

Reno-Tahoe International Airport | Reno-Stead Airport

775.328.6400 | PO Box 12490 | Reno NV 89510-2490



December 22, 2022

Leah Brock
Assistant Planner
City of Reno, Community Development
brockl@reno.gov

Re: Vintage at Redfield (APN 024-055-31)

Dear Ms. Brock:

The above referenced project, which includes a 5-story residential complex, is within the Airport Airspace Plan for Reno-Tahoe International Airport, specifically under the horizontal surface as defined by Federal Aviation Regulations (FAR) Part 77. The project site is located approximately 7,800+/- feet, at its closest point, directly west of Runway 17R/35L.

Title 49 US Code Section 44718 and Title 14 Code of Federal Regulations Part 77.9 require that the Federal Aviation Administration (FAA) be notified when a structure is to be installed within 20,000 feet of the Reno-Tahoe International Airport, if that structure exceeds a 100:1 surface from the closest point on the nearest runway. Based on preliminary calculations, the proposed project site is located approximately 7,800 feet, at its closest point, directly west of Runway 17R/35L. The proposed residential development will not exceed the 100:1 surface; however, temporary cranes, used to construct the development, may exceed the 100:1 surface. If any cranes, 78 feet in height or taller, are planned for construction activities, the RTAA requests, the following as a condition of approval:

The applicant(s) and/or property owner(s) shall submit one executed form set of FAA Form 7460-1, Notice of Proposed Construction or Alteration, to the Chief, Air Traffic Division, FAA Western-Pacific Regional Office, for any temporary crane. Any changes, special requirements, or supplemental information requested by the FAA, in its review, shall be incorporated.

Please note that the FAA review process typically takes a minimum of 45 business days between obstruction analysis submittal and final determination date.

Thank you for your continuous cooperation. If you have any questions, please call me at (775) 328-6476 or lbutterfield@renoairport.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Lissa K. Butterfield", is written over a faint, larger signature.

Lissa K. Butterfield
RTAA Manager of Planning & Environmental Services



Leah Brock <brockl@reno.gov>

RE: RTC Comments on Vintage at Redfield

2 messages

Xuan Wang <XWang@rtcwashoe.com>

Tue, Dec 20, 2022 at 8:43 AM

To: "wisemane@reno.gov" <wisemane@reno.gov>

Cc: Daniel Doenges <DDoenges@rtcwashoe.com>, "brockl@reno.gov" <brockl@reno.gov>

Elaine,

We have additional comments from our Transit Department regarding the trip reduction program:

Please ask the developer to contact Scott Miklos, Trip Reduction Analyst, at 775-335-1920 or smiklos@rtcwashoe.com to discuss implementing a Bus Pass Subsidy Program to assist the residents with transportation options, which is part of the RTC Smart Trips Program. Mr. Miklos can assist with providing information on the RTC Smart Trips Program which includes providing materials with specific transportation options for residents which will also help reduce the pollution and congestion in the region and promote transit.

We would also like to meet with the developer to discuss additional ways to promote transit use for the tenants. Thank you!

