



Board of Adjustment Staff Report

Meeting Date: September 2, 2021

Agenda Item: 8C

ADMINISTRATIVE CASE NUMBER: WADMIN21-0009 (5100 W 1st Avenue)

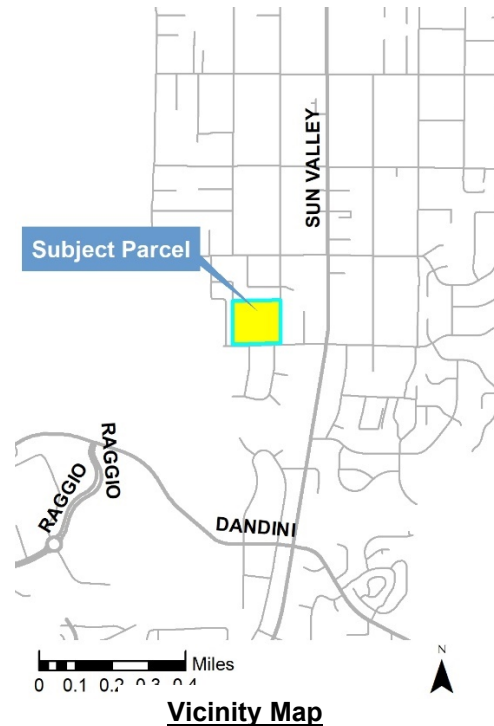
BRIEF SUMMARY OF REQUEST: An administrative permit for a 200-unit apartment community and associated grading.

STAFF PLANNER: Planner: Chris Bronczyk
Phone: 775.328.3612
Email: cbronczyk@washoecounty.us

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a 200-unit apartment community on 9.992 acres of land located at the NE corner of McGuffey Road and W 1st Avenue. The proposal also includes grading standards associated with the development.

Applicant: Ulysses Development Group, LLC
Property Owner: Stan Lucas
Location: 5100 W. 1st Avenue
APN: 085-820-31
Parcel Size: 10 Acres
Master Plan: Urban Residential (UR)
Regulatory Zone: Medium Density Urban (MDU)
Area Plan: Sun Valley
Development Code: Authorized in Article 302, Allowed Use; and Article 438, Grading Standards
Commission District: 3 – Commissioner Jung



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN21-0009 for Ulysses Development Group, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25

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Administrative Permit Definition

The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The conditions of approval for Administrative Permit Case Number WADMIN21-0009 is attached to this staff report and will be included with the action order, if approved.

The subject property has a regulatory zone of Medium Density Urban (MDU), which allows for multi-family use types subject to the approval of an administrative permit. The setbacks for MDU are 15-feet in the front yard setback, 20-feet in the rear yard setback, and 5-feet for the side yard setbacks.



Site Plan

Project Evaluation

The applicant is seeking approval of an administrative permit to allow the establishment of a 200-unit apartment community and associated grading required to develop the property. The subject property (APN: 085-820-31) has a regulatory zone of Medium Density Urban (MDU) and allows for 21 dwelling units per acre. The site is currently vacant with slopes downward at roughly 10-13%, and slopes from west to east. The parcel is located in Sun Valley at 5155 McGuffey Road, north of West 1st Avenue, and along the east side of McGuffey Road. The property is adjacent to the Bernard Subdivision to the north, and Lois Allen Elementary School to the west. It is about 600 feet from the RTC bus route 5 on Sun Valley Boulevard and is surrounded by existing water and sewer lines provided and maintained by the Sun Valley General Improvement District (SVGID).

The subject parcel previously went through the process of a master plan amendment and regulatory zone change in 2015 under case numbers WMPA15-001 and WRZA15-001. The following cases were approved in September of 2015, which changed the parcels from Suburban Residential (SR) to Urban Residential (UR) master plan land use category and from Public/Semi-Public Facilities (PSP) to Medium Density Urban (MDU) regulatory zone.

The 200-unit apartment community will provide a range of unit sizes, from 1-bedroom units to 4-bedroom units. The applicant intends to apply for federal low-income housing tax credits under Section 42 to help finance the proposed development. The Section 42 program provides federal tax credits for housing that (i) commits to provide housing for residents who earn 60% or less of the area median income (AMI) and (ii) that meets the compliance and regulatory requirements of the program. The applicant will be required to record a Land Use Restriction Agreement (LURA) against the property in order to meet the requirements of the Section 42 program. This document will specify that apartment units at the property must be leased to residents who earn 60% or less of area median income (AMI). The LURA will have a minimum extended affordability period of 30 years. The project is not anticipated to be phased, instead construction will start in the spring/summer of 2022 and the estimated completion time is Fall of 2023.

The apartment community is proposed to be accessed from a driveway on W. 1st Avenue at Sagebrush Drive, with a secondary gated/emergency access at the eastern portion of W. 1st Avenue. The applicant is proposing sidewalks on three sides of the property. The intent is to connect the sidewalk on McGuffey Road at the NW corner of the site to allow for convenient access from Lois Allen Elementary School.

Table 110.410.10.1 dictates parking for residential use types. Multi Family use types have the following parking requirements: 1.6 for 1-bedroom units, 2.1 for 2-bedroom and larger units; 1 of which must be in an enclosed garage or carport per unit.

Unit Size (Bedrooms)	Number of Units	Required Parking Ratio	Parking Required
1 Bedroom	40	1.6	64 Spaces
2 Bedroom	84	2.1	176.4 Spaces
3 Bedroom	66	2.1	138.6 Spaces
4 Bedroom	10	2.1	21 Spaces
Totals	200		400 Spaces

The proposal requires a minimum 400 parking spaces, and with 200 total units being proposed, 200 canopy spaces are required, additionally 9 ADA accessible parking spaces are required per Table 110.410.15.1. The project is proposing just slightly over the required parking spaces with 401 total parking spaces, 20 accessible parking spaces, and 204 canopy spaces.

The applicant is proposing fencing at the northern border of the property, as well as areas where walls taller than 3 feet exist. The fencing is to be a solid screening wall constructed of white vinyl. Fencing adjacent to retaining walls required for site grading are proposed to be open fencing such as tubular steel or similar types. The application also includes a monument sign that will be located at the entry of the property, the sign is not reviewed as part of this administrative permit and will instead require review at the building permit level. Community lighting is anticipated to be met from the wall lights on the exterior of the buildings. All lighting will be down shielded to meet Washoe County's dark sky standards.

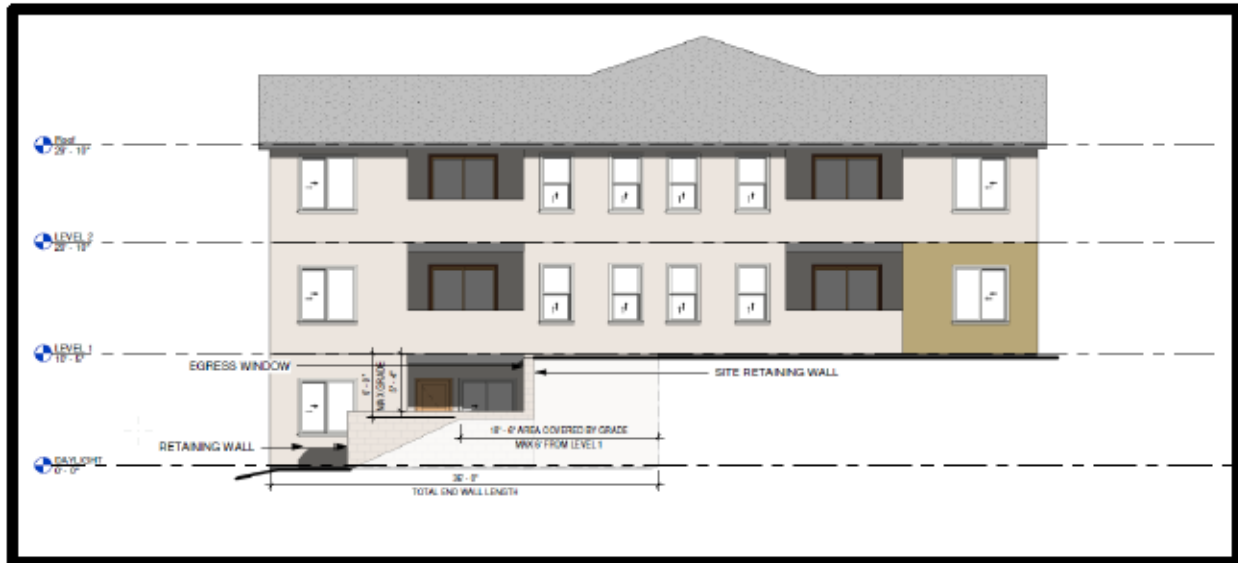
The proposal includes a clubhouse, pool, barbeque area, and a playground. The clubhouse contains a fitness facility, lounge, kitchen, meeting areas, and a business center for residents. The clubhouse is intended to function as the leasing office and community meeting location.

The project includes three primary building footprints to utilize the existing topography to create two-story buildings with a basement set of units on the eastern side of each building. The proposed buildings classify as two-story buildings per Washoe County Code Definition from Article 902.

Story. "Story" is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six (6)

feet above grade as defined herein for more than fifty (50) percent of the total perimeter or is more than twelve (12) feet above grade as defined herein at any point, such usable or unused under-floor space shall be considered as a story

The proposed buildings show more than 50% of the perimeter of the bottom floor of each building to be below ground. Due to this, the bottom floor would not be considered a story per the definition of “story” as identified above.



Landscaping

As part of the application package, a preliminary landscape plan was provided. The development code requires that 20% of the site be landscaped, which amounts to 87,050 sf. The preliminary landscape plan meets this requirement. The applicant was requesting a waiver of Article 412, Landscaping; specifically, Section 110.412.60(k)(4) which requires that 50% of the site being landscaped with grass. Due to this being an administrative permit, varying or waiving standards is not permitted and the applicant will still be required to meet all landscaping code provisions including Section 110.412.60(k)(4) which states:

In multi-family residential use types, turf areas shall be provided at a minimum of fifty (50) percent of the required landscaping area in a practical configuration for recreational uses and shall be balanced with other landscaping materials.

Article 412 also specifies that one (1) tree is required for every 300 square feet of planting area, and that six (6) shrubs are required for every 300 square feet of planting area. The proposed development has 2 street frontages and will be required to meet the one (1) tree for every fifty (50) linear feet of street frontage requirement. The preliminary landscape plan provides the following:

Trees Required	290	Trees Proposed	290
Shrubs Required	1741	Shrubs Proposed	1740

Open Space Standards

Article 432, Open Space Standards established regulations to develop, preserve, and protect recreational and any environmentally sensitive open space areas within Washoe County. The intent of these regulations is to protect the public health, safety, and welfare by providing new recreation and scenic areas for the use and enjoyment of residents and visitors and establishing usable space and facilities for outdoor living and recreation. Within Article 432, there are sections

of code that are specific to residential use types, the standards found within the residential sections are intended to serve the need for leisure, usable space, and recreation.

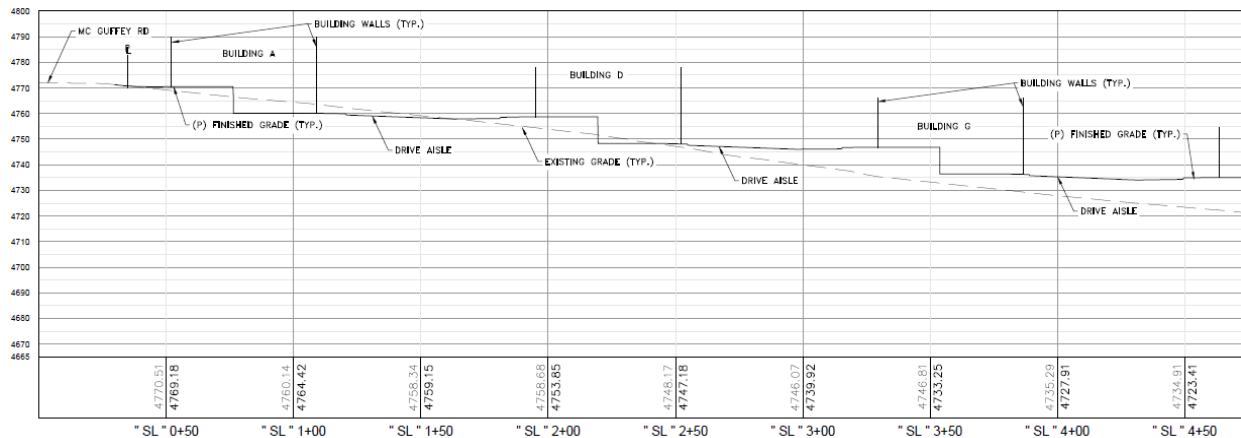
Section 110.432.15(b) requires a minimum of 200 sf of common open space per dwelling unit for developments of 12 or more units. The proposed development contains 200 units, therefore would be required to provide 40,000 sf of common open space. Per Article 432, common open space elements include the following: courtyards, large lawn areas, playgrounds, tennis courts, basketball courts, a swimming pool, or similar outdoor recreation facilities approved by the Director of Community Development. The common open space must be accessible to all units it serves. The proposed development does not appear to meet these standards, as a result a condition of approval is proposed to ensure compliance with these requirements.

Grading

Grading is included as part of the proposed application; the following thresholds are triggered by the development.

Code Section	Description
110.438.35 (a)(1)(i)(C)	Grading of an area of more than 4 acres.
110.438.35 (a)(1)(ii)(A)	Excavation of 5,000 cubic yards of material.
110.438.35 (a)(1)(ii)(B)	Importation of 5,000 cubic yards of material
110.438.35 (a)(4)	Grading to construct a permanent earthen structure of greater than 4.5 feet in a front yard setback and 6 feet on the remainder of the site.

The total disturbed area is 392,736 sf, the total amount of cut is 29,768 cubic yards, and 54,363 cubic yards of fill. The project is proposing terraced grading pads. The following zoomed in portion of the site cross section can be found below.



The finished grade will contain ornamental landscaping, common open space with lawn, impervious surface, and buildings. No revegetation is proposed as part of the project. The applicant is proposing retaining walls along the northern property line as well as along the eastern and western parts of the project site. The application shows walls to vary between 1-foot and 15-feet which is not permissible under Washoe County Code. Any retaining walls built will need to meet the following sections of code.

Section 110.438.45 (d) – Within the front yard setback of any parcel with a residential use or zoned for a residential use, retaining walls are limited to a **maximum height of four and one-half (4.5) feet.**

Section 110.438.45(e) – Within the side and rear yard setbacks of any parcel with a residential use or zoned for a residential use, retaining walls are limited to a **maximum height of six (6) feet**.

Traffic

A traffic study, prepared by Headway Transportation, was submitted as part of the application packet. The traffic study states that the project is anticipated to generate approximately 1,464 daily trips, 92 AM peak hour trips, and 112 PM peak hour trips to the external roadway network. The traffic study recommends the project construct sidewalks along the property frontage, and to install center line and turn pocket striping for approximately 60 feet on the eastbound approach at the Sun Valley Blvd/1st Avenue intersection. Sun Valley Blvd is a Nevada Department of Transportation (NDOT) road that is officially designated as State Route 443 (SR-443). The traffic study concludes that under existing conditions, including the project the study intersections (SR-443/1st Avenue, and 1st Avenue/Project Access) are expected to operate within policy level of service thresholds.

NDOT reviewed the project application and traffic study and concluded that no improvements to the 1st Ave and SR-443 intersection are required at this time. The Regional Transportation Commission (RTC) also reviewed the project application and traffic study and recommends that the proposed improvements included in the traffic study be implemented. RTC recommends the applicants communicate further, as there are bus subsidy programs available to residents.

Neighborhood Meeting

The applicant held a neighborhood meeting at Hobeys Casino in Sun Valley. The meeting was held on Thursday, August 12, 2021, from 6:00 pm to 7:00 pm. The applicant stated that they stayed an additional 30 to 45 minutes to continue speaking with members of the public regarding the proposed project. Notices were sent out by Reno Type on August 28, 2021, to over 200 parcels. The applicant noticed properties a minimum of 750-feet from the project boundary. A total of 9 neighbors showed up, and some of the primary concerns were setbacks, noise and light pollution, and traffic. Information related to the neighborhood meeting can be found in Exhibit C.

Washoe County Master Plan

The subject parcel is located within the Washoe County Master Plan. The following is/are the pertinent policies from the Washoe County Master Plan:

Relevant Master Plan Policies Reviewed

Policy	Brief Policy Description	Complies
LUT 1.4	Residential should be within close proximity to retail/commercial land uses within the TMSA to facilitate both walking and cycling as desirable and safe modes of transportation.	Yes
LUT 3.1	Require timely, orderly, and fiscally responsible growth that is targeted based on the Regional Land Designations outlined in Table 3.1 and Map 2 of the Truckee Meadows Regional Plan:	Yes
LUT 3.5	Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic and industrial development needs for the next 20 years, taking into account land use potential within the cities and existing unincorporated centers, existing vacant lots, and resource and infrastructure constraints.	Yes
LUT 4.1	Maintain a balanced distribution of land use patterns to:	Yes

	a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population; b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and c. Allow housing opportunities for a broad socio-economic population.	
LUT 4.3	Encourage suburban developments to provide a mix of residential densities and housing types in close proximity to retail/commercial	Yes
LUT 17.3	A variety of dwelling units such as houses, townhouses, and apartments are all encouraged.	Yes

Sun Valley Area Plan

The subject parcel is located within the Sun Valley Area Plan. The following is/are the pertinent policies from the Sun Valley Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SUN 10.1	Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service	Yes	NA
SUN 12.1	Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service	Yes	NA

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Alex Wolfson; awolfson@dot.nv.gov
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram; ybehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert Wimer; rwimer@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa; grosa@washoecounty.us
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon; blemon@tmfpd.us

RTC Washoe	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Rebecca Kapuler; rkapuler@rtcwashoe.com
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jim Shaffer; 775.750.8272
Sun Valley GID	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Chris Melton; cmelton@svgid.com

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan.

Staff Comment: Staff has reviewed the Master Plan and the Sun Valley Area Plan and the project is consistent with these plans.

2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: Based on agency review comments received to date and proposed conditions of approval, it appears that adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are available or will be provided. This approval will require compliance with all applicable codes and requirements should any have not been previously met.

3. **Site Suitability.** That the site is physically suitable for a multi-family apartment community, and for the intensity of such a development.

Staff Comment: The site is physically suitable for the type of development.

4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The subject parcel went through a master plan amendment and regulatory zone amendment in 2015 specifically for the proposed use type. The proposed development will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN21-0009 is being recommended for approval with conditions.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN21-0009 for Ulysses Development Group, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a multi-family apartment community, and for the intensity of such a development.;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant: Ulysses Development Group, LLC
33 Sea Colony Drive
Santa Monica, CA 90405
Attn: Connor Larr
Connor.larr@ulyssesdevelopment.com

Property Owner: Stan Lucas
2850 Temple Avenue
Long Beach, CA 90806

Representative 1: CFA, Inc.
1150 Corporate Blvd.
Reno, NV 89502
Attn: David Snelgrove
dsnelgrove@cfareno.com

Representative 2: Frame Architecture

4090 S. McCarran Blvd, Suite E
Reno, NV 89502
Attn: Jeff Frame
jframe@framearchitecture.com



Conditions of Approval

Administrative Permit Case Number WADMIN21-0009

The project approved under Administrative Permit Case Number WADMIN21-0009 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on September 2, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this administrative permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this administrative permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the administrative permit may result in the initiation of revocation procedures.

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies:

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this administrative permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Planning and Building Division for review and approval. Said plan shall address parking, parking lot circulation and striping, signage, exterior lighting, trash enclosures, landscaping and plant material, type and size of plants, maturation size at full growth, landscaping location, and landscaping irrigation system.
- f. All landscaping, irrigation and screening shall be completely installed and shall satisfy the requirements as set forth in the Washoe County Development Code prior to issuance of a Certificate of Occupancy.
- g. At least two hundred (200) square feet of common open space shall be required per dwelling unit for developments of twelve (12) or more units.
- h. In multi-family residential use types, turf areas shall be provided at a minimum of fifty (50) percent of the required landscaping area in a practical configuration for recreational uses and shall be balanced with other landscaping materials.
- i. Within the side and rear yard setbacks of any parcel with a residential use or zoned for a residential use, retaining walls are limited to a **maximum height of six (6) feet**.

- j. Within the front yard setback of any parcel with a residential use or zoned for a residential use, retaining walls are limited to a **maximum height of four and one-half (4.5) feet**.
- k. The following **Operational Conditions** shall be required for the life of the business:
 - i. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. All landscaping and irrigation systems shall be maintained at all times to conform with the Landscaping Section of the Washoe County Development Code for the life of the business, including the replacement of dead plants, trees, shrubs and all ground cover.
 - iv. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - v. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.
 - vi. Hours of operation for the leasing hours shall be 7:00 AM to 7:00 PM.
 - vii. Hours of operation for the pool area shall be 8:00 AM to 9:00 PM.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E.; 775.328.2059; rwimer@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- e. Exported materials shall not be sold without the proper business license.

- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Name – Robert Wimer, P.E., (775) 328-2059

- i. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties. On-site detention basin design shall be modeled using HEC-1/HEC-HMS or equivalent modeling technique. Detention basins shall be equipped w/ an emergency overflow.
- j. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- k. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- l. All necessary utilities shall be stubbed beyond the edge of pavement for future development to the satisfaction of the County Engineer.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Name – Mitchell Fink, P.E., (775) 328-2050

- m. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
- n. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications. Driveway approach shall have a 36-foot minimum width at the property line.
- o. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways.
- p. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- q. The minimum pavement requirements for on-site paving shall be three inches (3") asphalt over six inches (6") granular base.
- r. School flashers and appropriate school signs shall be installed to the satisfaction of the County Engineer if relocation is necessary.

- s. A safe walkway route, including any required crossings, shall be provided for all school age pedestrians. A pedestrian walkway plan shall be approved by the County Engineer prior to the finalization of construction improvement drawings.
- t. The existing asphalt curb, on the north side of W. 1st Street, along the parcel's southern property line, shall be removed and replaced with Type 1 concrete curb and gutter.
- u. Sidewalk shall be perpetuated along the east side of McGuffey Road and on the north side of W. 1st Street where currently not constructed and shall meet current ADA standards.
- v. Striping shall be installed on W. 1st Avenue, at the intersection with Sun Valley Boulevard, as recommended per the project's traffic impact report.
- w. Pedestrian ramps shall be constructed at the mid-block pedestrian crosswalk on McGuffey Road and at the W. 1st Avenue and Slope Drive intersection meeting current ADA standards.
- x. Regional Road Impact Fees will be assessed for the project with the issuance of a building permit.
- y. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/rights-of-way.

Washoe County Air Quality Management

3. The following conditions are requirements of the Washoe County Air Quality Management Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa; grosa@washoecounty.us

- a. A Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Truckee Meadows Fire Protection District (TMFPD)

4. The following conditions are requirements of the Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact Name – Dale Way/Brittany Lemon; 775.326.6000;
dway@tmfpd.us/blemon@tmfpd.us**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Sun Valley General Improvement District

5. The following conditions are requirements of the Sun Valley General Improvement District, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Melton; cmelton@svgid.com

- a. The parcel is located on 5100 block of W 1st Ave. and in Sun Valley General Improvement District service area.
- b. If application is approved owner will be subject to Sun Valley General Improvement District water and wastewater capacity study.
- c. Sun Valley General Improvement District will be the water and wastewater provider.

- d. Any water rights that may be required for project will need to be dedicated to Sun Valley General Improvement District via TMWA Wholesale Will Serve.
- e. Sun Valley General Improvement District to be signature on the Jurat.
- f. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
- g. If application is approved owner is subject to Sun Valley General Improvement District water and wastewater facility fees.

Water Rights and Water Resources Management

6. The following conditions are requirements of Water Rights & Water Resources Management, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram; 775.954.4647; vbehmaram@washoecounty.us

- a. Following the possible approval of this Administrative Permit, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to SVGID service area.
- b. A formal water will serve will be required at a later date as part of the Building Permit application and said will serve letter will be required prior to occupancy, permit final inspection, or certificate of occupancy is granted, OR during the Building Permit application process.
- c. The applicant shall conform with the requirements of SVGID in regard to water rights and water service. SVGID requires that all water rights and water service conditions to be met prior to approval of building permit.

Washoe-Storey Conservation District

7. The following conditions are requirements of the Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

Contact Name – Jim Shaffer; shafferjam51@gmail.com

- a. The applicant submits to the District for approval a revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three-year period.
- b. To prevent the spread of noxious weeds concerning grading and exportation of material, the applicant shall collaborate with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

Regional Transportation Commission (RTC)

8. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions. The Regional Transportation Commission is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that board.

Contact Name – Rebecca Kapuler; rkapuler@rtcwashoe.com

- a. RIDE Route 5 will be serving this project once Desert Skies Middle School is open. The applicant should contact Tina Wu, RTC Senior Planner, to discuss potential transit improvements once site plan is available at 775-335-1908 or twu@rtcwashoe.com.

- b. It is recommended that this development be required to provide incentives through the Smart Trips to Work program to include a 10-space Park and Ride located at the front of the development.

Nevada Department of Transportation

9. The following conditions are requirements of the Nevada Department of Transportation, for WADMIN21-0009. NDOT shall be responsible for determining compliance with these conditions.

Contact Name – Alex Wolfson; 775.834.8365; awolfson@dot.nv.gov

- a. The traffic study included as part of the application indicates that trips generated by the project will have some level of impact to Sun Valley Blvd. Sun Valley Blvd is an NDOT owned road that is officially designated as State Route 443 (SR-443) and functionally classified as an urban principal arterial.
- b. NDOT has an overall intersection policy level of service (LOS) of “D” or better. The traffic study indicates that the intersection of 1st Ave and SR-443 is anticipated to meet LOS requirements for future year plus project volumes. It does not appear that any improvements to the 1st Ave and SR-443 intersection are required at this time.
- c. An NDOT occupancy permit will be required if any improvements are proposed within the SR-443 right of way.
- d. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within or adjacent to NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

*** End of Conditions ***



STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

1263 S. Stewart Street
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., *Director*

July 26, 2021

Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
Reno, NV 89512
Attention: Chris Bronczyk, Planner

SENT VIA ELECTRONIC MAIL

RE: WADMIN21-0009 (5100 W 1st Ave)

Dear Mr. Bronczyk,

Nevada Department of Transportation (NDOT) District II staff has reviewed the following application and provided comments accordingly:

Administrative Permit Case Number WADMIN21-0009 (5100 W 1st) – For hearing, discussion, and possible action to approve a 200-unit affordable apartment community on 9.992 acres of land located at the NE corner of McGuffey Road and W 1st Avenue. The proposal also includes grading standards and a request to vary standards related to required turf.

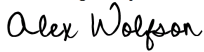
NDOT comments:

1. The traffic study included as part of the application indicates that trips generated by the project will have some level of impact to Sun Valley Blvd. Sun Valley Blvd is an NDOT owned road that is officially designated as State Route 443 (SR-443) and functionally classified as an urban principal arterial.
2. NDOT has an overall intersection policy level of service (LOS) of "D" or better. The traffic study indicates that the intersection of 1st Ave and SR-443 is anticipated to meet LOS requirements for future year plus project volumes. It does not appear that any improvements to the 1st Ave and SR-443 intersection are required at this time.
3. An NDOT occupancy permit will be required if any improvements are proposed within the SR-443 right of way.
4. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within or adjacent to NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

5. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.

Thank you for the opportunity to review this request. NDOT reserves the right to incorporate further changes as this project progresses. Should you have any questions, please contact me at (775) 834-8365.

Sincerely,

DocuSigned by:

8D80C88AB3244A2...

Alex Wolfson, P.E., PTOE
Engineering Manager

Cc: Rebecca Kapuler – Regional Transportation Commission
Dale Keller – Regional Transportation Commission
Sondra Rosenberg – NDOT Assistant Director of Planning
Mike Fuess – NDOT District Engineer
Rod Schilling – NDOT Traffic Operations
File



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: August 4, 2021

To: Chris Bronczyk, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Administrative Permit for **5100 W. 1st Avenue WADMIN21-0009**
APN 085-820-31

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Administrative Permit is for the construction of the 5100 W. 1st Avenue Apartments and is located on approximately 10 acres at the corner of W. 1st Avenue and McGuffey Road in Sun Valley. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by CFA, Inc. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
5. Exported materials shall not be sold without the proper business license.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: 5100 W. 1st Ave. Apartments WADMIN21-0009
Date: 8/4/2021
Page: 2

6. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
7. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
8. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties. On-site detention basin design shall be modeled using HEC-1/HEC-HMS or equivalent modeling technique. Detention basins shall be equipped w/ an emergency overflow.
2. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
3. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
4. All necessary utilities shall be stubbed beyond the edge of pavement for future development to the satisfaction of the County Engineer.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

1. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
2. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications. Driveway approach shall have a 36-foot minimum width at the property line.

Subject: 5100 W. 1st Ave. Apartments WADMIN21-0009
Date: 8/4/2021
Page: 3

3. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways.
4. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
5. The minimum pavement requirements for on-site paving shall be three inches (3") asphalt over six inches (6") granular base.
6. School flashers and appropriate school signs shall be installed to the satisfaction of the County Engineer if relocation is necessary.
7. A safe walkway route, including any required crossings, shall be provided for all school age pedestrians. A pedestrian walkway plan shall be approved by the County Engineer prior to the finalization of construction improvement drawings.
8. The existing asphalt curb, on the north side of W. 1st Street, along the parcel's southern property line, shall be removed and replaced with Type 1 concrete curb and gutter.
9. Sidewalk shall be perpetuated along the east side of McGuffey Road and on the north side of W. 1st Street where currently not constructed and shall meet current ADA standards.
10. Striping shall be installed on W. 1st Avenue, at the intersection with Sun Valley Boulevard, as recommended per the project's traffic impact report.
11. Pedestrian ramps shall be constructed at the mid-block pedestrian crosswalk on McGuffey Road and at the W. 1st Avenue and Slope Drive intersection meeting current ADA standards.
12. Regional Road Impact Fees will be assessed for the project with the issuance of a building permit.
13. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/rights-of-way.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

No comments or conditions



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

July 15, 2021

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Administrative Permit Case Number WADMIN21-0009 (5100 W 1st)

Project description:

For hearing, discussion and possible action to approve a 200 unit affordable apartment community on 9.992 acres of land located at the NE corner of McGuffey Road and W 1st Avenue. The proposal also includes grading standards and a request to vary standards related to required turf.

Project located at 5100 West 1st Avenue • Assessor's Parcel Numbers: 085-820-31.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments & conditions:

Comments:

The application indicates that Municipal water service will be provided by the Sun Valley General Improvement District (SVGID).

Conditions:

There are no water rights conditions for approval of this Administrative Permit. Following the possible approval of this Administrative Permit, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to SVGID service area.

A formal water will serve will be required at a later date as part of the Building Permit application and said will serve letter will be required prior to occupancy, permit final inspection, or certificate of occupancy is granted, OR during the Building Permit application process.

The applicant shall conform with the requirements of SVGID in regard to water rights and water service. SVGID requires that all water rights and water service conditions to be met prior to approval of building permit.

From: cmelton@svgid.com
To: [Bronczyk, Christopher](#)
Cc: [Jennifer Merritt](#); [Jon Combs](#); [Fagan, Donna](#)
Subject: WADMIN21-0009 (5100 W 1st Ave.)
Date: Tuesday, July 13, 2021 3:55:16 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good afternoon Chris,

This email is in response to WADMIN21-0009 5100 W 1st Ave, APN: 085-480-31 (9.990 Acres).

Sun Valley General Improvement District comments on Administrative Permit Case Number WADMIN21-0009.

1. The parcel is located on 5100 block of W 1st Ave. and in Sun Valley General Improvement District service area.
2. If application is approved owner will be subject to Sun Valley General Improvement District water and wastewater capacity study.
3. Sun Valley General Improvement District will be the water and wastewater provider.
4. Any water rights that may be required for project will need to be dedicated to Sun Valley General Improvement District via TMWA Wholesale Will Serve.
5. Sun Valley General Improvement District to be signature on the Jurat.
6. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
7. If application is approved owner is subject to Sun Valley General Improvement District water and wastewater facility fees.

