



SANTERRA-QUILICI

COMMUNITY EXPERIENCE

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SANTERRA-QUILICI

PROJECT REQUEST

Master Plan Amendment

- MGOD Conforming Changes
- Widely Supported

Zoning Map Amendment

- MGOD Conforming Changes
- Widely supported

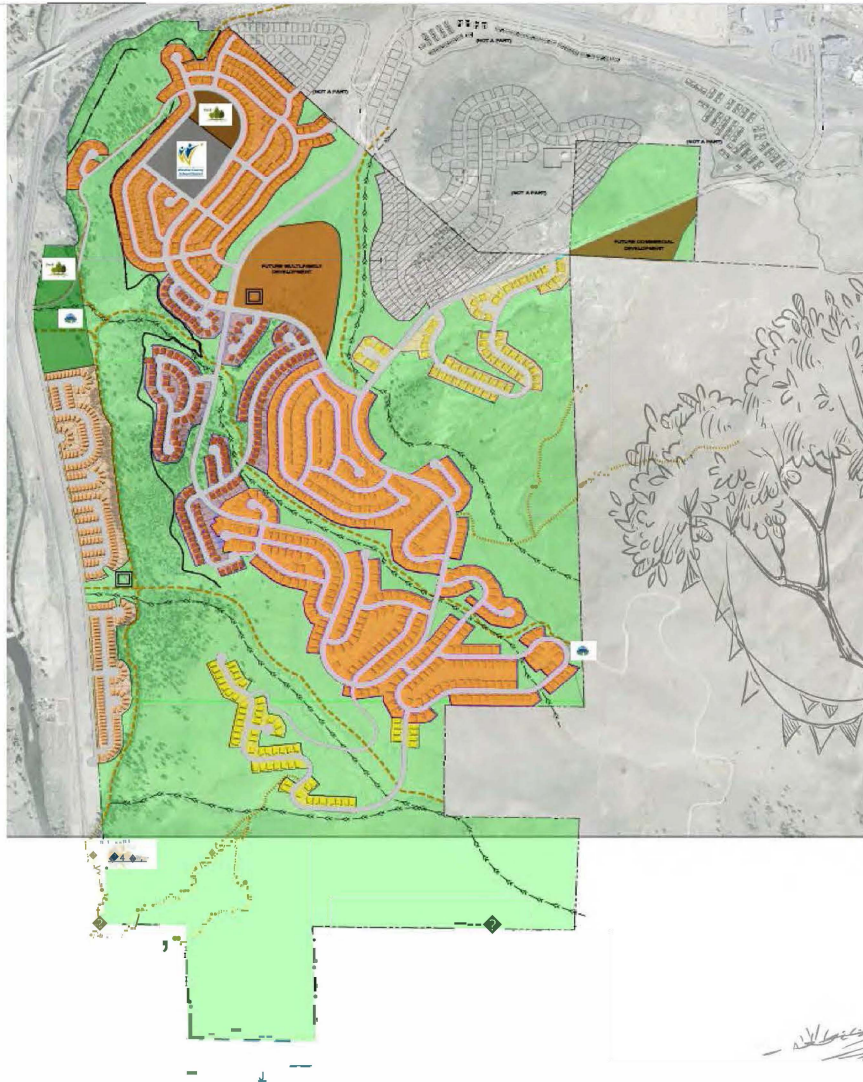
Tentative Map

- 1,225 residential units
- 697 acres open space
- School and two park sites

SUP's

- Cuts/Fills
- Major Drainageway
- Hillside Development
- Cluster Development (Vill. 12)
- Utility Infrastructure

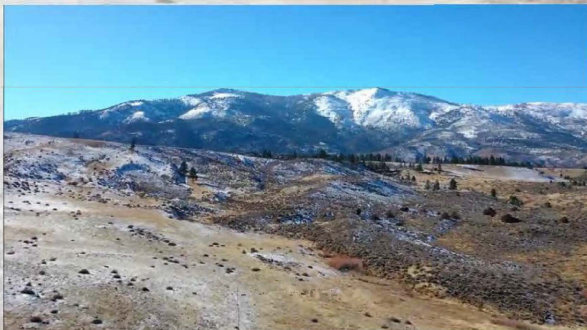
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COLLABORATIVE DEVELOPMENT

