

December 13, 2017

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 083-024-29  
Tentative Map; STM17-0006

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.

- 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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If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,

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

JE:wr



December 12, 2017

Daniel Manguso, P.E.  
Christy Corporation, LTD  
1000 Kiley Parkway  
Sparks, NV 89436

**RE: Kiley Ranch North Phase 7 Village 9 Tentative Map  
Acknowledgement of Water Service**  
(Tentative Map Review – 344 Units)

Mr. Manguso:

I have reviewed the plans for the above referenced development ("Project") and have determined the Project is within the Truckee Meadows Water Authority's retail water service area. This letter constitutes an Acknowledgment of Water Service pursuant to NAC 445A.6666, and the Truckee Meadows Water Authority hereby acknowledges that Truckee Meadows Water Authority is agreeable to supplying water service to the Project subject to applicant satisfying certain conditions precedent, including, without limitation, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure in accordance with our rules and tariffs. This Acknowledgement does not constitute a legal obligation by Truckee Meadows Water Authority to supply water service to the Project, and is made subject to all applicable Truckee Meadows Water Authority Rules.

Review of conceptual site plans or tentative maps by Truckee Meadows Water Authority does not constitute an application for service, nor implies a commitment by Truckee Meadows Water Authority for planning, design or construction of the water facilities necessary for service. The extent of required off-site and on-site water infrastructure improvements will be determined by Truckee Meadows Water Authority upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan by the local health authority. Because the NAC 445A Water System regulations are subject to interpretation, Truckee Meadows Water Authority cannot guarantee that a subsequent water facility plan will be approved by the health authority or that a timely review and approval of the Project will be made. The Applicant should carefully consider the financial risk associated with committing resources to their project prior to receiving all required approvals. After submittal of a complete Application for Service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement necessary for the Project. All fees must be paid to Truckee Meadows Water Authority prior to water being delivered to the Project.

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Kiley Ranch North Phase 7 Village 9 Tentative Map  
December 12, 2017  
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Please call me at (775) 834-8026 at your convenience if you have any questions.

Sincerely,



Holly M. Flores, P.E.  
Principal Engineer

cc: Douglas Buck, P.E., Christy Corporation, LTD  
Chris Peterson, P.E., Washoe County Health District  
17-5895

BRIAN SANDOVAL  
Governor

STATE OF NEVADA

BRADLEY CROWELL  
Director

JASON KING, P.E.  
State Engineer



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>

December 4, 2017

**Tentative Subdivision Review No. 20663-T9**

**RE:** Permit None

**To:** Karen Melby, AICP  
Sparks Planning and Community Service Department  
City of Sparks

**Name:** Kiley Ranch North Village 9

**County:** Washoe County – Kiley Parkway and Windmill Farms

**Location:** A portion of Section 11, Township 20 North, Range 20, East, MDB&M.

**Plat:** Tentative: Three-hundred-forty-four (344) lots, ten (10) common areas, and right-of-ways totaling approximately 64.95 acres and being Washoe County Assessor's Parcel Number 083-024-29.

**Water Service  
Commitment**

**Allocation:** No water is dedicated at this time.

**Owner-  
Developer:** Rising Tides, LLC  
P. O. Box 6448  
Reno, NV 89513

**Engineer:** Christy Corporation  
1000 Kiley Parkway  
Sparks, NV 89436

**Water  
Supply:** Truckee Meadows Water Authority

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**General:** A tentative subdivision map was presented and approved by this office on December 4, 2017 as described on the *Kiley Ranch North Village 9* map.

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and final mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

**Action:** Tentative approval of *Kiley Ranch North Village 9* subdivision based on acceptance of Water Will Serve by Truckee Meadows Water Authority.

Best regards,

**Steve Shell**

Steve Shell  
Water Resource Specialist II

SLS/sls



**REGIONAL TRANSPORTATION COMMISSION**

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction  
 Metropolitan Planning Organization of Washoe County, Nevada

December 6, 2017

FR: Chrono/PL 182-17

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

**RE: PCN17-0057 / STM17-0006 (Kiley Ranch North Village 9)**

Dear Ms. Melby,

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

Comments and Recommendations:

1. Please have the developer contact Tina Wu, RTC Senior Transit Planner, for potential transit improvements at this location. Ms. Wu's email address is [twu@rtcwashoe.com](mailto:twu@rtcwashoe.com) or you may call her directly at 775-335-1908.
2. The 2040 Regional Transportation Plan identifies Wingfield Hills Road as an arterial with Moderate-Access control. To maintain arterial capacity, the following RTP access management standards should be maintained.