Thank you,

Chris Melton
Public Works Director
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433
Phone: 775-673-2253
Fax: 775-673-7708
CMelton@svgid.com
Website: www.svgid.com

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WADMIN21-0009
EXHIBIT B



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

July 21, 2021

FR: Chrono/PL 181-21

Mr. Chris Bronczyk, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

Dear Mr. Bronczyk,

RE: WADMIN21-0009 (5100 W 1st Street)

The Regional Transportation Commission (RTC) has reviewed this application to approve a 200 unit affordable apartment community on 9.992 acres of land located at the NE corner of McGuffey Road and W 1st Avenue. The proposal also includes grading standards and a request to vary standards related to required turf.

The traffic study shows the intersections within the project study area will operate within the policy level of service thresholds (LOS "D"). It is recommended that the proposed improvements included in the traffic impact study be implemented.

Please ask the developer to contact Scott Miklos, Trip Reduction Analyst, at 775-335-1920 or smiklos@rtcwashoe.com to discuss implementing a Bus Pass Subsidy Program through the RTC Smart Trips Program. Residents may benefit from bus pass subsidy program while utilizing RTC ROUTE 5. Transit-use helps reduce vehicle pollution and roadway congestion.

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. In addition, 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
Senior Planner

CC: Dale Keller, Regional Transportation Commission
Blaine Petersen, Regional Transportation Commission,
Sara Going, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Andrew Jankayura, Regional Transportation Commission
Scott Miklos, Regional Transportation Commission

/5100 W. 1st Street



1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

July 27, 2021

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WADMIN21-0009 5100 West 1st

Dear Chris,

In reviewing a 200-unit affordable apartment community, the Conservation District has the following comments.

The applicant submits to the District for approval a revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three-year period.

To prevent the spread of noxious weeds concerning grading and exportation of material, the applicant shall collaborate with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

To reduce the attractiveness of standing water in the detention ponds and swale detention areas, we require this infrastructure constructed with a 6–8-inch rock lined low flow channel from the inlet to the outlet(s) pipe including 2 feet by 3 feet infiltration trench below the low flow channel reducing storm water runoff. No vegetation shall be planted within two feet on other side of the low flow channel in both the ponds and swales supporting water not holding in this infrastructure longer than 7 days.

The District supports CFA's position of reducing the required turf by 50 % for the project to conserve water in Washoe County's high desert climate and supports the Districts mission to preserve water, thereby limiting turf to the functional areas near the clubhouse.

White vinyl fencing will be installed for the apartment community. If it's possible a brown color blends better with the native area. Additionally, the apartments exterior utilizes an earth tone color palette including the roofing material.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler

From: [Lemon, Brittany](#)
To: [Bronczyk, Christopher](#)
Subject: WADMIN21-0009 (5100 W 1st) Conditions of Approval
Date: Wednesday, July 21, 2021 8:39:32 AM
Attachments: [image001.png](#)

Good Morning Chris,

This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.

<https://tmfpd.us/fire-code/>

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

From: [Rosa, Genine](#)
To: [Bronczyk, Christopher](#)
Subject: Third Review of Applications Submitted July 2021
Date: Tuesday, July 20, 2021 4:49:50 PM

Administrative Permit Case Number WADMIN21-0009 (5100 W 1st)

Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Link to application: [Dust Control Permit Application](#)

Special Use Permit Case Number WSUP21-0007 (Hidden Valley Reclaimed Water Tank)

Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Link to application: [Dust Control Permit Application](#)

Special Use Permit Case Number WSUP21-0009 (Cheyenne Drive)

Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Link to application: [Dust Control Permit Application](#)

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.us | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)



Please take our customer satisfaction survey by clicking [here](#)

From: [Program, EMS](#)
To: [Pelham, Roger](#); [Bronczyk, Christopher](#)
Cc: [Lawson, Jacqueline](#); [Aaron Abbott](#)
Subject: FW: July Agency Review Memo III
Date: Thursday, July 29, 2021 3:05:37 PM
Attachments: [July Agency Review Memo III.pdf](#)
[image001.png](#)
[image002.png](#)

Good afternoon,

The EMS Oversight Program and REMSA have reviewed item #1 and #4 of July Agency Review Memo III and we have no comments on these projects.

Thank you,

Julie

Julie D Hunter, M.S.

EMS Coordinator | Division of Epidemiology and Public Health Preparedness | Washoe County Health District
jdhunter@washoecounty.us | O: (775) 326-6043 C: (775) 343-2143 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

From: Fagan, Donna <DFagan@washoecounty.us>
Sent: Tuesday, July 13, 2021 2:56 PM
To: Rosa, Genine <Grosa@washoecounty.us>; Restori, Joshua <JRestori@washoecounty.us>; English, James <JEnglish@washoecounty.us>; Rubio, Wesley S <WRubio@washoecounty.us>; Kelly, David A <DAKelly@washoecounty.us>; Program, EMS <EMSProgram@washoecounty.us>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.us>
Subject: July Agency Review Memo III

Genine, Josh, James, Wes, David, and EMS,

Please find the attached Agency Review Memo with cases received this month by CSD, Planning and Building.

You've each been asked to review the items as indicated below:

Genine/Josh: Items #1 thru #4

Jim/Wes/David: Items #1 thru #4

EMS: Items #1 thru #4

Click on the highlighted item description for a link to the application.

Please send any questions, comments or conditions to the planner for that item.

Thank you,

Donna



Donna Fagan

Planning and Building Division | Community Services Department

dfagan@washoecounty.us | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89521

Email: planning@washoecounty.us

From: [Kirschenman, Sophia](#)
To: [Bronczyk, Christopher](#)
Subject: Parks Comments Re: WADMIN21-0009
Date: Monday, July 19, 2021 9:21:42 AM
Attachments: [Outlook-2a3eibpe.png](#)
[Outlook-favozd0a.png](#)
[Outlook-v14ocvs2.png](#)
[Outlook-bhjwynoi.png](#)
[Outlook-r4soi2m0.png](#)

Hi Chris,

I've reviewed WADMIN21-0009 (5100 W 1st) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)

Park Planner | Community Services Department

775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.

**August 12, 2021,
Hobey's Casino Banquet Room,
6:00 PM**

**5100 W. 1st Avenue Apartment SUP
Neighborhood Meeting Comments and Responses**

The project applicant (Ulysses Development Group LLC) and CFA, Inc. ran a neighborhood meeting at Hobey's Casino in the Banquet Room. There were over 215 Neighborhood Meeting Invitations that were sent out, including to the Sun Valley CAB members currently listed on the Roster, the Washoe County Planner reviewing the project (Chris Bronczyk) and the County Commission Ward Representative (Kitty Jung). Of the meeting invites that were sent out, 167 has unique ownership. The notification area for the meeting invites was a minimum of 750 feet from the property lines of the subject parcel. A copy of the notification area that was used for the mailing is attached to this neighborhood comment summary.

The total number of attendees from the neighborhood was nine. A copy of the sign-in sheet from the meeting is provided with this summary.

Haji Barne was the first question or statement as it were:

1. Stated that the area is rural, and this type of development was not suitable.
2. Concerned about project blocking his view of the mountains
3. Too close to neighbors, density of project was not right for the area.
4. Noise and light pollution, increased population in the valley, 19,800 in 2010, now 21,200.
5. Concerned about "Coyotes eating babies"
6. Concerned with increased traffic on 1st Street.
7. What happens when the water comes down the valley? The lightning coming through? (I believe this is a reference to flooding and wildfires)

Questioner walked out of room before anyone could attempt to answer his questions/statements. However, the questions that were presented by this resident are addressed below:

1. ***Comment regarding Sun Valley being "Rural" area – The project site is currently zoned as Medium Density Urban (MDU) – which allows for a maximum multifamily density of up to 21 units per acre. The administrative use permit under consideration by the county is simply a request for the approval of a specific use that is consistent with the previously approved zoning designation.***

The predominance of Sun Valley is zoned MDS (Medium Density Suburban), which is definitely not a rural zone. Along Sun Valley Boulevard, (600+/- feet from the project site), there is GC (General Commercial), NC (Neighborhood Commercial) and TC (Tourist Commercial) zoned properties lining that intensity corridor. Additional RTC operates transit route 5 serves the Sun Valley with direct access to the RTC's 4th Street Station in downtown Reno, where service to all major employment corridors and hubs within our community can be reached.

2. **Mountain view blockage concern – View of the hills is already limited by existing slopes/topography. Anything that could or would be constructed on the property would have similar view blockage.**
3. **Too close to neighbors – The setback distances between existing residential units to the north, south and east are significantly greater than what would be required under MDS zoning and MDU zoning. Most setbacks from building to building are between 100 and 200+ feet. There is a minimum setback distance of 63+/- feet at the northwest corner of the site, but all other building to building setbacks measure between 100 and 200+ feet.**
4. **Noise and light pollution – Noise is only associated with residential uses and cars driving in the driveways and parking. If there is a noise problem from a specific tenant, the management office and management company will have a policy in place to deal with such complaints. A lighting and photometric plan was provided with the project application and was noted during the meeting. Lighting will be required to follow Dark Skies lighting standards set forth in the Washoe County Development Code. Further the Sun Valley area plan has requirements under Lighting Guidelines that will need to be met with final construction of the project.**
5. **Concern about “Coyotes eating babies” – No response necessary.**
6. **Concern about traffic on W. 1st Avenue – this concern had been addressed in a telephone conversation with another nearby resident (Sandy Lane). Based on her concern about cars travelling too fast (now, without the project) downhill on W. 1st Avenue, the applicant commissioned a speed study to be prepared by Headway Transportation to analyze what the current situation is and to suggest possible remedies. Project Traffic Analysis identifies that the Sun Valley Boulevard and W. 1st Ave. and W. 1st Avenue and Sagebrush Drive intersections operate at an acceptable level of service in both the existing and future conditions with project impact included.**
7. **Currently the site sheet flows onto Slope Drive without control. With development of the site appropriate stormwater facilities and detention ponds will be required and have been preliminarily designed. Future conditions will improve the stormwater impacts that are currently experienced by surround property owners to the east.**

Jerry Hilbish and Sandy Lane spoke multiple times regarding a number of topics.

1. Will there be criminal records and background checks done on the applicants for the new apartments?
The answer was yes. Background checks will be done on all prospective residents prior to acceptance of their rental application.
2. Is this a Section 8 project and where are the tenants getting the money to live here?
The property will benefit from participation in the section 42 program, not the section 8 program; the rents listed in the meeting presentation are rent limits, not rent subsidies. Residents will be required to provide proof of employment and proof of income that verifies they earn at least twice the monthly rent at the property in order to lease an apartment unit.
3. Why not make project a for-sale condominium one?

Affordable housing is desperately needed in the region and the applicant's stated mission is to provide quality affordable housing to areas where it is needed.

4. Statement that the traffic report was not valid (BS). Not done at the appropriate time of day. Enough road width to create dedicated right turn lane. Accidents on 1st street, particularly during wet and icy weather. Number of times, cars have lost control and damaged their cars, house, fencing.

The applicant will work with the County to emphasize this currently existing issue. It should be noted that W. 1st Avenue and the roads around Lois Allen elementary school are all Priority 1 for snow plowing. A Speed study has been commissioned to analyze the existing speeds to demonstrate observed issues and address possible remedies.

5. Suggestions from Mr. Hilbish was the use of roundabouts and chicanes to slow drivers down. ***It was noted that a speed study has been commissioned and we plan to discuss with Washoe County and our traffic engineer if there are any improvement that could be installed on W. 1st Avenue to help slow traffic down. We would look for what the County and traffic experts to see if there are any effective and cost effective.***

6. A nest of rattlesnakes is located on site. What will done with them to prevent them from fanning out into the neighborhood?

This was news to us but given the vacant high desert landscape of the site, it was not surprising. If necessary, we will work with Washoe County or the necessary agency to appropriately handle the rattlesnake population, if locatable, with construction.

7. Ugly buildings shown during presentation.

It was noted that the elevations that are shown are two dimensional conceptual elevations that will have a great depth of feel when actual construction occurs. If embellishment is necessary to present a positive appearance, this can be worked on with staff. Images of similar comparable projects were included in the presentation and referenced during this discussion.

8. Move ingress/egress to site to another location/street.

Access to the site is driven predominately by the slope of the property. We did not create an access to McGuffey as that would be directly in front of Lois Allen Elementary School. We did not access to Slope Drive as we have grading and detention areas that will be needed on the downhill side of the site.

9. Effects of construction of the Dandini interchange on traffic patterns in the area.

We did not see that this had a direct impact on the project and noted that the ultimate construction of the RTC projects would benefit the overall traffic congestion and issues in Sun Valley and that would be positive.

10. Landscaping on site, screening.

Team answered with identification of all evergreen trees on north and east sides of site to provide year-round screening. Noted that a photometric plan was prepared with the project application that did not have the advantage of showing light screening due to landscaping. Only a very small area on the photometric plan had some light spillage on to the northeastern side of the property that should be handled with landscaping helping to shield any lighting. Additionally, it was noted that the County Code requires that Dark Skies lighting standards be followed with shielding of light elements and downward direction of lighting.

11. Water pressure is bad. What water and sewer improvements will be done?

Team responded that SVGID employs a third-party engineering firm to analyze projects and their impacts upon the existing system for water and sewer. Also, capacity studies are in process by SVGID that will dictate what, if any upgrades are required to the water and sewer systems to address the demands of the project.

12. Guest parking locations on site. Adequate amounts of parking to prevent/reduce on street parking around site.

Team responded that the project has been designed to meet the Washoe County Code requirements. The per unit size requirements, per Code are provided, below:

Unit Size (Bedrooms)	Number of Units	Req. Parking Ratio	Parking Required
One-Bedroom Units	40	1.6 per unit	64 spaces
Two-Bedroom Units	84	2.1 per unit	176.4 spaces
Three-Bedroom Units	66	2.1 per unit	138.6 spaces
Four Bedroom Units	10	2.1 per unit	21 spaces
Totals	200		400 spaces

The project is required to provide 400 spaces based on the per unit requirements, above ratios. The project meets this requirement.

13. Will there be awnings for the parking? Snow load rated? Will solar be installed?

Answer was yes to all questions.

14. Is there a restriction on the number of children allowed to live in a unit?

Team responded with yes, the property manager will establish a limit based on number of bedrooms.

15. Rate increases and leasing agreements. Would like to see.

The property will be subject to the requirements of the section 42 program. This program has applicable rent limits which are established by the Department of Housing and Urban Development, that are based on the area median incomes for the Reno Metro area. These rent limits are adjusted on an annual basis, based on changes in the level of annual income in the Reno metro area. Rent at the proposed property will not be permitted to exceed these annually established rent limits in the Reno metro area.

16. Adequate sizing of trash cans

Trash enclosures have been shown on the site plan shown at sizes that were used in a similar project in Sparks based on per unit counts. We do believe that six enclosures will be more than sufficient for a project of this size. If waste management requires larger or additional enclosures or dumpsters, they will be located with the final plans.

17. Will there be fencing for security purposes?

There will be fencing on the site but it will be in association with wall areas and property line definition on the north side of the property. Site security camera will be employed for the predominance of the security.

18. Will there be solar panels?

We anticipate that solar panels may be included in the project but that will be determined with final plans.

19. What are the qualifications to get in and apply?

In order to apply for an apartment unit, residents will be required to consent to a criminal background check and a credit check. Residents will also be required to provide proof of employment, and verification of their annual level of income. Residents will be required to provide proof that their income is at least twice the amount of the apartment rents at the property in order to lease an apartment unit.

Carol Burns, CAB member spoke about:

1. The number of parking spaces per unit

This question was answered in #12, above.

2. Prevention of tenants parking on the streets around the site.

The project has been designed to meet the code requirement for parking. Based on that fact, we do not anticipate that tenants would find it necessary to park on the street.

3. Guest parking locations on site.

Parking will be provide as open parking/non-assigned. As such, guest parking will be available throughout the site where spaces are opened in proximity to the guest's destination.

4. Water runoff and appropriate detention/retention areas.

This was previously answered under Haji Barnes 7th comment.

5. Location and types of garbage cans. Team responded by showing locations scattered throughout site to provide easy access to all tenants.

This was previously answered in Jerry Hilbish and Sandy Lane's question #16.

6. On site security?

This was previously answered in Jerry Hilbish and Sandy Lane's question #16.

Marie Colvin comments:

1. Adequate parking and enforcing no tenant parking on public streets surrounding site.

This was previously addressed in Carol Burns question #2

2. Surrounding residences will be hampered in placing their garbage cans out for collection if tenants park on streets.

Team responded that there is adequate parking on site to meet the needs of the tenants.

3. Tenants with criminal backgrounds.

Team responded with background checks are part of the application vetting process.

4. Is there a restriction on the number of children?

Previously answered in Jerry Hilbish and Sandy Lane's question #16.

5100 W. 1st Avenue Apartments
Neighborhood Meeting Sign-in Sheet

Name (Printed):

Address:

Carol Burns

15 Columbine Ct SU

Marie A. Colvin

55 Buttercup Circle

David Junier

55 Buttercup Circle

Hilary Lopez

888 W. 2nd St., Reno

Pita Parra

5102 Breimon Ave

Chris Rutledge

2700 Plumas St. Reno NV 89509

Marlene Penix

PO Box 104 Sparks NV 89432

Aaina Sharma

888 W. 2nd St, Reno

JERRY HILBISH

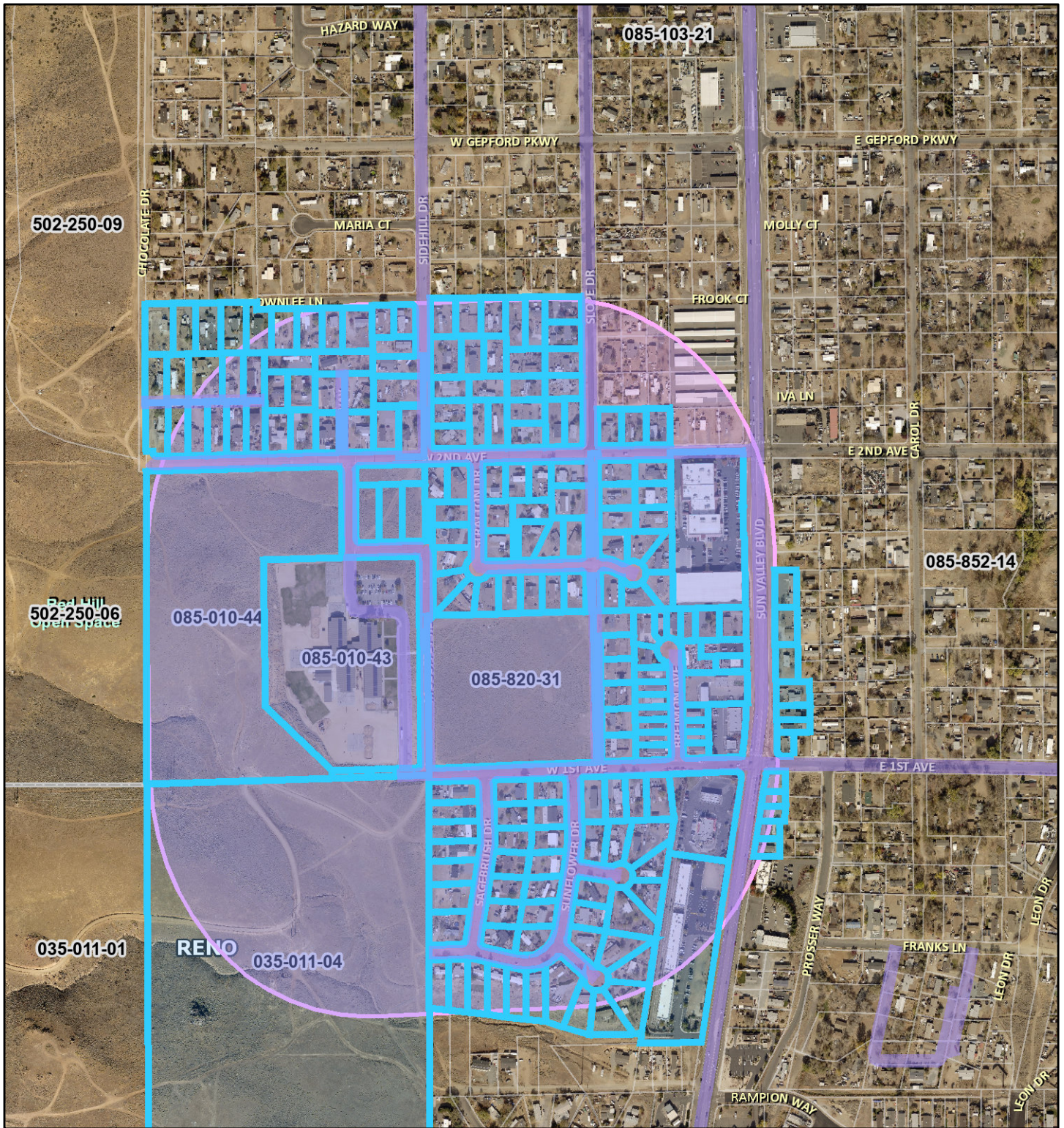
5101 BREIMON

Sandy Lane

5101 Breimon

Haji Barne

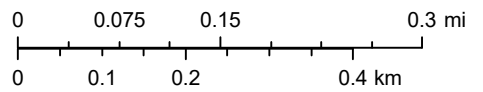
170 west 1 st



July 21, 2021

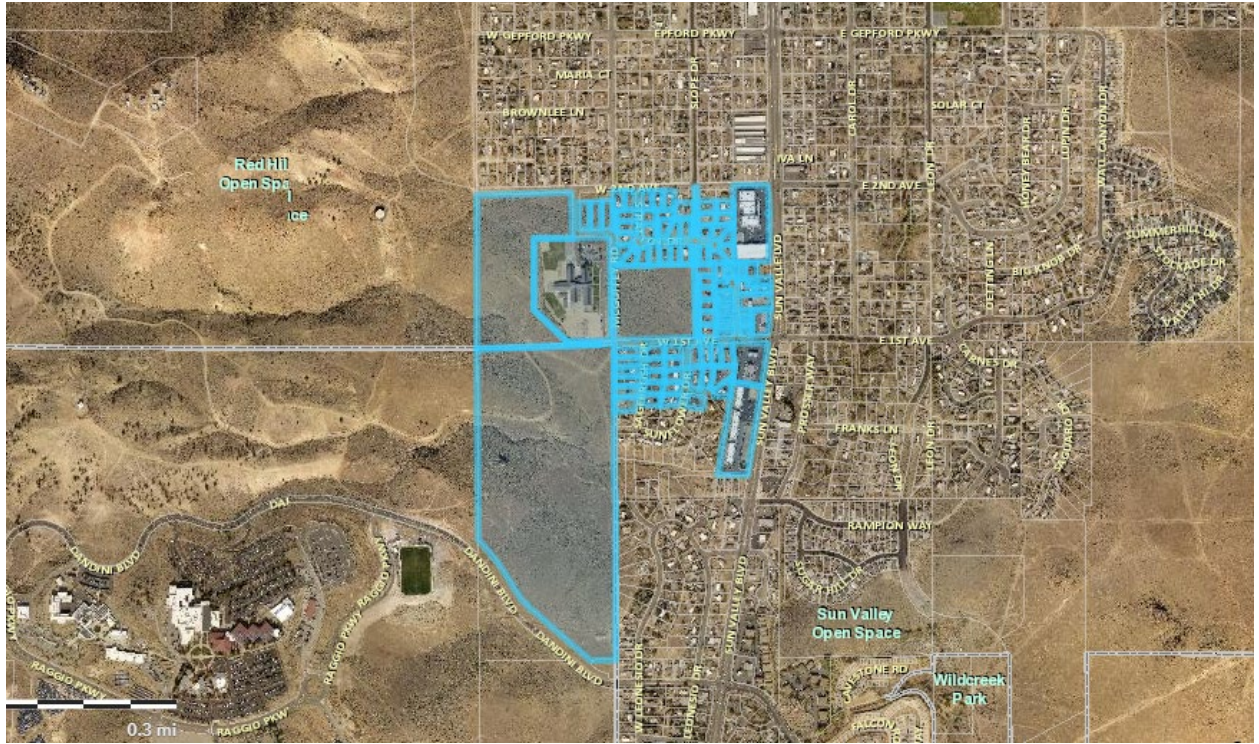
APN

1:9,028



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Washoe County GIS

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or other purposes.
WADMIN21-0009
EXHIBIT C



102 Parcels within 500 feet

5100 W. 1ST AVENUE APARTMENTS ADMINISTRATIVE PERMIT APPLICATION

PREPARED FOR

ULYSSES DEVELOPMENT GROUP LLC

PREPARED BY:

**CFA, INC.
1150 CORPORATE BOULEVARD
RENO, NV 89502
(775) 856-1150**



JULY 8, 2021

PROJECT: 21060.00

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: 5100 W. 1st Avenue Apartments

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Stan Lucas
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 085-820-31

Printed Name Stan Lucas

Signed Stan Lucas

Address 2850 Temple
Long Beach CA
May 24 - 21

Subscribed and sworn to before me this
24 day of MAY, 2021.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 11/9/2022



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the type of project or use being requested?

2. What section of the Washoe County code requires the Administrative permit required?

3. What currently developed portions of the property or existing structures are going to be used with this permit?

4. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

5. Is there a phasing schedule for the construction and completion of the project?

6. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

7. What are the anticipated beneficial aspects or effect your project will have on adjacent properties and the community?

8. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

A pedestrian path shall be provided to connect to sidewalk in McGuffey Road at the NW corner of the site for a safe convenient access to and from Lois Allen Elementary School.

10. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

401 on-site parking spaces will be provided while 400 are required. There will be at least 45 parking spaces along the project frontage of Slope Drive and W. 1st Avenue.

11. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Please refer to preliminary landscape plan provided with this application. Trees and shrubs in formal landscape areas will be provided.

12. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

A monument sign will be located at the entry identifying the project. Signage on units will indicate building and unit numbers within each building and will be visible during day and night for emergency service needs.

13. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

14. Utilities:

a. Sewer Service	
b. Water Service	

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

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TAB A



5100 W 1ST AVENUE APARTMENTS

ADMINISTRATIVE PERMIT
PROJECT NARRATIVE

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5100 W 1ST AVENUE APARTMENTS

ADMINISTRATIVE PERMIT
PROJECT NARRATIVE

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Property Location

The subject property is located north of West 1st Avenue and east of McGuffey Road in Sun Valley. The property is adjacent to the Bernard Subdivision to the north, and an uncompleted road to the east – Slope Road. The subject property totals 9.99+/- acres of land in four existing parcels. The Washoe County Assessor’s office recognizes the subject property as APN 085-820-31. A vicinity map is provided on page 2 of this project description for reference. The subject property is located within the Sun Valley Suburban Character Management Area, which allows for residential densities of one unit per acre or greater.

Project Request

Ulysses Development Group LLC (“The Applicant”) requests the approval of an administrative permit, to allow for the construction of a 200-unit multifamily affordable housing apartment community on the subject property, which is currently zoned as Medium Density Urban (MDU). In addition to the review for the use, The Applicant requests allowance for grading that exceeds the code identified thresholds from Article 438 (Grading) described below.

Specific thresholds associated with the grading ordinance are:

- Grading of an area of more than 4 acres;
- Excavation and import of 5,000 CY of material;
- Grading to construct a permanent earthen structure of greater than 4.5 feet in a front yard setback and 6 feet on the remainder of the site.

Lastly, The Applicant requests a waiver from the Washoe County landscape requirement necessitating that 50% of the site required landscape area be provided as grass. Specifically, The Applicant requests that the required portion of the property’s landscape area that is required to be grass is reduced to the functional open space located adjacent to the property clubhouse, illustrated in the project’s landscape plan in Appendix B. This request is believed to be more responsive appropriate water conversation. The rationale for this request is provided in the Landscape section of this narrative.

Project Background

The subject parcel was approved for a master plan amendment and zone change in 2015 under Case Nos. MPA15-001 and RZA 15-001. Within the staff report for this previous request/approval, the subject property was identified be a site that is surrounded by development and is considered to be an infill parcel. It “...is about one tenth of a mile from an RTC bus route on Sun Valley Boulevard and is surrounded by existing

5100 W 1ST AVENUE APARTMENTS

ADMINISTRATIVE PERMIT PROJECT NARRATIVE

water and sewer lines provided and maintained by Sun Valley General Improvement District (SVGID) and is across the street from Lois Allen Elementary School.” All of these factors were instrumental in making the determination that the MDU designation was appropriate for the site. Many of the policies associated with the decision of approval to the master plan and regulatory zone amendments were directed toward the need for affordable housing within our community and region. The requested administrative permit is made to bring the previously discussed and envisioned affordable housing project on the subject property to fruition.

Vicinity Map



5100 W 1ST AVENUE APARTMENTS

ADMINISTRATIVE PERMIT
PROJECT NARRATIVE

Existing Site Condition Photos

The 10+/- acre parcels is currently vacant with development on all four sides of the property, making it an infill site. The south, east and west sides of the site contain existing road rights-of-way for W. 1st Avenue, Slope Drive and McGuffey Road, respectively. The site slopes downward from west to east with typical maximum slopes being 10%-13%

Following are photos of the site that show the current vegetation and relatively flat nature of the site.



Panoramic photo at northeastern corner of site. View from Slope Drive to northern property line.



Photo looking west along the southern property line Photo taken from the southeast corner of the site at the W. 1st Avenue/Slope Drive intersection.

5100 W 1ST AVENUE APARTMENTS

ADMINISTRATIVE PERMIT
PROJECT NARRATIVE



Panoramic photo from southwestern corner of site. View from McGuffey Road/W. 1st Avenue intersection.



Panoramic photo from northwestern corner of site. View from northern property line on left side of photo and McGuffey Road on the right side of photo.

5100 W 1ST AVENUE APARTMENTS

ADMINISTRATIVE PERMIT PROJECT NARRATIVE



Photos of existing Lois Allen Elementary School access/crosswalk on McGuffey Road with stairs up slope on left side of picture.



Photos of illegal dumping that has occurred on the subject property near the northern property line.



Project Summary

The 5100 W 1st Avenue apartment community is proposed to provide a total of 200 affordable apartment units, ranging from one bedroom to four bedrooms in size. The applicant intends to apply for federal low-income housing tax credits under the Section 42 program to finance the development. The Section 42 program provides federal tax credits for housing that (i) commits to provide housing for residents who earn 60% or less of the area median income (AMI) and (ii) that meets the compliance and regulatory requirements of the program.

In order to meet the regulatory requirements of the Section 42 program, the applicant will be required to record a Land Use Restriction Agreement (LURA) against the property. This document will specify that apartment units at the property must be leased to residents who earn 60% or less of area median income (AMI). The LURA will have a minimum extended affordability period of 30 years.

As such, the proposed apartment community will provide a high-quality, affordable housing option for the low-income residents of Washoe County for years to come.

The provision of affordable housing in Washoe County will help to alleviate the cost burden that many local residents are experiencing due to the growing cost of housing in the area. As stated by the EDAWN Housing Demand Forecast and Needs Assessment, "Almost half (49 percent) of renter households in Reno are cost burdened. Cost burden is a significant issue for most households earning less than 80 percent of AMI." Once constructed, the proposed apartment community will help to reduce the number of low-income residents in Washoe County who are currently cost burdened due to their rising cost of living.

Density

The subject property is zoned MDU, which allows for a maximum density of 21 DU/AC. A maximum number of units on the 10 Acre parcel is 210. The project plans proposed 200 units on the property, which conforms with the zoning allowance.

Buildings

There are three basic building footprints that are proposed within the proposed community. All of the buildings have been designed to work creatively with property slopes where grade is taken up between the eastern and western sides of each building. This creates a two-story building with a basement set of units on the eastern side of each building. The proposed buildings classify as two-story buildings, per Washoe County Development Code definition from Article 902. This code definition of a "story" states:

"Story. "Story" is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six (6) feet above grade as defined herein for more than fifty (50) percent of the total perimeter or is more than twelve (12) feet above grade as defined

5100 W 1ST AVENUE APARTMENTS

ADMINISTRATIVE PERMIT PROJECT NARRATIVE

herein at any point, such usable or unused under-floor space shall be considered as a story.”

More than 50% of the total perimeter of the bottom floor of each building will be below ground, thus allowing for the bottom level to not be considered a “story.” Elevations showing the percentage of coverage around the building and bottom level are provided in Tab C of this application.

North and south elevations are provided below to illustrate the grading associated with each building and the burying of over ½ of the building perimeter of the downhill basement units.



