for each school are listed below:

**Hall Elementary K-6**

Base Capacity	Projected 2014-2015 Enrollment	Percentage of base capacity without Kiley Ranch North Phase 6	# of new students from Kiley Ranch North Phase 6	Projected enrollment with Kiley Ranch North Phase 6	Percentage of base capacity with Kiley Ranch North Phase 6
702	630	90%	41	671	96%

**Shaw Middle 7-8**

Base Capacity	Projected 2014-2015 Enrollment	Percentage of base capacity without Kiley Ranch North Phase 6	# of new students from Kiley Ranch North Phase 6	Projected enrollment with Kiley Ranch North Phase 6	Percentage of base capacity with Kiley Ranch North Phase 6
1072	1009	94%	9	1018	95%

**Shaw Middle 7-8 (base capacity plus 2 existing portables [4 classrooms])**

Base Capacity	Capacity of 2 portable units (4 classrooms)	Total capacity with portables	Projected 2014-2015 Enrollment	Percentage of base capacity plus portables without Kiley Ranch North Phase 6	# of new students from Kiley Ranch North Phase 6	Projected enrollment with Kiley Ranch North Phase 6	Percentage of base capacity plus portables with Kiley Ranch North Phase 6
1072	100	1172	1009	86%	9	1018	87%

**Spanish Springs High 9-12**

Base Capacity	Projected 2014-2015 Enrollment	Percentage of base capacity without Kiley Ranch North Phase 6	# of new students from Kiley Ranch North Phase 6	Projected enrollment with Kiley Ranch North Phase 6	Percentage of base capacity with Kiley Ranch North Phase 6
2160	2316	107%	20	2336	108%

**Spanish Springs High 9-12 (base capacity plus 5 existing portables [10 classrooms])**

Base Capacity	Capacity of 5 portable units (10 classrooms)	Total capacity with portables	Projected 2014-2015 Enrollment	Percentage of base capacity plus portables without Kiley Ranch North Phase 6	# of new students from Kiley Ranch North Phase 6	Projected enrollment with Kiley Ranch North Phase 6	Percentage of base capacity plus portables with Kiley Ranch North Phase 6
2160	250	2410	2316	96%	20	2336	97%

The District is using a total of 7 portable classrooms at the 3 schools that will serve this development. These facilities are intended to be used as temporary measures to accommodate additional students in anticipation of new schools or new additions to schools being built. Each unit can accommodate approximately 50 students (2 classrooms per unit). The oldest of these units is 25 years old and the newest 6 years old. In total, approximately 350 students occupy these temporary classrooms.

When the capacity of the permanent school facility is exceeded, there are often space limitations in cafeterias, multi-purpose rooms, computer labs and gymnasiums. Parking, teacher work space and playground/recreational fields are also frequently compromised to accommodate portable classroom units.

**Other Approved Residential Projects:**

This impact statement does not take into account any other approved or planned residential development that may be served by these same schools.

**Options Available to the District to Accommodate Additional Residential Growth:**

Decades-long planning efforts on the part of the School District have resulted in two WCSD-owned properties in the Spanish Springs area: one 8-acre Elementary site on north Vista Boulevard near Hubble Drive, and a 29-acre property on the west side of Vista Boulevard just north of Los Altos Parkway. The larger parcel is constrained by limited access and adjacency to a busy arterial roadway (Vista Blvd). This site may be used as an exchange piece for a school site in a more suitable location. Further, the District has a set-aside Elementary property in the Pioneer Meadows development that would need to be purchased by WCSD at fair market value in accordance with Nevada State Law (NRS 278.346). However, there is no identified funding source to build schools on any of these properties or purchase the Pioneer Meadows site or any other property.

There is a 10-acre Elementary site depicted on the Kiley Ranch North Master Plan. In addition to the properties listed above, the District forecasts the need for this site within the next 5-7 years, as well as the immediate need for a yet-to-be identified middle school site in the general area south of LaPosada and east of the Pyramid Lake Highway. A new high school between Reed and Spanish Springs High Schools is also forecast to be needed over the next few years, depending on demographic trends. Here again, there is no identified funding source for these needs.



In the event of an over-capacity situation at any school, the primary option available to the District is to send such students to the nearest school(s) with available seats, which would entail busing such students to one or more schools throughout the District.