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 Decal 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.

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 planned signalized intersections, and other relevant factors impacting corridor level of service.

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

<sup>4</sup> 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 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 intersection corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.
4. The 2040 RTP identifies Wingfield Hills Road from David Allen Parkway to the existing Wingfield Hills Road as a new 4 lane road by 2021. See the attached typical 98' right of



way section for a 4-lane facility. We recommend dedication of right of way or setbacks adequate to complete RTP improvements should be required as a condition of approval. Additional right of way may be required for dedication turn lanes at intersections.

5. The applicant may be eligible for waivers against the Regional Road Impact Fees (RRIF) for construction of the recommended improvements to the Wingfield Hills Road. To be eligible for waivers against the RRIF program, capital improvements must be included in the RRIF CIP. The 6th Edition of the RRIF CIP is currently under development and anticipated to include the extension of Wingfield Hills Road. A letter requesting to enter into a RRIF Offset Agreement must be submitted prior to the initiation of work with a fully executed agreement in place before completion of work on the improvements. Questions regarding RRIF waivers should be directed to Julie Masterpool, P.E., RTC Engineering Manager (775-348-0171).
6. 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. 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](mailto:rkapuler@rtcwashoe.com) if, you have any questions or comments.

Sincerely,



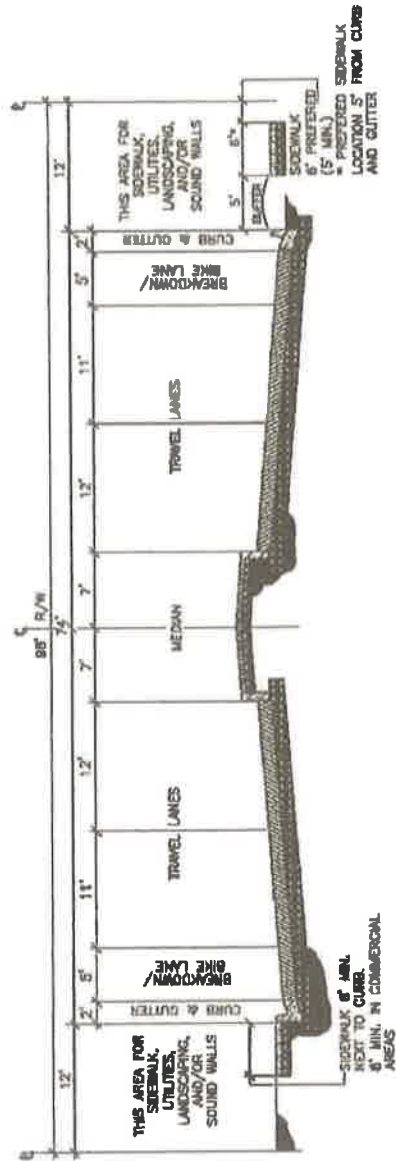
Rebecca Kapuler  
Planner

Attachment

RK/jm

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

# TYPICAL 4-LANE RIGHT-OF-WAY SECTION



TYPICAL 98' RIGHT-OF-WAY SECTION  
FOUR TRAVEL LANES

REGIONAL TRANSPORTATION COMMISSION  
RIGHT-OF-WAY SECTION





**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](http://www.washoeschools.net)

Board of Trustees: Angela Taylor, President \* Katy Simon Holland, Vice President \* Scott Kelley, Clerk \*  
Debra Feemster \* Veronica Frenkel \* John Mayer \* Malena Raymond \* Traci Davis, Superintendent

27 November, 2017

Karen Melby, Planner  
1675 E Prater Way #107  
Sparks, NV 89434

**RE: PCN17-0057 / STM17-0006 (Kiley Ranch North Village 9)**

Dear Ms./Mrs. Melby,

344 new single-family residential units will impact Washoe County School District facilities. This project is currently zoned for the following schools:

Hall Elementary School

- **Estimated project impact = 77 new ES students (344 single-family units x .225 ES students per unit)**
- **Base Capacity = 701**
- **2017-2018 Enrollment = 647**
- **% of Base Capacity = 92%**
- **2017-2018 Enrollment with PROJECT = 724**
- **% of Base Capacity with PROJECT = 103%**
- **Overcrowding Strategies:**
  - Hall ES has 1 portable buildings (2 classrooms) in use that provide temporary space for an additional 50 students.
  - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule<sup>a</sup> when their enrollment reaches 120% of capacity.
  - Assignment to the closest elementary school with available capacity may be used for students in this development.

