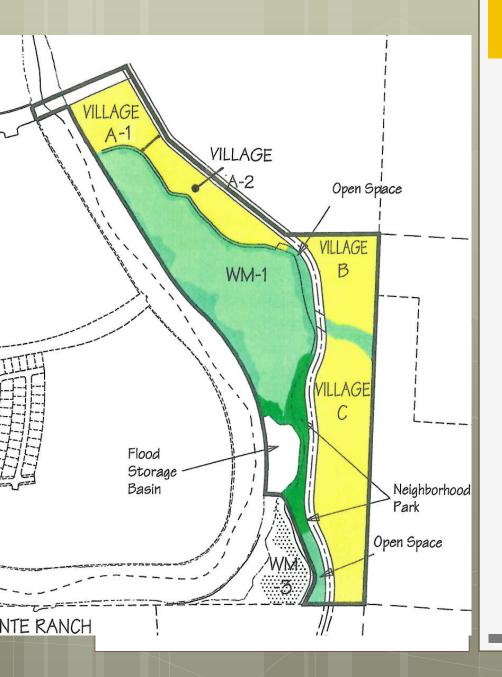


BELLA VISTA RANCH PUD PHASE II AMENDMENT LDC 19-00054

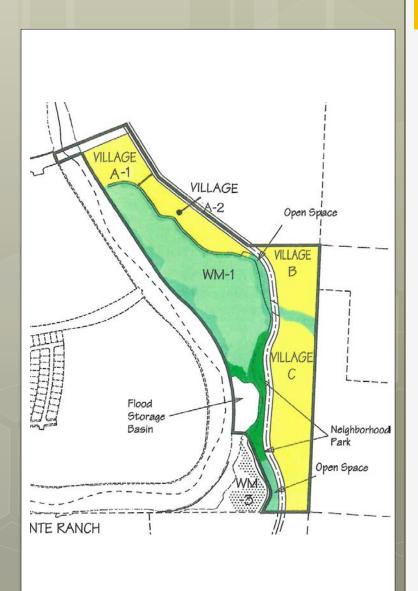
APPROVED JAN. 16TH 2013 77.4 ACRES 178,600 S.F. COMM. 575 DWELLING UNITS 35.5 ACRES OPEN SPACE



BELLA VISTA RANCH PUD PHASE II AMENDMENT LDC 19-00054

MINOR AMENDMENT SUMMARY

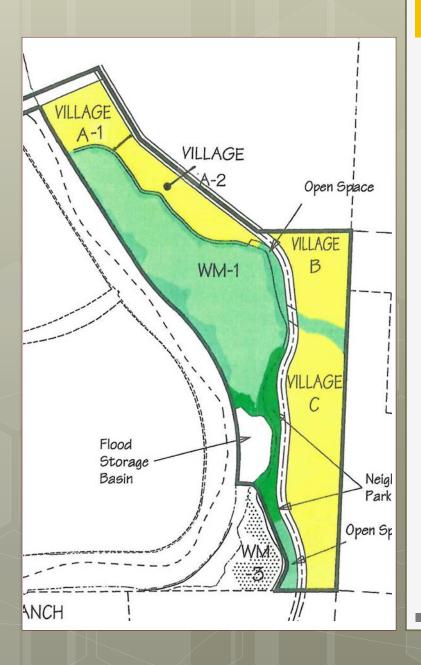
- VILL C CONVERT COMM. ONLY TO RESIDENTIAL
- VILL A-1 CONVERT 5 ACRES RESIDENTIAL TO COMMERCIAL.
- REDUCE DENSITY FROM 30 TO 20 DU./AC.
- REDUCE ADT BY 3640
- CAPTURE 34% OF PASS BY TRIPS
- REDUCE COMM. BY 100,000 SQ. FT.
- INC. UNITS BY 37



BELLA VISTA RANCH PUD PHASE II AMENDMENT LDC 19-00054

MINOR REVISIONS

CREATE BETTER PROJECT FOR THE COMMUNITY AND THE OWNER



ISSUES

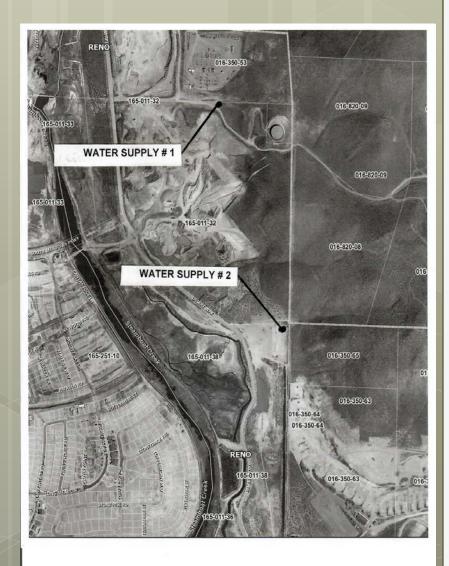
JULY 31st CITY COUNCIL MEETING

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

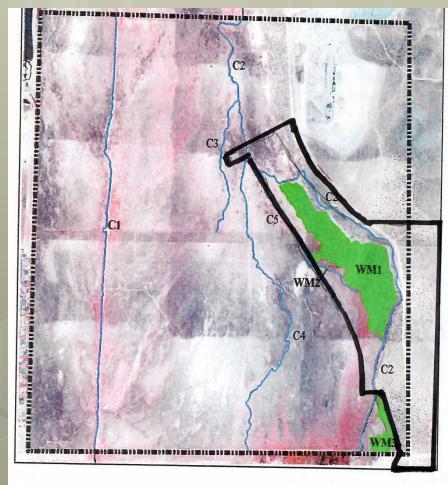
HORSE WATERING ALTERNATIVES

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 450 900 1,800 Feet

EXHIBIT D

BELLA VISTA RANCH PUD PHASE II AMENDMENT LDC 19-00054

CORPS OF ENFGINEERS 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:

Prepared By:

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



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

Legend 1% annual chance (100-Year) Floodplain 1% annual chance (100-Year) Floodway **REVISED AREA** 0.2% annual chance (CASE #08-09-0571P) (500-Year) Floodplain ZONE X APPROXIMATE SCALE IN FEET ZONE X ATIONAL FLOOD INSURANCE PROGRAM BELLA FIRM FLOOD INSURANCE RATE MAP ZONE A PHASE I WASHOE COUNTY. NEVADA AND INCORPORATED AREAS 1% ANNUAL CHANCE A FLOOD DISCHARGE CONTAINED IN CHANNEL PANEL 3179 OF 3350 RANCH COMMUNITY NUMBER PANEL SUFFIX ZONE X REVISED TO REFLECT LOMR ZONE X EFFECTIVE APR 2 5 2009 MAP NUMBER 32031C3179 E 11 REVISED AREA (CASE #07-09-1677P) ZONE X WASHOE COUNTY UNINCORPORATED AREAS ZONE X 320019 JOINS PANEL 3187

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