**Financial Impact:**

The Washoe County School District does not have a funding source for new construction or capital improvement needs beyond the currently allocated funds remaining in the now-expired 2002-2012 Rollover Bond Program. These rollover bond funds will be completely exhausted by the end of 2017.

Currently, the Washoe County School District's only significant source of capital funding is through allocated property tax revenues. With the recent recession, property values and the associated property tax revenues significantly decreased. Even with the recent recovery in property values, the legislatively imposed 3% cap on residential property tax increases has limited the recovery of the property tax revenues available to the school district. The Washoe County School District currently does not have bonding capacity to build new schools. WCSD desires to continue to work with our regional and statewide partners to find a sustainable funding source for building new schools and maintaining our existing schools.

**Recommended WCSD Condition:**

Should the City of Sparks approve this project, WCSD recommends inclusion of the following disclosure:

***A disclosure shall be made by the developer to each homebuyer on their closing documents that students in this subdivision may be assigned to the nearest school(s) with available capacity in the event that the zoned schools cannot accommodate additional students***

The District hopes this analysis is useful to the City of Sparks Planning Commission and the Sparks City Council in making a decision about the Kiley Ranch North Phase 6-Village 37C development. Thank you for the opportunity to comment.

Sincerely,



**Michael S. Boster**  
School Planner

Washoe County School District Capital Projects  
14101 Old Virginia Road  
Reno NV 89521  
775.789.3810

cc: Pete Etchart; Chris Cobb; Joe Gabica; Tami Zimmerman; Randy Baxley; Lindsay Anderson

*The District utilizes data from the University of Nevada's Center for Regional Studies; the Truckee Meadows Regional Planning Agency; the Nevada State Demographer's office; the Nevada Governor's Office of Economic Development; and current and historical WCSD student enrollment statistics.*

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October 1, 2014

FR: Chrono/PL 182-14

Ms. Karen Melby, Senior Planner  
Community Services Department  
City of Sparks  
431 Prater Way  
Sparks, NV 89432

**RE: PCN14046 (KILEY RANCH NORTH PHASE 6 – VILLAGE 37C)**

Dear Karen,

The applicant is requesting approval of a tentative subdivision map for 147 single family lots and 8 common area parcels within Kiley Ranch North Phase 6 – Village 37C on 33.12 acres located northeast of Kiley Parkway and Henry Orr Parkway.

The 2035 Regional Transportation Plan (RTP) identifies Kiley Parkway as a new two-lane roadway from Lazy 5 Parkway to Henry Orr Parkway in the 2023 to 2035 timeframe. This project should be required to meet all the conditions necessary to complete roadway improvements to maintain policy Level of Service (LOS) standards. Dedication of right-of-way or setbacks adequate to complete the RTP improvements should be required as a condition of approval. The construction of the new two-lane roadway is not currently in the draft 5<sup>th</sup> Edition of the Regional Road Impact Fee Capital Improvements Program (CIP).

The RTP identifies Kiley Parkway as an arterial with moderate access control. To maintain arterial capacity, the following RTP access management standards need to be met. All access spacing should be based on the parcel prior to dividing and may require cross access easements to maintain RTP access standards.

**Table E-2 Access Management Standards**

Access Management Standards-Arterials <sup>1</sup> and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing <sup>2</sup>	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing <sup>3</sup>
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 <sup>4</sup>	200 ft./300 ft.

<sup>1</sup> 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.

<sup>2</sup> Minimum signal spacing is for planning purposes only. Additional analysis must be made of proposed new signals in the context of existing conditions, planned signalized intersections, and other relevant factors impacting corridor level of service.

<sup>3</sup> Minimum spacing from signalized intersections or other driveways

<sup>4</sup> If there are more than 60 inbound right-turn movements during the peak-hour.

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The policy LOS for this segment of Kiley Parkway will be D. The policy LOS for intersections in this portion of Kiley Parkway will also be D as intersections should be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor.

Thank you for the opportunity to comment on this project. If you have any questions, please feel free to contact me at 335.1918.

Sincerely,



Debra Goodwin  
Planning Administrator

DG/jm

Copies: Jon Ericson, City of Sparks Public Works  
Marchon Miller, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission

Kiley Ranch North Phase 6 Village 37C

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