

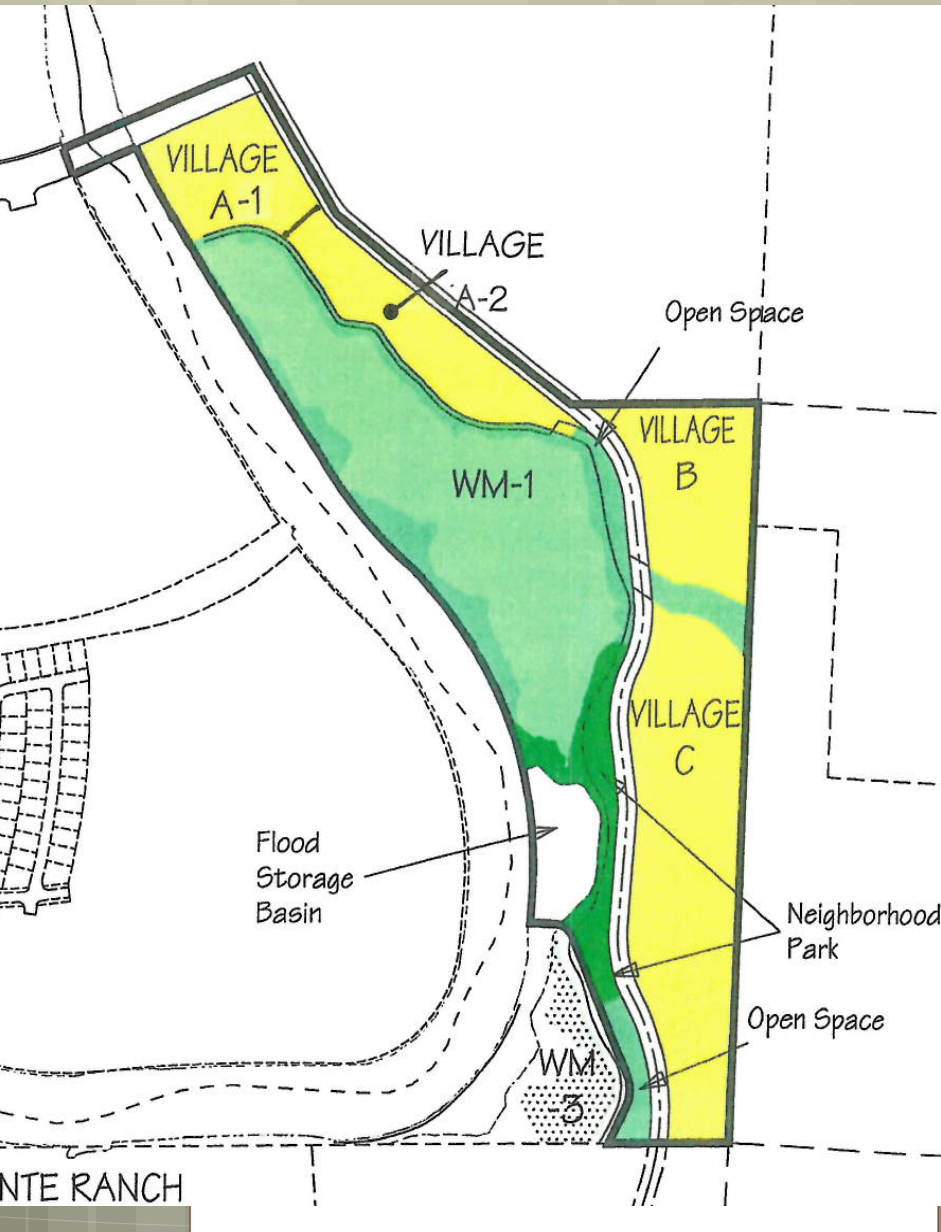
**BELLA VISTA RANCH
PUD PHASE II
AMENDMENT
LDC 19-00054**

