

Sierra Reflections

Common Open Space Tentative Subdivision Map



**Krater
Consulting
Group**



**Neighborhood Meeting Presentation
July 22, 2024**

Washoe County Statement on Code of Conduct

Neighborhood Meetings are conducted by the applicants at Washoe County's request. While these meetings are not managed or organized by Washoe County, all parties in attendance are expected to demonstrate civility and proper conduct.

Any person or group of persons who disrupt the orderly or safe conduct of the meeting may be asked to leave. Irrelevant, uncivil, disrespectful, offensive, unduly repetitious statements and/or personal attacks are examples of speech that may be reasonably limited.

The Applicant may pause or cancel the meeting at their discretion.

Washoe County has instructed the applicant to provide an audio and/or video recording of this meeting. Your attendance signifies consent. If you do not consent to recording, you may fill out a comment card in lieu of attending the meeting.

Application and Key Issues Reviewed and Updated

- **Application request will be for a New Common Open Space Tentative Map Application -**
 - Past development agreement and tentative map approval has expired
 - Project will be reviewed against current code and regulations

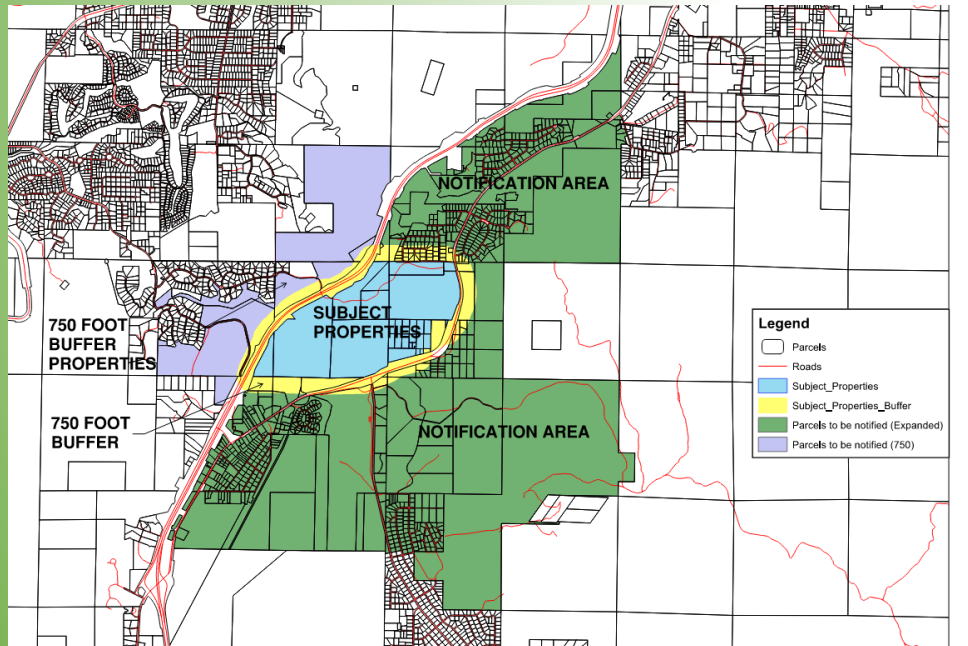
Key Issues Reviewed and/or Updated

- Mercury Testing
- Amended lotting and grading to minimize offsite hauling of material and to meet current home market.
- Re-envisioning site relative to open space, trail connectivity, park locations and
- Hydrology/drainage and evaluation of 100-year storm event

Vicinity Map

759.69 Acres in 29 Parcels

Owner – World Properties, Inc.