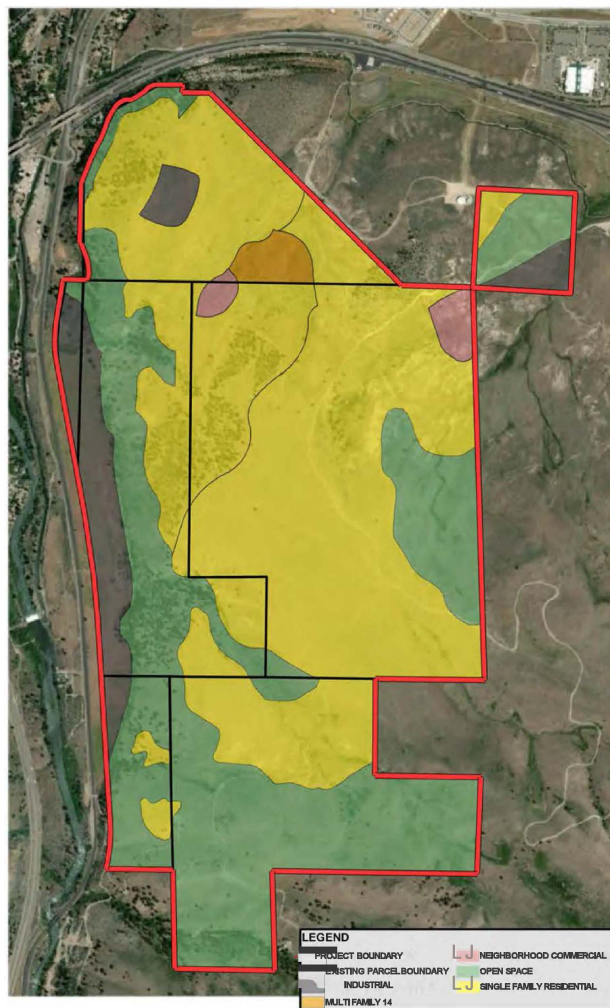
- Design Proactively; not reactively
- Comprehensive studies up front to determine site constraints
- Input from Verdi community to identify areas of concern
- Design Project within site constraints and responsive to community input

