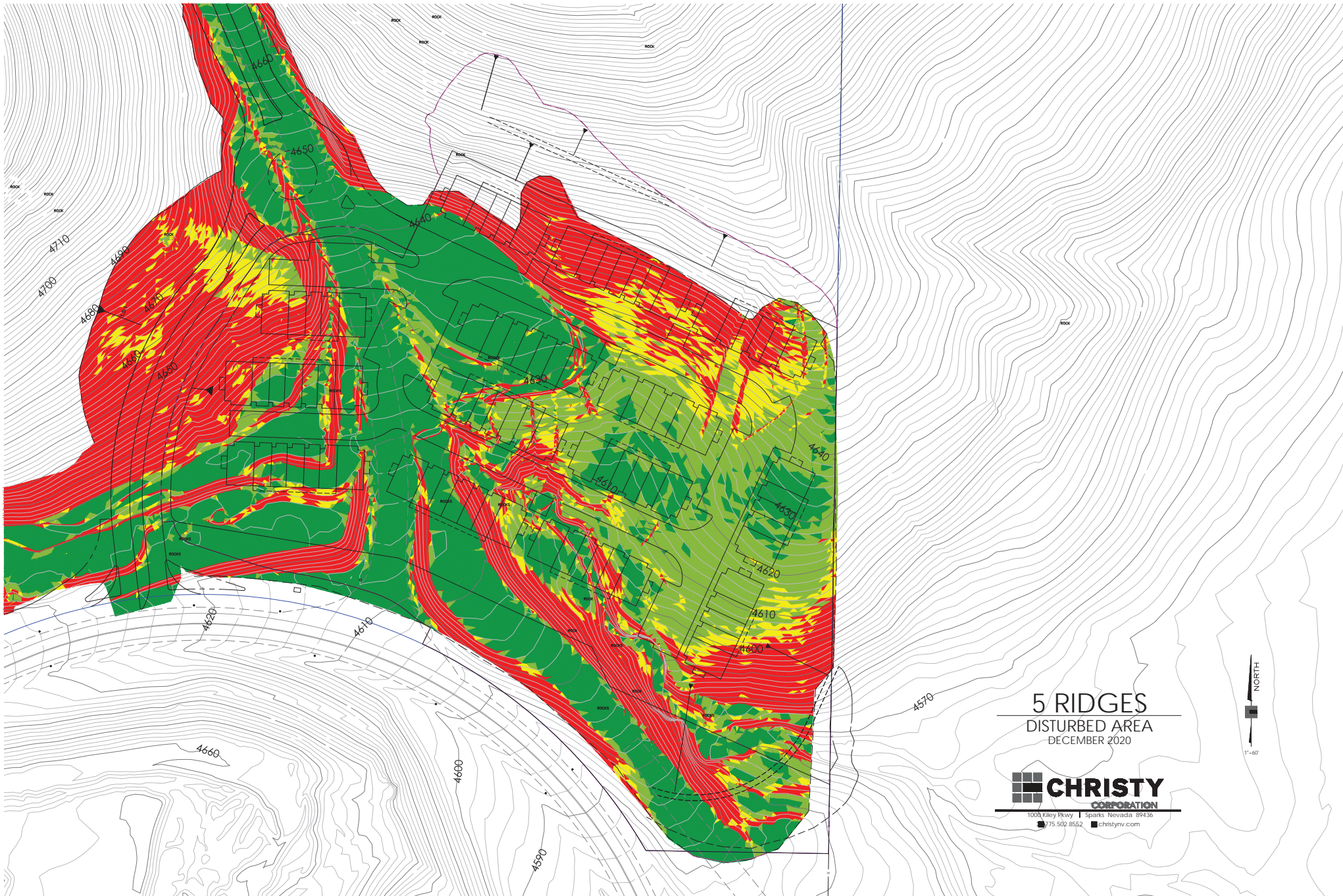


Exhibit 6



5 RIDGES
DISTURBED AREA
DECEMBER 2020

CHRISTY
CORPORATION

1000 Kiley Pkwy | Sparks, Nevada 89436
775.502.8552 | christynv.com

SOLAEGUI
ENGINEERS

April 14, 2020

Ms. Amber Sosa
City of Sparks
431 Prater Way
Sparks, Nevada 89431

Re: 5 Ridges Trip Generation Review

Dear Amber:

This letter contains the findings of our trip generation review of the proposed 5 Ridges April, 2020 update. The project takes access off Highland Ranch Parkway west of the Pyramid Highway. In September, 2017 a full traffic study was completed for the project. At that time the project included 1,223 single family homes and 13 acres of mini warehouse. The current submittal includes 158 townhouses and 1,062 signal family homes. A copy of the site plan is attached.