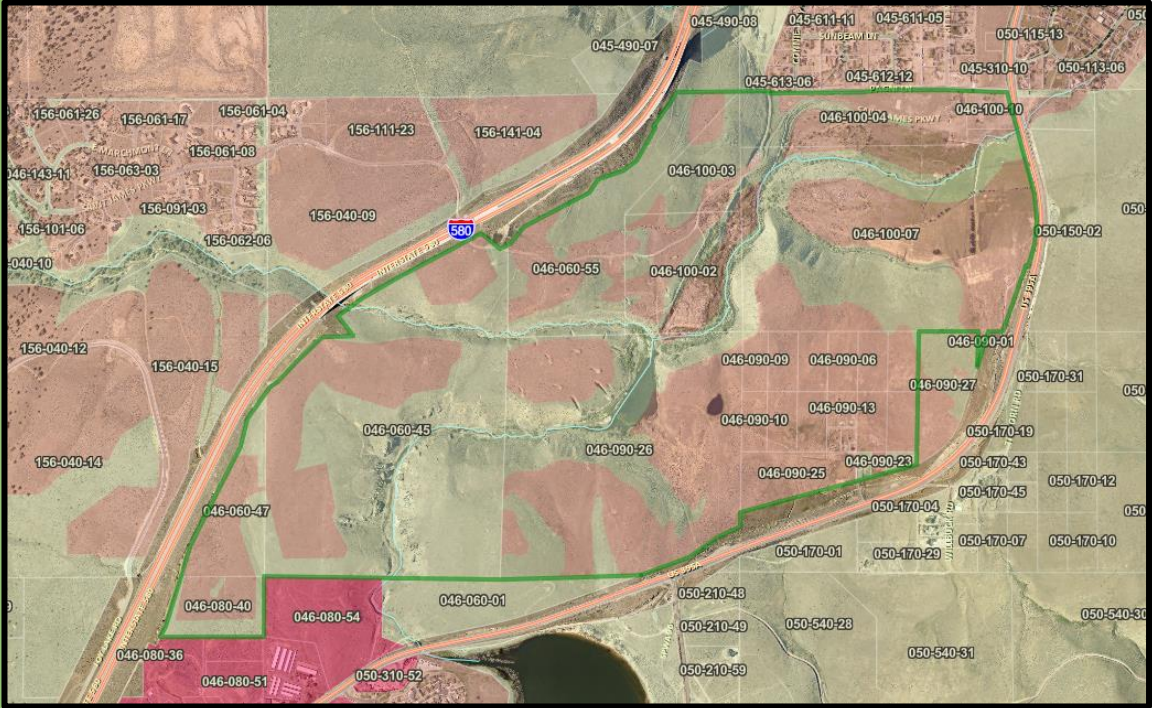


Notification Area



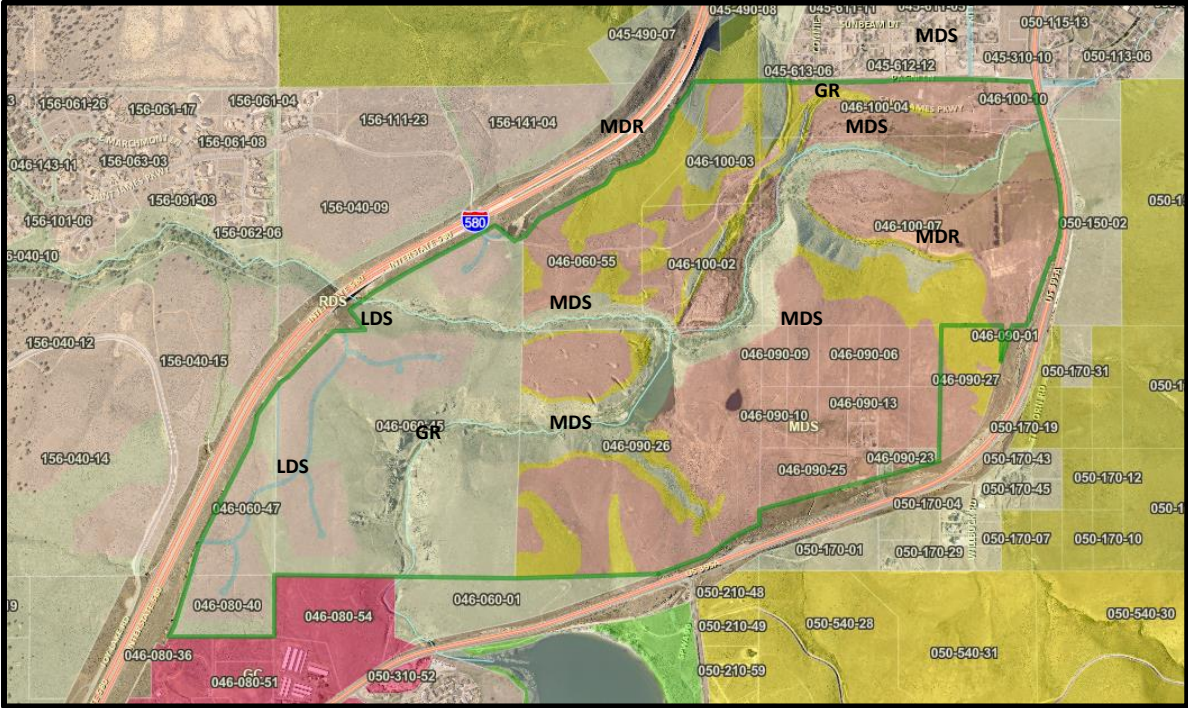
Master Plan & Zoning

Existing Master Plan Designations



- Suburban
- Rural and Rural Reserve

Existing Zoning Designations



MDS – Medium Density Suburban (3 DU/AC)	328.49+/- AC	985 Lots
LDS – Low Density Suburban (1 DU/AC)	73.65+/- AC	73 Lots
MDR – Medium Density Rural (1DU/5 AC)	95.75+/- AC	19 Lots
GR – General Rural (1 DU/40 AC)	253.90+/- AC	6 Lots
PSP – Public-Semi Public (0 DU/AC)	7.90+/- AC	0 Lots
Total Lots Allowed Per Zoning		1,083 Lots