YEARS IN THE MAKING

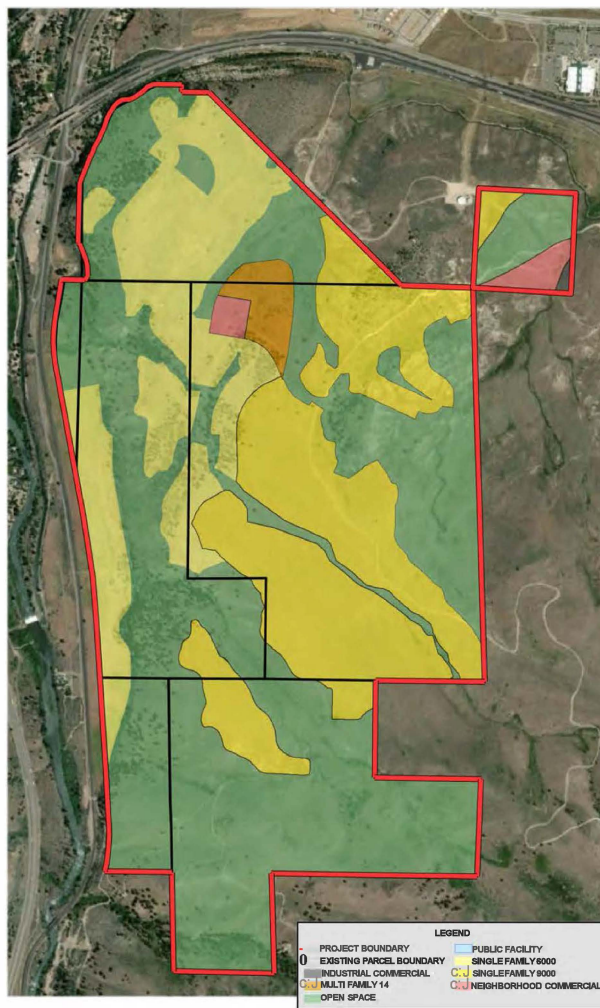


MASTER PLAN/ ZONING MAP AMENDMENT





EXISTING ZONING



PROPOSED ZONING

MASTER PLAN AND ZONING MAP AMENDMENT

- **Widely Supported**
- **Increases Open Space**
- **Two new elements:**
 - **Eliminates Industrial Zoning at request of Verdi neighbors**
