



Joey Winter <winterj@reno.gov>

RE: Comments Regarding LDC23-00006

1 message

Daniel Doenges <DDoenges@rtcwashoe.com>

Thu, Sep 8, 2022 at 10:24 AM

To: Joey Winter <winterj@reno.gov>

Cc: Andrew Jayankura <ajayankura@rtcwashoe.com>, Dale Keller <dkeller@rtcwashoe.com>, Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>

Hi Joey,

My apologies for any inconvenience, but I was given some updated information for this proposal, noted in red text in my initial email below. Thank you.

Dan



Daniel Doenges, PTP, RSP

Director of Planning

Regional Transportation Commission of Washoe County

1105 Terminal Way

Reno, NV 89502

Office: (775) 335-1901

ddoenges@rtcwashoe.com



From: Joey Winter <winterj@reno.gov>

Sent: Tuesday, September 6, 2022 8:21 AM

To: Daniel Doenges <DDoenges@rtcwashoe.com>

Cc: Andrew Jayankura <ajayankura@rtcwashoe.com>; Dale Keller <dkeller@rtcwashoe.com>; Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>

Subject: Re: Comments Regarding LDC23-00006

WARNING - This email originated from outside the RTC: Exercise caution when opening attachments or clicking links, especially from unknown senders.

Daniel,

Understood with the staffing. Thanks for the comments, I will pass them along to the applicant.

Sincerely,

Joey



Joey Winter, AICP

Associate Planner

Development Services

775-334-2372 (o) or 775-399-0648 (c)

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On Fri, Sep 2, 2022 at 3:42 PM Daniel Doenges <DDoenges@rtcwashoe.com> wrote:

Joseph,

My apologies for the delayed response. We've had some turnover and are a bit short-staffed at the moment. At any rate, I'm hoping that you can still accept comments for the following.

LDC23-00006 – Highland Valley Tentative Map and Conditional Use Permit: Request for a tentative map to develop a 219 lot signal-family detached residential subdivision and 288 multi-family residential units.

Affected APNs: 086-380-30 & 086-380-33



The [Regional Transportation Plan \(RTP\)](#) identifies [Moya Rd](#) as a collector with [Low-access control](#). To maintain arterial capacity, the following RTP access management standards should be maintained.

| Access Management Class | Posted Speeds | Signals Per Mile and Spacing ¹ | Median Type | Left From Major Street? (Spacing from signal) | Left From Minor Street or Driveway? | Right Decel Lanes at Driveways | Driveway Spacing ² |
|--------------------------|---------------|-------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------|--------------------------------|-------------------------------------------------|
| High Access Control | 45-55 mph | 2 or less Minimum spacing 2350 | Raised w/ channelized turn pockets | Yes 750 ft. minimum | Only at signalized locations | Yes ³ | 250 ft./500 ft. |
| Moderate Access Control | 40-45 mph | 3 or less Minimum spacing 1500 feet | Raised or painted w/ turn pockets | Yes 500 ft. minimum | No, on 6- or 8- lane roadways w/o signal | Yes ³ | 200 ft./300 ft. |
| Low Access Control | 35-40 mph | 5 or less Minimum spacing 900 feet | Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way, left-turn lane | Yes 350 ft. minimum | Yes | No | 150 ft./200 ft. |
| Ultra-Low Access Control | 30-35 mph | 8 or less Minimum spacing 900 feet | Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way left-turn lane | Yes 350 ft. minimum | Yes | No | 150 ft./200 ft. 100 ft./100 ft. ⁴ |

The policy Level of Service (LOS) standard for [Vista Knoll Pkwy](#) is [LOS D](#). Policy LOS for intersections should be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

Currently, RTC is constructing a road widening for [Lemmon Drive](#) from [Buck D.r/Sky Vista Dr.](#) to [Military Rd.](#) Construction will include widening Lemmon Dr. from four lanes to six lanes and is scheduled to completed in [November](#)

2022. For more information, please contact RTC Project Manager, [Judy Tortelli](#), at 348-0171.

The RTC concurs with the traffic impact study included in the application, and that, the applicant follow the recommendations set forth in the study as a condition of approval. **Please note, construction of a traffic signal at the proposed intersection of Lemmon Dr. and Vista Knolls is not eligible for a RRIF Offset agreement. However, new conduits and pullboxes have been installed as part of the Lemmon Drive widening project in anticipation of a future traffic signal at Lemmon Dr. at Vista Knolls. For more information, please contact Jeff Wilbrecht at 335-1872.**

Thank you.