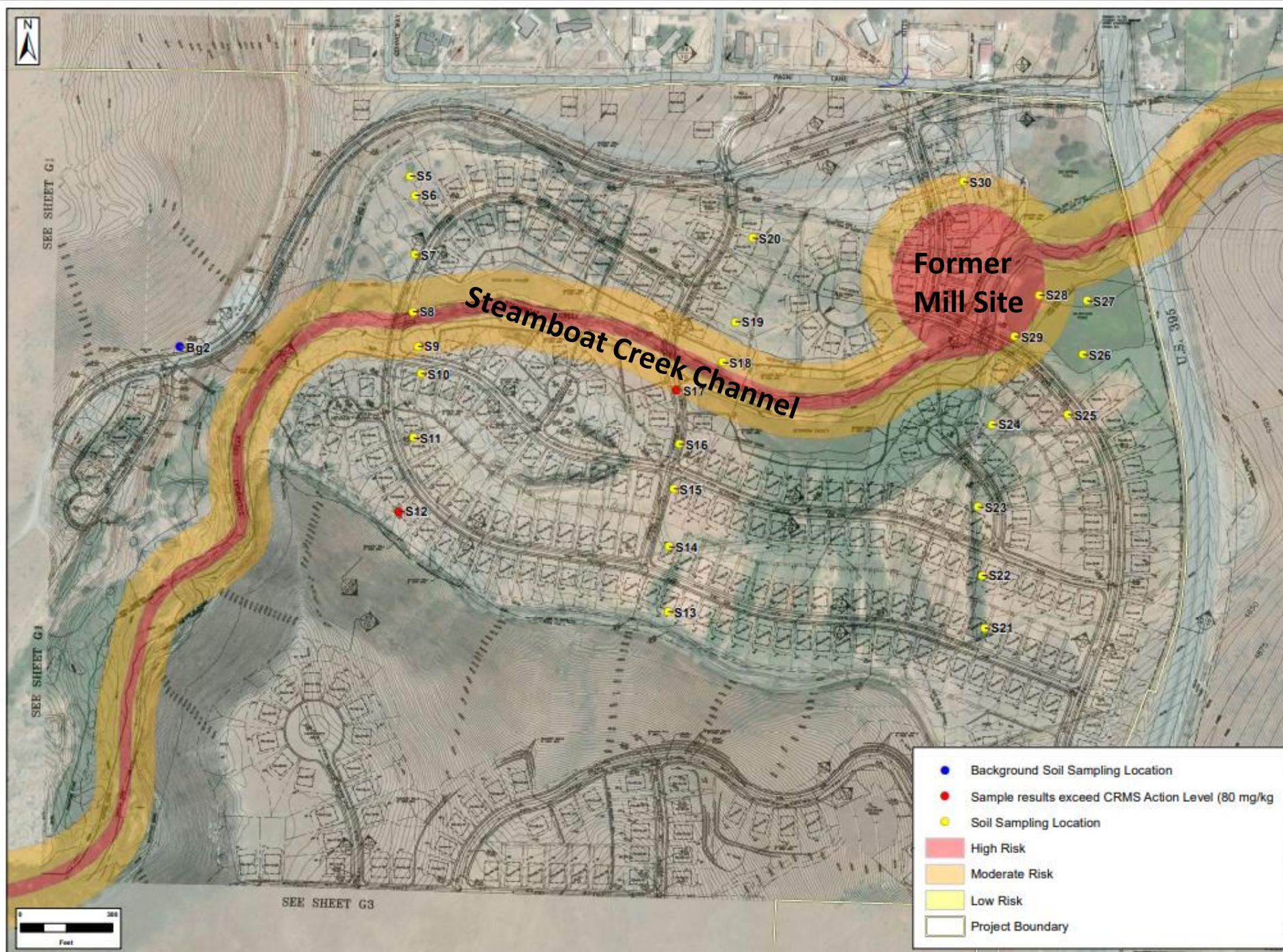


FIGURE	
TITLE:	
GRADE 2 MAP -SHOWING- Sierra Reflections Subdivision New Washoe City, Washoe County, NV	
JOB NO.:	
KKC012	
DATE:	
8/18/2023	
FILE:	
Grade2	
COORDINATE SYSTEM:	
NAD 1983 UTM Zone 11N	
REF.	
DESIGNED	HC
DRAWN	HC
CHECKED	CJ
APPROVED	CJ
REVISION:	



