

DRAFT

New/ Revised Conditions for the Canyons PUD 8/27/24

(Black is Existing, Red is New Language)

1. Residential Area Designation (RAD)

Make the following changes on the RAD as described on pages 10 and 11 of the PUD:

The Knoll - The housing units on the Knoll will be reduced leaving an open space on the western facing slope in recognition of the earthquake fault that runs right through the Knoll, the steepness of the slope on the western side, the significant ridgeline, and preservation of views.

Canyon Mouth - In order to preserve the significant geographic feature (Canyon) and not block horse passage through this area, delete from the Residential Building Area map the dotted line indicating a possible road into the Canyon and to the Valley View Project, and delete any housing units shown in the southeast corner of the property within a minimum of 500 feet of the Canyon's edge.

2. Constraints Map – As approved by the Planning Commission

CYN.01.501.11 With the submission of each tentative map, the Master Developer or individual subdivision developers shall submit development constraint maps including, at a minimum, slope, wildlife and plant habitat, archaeological/cultural resources, wild horse habitat and migration routes, earthquake faults, soils maps, drainageways, and eagle terrain/habitat.

3. Eagles

CYN .04.104 An Eagle Conservation Plan will be prepared in coordination with the USFWS and submitted as part of the Tentative Map application. (Carried over from previous permits.)

4. Faults:

CYN.01.501.11 The Tentative Map application must include submission of a tectonic study and map of the faults on the property in order to reduce risk. Homes are to be located at least 100 feet away from such zones of concern. Road placement should avoid these areas if possible.

5. Viewshed/ Architectural Standards

CYN.04.404 Hillside Architecture/Architectural standards – Project will incorporate the primary use of low slung (low roof pitch), one-story homes, especially along the western edge of development, with up to two-story homes located away from the western edge. Use hillside appropriate construction such as step-down construction wherever appropriate. Utilize house colors to blend with the desert landscape. Blend and shield road cuts, especially on the north end.

6. Wild Horses

a. Modify the PUD descriptive language as shown:

Feral Horse Management

The Virginia Range hosts populations of feral horses managed by the Nevada Department of Agriculture (NDA), who estimated 3,567 horses across the range in 2022. Several bands of horses exist in the general area of The Canyons PUD. The project supports management efforts that include ~~relocation~~, **fencing**, diversionary feeding, and ~~birth~~ **fertility** control related to the horses and coordinated by the NDA with non-profits. The Property owners, the NDA, and horse advocate organizations have developed a strategy for the development area to ensure community safety and welfare amidst free-roaming horses. This involves ~~relocating~~ **fencing out** horses **which moves them** to undeveloped areas **north, south, and** east of current and planned developments, ~~facilitated and diverting horses~~ through user agreements for diversionary feeding on the PUD property(s). ~~and range reseeding efforts east of the subject property(s).~~ A user agreement is in place for NDA contracted non-profits to conduct diversionary feeding and population control activities **in approved areas**. Fencing will be installed according to Nevada Revised Statutes and Handbook requirements. ~~A study by the Bureau of Land Management (BLM) and NDA in summer 2024 will assess population size, rangeland health, and resource availability, forming the basis for future horse management.~~

Wildland Urban Interface (WUI)

Located at the interface of urban development and wildland areas, The Canyons PUD faces increased wildfire risk and will adhere to rigorous standards. These mandate strict vegetation management, community awareness, and proactive outreach. Proactive planning includes creating defensible space, wildfire-resistant building practices, and community-wide emergency response plans. This aims to safeguard residents, properties, and the environment from wildfire impacts through robust strategies and ongoing collaboration.

Reseeding efforts to the east of the project area were made to improve range conditions through erosion control and improved vegetation health, and to benefit wildlife.

b. Add the following conditions in the Horse Management and Public Safety Section of the PUD, CYN.04.105:

1. Applicant shall provide a “Wild Horse Mitigation Fund” contribution in the amount of \$500/residence to the non-profit Wild Horse Connection or other city-approved non-profit to help offset the costs of horse management, diversionary feeding, construction and maintenance of water facilities, horse rescue, and other related management tasks. Prior to the issuance of the first residential building permit for each subdivision, evidence shall be provided that the cumulative donation has been dispersed based on the number of units within that subdivision to a non-profit for ongoing wild horse management activities (mirrored timing language found in Chapter 4 - Wildlife Habitat Management.)

2. Residences and fences along the eastern edge of the property shall provide a minimum 30-foot horse passageway around the eastern edge of the residential area, with a slope no greater than 6:1 (10% grade), to allow horses and other animals to pass between the cliff and the homes. Alternatively, a graded, flat trail shall be constructed by the Applicant within this 30-foot passageway to allow migratory passage of horses and other wildlife around the east side of the development.

3. Feral Horse Condition 2, shall be modified to specify installation of the “horse guard” on the interior of the horse fencing.

4. The attached agreement labeled “Exhibit C” is hereby incorporated into this PUD, with the exception that:

- #2 is modified to read 30 feet not 6 feet,
- #3 Watering Facilities is modified to have the watering facilities constructed by a Non-Profit at their expense rather than by the Applicant, with the Applicant providing access to install the facilities. The Wild Horse Mitigation fund will cover the installation of the watering facilities by the Non-Profit.

7. Traffic

Applicant shall use best efforts to work together with the City, other developers and RTC to support the use of RTC Regional Road Impact fees for the construction of the roundabouts slated for the intersection at McCauley Ranch Road and Rio Wrangler, and the intersection of Steamboat Parkway and Rio Wrangler.

8. Sustainability

CYN.04.201General Standards

- 5) **100%** of the dwelling units shall be EV charger ready **including installation of the appropriate electrical panel, conduit and plug to support at least one EV charger.**
- 6) **The Tentative Map shall incorporate sustainability features designed to conserve energy such as LEED building standards, and the use of solar, heat pumps, tankless water heating and the like.**

9. Affordable Housing (Article 9)

CYN .04.901 Affordable Housing Donation Agreement

The designated amount of \$500 per home included in original Canyons PUD shall remain the same.