In 2017 trip generation calculations were based on the Ninth Edition of *ITE Trip Generation*. Table 1 shows the trip generation summary from the 2017 study.

TABLE 1
TRIP GENERATION FROM THE 2017 TRAFFIC STUDY

<u>LAND USE</u>	<u>ADT</u>	<u>AM PEAK HOUR TOTAL</u>	<u>PM PEAK HOUR TOTAL</u>
Single Family Detached Housing 1,223 Dwelling Units	10,513	866	1,000
Mini Warehouse 13 Acres	461	34	46
Total	10,974	900	1,046

As indicated in Table 1, trip generation totals using from the 2017 traffic study included 10,974 average daily trips with 900 AM peak hour trips and 1,046 PM peak hour trips.

Trip generation calculations for the updated unit counts are based on the new Tenth Edition of *ITE Trip Generation*. The calculation sheets are attached for ITE land use #210 Single Family Detached Housing and #220 Multifamily Housing (Low Rise). Volumes from the fitted curve equation calculation method are utilized. The equation method was also used in the 2017 traffic study. Table 2 shows the trip generation summary for the updated unit counts.

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098

Civil & Traffic Engineers
e-mail: psolaegui@aol.com

TABLE 2
TRIP GENERATION FEBRUARY 2020 UPDATE

<u>LAND USE</u>	<u>ADT</u>	<u>AM PEAK HOUR TOTAL</u>	<u>PM PEAK HOUR TOTAL</u>
Single Family Detached Housing 1,062 Dwelling Units	9,141	759	982
Multifamily Housing (Townhomes) 158 Dwelling Units	1,154	74	88
Total	10,295	833	1,070
Comparison With 2017 Totals	-679	-67	+24

As indicated in Table 2, trip generation totals for the updated unit count include 10,295 average daily trips with 833 AM peak hour trips and 1,070 PM peak hour trips. These totals include 679 fewer average daily trips with 67 less AM peak hour trips and 24 more PM peak hour trips than presented in the original traffic study. As noted both the average daily trip total and AM peak hour trip total are less than in the 2017 traffic study. The PM peak hour trip total is an increase of only 2.2 percent. These trip totals will result in traffic impact less than or similar to what was calculated in the original traffic study.

We trust that this information will be helpful to you. Please contact us if you have questions or comments.

Very truly yours,

 SOLACCHI ENGINEERS, LTD.
 PAUL W. SOLACCHI
 CIVIL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 7189
 4-14-20
 EXP 6-30-20

Enclosures
 Letters/Five Ridges April Update Trip Generation Letter

No.	Revision Date

L.A. No. 88-204-04-14
 Designed: JPH
 Drawn: CHC
 Checked: NW
 Date: 8/10/2023

LANDSCAPE REQUIREMENTS

PER CITY OF SPARKS MUNICIPAL CODE REQUIREMENTS:
 SITE AREA: 6.14 ACRES (267,291 SQ. FT.)
 LANDSCAPE AREA REQUIRED: 53,458 SQ. FT. (20% OF SITE)
 LANDSCAPE AREA PROVIDED: 53,458 SQ. FT. MIN.
 TREES REQUIRED: 178 (TREE PER 300 SQ. FT. OF DISTURBED AREA)
 INCLUDES:
 7 PARKING AREA TREES (49 SPACES)
 FOR LESS THAN 125 SPACES - 1 TREE PER 7 SPACES
 FOR OVER 125 SPACES - 1 TREE PER 10 SPACES
 TREES PROVIDED: 178 MIN.
 NO TREES SHALL BE INSTALLED WITHIN VEHICULAR SIGHT TRIANGLE PER CITY OF SPARKS.

LANDSCAPE LEGEND

COMMON AREA TREES

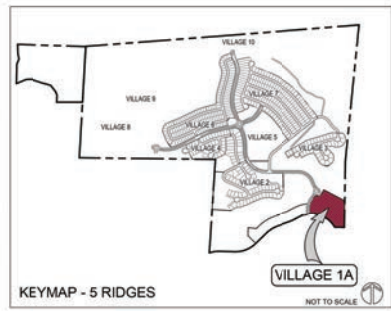
- ACCENT TREES
- DECIDUOUS TREES
- EVERGREEN TREES

• TREES SHOWN GRAPHICALLY ON PLAN MAY NOT BE REPRESENTATIVE OF ALL TREES REQUIRED.
 • FINAL TREE COUNT WILL REFLECT REQUIREMENTS LISTED UNDER "LANDSCAPE REQUIREMENTS," THIS SHEET.