 - **Adds conforming Public Facility use for school site**
- **Overall density and number of residential units below MGOD cap**
- **MGOD conforming boundary revisions to align with tentative map**

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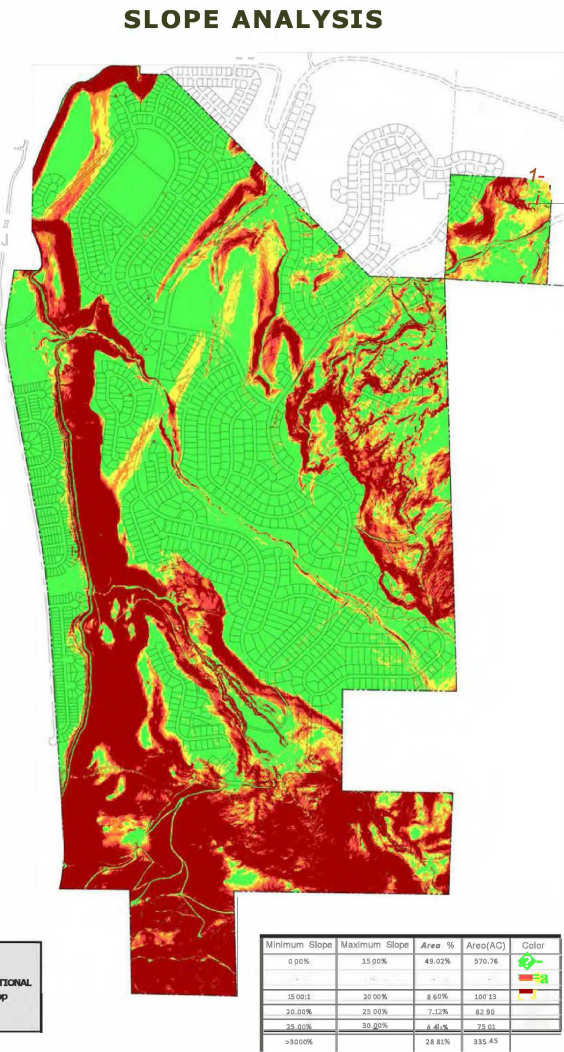
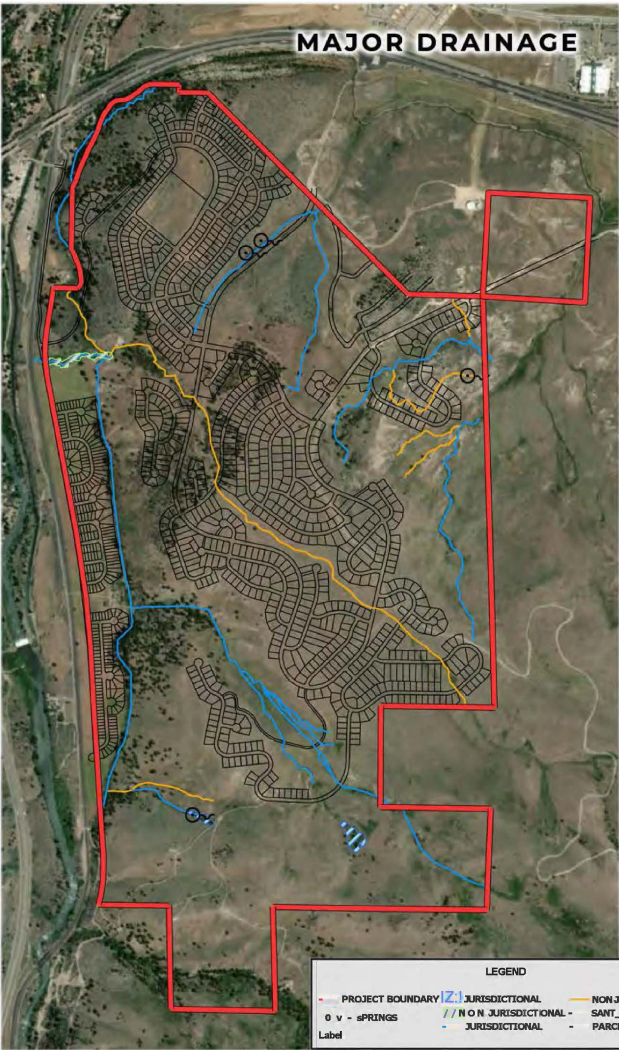
TENTATIVE MAP