Parking

Article 410 of the Washoe County Development Code (WCDC) identifies the parking requirements for multi-family to be “1.6 for 1-bedroom units, 2.1 for 2-bedroom and larger units; 1 of which must be in an enclosed garage or carport.” Following is a table identifying the unit count per bedroom size and the parking requirement associated with each unit size and the total requirement.

Unit Size (Bedrooms)	Number of Units	Req. Parking Ratio	Parking Required
One-Bedroom Units	40	1.6 per unit	64 spaces
Two-Bedroom Units	84	2.1 per unit	176.4 spaces
Three-Bedroom Units	66	2.1 per unit	138.6 spaces
Four Bedroom Units	10	2.1 per unit	21 spaces
Totals	200		400 spaces

The proposed site plan identifies 401 total parking spaces, which meets the code requirement. Table 110.410.15.1 identifies that 400 required parking spaces necessitates that at least 8 accessible parking spaces must be provided. A total of 10 accessible parking spaces are provided. Additionally, one canopy

space is required per unit, per the Code required parking ratio. As such, 200 canopy spaces are required and 204 are provided.

Access

Access to the site will be provided by a driveway on W. 1st Avenue at Sagebrush Drive. A secondary gated/emergency access is proposed on the eastern portion of W. 1st Avenue. Appropriate radii have been provided.

Traffic and Circulation

A Traffic Impact Study is provided in Appendix D of this application.

Signage

A monument sign will be provided at the entry with the property name. The approximate location of the monument sign can be seen on the preliminary site and landscape plans provided in Tab B. The signage will conform to Article 505 of the Washoe County Code and will require a separate signage permit prior to construction.

Fencing

Fencing will be provided only where necessary for property line demarcation at the northern border or in areas where walls exist taller than 3 feet. Fencing along the northern property line is proposed to be a solid screening wall constructed of white vinyl. Fencing adjacent to retaining walls necessary for site grading are proposed to be open fencing such as tubular steel or other similar type. Such areas exist along the east and west property/right-of-way lines (on McGuffy Road and Slope Drive) and in some areas within the site where walls are necessary and exceed the 3-foot height.

Lighting

Community lighting will be provided predominately through wall lights on the exterior of the buildings. Where additional lighting is necessary for site safety and parking and walkway visibility, light standards of 20 feet in height will be proposed. A lighting and photometric plan is provided in Tab D with this application.

Landscaping

A preliminary landscape plan is provided in Tab B with this application. The minimum required landscape area on this 10+/- acre site is 87,050 SF (20% of the site). The total landscape area provided is over 100,000 SF and meets the requirements of Article 412 of the WCDL.

It was noted in the Project Request section of this narrative that The Applicant is requesting a waiver to the Washoe County landscaping requirement (110.412.60(k)(4) to provide at least 50% of the landscaped area as turf for multi-family land uses in the County. This requirement seems to run counter to the need to conserve water in Washoe County's high-desert climate. Additionally, the slopes on the site will present only limited areas where functional and practical turf areas may be provided. The proposal to limit turf areas only to practical and functional areas near the clubhouse and amenity node presents a responsible use of a

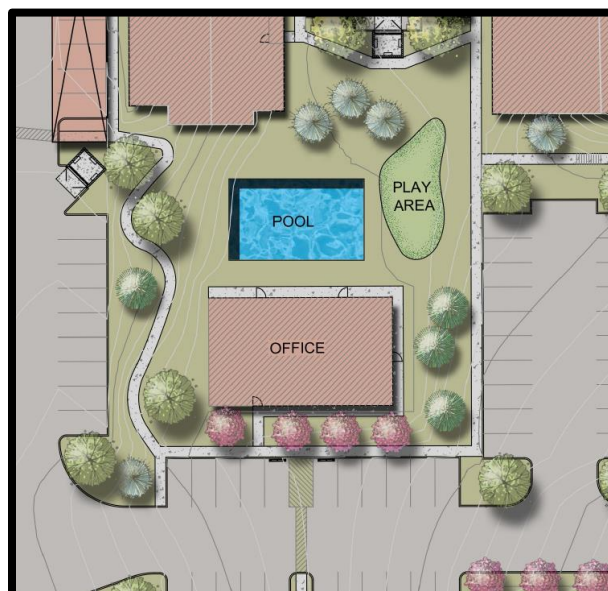
5100 W 1ST AVENUE APARTMENTS

ADMINISTRATIVE PERMIT PROJECT NARRATIVE

water intensive planting type. It should be noted that other land uses are constrained to provide a maximum of 50% turf. We request that the same, resource efficient consideration be provided to this project.

Amenities

The proposed community will have a clubhouse, pool, barbeque area, and a play/tot lot for children who live within the community. The clubhouse will contain a fitness facility, lounge, kitchen, meeting areas and a business center for the residents. The clubhouse will function as the leasing office and community meeting spot and is centrally located in the site plan in the southern central portion of the site, visible from W. 1st Avenue. Building elevations and floorplan for the clubhouse are provided in Tab C with the architectural elevations for the apartment buildings.



Public Facilities and Infrastructure

Schools – The property is located directly adjacent to Lois Allen Elementary School and is appropriately zoned for that school. Middle and high school zoning is for Desert Skies Middle School and Hug High School.

Fire Station– The nearest fire station serving the site is approximately 2 miles from to the north (Truckee Meadows Fire Station #45 located at 110 Quartz Avenue in Sun Valley).

Water Service – Water service will be provided by the Sun Valley General Improvement District (SVGID). A water capacity study has been requested from SVGID and that study should be completed near the time of the formal hearing for this project request.

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Sewer Service – Sewer service will be provided by the Sun Valley General Improvement District (SVGID). A sewer capacity study has been requested from SVGID and that study should be completed near the time of the formal hearing for this project request.

Stormwater – A preliminary drainage report has been provided with this application in Tab E.

Development Statistics

Following are development statistics for the proposed 5100 W. 1st Avenue Apartments

Total Project Area:	10+/- AC
Total Proposed Apartment Units (proposed density)	200 Units (20 DU/AC)
Allowed Density	21 DU/AC

Unit Count, Bedrooms and Total Numbers

One Bedroom Units	40 Units
Two Bedroom Units	84 Units
Three Bedroom Units	66 Units
Four Bedroom Units	10 Units
Total	200 Units

Parking Calculations

Required Parking	400 Spaces
Accessible Parking Required:	8 Spaces
Canopy Covered (1/unit minimum)	200 Spaces
Provided Parking	401 Spaces
Standard Parking Spaces Provided (uncovered)	187 Spaces
Accessible Parking Provided	10 Spaces
Canopy Covered Parking	204 Spaces

Proposed Setbacks (Following MDU Standards)

Front Yard (McGuffey Road, W. 1 st Avenue and Slope Drive)	15 feet
Side Yard (North Property Line)	5 feet
Rear Yard (No rear yards exist on this site as there are 3 front yards)	20 feet

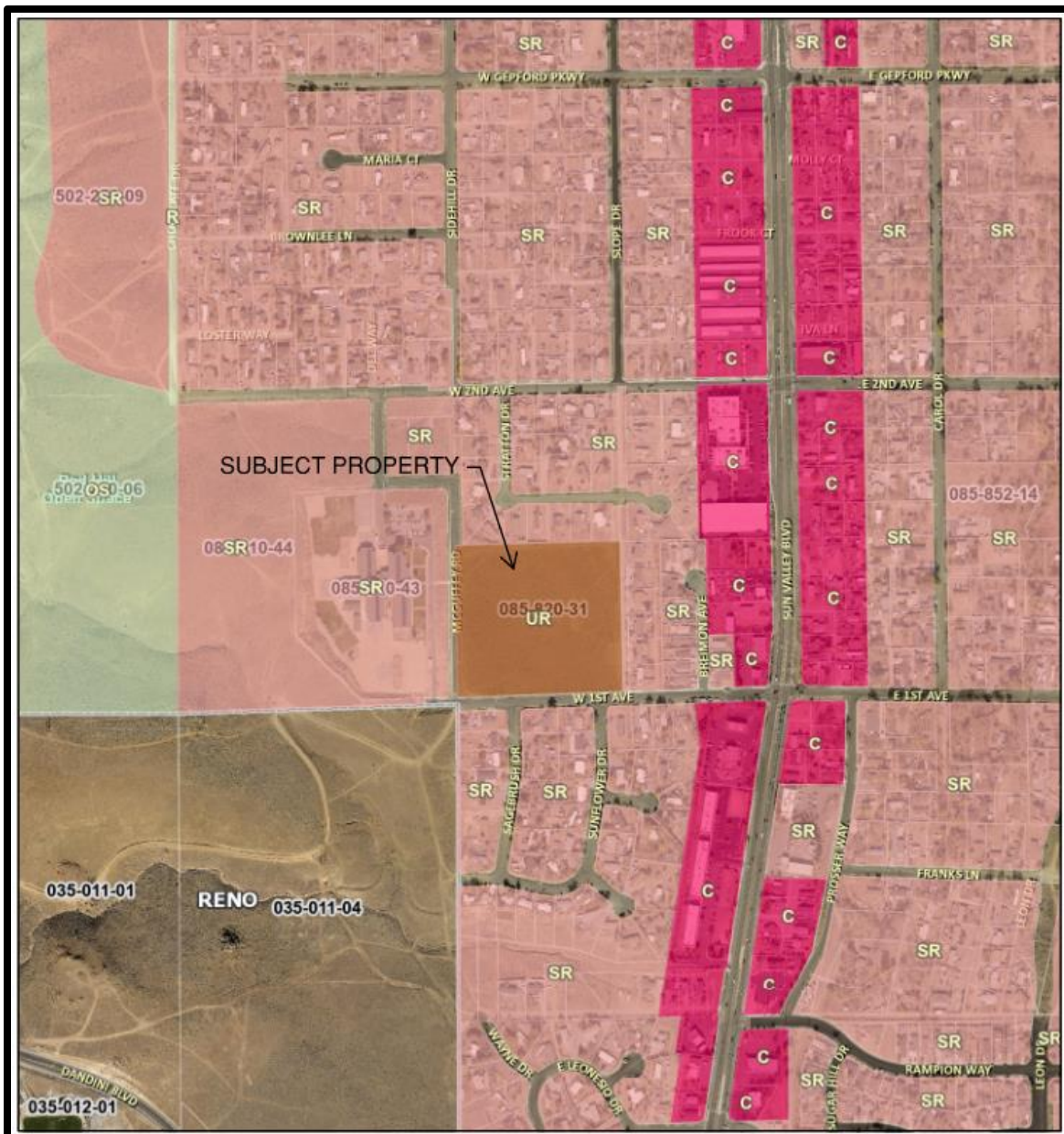
5100 W 1ST AVENUE APARTMENTS

ADMINISTRATIVE PERMIT
PROJECT NARRATIVE

Master Plan and Zoning Conformance

Master Plan -- The subject properties are designated Urban Residential within the Sun Valley Area Plan and is contained within the Sun Valley Suburban Character Management Area and Truckee Meadows Service Area. The proposed development, containing 200 units, is consistent with the Washoe County Master Plan, the Sun Valley Suburban Character Management Area, and the Southwest Truckee Meadows Area Plan. See the Planning/Policy Analysis section of the project description for an identification of the master plan goals and policies that are met with this proposed common open space tentative map request.

Master Plan Exhibit

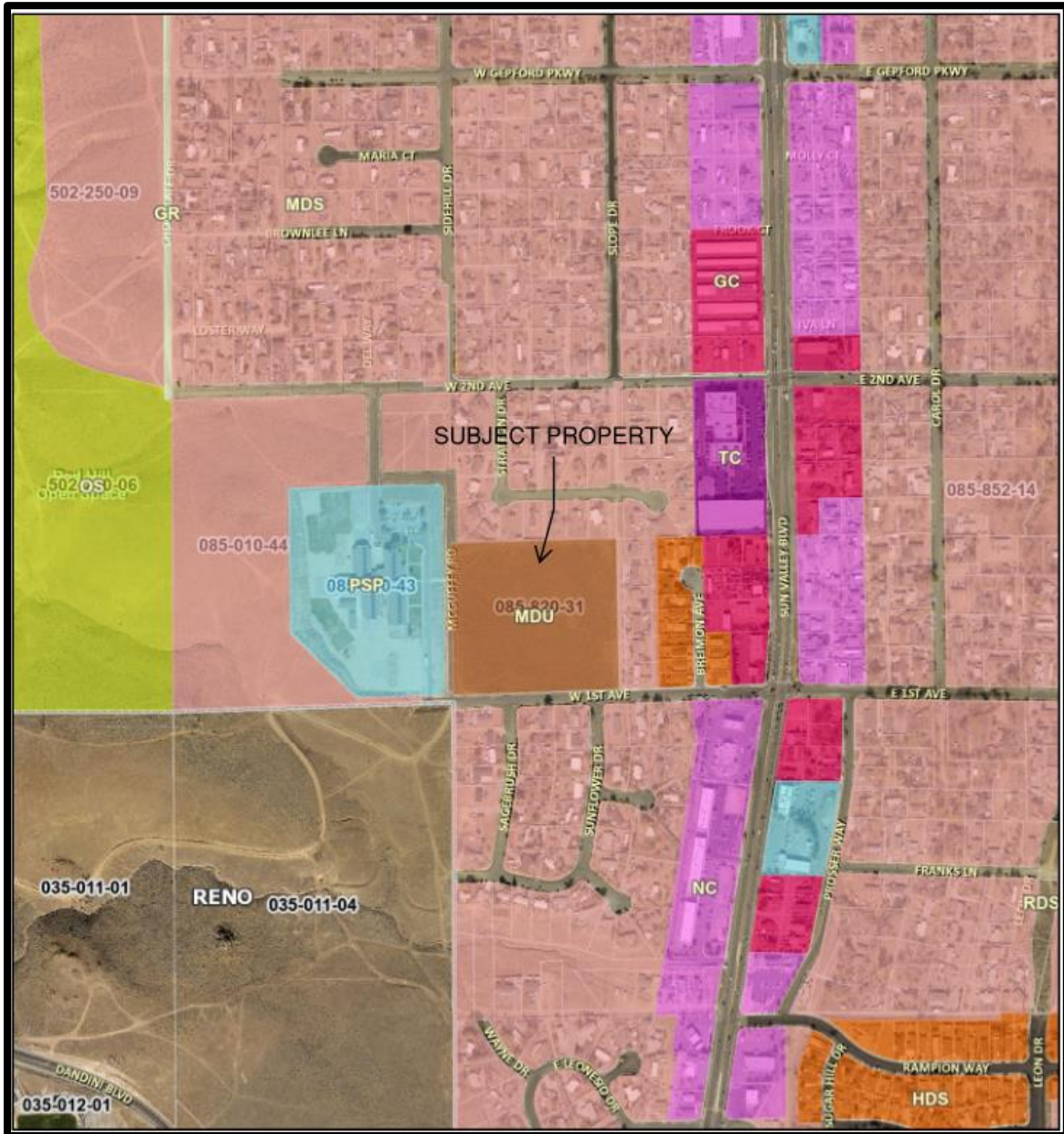


5100 W 1ST AVENUE APARTMENTS

ADMINISTRATIVE PERMIT PROJECT NARRATIVE

Zoning - The subject property is zoned MDU (Medium Density Urban) on 10+/- acres. The zoning designation is specifically allowed under Sun Valley Area Plan Policy 1.3. Using the existing zoning density allowance (21 DU/AC), a maximum of 210 units are allowed on the subject property. The proposed affordable housing community contains 200 units, which conforms to the current zoning designation.

Existing Zoning Exhibit



Administrative Permit Findings

Section 110.810.30 -- Findings. Prior to approving an application for an administrative permit, the Board of Adjustment or a hearing examiner shall find that all of the following are true:

- a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

The proposed administrative permit has been prepared to meet the design requirements set forth under the Washoe County Master Plan and Development Code. The subject property is contained within the Sun Valley Area Plan Suburban Character Management Area. Following are specific policies from the Washoe County Master Plan and Sun Valley Area Plans that are fostered by the proposed development.

In addition, it is important to note that the proposed multifamily affordable housing apartment community will provide a significant benefit and recognized need to the area surrounding the subject property, by providing a high-quality housing option that will be leased at rental rates which are on average 30% below prevailing market rents for comparable apartment units.

- Policy 1.1: Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.
- Policy 1.5: Encourage development at higher densities where appropriate.
- Program 1.5: The County will utilize its higher density zoning designations to allow for the most efficient use of land that has infrastructure in place or where the installation of infrastructure is planned. The County will consider installing minimum density requirements in mixed-use and/or high-density areas.
- Policy 2.1: Encourage neighborhood revitalization in existing areas through housing rehabilitation for both renter- and owner-occupied units with special attention on the Sun Valley region.
- Policy 3.4: Promote affordable and workforce housing in secondary transit-oriented development (TOD) corridors.
- Policy 3.5: Promote development of affordable housing near services, transportation routes, schools, jobs, and childcare by establishing mixed-use districts and higher density areas.
- LUT.1.1 Washoe County should define smaller areas where more intense suburban development is permitted (parallel with the Area Plan Suburban Character Management Area, or SCMA), and larger areas outside the suburban areas where development is strictly limited to retain the existing rural character (parallel with the Area Plan Rural Character Management Area, or RCMA).

5100 W 1ST AVENUE APARTMENTS

ADMINISTRATIVE PERMIT PROJECT NARRATIVE

- LUT.1.4 Residential should be within close proximity to retail/commercial land uses within SCMAs to facilitate both walking and cycling as desirable and safe modes of transportation.
- LUT.3.1 Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).
- LUT.3.2 In order to provide a sufficient supply of developable land to meet the needs of the population, Area Plans shall establish growth policies that provide for a sufficient supply of developable land throughout the planning horizon of the next 20 years, with considerations to phase future growth and development based on the carrying capacity of the infrastructure and environment.
- LUT.3.5 Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic and industrial development needs for the next 20 years, taking into account land use potential within the cities and existing incorporated centers, existing vacant lots, and resource and infrastructure constraints.
- LUT.4.1 Maintain a balanced distribution of land use patterns to:
a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population;
b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and
c. Allow housing opportunities for a broad socio-economic population.
- LUT.4.3 Encourage suburban developments to provide a mix of residential densities and housing types in close proximity to retail/commercial.
- LUT.5.3 New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.
- LUT.17.3 A variety of dwelling units such as houses, townhouses, and apartments are all encouraged.
- LUT.18.5 Promote the development of walkable communities that meet the daily needs of their residents and reduce the need for automobile trips.
- LUT.23.1 Assess all development individually and cumulatively for potential impact upon the natural resources of the specific area of Washoe County.
- PSF.3.6 Encourage both the recharge and water quality benefits from the detention and infiltration of urban runoff.

PSF.3.7 Develop regulations for the amount of runoff discharge, point of runoff discharge, and size and maintenance of drainage structures and facilities.

PSF.3.8 Control stormwater runoff from new developments to:

- A. Prevent siltation and pollution of lakes, rivers and streams.
- B. Prevent erosion, flooding and other surface water damage.
- C. Prevent increases in downstream peak flows.
- D. Preserve and enhance the region's water resources.

SUN.1.3 The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS – Seven units per acre).
- e. Medium Density Urban (MDU – Twenty-one units per acre).
- f. Neighborhood Commercial/Office (NC).
- g. General Commercial (GC).
- h. Industrial (I).
- i. Public/Semi-Public Facilities (PSP).
- j. Parks and Recreation (PR).
- k. General Rural (GR).
- l. Open Space (OS).

SUN.1.10 The Washoe County Capital Improvements Program shall identify needed sidewalk and open drainage structure improvements (location, costs and funding) based on a study conducted by the County and the Sun Valley General Improvement District.

SUN.10.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.

SUN.12.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.

- b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been or will be provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

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The subject property abuts public rights-of-way on three sides and public utilities exist in the adjacent streets. Utility facilities exist adjacent to the project site within these streets. Should upgrades be necessary for any of the utilities to serve the site, as determined by the ongoing SVGID utility capacity analysis, such expense for upgrade will be the responsibility of The Applicant.

- c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

The subject parcel is located adjacent to an existing school site with existing SFR developments on the other three sides. The Bernard subdivision to the north, the Breimon Acres subdivision to the east, and Ross Park Estates to the south. The site presents infill development with utilities adjacent and available to the subject property. The project site is just over 600 feet from Sun Valley Boulevard, and as such residents at the proposed apartment community will live within close proximity of the commercial corridor of Sun Valley, and RTC bus transportation services. Furthermore, residents with children will benefit from their ease of access to Lois Allen Elementary School, which is located immediately to the west of the subject property. All of these proximity positives are identified within the Washoe County Master Plan as requirements for the location of higher density and affordable housing.

- d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

Response: *The project is located within proximity to an RTC bus route, school and has utilities adjacent and available to the project site.*

A Traffic Impact Study prepared by Headway Transportation was submitted with this application in Appendix E, to analyze the expected impact of the proposed apartment community on local traffic. The Traffic Impact Study found that under both existing and future conditions, all intersections in the area including the intersection of Sun Valley Boulevard and W 1st Avenue are expected to operate at an accepted level of service (LOS). The Traffic Impact Study also recommended that a left/thru and right turn lane be provided at the intersection of W. 1st Avenue and Sun Valley Boulevard, in order to maintain good traffic circulation on 1st Avenue, nearby the subject property's main point of access. The Applicant will work with County Staff and the project design team to provide this recommended improvement during construction. Based on the above information, the proposed development is not expected to be significantly detrimental to local traffic levels.

In addition, the proposed development will bring the necessity for construction of sidewalks adjacent to the subject site. The applicant will be an active participant in the provision of these improvements, and it is expected that the sidewalks will provide a safe route to school for not only the children living in the proposed apartment community, but also for children in the general vicinity that walk to Lois Allen Elementary School.

5100 W 1ST AVENUE APARTMENTS

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- e) Effect on a Military Installation. If a military installation is required to be noticed pursuant to this article, the effect of the issuance of the permit will not be detrimental to the location, purpose and mission of the military installation.

Response: Not applicable as there are no military installations in proximity to the project site.

TAB B



GENERAL NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) TREES
 - ALL DECIDUOUS TREES SHALL BE AT LEAST TWO (2) INCH CALIPER PER THE AMERICAN NURSERY STANDARDS AT THE TIME OF PLANTING.
 - ALL EVERGREEN TREES SHALL BE AT LEAST 7 FEET IN HEIGHT, AS MEASURED FROM FINISH GRADE AT THE TIME OF PLANTING.
 - THE COMPOSITION OF TREES SHALL REPRESENT A MIXTURE OF DECIDUOUS AND CONIFEROUS VARIETIES.
 - DIVERSITY IN SPECIES OF EVERGREEN AND DECIDUOUS TREES PLANTED IS REQUIRED.
 - ON ALL PROJECTS WHICH REQUIRE FOUR (4) OR MORE TREES TO BE PLANTED, A MINIMUM OF FOUR (4) SPECIES WILL BE INCLUDED.
- 3) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- 4) ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- 5) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- 6) PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER CITY OF RENO CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

LEGEND

NARROW COLUMNAR TREES



ORNAMENTAL FLOWERING TREES



DECIDUOUS SHADE TREES



EVERGREEN TREES



LANDSCAPE AREA



LANDSCAPE DATA

CORPORATE AREA - WASHOE COUNTY
SITE AREA = 435,251 SQ FT (9.992 ACRES)

ZONING: MDU (WCITY - MEDIUM DENSITY URBAN)

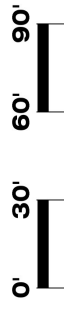
REQUIRED LANDSCAPE AREA = 87,050 SQ FT (20% OF TOTAL SITE AREA)

PROVIDED LANDSCAPE AREA = 87,050 SQ FT MIN.

TREES REQUIRED = 290

- ONE TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA = 263

SHRUBS REQUIRED = 1,740 MIN. (6 SHRUBS PER PROPOSED TREE)



Scale in Feet







5100 W 1ST AVE APARTMENTS

ADMINISTRATIVE PERMIT APP

PRELIMINARY SITE PLAN

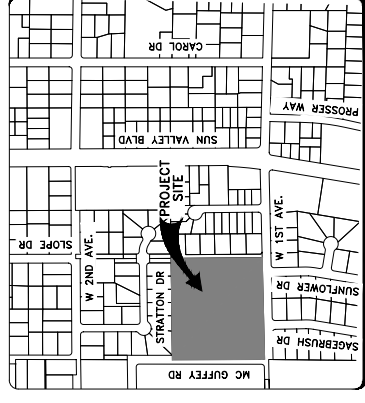
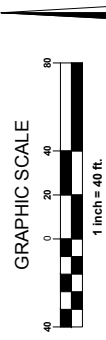
PRELIMINARY SITE PLAN

LEGEND

- VEHICLE CANOPY = 
- SITE WALL = 
- FENCE = 
- TRASH ENCLOSURE = 



W 1ST AVE



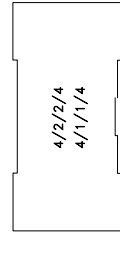
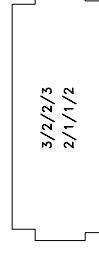
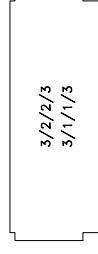
VICINITY MAP
SCALE: NTS

TOTAL SITE AREA - 10 AC.
ZONING/DENSITY ALLOWED - MDU/210U/AC
UNITS ALLOWED - 210
UNITS PROVIDED - 200

APARTMENT MATRIX:
(40) 1 BEDROOM APARTMENTS
(84) 2 BEDROOM APARTMENTS - 176.4
(66) 3 BEDROOM APARTMENTS - 138.6
(10) 4 BEDROOM APARTMENTS - 21

PARKING REQUIREMENTS:
(40) 1 BEDROOM APARTMENTS - 64
(84) 2 BEDROOM APARTMENTS - 176.4
(66) 3 BEDROOM APARTMENTS - 138.6
(10) 4 BEDROOM APARTMENTS - 21

TOTAL: 400 REQUIRED PARKING SPACES
TOTAL PARKING SHOWN: 401 SPACES
ACCESSIBLE PARKING REQUIRED - 9 SPACES
ACCESSIBLE PARKING PROVIDED - 10 SPACES
CANOPY SPACES REQUIRED - 200
CANOPY SPACES PROVIDED - 204



5100 W 1ST AVE APARTMENTS

ADMINISTRATIVE PERMIT APP

PRELIMINARY SITE PLAN

WASHOE COUNTY NEVADA



JOB NO: 21060.00 DATE: 07-01-2021

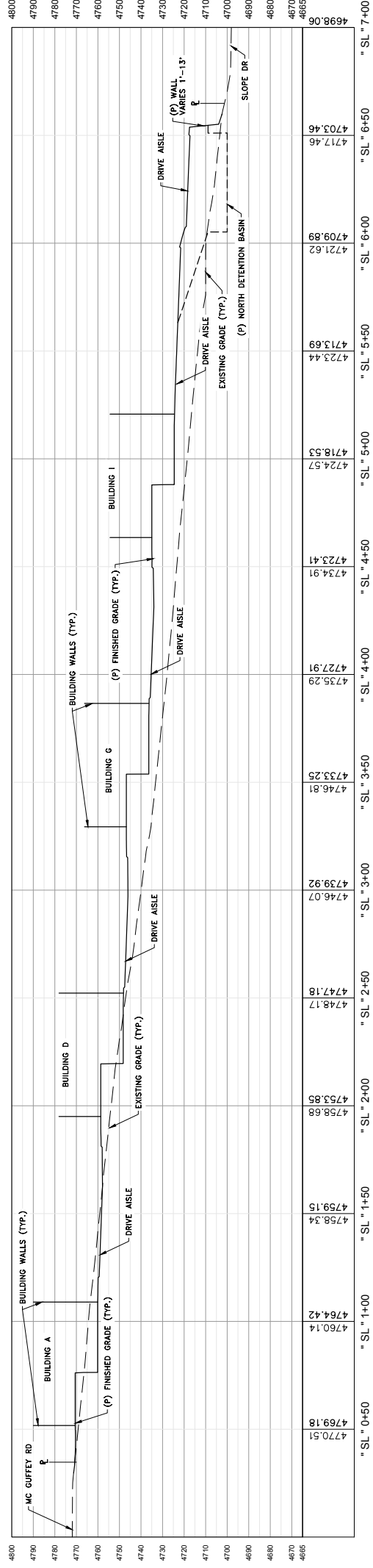
SHEET 1 OF 3



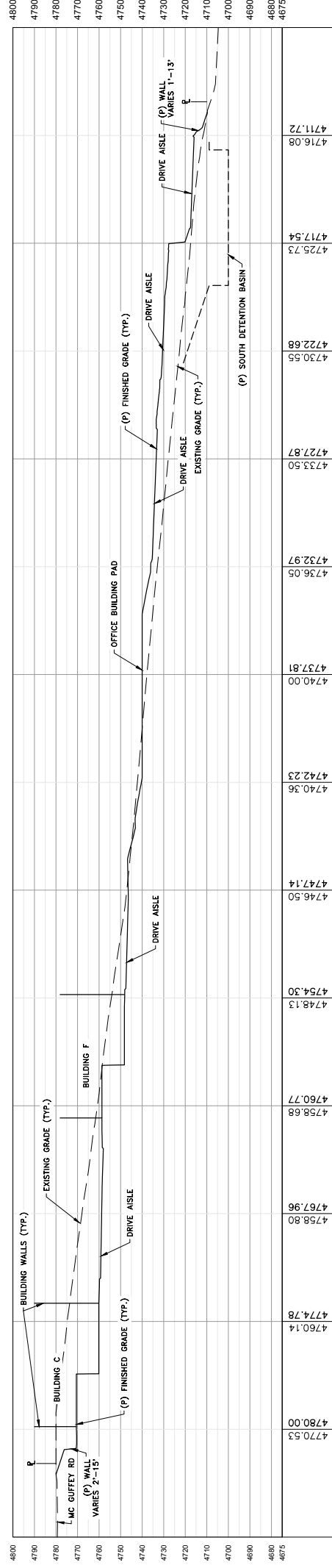
PRELIMINARY NOT FOR CONSTRUCTION

5100 W 1ST AVE APARTMENTS ADMINISTRATIVE PERMIT APP

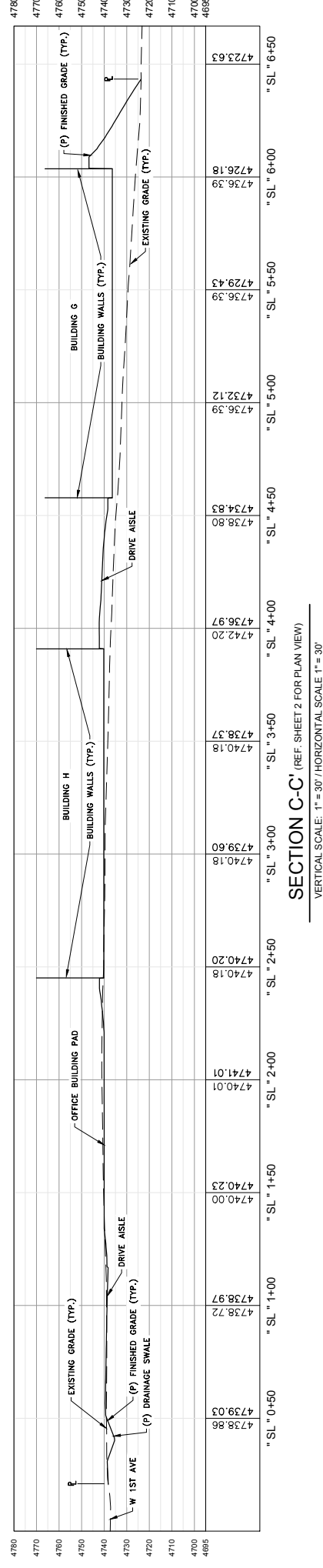
PRELIMINARY CROSS SECTIONS



SECTION A-A' (REF. SHEET 2 FOR PLAN VIEW)
VERTICAL SCALE: 1" = 30' / HORIZONTAL SCALE 1" = 30'



SECTION B-B' (REF. SHEET 2 FOR PLAN VIEW)
VERTICAL SCALE: 1" = 30' / HORIZONTAL SCALE 1" = 30'



SECTION C-C' (REF. SHEET 2 FOR PLAN VIEW)
VERTICAL SCALE: 1" = 30' / HORIZONTAL SCALE 1" = 30'

