

LDC24-00044 Riverside SPD

COOPER, CLIFFORD E <cc2132@att.com>

Fri 3/15/2024 3:50 PM

To: Grace Mackedon <MackedonG@reno.gov>

Grace,

AT&T does not have any adverse comments for this project.

CLIFF COOPER

SR SPECIALIST-OSP DESIGN ENGINEER

AT&T NEVADA

1375 Capital Blvd rm 115

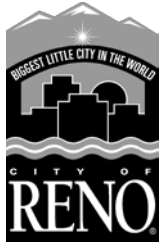
Reno, NV 89502

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TEXTING and DRIVING...It Can Wait



Environmental Control

MEMORANDUM

Date: March 6~~22~~⁵, 2024

To: Mike Railey – Planning Manager
Planning Desk

From: Eric Farrar, Environmental Control Officer

Subject: March 1~~5~~⁵, 2024 Current Development Projects Review/Comments

The Environmental Control Section (EC) under the Utility Services Department has reviewed the Development Projects memorandum dated March 1~~5~~⁵, 2024. We offer the following comments or conditions:

1305 Quilici Ranch Road~~Reno Experience District Digital Sign - MUP24-00017~~**SPR24-00012**

~~EC has no comments on the proposed Site Plan Review.~~

JCP Expansion - SPR24-00013

~~The existing facility has an Environmental Control Permit (ECP) for the cafeteria-grease interceptor and the mechanical shop neutralization tank. If the expansion causes increased utilization of these facilities, Environmental Control will update the conditions of the ECP. Any additional facilities requiring inspection of waste handling practices or pretreatment device maintenance will also be added to the ECP, if applicable.~~

Chism Mini Storage - SPR24-00014

~~EC has no comments on the proposed Site Plan Review.~~

~~This application appears to show direct discharge to surface water from a sand-oil interceptor in the proposed snow groomer shop. The fixtures connected to the interceptor include interior shop drains and an external wash pad. The previously approved building permit for this location (BLD23-01143E) was for a metal building with only domestic sewage disposal and did not include all the elements shown in the MUP application. Any revised or additional building permits addressing waste water discharge or exterior drainages must be reviewed by Nevada Division of Environmental Protection (NDEP), Northern Nevada Public Health (NNPH), and City of Reno (COR) including EC to ensure compliance with federal, state, and local code. Any type of prohibited discharge will not be approved by this agency. Reno EC requires review and updated approval by NDEP for the On-Site-Disposal System (OSDS) for the additional oil-water separator and loading from this building's proposed use.~~

Silver Dollar Storage - LDC24-00043

~~Servicing and maintenance of vehicles will be prohibited. Any operation which plans to offer washing of vehicles, RVs, and boats which involves the cleaning of vehicles or vehicle parts by washing or steam cleaning is also not allowed. This includes, but is not limited to, auto repair, vehicle service, engine maintenance, auto body repair, and/or vehicle detail services. If these activities are planned the facility shall install a properly sized sand-oil separator and obtain an Environmental Control permit.~~

Riverside SPD - LDC24-00044

EC has no comments regarding the request for a Zoning Map Amendment.

Santerra Quilici Properties Condition Amendment - LDC24-00045

EC has no comments regarding the request for an Amended Condition of Approval.

Rancharrah Village 7 Tentative Map - LDC24-00046

EC has no comments regarding the request for a Tentative Map.

Qualichem Conditional Use Permit - LDC24-00047

An Environmental Control Permit for this Conditional Use Permit is in progress.

Lakeside Crossing Chevron - LDC24-00048

The applicant is an existing Environmental Control Permit (ECP) holder. If the extended hours in the Conditional Use Permit application cause increased loading to the facility pretreatment device, a revision to the ECP may be required.



LDC24-00044

LDC24-000...	STATUS	LOCATION	CONTACT	WORKFLOW
Riverside Devel... A request has b...	> In Progress 03/26/2024 ...	> RIVERSIDE DR RENO, NV 8...	> Kurt Stitser	> 23 total Task ●...