[Daniel Doenges](#), PTP, RSP

Director of Planning

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any manner. Thank you.



Joseph Winter <winterj@reno.gov>

Development Review LDC23-00006 (Highland Valley)

1 message

Rodela, Brett A <Brett.Rodela@washoeschools.net>

Thu, Aug 18, 2022 at 11:19 AM

To: Joseph Winter <winterj@reno.gov>

Cc: "Baxley, Randy" <RBaxley@washoeschools.net>, "Chisholm, Kyle W" <Kyle.Chisholm@washoeschools.net>, "Golden, Teresa" <Teresa.Golden@washoeschools.net>

Hello Mr. Winter,

Highland Valley proposing 219 single family units and 288 multi-family units is zoned for Lemmon Valley Elementary, O'Brien Middle and North Valleys High School. The projects are calculated to generate 35, 16, and 19 students respective of each school level for the single family portion and 24, 9 and 17 students respective of each school level for the multi-family portion, for a total of 59, 25 and 36 students respective of each school level.

The following table outlines current and future-projected student enrollment capacity percentages for each school:

| School | 2022/23 | 2027/28 | 2032/33 |
|------------------|---------|---------|---------|
| Lemmon Valley ES | 101% | 100% | 107% |
| O'Brien MS | 82% | 98% | 100% |
| North Valleys HS | 104% | 102% | 126% |

The school district owns property to the west of this proposed development site that will be utilized for an elementary school as student enrollments and other necessary catalysts for its construction prompt its build. This school will alleviate high enrollments at Lemmon Valley Elementary.

Per O'Brien Middle School, the school district is constantly monitoring residential growth throughout this and the entire region and considering options and engaging with stakeholders for as to where and when a new middle school in the North Valleys may become necessary to relieve O'Brien as a result of said residential growth.

Within the attached 20 Year Facilities Plan the school district has identified the probable need for the construction of a new high school sometime in the time frame between 2024 and 2028, favoring the later if not beyond. This high school will directly relieve enrollments at North Valleys High school and is dependent upon regional residential growth and development along with the coordination of all moving approvals necessary.

For further information as to the school district's 20 year facilities plans, please feel free to refer to the attached facilities plan that has been approved for conformance with the 2020 Truckee Meadows Regional Planning Agency's 20 Year Plan.

Thank you for the opportunity to comment. Please reply with any further questions and/or requests pertaining to **LDC23-00006 (Highland Valley)**.

Brett A. Rodela

GIS Analyst

Washoe County School District, Capital Projects

Office: (775) 325-8303 | Cell: (775) 250-7762



 **Washoe County School District Facilities Plan 2020-2039.pdf**
5251K

RE: highland comment 24

1 message

Scott Carey <scarey@lands.nv.gov>
To: Joey Winter <winterj@reno.gov>

Wed, Sep 14, 2022 at 11:06 AM

Joey,

Thanks again for reaching out on this. I touched base with our staff at the Division of Natural Heritage and the Division of Forestry. They did not have any comments concerning the scope of work in terms of process and overall approach to the survey.

However, they pointed out that if there is potential habitat for *Ivesia webberi*, a survey in September will not be able to detect the plants. Their leaves dry up and can blow away by mid-summer. The best survey window for this species is April to June.

Please feel free to reach out to colleagues; Janel Johnson with the Division of Natural Heritage (jdjohnson@heritage.nv.gov or 775-684-2911) or Bill Buckley with the Division of Forestry (bbuckley@forestry.nv.gov) if you have any more technical questions on this issue.

Thank You,

Scott H. Carey, AICP

State Lands Planner

Nevada Division of State Lands

Department of Conservation and Natural Resources

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