NOTES

- EXISTING CONTOURS PROVIDED BY WASHOE COUNTY GIS

PRELIMINARY NOT FOR CONSTRUCTION



5100 W 1ST AVE APARTMENTS ADMINISTRATIVE PERMIT APP PRELIMINARY CROSS SECTIONS

WASHOE COUNTY NEVADA



CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502
775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

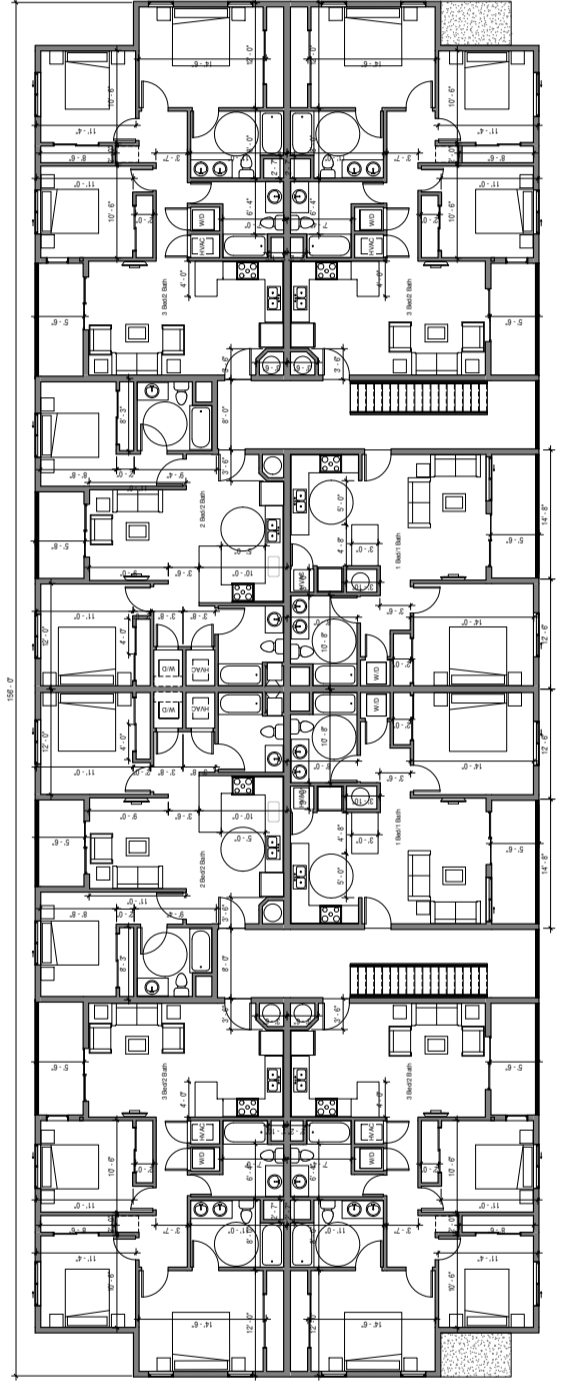
JOB NO: 21060.00 DATE: 07-01-2021

TAB C

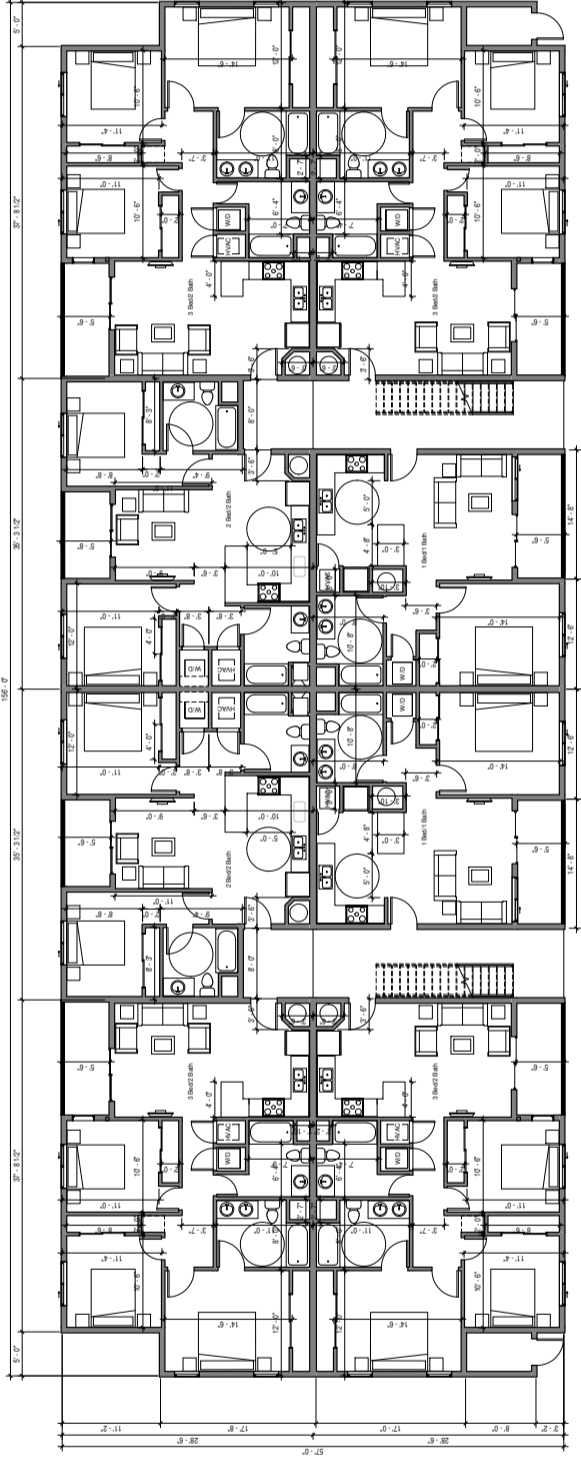


FRAME PROJECT No. : 21-21
 Submitted: 03/08/2021
 Architect: JAMES W. WADSWORTH, INC.
 Designer: JAMES W. WADSWORTH, INC.
 Date: 03/08/2021
 Checked By: JAMES W. WADSWORTH, INC.
 Date: 03/08/2021
 Description: ARCHITECTURAL DRAWING

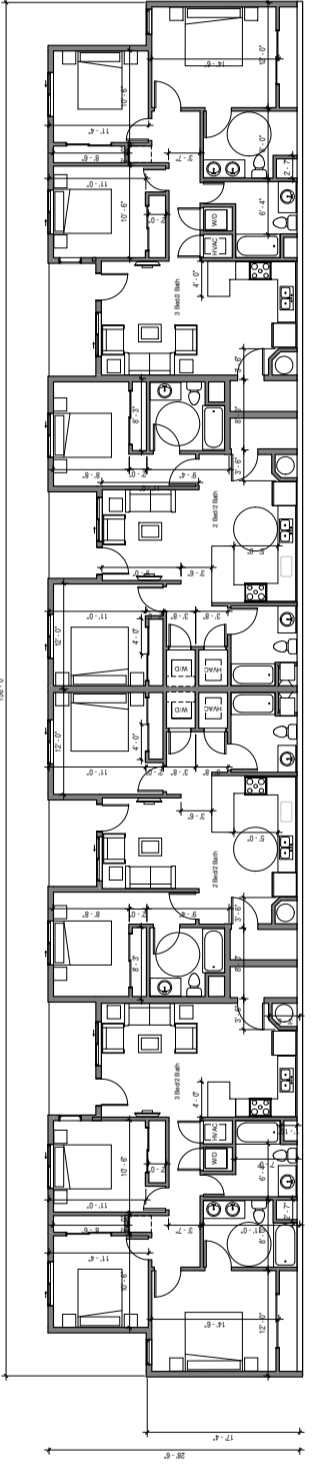
LEVEL 2
 SCALE: 1/8" = 1'-0"
 REF: 1, 2, 3



LEVEL 1
 SCALE: 1/8" = 1'-0"
 REF: 1, 2, 3

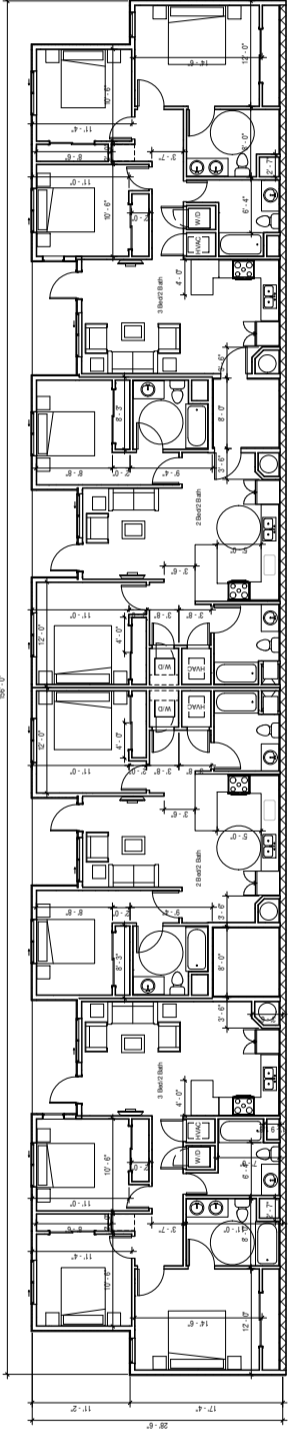


DAYLIGHT
 SCALE: 1/8" = 1'-0"
 REF: 1, 2, 3



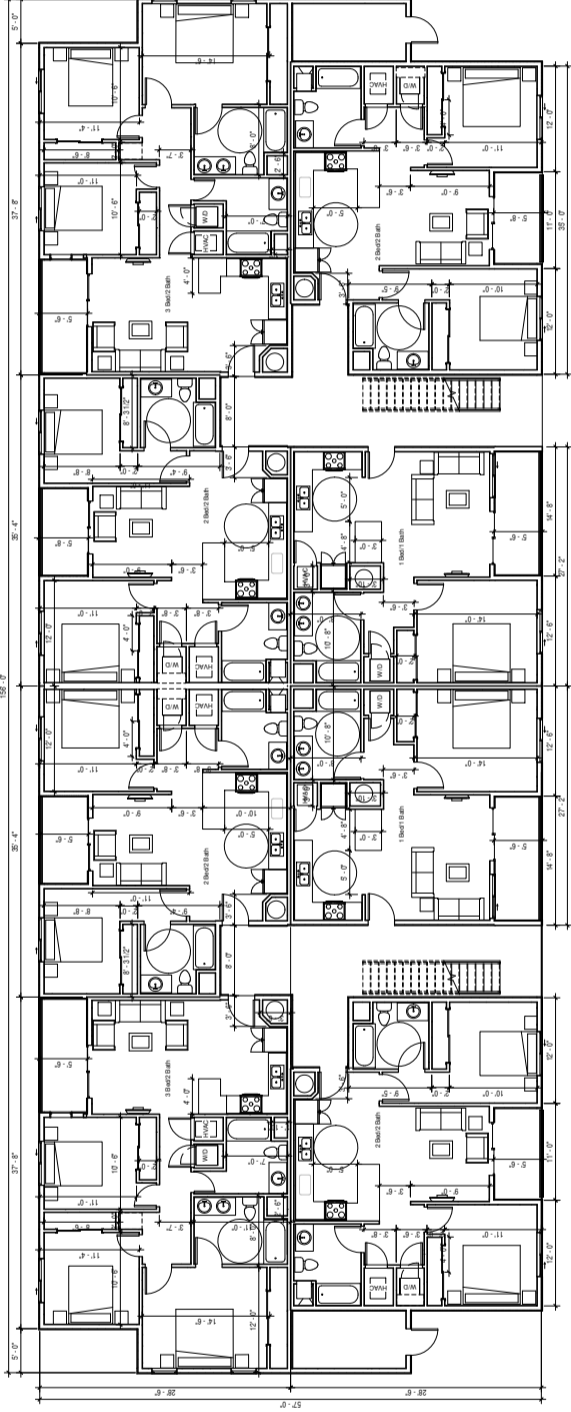
DAYLIGHT
 SCALE: 1/8" = 1'-0"
 REF: A2.2

1



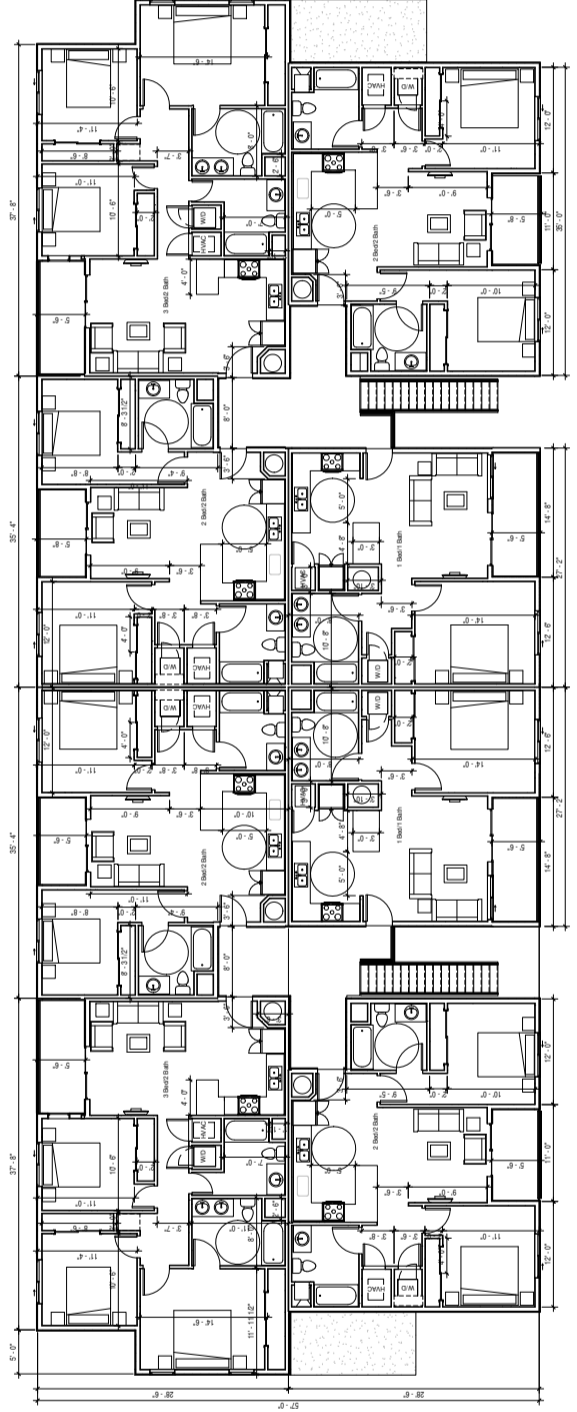
LEVEL 1
 SCALE: 1/8" = 1'-0"
 REF: A2.2

2



LEVEL 2
 SCALE: 1/8" = 1'-0"
 REF: A2.2

3



**BUILDING B
DAYLIGHT LEVEL PERIMETER CALCULATION**

DAYLIGHT LEVEL PERIMETER - 289'
 EAST WALL 156' - GRADING IS WITHIN 6' OF GRADE
 SOUTH WALL 289' - GRADING IS WITHIN 6' OF LEVEL 1 FOR A DISTANCE OF 174'
 NORTH WALL 289' - GRADING IS WITHIN 6' OF LEVEL 1 FOR A DISTANCE OF 114'
 TOTAL LENGTH OF WALL COVERED WITHIN 6' OF LEVEL 1 (LEVEL ABOVE) - 198'
 TOTAL LENGTH OF PERIMETER OF DAYLIGHT LEVEL - 289'
 198' / 289' = 68.5%
 PER WASHOE COUNTY PLANNING AND DEVELOPMENT CODE SECTION 110.020.15
 "GENERAL DEFINITIONS":
 "STORY IS THAT PORTION OF A BUILDING INCLUDED BETWEEN THE UPPER SURFACE OF
 THE FLOOR AND THE LOWER SURFACE OF THE CEILING OR ROOF ABOVE. IF THE
 TOPMOST STORY SHALL BE THAT PORTION OF A BUILDING INCLUDED BETWEEN THE
 UPPER SURFACE OF THE TOPMOST FLOOR AND THE CEILING OR ROOF ABOVE. IF THE
 ROOF IS FLAT, THE UPPER SURFACE OF THE TOPMOST FLOOR SHALL BE THE UPPER
 SURFACE OF THE ROOF. IF THE ROOF IS PITCHED OR HIPPED, THE UPPER SURFACE
 SHALL BE THE HIGHEST GABLE OR ROOF. IF THE ROOF IS FLAT, THE UPPER SURFACE
 SHALL BE THE HIGHEST GABLE OR ROOF. IF THE ROOF IS PITCHED OR HIPPED,
 THE UPPER SURFACE SHALL BE THE HIGHEST GABLE OR ROOF. IF THE ROOF IS
 FLAT, THE UPPER SURFACE SHALL BE THE HIGHEST GABLE OR ROOF. IF THE
 ROOF IS PITCHED OR HIPPED, THE UPPER SURFACE SHALL BE THE HIGHEST
 GABLE OR ROOF. IF THE ROOF IS FLAT, THE UPPER SURFACE SHALL BE THE
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 SURFACE SHALL BE THE HIGHEST GABLE OR ROOF. IF THE ROOF IS FLAT,
 THE UPPER SURFACE SHALL BE THE HIGHEST GABLE OR ROOF. IF THE ROOF
 IS PITCHED OR HIPPED, THE UPPER SURFACE SHALL BE THE HIGHEST GABLE
 OR ROOF. IF THE ROOF IS FLAT, THE UPPER SURFACE SHALL BE THE HIGHEST
 GABLE OR ROOF. IF THE ROOF IS PITCHED OR HIPPED, THE UPPER SURFACE
 SHALL BE THE HIGHEST GABLE OR ROOF. IF THE ROOF IS FLAT, THE UPPER
 SURFACE SHALL BE THE HIGHEST GABLE OR ROOF. IF THE ROOF IS PITCHED
 OR HIPPED, THE UPPER SURFACE SHALL BE THE HIGHEST GABLE OR ROOF."
 (50) PERCENT OF THE TOTAL PERIMETER OR IS MORE THAN TWELVE (12) FEET ABOVE
 GRADE. IF THE PERIMETER OR IS MORE THAN TWELVE (12) FEET ABOVE
 GRADE, THE PERIMETER OR IS MORE THAN TWELVE (12) FEET ABOVE
 GRADE SHALL BE CONSIDERED AS A STORY.

CONSULTANT BRANDING

CONSULTANT BRANDING

Frame
 ARCHITECTURE, INC

NOT FOR CONSTRUCTION
 ARCHITECTURAL STAMP

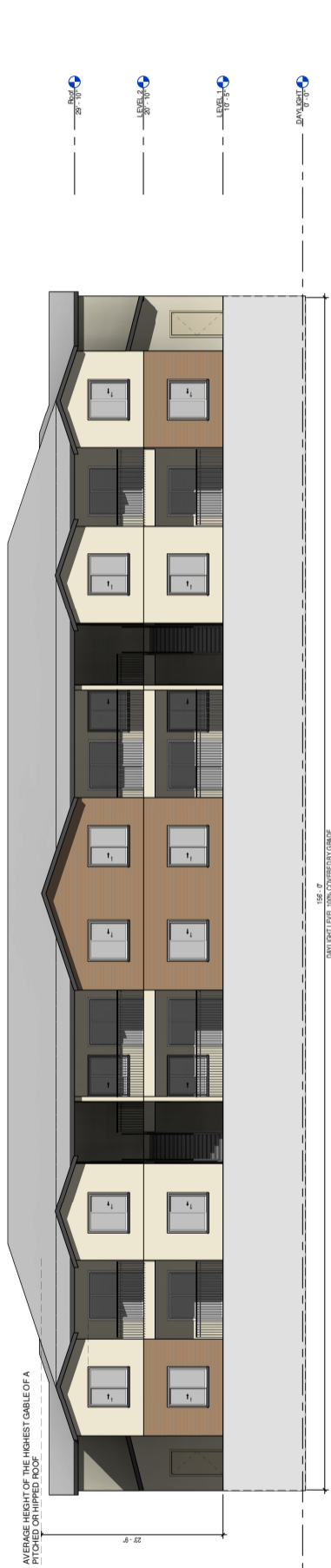
Sun Valley Apartments - Building B
 5100 West 1st Avenue, Washoe County
 Ulysses Development

A2.2

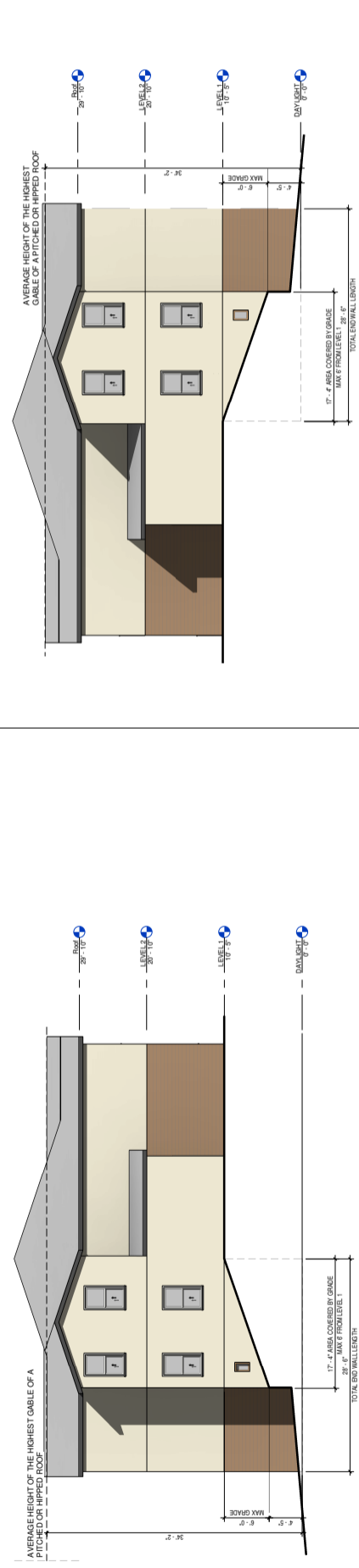
ELEVATIONS BLDG B



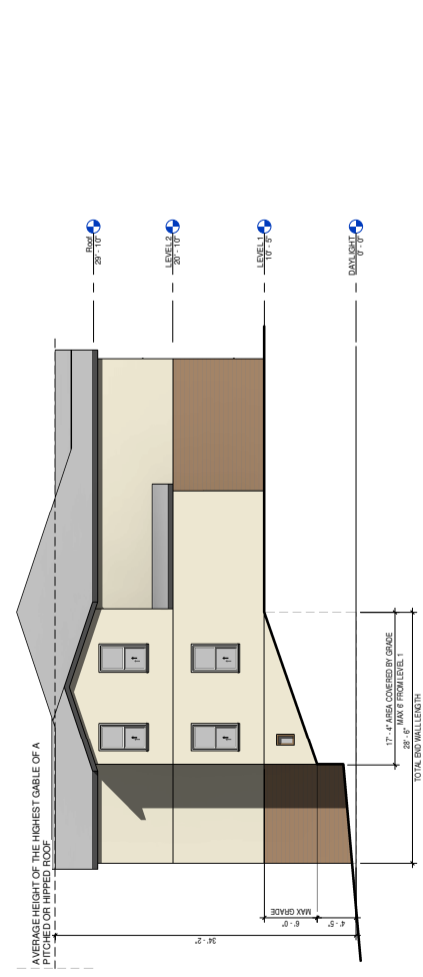
EAST
 SCALE: 1/8" = 1'-0"
 REF: 7



WEST
 SCALE: 1/8" = 1'-0"
 REF: 7



SOUTH
 SCALE: 1/8" = 1'-0"
 REF: 7



NORTH
 SCALE: 1/8" = 1'-0"
 REF: 7

FRAME PROJECT No. : 21-21
 Submitted: 03/20/21
 Checked By: JF
 REVISION No. DATE DESCRIPTION
 REVISION No. DATE DESCRIPTION
 REVISION No. DATE DESCRIPTION

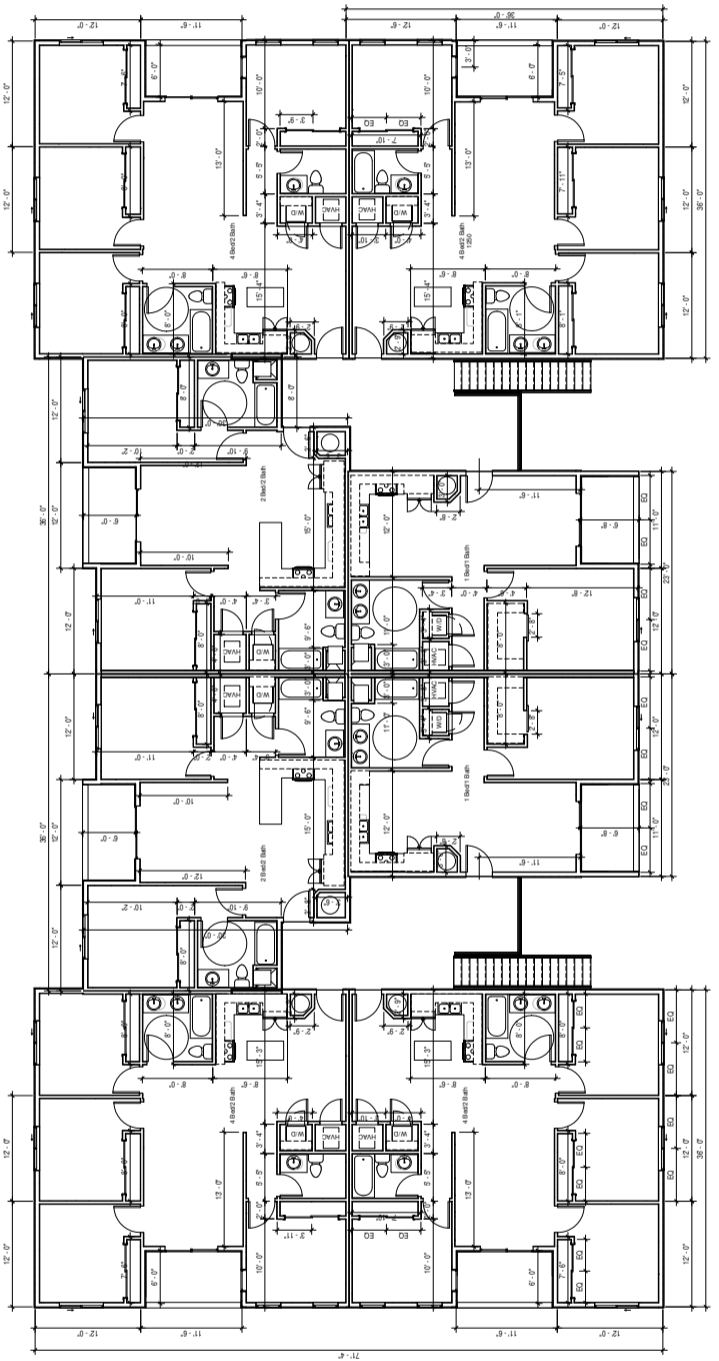
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REF: 17/AS2

FLOOR PLAN BLDG C

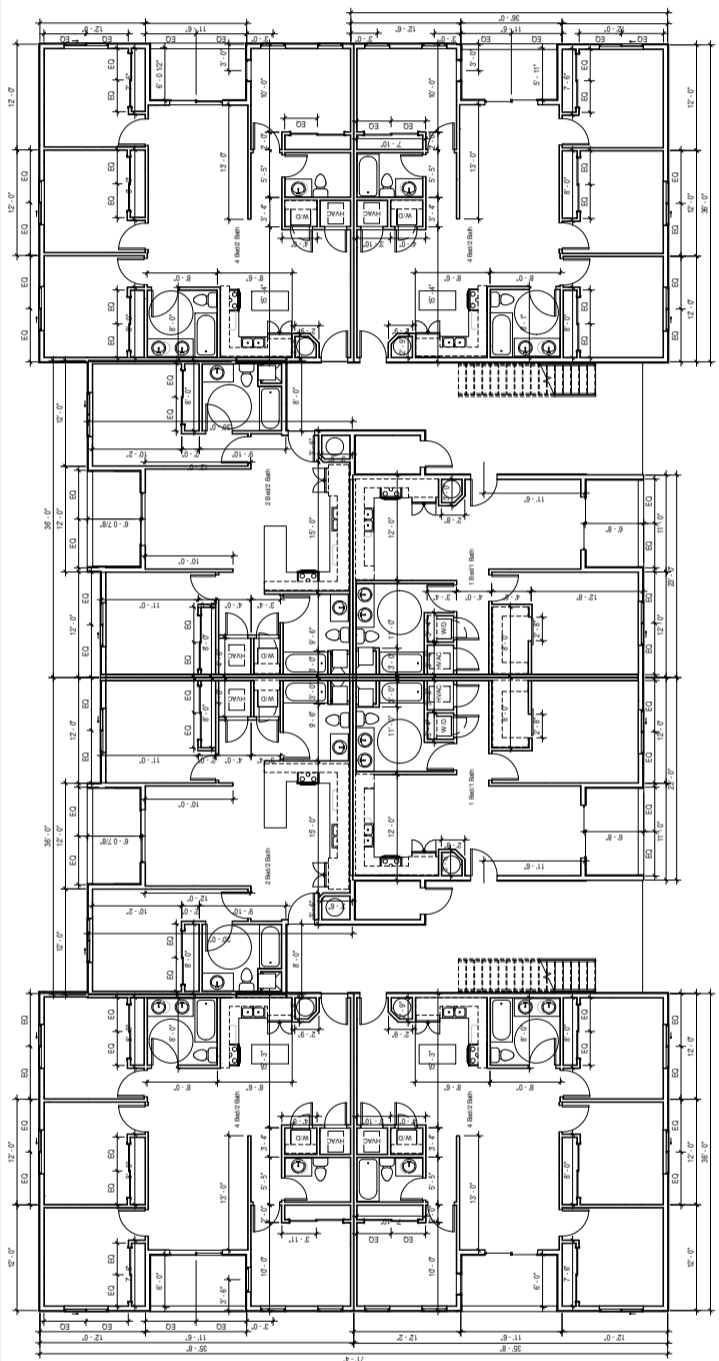
FRAMEARCHITECTURE.COM

4800 SOUTH HAWKMAN BOULEVARD, SUITE 100, DENVER, CO 80231

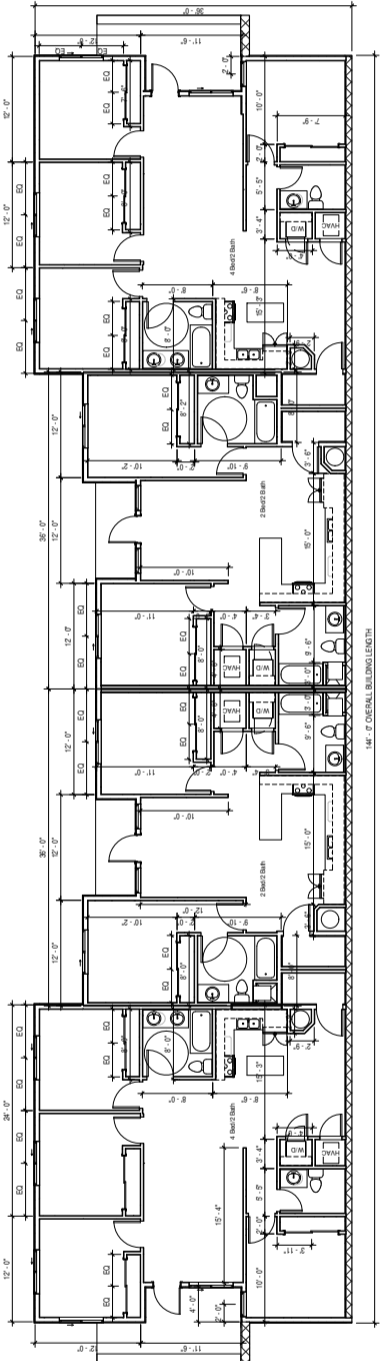
A3.1



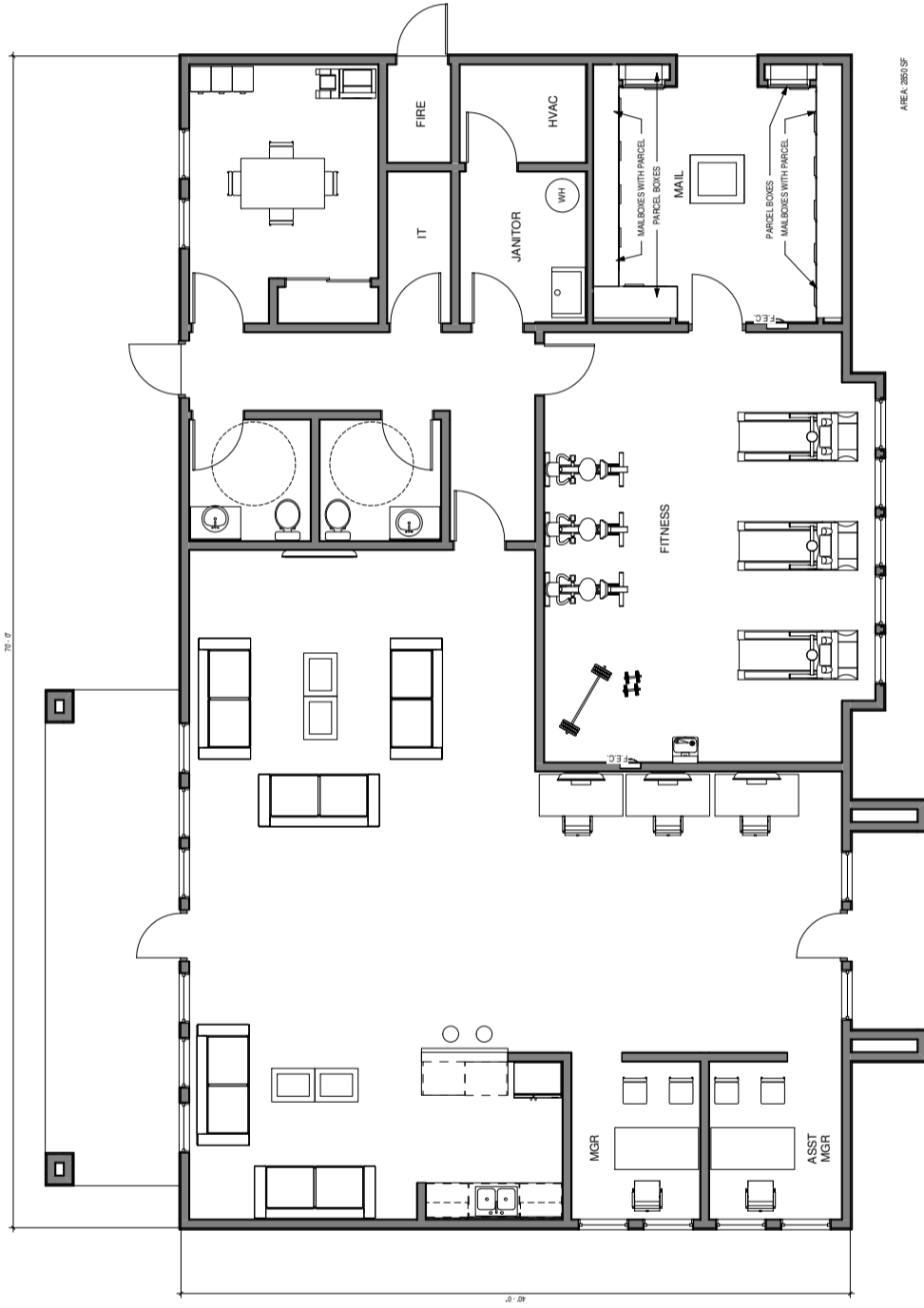
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REF: 17/AS2



