

STAFF REPORT

Date: April 23, 2025

To: Mayor and City Council

Thru: Jackie Bryant, Interim City Manager

Subject: Staff Report (For Possible Action): Approval of Regional Road Impact Fee Agreement No. 533002 in the amount of \$ 59,859 between the City of Reno, RTC, and Sunny Hills Ranchos for the Bella Vista II Development.

From: Michael Mischel, Engineering Manager

Department: Development Services - Engineering

Summary:

Under the Regional Road Impact Fee (RRIF) program, developers who construct or dedicate improvements contained in the RRIF Capital Improvement Plan (CIP) will be credited for these contributions in RRIF Waivers. To do this, the developer must enter into a RRIF Offset Agreement that is approved by both the RTC and the City of Reno. The RRIF Offset Agreement identifies the proposed improvements, estimated RRIF Waivers that will be credited, the requirements for the Quality Control/ Quality Assurance Program, and the duties and responsibilities of each party. The RRIF Offset Agreement being authorized by the action will result in an estimated \$59,859 in RRIF Waivers being issued to Sunny Hills Ranchos for right of way needed for the construction of South Meadows Parkway within the Bella Vista Phase 2 project. The RRIF agreement was approved by RTC on April 18, 2025.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?	X	
2. Is this item an agreement required based on an item previously approved by Council?	X	
3. Is this item Included in the current budget approved and adopted by Council?	X	
Other Considerations		
What percent of the total city budget does this item represent?	0%	

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Background

The development of record for the subject RRIF Offset Agreement covers the Bella Vista II project within the City of Reno. This project is required to dedicate right of way and construct the extension of South Meadows Parkway to Rio Wrangler Parkway and provide right of way to the Sunny Hills project. This includes providing a crossing over Steamboat Creek necessary to build South Meadows Parkway. Sunny Hills Ranchos is the developer of Bella Vista II. Lennar Reno, LLC, is the developer of Talus Valley. Sunny Hills Ranchos and Lennar have entered into a cost sharing agreement for the construction of the improvements subject of this council action. RRIF waivers in the amount of \$1,296,695 are proposed to be issued to Lennar Reno, LLC, and \$59,859 is proposed to be issued to Sunny Hills Ranchos. The Sunny Hills Ranchos RRIF agreement is only for right of way. The RRIF agreement with Lennar will cover the cost of right of way from Rio Wrangler to the Sunny Hills project and the construction cost of extended South Meadows Parkway to Rio Wrangler and the crossing of Steamboat Creek.

Discussion:

The RRIF Offset Agreement being authorized by this council action covers the cost to acquire right of way for the extension of South Meadows Parkway within the Bella Vista Phase 2 project. The RRIF Offset Agreement has been approved by the RTC Board on April 18, 2025.

Financial Implications:

No fiscal impact will result from this council action. The amount of RRIF waivers to the developer are based on offset eligible costs equal to or less than impact fees owed for the development of record.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council approve the subject RRIF Agreement.

Proposed Motion:

I move to approve the subject RRIF Agreement

Attachments:

- Approval Letter
- RRIF Agreement
- Vicinity Map