- Background Soil Sampling Location
- Sample results exceed CRMS Action Level (80 mg/kg)
- Soil Sampling Location
- High Risk
- Moderate Risk
- Low Risk
- Project Boundary

Mercury Testing Results

Zone 1 Meadows
0' - 4' Depth

210 samples collected
- 43 samples above
residential action level –
- 5 samples greater than
commercial action level.



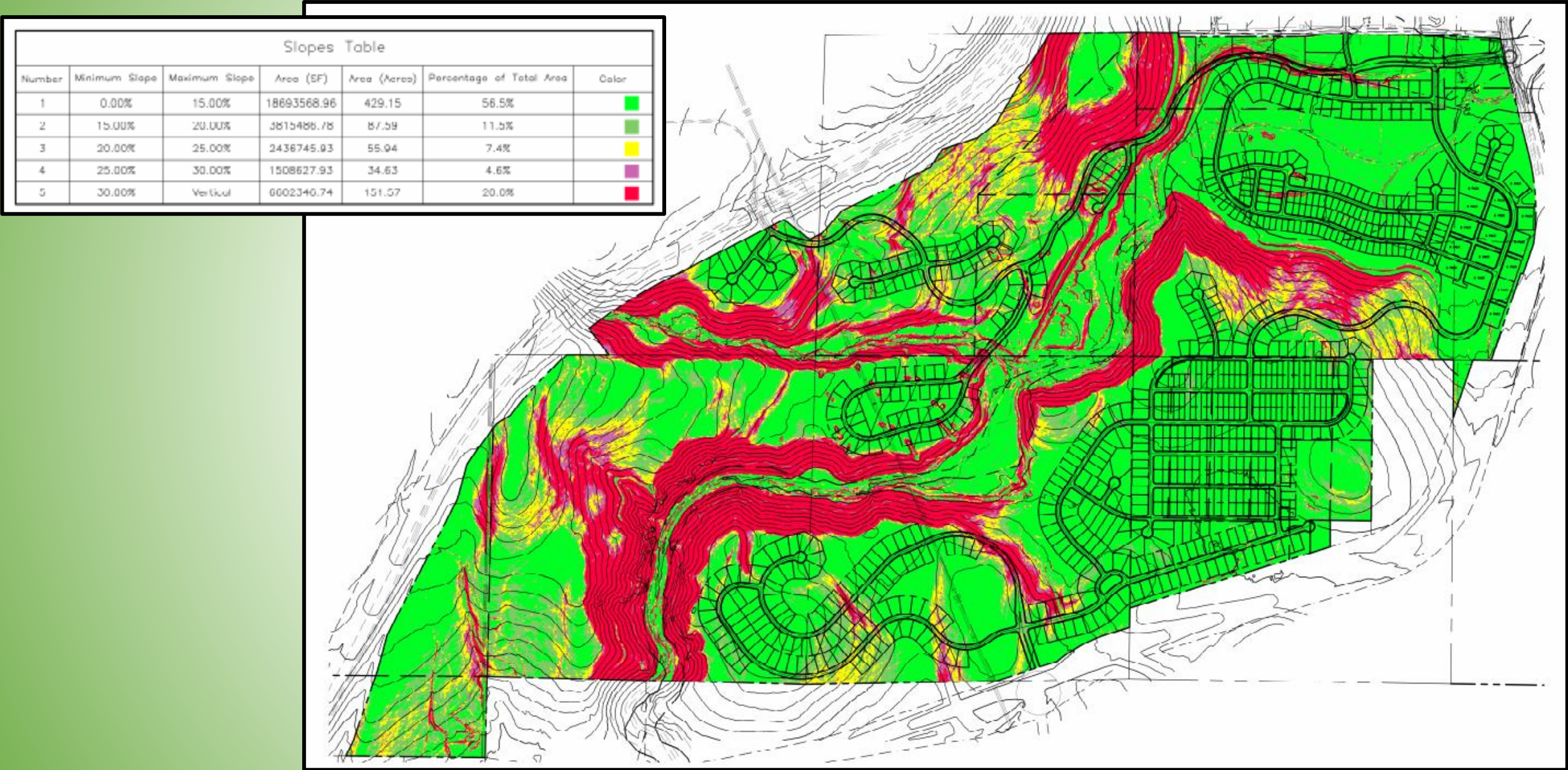
Mercury Testing Results

Zone 1 Meadows
4'- 8' Depth

170 samples collected
- 4 samples above
residential action level –
- 2 samples greater than
commercial action level.