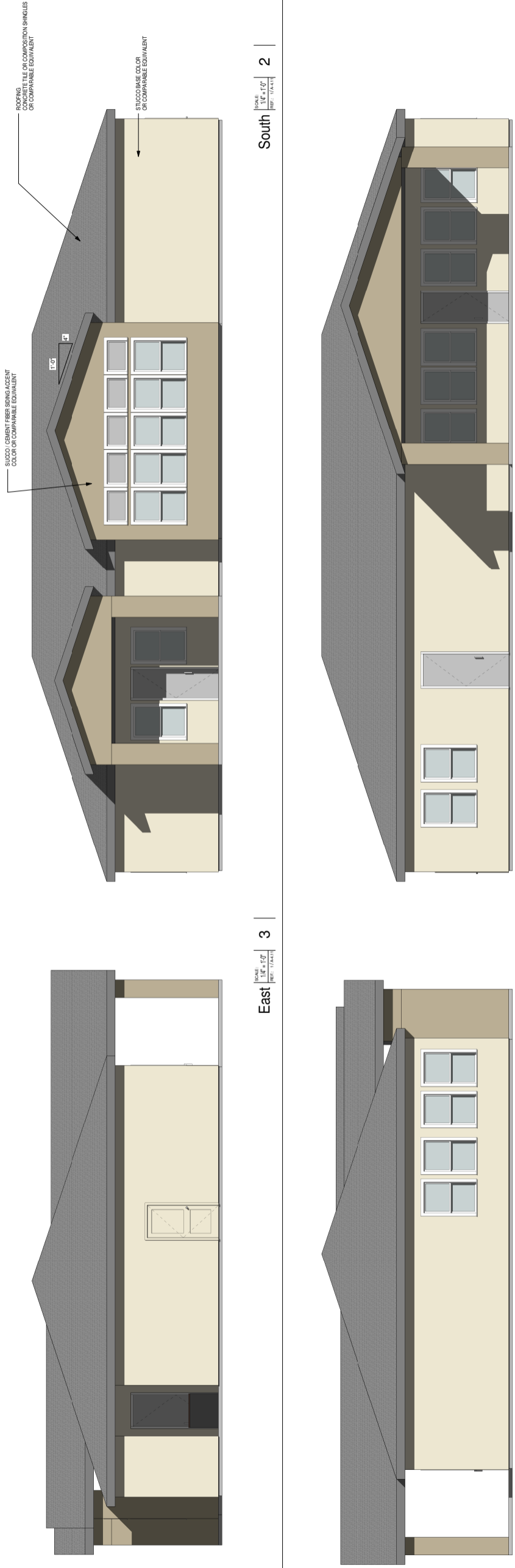
LEVEL 1
SCALE: 1/8" = 1'-0"
REF: 17/AS1



DAYLIGHT
SCALE: 1/8" = 1'-0"
REF: 17/AS1



CLUBHOUSE FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1



East | SCALE: 1/4" = 1'-0" | REF: 1/4" = 1'-0" | 3

South | SCALE: 1/4" = 1'-0" | REF: 1/4" = 1'-0" | 2

West | SCALE: 1/4" = 1'-0" | REF: 1/4" = 1'-0" | 5

North | SCALE: 1/4" = 1'-0" | REF: 1/4" = 1'-0" | 4

TAB D



Reviewed By:	_____
Checked By:	_____
DATE:	_____
Reviewed By:	_____
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Checked By:	_____
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FRAME PROJECT No. :

Sheet No.:

Revision:

PRELIMINARY
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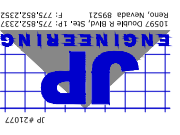
Sun Valley Apartments
5100 West 1st Street, Washoe County
Llyses Development

ARCHITECTURAL STAMP

FRAME
ARCHITECTURE, INC

CONSULTANT BRANDING

CONSULTANT BRANDING



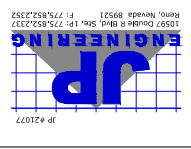
JP #21077
10927 Double R Blvd, Ste. 101, Reno, Nevada 89521
Tel: 775.852.2322
Fax: 775.852.2352

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Reviewed By:	_____
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DATE:	_____
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PRELIMINARY
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Sun Valley Apartments
5100 West 1st Street, Washoe County
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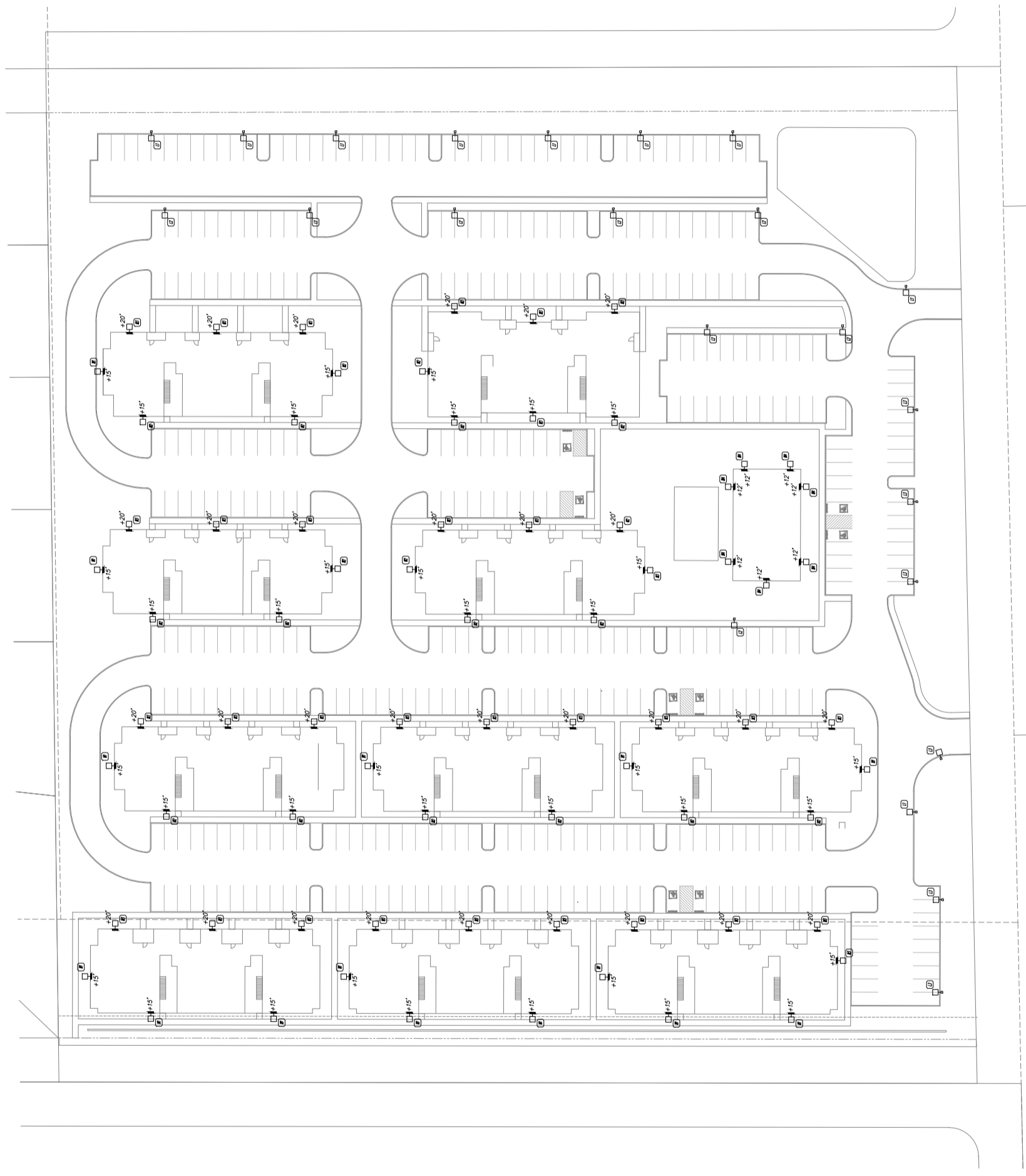
FRAME
ARCHITECTURE, INC



CONSULTANT BRANDING

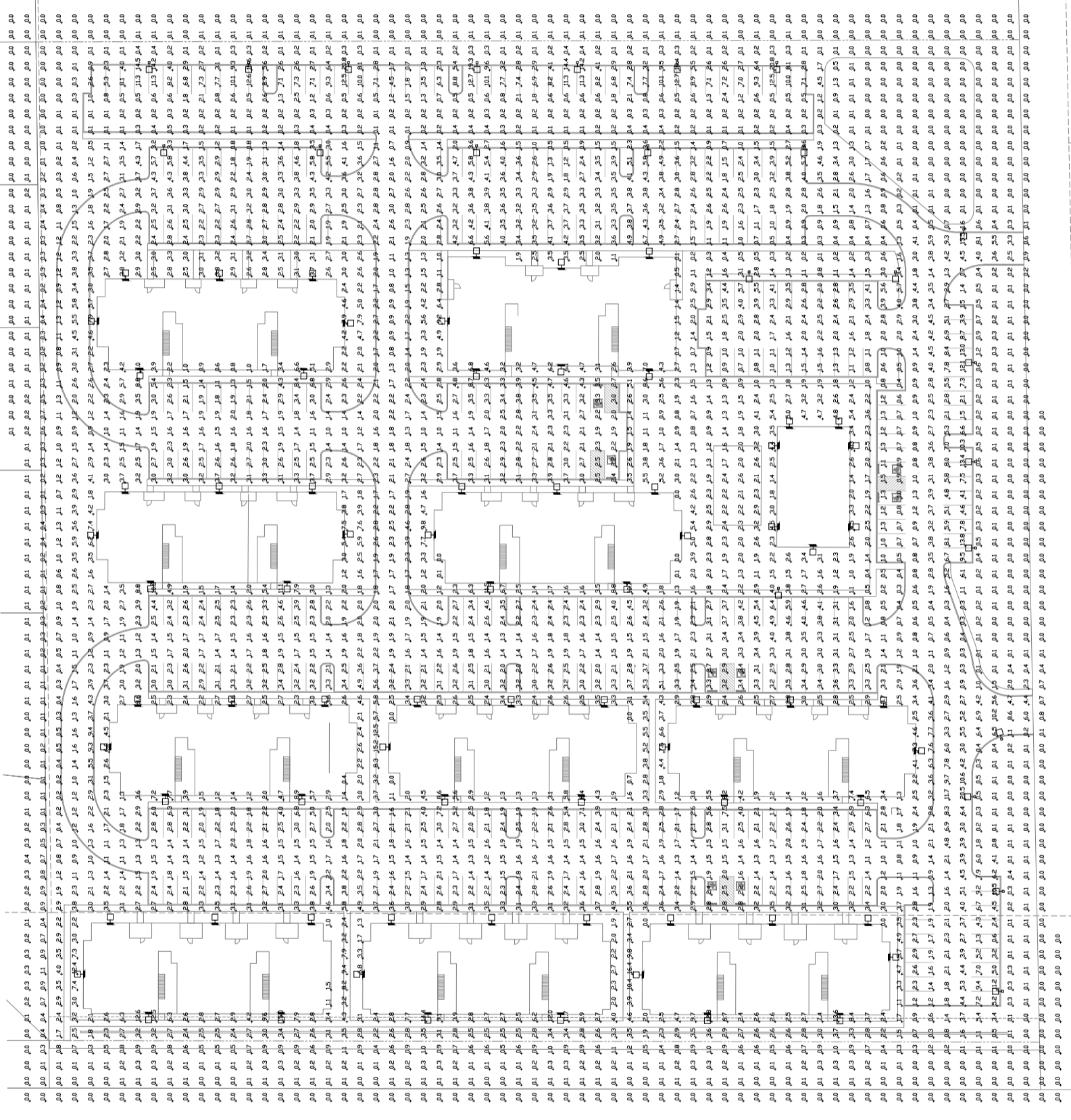
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A SITE LIGHTING PLAN
E-3 SCALE: 1" = 30'-0"





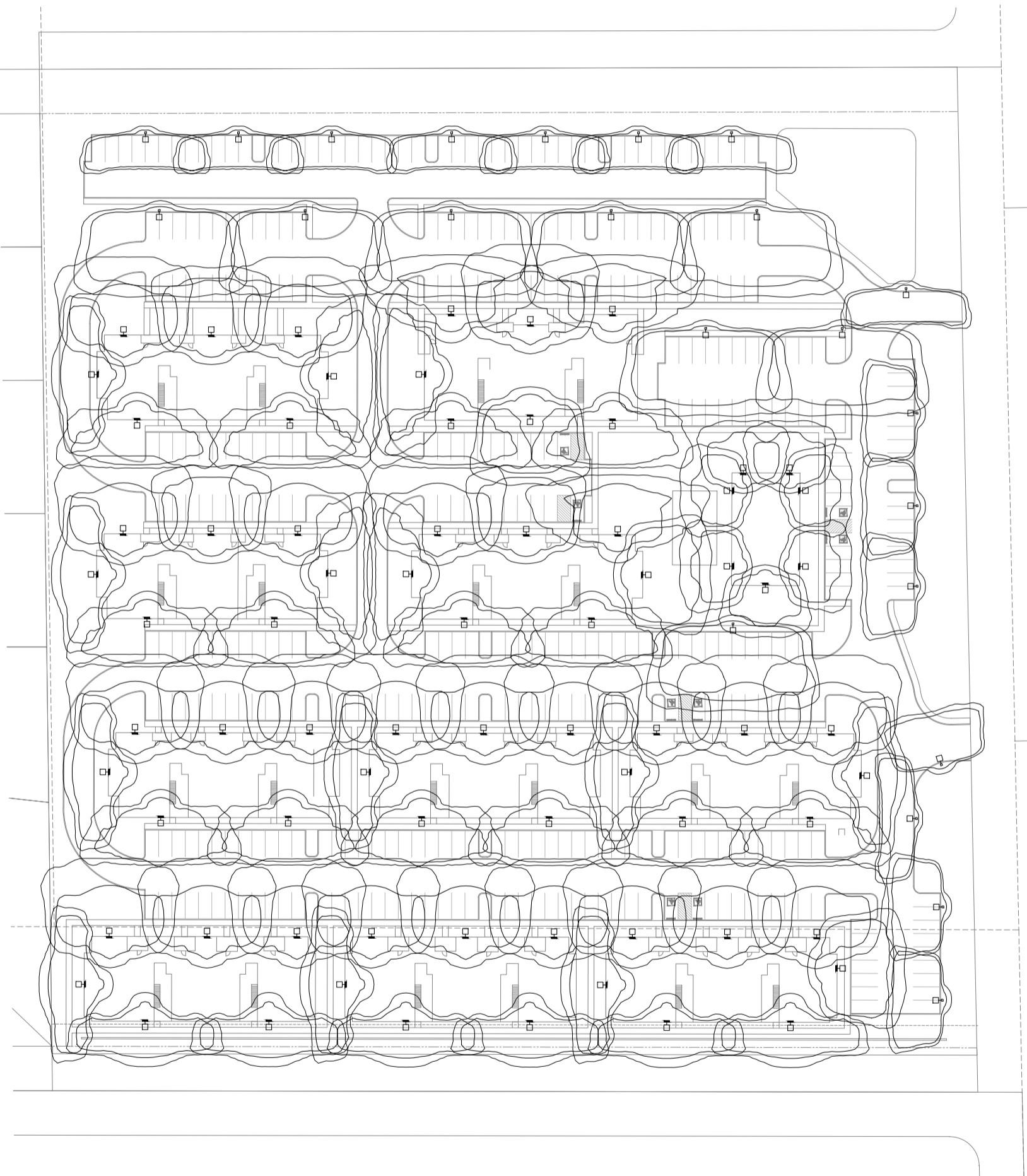
A SITE LIGHTING PHOTOMETRIC PLAN
 E-4
 SCALE: 1" = 30'-0"



Reviewed By:	
Checked By:	
Drawn By:	
DATE:	
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DATE:	
DATE:	
DATE:	

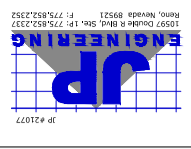
PRELIMINARY
NOT FOR CONSTRUCTION
17 June 2021

A SITE LIGHTING PHOTOMETRIC COVERAGE PLAN
E-5
SCALE: 1" = 30'-0"



Sun Valley Apartments
5100 West 1st Street, Washoe County
Llyses Development

FRAME
ARCHITECTURE, INC



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CONSULTANT STAMP

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TAB E



1150 CORPORATE BLVD.
RENO, NV 89502
(775) 856-1150
FAX: (775) 856-1160

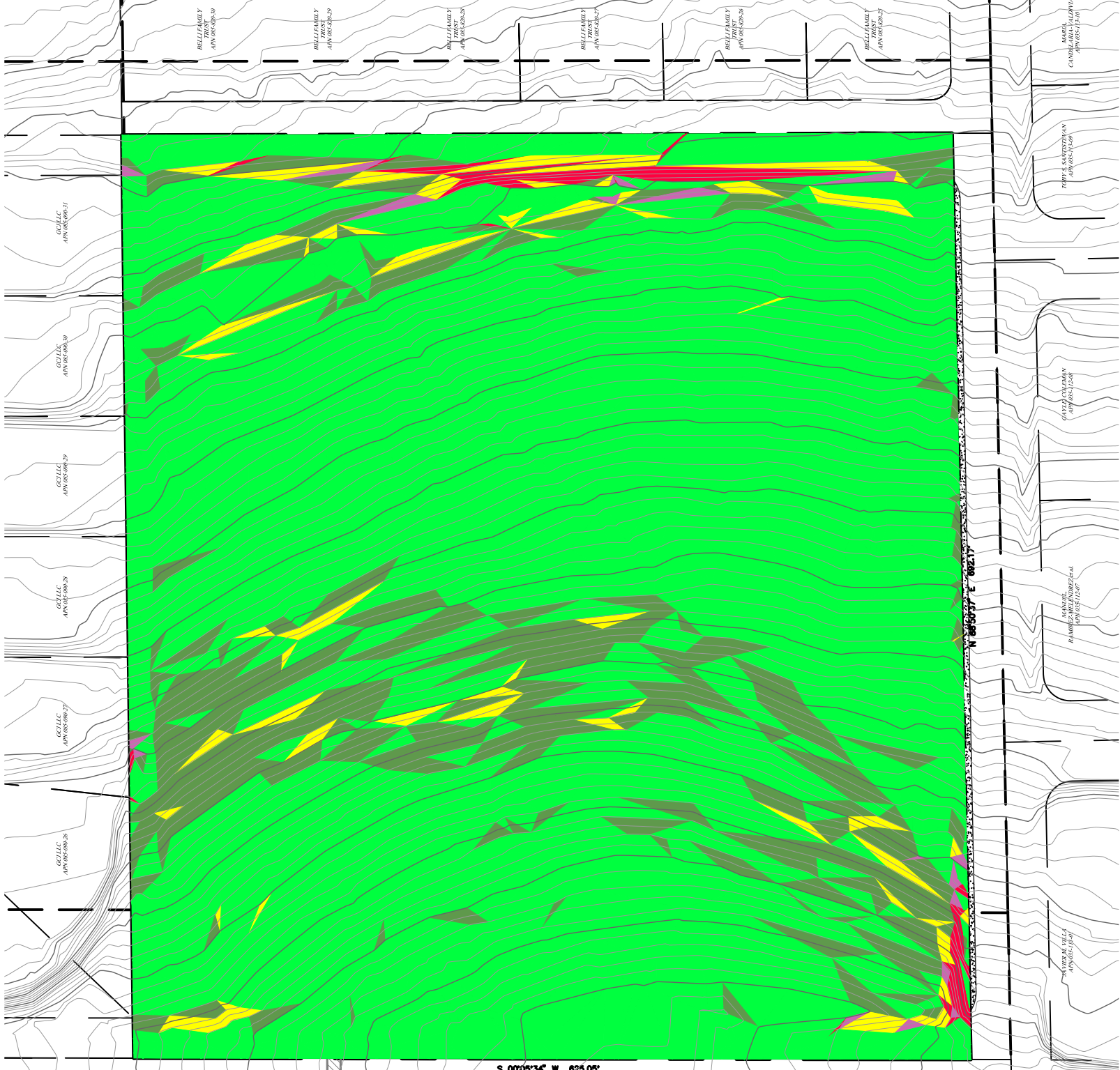
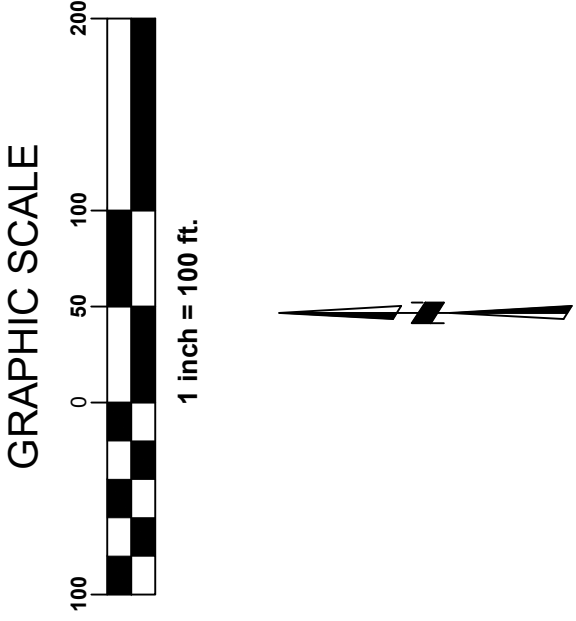


NEVADA

5100 W 1ST AVE APARTMENTS
SLOPE MAP
5100 W 1ST AVE. APARTMENTS
WASHOE COUNTY, NV 89433
WASHOE COUNTY

JOB NO. 21060.00
DESIGNED BY IM
CHECKED BY MS
DATE 07-01-2021

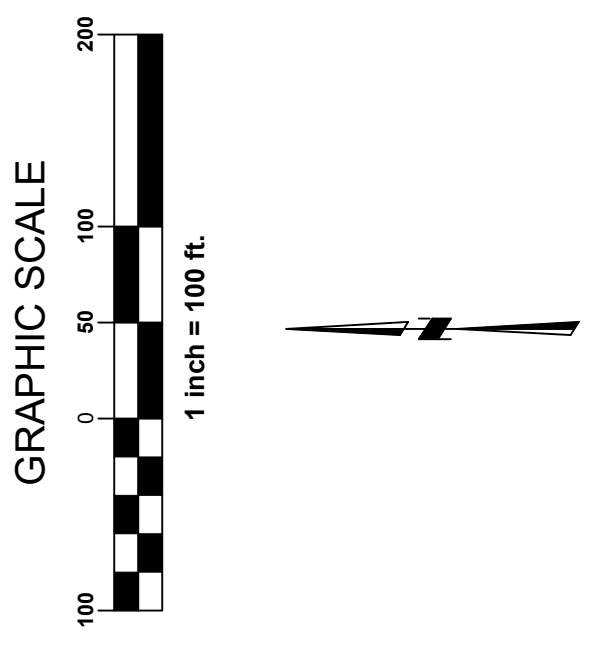
SHEET
1
OF
2



Slopes Table

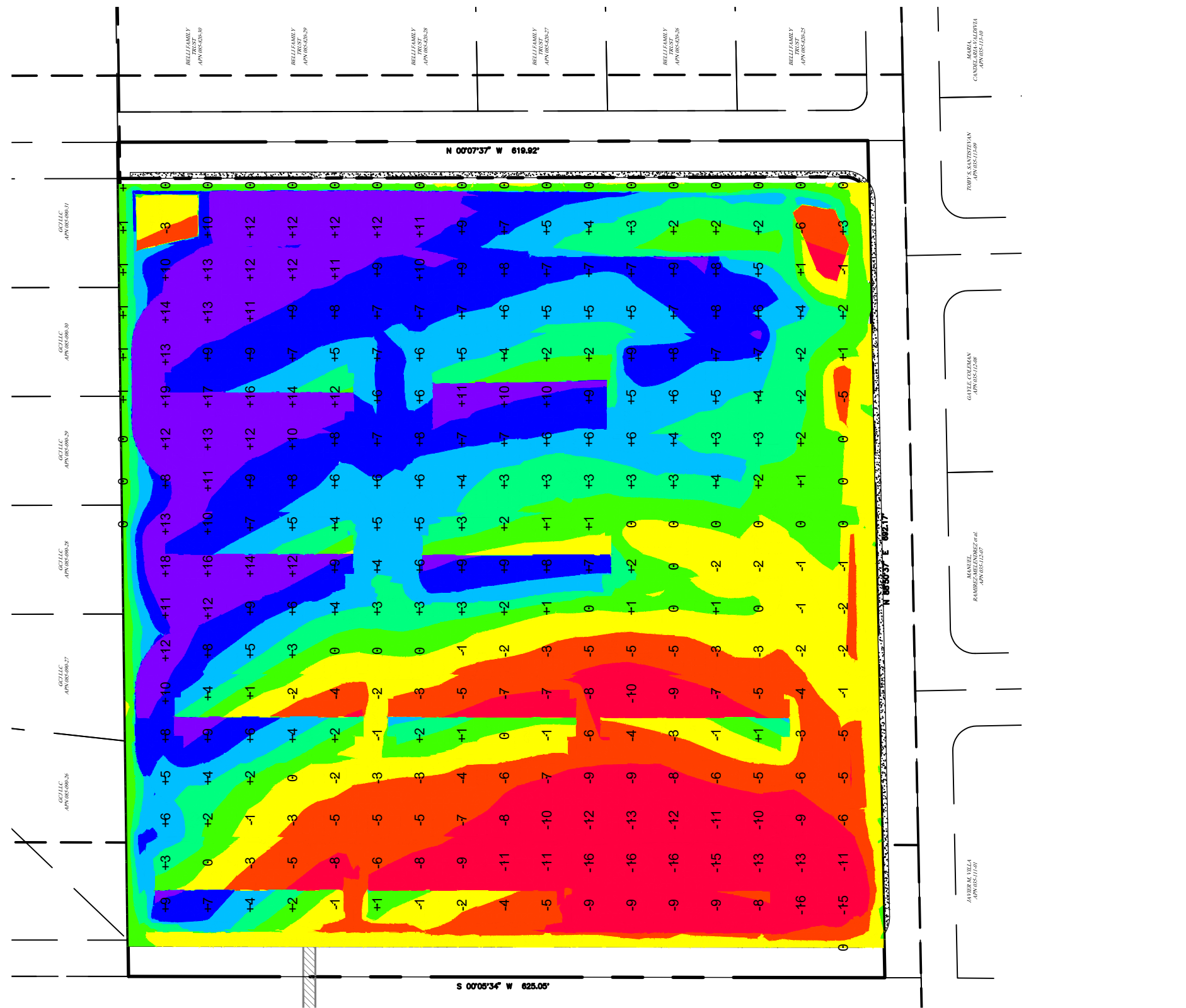
Number	Minimum Slope	Maximum Slope	Area	Color	Percentage Of Total
1	0.00%	15.00%	350394.18	Green	81.5%
2	15.00%	20.00%	59854.55	Dark Green	13.9%
3	20.00%	25.00%	13402.49	Yellow	3.1%
4	25.00%	30.00%	1887.41	Purple	0.4%
5	30.00%	500.00%	4495.39	Red	1.1%

S 09°05'34" W 625.06'



Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-20.00	-7.01	47593.20	Red
2	-7.00	-3.01	44784.60	Orange
3	-3.00	0.00	57638.15	Yellow
4	0.01	2.00	44599.94	Light Green
5	2.01	4.00	41886.16	Green
6	4.01	6.50	52512.01	Cyan
7	6.51	10.00	58187.42	Blue
8	10.01	22.00	44207.14	Purple



TAB F



PRELIMINARY HYDROLOGY REPORT

5100 W 1ST AVE APARTMENTS ADMINISTRATIVE PERMIT

SUN VALLEY
WASHOE COUNTY, NV

JULY 2021



CFA, Inc.
1150 CORPORATE BLVD.
RENO, NV 89502

TABLE OF CONTENTS

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PROJECT DESCRIPTION AND DRAINAGE3

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CONCLUSION.....5

REFERENCES.....6

APPENDICIES

- APPENDIX A VICINITY MAP**
- APPENDIX B FIRM MAP AND IDF TABLES**

INTRODUCTION

This report presents the preliminary hydrologic analysis for a proposed apartment complex located at 5100 W 1st Ave. in Sun Valley, Nevada. A vicinity map showing the location of the site is included with appendix A.

The purpose of this study is to prove that the proposed detention ponds can detain excess runoff associated with the 5 and 100-year storm event in accordance with the Washoe County Development Code and the Truckee Meadows Regional Drainage manual (TMRDM).

EXISTING SITE DESCRIPTION AND DRAINAGE

The proposed site is currently undeveloped land consisting of dirt walking paths and brush. The north of the property is bordered by residential housing. The remaining three sides are bordered by roadways with McGuffey Ln on the West, W 1st Ave to the south, and Slope Dr on the east. The proposed project site is located on Parcel APN: 082-320-31 (See Appendix A, Vicinity Map).

