

LDC24-00045

(Santerra-Quilici Properties Condition Amendment)

Reno Planning Commission

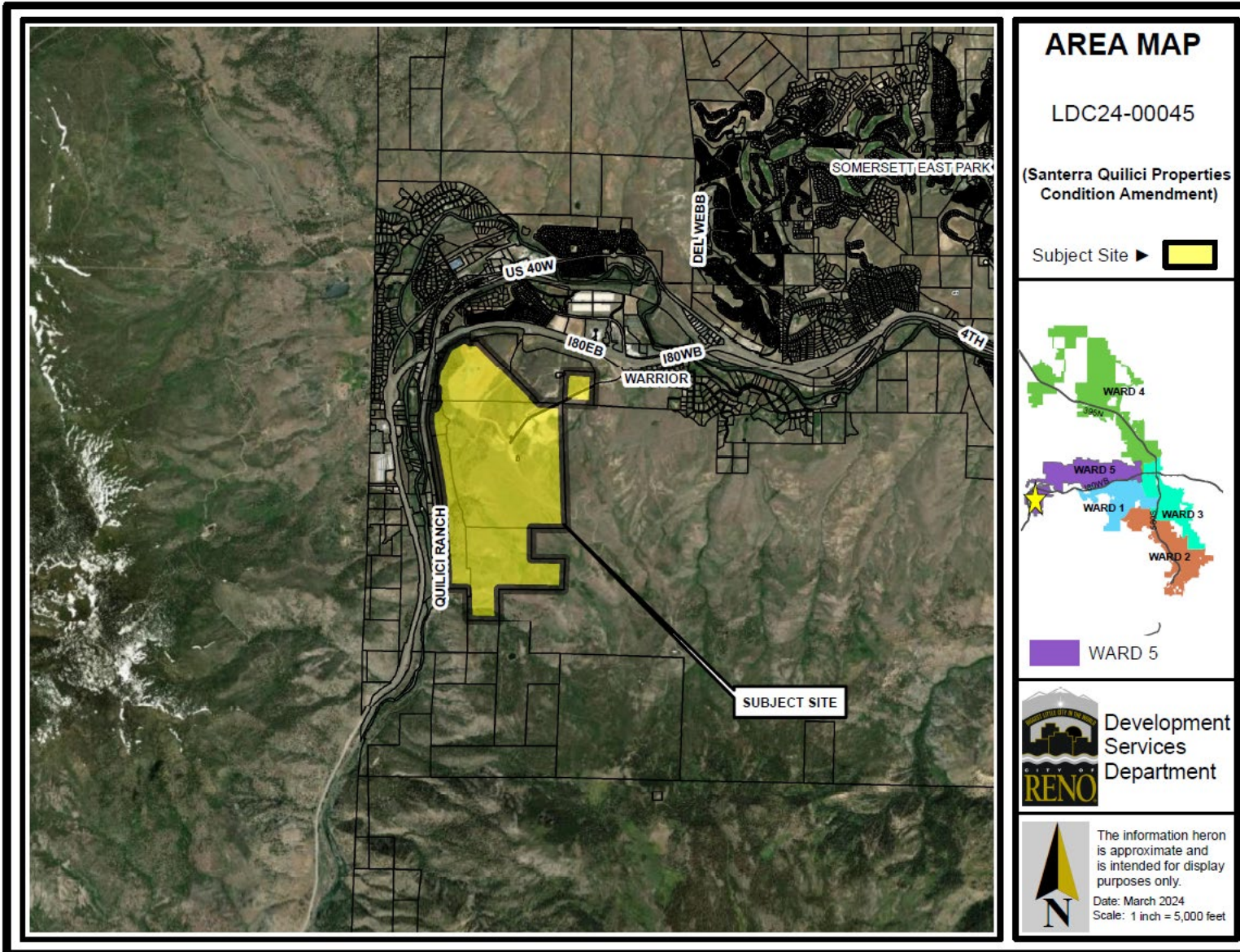
May 1, 2024



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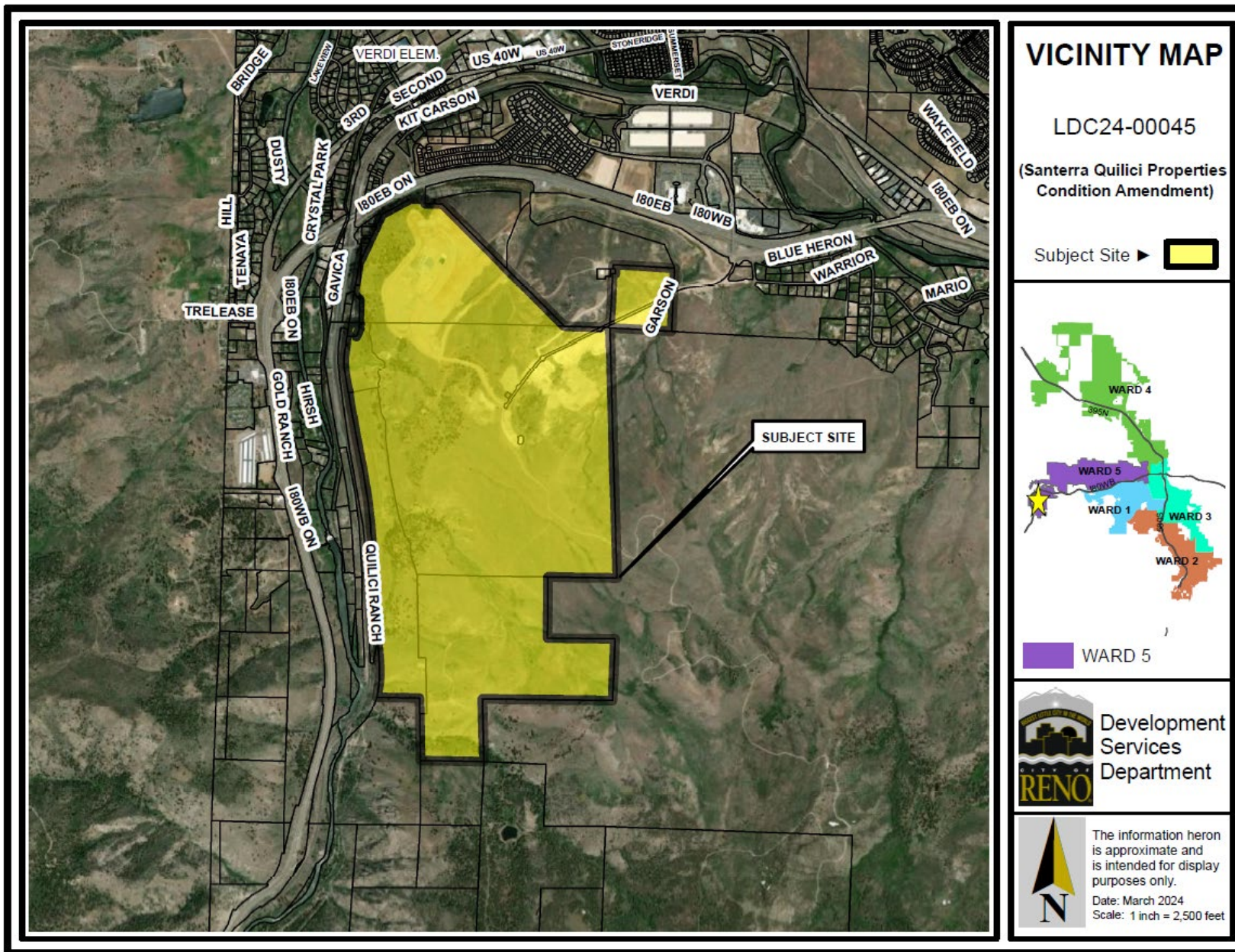
Project Information

- **Site size:** ±1,164.59 acres
- March 24, 2021: tentative map and special use permits for Santerra Quilici Properties were reviewed by City Council on appeal and approved (LDC21-00017)
- **Request:** amend Condition #20



Key Issue

- Public safety



Context

- Fire response has been a joint effort by City of Reno, Truckee Meadows Fire Protection District (TMFPD), US Forest Service, Bureau of Land Management (BLM), sometimes other local jurisdictions

- Multiple fire stations and automatic aid

Fire Station	Address	Distance	Time
City #11	7105 Mae Anne	6.2	9
City #19	2105 Hawk Meadows	7.9	13
TMFPD #40	10201 W. 4th	3.7	6

- Land for future permanent City fire station dedicated on south side of Boomtown Garson Road interchange



Condition #20

- Existing

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.

- Applicant Requested Amendment

Prior to issuance of the first certificate of occupancy for a residential unit within the Project, the applicant shall contribute \$300,000 to the City of Reno for a fire truck.

Condition #20

• Context

- Convert house into a temporary fire station with two-man crew to respond to medical calls (not fire calls) until permanent station is built
- Station to be equipped with an ambulance/medical vehicle (not a fire truck)
- New fire truck can range from \$200,000 to >\$2,000,000
- Fire ambulance is less than \$300,000