Shaw Middle School

- **Estimated project impact = 15 new MS students (344 single-family units x .045 MS students per unit)**
- **Base Capacity = 1,072**



- **2017-2018 Enrollment = 955**
- **% of Base Capacity = 89%**
- **2017-2018 Enrollment with PROJECT = 970**
- **% of Base Capacity with PROJECT = 90%**
- **Overcrowding Strategies:**
  - The **Shaw MS** property may be able to accommodate portable classrooms if necessary and if funding for the units is available.
  - Per adopted District Policy 6111, most middle schools will be converted to a double session<sup>b</sup> calendar when enrollment exceeds 120% of capacity.
  - Assignment to the closest middle school with available capacity may be used for students in this development.

### Spanish Springs High School

- **Estimated project impact = 32 new HS students (344 single-family units x .093 HS students per unit)**
- **Base Capacity = 2,160**
- **2017-2018 Enrollment = 2,364**
- **% of Base Capacity = 109%**
- **2017-2018 Enrollment with PROJECT = 2,396**
- **% of Base Capacity with PROJECT = 111%**
- **Overcrowding Strategies:**
  - **Spanish Springs HS** has 5 portable units (10 classrooms) in place that provide temporary space for an additional 250 students.
  - Per adopted District Policy 6111, high schools will convert to a double session calendar<sup>b</sup> when enrollment exceeds 120% of capacity.
  - Assignment to the closest high school with available capacity may be implemented for students in this development.

With the passage of Washoe County Question 1, the Washoe County School District now has sustainable, adequate funding for building and repairing schools (“capital” funding). Here are the three things to know as we move forward with using this funding to address overcrowding and repairs:

1. **Overcrowding and needed repairs will be addressed as quickly as possible, but solutions will take time.** The District’s problems with overcrowding and backlogged repair needs are the result of more than a decade without adequate capital funding, and will not be solved overnight.
  - o We should be able to avoid Double Sessions at middle and high schools.
  - o We cannot avoid Multi-Track at the elementary level, but will work to eliminate it as quickly as possible.
2. **We want to hear from you.** Capital projects must first be approved by an [independent group of community members](#), and only then go to the school district’s Board of Trustees. All discussions take place in open, public meetings. The community is invited and encouraged to attend these meetings and give input there, through our online form, or by contacting Riley Sutton, our community outreach person on these issues, at 348-0278 or [rsutton@washoeschools.net](mailto:rsutton@washoeschools.net).
3. **Transparency is a top priority.** Past spending and future projects are posted on our [Data Gallery](http://datagallery.washoeschools.net/) (<http://datagallery.washoeschools.net/>). Capital projects follow the public bidding process, which can also be viewed there. We will continue to develop these tools as we go forward to further engage the public in the work we are doing. If you have an idea for other information you would like us to present or ways we could better present current information, please let us know

**Definitions:**

- a) **Multi-Track Year-Round Calendar (MTYR):** The school is divided into four groups (“tracks”) which start and end the school year on different dates, with only three tracks attending school at any one time. This can decrease overcrowding by as much as 25%.
- b) **Double Sessions:** Two “schools” are operated out of one building; the school is divided into two separate groups which start and end the day at different times, with no overlap. Double Sessions have not been done in WCSD for over 30 years; all details are still in process in terms of exact start and end times, division of the school, and more. Other school districts in Nevada, which have more recent experience with Double Sessions, ran the first high school session from 5:55am to 11:55am and the second session ran from approximately 12:00 p.m. to 6:00 p.m. Double Sessions can relieve overcrowding by as much as 50%.

Thank you for the opportunity to comment.

*Mike Boster*

**Mike Boster**  
**School Planner**  
**14101 Old Virginia Road**  
**Reno NV USA 89521**

[Washoe County School District Capital Projects](#)

**775.789.3810**

[mboster@washoeschools.net](mailto:mboster@washoeschools.net)