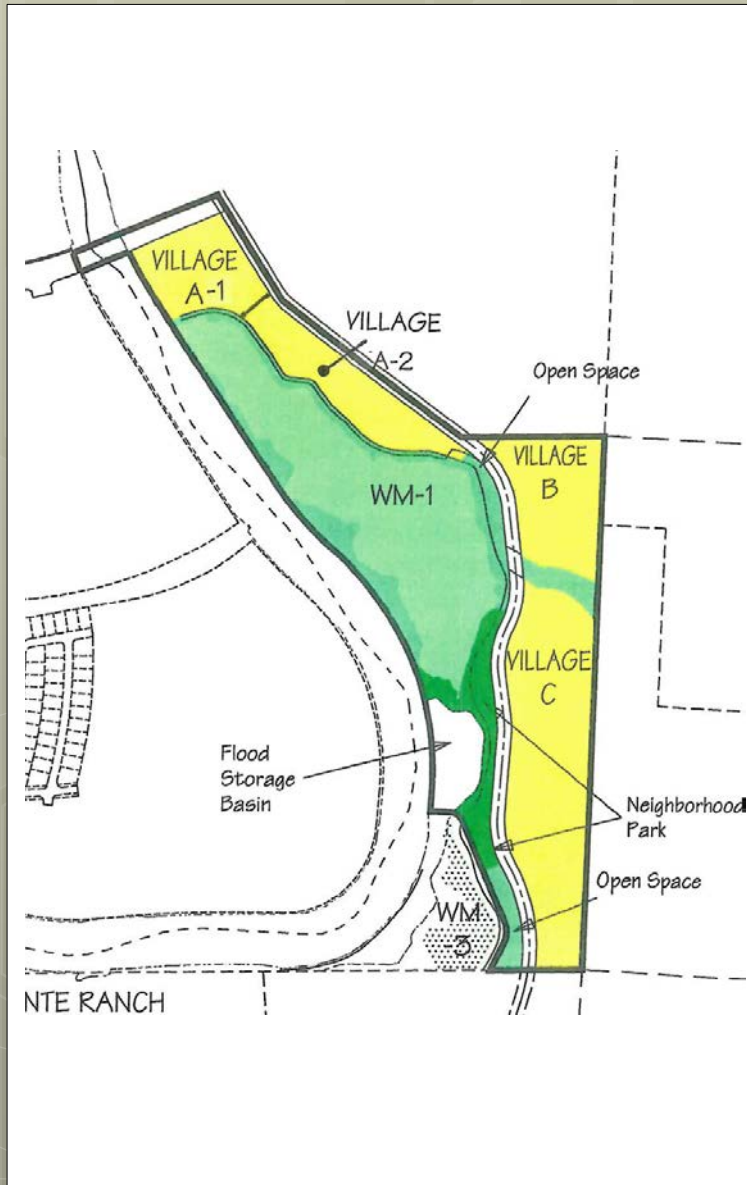
**APPROVED JAN. 16TH 2013
77.4 ACRES
178,600 S.F. COMM.
575 DWELLING UNITS
35.5 ACRES OPEN SPACE**

BELLA VISTA RANCH PUD PHASE II AMENDMENT LDC 19-00054

MINOR AMENDMENT SUMMARY

- VILL C - CONVERT COMM. ONLY TO RESIDENTIAL
- VILL A-1 – CONVERT 5 ACRES RESIDENTIAL TO COMMERCIAL.
- REDUCE DENSITY FROM 30 TO 20 DU./AC.
- REDUCE ADT BY 3640
- CAPTURE 34% OF PASS BY TRIPS
- REDUCE COMM. BY 100,000 SQ. FT.
- INC. UNITS BY 37