- Proposed \$300,000 contribution based on cost for City to purchase ambulance to serve temporary fire station
- Other fire safety related conditions:
 - #5: per door and per SF financial contribution toward future fire station (same as Stan Lucas and Meridian 120 South)
 - #6: vegetation management plan (approved)
 - #7: secondary emergency access
 - #19: homes to be sprinklered

Condition #20

- Context

- City no longer desires temporary fire station
 - Staffing two-man crew may create hardship that is dependent on City budget and finances
 - Temporary station would require new or reallocated Fire Department staff, equipment, and vehicles, which may be needed or better served in other areas

- Recommendation

~~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.~~ Prior to issuance of the first certificate of occupancy for a residential unit within the Project, the applicant shall contribute \$300,000 to the City of Reno to help pay for a new fire truck.

Recommended Findings

Tentative Map/CUP Findings	Analysis	Staff Review
Public services are available	Multiple existing fire stations, automatic aid agreement with TMFPD, public facility site dedicated for future fire station on south side of Boomtown Garson Road interchange	✓ Yes
Will not be detrimental to public health, safety, or welfare	Homes will be sprinklered, vegetation management plan, secondary emergency access, multiple existing fire stations, automatic aid agreement with TMFPD, public facility site dedicated for future fire station	✓ Yes

Recommended Motion

Based upon compliance with the applicable findings, I move to recommend that City Council uphold staff recommendations.