



REGIONAL TRANSPORTATION COMMISSION

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

August 20, 2018

FR: Chrono/PL 182-18

Mr. Johnathan Cummins, Planner
Planning and Community Services Department
City of Sparks
431 Prater Way
Sparks, NV 89431

RE: PCN18-0038 / STM18-0007 (Lewis Investment Co)

Dear Mr. Cummins,

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

Comments and Recommendations:

1. RTC RIDE does not serve this location. The closest bus stop is at Pyramid and York. However, the applicant should contact RTC Senior Planner, Tina Wu for potential transit improvements at this location. Ms. Wu's email address is twu@rtcwashoe.com or you may call her directly at 775-335-1908.
2. The 2040 Regional Transportation Plan identifies Kiley Parkway as arterials with Moderate--Access control. To maintain arterial capacity, the following RTP access management standards should be maintained.

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 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.

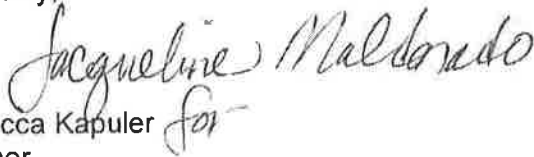
⁴ If there are more than 60 inbound, right-turn movements during the peak-hour.

3. The policy Level of Service (LOS) standard for Kiley 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 intersection corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

4. Per the application, all proposed development within Kiley Ranch North Phase 7 was reviewed and approved in a prior traffic impact analysis and the proposed infrastructure included in the Kiley Ranch North Tentative handbook and Kiley Ranch North Phase 7 Final Handbook. Since the approval of the previous traffic impact studies, two new school sites have been included within the development. We recommend an update to the studies to include the school sites with the build out of the Kiley development.
5. The 2040 Regional Transportation Plan identifies Kiley Parkway from Wingfield Hills Road to Henry Orr Parkway as a new 2 lane roadway in the 2017-2021 timeframe. The right-of-way required for the new 2 lane facility should include two 12-foot travel lanes with five-foot bike lanes and a 14-foot center median for a total right-of-way need of 76 feet. Additional right-of-way for intersection needs may be required for dedicated turn lanes at intersections.
6. 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. 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 if you have any questions or comments.

Sincerely,



Rebecca Kapuler for
Planner

RK/jm

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



Washoe County School District

Every Child, By Name And Face, To Graduation

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 * John Mayer, Clerk *
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07-Aug-18

Jonathan Cummins, Planner
City of Sparks
Planning & Community Services Department
775-353-1505
jcummins@cityofsparks.us

RE: **PCN18-0038/STM18-0007 (KRN Village 37C)**

Dear Mr. Cummins,

KRN Village 37C, which proposes **146** 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 KRN Village 37C impact = 33 new ES students** (146 single-family units x 0.244 ES students per unit)
- **Base Capacity = 701**
- **2017-2018 Enrollment = 647**
- **% of Base Capacity = 92%**

- **2017-2018 Enrollment including KRN Village 37C = 680**
- **% of Base Capacity including KRN Village 37C = 97%**

- With land adjacent to Sky Ranch Middle School, which is currently under construction, Hall Elementary School will receive overcrowding relief from the development of an elementary school on that site.

Shaw Middle School

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

- **Estimated KRN Village 37C impact = 7 new MS students (146 single-family units x 0.045 MS students per unit)**
- **Base Capacity = 1,072**
- **2017-2018 Enrollment = 955**
- **% of Base Capacity = 89%**

- **2017-2018 Enrollment including KRN Village 37C = 962**
- **% of Base Capacity including KRN Village 37C = 90%**

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 KRN Village 37C impact = 14 new HS students (146 single-family units x 0.093 HS students per unit)**
- **Base Capacity = 2,160**
- **2017-2018 Enrollment = 2,364**
- **% of Base Capacity = 109%**

- **2017-2018 Enrollment including KRN Village 37C = 2,378**
- **% of Base Capacity including KRN Village 37C = 110%**

- The Washoe County School District is extending all efforts to solve overcrowding at Spanish Springs High School.

- Until Washoe County School District's official "count day" on October 1, WCSD will utilize enrolment counts from the 2017/2018 school year so as to inform most official enrolment projection statistics.

Thank you for the opportunity to comment. Please inform of 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



**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>

August 2, 2018

To: Community Development Department
City of Sparks
P. O. Box 857
Sparks, NV 89432-0857

Re: Tentative Subdivision Review No. 20663-T37C Permit None

Name: Kiley Ranch North Village 37C

County: Washoe County – Sparks Boulevard and Kiley Parkway

Location: A portion of Section 15, Township 20 North, Range 20, East, MDB&M.

Plat: Tentative: One-hundred-forty-six (146) lots, common areas, and right-of-ways totaling approximately 30.28 acres and being Washoe County Assessor's Parcel Number 510-071-44.

Water Service Commitment

Allocation: No water has been allocated for this project. No estimate of demand is available.

Owner-Developer: Lewis Investment Company of Nevada, LLC
1380 Greg Street
Reno, NV 89431

Engineer: Christy Coproration
1000 Kiley Parkway
Sparks, NV 89436

Water Supply: Truckee Meadows Water Authority

General: A subdivision map was presented and approved by this office on August 2, 2018 as described on the *Kiley Ranch North Village 37C* 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 concerning water quantity as required by statute for *Kiley Ranch North Village 37C* subdivision based on water service by Truckee Meadows Water Authority.

Best regards,

Steve Shell

Steve Shell
Water Resource Specialist II

SLS/sls



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources
RECEIVED-CITY OF SPARKS
JUL 31 2018
**COMMUNITY SERVICES
ADMINISTRATION**

Brian Sandoval, Governor
Bradley Crowell, Director
Greg Lovato, Administrator

July 27, 2018

CHAD WESTOM
District Health
P.O. Box 11130
Reno NV 89520

**Re: Tentative Map - Kiley Ranch North Village
310 lots in the City of Sparks**

Dear Mr. WESTOM:

The Nevada Division of Environmental Protection (NDEP) has reviewed the above referenced subdivision and recommends denial of said subdivision with respect to water pollution and sewage disposal.

Further review of the Tentative Map requires submittal of the following:

- To further process this submittal the NDEP requires an intent to serve or will serve letter from the municipal sewer service provider.

If you have any questions regarding this letter please contact me at (775) 687-9417, or tadams@ndep.nv.gov.

Sincerely,

Taylor Adams
Technical Services Branch
Bureau of Water Pollution Control

cc:

COMPREHENSIVE PLANNING , P.O. 11130 Reno, NV 89520
JOHN MARTINI , 431 Prater Way Sparks, NV 89431
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES Utility Division, P.O. Box 11130 Reno,
NV 89520
Engineer: CHRISTY CORPORATION 1000 Kiley Pkwy. Sparks NV 89436
Developer: DR Horton 5588 Longley Lane Reno NV 89511

Control No. 11970