REVEGETATED SLOPES
 ORNAMENTAL LANDSCAPE AREA
 UNDISTURBED OPEN SPACE/EXISTING NATIVE LANDSCAPE

GENERAL NOTES

- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND FLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANTER BEDS WILL RECEIVE 4-INCH DEPTH OF MULCH WITH WEED CONTROL.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.



FIVE RIDGES VILLAGE 1A

**REGIONAL TRANSPORTATION COMMISSION***Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

December 8, 2020

FR: Chrono/PL 181-20

Ms. Sienna Reid
Planning and Community Services Department
City of Sparks
431 Prater Way
Sparks, NV 89431

Dear Ms. Reid,

RE: 5 Ridges – Village 1A (STM20-0002 – A Tentative Map for an 86-lot townhome subdivision; and **MAJ20-0002** – A Major Deviation to allow for increased building heights)

The Regional Transportation Commission (RTC) has reviewed this request for a site approximately 6.14 acres in size within a larger parcel approximately 386.9 acres in size located at 555 Highland Ranch Parkway, Sparks, Nevada, in the MF2 (Multi-Family Residential) zoning district

Please see the comments provided to the City of Sparks in the RTC letter submitted to the City of Sparks on August 3, 2020 (attached). According to the applicant, this resubmittal is considered a “punch-list” to address previous comments.

A supplemental traffic analysis is needed to address the combined impacts and commitments identified in the applicant’s Traffic Impact Study. The applicant states the City of Sparks is agreeable to accept this analysis prior to recordation of a final map. RTC Engineering would defer to the City of Sparks on this decision.

The policy Level of Service (LOS) standard for Highland Ranch Pkwy 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.

It is recommended that this development be required to provide a 10-space Park-n-Ride for the residents of the development. This is a way to promote and encourage carpooling and it is beneficial to help reduce air pollution and traffic congestion as well as vanpools for commuting. For information on the Smart Trips program, please contact Scott Miklos, Trip Reduction Analyst at 775-335-1920 or email him at smiklos@rtcwashoe.com.

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. 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,

A handwritten signature in cursive script that reads "Rebecca Kapuler".

Rebecca Kapuler
Senior Planner

Amber Sosa, City of Sparks
Brian Stewart, Regional Transportation Commission
Dale Keller, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Andrew Jankayura, Regional Transportation Commission
Scott Miklos, Regional Transportation Commission



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

August 3, 2020

FR: Chrono/PL 181-20

Ms. Sienna Reid
Planning and Community Services Department
City of Sparks
431 Prater Way
Sparks, NV 89431

RE: PCN19-0040 / STM20-0002 (5 Ridges Development Co., Inc)

Dear Ms.Reid,

The Regional Transportation Commission (RTC) has reviewed this request for a Tentative Map for an 86-lot townhome subdivision on a site approximately 7.4 acres in size within a larger parcel approximately 386.9 acres in size located at 555 Highland Ranch Parkway, Sparks, Nevada, in the C2 (General Commercial) zoning district. A request to rezone the 7.4 acre project site to MF-2 (Multi-Family Residential) zoning district is pending consideration; City Council action on the rezoning request must occur prior to action on this tentative map request.

The 2040 Regional Transportation Plan (RTP) identifies Highland 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-Arterials¹ 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.

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 Highland 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.

There was no traffic study information included in the development packet; however, the Tentative Map references a Traffic Impact Study (TIS) performed by Solaegui that will comply with the mitigations accepted by the City of Sparks.

It is recommended that this development be required to provide a 10-space Park-n-Ride for the residents of the development. This is a way to promote and encourage carpooling and it is beneficial to help reduce air pollution and traffic congestion as well as vanpools for commuting. For information on the Smart Trips 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

Cc: Amber Sosa, City of Sparks
Brian Stewart, Regional Transportation Commission
Doug Maloy, Regional Transportation Commission
Dale Keller, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Andrew Jayankura, Regional Transportation Commission
Scott Miklos, Regional Transportation Commission

From: [Rodela, Brett A](#)
To: [Reid, Sienna](#)
Cc: [Freund, Sandy](#); [Baxley, Randy](#)
Subject: RE: Development Review STM20-0002 (5 Ridges - Village 1A)
Date: Monday, December 7, 2020 12:17:49 PM

Please notice the change of date highlighted below for anticipated return to in-person learning for secondary schools on account of recently published information.

