



# REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

Exhibit E

May 25, 2022

FR: Chrono/PL 181-22

Ms. Leah Brock  
Community Development Department  
City of Reno  
P.O. Box 1900  
Reno, NV 89505

Dear Ms. Brock,

RE: LDC22-00077 (Peavine Employment Center MSPR)

The RTC has reviewed this request for a A request has been made for a major site plan review to allow: 1) disturbance of a major drainageway; and, 2) grading cuts 20 feet or greater in depth and fills 10 feet or greater in height. The ±210.52 acre site is generally located to the southeast of the intersection of Red Rock Road and Trail Drive. The subject site has a zoning of Specific Plan District (SPD) and a Master Plan land use designation of Mixed-Employment (ME).

The Regional Transportation Plan (RTP) identifies North Virginia Street as an arterial with moderate-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 <sup>2</sup>	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways	Driveway Spacing <sup>3</sup>
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 <sup>4</sup>	250 ft./500 ft
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/ turn pockets	Yes 500 ft. minimum	No, on 6- or 8- lane roadways w/o signal	Yes <sup>5</sup>	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.

1. On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

2. Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of existing conditions, planned signalized intersections, and other relevant factors impacting corridor level of service.

3. Minimum spacing from signalized intersection/spacing from other driveways.

4. *If there are more than 30 inbound, right-turn movements during the peak-hour.*
5. *If there are more than 60 inbound, right-turn movements during the peak-hour.*
6. *Minimum spacing on collectors.*

The policy Level of Service (LOS) standard for North Virginia Street 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.

The RTC concurs with the Traffic Impact Study provided in the application. However, the traffic study does not address the proposed intersection of Red Rock Road and Trail Drive. This intersection should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards including intersection spacing. The RTC, in coordination with NDOT will be performing an Intersection Control Evaluation (ICE) Analysis on the Red Rock Rd/US 395 interchange, and is slated to be completed Fall 2022. Further coordination with the applicant regarding the outcome of the analysis is recommended.

Please ask the developer to contact Scott Miklos, Trip Reduction Analyst, at 775-335-1920 or [smiklos@rtcwashoe.com](mailto:smiklos@rtcwashoe.com) to disbursing information on the RTC Smart Trips Program. Educating residents and promoting ridesharing options will help reduce the pollution and congestion in the region. Mr. Miklos can assist with providing information including providing materials with specific transportation options for residents.

The RTP, RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if, you have any questions or comments.

Sincerely,



Rebecca Kapuler  
Senior Planner

CC: Dale Keller, Regional Transportation Commission  
Blaine Petersen, Regional Transportation Commission,  
Sara Going, Regional Transportation Commission  
Jim Gee, Regional Transportation Commission  
Andrew Jankayura, Regional Transportation Commission  
Scott Miklos, Regional Transportation Commission

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

May 23, 2022

City of Reno  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Peavine Employment Center MSPR; Various APNs  
Major Site Plan Review; LDC22-00077

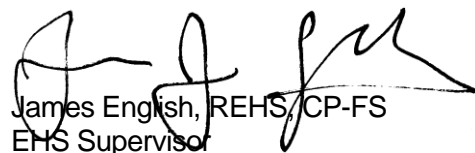
Dear City of Reno Staff:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project.

1. The WCHD notes the application states the project shall be served by the Truckee Meadows Water Authority (TMWA) pending annexation into the system's service territory. Future civil improvement plans must document if this process is being pursued. Otherwise, the site may have to become its own water system and meet all the conditions of NAC 445A.
2. The WCHD notes the application discusses sewer infrastructure needs both on and off site to connect to the City of Reno community system. Future civil improvement plans must document if this approach is being pursued. Otherwise, the project must design and obtain an onsite sewage disposal system permitted by the Nevada Division of Environmental Protection and coordinated through the building permit process through the WCHD.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS/CP-FS  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District