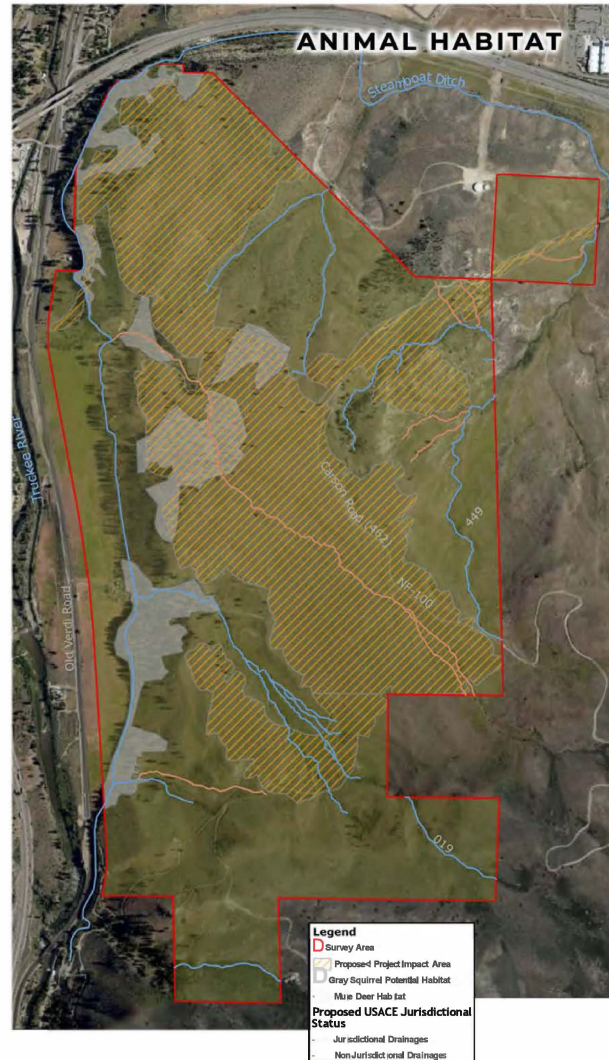
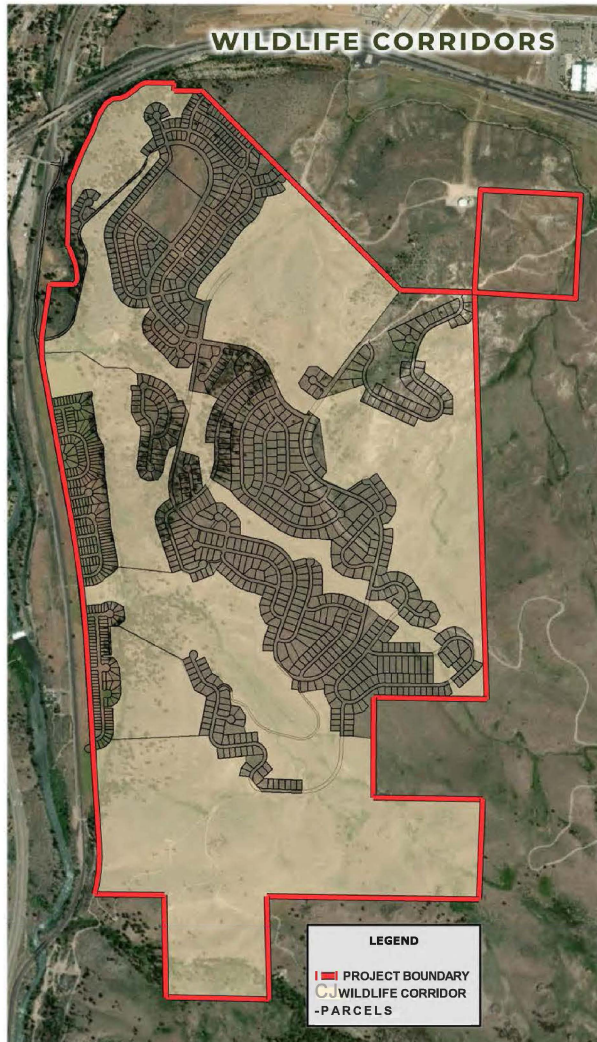


