



PRADO RANCH MP and PUD ZM

LDC16-00026 AND LDC17-00019

MASTER PLAN FINDINGS NOT MADE AS FOLLOWS:

Staff Report Page 7 and 8

- (a) Is a postage stamp or “Island” of the City of Reno vs being within the city. This property for the most part has Unincorporated County on 3 sides.
- (b) Infrastructure is not prepared for city development.
 - (a) Sewer capacity is over stretched at this time.
 - (b) 1.7 MGD is an “Annual” AVERAGE.
 - (c) 2.5 MGD or more is discharged to Swan Lake during high precipitation season. (see email from NDEP)

Recommendation

- ▶ 1. Does not make findings because of the following:
 - ▶ (a) There are no major arterials to service truck traffic or high volume of private vehicle traffic
 - ▶ (b) Elementary school zone
 - ▶ (c) Traffic Study was done on a weekend during school holiday
 - ▶ (d) As requested by "Fire" need another arterial access which would be completed in the floodplain
- 2. The applicant has only indicated only 10% would be affordable with vague language.
- 3. **Costs to city:**
- 4. (a) RSWF is again over capacity for discharge of effluent it's costly to Reno if the "Taking" of property of residents in unincorporated Washoe persists when Swan Lake exceeds its banks.
 - (b) Soil Differential is an issue in the project location as with the residents which were flooded in 2017. It is not covered under flood insurance and is a very costly product to have covered.
 - (c) Lear Blvd extension or other alternative arterial for public safety
 - (d) Public Transportation service expansion
 - (e) Loss of structures or life for slow response of emergency services

DOES NOT MATCH ANY MASTER PLAN IN ANY JURISDICTION (North Valley's, Washoe or City of Reno)

Conservation Plan/Open Space

Not meet findings :

- ▶ A. These parcels at this time are open space and have or had flood waters during 2017 and 2018.
- ▶ B. Out of 446.91 acres of open space most is floodplain and is planned for flood mitigation, (detention / retention ponds) with depths up to 9 foot in depth.
 - ▶ (1) public safety issues are as follows:
 - ▶ Mosquito infestations
 - ▶ Drownings
 - ▶ Harmful Algae Bloom (HAB)
 - ▶ (2) How to use this as recreational with large holes all over the place

Summarization: Master Plan Amendment Finding Can Not Be Made



* Land Use Compatibility – not matching any Master Plan



* Traffic Impacts – US 395, no major arterial service, school zone



* Air Quality - idling for trucks on a non-arterial service road



* Floodplain Preservation



* Flood Volume Mitigation – public safety and usable open space



* Ground Water Preservation



* Emergency Response Services



* Additional Expenditures to the City of Reno for roads and public safety

PUD and Tentative Map Does Not Meet Findings as Follow:

- ▶ Open Space – Public Safety Issues
 - ▶ * Mosquito Abatement for “multiple” Detention/Retention Ponds
 - ▶ * 6 foot or greater depth Retention/Detention Ponds – Large bodies of stagnate water
 - ▶ * creation of (HAB) Harmful Algae Bloom
 - ▶ * Misrepresentation of open space as recreational use with multiple Detention/Retention Ponds
 - ▶ * Already open space and (had/has) standing water during 2017 and 2018

▶ Public Services – Lack of Safety

- ▶ * No Public Transportation past Fremont St. Lemmon Valley
- ▶ * As stated by Richard Jay @ Regional Governing Board 12/6/2018, North Valley's High School is over capacity.
- ▶ * RSWF capacity and effluent discharge issues as discussed too many times
- ▶ * Storm water run off capacity in the "Natural" Swan Lake banks
- ▶ * Alternative Arterials Build in the Floodplain
- ▶ * Emergency Response time issues grater than 6 minutes
- ▶ * Children vs Truck (example Stead Blvd)
- ▶ * Manpower and equipment of Fire and Police
- ▶ * Fascial Analysis missed Future impacts:
 - ▶ "TAKING" of home and personal property – Downstream Flooding
 - ▶ "Implied Safety of Investment" – Structural integrity with Soil Differential

▶ Sewer

- ▶ * 1.7 mgd is an “Annual Daily Average”
- ▶ * 2.5 mgd or greater is or was discharged per NDEP records
- ▶ * Short Term “Shaving” project of .5 mgd is consumed by Case #LDC18-00056 as testified to Reno City Council on 8/22/2018 item M.1
- ▶ * Completion in 2021 DOES NOT include effluent discharge to Swan Lake which is 2.5 mgd and that is hit during winter precipitation
- ▶ * Year 2025 is the next feasible date to address the issue of effluent reduction
- ▶ * “Tentative Map approval” – NRS 278.335 approval letter is not in report Why?
- ▶ * Repurpose, Reuse and Storage effluent has not occurred with Swan Lake storage Why?
- ▶ Standing Stagnated Waster and effluent discharge at current has created Harmful Algae Bloom (HAB)

▶ **Flood Mitigation – Public Safety at Risk**

- ▶ * Volume of water storage with multiple retention/detention ponds
- ▶ * Stagnate Water – Harmful Algae Bloom (HAB)
- ▶ * Receive CLOMAR per NRS 278.335 BEFORE Approval of Tentative not after Tentative Map Approval
- ▶ * 100 yr floodplain has increased from 4918 in 1970's to 4924 or 4926 depending on the agency currently
- ▶ * Groundwater elevation is at 4860 when Prado completes flood mitigation of detention/retention ponds at the elevation of 4915 leave only 55 feet of filtering surface water to groundwater
- ▶ * 125% is not enough mitigation of stormwater because the numbers are skewed to parcel only, needs to be total accumulation of through the parcels
- ▶ * Additional information requested by staff to be submitted after approval of tentative map which should be submitted prior to approval of tentative map Mr. Lansing has proven not to abide by. Article Lansing suite against County of San Diego (Lack of performance)

▶ Schools

- ▶ * Per Richard Jay @ Regional Governing Board on 12/6/2018, he stated for the record the North Valley's High School is overcrowded.
- ▶ * Stonegate's proposed High School maybe completed by 2024
- ▶ * Stonegate's proposed High School is in a floodplain
- ▶ * Stonegate's proposed High School will have the same issues of "Soil Differential"
- ▶ * NO CONTRIBUTIONS TO SCHOOLS BY PROPOSED PROJECT per staff report

▶ **Traffic**

- ▶ * Traffic Study completed on a “weekend and during school winter Holiday” Incomplete or inaccurate Study
- ▶ * Cost of auxiliary arterial for emergency services – Lear Blvd
- ▶ * Contribution of project to just elevate Lemmon Dr and nothing else
- ▶ * RTC has reported FY 2019 which is late 2020 renderings of completed of Lemmon Dr., then 1 year later engineering drawings will be completed, then 1 year later funding and contract issued so by 2024 Lemmon Dr. will be started
- ▶ * Large trucks turning left onto the current Lemmon Dr with speeds of traffic grater than 35 mph
- ▶ * **Children vs Trucks**
- ▶ * US 395 issues and timing as stated in these chambers time and time again

Summerrarizaiton PUD Tentative Map Finding Can Not Be Made



Public Safety and Services



Traffic



Flood Volume Mitigation



Ground Water Preservation



Emergency Response Services



Future Impacts



Sewer



Violation of Tentative Map NRS 278.335