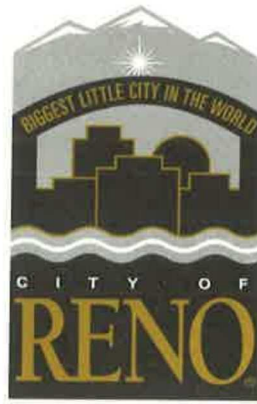


**Ashley D. Turney**  
City Clerk  
(775) 334-2030  
TurneyA@reno.gov

**Mikki Huntsman**  
Chief Deputy City Clerk  
(775) 334-2030  
HuntsmanM@reno.gov



**Office of the City Clerk**  
Central Cashiering (775) 334-2030  
Parking Tickets (775) 334-2293

FILED THIS DATE  
3 / 31 / 2021  
BY: *ma*  
CITY CLERK

March 31, 2021

Kyle Collingsworth  
Toll Brothers  
9433 Double Diamond Parkway  
Reno, NV 89521

Case No. LDC21-00017 (Santerra Quilici Properties) – ***NOTICE OF FINAL ACTION, DECISION, OR ORDER***

Dear Applicant:

At a regular meeting held March 24, 2021, and following a public hearing thereon, the Reno City Council modified and approved the request for: 1) a tentative map to develop a 1,225 unit residential subdivision; and 2) special use permits for a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) disturbance of major drainageways; c) hillside development, d) cluster development; and e) major utilities.

Your approved request is subject to the following conditions to the satisfaction of Community Development Department staff:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.

5. Prior to the issuance of each building permit for the construction of a residence or commercial building, a contribution for fire facilities in the amount of \$1,608 for every residential unit and \$1,608 for every 1,000 square feet of commercial building area, not including canopy structures, shall be required. This contribution shall be set aside by the City to be applied toward improvements associated with capital improvements for fire facilities to serve the project. The contribution amount may be adjusted prior to issuance of a building permit with the approval of the Community Development Department and Fire Department if the actual costs to construct the fire facilities necessary to serve the project exceed the amount estimated at the time of tentative map approval as determined at the time of building permit and to the approval of the Community Development and Fire Departments. In the event another mechanism to construct fire facilities is instituted for the contributing properties in the future, the new funding mechanism shall apply in lieu of the contribution set forth in this condition.
6. The project site is located in a High Hazard Wildland-Urban Interface Area. Per the State's adoption of the Wildland-Urban Interface Code under NRS 477 and NAC 477.281, a vegetation management plan must be submitted to the Reno Fire Department and the State Forester Firewarden for review and approval.
7. Prior to the issuance of the first certificate of occupancy for a residential unit within the Project, the applicant shall demonstrate that the secondary remote emergency access has been constructed, to the approval of the Fire Department.
8. Prior to the issuance of any final map, the developer shall provide an irrevocable offer for dedication of the approximately  $\pm 18.12$  acre park located on the northwest side of the site plan for dedication to the City of Reno or other approved entity. Until such time as the offer for dedication is accepted, the park shall be maintained as open space by a homeowners or landscape maintenance association.
9. Prior to the approval of each final map, the applicant shall provide the City with an updated signal warrant analysis for the Boomtown-Garson Road/Boomtown Access intersection for the City to review and determine if a traffic signal will be required with the final map.
10. Prior to the approval of the issuance of the first certificate of occupancy for a residential unit within the Project, the developer shall realign and reconstruct the South Verdi Road/Gavica Lane intersection and demonstrate that the South Verdi Road/Gavica Lane intersection realignment has been approved by Washoe County and UPRR.
11. Prior to the recordation of any final map, the developer shall provide analysis and mitigation measures for development adjacent to the Steamboat Ditch. The analysis shall include a) Geotechnical Stability Analysis to evaluate geotechnical stability in relation for the appropriate factors of safety for seepage, slope stability, erosion, and other modes of potential failures; b) Hydraulic and Hydrologic Analysis relating to the existing Steamboat Ditch to identify points of stormwater inflow, stormwater outflow, and potential overtopping of the ditch embankment due to the combination of ditch conveyance flows and stormwater inflow; and c) Canal Embankment Breach Analyses to determine the risk of flood inundation as a function of location along the length of the ditch.