COMPREHENSIVE SITE ANALYSIS

- Major topographic conditions
- Geologic conditions
- Soils conditions
- Hydrology and Major Drainageways
- Plant and animal habitats
- Tree survey
- Viewsheds
- Hillside conditions
- Slope analysis

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COMPREHENSIVE SITE ANALYSIS

- Major topographic conditions
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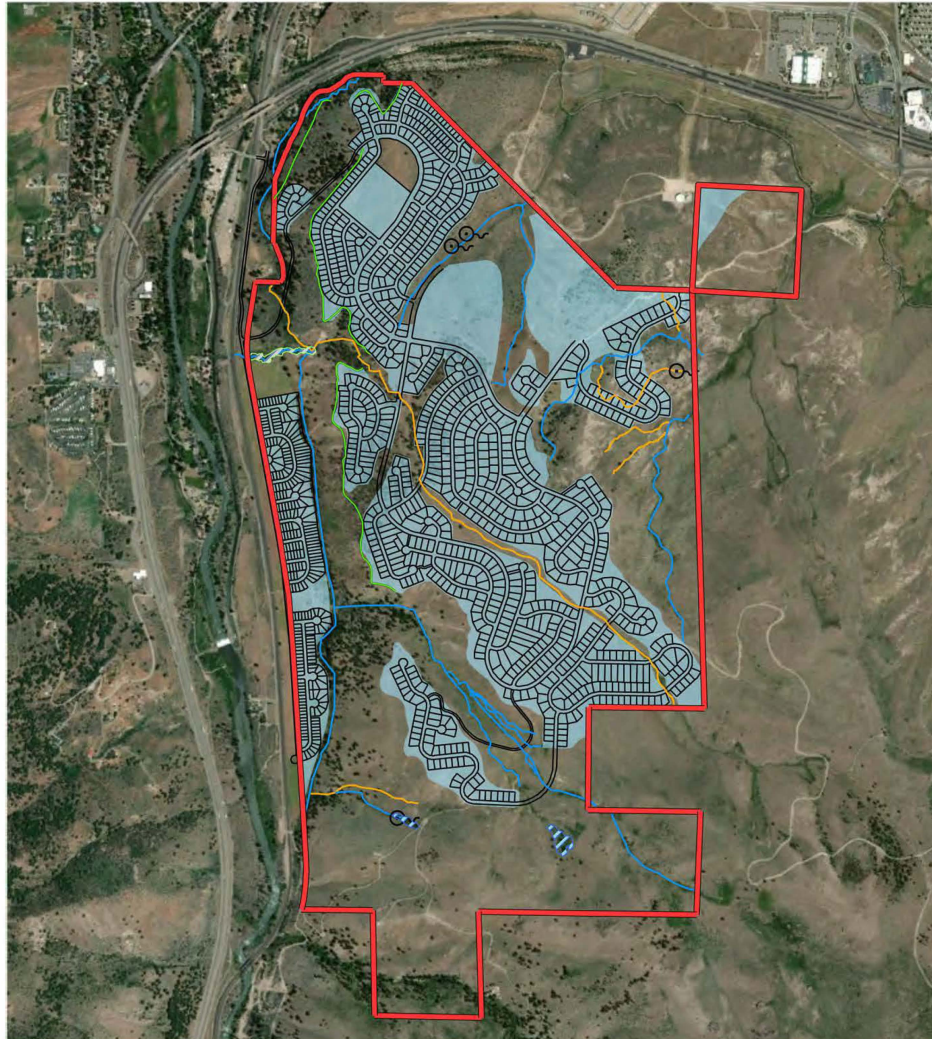


