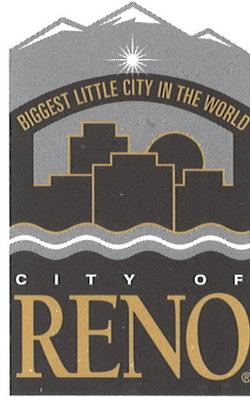


Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381



May 2, 2019

Toll Brothers NV Limited Partnership
Attn: Jeff Borchardt
9433 Double Diamond Pkwy
Reno, NV 89521

Subject: LDC19-00048 (Merida at Caramella Ranch)
APN No. 143-201-01 thru -10, 143-202-01 thru -22, 143-203-01 thru -19,
143-204-01 thru -04, 143-211-01 thru -25, 143-212-01 thru -20,
143-213-01 thru -05, 143-231-01 thru -18, 143-232-01 thru -19,
143-241-01 thru -20, 143-242-01 thru -12, 143-243-01 thru -16,
143-251-01 thru -12, 143-252-01 thru -21, 143-253-01 thru -03,
143-261-01 thru -06, 143-262-01 thru -11, 143-263-01 thru -13,
143-264-01 thru -08, 143-271-01 thru -08, 143-272-01 thru -17,
143-273-01 thru -15, 143-281-01 thru -40, 143-291-01 thru -13,
143-292-01 thru -29, 143-293-02 thru -16, 143-301-01 thru -15,
143-302-01 thru -11, 143-303-01 thru -10, 143-311-01 thru -29,
143-312-02, 143-321-01 thru -09, 143-322-01 thru -09, 143-323-01
thru -07, 143-324-01 thru -05, 143-325-01 thru -05, 143-326-02
thru -04, 143-327-01 thru -03, 143-328-01 thru -04, 143-329-01,
016-730-19 and a portion of 143-120-23

Dear Applicant:

At the regular meeting of the Planning Commission on May 1, 2019, the Planning Commission, as set forth in the official record, approved your request for: 1) a tentative map to develop a 20 unit single family residential subdivision on a ± 3.94 acre site located in the northeast portion of Caramella Ranch Estates Planned Unit Development (PUD); and 2) an amendment to Condition No. 8 of LDC17-00023 (Caramella Ranch Estates) to remove a five foot wide landscape buffer located along the east side of Regency Village to accommodate the tentative map associated with this request. The ± 297.37 acre site is located to the south of Damonte Ranch; east of Curti Ranch; north of the Virginia Foothills and Brown Elementary School; and west of the Rilite Gravel Pit. The site is bisected by Western Skies Road north of Reading Street and generally south of Sand Hollow Court within the Caramella Ranch Estates PUD zoning district and has a Master Plan land use designation of Special Planning Area (SPA).

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

1. The project shall comply with the Caramella Ranch Estates PUD Design Standards Handbook (Handbook) and all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between the Handbook, said plans, reports, materials and City codes, the Handbook 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 approval of each final map or the issuance of any building permit, the applicant shall attach a copy of this final approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit addresses each of the approved conditions of approval.
4. Prior to the issuance of any permit for onsite infrastructure improvements located within Western Skies Drive and Rilite Access Road and prior to the approval of the first final map, the applicant shall submit verification that the Truckee Meadows Regional Planning Agency has approved the relocation and undergrounding of the 120kV electric transmission line that is located within the Caramella Ranch Estates project boundary through a Regional Plan Amendment and has found that the Project of Regional Significance is in conformance with the Regional Plan.
5. Prior to the issuance of the first certificate of occupancy in each village, the applicant shall have plans submitted for the construction of the amenity parcel for that village. At a minimum, amenities for each village shall include a resident amenity structure, a pool, landscaping and pedestrian improvements that provide access to the site. Prior to the issuance of the final certificate of occupancy for that village, amenities within the village shall be complete and have received a final inspection approval.
6. Prior to the approval of each final map, the applicant shall submit landscaping plans for approval which demonstrate the installation of one code sized tree and three shrubs for every 600 square feet of common area that is generally consistent with **Exhibit E** of this report. All common area landscaping shall be bonded and installed with the associated final map.
7. Prior to the approval of each final map, the applicant shall have plans approved for front yard landscaping for residential lots. These plans shall provide four different front yard landscaping options, including one for corner lots. Each front

yard landscape option shall comply with the Handbook landscape requirements. Front yard landscaping for each residence shall be installed within one year of the issuance of a certificate of occupancy for each residence.

