

# Notes on Pleasant Valley Estates

## Location and Planned Development

- The Sparks-based developer owns three contiguous parcels, which are in an area that is more linked to Toll Road than Pleasant Valley.
  - 15995 Rocky Vista Road, APN 017-200-30, 2.0 acres
  - 16100 Rocky Vista Road, APN 017-410-38, 19.7 acres, MDS/MDR
  - 1221 Chance Lane, APN 017-410-39, 19.7 acres, MDR/LDR
- These properties are all in a basin that contains the rainfall and other water.
- 58 Units are planned on this set of parcels, which comprise 41.4 acres. The average acreage for the parcels is: 0.5 acres, and this is for the majority of the parcels. The developer's statement is that the density is complementary to the development to the north, which is a series of small rural properties. The largest acreage is: 1.65 acres. One lot is not planned for a home, but rather for a sewer lift station and run-off detention pond.
- Access to these parcels is to be primarily via Chance Lane, from Rhodes Road and old US 395. Secondary access is to be via Rocky Vista Road from Big Smoky Road and Toll Road.
- Access Issues: The Washoe County GIS shows that Chance Lane west of these parcels is privately owned, not a public street, and a dirt road. Rocky Vista is not paved as well.

## Utilities and Road Modifications

- Utilities and Services
  - Water: TMWA has agreed to provide water, as long as the developer installs the correct infrastructure. There are no water lines on Rhodes Road, or on Rocky Vista. The new development immediately to the east (Star Point Drive) has municipal water, and the utilities drawings show that access between two private homes in the Majestic Ranch Estates development will provide a means connect to the existing water main. There is no comment as to whether an easement exists, or whether the private owners would agree to having their property torn up.
  - Sewage: The analysis shows several different ideas. Because this is in a basin, you cannot get the sewage out to the sewer plant with a gravity feed, so the developer proposes a sewage sump and lift station to pump the collected sewage out (in Lot 18). The preliminary analysis shows three different paths, each of which requires an easement over nearby private property. What is not noted is that in a power failure, sewer lift stations overflow.
  - Runoff: On the same piece of property (lot #18) that contains the sewer sump and lift station the developer proposes a drainage detention pond, and the output of this is shown to drain into the private property on the immediate south of the development at 1200 Chance Lane. Whether this is previously arranged or will be sprung on the owners is not discussed.
  - Fire and EMS protection.
    - The developer states that TM Station 237 will provide fire protection. Station 237, at 23006 Highway 395 south, was originally a volunteer station, but never served in that role. The previous owner, a VFD, sold it to a mineral development company about 3 years ago.
    - The two closest fire stations (TM 32 on Eastlake Boulevard, and TM 33 on Foothill) are more than 8 minutes transit time away. Compared to Reno (Station 12) TM stations staff paramedics and water tenders, both of which are needed in responses to this development.
    - Bridges into the Pleasant Valley area may not be strong enough to support water tenders. The bridge at Rhodes Road has a "20-ton limit" sign that dates from when it was constructed decades ago.
- Roads
  - Chance Lane is narrow and a dirt road, as is Rocky Vista. The developer's application states that "existing roads around the site will be improved to Washoe County Standards", but does not say which roads, and to what extent.
- Traffic

- The developer states that this development is so small a traffic study is not required. From the surrounding neighborhoods, it would appear that the majority of the traffic will go onto Rhodes Road, because that is the shorter route to go into Reno.