DEVELOPABLE AREA MAP

- **Where:** Identify areas best suited for development as evidenced by topographical, soils, geotechnical, biological and hydrological investigations and studies
- **What:** Solicit neighbor input, work within site constraints



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DEVELOPABLE AREA/ NATURAL FEATURES

LEGEND		
EXISTING PROJECT BOUNDARY	RIDGE LINE BOUNDARY	NON-JURISDICTIONAL
JURISDICTIONAL	DEVELOPABLE AREA	

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VIEWSHED ANALYSIS

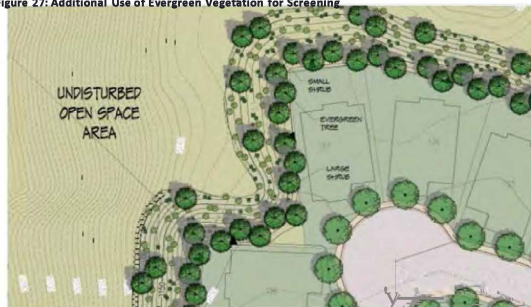


LOOKING SOUTH FROM INTERSTATE 80

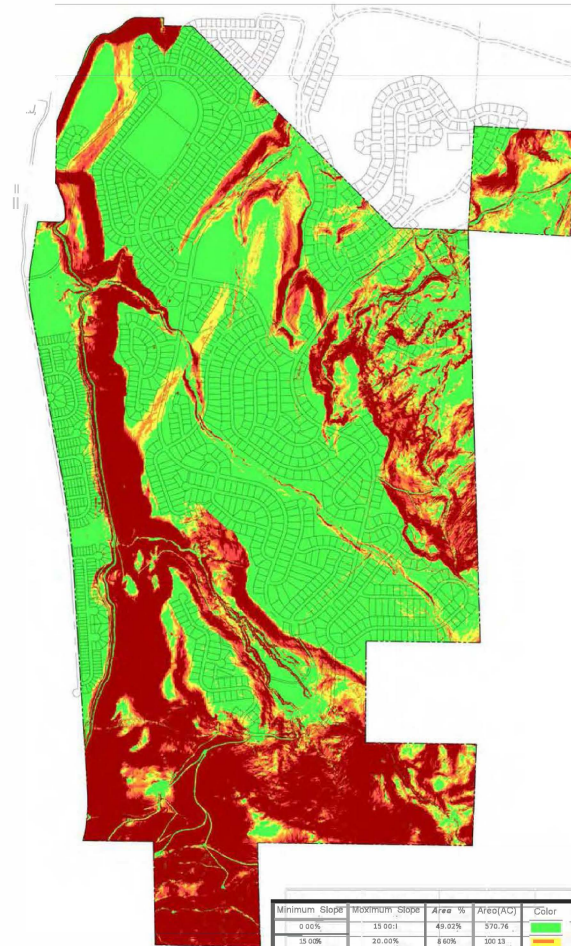


LOOKING EAST FROM INTERSTATE 80

Figure 27: Additional Use of Evergreen Vegetation for Screening



SLOPE ANALYSIS



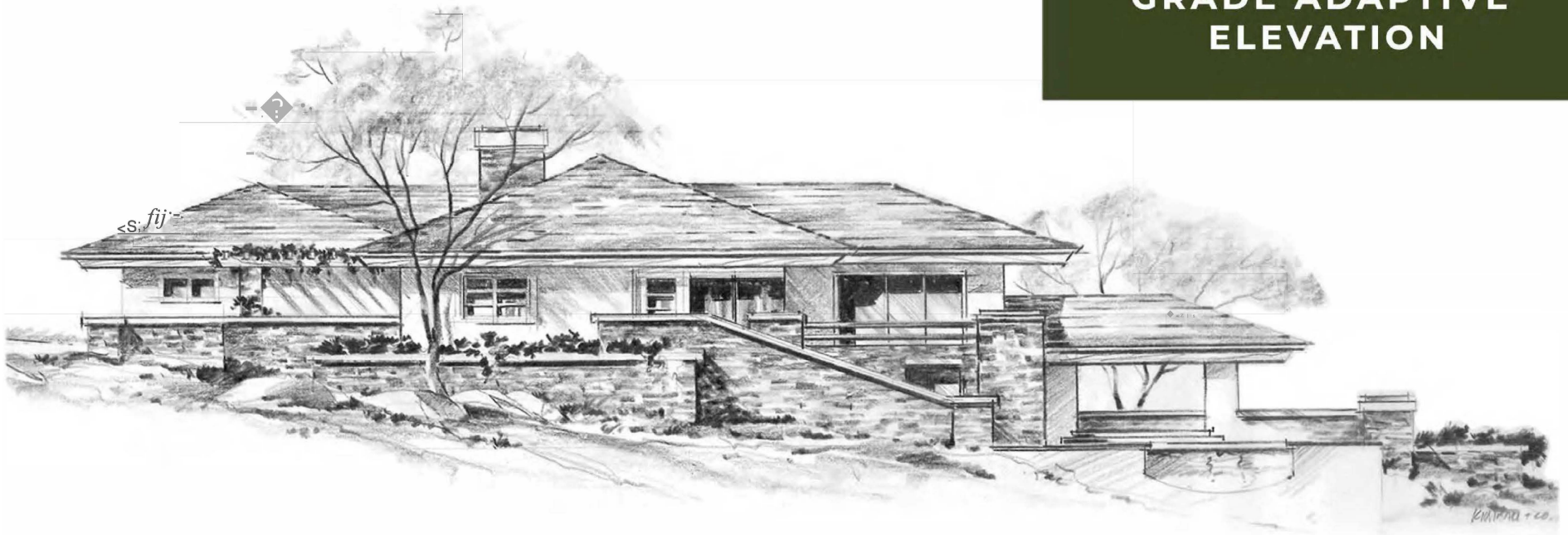
Minimum Slope	Maximum Slope	Area %	Area(Ac)	Color
0.00%	15.00%	49.02%	576.74	Green
15.00%	20.00%	4.60%	54.13	Yellow
20.00%	25.00%	7.23%	85.90	Orange
25.00%	30.00%	1.46%	17.41	Red
>30.00%		28.81%	343.41	