12. The applicant shall coordinate with the Steamboat Ditch Company for any required improvements to the Steamboat Ditch as the result of the development. Any required maintenance agreements between the development and the Steamboat Ditch Company shall be executed prior to the approval of the first permit or final map.
13. Prior to the recordation of the first final map, the applicant shall: a) identify wildlife corridors; b) develop a wildlife mitigation plan that is consistent with RMC 18.08.406(i)(II)(e) "Wildlife Corridors, as amended;", which plan shall include the following elements, at a minimum: i a noxious and invasive plant species plan to help avoid introduction and spreading of further detrimental species to surrounding areas; ii) a fencing plan that ensures open view or semi-open view fencing adjacent to wildlife corridor areas, as determined by Community Development staff in coordination with NDOW personnel; iii) a program to address land conversion and habitat loss (e.g., through design standards for open space, parks, trail corridors, revegetation seed mix and wildlife-friendly landscaping in public spaces, and/or drainageway crossing designs); iv) avian powerline interaction design standards; v) traffic management standards; vi) a public awareness and education program that informs homeowners about the project's proximity to wildlife, and methods to protect these areas and mitigate the impacts of development; and vii) a compensatory mitigation program."
14. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 8:00 a. m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays, excluding dust control and Storm Water Pollution Prevention Plan measures. A note to this effect shall be placed on the title sheet of all building permit plan sets and a sign shall be posted at the construction site. If the construction hours need to be varied for the pouring of concrete slabs, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of the Administrator.
15. Prior to issuance of a grading permit, the applicant shall have final grading plans approved demonstrating that the edges of all created cut and fill slopes will be feathered and rounded to properly transition into the adjacent undisturbed slopes. Talus slopes, embedded boulders, rockery walls or other similar methods can also be used to break up these slopes. All areas disturbed by project grading shall be revegetated with a seed mix consistent with the adjacent undisturbed slopes and the revegetation standards of the MGOD.
16. Prior to the issuance of any building permit for retaining walls on the site, the applicant shall have plans approved demonstrating the walls will be contoured to match the surrounding topography and provide visual interest. No standard concrete masonry unit (CMU) block wall shall be permitted.
17. Prior to submitting each final map, the applicant shall participate in a staff-coordinated and staff led stakeholder engagement process to review the proposed final subdivision designs and the measures proposed to address conditions of approval for the final map. This is not a new subdivision review process, but rather a participatory approach to verifying that the final map is in substantial conformance with the tentative map approval, including conditions of approval.



17. (con't) Staff shall evaluate feedback received during the stakeholder engagement process in the review of each final map. In addition to standard application fees, the applicant shall finance public noticing of the stakeholder engagement process using noticing requirements for tentative maps. This process does not allow for modifications to the Conditions of Approval or approved tentative map. The public review/comment process shall be open for up to two weeks.
18. Prior to recordation of the first final map creating residential lots within Village 12, the applicant shall i) demonstrate that easements or other rights for primary and secondary access to Village 12 have been granted and improvement plans for the construction of such access to Village 12 have been approved by the City; and ii) provide a traffic report update to identify whether any roadway improvements are necessitated by development within Village 12. Density in Village 12 shall be restricted to no more than one dwelling unit per acre.
19. All homes within the Santerra Quilici development shall be installed with residential fire sprinklers.
20. Prior to the issuance of a certificate of occupancy for the 25th residence within the Project, Developer shall provide for the temporary use of an appropriately modified single-family home or commercial building (the "Residential Station") for purpose of housing a two-person public safety crew and collocated ambulance, police, fire and/or EMS equipment. The Residential Station shall provide direct access to a collector or an arterial road at a specific location to be mutually agreed upon by Developer and the City prior to approval of the first final map, and shall be available for use until the City acquires or constructs a fire station with a six minute response time to the Project.
21. Prior to recordation of the first final map, the Developer will contribute \$150,000 to the City of Reno for roadway safety improvements in the Verdi/MGOD area.
22. An Affordable Housing charitable donation of \$1,000 per residential dwelling unit shall be donated to the Reno Land Trust or its designee for affordable housing projects in the City of Reno. The donation shall be made at the time of building permit of each residential unit in the Project.

Sincerely,



Ashley D. Turney  
City Clerk

xc: Community Development  
Nathan Gilbert, Community Development  
Jaime Schroeder, Director, Parks and Recreation  
Chris Baker, Manhard, 241 Ridge Street Suite 400, Reno, NV 89501  
Keith Serpa, PO Box 724 Carson City, NV 89702  
Michael Pagni, McDonald Carano, 100 W. Liberty, Suite 1000, Reno, NV 89501