Brett A. Rodela

GIS Analyst

Washoe County School District

Office: (775) 325-8303 | Cell: (775) 250-7762

From: Rodela, Brett A
Sent: Friday, December 4, 2020 3:44 PM
To: sreid@cityofsparks.us
Cc: Freund, Sandy <Sandy.Freund@WashoeSchools.net>; Baxley, Randy <RBaxley@washoeschools.net>
Subject: Development Review STM20-0002 (5 Ridges - Village 1A)

Hello, Sienna,

5 Ridges – Village 1A proposing an 86-lot townhome subdivision is zoned for Hall Elementary School, Shaw Middle School, and Spanish Springs High School. The proposed project is calculated to generate 2 students for each grade level.

The following table outlines current and future-projected student enrollment capacity percentages for each school:

School	2020/21	2024/25	2029/30
Hall ES	65%*	90%	99%
Shaw MS	64%**	90%	94%
Spanish Springs HS	111%***	81%	92%

****As of December 2nd, 2020, All Middle Schools and High Schools are conducting 100% Distance Learning. Elementary Schools are conducting In-Person and providing Distance Learning to student-families who have optioned it. The WCSD Board of Trustees will make a decision about Secondary Ed students returning to In-Person classes, tentatively anticipated for **Tuesday January 19th, 2021**, at their December 8th meeting.

*65% reflects total student enrollment at Hall. Current records indicate that 50% of Hall's student capacity is attending class in-person while 15% is optioning distance learning.

**64% reflects total student enrollment at Shaw. Current records indicate that 50% of Shaw's student capacity has opted in-person classes while 14% is optioning distance learning.

***111% reflects total student enrollment at Spanish Springs. Current records indicate that 75% of Spanish Springs's student capacity has opted in-person classes while 36% is optioning distance learning.

In referencing the attached School District Facilities Plan you may notice that there are a number of properties in the Spanish Springs area that the school district owns for the future development of elementary schools. These elementary schools will be constructed based on student generation caused by residential development in the adjacent areas of their locations. It is anticipated that with the anticipated construction of those elementary schools that Hall Elementary will receive future capacity relief.

Pertaining to higher capacities looking into the future at Shaw Middle School, the school district has the options to construct additions to current facilities and/or implement enrollment boundary changes to assist in alleviating higher enrollments.

Spanish Springs High School will receive enrollment relief with the opening of New Hug High School in the Fall of 2022.

Thank you and please respond with any further questions, comments, or requests pertaining to **STM20-0002 (5 Ridges – Village 1A)**.

Brett A. Rodela

GIS Analyst

Washoe County School District

Office: (775) 325-8303 | Cell: (775) 250-7762





WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

1001 EAST 9TH STREET
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328-3699

August 4, 2020

Sienna Reid
Senior Planner
Community Development Department
City of Sparks

Re: PCN19-0040 / STM20-0002 (5 Ridges Village 1a Tentative Subdivision Map)

Dear Ms. Reid,

On behalf of the Washoe County Regional Parks and Open Space Program (Parks Program), thank you for the opportunity to review and provide comments on the tentative subdivision map application for the 5 Ridges Village 1a Project. If approved, this would allow for the development of 86 townhome units within a ±7.41-acre portion of a larger ±387-acre parcel. This larger parcel is located between two Washoe County parks—Lazy 5 Regional Park and Sun Valley Regional Park. Additionally, public lands managed by the Bureau of Land Management (BLM) are located northwest, southwest and south of the larger parcel.

The Parks Program has developed a plan for a Sun Valley Rim Trail (see the attached map), which would provide connectivity between a number of parks (several of which are managed by the City of Sparks and several by Washoe County), public lands managed by the BLM and a variety of communities. The proposed Sun Valley Rim Trail would traverse the western boundary of the larger 5 Ridges parcel (APN 083-011-15). Additionally, in an effort to develop connectivity between this proposed trail system and Pyramid Highway/Lazy 5 Regional Park, a trail that would traverse the northern boundary of this parcel is also desirable. These comments likely should have been submitted at an earlier time as they do not directly relate to the development of this smaller portion of the subject site, but I wanted to submit these comments for your consideration and coordination. As future portions of the subject site are developed, I would request that conditions of approval be included, when appropriate, that would require the developer to either build these trail connections or provide public trail easements along these proposed alignments, so that the Washoe County Parks Program may have the opportunity to complete these important trail connections in the future.