8. A minimum five foot wide landscape buffer shall be located on the north and southwest perimeter of the Regency Village that is generally consistent with **Exhibit E** of this report. Trees within this area shall be installed at a minimum average rate of one tree for every 40 linear feet.
9. Prior to the approval of the first final map or permits for grading or infrastructure improvements, a fencing plan shall be approved that shows the location of permanent and/or temporary perimeter wild horse fencing. The applicant shall utilize legal fencing materials per Nevada Revised Statutes (NRS) 569 to deter wild horses from entering the site from the east. Except where existing access easements exist, horse fencing shall be installed along the entire east side of the project site prior to the issuance of the first grading permit.
10. Prior to the approval of each final map, a fencing plan shall be submitted that shows the location and materials of fencing that are consistent with the Handbook. Fencing shall be completed in accordance with the approved fence plan.
11. Street lighting shall be provided at all onsite intersections and pedestrian crossings in accordance with the design requirements of the Handbook and spacing requirements contained in Reno Municipal Code (RMC). Street and site lighting shall be privately maintained.
12. Prior to the issuance of any grading permit, final grading plans shall demonstrate that the edges of all created cut and fill slopes will be feathered and rounded to properly transition into the adjacent undisturbed slopes. All areas that are disturbed by project grading shall be revegetated with a seed mix that is consistent with the plant materials within undisturbed slopes. For grading proposed prior to May 1, 2019, the applicant shall reference the previous condition and entitlement Condition No. 12 of LDC17-00023 (Caramella Ranch Estates). For all grading requests following this approval on May 1, 2019, a note shall be added to the grading sheet as follows:

GRADING NOTE: UPON COMPLETION OF THE GRADING AND PRIOR TO THE APPLICATION OF REVEGETATION MATERIALS, REPRESENTATIVES FROM THE DEVELOPER, THE CONTRACTOR, THE ENGINEER OF RECORD AND THE CITY OF RENO SHALL MEET ON THE SITE TO DETERMINE THE FINAL SLOPE GRADING AND SLOPE

TREATMENTS PER CONDITION NO. 12 OF LDC19-00048 (MERIDA AT CAMELLA RANCH).

13. Prior to the approval of each final map, the applicant shall have plans approved that demonstrate that any wall four feet or taller from the bottom of the footing to the top of the wall located within the final map shall require structural engineering and all plans shall be stamped by a licensed engineer. Rip rap and retention walls shall be compatible, both in material and color, with the surrounding area. All rocky walls shall be treated with permeon or similar product to blend the rocks with the surrounding environment.
14. Prior to the approval of each final map, the applicant shall have plans approved that demonstrate the phase can be constructed and will function in a “stand-alone” manner meeting minimum City standards. Any improvements required for the preceding phase shall be included in the improvement plans and constructed with the preceding phase. Construction traffic for future phases shall be included in the structural design of all street sections.
15. All proposed local roadways shall be privately owned and maintained and designed in accordance with the minimum standards set forth in the Handbook and Public Works Design Manual and the Reno Fire Department policies.
16. All gates shall be equipped with click to enter or equal equipment to accommodate emergency services access to the approval of the Fire Department.
17. Prior to the approval of each final map, the applicant shall demonstrate that an acceptable method of maintenance (i.e. a Homeowner’s Association, Landscape Maintenance District or equivalent) for all common area landscaping, drainage improvements, amenities, sidewalks and trails within the associated phase has been recorded and shall clearly designate the maintenance responsibilities on each final map.
18. Prior to the approval of each final map, the applicant shall have plans approved that demonstrate adequate capacity and the applicant shall demonstrate that any necessary onsite and offsite easements exist or shall be created by the final map for construction, access, storm drain, sanitary sewer and any other utility improvements that are required for the development which serve and/or traverse the associated phase in accordance with the requirements of the Public Works Design Manual (PWDM). Maintenance and emergency access shall be provided for all public storm water and sanitary sewer improvements proposed in each final map including culverts and storm drain inlets and outlets, in accordance with the PWDM.

