

August 16, 2018

Ian Crittenden, Senior Planner  
City of Sparks  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Galleria Square Townhome; APN 510-491-17  
Tentative Map; STM18-00008 & CU18-0011

Dear Mr. Crittenden:

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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KRN Village 37C; APN 510-071-44  
Tentative Map; STM18-0007  
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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,

A handwritten signature in black ink, appearing to read 'James English', written over a horizontal line.

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

JE:wr

Cc: File - Washoe County Health District



NEVADA DIVISION OF  
**ENVIRONMENTAL  
PROTECTION**

**STATE OF NEVADA**  
Department of Conservation & Natural Resources  
Brian Sandoval, Governor  
Bradley Crowell, Director  
Greg Lovato, Administrator

August 10, 2018

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

**Re: Tentative Map - Galleria Square Townhomes  
32 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](mailto: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: WOOD RODGERS 1361 Corporate Blvd Reno NV 89502

Developer: Southpaw Ventures, LLC 4370 Town Center Blvd; Ste 220 El Dorado Hills CA 95762

Control No. 11990

RECEIVED-CITY OF SPARKS

AUG 15 2018

COMMUNITY SERVICES  
ADMINISTRATION



**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. 20954-T, PCN18-0039 Permit None

**Name:** Galleria Square Townhomes

**County:** Washoe County – Los Altos Parkway and Galleria Parkway

**Location:** A portion of the SE¼ of Section 21, Township 20 North, Range 20, East, MDB&M.

**Plat:** Tentative: Thirty-two (32) lots, common areas, and right-of-ways totaling approximately 3.10 acres and being Washoe County Assessor's Parcel Number 510-491-17.

**Water Service  
Commitment**

**Allocation:** No water has been allocated for this project. Demand is estimated as 4.64 acre-feet annually based on Truckee Meadows Water Authority Rule 7.

**Owner-  
Developer:** Craig Van Hulzen  
Southpaw Ventures, LLC  
4370 Town Center Boulevard, Suite 220  
El Dorado Hills, CA 95762

**Engineer:** Wood Rodgers  
1361 Corporate Boulevard  
Reno, NV 89502

**Water**

**Supply:** Truckee Meadows Water Authority

**General:** A tentative subdivision map was presented and approved by this office on August 2, 2018 as described on the Galleria Square Townhomes 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 Galleria Square Townhomes subdivision based on water service by Truckee Meadows Water Authority.

Best regards,

*Steve Shell*

Steve Shell  
Water Resource Specialist II

SLS/sls



**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 \*  
Debra Feemster \* Veronica Frenkel \* Angie Taylor \* Scott Kelley \* Traci Davis, Superintendent

20-Aug-18

Ian Crittenden, Senior Planner  
City of Sparks  
Planning & Community Services  
icrittenden@cityofsparks.us

RE: **STM18-0008 (Galleria Square Townhomes)**

Dear Mr. Crittenden,

**Galleria Square Townhomes**, which proposes **32** new multi-family townhome units, will impact Washoe County School District facilities. This project is currently zoned for the following schools:

**Sepulveda Elementary School**

**Sepulveda ES** has **1** portable buildings (**2** classrooms) in use that provide temporary space for an additional **50** students.

- **Estimated Project Name impact = 1** new ES student (**32** multi-family units x **.038** ES students per unit)
- **Base Capacity = 701**
- **2017-2018 Enrollment = 829**
- **% of Base Capacity = 118%**
  
- **2017-2018 Enrollment including Galleria Square Townhomes = 830**
- **% of Base Capacity including Galleria Square Townhomes = 118%**
  
- The Washoe County School District has specific plans to develop an Elementary School just under two miles away from Sepulveda Elementary School which will provide overcrowding relief to it.

### Sparks Middle School

- **Estimated Galleria Square Townhomes impact = 0** new MS students **32** multi-family units x **.008** MS students per unit)
- **Base Capacity = 836**
- **2017-2018 Enrollment = 750**
- **% of Base Capacity = 90%**
  
- **2017-2018 Enrollment including Galleria Square Townhomes = 750**
- **% of Base Capacity including Galleria Square Townhomes = 90%**
  
- Sky Ranch Middle School opening Fall of 2019 will provide capacity relief to Sparks Middle School.

### Reed High School

**Reed** HS has **6** portable buildings (**12** classrooms) in use that provide temporary space for an additional **300** students.

- **Estimated Project Name impact = 1** new HS student **32** multi-family units x **.021** HS students per unit)
- **Base Capacity = 2,127**
- **2017-2018 Enrollment = 2,046**
- **% of Base Capacity = 96%**
  
- **2017-2018 Enrollment including Galleria Square Townhomes = 2,047**
- **% of Base Capacity including Galleria Square Townhomes = 96%**
  
- The Washoe County School District is doing all within its means to problem solve overcrowding at all schools including at Edward C. Reed High School.
  
- Please understand that until October 1 of this year, Washoe County School District's official "Count Day", we will be utilizing enrollment numbers from the 2017/2018 school year so as to provide official school enrollment 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](mailto:brett.rodela@washoeschools.net)



**REGIONAL TRANSPORTATION COMMISSION**

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

August 30, 2018

FR: Chrono/PL 182-18

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

**RE: PCN18-0039/STM18-0008/CU18-0011 (Galleria Square Townhomes)**

Dear Mr. Crittenden,

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

**Comments and Recommendations:**

- 1. The 2040 Regional Transportation Plan (RTP) identifies Galleria Parkway as collectors with low-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 Decel Lanes at Driveways?	Driveway Spacing <sup>3</sup>
Low Access Control	35-40 mph	5 or less Minimum spacing 900 feet	Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way, left-turn lane	Yes 350 ft. minimum	Yes	No	150 ft./200 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 planned signalized intersections, and other relevant factors impacting corridor level of service.

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

- 2. The policy Level of Service (LOS) standard for Galleria 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.

- 3. Based on the site plans submitted with the application, no new driveway access are proposed on Galleria Parkway or Los Altos Parkway. Project will access the regional road

network via two existing right in/right out driveways on Galleria Parkway and Los Altos Parkway.

4. Please have the developer contact Tina Wu, RTC Senior Transit Planner, at 775-335-1908 or [twu@rtcwashoe.com](mailto:twu@rtcwashoe.com) to discuss future transit improvements for this project.
5. 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](mailto:rkapuler@rtcwashoe.com) if, you have any questions or comments.

Sincerely,



Rebecca Kapuler  
Planner

RK/jm

Copies: Jon Ericson, City of Sparks Public Works  
OJ Oujevolk, 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