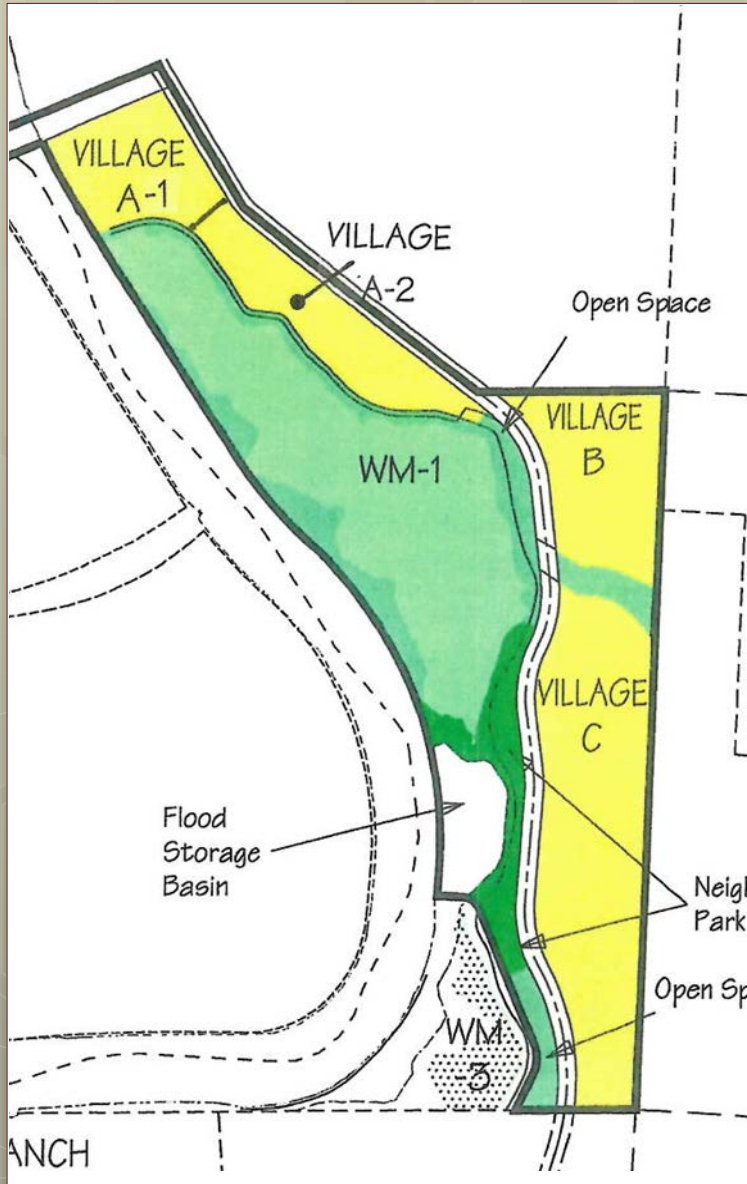




BELLA VISTA RANCH PUD PHASE II AMENDMENT LDC 19-00054

MINOR REVISIONS

**CREATE BETTER PROJECT
FOR THE COMMUNITY AND
THE OWNER**



ISSUES

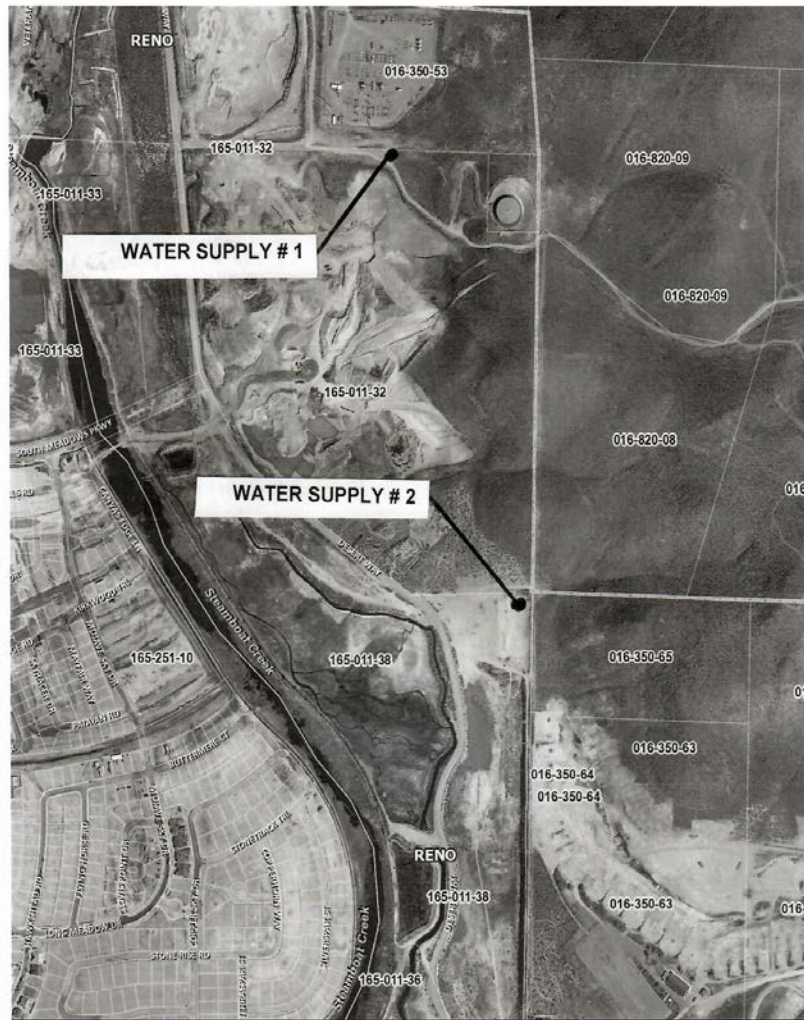
JULY 31st CITY COUNCIL MEETING

HORSE WATERING ALTERNATIVES

CORPS OF ENGINEERS 404 PERMIT

POTENTIAL MERCURY CONTAMINATION

FEMA FLOOD PLAIN MAPPING

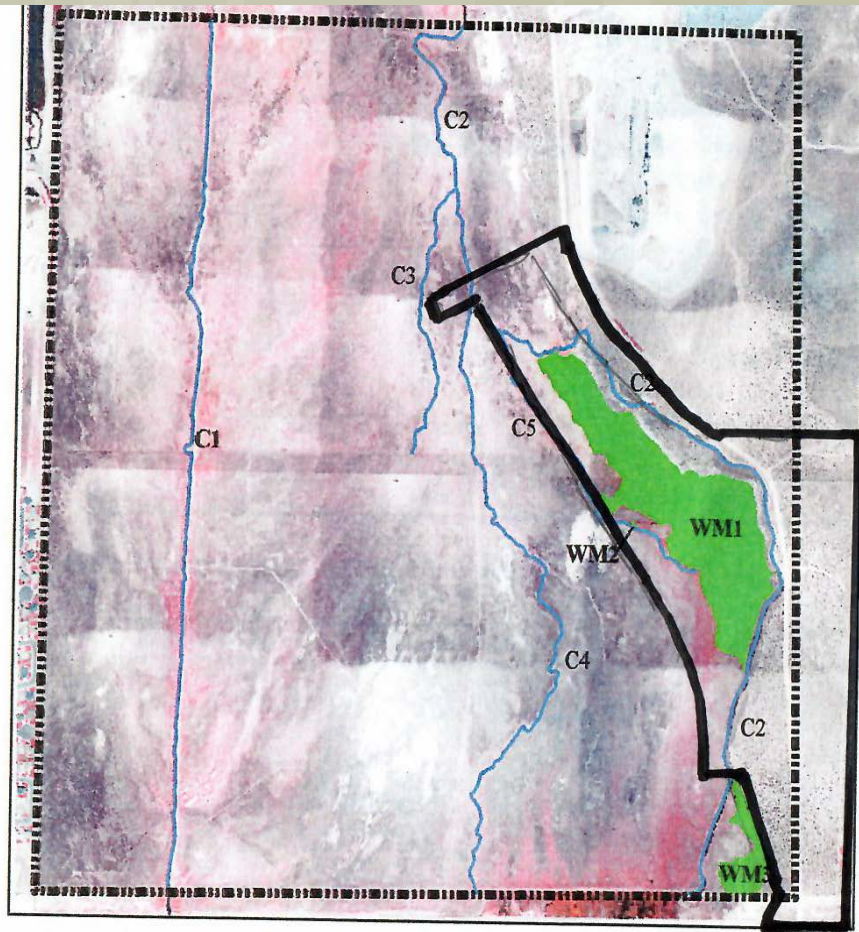


BELLA VISTA RANCH PUD PHASE II AMENDMENT LDC 19-00054

HORSE WATERING ALTERNATIVES

MET WITH THE HORSE ADVOCATES

- TWO WATER TROUGH SITES PROPOSED
- BOTH SITES CONST. PRIOR TO FENCING (TEMP. WATER SOURCE BVR II)
- LONG TERM MAINTENANCE BY HOA/LMA
 - NO CATLE GUARDS



Legend

- Wet Meadow (WM)
- Channel (C)
- Delineation Study Area Boundary



GIBSON & SKORDAL, LLC
WETLANDS CONSULTANTS
 2277 Fair Oaks Blvd., Suite 395
 Sacramento, CA 95825
 (916) 569-1830



EXHIBIT D

BELLA VISTA RANCH PUD PHASE II AMENDMENT LDC 19-00054

**CORPS OF ENGINEERS 404
 PERMIT
 # 200400683**

- **IMPACT TO WOTUS
 COMPLETED IN 2006 / 2007
 (STEAMBOAT CREEK REALIGNMENT)**
- **BVR II INCLUDED IN PERMIT**

BELLA VISTA RANCH - CENTEX HOMES

**WETLAND MITIGATION AND
MONITORING PLAN**

Reno, Nevada

February 2005
Revised August 2005

Prepared For:

CENTEX HOMES
10509 Professional Circle, Suite 200
Reno, Nevada 89521

Prepared By:

GIBSON & SKORDAL, LLC
Wetland Consultants
2277 Fair Oaks Blvd., Suite 105
Sacramento, California 95825

**BELLA VISTA RANCH PUD
PHASE II
AMENDMENT
LDC 19-00054**

**CORPS OF ENGINEERS
404 PERMIT**

**WETLAND MITIGATION AND
MONITORING PLAN**

1. **INCORPORATED BY
REFERENCE**
 2. **MUST COMPLY WITH
PLAN**
- **(NO IMPACT TO WM1 OR
C-2)**
 - **(MAINTAIN 50 FT. BUFFER
FOR 30 YEARS)**

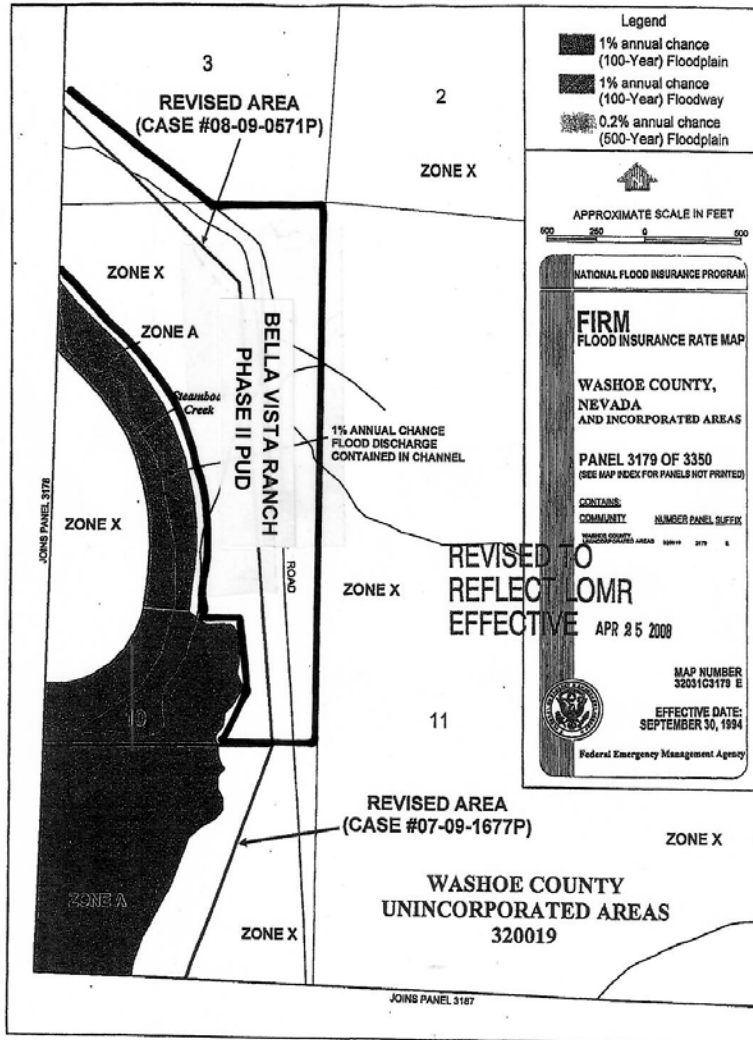


PLA001 - Figure 2
9/24/2019

BELLA VISTA RANCH PUD PHASE II AMENDMENT LDC 19-00054

POTENTIAL MERCURY CONTAMINATION

- REPORTABLE LEVEL TO STATE 11
- 17 OUT OF 20 TEST POINTS LESS THAN 1
 - 3 LESS THAN 2.9
- MCGINLEY & ASSOC. – NO FLOODPLAIN, NO MERCURY



BELLA VISTA RANCH PUD PHASE II AMENDMENT LDC 19-00054

FEMA FLOODPLAIN

LOMR APPROVED IN 2008

- EXISTING CONDITION FOR RTC CLOMR
- NOT IN CRITICAL FLOOD DISTRICT 1
- NOT PART OF FEMA MAPPING REVISION BY FLOOD PROJECT



CONCLUSION

MINOR REVISIONS

**CREATES A BETTER PROJECT FOR
THE COMMUNITY AND THE OWNER**