19. Prior to the approval of each final map, the applicant shall demonstrate the proposed storm water collection, conveyance, and discharge facilities mitigate downstream impacts and meet the City's minimum requirements for erosion control, storm water flow velocities, and energy dissipation.
20. Prior to the approval of each final map, the applicant shall develop an operations and maintenance manual for all storm drains, retention ponds, and drainage swales, including, but not limited to detailed operations and maintenance tasks, frequency of maintenance, access for maintenance, and a detailed description of the type(s) of equipment which are anticipated to be necessary for the operations and maintenance tasks. This manual shall be reviewed and accepted by Community Development Engineering Staff with the site improvement permit. This Manual shall also be adopted as policy by the Home Owners Association (HOA), Landscape Maintenance Association (LMA), or equivalent entity responsible for storm drainage for the development.
21. Prior to the approval of each final map, the applicant shall apply for a City of Reno storm water permit to address storm water pollution prevention on the project site.
22. Prior to the approval of each final map, the applicant shall ensure that all uphill lots and/or common elements do not drain directly into downhill lots. Appropriate drainage facilities shall be designed with sufficient capacity to address peak 5-year and 100-year storm water flows. These drainage facilities shall be maintained by the Home Owners Association (HOA), Landscape Maintenance Association (LMA), or equivalent entity and be specifically addressed in the Operations and Maintenance (O&M) Manual.
23. Prior to the approval of each final map, the applicant shall have plans approved that include a final hydrology report, in accordance with the Public Works Design Manual, that demonstrates that the site grading and drainage designs meet City standards and codes based on the most recent FEMA Flood Insurance Rate Map (FIRM).
24. Prior to the approval of each permit or final map, the applicant shall submit a geotechnical report that is in accordance with the Public Works Design Manual (PWDM).
25. Prior to the issuance of any permit or recordation of each final map, the applicant shall provide, and have approved, a Final Sewer Report.

26. Prior to the approval of the first final map, the applicant shall provide analysis and documentation of available capacity in the existing and proposed sanitary sewer system to adequately convey the anticipated sanitary sewer flows from the project site.
27. All required on-site and off-site sanitary sewer improvements necessary to serve the associated phase shall be complete and functional prior to the issuance of the first certificate of occupancy within the associated phase. The applicant shall obtain a “will-serve” letter from Washoe County for the tie in of the sanitary sewer system. All sanitary sewer mains and manholes shall be required to be constructed to City standards and dedicated to the City or to Washoe County standards and dedicated to Washoe County, as applicable, along with appropriate temporary and permanent construction, utility, access and maintenance easements for the sanitary sewer infrastructure per the Public Works Design Manual.
28. Prior to the approval of each final map, the applicant shall provide a copy of the water “will-serve” letter to the Community Development Department.
29. Prior to the approval of each final map, the applicant shall have plans approved that ensure that all easements which encumber the final map area are relinquished or relocated appropriately, where applicable.
30. Prior to the approval of each final map, the applicant shall have plans approved that demonstrate adequate gravity flow and overland escape routes are provided for all roof-top and surface storm water collection and conveyance facilities in accordance with the Public Works Design Manual.
31. Construction hours 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. This restriction includes grading and road construction activities. The idling of vehicles shall be prohibited outside of the allowed construction hours.
32. Prior to the issuance of any improvement permit or approval of each final map or street dedication map, the applicant shall have street improvement plans for the associated phase approved that meet or exceed the Handbook or City of Reno Public Works Design Manual standards, as applicable, for site access location, design, traffic devices, and operational characteristics. The applicant shall have plans approved which incorporate the recommendations in the Caramella Ranch Estates Traffic Study prepared by Solaegui Engineers, Ltd., dated November, 2016, or any subsequent Traffic Study update that is required for subsequent

phases of development and approved by the Community Development Department. Construction of Western Skies Drive, from Rio Wrangler Drive to Reading Street, and Rilite Access Road shall occur prior to or in conjunction with the development of the first final map. These improvements shall be complete prior to the issuance of the first Certificate of Occupancy.