LDC24-00044 - Riverside Development Specific Plan District

Menu Save Calculate Hours Cancel Help

Task

Fire Review

Due Date

03/28/2024

Assigned Date

03/12/2024

Assigned to Department

Fire

Assigned to

John Beck

Status *

Completed

Action by Department * [Current Department](#)

Fire

Action By * [Current User](#)

John Beck

Status Date *

03/20/2024

Comments [Standard Comment](#)

All future development shall comply with the requirements as set forth in the edition of the International Fire Code, as amended and adopted by the City of Reno, in force at the time of development. Such compliance shall include, but shall not be limited to, fire department access, fire sprinkler systems, fire alarm systems, emergency responder radio coverage system and fire hydrant placement.

During construction, temporary fire apparatus access roads shall be provided. Temporary access roads shall be constructed following all the provisions of permanent fire department access roads, except that the surface is required to be an engineered compacted base material, which may or may not include paving. The road base shall support fire trucks, be resistant to wear from travel and weather, and shall be maintained as a drivable surface. During and throughout the construction process, work on a construction project may be prohibited by the Fire Department for failure to service and maintain fire apparatus access roads.

This project shall require a fire access, hydrant location, and water supply map approved by Reno Fire Department Water Supply Inspector, Nick Manzo. (Manzon@reno.gov)

Please ensure that fire apparatus access is provided at the northwest corner of the structure to accommodate hose reach around the entire structure, which would be provided by using the north and south access to the site. Additionally, per 2018 IFC Appendix 'D,' please install 'No Parking Fire Lane' signs per specs provided in Appendix D.

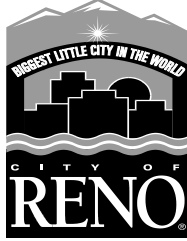
Please refer to attached email document that provided initial fire department approval for this project by Fire Marshal Tray Palmer.

[check spelling](#)

Estimated Hours

0.0

Task Specific Information



Development Services Department

MEMORANDUM

Date: March 25, 2024
To: Chris Pingree, Development Services Director
From: James Pehrson, P.E., Senior Civil Engineer
Subject: Application Review

This office has reviewed the following application scheduled for a City Council or Planning Commission meeting, and offers the following comments and/or conditions:

LDC24-00044 (Riverside SPD) – A request has been made for a zoning map amendment from Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD). The ±1.39 acre site is located west of the terminus of Riverside Drive north of the Truckee River. The site has a Master Plan land use designation of Suburban Mixed Use (SMU).

PLANNER: Grace Mackedon, Senior Management Analyst

CONTACT NUMBER: 775-657-4691

EMAIL: mackedong@reno.gov

APPLICANT'S REPRESENTATIVE: Chris Baker, Manhard Consulting

CONTACT NUMBER: 775-321-6539

EMAIL: cbaker@manhard.com

WARD BOUNDARY: Ward 1

APN: 010-590-01; 010-590-02; 010-591-01; 010-591-02; 010-592-01, 02, 03, 04, 05, & 06; 010-593-01, 02, 03, 04, 05, & 06; 010-594-01, 02, 03, 04, 05, & 06; 010-595-01, 02, 03, 04, 05, & 06; 010-601-01, 02, 03, 04, 05, & 06; 010-602-01, 02, 03, & 04; 010-603-01, 02, 03, & 04 and 010-604-01

WARD 1 NEIGHBORHOOD ADVISORY BOARD DATE: April 8, 2024

PLANNING COMMISSION HEARING DATE: May 1, 2024

STAFF APP MEETING: March 28, 2024

Comments:

1. The applicant shall obtain all necessary permits and written approvals from applicable river permitting agencies, including but not limited to, Army Corps of Engineers, Carson-Truckee Water Conservancy District, US Department of Fish and Game, Nevada Division of Wildlife, Nevada Division of State Lands and Nevada Division of Environmental Protection.
2. Prior to approval of any permit, including grading, the applicant shall submit a no-rise flood study, a no-rise certification, and FEMA Conditional Letter of Map Revision based on fill (CLOMR-F). CLOMR-F shall be approved by the city flood administrative staff and submitted to FEMA, prior to issuance of the permit to construct the building. All FEMA documentation and correspondence

Chris Pingree, Development Services Director
RE: LDC24-00044 (Riverside SPD)

shall be coordinated through Development Services Engineering, with correspondence, review and approval of Utility Services floodplain management staff (Condition No. 1).

