



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES**

901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
<http://water.nv.gov>

July 12, 2013

Subdivision **Review No. 20703T**

To: City of Sparks
 P.O. Box 857
 Sparks, NV 89423

Name: Stonebrook Phase 1 (Villages A, B, C & D)

County: Washoe-La Posada Drive

Location: Portions of the NE¼ of Section 2, Township 20 North, Range 20 East, MDB&M.

Plat: Tentative map and review fee received June 24, 2013 for 615 residential lots.

**Owner/
Developer:** Lewis Investment Company of Nevada, LLC
 1380 Greg Street, Suite 231
 Sparks, NV 89431

Engineer: Wood Rodgers, Inc.
 5440 Reno Corporate Dr.
 Reno, NV 89511

**Water
Supply:** Truckee Meadows Water Authority

RECEIVED-CITY OF SPARKS

JUL 19 2013

COMMUNITY SERVICES
ADMINISTRATION

Action: Until such time that a signed original will-serve letter from the water purveyor addressed to the State Engineer listing the necessary duty of water for service to the subject subdivision and showing sufficient uncommitted water rights in good standing and the capacity to serve said subdivision is received, this office is recommending disapproval as to the water quantity for this subdivision.

Respectfully submitted,

Handwritten signature of Robert H. Zeisloft, PE in black ink.

Robert H. Zeisloft, P.E.
Water Rights Section Chief

RHZ/kmh

cc: Division of Real Estate
Public Utilities Commission of Nevada
Washoe County Health Department
Lewis Investment Company of Nevada, LLC
Wood Rodgers, Inc.
Truckee Meadows Water Authority



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
Prevent. Promote. Protect.

July 2, 2013

Karen Melby, Planner
City of Sparks Planning Department
431 Prater Way
Sparks, Nevada 89431

**PUBLIC WORKS
DEPARTMENT**

JUL - 3 2013

RECEIVED

**RE: RRW Stonebrook Phase 1 (Villages A, B, C & D)
Tentative Map
PCN13013; E2013-026**

Dear Ms. Melby:

This Department has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, water quality and air pollution. Approval by this Department is subject to the following condition:

1. Provide an updated will-serve letter from TMWA.

If you have any questions regarding the foregoing, please call me at 328-2381.

Sincerely,

Wes Rubio, Environmental Health Specialist
Environmental Health Services

WR/dc

Cc: RRW Stonebrook, LLC
Andrew Durling, AICP, Wood Rodgers, Inc.



REGIONAL TRANSPORTATION COMMISSION

Public Transportation • Streets and Highways • Planning

June 28, 2013

FR: Chrono/PL 182-13

Mr. Tim Thompson, Senior Planner
Community Services Department
City of Sparks
431 Prater Way
Sparks, NV 89431

RE: PCN13013 (RRW STONEBROOK TENTATIVE MAP)

Dear Tim,

The applicant is requesting a tentative map for 615 lot-residential subdivision on +/-222 acres in the NUD zone district located east of Pyramid Highway on La Posada Drive.

The Regional Transportation Plan (RTP) identifies Stonebrook Parkway and La Posada Drive as an arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to:

Table E-2 Access Management Standards

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 ⁵	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.

³ Minimum spacing from signalized intersection/spacing from other driveways.

⁵ If there are more than 60 inbound, right-turn movements during the peak-hour.

The policy Level of Service (LOS) standard for Stonebrook Parkway is LOS E and for La Posada Drive is LOS E. Policy LOS for intersections are designed to provide service consistent with maintaining the policy level of service at intersection corridors, and this project should be required to meet all the conditions necessary to maintain policy LOS.

The 2035 RTP identifies Stonebrook Parkway from Delores Drive to La Posada Drive as a new two-lane road by 2023-2035 timeframe. The traffic study referenced in this application is outdated (2006), the RTC would recommend that the City of Spark review and update this study.

The RTP, the RTC Bicycle/Pedestrian Master Plan, the Regional ADA Transition Plan, and the FHWA 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.

PCN13013 (RRW Stonebrook Tentative Map)

Page 2

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 project. Specific questions regarding RTC comments or the need to meet with the applicants should be directed to Patrice Echola, Planner, at 335.1904.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrice Echola', written in a cursive style.