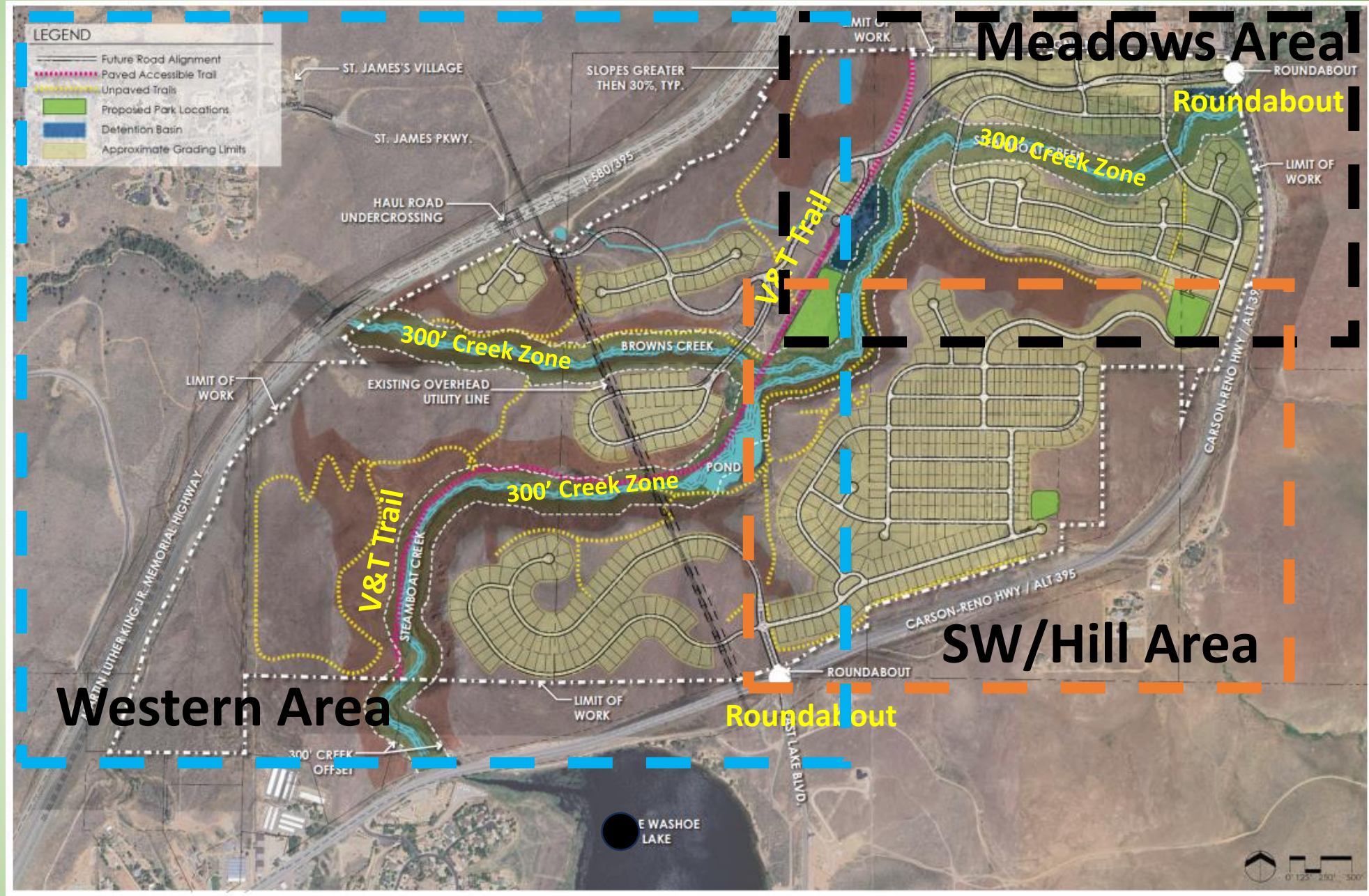
Slope Analysis W/Proposed Development Plan



Conceptual Community Planning

940 lots of various sizes are proposed in the plan.

Approximately 60% of the site 450+ acres is expected to be in open space containing trails and open land, managed by the HOA.