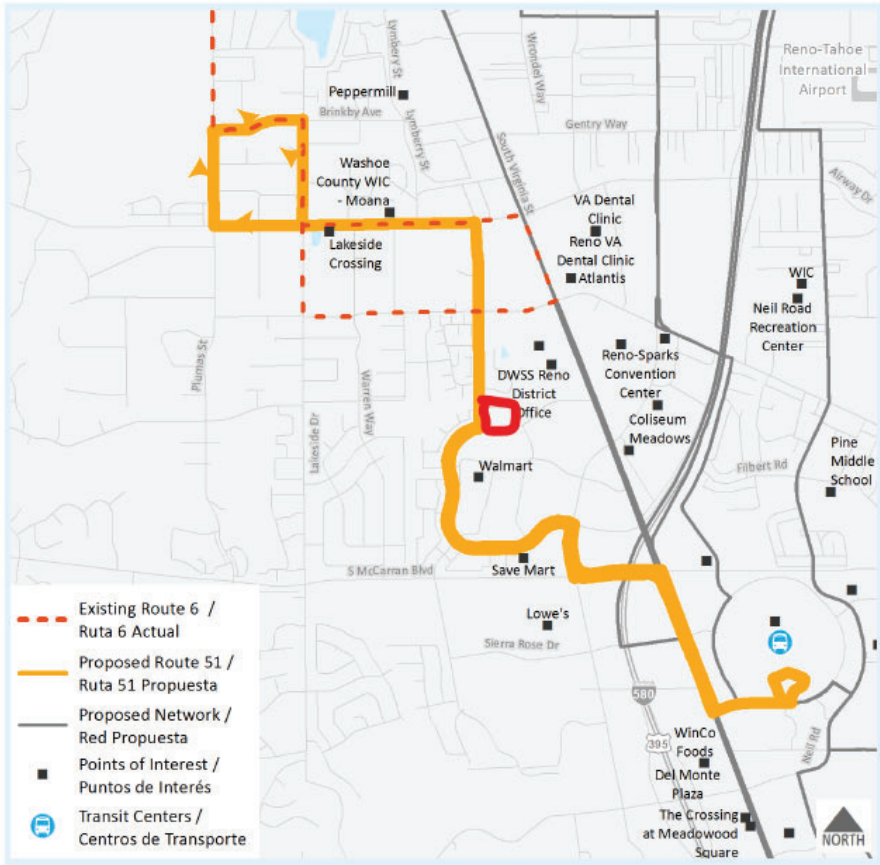
Xuan

From: Xuan Wang**Sent:** Thursday, December 15, 2022 4:41 PM**To:** 'wisemane@reno.gov' <wisemane@reno.gov>**Cc:** Daniel Doenges <DDoenges@rtcwashoe.com>; Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>**Subject:** RTC Comments on Vintage at Redfield

Elaine,

Here are the comments from the RTC on the Vintage at Redfield development. Please let me know if you have any questions. Thanks!

- Improve the EBL turn pocket if possible
- Improve accessibility such as RRFB's and lighting at the intersection of Baker/Redfield, as there will be quite a few who will be crossing to get to Sam's Club or Walmart.
- This area does not currently have adjacent transit service; however, RTC Washoe Transit Optimization Plan Strategies(TOPS) recommends a route to be established traveling through this area in future years. We recommend a medium-sized pad on Baker Ln northbound after Redfield Pkwy.



ROUTE 51 (NEW)

- Connects Greenfield to Firecreek Crossing and Meadowood Mall
- Partially replaces southern portion of discontinued Route 6
- Service would operate every 30 minutes during weekday peak and midday
- Service would operate every 60 minutes during early morning, evenings, and weekends

Xuan Wang,
PHD, PE,
PTP, RSP2
Senior
Technical
Planner
Regional
Transportation
Commission
of Washoe
County



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Fax: (775) 348-
3278

Building A
Better
Community
Through
Quality
Transportation

Leah Brock <brockl@reno.gov>
To: daneo@me.com

Tue, Dec 20, 2022 at 10:23 AM

Please review and address the comments from RTC.
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Leah Brock
(She/Her/Hers)
Assistant Planner
Development Services
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[Reno.Gov](https://www.reno.gov) | Connect with us: [!\[\]\(e78f798d4ea5c530c9db49e7d26e6b95_img.jpg\)](#) [!\[\]\(034433b90593e82e5460e34e3ed48e9b_img.jpg\)](#) [!\[\]\(5f24500834b50a8307ffe63e419281a9_img.jpg\)](#) [!\[\]\(8502790a2fc8970abb55aa7f7a7a6bae_img.jpg\)](#) [!\[\]\(7f7375e819602f97f5594a28879b3e09_img.jpg\)](#)

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

December 23, 2022

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

RE: Vintage at Redfield; 024-055-31
Major Deviation; LDC23-00031

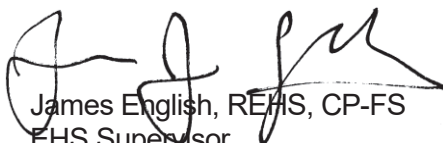
Dear City of Reno Staff:

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

1. The WCHD does not have any concerns related to this application for the major deviations as submitted.
2. The parcel of the proposed project will be required to be served by community water and sewerage systems.
3. The WCHD provided written comments on the project as a whole on December 15, 2022, addressed to Mrs. Elaine Wiseman with the City of Reno.

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

Sincerely,


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