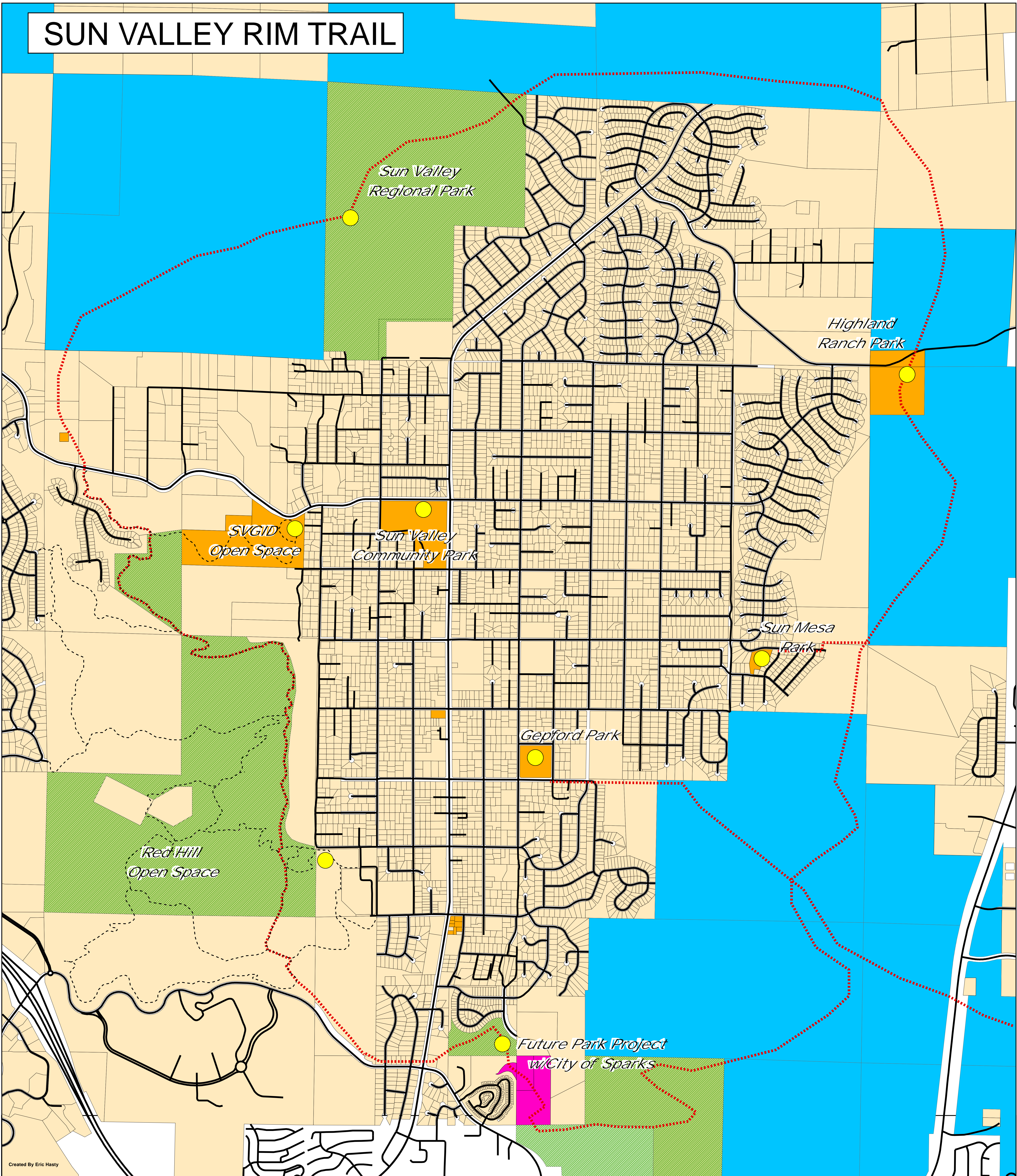
If you have any questions or comments, please do not hesitate to reach out.

Sincerely,

Sophia Kirschenman
Park Planner
Washoe County Regional Parks and Open Space

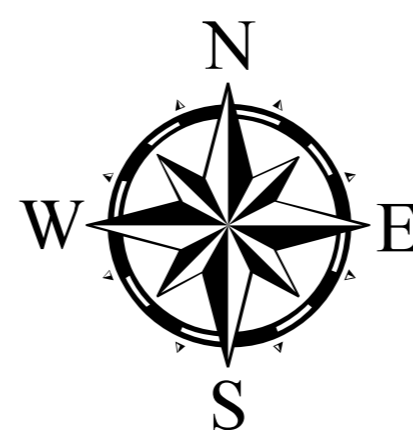


SUN VALLEY RIM TRAIL



Created By Eric Hasty

- Private
- Federal Property
- SVGID Park
- Washoe County Park
- Red Hill Proposed Trail
- Proposed Trail
- Roads
- Proposed Trailhead



0.5 Miles