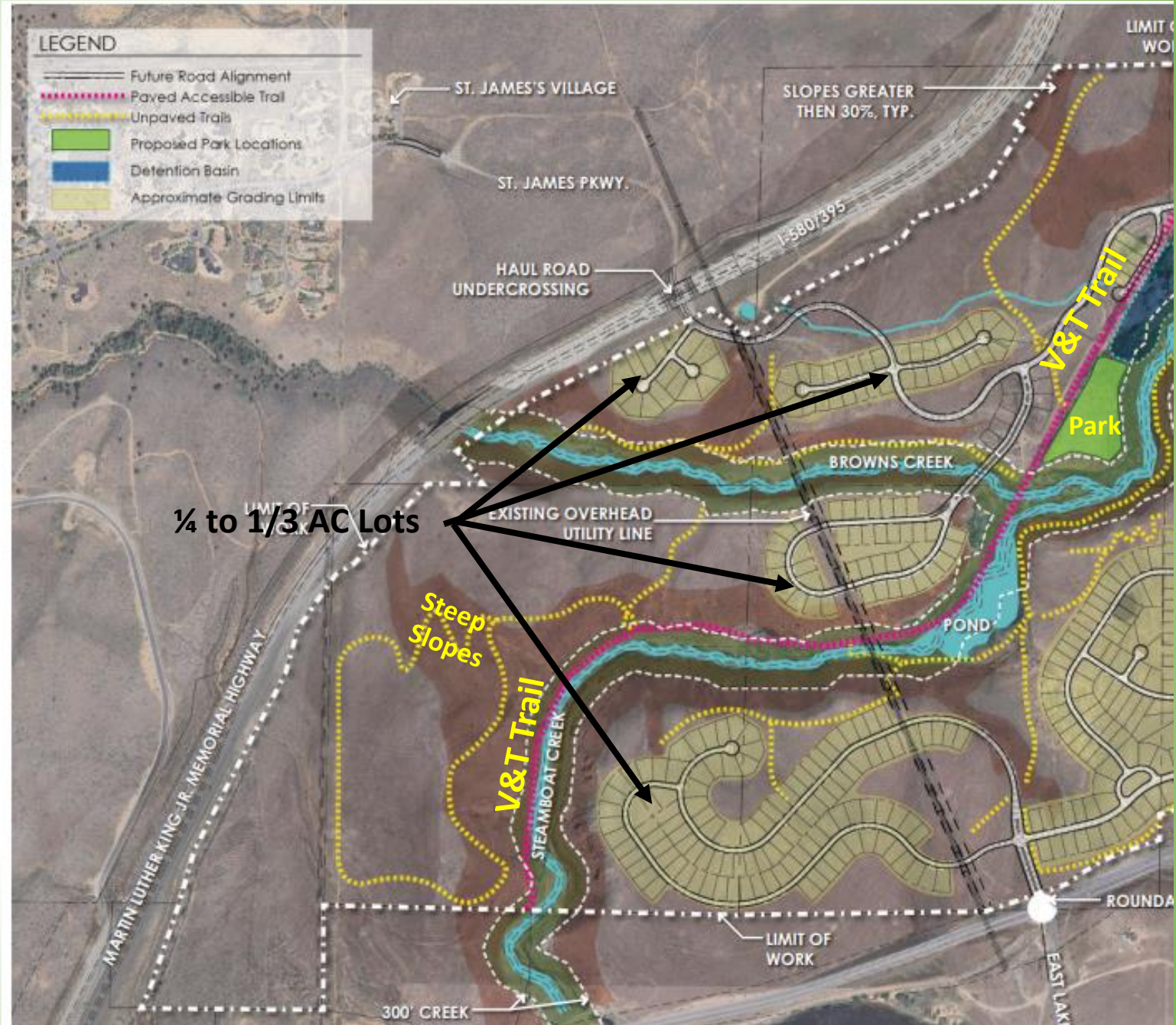
Meadows Area Lotting



SW/Hill Area Lotting



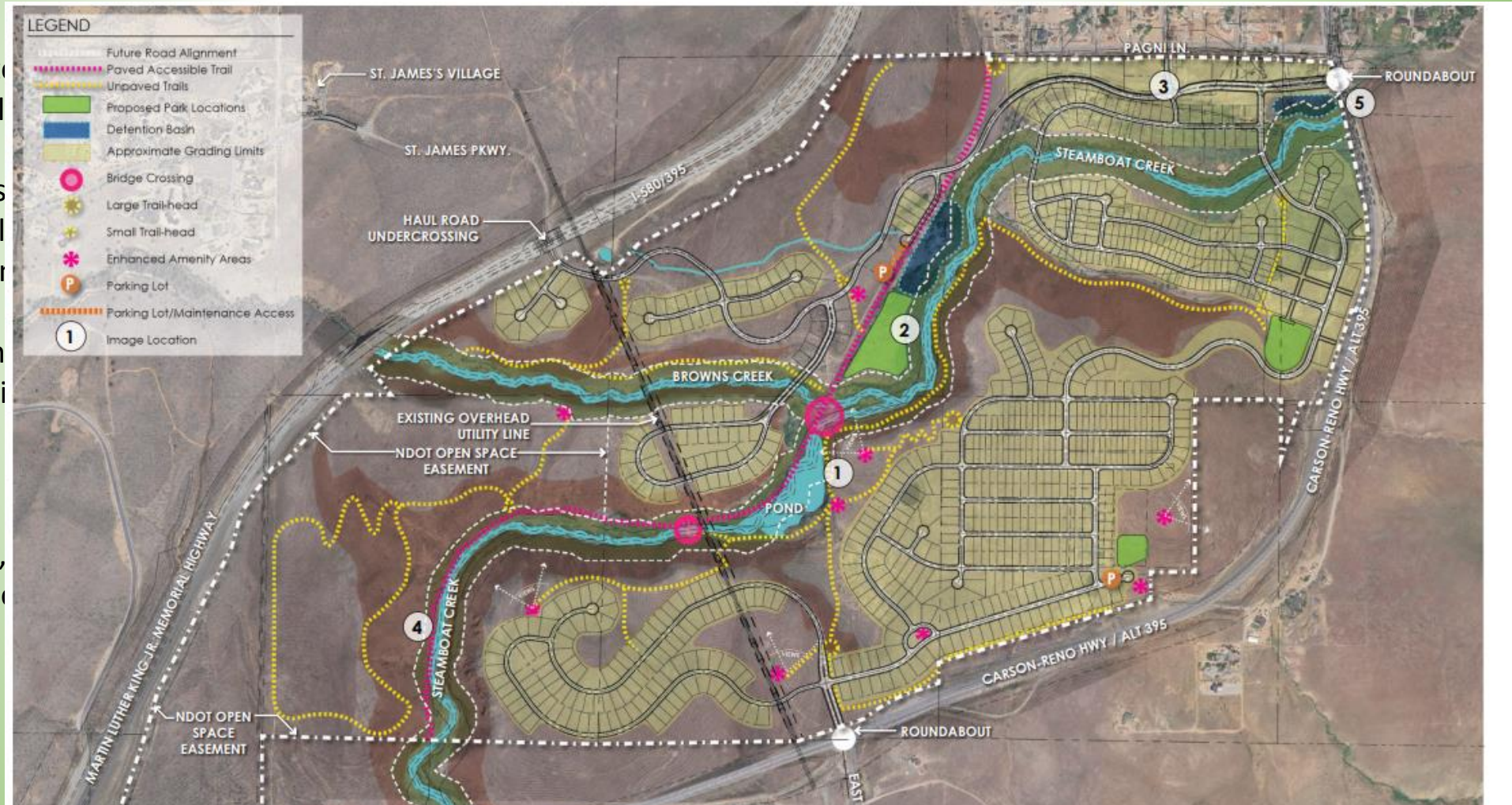
Western Area Lotting

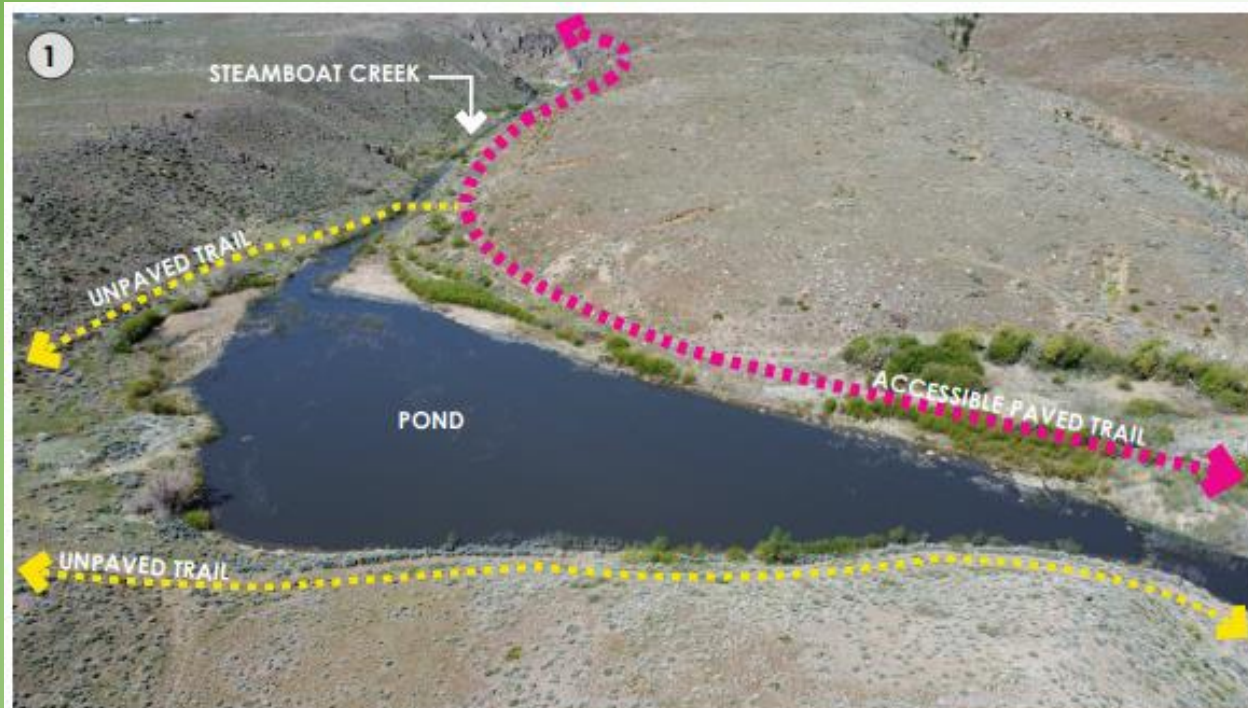


Opportunities & Constraints Plan

Along with future homes,
plan area includes:

- Preserved open space to support outdoor lifestyle & recreation,
- Publicly accessible trails that will connect to Little Washoe Lake and Brown Creek,
- Preserving and accessing vista points through trails
- Linkage along historic V&T Route,
- 300' minimum buffer along Steamboat Creek,
- Distributed neighborhood parks,





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STEAMBOAT CREEK

300' MINIMUM CREEK BUFFER

VISION BOARD