Currently, the site sheet flows from the west to the east with approximately two-thirds flowing to the north-east (Basin 1) and the remaining third flowing to the southeast (Basin 2) at an average slope of approximately 10% based on the Washoe County GIS topographic data. Based on preliminary site investigation Basin 1 appears to flow toward a storm inlet located on the northeast corner of the site across Slope Drive. Basin 2 discharges toward W 1st Ave and eventually makes its way to a roadside swale on the south side of the street. Since the land is undeveloped a C value of 0.2 and 0.5 for the 5yr and 100yr storm event was assumed based on Table 701 from the *Truckee Meadows Regional Drainage Manual (2009)*.

FLOOD ZONE

According to FIRM Index Map #32031C3033G, dated March 16th, 2009, the site is located within the following flood zone area:

- Zone X, Unshaded; flood zone areas determined to be outside the 0.2% annual chance floodplain

A copy of the FIRM Map is located in Appendix B.

PROJECT DESCRIPTION AND PROPOSED DRAINAGE

The proposed site consists of ten apartment buildings, an office, a pool, a playground, underground utilities, parking areas, drive aisles and sidewalks. Retaining walls will be required on the west and east sides of the site. Detention ponds will be constructed in the north and south corners of the eastern side of the site. There will be parking on the east and west sides of most buildings with access drives connecting either side of each building. Additional parking will be provided on the eastern side of the site. Landscaping will be constructed throughout the site.

The proposed drainage will continue to flow to the northeastern and southeastern corners of the site. Proposed Basin 1 will collect run off from the northeastern quarter of the site while Proposed Basin 2 will collect the remainder of the runoff.

Runoff will sheet flow from the apartment buildings to gutters prior to connecting to a proposed onsite storm drain system, eventually discharging to one of two detention basins. A C value of 0.82 and 0.85 for the 5yr and 100yr storm event was assumed based on Table 701 from the *Truckee Meadows Regional Drainage Manual (2009)*.

RATIONAL METHOD

The Rational Method is used to estimate the peak runoff resulting from a storm of given intensity and frequency falling on a specific watershed. The peak flow is expressed as:

$$Q = C i A$$

where

- Q = Peak rate of runoff, cubic feet per second
- C = Runoff coefficient
- i = Average rainfall intensity, inches per hour
- A = Watershed area, acres

Washoe County allows the use of the Rational Method for urban and small watersheds 500 acres or less. Runoff computations are made using criteria provided by the Truckee Meadows Regional Drainage Manual. Runoff coefficients were determined from Table 701. Rainfall intensities are determined from the rainfall intensity-duration-frequency (IDF) curves for the Washoe County area and are provided in Appendix B. The initial time of concentration, $T_{c(1)}$, is calculated by the formula:

$$T_{c(1)} = 10 \text{ or}$$

where $T_{c(1)}$ = Initial time of concentration, minutes
 L = Length from uppermost point of watershed to design point, feet
 V = Channel or overland velocity, feet per second

The initial time of concentration models build-up and sheet flow conditions in the uppermost part of the watershed. Except for very small impervious watersheds, the minimum build-up time of 10 minutes is assumed. Therefore, for the first design point, the time of concentration is determined by adding travel time to the build-up time as follows:

$$T_{c(1)} = 10 + \frac{L}{60 \times V}$$

The time of concentration at successive points downstream is calculated by adding total travel time to the initial build-up time:

$$T_{c(n)} = 10 + \sum \frac{L}{60 \times V}$$

where $T_{c(n)}$ = Time of concentration at design point, minutes
 $\sum \frac{L}{60 \times V}$ = Total travel time to design point, minutes
 L = Length of flow path between design points, feet

V = Velocity, feet per second

Velocities used are 2 - 3 fps for surface flow and 3 - 5 fps for channel and conduit flow.

Rational Method calculations are performed using Hydraflow, an extension for Autodesk. Hydraflow utilizes the IDF curve data and routing parameters to accurately represent the site drainage conditions. The peak flow for each drainage area is determined based on the runoff coefficient, initial time of concentration, and area.

CONCLUSION

The table below compares the 5yr and 100yr events for both the proposed and existing conditions. adequate stormwater detention will be provided to detain flows from the proposed site to the predevelopment conditions. Due to the preliminary nature of this report the outlet structures for the ponds have not been sized. The proposed detention capacity exceeds the required detention capacity, a complete design and hydrology report is necessary to properly size the required detention basins and outlet structures. These items will be provided upon final design of the site.

Table 1

This table shows the values used and the resulting peak flows and total volumes.

	Storm Detention (YR)	Area (Ac.)	C-Value	Peak Flow (cfs)	Total Volume (cu ft)
Existing Basin 1	5	6.86	0.2	1.97	1,180
	100		0.5	4.92	2,951
Existing Basin 2	5	3.01	0.2	0.87	519
	100		0.5	2.16	1,298
Proposed Basin 1	5	3.45	0.82	4.06	2,435
	100		0.85	4.21	2,524
Proposed Basin 2	5	6.42	0.82	7.55	4,531
	100		0.85	7.83	4,697

* Tc = 10 min for all Basins

REFERENCES

City of Reno, Washoe County, City of Sparks, Truckee Meadows Regional Drainage Manual, April, 2009

NOAA National Weather Service, *NOAA Atlas 14, Volume 1, Version 5, Reno, Nevada, US, Latitude: 39.5841°, Longitude: -119.8252°, Elevation 5032.9 ft.*, (NOAA Atlas 14 Point Precipitation Frequency Estimates: NV, 2013)

APPENDIX A

VICINITY MAP

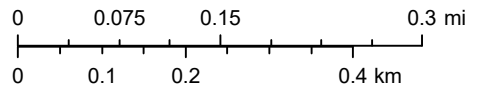
Vicinity Map



June 1, 2021

APN

1:9,028



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Washoe County GIS

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or legal purposes. **WADMIN21-0009**
EXHIBIT E

APPENDIX B

FIRM MAP AND IDF TABLES

National Flood Hazard Layer FIRMette

119°47'22"W 39°34'59"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

NO SCREEN *Zone X*

Area of Minimal Flood Hazard *Zone X*

Effective LOMRS *Zone D*

Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

OTHER FEATURES

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

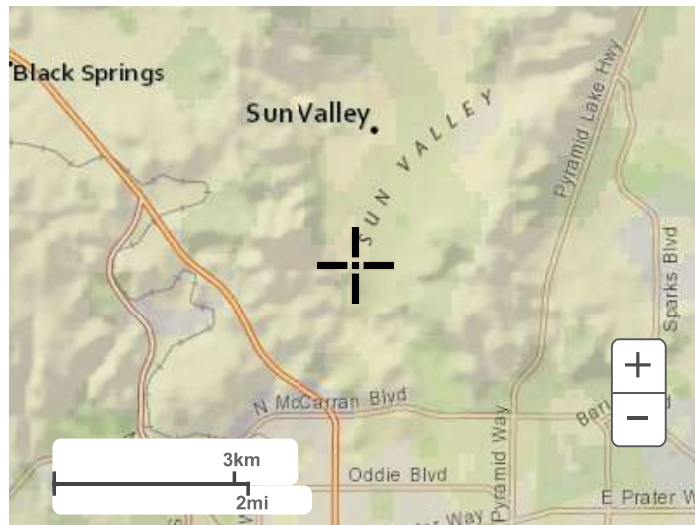
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/6/2021 at 3:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

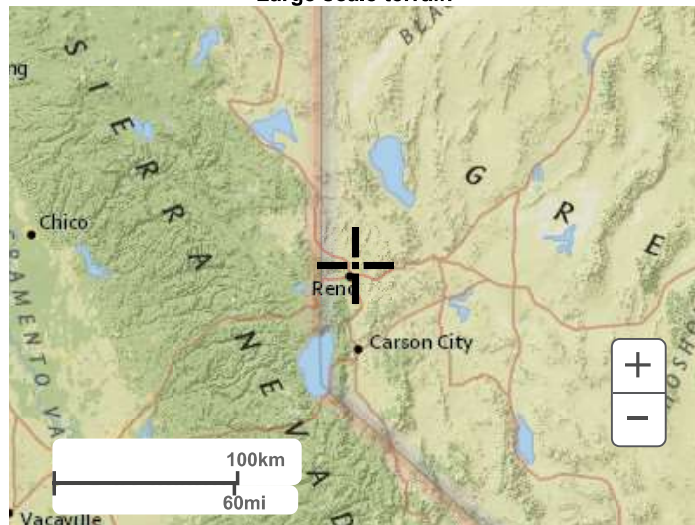
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



WADMIN21-0009 EXHIBIT E



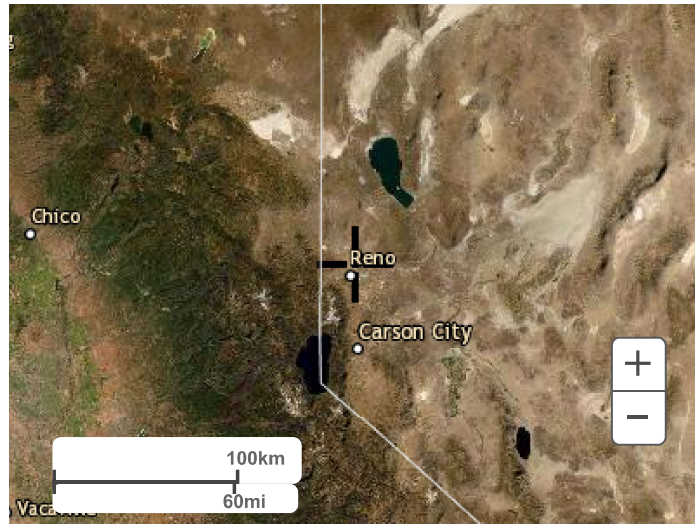
Large scale terrain



Large scale map



Large scale aerial



[Back to Top](#)

[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

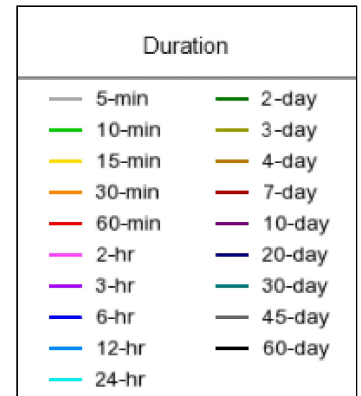
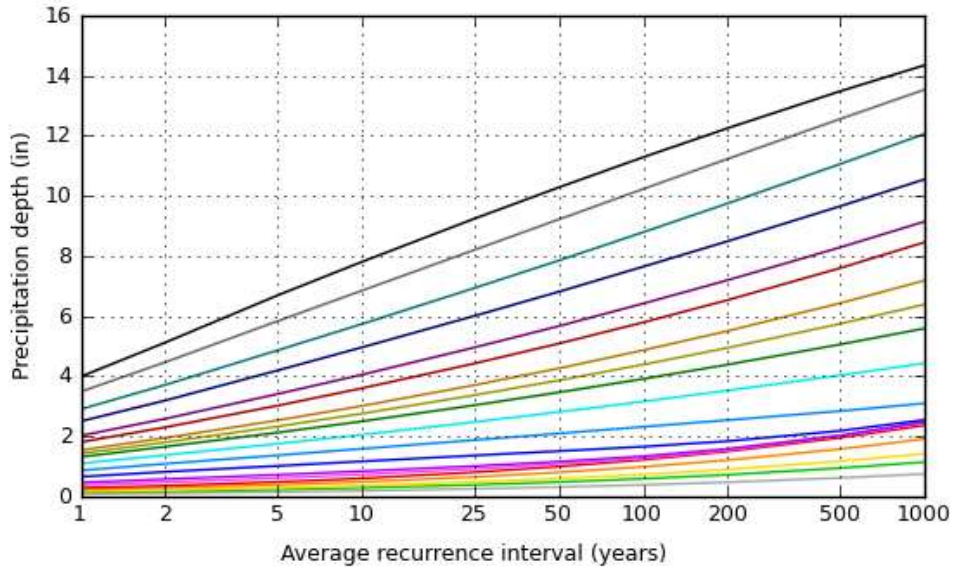
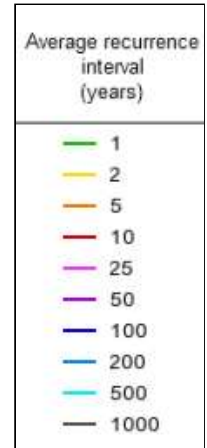
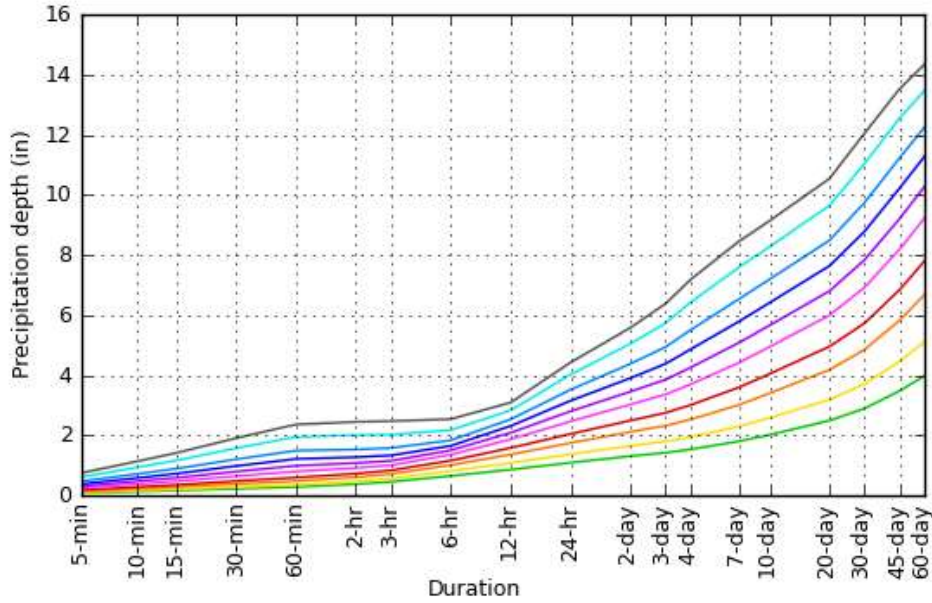
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.093 (0.079-0.107)	0.115 (0.098-0.135)	0.154 (0.131-0.182)	0.192 (0.163-0.228)	0.256 (0.212-0.308)	0.317 (0.254-0.385)	0.389 (0.302-0.480)	0.477 (0.355-0.602)	0.621 (0.435-0.810)	0.754 (0.504-1.00)
10-min	0.141 (0.120-0.162)	0.175 (0.149-0.205)	0.235 (0.200-0.277)	0.293 (0.248-0.347)	0.391 (0.323-0.469)	0.483 (0.386-0.586)	0.593 (0.459-0.731)	0.727 (0.540-0.916)	0.946 (0.662-1.23)	1.15 (0.768-1.53)
15-min	0.175 (0.148-0.201)	0.217 (0.184-0.254)	0.292 (0.248-0.343)	0.363 (0.307-0.430)	0.485 (0.400-0.581)	0.598 (0.479-0.727)	0.734 (0.569-0.906)	0.901 (0.670-1.14)	1.17 (0.820-1.53)	1.42 (0.952-1.89)
30-min	0.235 (0.200-0.271)	0.292 (0.248-0.342)	0.393 (0.334-0.463)	0.489 (0.414-0.580)	0.652 (0.539-0.783)	0.805 (0.645-0.979)	0.989 (0.766-1.22)	1.21 (0.902-1.53)	1.58 (1.11-2.06)	1.92 (1.28-2.55)
60-min	0.291 (0.247-0.335)	0.362 (0.307-0.423)	0.486 (0.413-0.573)	0.605 (0.512-0.717)	0.808 (0.667-0.969)	0.997 (0.798-1.21)	1.22 (0.948-1.51)	1.50 (1.12-1.89)	1.95 (1.37-2.55)	2.37 (1.59-3.16)
2-hr	0.388 (0.343-0.446)	0.481 (0.428-0.555)	0.618 (0.542-0.712)	0.736 (0.638-0.849)	0.922 (0.776-1.07)	1.09 (0.893-1.29)	1.28 (1.02-1.54)	1.54 (1.18-1.91)	2.02 (1.46-2.57)	2.46 (1.72-3.19)
3-hr	0.466 (0.418-0.527)	0.579 (0.523-0.659)	0.726 (0.651-0.823)	0.844 (0.749-0.961)	1.01 (0.884-1.16)	1.16 (0.994-1.35)	1.34 (1.13-1.58)	1.59 (1.30-1.93)	2.03 (1.61-2.60)	2.48 (1.88-3.22)
6-hr	0.659 (0.594-0.738)	0.824 (0.742-0.927)	1.02 (0.915-1.15)	1.17 (1.04-1.32)	1.37 (1.20-1.55)	1.51 (1.31-1.72)	1.66 (1.42-1.92)	1.84 (1.55-2.15)	2.18 (1.79-2.62)	2.55 (2.05-3.25)
12-hr	0.870 (0.785-0.970)	1.09 (0.982-1.22)	1.37 (1.23-1.53)	1.59 (1.42-1.78)	1.88 (1.65-2.12)	2.10 (1.82-2.38)	2.32 (1.99-2.67)	2.54 (2.14-2.97)	2.84 (2.32-3.39)	3.10 (2.48-3.75)
24-hr	1.10 (0.994-1.23)	1.38 (1.25-1.54)	1.76 (1.58-1.95)	2.06 (1.85-2.29)	2.48 (2.21-2.76)	2.81 (2.49-3.14)	3.16 (2.77-3.55)	3.53 (3.06-3.99)	4.03 (3.44-4.60)	4.43 (3.73-5.11)
2-day	1.32 (1.18-1.48)	1.66 (1.49-1.87)	2.13 (1.90-2.39)	2.50 (2.23-2.81)	3.04 (2.68-3.42)	3.46 (3.04-3.92)	3.91 (3.39-4.46)	4.39 (3.75-5.04)	5.06 (4.23-5.89)	5.59 (4.60-6.61)
3-day	1.43 (1.28-1.61)	1.81 (1.62-2.04)	2.33 (2.08-2.62)	2.76 (2.46-3.11)	3.37 (2.97-3.80)	3.86 (3.38-4.38)	4.39 (3.79-5.01)	4.95 (4.22-5.68)	5.74 (4.79-6.69)	6.38 (5.23-7.53)
4-day	1.54 (1.38-1.74)	1.95 (1.74-2.21)	2.53 (2.26-2.86)	3.01 (2.68-3.40)	3.70 (3.26-4.19)	4.26 (3.72-4.84)	4.86 (4.19-5.55)	5.51 (4.68-6.32)	6.43 (5.34-7.49)	7.18 (5.87-8.46)
7-day	1.81 (1.60-2.07)	2.31 (2.03-2.64)	3.02 (2.65-3.46)	3.60 (3.16-4.13)	4.42 (3.84-5.08)	5.08 (4.38-5.86)	5.79 (4.94-6.72)	6.54 (5.51-7.64)	7.59 (6.28-8.99)	8.45 (6.88-10.1)
10-day	2.02 (1.78-2.32)	2.59 (2.28-2.96)	3.41 (3.00-3.90)	4.05 (3.56-4.64)	4.95 (4.31-5.68)	5.67 (4.89-6.51)	6.42 (5.49-7.42)	7.20 (6.09-8.38)	8.28 (6.88-9.75)	9.14 (7.50-10.9)
20-day	2.50 (2.21-2.85)	3.20 (2.83-3.65)	4.19 (3.70-4.78)	4.96 (4.36-5.65)	6.00 (5.24-6.85)	6.81 (5.91-7.80)	7.64 (6.58-8.81)	8.49 (7.24-9.85)	9.65 (8.09-11.3)	10.5 (8.74-12.5)
30-day	2.90 (2.57-3.32)	3.72 (3.29-4.25)	4.86 (4.29-5.55)	5.74 (5.05-6.54)	6.93 (6.06-7.91)	7.84 (6.82-8.99)	8.79 (7.58-10.1)	9.75 (8.33-11.3)	11.0 (9.31-12.9)	12.1 (10.0-14.2)
45-day	3.49 (3.09-3.92)	4.47 (3.96-5.02)	5.83 (5.16-6.54)	6.85 (6.04-7.68)	8.19 (7.20-9.21)	9.21 (8.05-10.4)	10.2 (8.87-11.6)	11.2 (9.68-12.8)	12.5 (10.7-14.4)	13.5 (11.4-15.7)
60-day	3.99 (3.52-4.49)	5.12 (4.52-5.77)	6.69 (5.89-7.52)	7.80 (6.87-8.77)	9.23 (8.10-10.4)	10.3 (8.96-11.6)	11.3 (9.79-12.8)	12.2 (10.6-13.9)	13.5 (11.5-15.4)	14.3 (12.2-16.5)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
 Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
 Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
 Latitude: 39.5793°, Longitude: -119.7839°



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Maps & aerials

Small scale terrain



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.12 (0.948-1.28)	1.38 (1.18-1.62)	1.85 (1.57-2.18)	2.30 (1.96-2.74)	3.07 (2.54-3.70)	3.80 (3.05-4.62)	4.67 (3.62-5.76)	5.72 (4.26-7.22)	7.45 (5.22-9.72)	9.05 (6.05-12.0)
10-min	0.846 (0.720-0.972)	1.05 (0.894-1.23)	1.41 (1.20-1.66)	1.76 (1.49-2.08)	2.35 (1.94-2.81)	2.90 (2.32-3.52)	3.56 (2.75-4.39)	4.36 (3.24-5.50)	5.68 (3.97-7.39)	6.88 (4.61-9.17)
15-min	0.700 (0.592-0.804)	0.868 (0.736-1.02)	1.17 (0.992-1.37)	1.45 (1.23-1.72)	1.94 (1.60-2.32)	2.39 (1.92-2.91)	2.94 (2.28-3.62)	3.60 (2.68-4.54)	4.69 (3.28-6.11)	5.69 (3.81-7.58)
30-min	0.470 (0.400-0.542)	0.584 (0.496-0.684)	0.786 (0.668-0.926)	0.978 (0.828-1.16)	1.30 (1.08-1.57)	1.61 (1.29-1.96)	1.98 (1.53-2.44)	2.43 (1.80-3.06)	3.16 (2.21-4.12)	3.83 (2.56-5.10)
60-min	0.291 (0.247-0.335)	0.362 (0.307-0.423)	0.486 (0.413-0.573)	0.605 (0.512-0.717)	0.808 (0.667-0.969)	0.997 (0.798-1.21)	1.22 (0.948-1.51)	1.50 (1.12-1.89)	1.95 (1.37-2.55)	2.37 (1.59-3.16)
2-hr	0.194 (0.172-0.223)	0.240 (0.214-0.278)	0.309 (0.271-0.356)	0.368 (0.319-0.424)	0.461 (0.388-0.536)	0.544 (0.446-0.642)	0.642 (0.512-0.768)	0.769 (0.590-0.956)	1.01 (0.732-1.29)	1.23 (0.858-1.59)
3-hr	0.155 (0.139-0.175)	0.193 (0.174-0.219)	0.242 (0.217-0.274)	0.281 (0.249-0.320)	0.338 (0.294-0.386)	0.387 (0.331-0.448)	0.447 (0.375-0.525)	0.529 (0.433-0.643)	0.676 (0.535-0.865)	0.826 (0.626-1.07)
6-hr	0.110 (0.099-0.123)	0.138 (0.124-0.155)	0.170 (0.153-0.191)	0.195 (0.174-0.220)	0.228 (0.201-0.258)	0.252 (0.219-0.288)	0.277 (0.237-0.320)	0.308 (0.258-0.360)	0.365 (0.299-0.438)	0.426 (0.343-0.543)
12-hr	0.072 (0.065-0.081)	0.091 (0.082-0.101)	0.114 (0.102-0.127)	0.132 (0.118-0.147)	0.156 (0.137-0.176)	0.174 (0.151-0.198)	0.193 (0.165-0.222)	0.211 (0.177-0.246)	0.236 (0.193-0.281)	0.257 (0.206-0.311)
24-hr	0.046 (0.041-0.051)	0.058 (0.052-0.064)	0.073 (0.066-0.081)	0.086 (0.077-0.095)	0.103 (0.092-0.115)	0.117 (0.104-0.131)	0.132 (0.116-0.148)	0.147 (0.127-0.166)	0.168 (0.143-0.192)	0.185 (0.155-0.213)
2-day	0.027 (0.025-0.031)	0.035 (0.031-0.039)	0.044 (0.040-0.050)	0.052 (0.046-0.058)	0.063 (0.056-0.071)	0.072 (0.063-0.082)	0.081 (0.071-0.093)	0.091 (0.078-0.105)	0.105 (0.088-0.123)	0.116 (0.096-0.138)
3-day	0.020 (0.018-0.022)	0.025 (0.022-0.028)	0.032 (0.029-0.036)	0.038 (0.034-0.043)	0.047 (0.041-0.053)	0.054 (0.047-0.061)	0.061 (0.053-0.070)	0.069 (0.059-0.079)	0.080 (0.067-0.093)	0.089 (0.073-0.105)
4-day	0.016 (0.014-0.018)	0.020 (0.018-0.023)	0.026 (0.024-0.030)	0.031 (0.028-0.035)	0.039 (0.034-0.044)	0.044 (0.039-0.050)	0.051 (0.044-0.058)	0.057 (0.049-0.066)	0.067 (0.056-0.078)	0.075 (0.061-0.088)
7-day	0.011 (0.010-0.012)	0.014 (0.012-0.016)	0.018 (0.016-0.021)	0.021 (0.019-0.025)	0.026 (0.023-0.030)	0.030 (0.026-0.035)	0.034 (0.029-0.040)	0.039 (0.033-0.045)	0.045 (0.037-0.054)	0.050 (0.041-0.060)
10-day	0.008 (0.007-0.010)	0.011 (0.010-0.012)	0.014 (0.012-0.016)	0.017 (0.015-0.019)	0.021 (0.018-0.024)	0.024 (0.020-0.027)	0.027 (0.023-0.031)	0.030 (0.025-0.035)	0.035 (0.029-0.041)	0.038 (0.031-0.045)
20-day	0.005 (0.005-0.006)	0.007 (0.006-0.008)	0.009 (0.008-0.010)	0.010 (0.009-0.012)	0.013 (0.011-0.014)	0.014 (0.012-0.016)	0.016 (0.014-0.018)	0.018 (0.015-0.021)	0.020 (0.017-0.024)	0.022 (0.018-0.026)
30-day	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.010 (0.008-0.011)	0.011 (0.009-0.012)	0.012 (0.011-0.014)	0.014 (0.012-0.016)	0.015 (0.013-0.018)	0.017 (0.014-0.020)
45-day	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.008 (0.007-0.009)	0.009 (0.007-0.010)	0.009 (0.008-0.011)	0.010 (0.009-0.012)	0.012 (0.010-0.013)	0.013 (0.011-0.015)
60-day	0.003 (0.002-0.003)	0.004 (0.003-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.007-0.010)	0.009 (0.008-0.011)	0.010 (0.008-0.011)

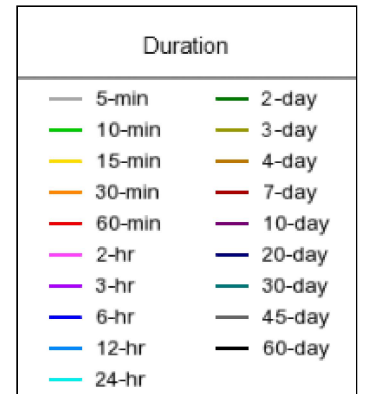
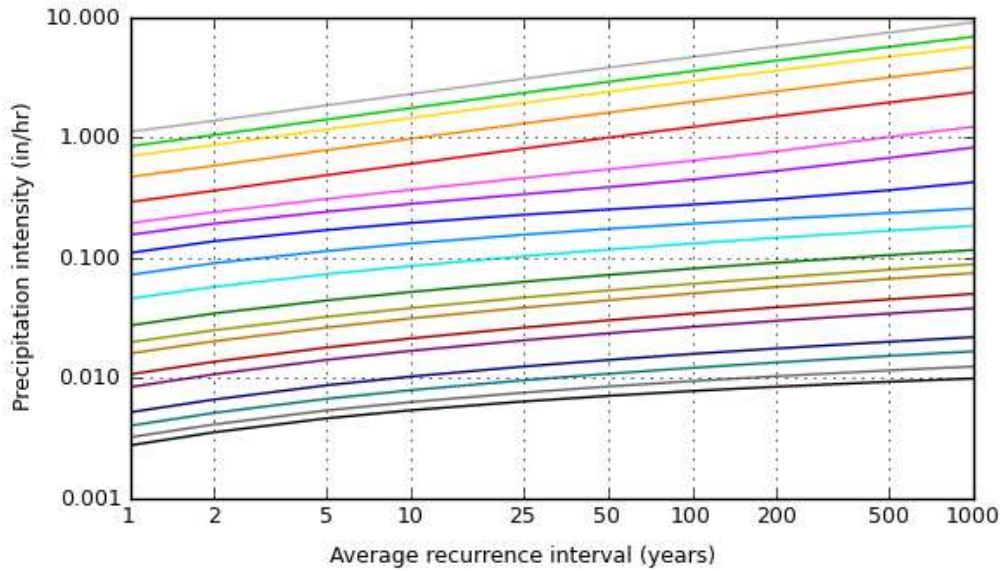
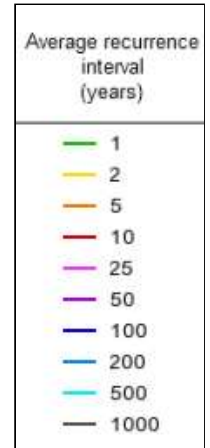
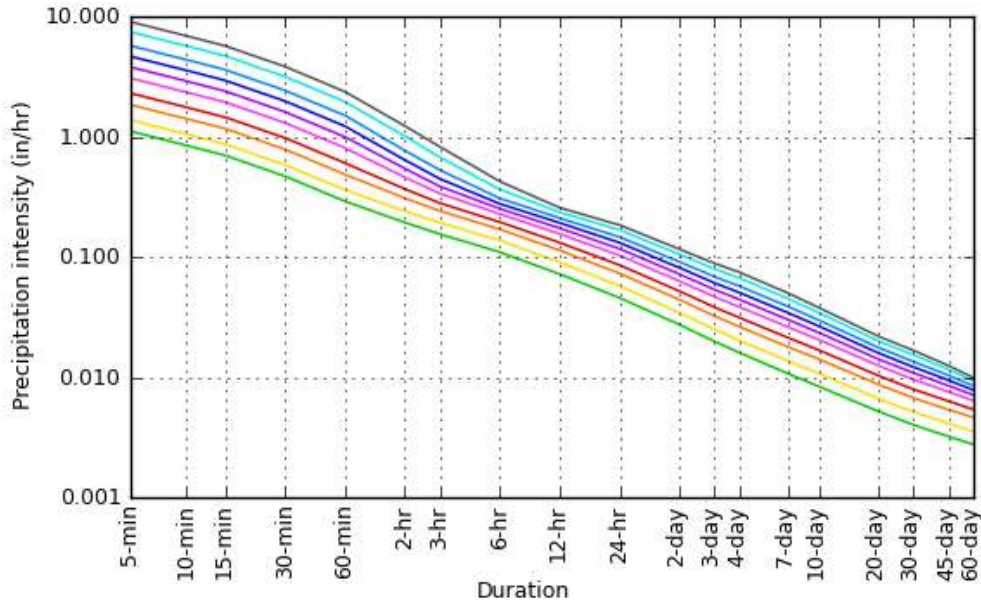
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based intensity-duration-frequency (IDF) curves

Latitude: 39.5793°, Longitude: -119.7839°



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TRAFFIC IMPACT STUDY

FOR

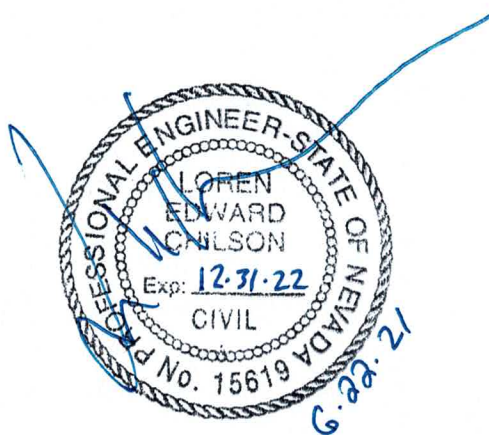
Sun Valley Multifamily

June 22, 2021

PREPARED FOR:

Ulysses Development Group, LLC

PREPARED BY:



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WADMIN21-0009
EXHIBIT E

YOUR QUESTIONS ANSWERED QUICKLY

Why did you perform this study?