3. The finish floor of the building must be 1' above the Base Flood Elevation of both the effective map, as well as the Base Flood Elevation of the modeling produced for the TRFMA Physical Map Revision. Prior to approval of the building permit, in accordance with RMC 18.04.101, the applicant shall provide an Elevation Certificate to demonstrate the proposed finish floor is 1' above BFE, based on effective map and TRFMA Model.
4. Final Plans shall depict the TRFMA Floodway and AE Floodzone boundary, effective map Floodway Boundary and AE Floodzone Boundary of the effective map, as well as the 14,000cfs boundary and the high water mark of the Truckee River in accordance with city standards.
5. Final Plans shall not depict any work within the FEMA Floodway, unless expressly approved in writing by Utility Services and Development Services Engineering. This includes, but not limited to proposed, grading, walls and landscaping located in the proximity of the Floodway.
6. The applicant shall provide an approved Letter of Map Revision based on fill (LOMR-F) prior to the Certificate of Occupancy. As the process between applicant, city and FEMA can be lengthy, Engineering recommends proper lead time so that proper review time can be provided by both city and FEMA prior to Certificate of Occupancy. All FEMA documentation and correspondence shall be coordinated through Development Services Engineering, with correspondence, review and approval of Utility Services Floodplain Management staff (Condition No. 2).
7. The existing sanitary sewer easements per doc#362406, 235239 and 239240, as identified on the existing conditions map, are not currently wide enough to provide proper maintenance of the sewer line. Prior to approval of a permit for site improvements, the applicant shall submit a new sanitary sewer easement of proper width in accordance with the Public Works Design Manual and relinquish the old easements through Development Services, to the approval of Development Services Engineering, Public Works and Utility Services (Condition No. 3). Coordination between Development Services, Public Works and Utility Services will be through Development Services Engineering.
8. It appears that the 10' private roadway easement per doc#330828 and right of way per doc#19351, and the 26' Fire and Emergency Access Easement per Tract Map 4795, as identified on the existing conditions map, will be relocated. The documentation, including easement documentation, as applicable, shall be submitted for approval with final permit documents in accordance with city standards.
9. It appears that the ditch right of way along the north property line, per doc#537 is no longer needed and will be removed. Please provide document to be relinquished. I'm not entirely sure what this existing improvement is for.
10. There appears to be landscaping planned adjacent to the Truckee River. Please explain the need to remove existing trees adjacent to the river. Any work within the high water mark will need to be reviewed and approved by the Army Corps of Engineers.
11. The applicant shall incorporate Traffic Study recommendations in final plans in accordance with city standards (Condition No. 4).

Chris Pingree, Development Services Director
RE: LDC24-00044 (Riverside SPD)

12. Prior to approval of a permit for site improvements, the applicant shall provide a hold harmless agreement for the sanitary sewer connection to the sanitary sewer interceptor (Condition No. 5). The Hold Harmless Agreement shall be in the appropriate form as required by Public Works.

Conditions:

1. Prior to approval of any permit, including grading, the applicant shall submit a no-rise flood study, a no-rise certification, and CLOMR-F submittal. CLOMR-F shall be approved by the city flood administrative staff and submitted to FEMA, prior to issuance of the permit to construct the building. All FEMA documentation and correspondence shall be coordinated through Development Services Engineering, with correspondence, review and approval of Utility Services floodplain management staff.
2. The applicant shall provide an approved LOMR based on fill prior to the Certificate of Occupancy. As the process between applicant, city and FEMA can be lengthy, Engineering recommends proper lead time so that proper review time can be provided by both city and FEMA prior to Certificate of Occupancy. All FEMA documentation and correspondence shall be coordinated through Development Services Engineering, with correspondence, review and approval of Utility Services Floodplain Management staff.
3. Prior to approval of a permit for site improvements, the applicant shall submit a new sanitary sewer easement of proper width in accordance with the Public Works Design Manual and relinquish the old easements through Development Services, to the approval of Development Services Engineering, Public Works and Utility Services.
4. The applicant shall incorporate Traffic Study recommendations in final plans in accordance with city standards
5. Prior to approval of a permit for site improvements, the applicant shall provide a hold harmless agreement for the sanitary sewer connection to the sanitary sewer interceptor.