COMMUNITY PARK & POCKET PARK ELEMENTS



SIERRA REFLECTIONS
RENO, NV

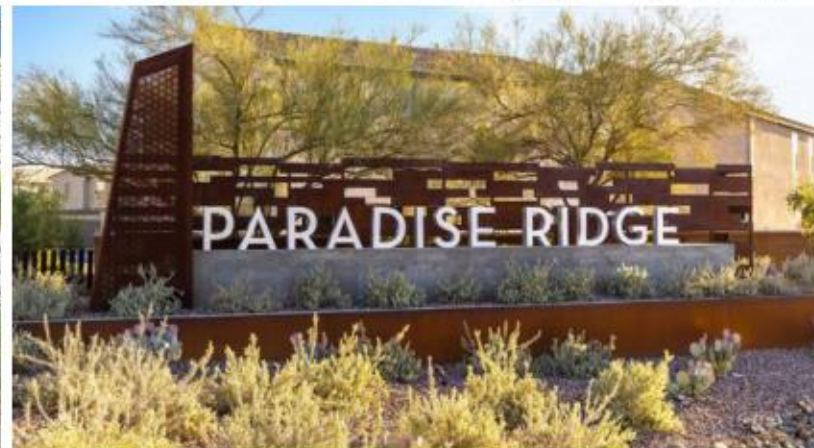
CALLANDER PROJECT NUMBER: 22823 | DATE: 07.19.2024 | CALLANDER ASSOCIATES

L-1

CALA

VISION BOARD

ROUNDBOUT, DETENTION BASIN, HIKING
TRAIL, ENTRY SIGNAGE, & PLANTING



Questions and Comments – to Date

- **Will the development be requesting annexation to the City of Reno – NO**
- **Water** – The water system will be a public water system that is operated by TMWA and meets NAC.
- **Sewer** – A new line and reclaimed effluent line will be extended by the developer from the Steamboat Spa area to the site to connect in around Pagni Lane
- **Will there be access through St. James Village?** Yes, but gated.
- **How will the traffic access the freeway** – The old highway will be the primary route(s) available. A new traffic study is being finalized and will be submitted with the application package. The study will identify what the anticipated distribution of traffic will be (north-south).
- **What are the rural area impacts?** – Approximately 60% of the site will remain as open space with the proposed development plan and trail accesses will be open and available crossing the property.

Next Steps

- **STMWV CAB Meeting – June 20th**
- **Neighborhood Meeting – Tonight**
- **Neighborhood Open House – August 2nd – South Valleys Library**



- **Submit Application – Target of August 8th**



- **Washoe County Formal Processing later this year**

Questions