This Traffic Impact Study evaluates the potential traffic impacts associated with the proposed Sun Valley Multifamily Project in Reno, Nevada. This study of potential transportation impacts was undertaken for planning purposes and to assist in determining what traffic controls or mitigations may be needed to reduce potential impacts, if any are found.

What does the project consist of?

The project consists of up to 200 multifamily units. The site is generally located west of Sun Valley Boulevard and north of 1st Avenue between McGuffey Road and Slope Drive. One project access is proposed on 1st Avenue adjacent to Sagebrush Drive with side-street STOP control allowing for all turning movements. A secondary emergency access is also provided on 1st Avenue.

How much traffic will the project generate?

The project is anticipated to generate approximately 1,464 Daily, 92 AM peak hour, and 112 PM peak hour trips to the external roadway network.

Does this project cause any traffic impacts?

Under the Existing Plus Project Scenario, all study intersections are anticipated to operate at acceptable conditions. Under the Future Year Plus Project Scenario (20 year horizon), all study intersections are anticipated to operate at acceptable conditions with future improvements at the Sun Valley Boulevard / 1st Avenue intersection as recommended in the *Traffic Operations Analysis – Sun Valley Boulevard Transportation Improvement Project* (Headway Transportation, 2019).

Are any improvements recommended?

It is recommended that the project construct sidewalk along the property frontages according to Washoe County standards. A right turn lane is not justified at the project driveway due to low speeds and through volumes on 1st Avenue. It is recommended that the project install center line and turn pocket striping (left-through and separate right) for approximately 60 feet on the eastbound approach at the Sun Valley Boulevard / 1st Avenue intersection. Widening of 1st Avenue is not necessary with this striping improvement. The project will pay standard Regional Road Impact Fees (RRIF) based on the final multifamily unit count as mitigation for its minor impacts on the regional roadway network.



LIST OF FIGURES

1. Project Location
2. Site Plan
3. Existing Traffic Volumes, Lane Configurations, and Controls
4. Future Year Traffic Volumes, Lane Configurations, and Controls
5. Project Trip Distribution and Assignment
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LIST OF APPENDICES

- A. NDOT Crash Data
- B. Existing LOS Calculations
- C. Future Year LOS Calculations
- D. Existing Plus Project LOS Calculations
- E. Future Year Plus Project LOS Calculations



INTRODUCTION

This report presents the findings of a Traffic Impact Study completed to assess the potential traffic impacts on local intersections associated with the Sun Valley Multifamily project in Sun Valley, Nevada. This traffic impact study has been prepared to document existing traffic conditions, quantify traffic volumes generated by the proposed project, identify potential impacts, document findings, and make recommendations to mitigate impacts, if any are found.

Study Area and Evaluated Scenarios

The project consists of up to 200 multifamily units. The project is generally located north of 1st Avenue between McGuffey Road and Slope Drive, as shown on **Figure 1**. The preliminary site plan is shown on **Figure 2**.

Study Intersections

The following intersections are evaluated in this report:

- ▶ Sun Valley Boulevard / 1st Avenue
- ▶ 1st Avenue / Project Access

This study includes analysis of both the weekday AM and PM peak hours as these are the periods of time in which peak traffic (background plus site traffic combined) is anticipated to occur. The evaluated development scenarios are:

- ▶ Existing Conditions
- ▶ Existing Plus Project Conditions
- ▶ Future Year Conditions
- ▶ Future Year Plus Project Conditions

ANALYSIS METHODOLOGY

Level of service (LOS) is a term commonly used by transportation practitioners to measure and describe the operational characteristics of intersections, roadway segments, and other facilities. This term equates seconds of delay per vehicle at intersections to letter grades “A” through “F” with “A” representing optimum conditions and “F” representing breakdown or over capacity flows.

Intersections

The complete methodology for intersection level of service analysis is established in the *Highway Capacity Manual (HCM) 2010*, published by the Transportation Research Board (TRB). **Table 1** presents the delay thresholds for each level of service grade at signalized and unsignalized intersections.



Table 1: Level of Service Definition for Intersections

Level of Service	Brief Description	Average Delay (seconds per vehicle)	
		Signalized Intersections	Unsignalized Intersections
A	Free flow conditions.	< 10	< 10
B	Stable conditions with some affect from other vehicles.	10 to 20	10 to 15
C	Stable conditions with significant affect from other vehicles.	20 to 35	15 to 25
D	High density traffic conditions still with stable flow.	35 to 55	25 to 35
E	At or near capacity flows.	55 to 80	35 to 50
F	Over capacity conditions.	> 80	> 50

Source: *Highway Capacity Manual, 6th Edition*

Level of service calculations were performed using the Synchro / SimTraffic 11 software package with analysis and results reported in accordance with the current *HCM 2010 Edition* methodology.

Level of Service Policy

The Nevada Department of Transportation (NDOT) *Traffic Impact Study Requirements* publication states:

Level of service "C" will be the design objective for capacity and under no circumstances will less than level of service "D" be accepted for site and non-site traffic.

The Sun Valley Area Plan states "Level of Service "C" or above is the desired level for all regional roads in the Sun Valley planning area" and that "this may be waived by the Department of Public Works for projects that are determined to have minimal impacts."

Sun Valley Boulevard within the project area is under NDOT jurisdiction. Therefore, Level of Service (LOS) "D" was used as the threshold criteria for the Sun Valley Boulevard / 1st Avenue intersection. Level of Service (LOS) "C" was used as the threshold criteria for the project access on 1st Avenue. Where intersections are already experiencing level of service beyond the thresholds above, conditions should not be exacerbated.

EXISTING CONDITIONS

Roadway Facilities

Sun Valley Boulevard is a north-south roadway with five lanes (two lanes in each direction and a two-way left-turn lane) in the project vicinity. It has a posted speed limit of 35 mph in the study area and is classified as a Moderate Access Control (MAC) Arterial in the *2050 Regional Transportation Plan* and a minor arterial by NDOT.



1st Avenue within the study area is a two-lane east-west local street. Within the study area, it has no existing roadway striping and has a posted speed limit of 25 mph. It is not classified in the 2050 *Regional Transportation Plan*.

Transit Facilities

The Regional Transportation Commission (RTC) currently operates one fixed route transit service (Route 5) within the study area, as shown on **Exhibit 1**. Route 5 mainly operates on Sutro Street, Clear Acre Lane, and Sun Valley Boulevard. Two bus stops are provided within the project vicinity. The bus stop for northbound travel is located on the east side of Sun Valley Boulevard approximately 75 feet north of the Sun Valley Boulevard / 1st Avenue intersection. The bus stop for southbound travel is located on the west side of Sun Valley Boulevard approximately 500 feet south of the Sun Valley Boulevard/1st Avenue intersection.

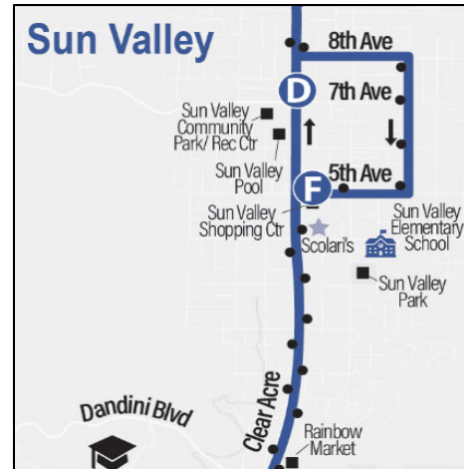


Exhibit 1. RTC Route 5

Bicycle & Pedestrian Facilities

There are some existing bicycle and pedestrian facilities in the project area. Sidewalks are present on the north side of the 1st Avenue east of Slope Drive, discontinuously on the south side of 1st Avenue, and discontinuously on the west side of Sun Valley Boulevard. There are no sidewalks on the east side of Sun Valley Boulevard. Dedicated bike lanes are provided on Sun Valley Boulevard.

Crash History

Vehicle crash data was obtained for the Sun Valley Boulevard / 1st Avenue and 1st Avenue / Sagebrush Drive intersection for the latest three year period (January 2017 – January 2020). No crashes were reported within 500 feet of the 1st Avenue / Sagebrush Drive intersection near the project site. Approximately 36 total crashes were reported within the three year period at the Sun Valley Boulevard / 1st Avenue intersection. The majority of the crashes were reported as Rear-End (19) and Angle (14) type crashes. Complete NDOT crash data is provided in **Appendix A**. It is not anticipated that this project would cause a significant impact on the safety of the local roadway network.

Traffic Volumes

Existing AM and PM peak hour intersection turning movement volumes were collected on May 11, 2021. The collected turning movement data was compared to historical (2018) turning movement data from the *Traffic Operations Analysis – Sun Valley Boulevard Transportation Improvement Project* (Headway Transportation, 2019) and it was found that the collected counts were slightly lower than the prior 2018 counts. Additionally, NDOT data shows that traffic volumes decreased on Sun Valley Boulevard from 2018



to 2019. To be conservative, the higher (2018) turning movement counts were used in this study. **Figure 3** shows the existing peak hour traffic volumes and lane configurations at the study intersections.

Intersection Level of Service Analysis

Existing AM and PM peak hour intersection level of service analysis was performed for the study intersection using SimTraffic micro-simulation software. **Table 2** shows the existing conditions level of service results and the technical calculations are provided in **Appendix B**.

Table 2: Existing Intersection Level of Service

ID	Intersection	Intersection Control	Movement	AM Peak		PM Peak	
				LOS	Delay ¹	LOS	Delay ¹
1	1 st Ave / Sagebrush Dr	Side-Street STOP	Eastbound Approach	A	0.1	A	0.1
			Westbound Approach	A	0.1	A	1.4
			Northbound Approach	A	3.6	A	2.7
2	Sun Valley Blvd / 1 st Ave	Signal	Overall	C	22.5	C	23.3

Notes: 1. Delay is reported in seconds per vehicle

As shown in the table, the study intersections currently operate within policy level of service thresholds (LOS “D” or better) during the AM and PM peak hours.

FUTURE YEAR CONDITIONS

Traffic Volume Forecasts

Future Year traffic volumes were developed to assess potential impacts on the future transportation system. 2040 projected volumes from the RTC’s 2050 regional travel demand model show slightly reduced traffic volumes on Sun Valley Boulevard. This is likely due to future planned roadways such as the Pyramid Highway/395 Connector and the West Sun Valley Arterial connecting Pyramid Way and Sun Valley Boulevard. To be conservative, forecasts were developed representing the highest traffic volumes (2025) expected on Sun Valley Boulevard. **Table 3** shows the RTC model volume outputs on Sun Valley Boulevard.

Table 3: RTC Model Growth Rates

Scenario	Sun Valley Blvd ADT (North of 1 st Ave)	Sun Valley Blvd ADT (South of 1 st Ave)
2020	26,220	31,661
2025	29,020	36,986
2050	22,646	29,285
<i>Growth Factor (2020 – 2050)</i>	<i>0.86</i>	<i>0.92</i>
Growth Factor (2020 – Max)	1.11	1.17

As shown in the table, the maximum growth factor on Sun Valley Boulevard is projected to be 1.17. Therefore, the existing turning movement volumes were factored up by a growth factor of 1.17 to obtain



future traffic volumes. The future year lane configurations, intersection controls, and future year peak hour intersection traffic volumes are shown in **Figure 4**, attached.

Intersection Level of Service

Future Year AM and PM peak hour intersection level of service analysis was performed for the study intersection using SimTraffic micro-simulation software. It is important to note that the future year analysis contains optimized coordination and signal timing for the entire Sun Valley Boulevard corridor. **Table 3** shows the Future Year conditions level of service results and the technical calculations are provided in **Appendix C**.

Table 3: Future Year Intersection Level of Service

ID	Intersection	Intersection Control	Movement	AM Peak		PM Peak	
				LOS	Delay ¹	LOS	Delay ¹
1	1 st Ave / Sagebrush Dr	Side-Street STOP	Eastbound Approach	A	0.1	A	0.1
			Westbound Approach	A	2.0	A	1.7
			Northbound Approach	A	2.2	A	2.2
2	Sun Valley Blvd / 1 st Ave	Signal	Overall	C	33.9	C	28.2

Notes: 1. Delay is reported in seconds per vehicle

As shown in the table, the study intersections are projected to operate within policy level of service thresholds (LOS “D” or better) during the AM and PM peak hours under Future Year Conditions.

PROJECT CONDITIONS

Project Description

The project consists of up to 200 multifamily units. The site is generally located west of Sun Valley Boulevard and north of 1st Avenue between McGuffey Road and Slope Drive. The project site plan is shown in **Figure 2**, attached. One project access is proposed on 1st Avenue adjacent to Sagebrush Drive with side-street STOP control allowing for all turning movements. A right turn lane is not justified at the project driveway due to low speeds and through volumes on 1st Avenue. A secondary emergency access is also provided on 1st Avenue.

Trip Generation

Vehicular trip generation rates for the proposed project were obtained from the *Trip Generation Manual, 10th Edition*, published by the Institute of Transportation Engineers (ITE). **Table 4** provides the Daily, AM Peak Hour, and PM Peak Hour trip generation calculations for the proposed project.



Table 4: Trip Generation Estimates

(ITE #) Land Use	Quantity	Daily	AM Peak			PM Peak		
			Total	In	Out	Total	In	Out
Multifamily Housing (220)	200 dwelling units	1,464	92	21	71	112	71	41

As shown in the table, the project is expected to generate 1,464 Daily, 92 AM peak hour, and 112 PM peak hour trips.

Trip Distribution

Project trips were distributed to the adjacent roadway network based on existing traffic volumes, the locations of complimentary land uses, and anticipated travel patterns. Project trips were distributed based on the following:

- ▶ 75% to/from the south via Sun Valley Boulevard
- ▶ 20% to/from the north via Sun Valley Boulevard (25% in the PM peak hour)
- ▶ 5% to/from Lois Allen Elementary School in the AM peak hour

Figure 5 shows the project trip distribution and assignment.

EXISTING PLUS PROJECT CONDITIONS

Traffic Volumes

Project trips (Figure 5) were added to the existing traffic volumes (Figure 3) to develop the Existing Plus Project conditions traffic volumes, shown on Figure 6.

Intersection Level of Service

Existing Plus Project AM and PM peak hour intersection level of service analysis was performed for the study intersections using SimTraffic micro-simulation software. Table 5 shows the Existing Plus Project intersection level of service results for the AM and PM peak hours. The technical calculations are provided in Appendix D.

Table 5: Existing Plus Project Intersection Level of Service

ID	Intersection	Intersection Control	Movement	AM Peak		PM Peak	
				LOS	Delay ¹	LOS	Delay ¹
1	1 st Ave / Project Access	Side-Street STOP	Eastbound Approach	A	0.1	A	1.4
			Westbound Approach	A	1.4	A	1.7
			Northbound Approach	A	2.4	A	3.8
			Southbound Approach	A	4.0	A	4.6
2	Sun Valley Blvd / 1 st Ave	Signal	Overall	C	23.7	C	23.8

Notes: 1. Delay is reported in seconds per vehicle



As shown in the table, the study intersections are expected to operate within level of service policy during the AM and PM peak hours.

FUTURE YEAR PLUS PROJECT CONDITIONS

Traffic Volumes

It is unclear to what extent this project site was included in the worst case scenario in the 2050 regional model. To be conservative, project trips (**Figure 5**) were added to the Future Year traffic volumes (**Figure 4**) to develop the Future Year Plus Project conditions traffic volumes, shown on **Figure 7**.

Intersection Level of Service

Future Year Plus Project AM and PM peak hour intersection level of service analysis was performed for the study intersections using SimTraffic micro-simulation software. **Table 6** shows the level of service results and the technical calculations are provided in **Appendix E**.

Table 6: Future Year Plus Project Intersection Level of Service

ID	Intersection	Intersection Control	Movement	AM Peak		PM Peak	
				LOS	Delay ¹	LOS	Delay ¹
1	1 st Ave / Project Access	Side-Street STOP	Eastbound Approach	A	1.6	A	0.1
			Westbound Approach	A	1.3	A	2.5
			Northbound Approach	A	2.5	A	4.3
			Southbound Approach	A	5.1	A	4.8
2	Sun Valley Blvd / 1 st Ave	Signal	Overall	D	41.1	D	40.1

Notes: 1. Delay is reported in seconds per vehicle

As shown in the table, the study intersections are anticipated to operate within policy level of service thresholds (LOS "D" or better) during the AM and PM peak hours under Future Year Plus Project Conditions.

CONCLUSIONS

The following is a list of our key findings and recommendations:

- ▶ The proposed project includes up to 200 multifamily units.
- ▶ The project is anticipated to generate approximately 1,464 Daily, 92 AM peak hour, and 112 PM peak hour trips.
- ▶ One project access is proposed on 1st Avenue with side-street STOP control allowing for all turning movements. A right turn lane is not justified at the project driveway due to low speeds and low through volumes on 1st Avenue. Secondary access will also be provided on 1st Avenue.

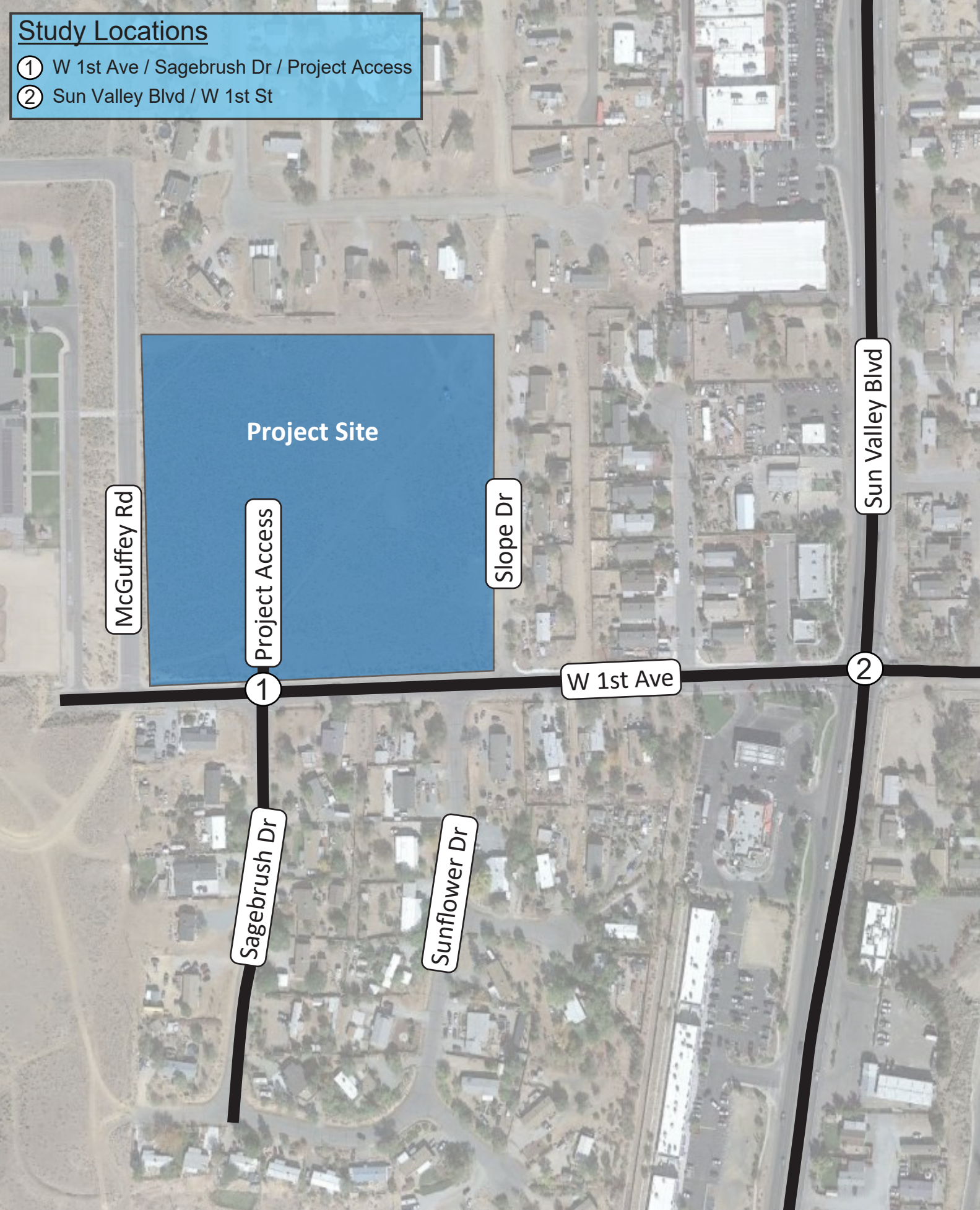


- ▶ Under Existing Plus Project conditions, the study intersections are expected to operate within policy level of service thresholds.
- ▶ Under Future Year conditions, the study intersections are expected to operate within policy level of service thresholds (LOS "D" or better).
- ▶ It is recommended that the project construct sidewalk along the property frontages according to Washoe County Standards.
- ▶ It is recommended that the project install center line and turn pocket striping (left-through and separate right) for approximately 60 feet on the eastbound approach at the Sun Valley Boulevard / 1st Avenue intersection. Widening of 1st Avenue is not necessary with this striping improvement.
- ▶ The project will pay standard Regional Road Impact Fees (RRIF) based on the final multifamily unit count as mitigation for its minor impacts on the regional roadway network.



Study Locations

- ① W 1st Ave / Sagebrush Dr / Project Access
- ② Sun Valley Blvd / W 1st St



GC111C APN 085-096-26

GC111C APN 085-099-27

GC111C APN 085-099-28

GC111C APN 085-099-29

GC111C APN 085-099-30

GC111C APN 085-099-31

WAHIOE COUNTY SCHOOL DISTRICT BOARD APN 085-019-47

BELLI FAMILY TRUST APN 085-826-30

BELLI FAMILY TRUST APN 085-826-29

BELLI FAMILY TRUST APN 085-826-28

BELLI FAMILY TRUST APN 085-826-27

BELLI FAMILY TRUST APN 085-826-26

BELLI FAMILY TRUST APN 085-826-25

MCGUFFEY RD

SLOPE DR

W 1ST ST

JAVIER M. VILLA APN 085-111-01

MANUEL RAMIREZ-MELENDEZ et al APN 085-112-07

GAYLE COLEMAN APN 085-112-08

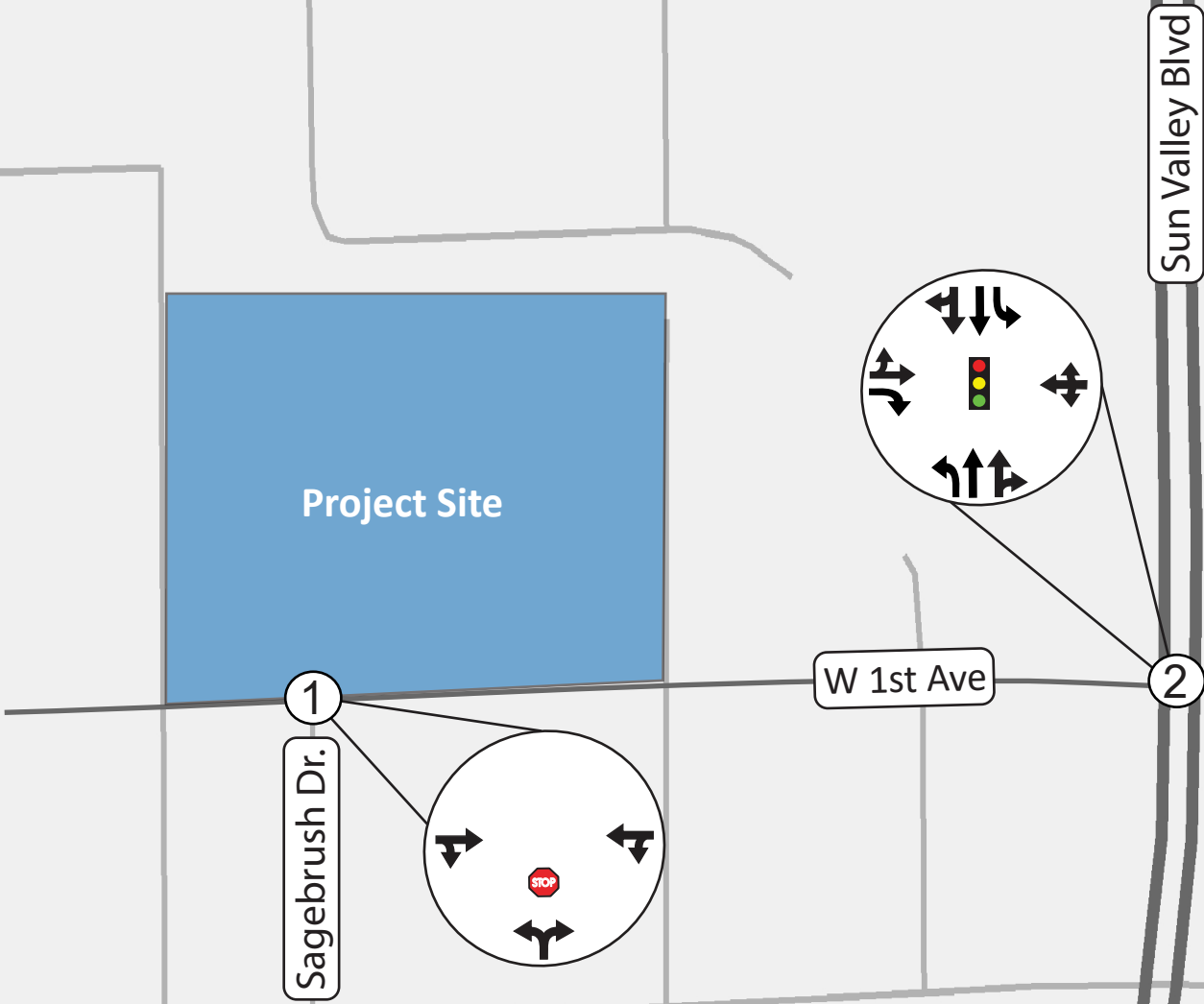
TOBY S. SANTISTEVAN APN 085-113-09

MARIA CANDELARIA VALDIVIA APN 085-113-10

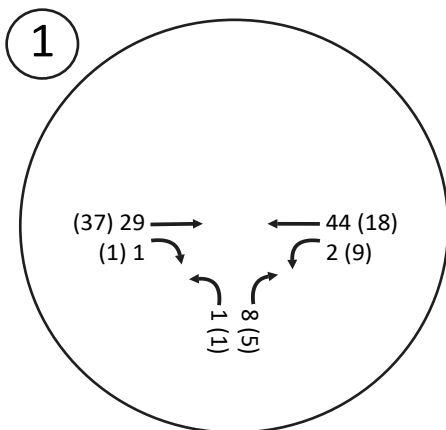


Figure 2
WADMIN21-0009
EXHIBIT E
Preliminary Site Plan

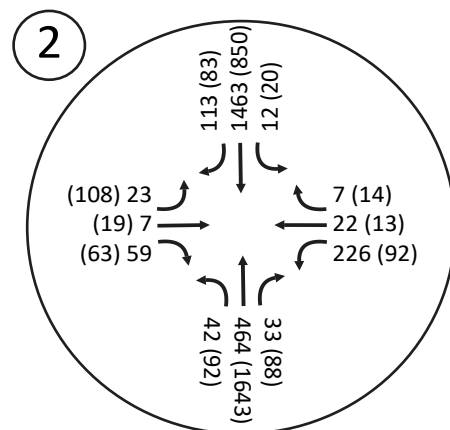




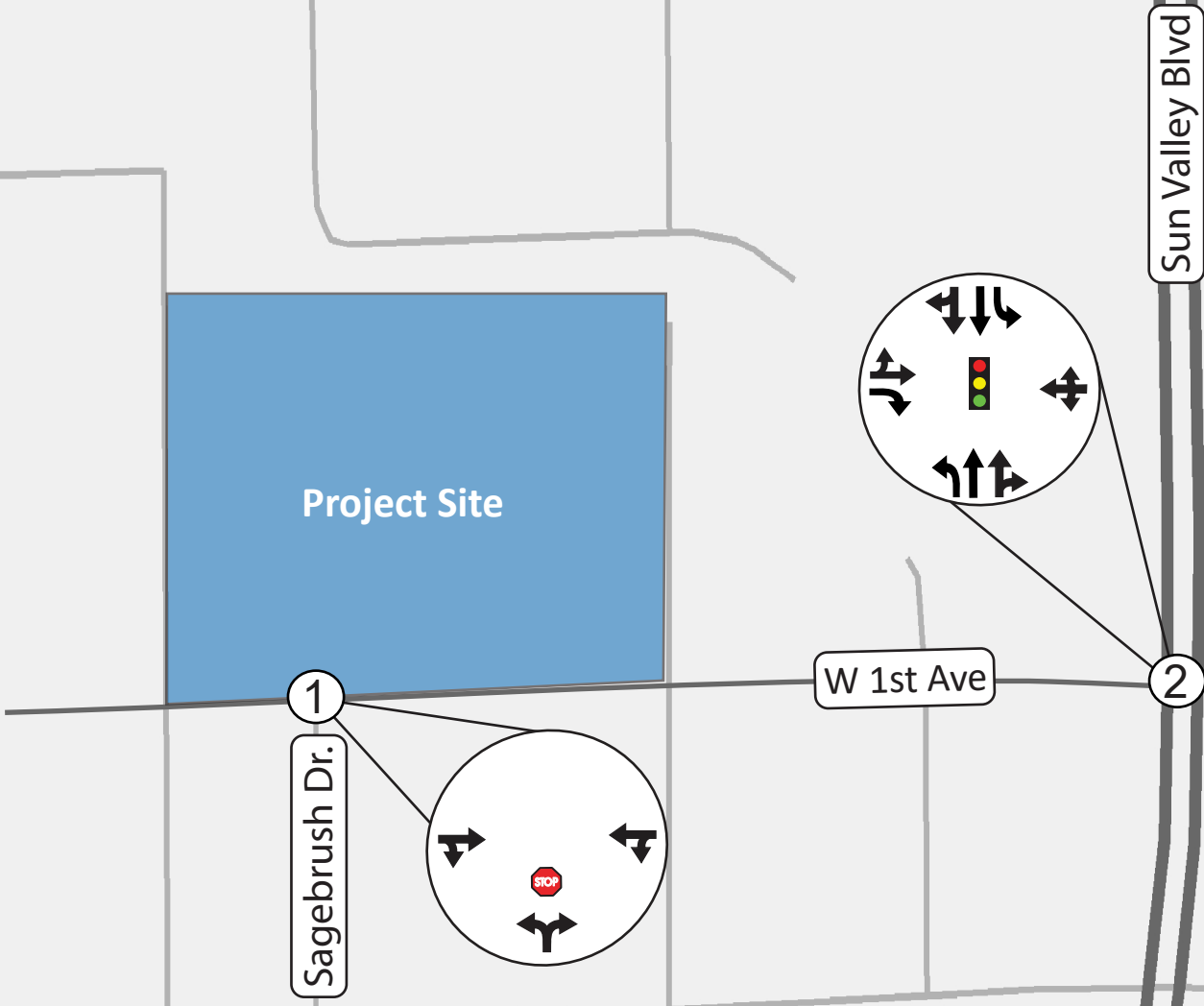
W 1st Ave / Sagebrush Dr



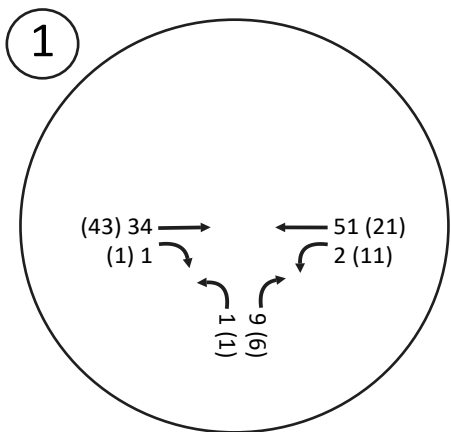
Sun Valley Blvd / W 1st Ave



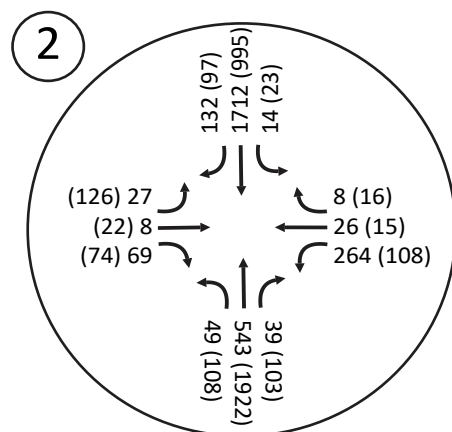
AM Peak Hour Volume (PM Peak Hour Volume)