Patrice Echola
Planner

PE/jm

Copies: Jon Ericson, City of Sparks Public Works
Marchon Miller, Regional Transportation Commission
Christina Leach, Regional Transportation Commission

/stonebrook t-map

Melby, Karen

From: Boster, Mike [MBoster@washoeschools.net]
Sent: Thursday, June 27, 2013 11:00 AM
To: Melby, Karen; Thompson, Tim
Cc: Baxley, Randy; Gabica, Joe
Subject: FW: Stonebrook PCN13013/Galleria Station PCN13014

Karen and Tim,

Here are the student generation numbers for Stonebrook and Galleria at buildout:

ES = .306 students/unit
MS = 0.081 students/unit
HS = 0.135 students/unit

Stonebrook – 615 SFR units

ES $0.306 \times 615 = 188$ new students
MS $0.081 \times 615 = 50$
HS $0.135 \times 615 = 83$

Galleria -74 SFR units

ES $0.306 \times 74 = 23$ new students
MS $0.081 \times 74 = 6$
HS $0.135 \times 74 = 10$

We will need a middle school site in SS as these larger developments come back online, and likely a high school site in the medium term. Both Shaw MS and Spanish Springs HS are over capacity now. We will also need to ensure we still have the Pioneer Meadows ES site as a set aside and may need additional ES sites if SS continues to grow (Spanish Springs and South Meadows are the hotspots in the resurgence of housing).

We have inquired with Andy Durling (representing Stonebrook) about the possibility of a MS site in that area. His client (Regent Properties) owns many parcels in that area south of La Posada. It is not likely that we will build on these sites right away given the scant resources for schools in NV, immediate needs will be covered with mobile classrooms and bussing, but if we're looking at the long term, now is a good time to line up these larger sites.

Thank you for the opportunity to comment.

Mike

Michael S. Boster

School Planner

Washoe County School District Capital Projects

14101 Old Virginia Road

Reno, Nevada 89521

775.789.3810 p

775.851.5658 f

mboster@washoeschools.net

Melby, Karen

From: Boster, Mike [MBoster@washoeschools.net]
Sent: Thursday, June 27, 2013 8:10 AM
To: adurling@woodrogers.com
Cc: Melby, Karen; Baxley, Randy; Gabica, Joe
Subject: Stonebrook - PCN13013

Hi Andy,

We are working on student generation numbers for this subdivision, which we will get to you and Karen Melby as soon as we have them. Also, this is one of the areas we are looking at needing a middle school site. I see that the property owner, Regent Properties, also owns a few other parcels around the Stonebrook site. One in particular, 528-030-40, is a 20.9-acre site that looks to be a great spot for a middle school. Not sure what appetite the owner would have for this, but it sure is needed in the area (Shaw MS has a capacity of 933 with enrollment of 1168). Let me know your thoughts and I will work with Randy to get the student numbers out to you and Karen. Thanks.

Mike

Michael S. Boster
School Planner
Washoe County School District Capital Projects
14101 Old Virginia Road
Reno, Nevada 89521
775.789.3810 p
775.851.5658 f
mboster@washoeschools.net



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
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June 28, 2013

City of Sparks
Community Development
C/O Tim Thompson
431 Prater Way
Sparks, NV 89431

Dear Tim,

After having reviewed the final planned development and tentative map request from Galleria Station (PCN13014) to develop a 74 lot residential subdivision please be advised of the following conditions.

1. If the proposed development will discharge storm water into the existing drainage system District Health will require vegetation removal in the flow line prior to approval of the civil plans (040.022).
2. District Health will require some of the catch basins designed without sumps by utilizing the existing channel as a collection point for sediment (040.013).
3. To minimize the concern for storm and nuisance water runoff, District Health will require a Low Impact Design (LID) for the common turf area(s) which can include an 18 inch catchment planting area to capture nuisance water adjacent to impervious surfaces or a design to direct lawn irrigation through a dry river bed reducing water runoff into the infrastructure and minimizing downstream impacts. A wind sensor unit will be required as part of the irrigation system (040.038).
4. The typical front lot landscape containing turf will require a Low Impact Design (LID) of an 18 inch catchment area adjacent to impervious surfaces which will reduce water runoff into the infrastructure (040.038).
5. Prior to the sign off of the building plans the above detail designs are required on the plans.

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call me at 785-4599.

Sincerely,

J. L. Shaffer
Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Division