33. The street dedication map and associated improvement plans for Western Skies Drive, from Rio Wrangler Drive to Reading Street, and Rilite Access Road shall include design of the full roadway section, including but not necessarily limited to, pavement, curb, gutter, sidewalk, landscaping, all public utilities, and an access stub off Rilite Access Road to the proposed Park site.
34. Prior to the approval of each final map, all intersections within the associated phase shall be analyzed with respect to sight distance to insure that the proper traffic control is designed at each intersection.
35. Prior to the approval of each final map, the applicant shall have plans for traffic calming improvements on long straight streets in accordance with the Handbook or the Public Works Design Manual, as applicable.
36. Prior to the approval of each final map, the applicant shall have plans approved that include a construction management and access plan for the associated phase. The project shall comply with the approved construction management and access plan for the duration of the project.
37. Prior to the approval of each final map, the applicant shall have plans approved that demonstrate appropriate easements exist for all offsite improvements associated with the phase. The applicant shall obtain any required encroachment and excavation permits for proposed work that is planned within the public right-of-way.
38. Prior to the issuance of any grading permit on any portion of the project site, the applicant shall submit the street dedication map and associated improvement plans for Western Skies Drive and Rilite Access Road. The applicant may make application for offsite grading and infrastructure work on Western Skies Drive north of the Caramella Ranch Estates PUD boundary any time following the submittal of the improvement plans for Western Skies Drive and Rilite Access Road. All grading permits shall comply with the Community Development Engineering Policy No. 4005 (Subdivision Grading Only Permits).
39. Upon submittal of a permit for the grading, utility stub-in and revegetation of the park site, the applicant or master developer and the City of Reno shall each obtain

an appraisal of the park site. The park site shall contain ± 17.17 acres of land, but appraisal value shall be based on the access improvements to the site and the improved value of the ± 5.5 acre graded pad. If the City and applicant cannot reach a mutual agreement on the value of the park site after receipt of the two appraisals, the City and the applicant shall obtain a third appraisal of the park site. The appraisal results shall be submitted to the City of Reno for City Council consideration and direction.

40. Prior to the issuance of a grading permit for the park site, the applicant shall have plans approved that include revegetation and temporary irrigation for all disturbed sections of the identified park site. The applicant shall maintain the park site property for a minimum of three years after the park site has been seeded. Prior to the acceptance of the park site, the status of the revegetation shall be reviewed by the Parks Department staff.
41. Prior to the issuance of a permit for grading for the park site, the applicant shall have plans approved that include a driveway cut and related improvements suitable to establish future access to the park site. Design shall include utility stubs, including stubs for electric, sewer, potable and non-potable water facilities to the satisfaction of the Reno Parks Department. These improvements shall be complete prior to the City's acceptance of the Rilite Road Access right-of-way.
42. Prior to the approval of each final map, the applicant shall provide a copy of a disclosure to be provided to each home buyer with their closing documents, notifying them that students in this project may be assigned to the nearest school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

The decision of the Planning Commission may be appealed within ten calendar days by filing an appeal form with the Reno City Clerk together with the appropriate fees. The ten day appeal period starts the day after this notice is filed with the City Clerk. If the tenth calendar day is on a holiday or weekend, the filing deadline is extended to the next business day that the City Clerk's Office is open. Appeals may be filed by any person who is aggrieved by the decision. The City Clerk's office is on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten (10) days.

Toll Brothers NV Limited Partnership
RE: LDC19-00048 (Merida at Caramella Ranch)
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This approval letter has not been issued in lieu of a building permit. You are responsible for obtaining the appropriate building permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



Claudia C. Hanson, AICP, Planning Manager
Community Development Department

LDC19-00048 (Merida at Caramella Ranch) - HRM.doc

xc: Toll Brothers NV Limited Partnership
Attn: Gary Mayo
1140 N Town Center Dr, Ste 250
Las Vegas, NV 89144

Krueger Family Trust
Attn Mark Krueger
748 South Meadows Pkwy, Ste A9 337
Reno, NV 89521

Ashley Turney, City Clerk
Michael Mischel, P.E., Engineering Manager
Rigo Lopez, Washoe County Tax Assessor