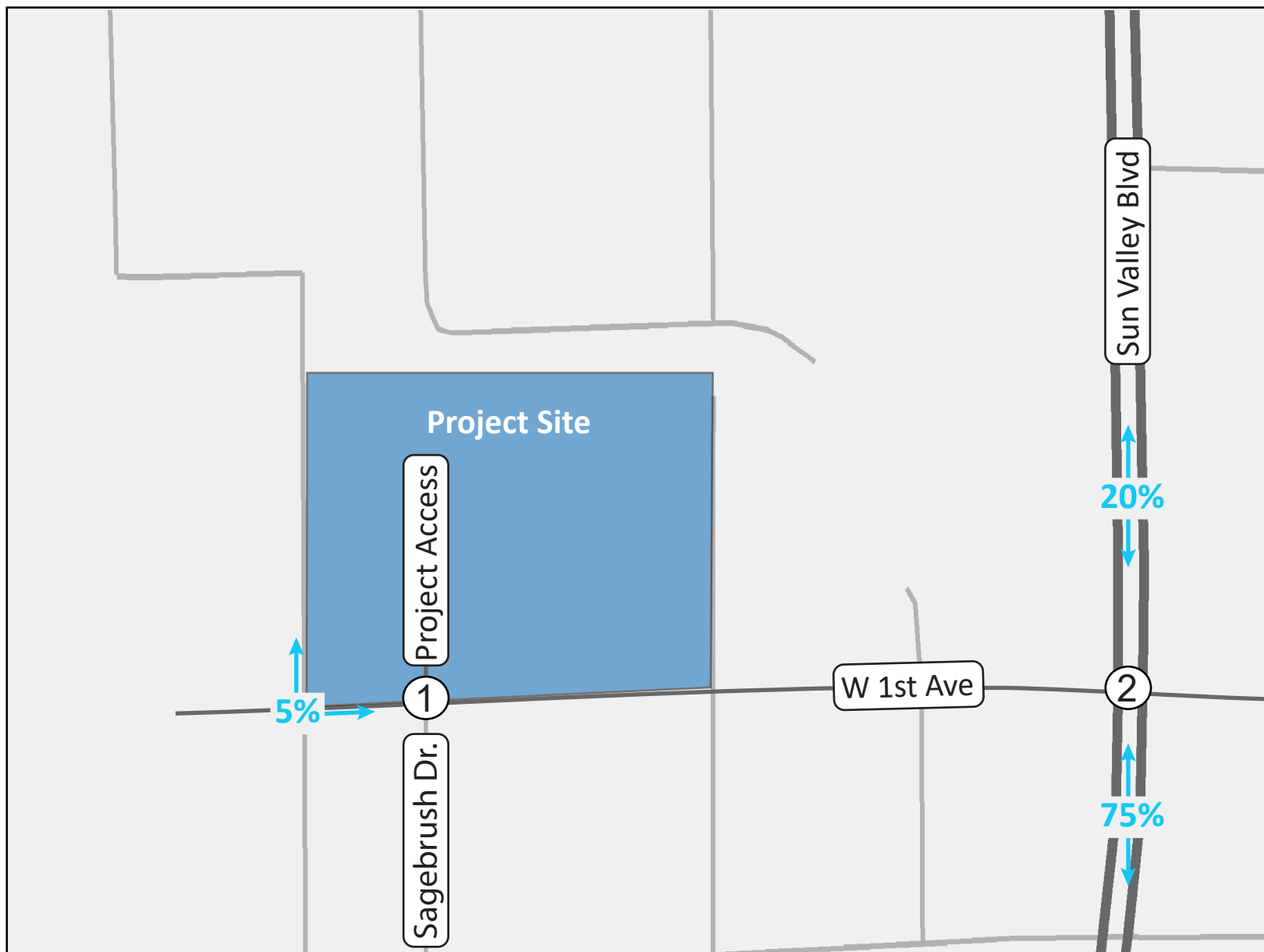
W 1st Ave / Sagebrush Dr



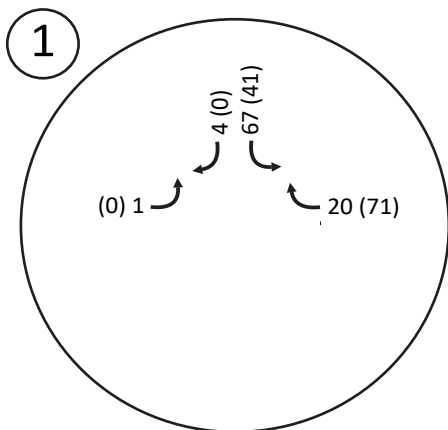
Sun Valley Blvd / W 1st Ave



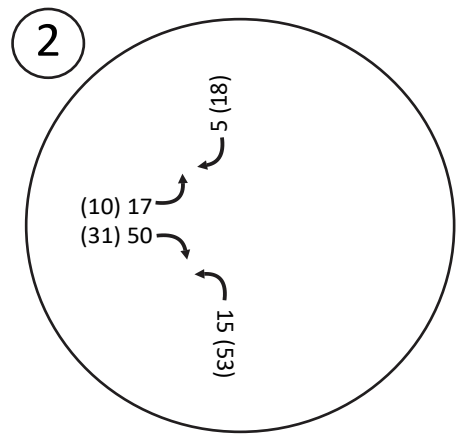
AM Peak Hour Volume (PM Peak Hour Volume)



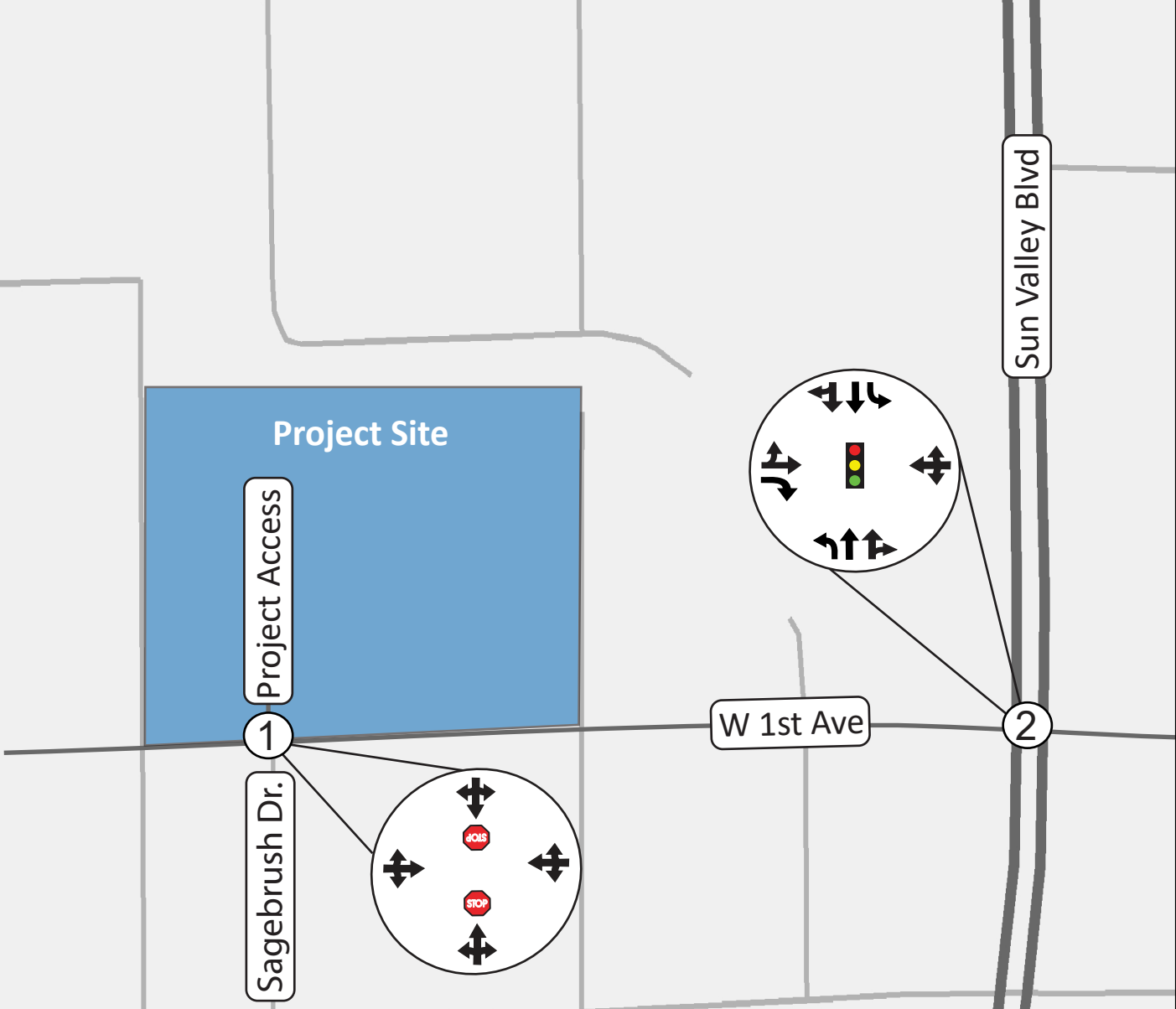
W 1st Ave / Sagebrush Dr/ Project Access



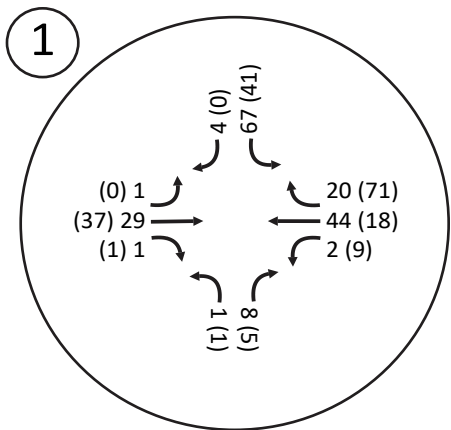
Sun Valley Blvd / W 1st Ave



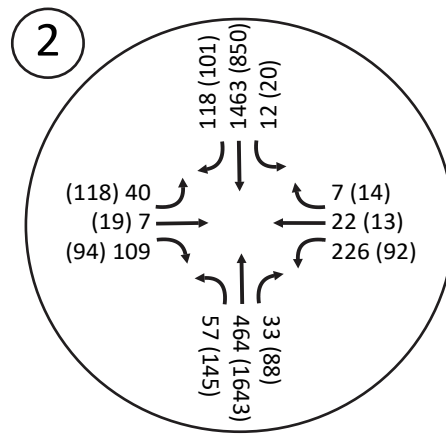
AM Peak Hour Volume (PM Peak Hour Volume)



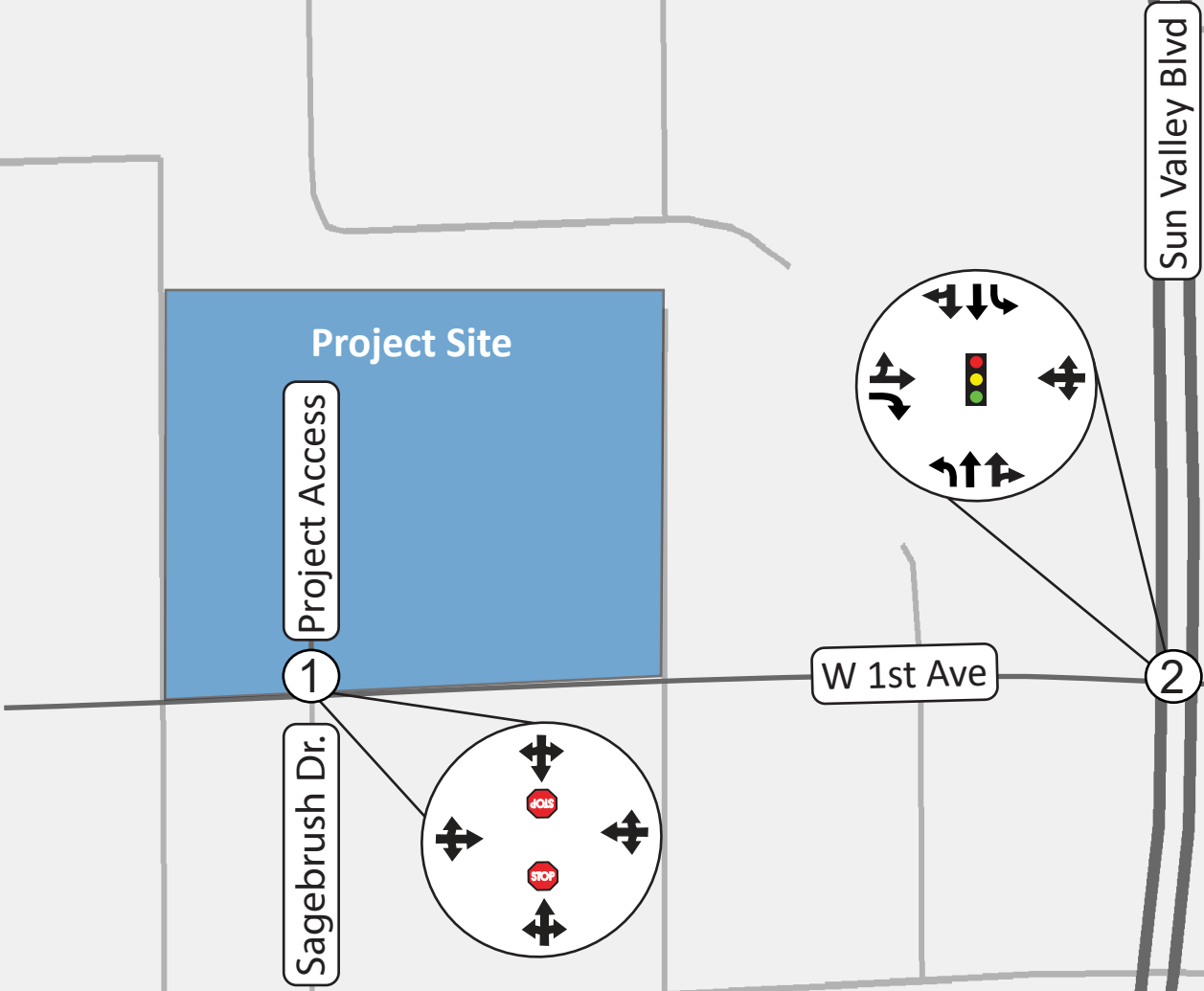
W 1st Ave / Sagebrush Dr / Project Access



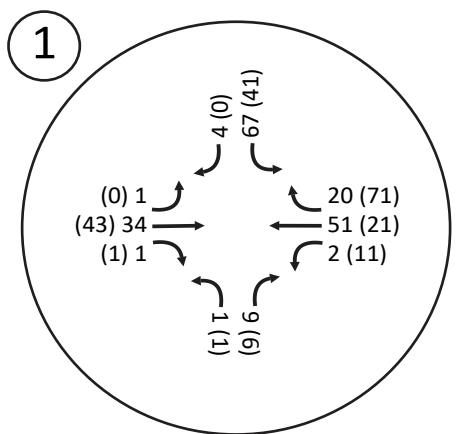
Sun Valley Blvd / W 1st Ave



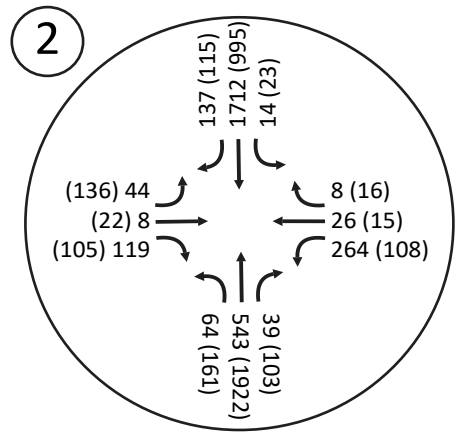
AM Peak Hour Volume (PM Peak Hour Volume)



W 1st Ave / Sagebrush Dr / Project Access



Sun Valley Blvd / W 1st Ave



AM Peak Hour Volume (PM Peak Hour Volume)

Appendix A

Existing LOS Calculations



8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.3	0.3	4.0	0.3	0.3	0.2	0.1	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	44.9	36.5	17.2	36.0	33.8	25.8	30.1	8.7	7.5	25.2	24.4	22.9
Vehicles Entered	20	7	61	226	20	8	41	457	35	12	1467	109
Vehicles Exited	20	7	61	227	20	8	42	458	36	12	1468	109
Hourly Exit Rate	20	7	61	227	20	8	42	458	36	12	1468	109
Input Volume	23	7	59	226	22	7	42	468	33	12	1463	113
% of Volume	88	97	103	100	92	110	99	98	109	98	100	97

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	All
Denied Del/Veh (s)	0.1
Total Del/Veh (s)	22.5
Vehicles Entered	2463
Vehicles Exited	2468
Hourly Exit Rate	2468
Input Volume	2476
% of Volume	100

35: Sagebrush Dr & 1st Ave Performance by movement

Movement	EBT	EBR	WBT	NBL	NBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	0.0	0.0	0.1	3.6	2.5	0.3

Queuing and Blocking Report

Intersection: 8: Sun Valley Blvd & 1st Ave

Movement	EB	EB	WB	NB	NB	NB	SB	SB	SB
Directions Served	LT	R	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	112	65	295	84	82	112	96	601	623
Average Queue (ft)	38	42	162	26	23	32	11	274	281
95th Queue (ft)	95	66	266	61	59	80	51	513	528
Link Distance (ft)	700		900		2830	2830		1212	1212
Upstream Blk Time (%)									
Queuing Penalty (veh)									
Storage Bay Dist (ft)		30		160			100		
Storage Blk Time (%)	24	20						26	
Queuing Penalty (veh)	14	6						3	

Intersection: 35: Sagebrush Dr & 1st Ave

Movement	NB
Directions Served	LR
Maximum Queue (ft)	32
Average Queue (ft)	7
95th Queue (ft)	28
Link Distance (ft)	331
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.4	0.3	3.8	0.2	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	54.0	54.2	27.4	38.7	39.9	30.5	28.7	25.4	28.0	28.8	11.9	9.7
Vehicles Entered	110	21	60	88	14	16	90	1757	85	20	856	86
Vehicles Exited	111	21	60	88	14	16	90	1760	86	21	855	86
Hourly Exit Rate	111	21	60	88	14	16	90	1760	86	21	855	86
Input Volume	108	19	63	92	13	14	92	1777	88	20	850	83
% of Volume	103	109	96	96	108	114	98	99	98	104	101	104

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	All
Denied Del/Veh (s)	0.1
Total Del/Veh (s)	23.3
Vehicles Entered	3203
Vehicles Exited	3208
Hourly Exit Rate	3208
Input Volume	3219
% of Volume	100

35: Sagebrush Dr & 1st Ave Performance by movement

Movement	EBT	EBR	WBL	WBT	NBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	0.0	0.0	1.4	0.3	2.7	0.6

Queuing and Blocking Report

Intersection: 8: Sun Valley Blvd & 1st Ave

Movement	EB	EB	WB	NB	NB	NB	SB	SB	SB
Directions Served	LT	R	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	269	62	170	184	407	434	98	265	269
Average Queue (ft)	129	41	84	55	236	253	22	105	113
95th Queue (ft)	238	73	144	139	384	391	63	206	212
Link Distance (ft)	700		900		2830	2830		1212	1212
Upstream Blk Time (%)									
Queuing Penalty (veh)									
Storage Bay Dist (ft)		30		160			100		
Storage Blk Time (%)	66	7		0	16		0	8	
Queuing Penalty (veh)	42	9		0	14		0	2	

Intersection: 35: Sagebrush Dr & 1st Ave

Movement	NB
Directions Served	LR
Maximum Queue (ft)	32
Average Queue (ft)	7
95th Queue (ft)	28
Link Distance (ft)	338
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Appendix B

Future Year LOS Calculations



8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.3	0.1	3.9	0.3	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	59.2	61.7	27.7	55.0	53.8	23.0	35.6	9.6	6.8	41.3	39.0	41.5
Vehicles Entered	31	6	55	271	30	3	56	700	48	14	1980	127
Vehicles Exited	31	6	56	259	30	3	54	696	48	14	1974	124
Hourly Exit Rate	31	6	56	259	30	3	54	696	48	14	1974	124
Input Volume	27	8	69	264	26	8	49	697	39	14	1973	132
% of Volume	116	73	81	98	117	36	110	100	123	98	100	94

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	All
Denied Del/Veh (s)	0.1
Total Del/Veh (s)	33.9
Vehicles Entered	3321
Vehicles Exited	3295
Hourly Exit Rate	3295
Input Volume	3306
% of Volume	100

36: Sagebrush Dr & 1st Ave Performance by movement

Movement	EBT	EBR	WBL	WBT	NBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.2	0.1	0.1
Total Del/Veh (s)	0.0	0.0	2.0	0.0	2.2	0.3
Vehicles Entered	33	1	1	57	10	102
Vehicles Exited	33	1	1	58	10	103
Hourly Exit Rate	33	1	1	58	10	103
Input Volume	34	1	2	51	9	98
% of Volume	97	100	50	113	108	105

Queuing and Blocking Report

Intersection: 8: Sun Valley Blvd & 1st Ave

Movement	EB	EB	WB	NB	NB	NB	SB	SB	SB
Directions Served	LT	R	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	113	118	439	73	216	231	33	841	827
Average Queue (ft)	38	37	226	36	64	91	6	468	468
95th Queue (ft)	88	80	383	69	141	183	26	676	689
Link Distance (ft)	706		1814		2001	2001		1205	1205
Upstream Blk Time (%)									
Queuing Penalty (veh)									
Storage Bay Dist (ft)		125		160			100		
Storage Blk Time (%)	0	1			1			35	
Queuing Penalty (veh)	0	0			0			5	

Intersection: 36: Sagebrush Dr & 1st Ave

Movement	NB
Directions Served	LR
Maximum Queue (ft)	33
Average Queue (ft)	11
95th Queue (ft)	36
Link Distance (ft)	268
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.3	0.3	4.0	0.2	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	67.0	49.2	13.5	40.8	39.2	29.4	36.3	27.6	31.7	50.2	22.8	21.8
Vehicles Entered	117	24	68	116	16	16	105	2021	97	24	1008	94
Vehicles Exited	118	23	68	114	17	17	106	2011	98	25	1012	95
Hourly Exit Rate	118	23	68	114	17	17	106	2011	98	25	1012	95
Input Volume	126	22	74	108	15	16	108	2042	103	23	1007	97
% of Volume	93	103	92	106	113	106	98	98	95	108	100	98

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	All
Denied Del/Veh (s)	0.1
Total Del/Veh (s)	28.2
Vehicles Entered	3706
Vehicles Exited	3704
Hourly Exit Rate	3704
Input Volume	3742
% of Volume	99

36: Sagebrush Dr & 1st Ave Performance by movement

Movement	EBT	EBR	WBL	WBT	NBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	0.1	0.0	1.7	0.0	2.2	0.3
Vehicles Entered	49	4	8	21	4	86
Vehicles Exited	48	4	8	21	4	85
Hourly Exit Rate	48	4	8	21	4	85
Input Volume	43	1	11	21	6	84
% of Volume	111	400	71	101	64	102

Queuing and Blocking Report

Intersection: 8: Sun Valley Blvd & 1st Ave

Movement	EB	EB	WB	NB	NB	NB	B33	B33	SB	SB	SB
Directions Served	LT	R	LTR	L	T	TR	T	T	L	T	TR
Maximum Queue (ft)	212	150	183	185	739	768	757	710	124	402	429
Average Queue (ft)	128	70	104	81	391	406	193	139	29	246	266
95th Queue (ft)	213	168	154	186	634	671	699	583	84	441	466
Link Distance (ft)	706		906		2010	2010	765	765		1205	1205
Upstream Blk Time (%)							0				
Queuing Penalty (veh)							0				
Storage Bay Dist (ft)		125		160					100		
Storage Blk Time (%)	20	0			24					22	
Queuing Penalty (veh)	15	0			26					5	

Intersection: 36: Sagebrush Dr & 1st Ave

Movement	NB
Directions Served	LR
Maximum Queue (ft)	32
Average Queue (ft)	4
95th Queue (ft)	22
Link Distance (ft)	280
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Appendix C

Existing Plus Project LOS Calculations



SimTraffic Performance Report

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.5	0.8	4.0	0.3	0.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	51.3	41.1	23.0	33.1	38.8	17.8	28.1	9.8	9.2	33.2	25.7	24.6

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	23.7

35: 1st Ave & Project Dwy Performance by movement

Movement	EBT	EBR	WBL	WBT	WBR	NBR	SBL	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	0.0	0.0	1.4	0.0	0.0	2.4	4.0	2.7	1.8

Queuing and Blocking Report

Intersection: 8: Sun Valley Blvd & 1st Ave

Movement	EB	EB	WB	NB	NB	NB	SB	SB	SB
Directions Served	LT	R	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	190	67	323	91	108	120	124	493	499
Average Queue (ft)	69	50	157	25	26	39	13	288	289
95th Queue (ft)	153	68	256	62	71	80	54	494	483
Link Distance (ft)	700		900		2830	2830		1212	1212
Upstream Blk Time (%)									
Queuing Penalty (veh)									
Storage Bay Dist (ft)		125		160			100		
Storage Blk Time (%)	43	30						29	
Queuing Penalty (veh)	47	14						4	

Intersection: 35: 1st Ave & Project Dwy

Movement	NB	SB
Directions Served	LTR	LTR
Maximum Queue (ft)	32	65
Average Queue (ft)	10	35
95th Queue (ft)	33	60
Link Distance (ft)	98	122
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.4	0.6	3.8	0.2	0.1	0.1	0.0	0.0	0.0	0.5	0.0	0.0
Total Del/Veh (s)	59.2	45.9	32.4	34.7	34.1	33.1	32.3	25.2	24.7	22.5	12.7	12.9

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	23.8

35: Sagebrush Dr/Project Dwy & 1st Ave Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBR	SBL	SBR	All
Denied Del/Veh (s)	0.1	0.2	0.1	0.2	0.3	0.2	0.1	0.1	0.1	0.6	0.2
Total Del/Veh (s)	1.4	0.0	0.1	1.7	1.1	0.6	3.8	2.9	4.6	3.4	1.8

Queuing and Blocking Report

Intersection: 8: Sun Valley Blvd & 1st Ave

Movement	EB	EB	WB	NB	NB	NB	SB	SB	SB
Directions Served	LT	R	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	405	67	146	184	327	336	55	365	389
Average Queue (ft)	150	51	70	93	231	236	16	102	126
95th Queue (ft)	283	64	126	191	315	321	44	226	253
Link Distance (ft)	700		900		2830	2830		1212	1212
Upstream Blk Time (%)									
Queuing Penalty (veh)									
Storage Bay Dist (ft)		125		160			100		
Storage Blk Time (%)	70	13		0	17			8	
Queuing Penalty (veh)	65	18		0	25			2	

Intersection: 35: Sagebrush Dr/Project Dwy & 1st Ave

Movement	WB	NB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	58	33	68
Average Queue (ft)	3	6	28
95th Queue (ft)	23	26	58
Link Distance (ft)	797	317	285
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Appendix D

Future Year Plus Project LOS

Calculations



SimTraffic Performance Report

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.3	0.9	3.9	0.3	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	45.4	39.6	34.6	52.2	60.2	48.2	42.9	9.0	16.2	42.2	51.0	55.9
Vehicles Entered	42	3	125	270	27	8	66	729	36	16	1925	145
Vehicles Exited	42	3	125	266	26	8	67	736	37	18	1923	146
Hourly Exit Rate	42	3	125	266	26	8	67	736	37	18	1923	146
Input Volume	44	8	119	264	26	8	64	682	39	14	1968	137
% of Volume	95	36	105	101	101	97	105	108	95	126	98	107

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	41.1
Vehicles Entered	3392
Vehicles Exited	3397
Hourly Exit Rate	3397
Input Volume	3374
% of Volume	101

36: Sagebrush Dr/Project Access & 1st Ave Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBR	SBL	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	1.6	0.0	0.0	1.3	0.2	0.2	2.5	5.1	2.4	1.7
Vehicles Entered	2	28	1	3	43	21	11	41	2	152
Vehicles Exited	2	28	1	3	43	21	11	41	2	152
Hourly Exit Rate	2	28	1	3	43	21	11	41	2	152
Input Volume	1	34	1	2	51	20	9	67	4	190
% of Volume	200	82	100	150	84	106	119	61	50	80

Queuing and Blocking Report

Intersection: 8: Sun Valley Blvd & 1st Ave

Movement	EB	EB	WB	NB	NB	NB	SB	SB	SB
Directions Served	LT	R	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	228	150	566	116	212	219	124	1226	1205
Average Queue (ft)	51	77	232	41	76	90	13	596	607
95th Queue (ft)	124	141	377	81	151	154	57	975	983
Link Distance (ft)	706		1814		2001	2001		1205	1205
Upstream Blk Time (%)								0	0
Queuing Penalty (veh)								4	2
Storage Bay Dist (ft)		125		160			100		
Storage Blk Time (%)	0	7			1			40	
Queuing Penalty (veh)	0	3			1			6	

Intersection: 36: Sagebrush Dr/Project Access & 1st Ave

Movement	NB	SB
Directions Served	LTR	LTR
Maximum Queue (ft)	33	50
Average Queue (ft)	10	27
95th Queue (ft)	34	49
Link Distance (ft)	268	372
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

SimTraffic Performance Report

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.5	0.5	3.5	0.2	0.3	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	64.8	70.3	15.5	48.5	54.0	35.7	51.4	45.6	48.6	50.3	25.5	25.2
Vehicles Entered	131	18	108	100	7	16	151	1976	114	39	959	129
Vehicles Exited	132	18	107	101	7	15	149	1938	113	39	946	129
Hourly Exit Rate	132	18	107	101	7	15	149	1938	113	39	946	129
Input Volume	136	22	103	108	15	16	158	1992	103	23	995	114
% of Volume	97	81	104	94	47	94	94	97	110	168	95	113

8: Sun Valley Blvd & 1st Ave Performance by movement

Movement	All
Denied Del/Veh (s)	0.1
Total Del/Veh (s)	40.1
Vehicles Entered	3748
Vehicles Exited	3694
Hourly Exit Rate	3694
Input Volume	3786
% of Volume	98

36: Sagebrush Dr/Project Access & 1st Ave Performance by movement

Movement	EBT	WBL	WBT	WBR	NBL	NBR	SBL	All
Denied Del/Veh (s)	0.1	0.2	0.1	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	0.1	2.5	0.6	0.2	4.3	2.5	4.8	1.6
Vehicles Entered	46	13	22	71	2	3	53	210
Vehicles Exited	45	13	22	71	2	3	53	209
Hourly Exit Rate	45	13	22	71	2	3	53	209
Input Volume	43	11	21	71	1	6	41	196
% of Volume	104	116	106	100	200	48	128	107

Queuing and Blocking Report

Intersection: 8: Sun Valley Blvd & 1st Ave

Movement	EB	EB	WB	NB	NB	NB	B33	B33	B33	SB	SB	SB
Directions Served	LT	R	LTR	L	T	TR	T	T		L	T	TR
Maximum Queue (ft)	277	150	208	184	1172	1155	784	793	793	125	504	513
Average Queue (ft)	135	84	99	103	581	608	237	240	106	49	280	297
95th Queue (ft)	228	164	167	214	1097	1126	805	815	536	121	453	480
Link Distance (ft)	706		906		2010	2010	765	765	765		1205	1205
Upstream Blk Time (%)							0	0	0			
Queuing Penalty (veh)							1	1	2			
Storage Bay Dist (ft)		125		160						100		
Storage Blk Time (%)	18	0		1	25					2	25	
Queuing Penalty (veh)	18	0		9	39					8	6	

Intersection: 36: Sagebrush Dr/Project Access & 1st Ave

Movement	WB	NB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	33	32	53
Average Queue (ft)	2	4	26
95th Queue (ft)	16	22	50
Link Distance (ft)	290	280	311
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			