



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

May 14, 2024

Jeff Foster
Development Services Division
City of Reno
1 East First Street
Reno, NV 89501

RE: Riverpoint at Idlewild – LDC24-00054 – RTC Comment Letter

Dear Mr. Foster,

RTC appreciates the opportunity to comment on the proposed Riverpoint at Idlewild project located at 2865 Idlewild Drive in Reno. RTC is committed to working with City staff, developers, and other stakeholders across Washoe County on transit-supportive developments that grow ridership, reduce driving, and promote walkable neighborhoods.

The purpose of this letter is to make comments ensuring that the Project is in compliance with approved RTC plans, programs, and initiatives, and to provide recommendations based on the project's proximity to any RTC existing or upcoming roadway improvements and/or transit services.

Bus Pass Subsidy Program

RTC Public Transit Operations recommends that the City request that the developer create a bus pass subsidy program to alleviate the anticipated congestion and to reduce the reliance on vehicle transportation in this urban area. Please contact Scott Mikos at 775-335-1920 or smiklos@rtcwashoe.com for further information.

RTC looks forward to reviewing any further documents related to this project. If you have any questions regarding this response, please contact Marquis Williams by phone at 775-332-0174, by email at MWilliams@rtcwashoe.com, or by mail at the following address:

RTC Development Review
1105 Terminal Way, Suite 211
Reno, NV 89502

Sincerely,

Marquis Williams
Senior Technical Planner

From: [Chisholm, Kyle W](#)
To: [Jeff Foster](#)
Cc: [Rodela, Brett A](#)
Subject: Re: [EXTERNAL] FW: WCSD input on LDC24-00054 (Riverpoint at Idlewild)
Date: Wednesday, May 8, 2024 7:55:48 AM
Attachments: [image001.png](#)
[Outlook-horiz2_web.png](#)

Jeff,

We are not anticipating any negative impacts or enrollment issues as a result of this development. The site is currently zoned for Hunter Lake Elementary, Swope Middle, and Reno High schools.

Take care,

Kyle Chisholm

School Property Planning Manager
Washoe County School District, Capital Projects

Office: (775) 789-3810

Email: Kyle.Chisholm@WashoeSchools.Net



From: Jeff Foster <FosterJ@reno.gov>
Sent: Tuesday, May 7, 2024 2:10 PM
To: Chisholm, Kyle W <Kyle.Chisholm@WashoeSchools.net>
Subject: [EXTERNAL] FW: WCSD input on LDC24-00054 (Riverpoint at Idlewild)





Reno.Gov

Please be advised that my working hours are as follows:
Mon-Fri - 8:00 am to 4:30 pm

From: Jeff Foster

Sent: Tuesday, May 7, 2024 2:09 PM

To: Chisholm, Kyle W <Kyle.Chisholm@washoeschools.net>

Subject: WCSD input on LDC24-00054 (Riverpoint at Idlewild)

Kyle,

WCSD previously provided the attached input on a project that I am now doing a new entitlement for the same parcel (Riverpoint at Idlewild). Are you going to be providing a comment letter?



Jeffrey A. Foster

Associate Planner

Development Services Department

775.393.4165 (o) or 775.399.5153 (c)

fosterj@reno.gov

1 E. First St., Reno, NV 89505

Reno.Gov

Please be advised that my working hours are as follows:
Mon-Fri - 8:00 am to 4:30 pm

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May 6, 2024

City of Reno
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Riverpoint at Idlewild; 010-421-11
Tentative Map and Conditional Use; LDC24-00054

Dear City of Reno Staff:

Northern Nevada Public Health (NNPH), Environmental Health Services Division has reviewed the above referenced project. Approval by NNPH is subject to the following conditions:

Conditional Use Request

EHS has no concerns with the approval of the Conditional Use Request to allow more than 20 units in the Multi-Family Residential – 30 units per acre zone.

Tentative Map Review and Final Map Conditions per NAC 278

NNPH requires the following conditions to be completed prior to review and approval of any final map:

1. Prior to any final grading or other civil site improvements, an approved Water Project must be submitted with all grading, civil improvements, and building plans. The approved Water Project must demonstrate the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
2. Mass grading may proceed after approval of the Tentative Map and upon review and approval by NNPH of a grading permit application.
 - a. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
 - b. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review per NAC 278.290 and NAC 445A.66715.

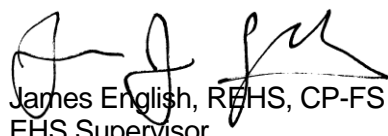
NNPH requires the following to be submitted with the final map application for review and approval:

1. Construction plans for the development must be submitted to NNPH for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of NNPH.

2. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction of NNPH an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
 - a. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
 - b. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to NNPH that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 - c. The developer must bear the cost of the inspections; and
 - d. The developer may select a third-person inspector but the selection must be approved by NNPH or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
3. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to NNPH. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
 - a. A copy of this letter must be included with the final map submittal.
4. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to NNPH.
 - a. A copy of this letter must be included with the final map submittal.
5. The final map submittal must include a letter from Nevada Division of Environmental Protection to NNPH certifying their approval of the final map.
6. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
7. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
 - a. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
8. Prior to approval of the final map, the applicant must submit to NNPH the final map fee.
9. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

If you have any questions or would like clarification regarding the foregoing, please contact Jim English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

Northern Nevada Public Health

ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520

775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health

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Environmental Control

MEMORANDUM

Date: April 29, 2024
To: Mike Railey – Planning Manager
Planning Desk
From: Eric Farrar, Environmental Control Officer
Subject: **April 26, 2024 Current Development Projects Review/Comments**

The Environmental Control Section (EC) under the Utility Services Department has reviewed the Development Projects memorandum dated April 26, 2024 for projects submitted by April 22, 2024. We offer the following comments or conditions:

Riverpoint at Idlewild - LDC24-00054

Environmental Control has no comments on the proposed Tentative Map and Conditional Use Permit.

From: [COOPER, CLIFFORD E](#)
To: [Jeff Foster](#)
Subject: LDC24-00054 Riverpoint at Idlewild
Date: Saturday, April 27, 2024 11:32:08 AM

Jeff,
AT&T does not have any adverse comments regarding this project.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

From: City of Reno <webmaster@reno.gov>
Sent: Friday, April 26, 2024 1:53 PM
To: COOPER, CLIFFORD E <cc2132@att.com>
Subject: Current Development Projects Submitted April 22, 2024

[View as Webpage](#)

April 26, 2024

Reno Connect | Development Projects

Connecting Citizens to our Community