RIDGELINE/ VIEWSHED PROTECTION

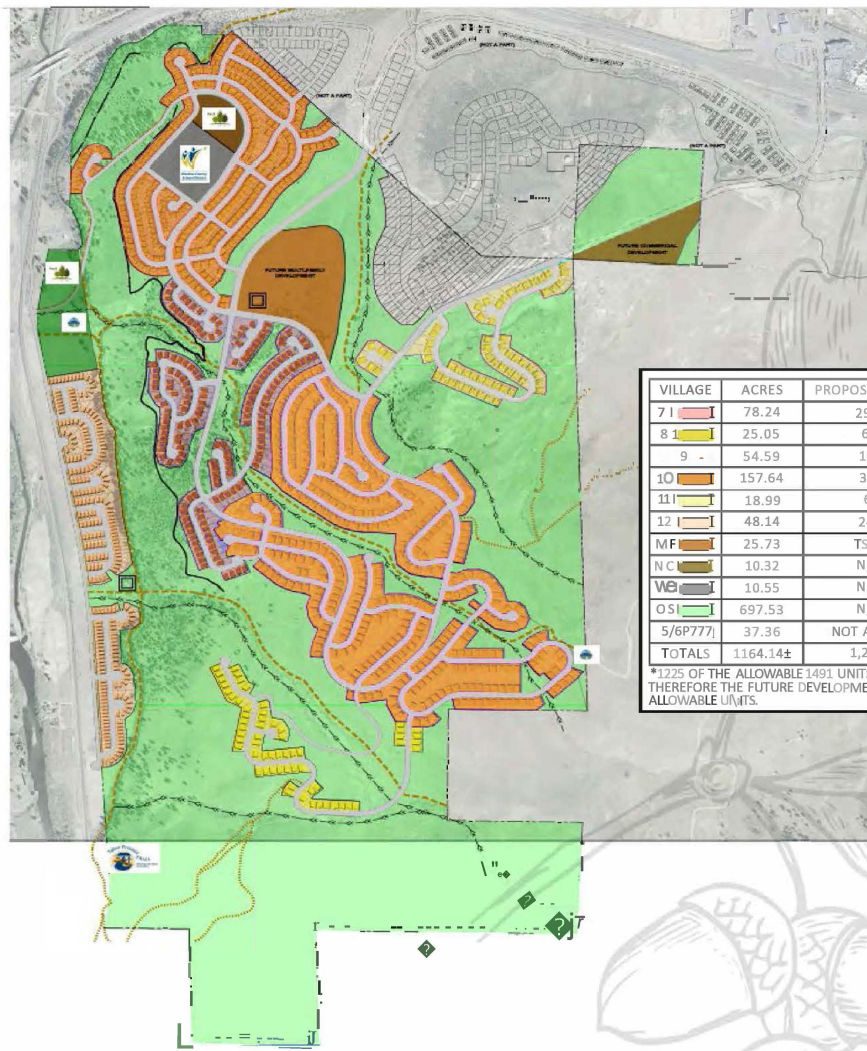
- Steeper slopes left as open space
- Drainageway development limited to roadway crossings with spans designed to avoid disturbance
- Meets or exceeds MGOD ridgeline protection standards
- Additional protections through setbacks, stepdown lots, height limitations, adaptive architecture evergreen screening
- Viewshed - majority of development not visible from I-80

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**CONCEPTUAL
RESIDENTIAL
GRADE ADAPTIVE
ELEVATION**



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TENTATIVE MAP

- 1,225 residential units (less than 1,491 allowed)
- 383 acres SF residential
- 697 acres open space (62% of site)
- 10 acres Neighborhood commercial
- 26 acres multi-family/community amenity
- 18 acre regional park site
- 5 acre neighborhood park
- 10 acre school site
- Trailhead access and connectivity
- Average Lot size larger than minimum requirements

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CONCEPTUAL RESIDENTIAL ELEVATIONS



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**RESPONSE TO
PLANNING
COMMISSION
COMMENTS**





Regional Emergency Medical Services Authority

A non-profit community service using no tax dollars

12/21/2020

Nate Gilbert
City of Reno Community Development
1 E. First Street
Second Floor
Reno, Nevada 89505

Re: Santerra Quilici Properties: LDC20-00017

Dear Mr. Gilbert:

Thank you for providing the Regional Emergency Medical Services Authority (REMSA) an opportunity to comment on the proposed Santerra Quilici project. As you know, REMSA is the exclusive emergency and non-emergency ambulance transport service and emergency medical dispatch provider in the Reno-Sparks metropolitan area. The proposed location is within REMSA's franchise area and REMSA currently provides emergency medical response and services to the surrounding Verdi area. REMSA has no noted concerns with availability or accessibility of providing emergency medical response to the proposed project location within the response times required under our franchise.

Sincerely,

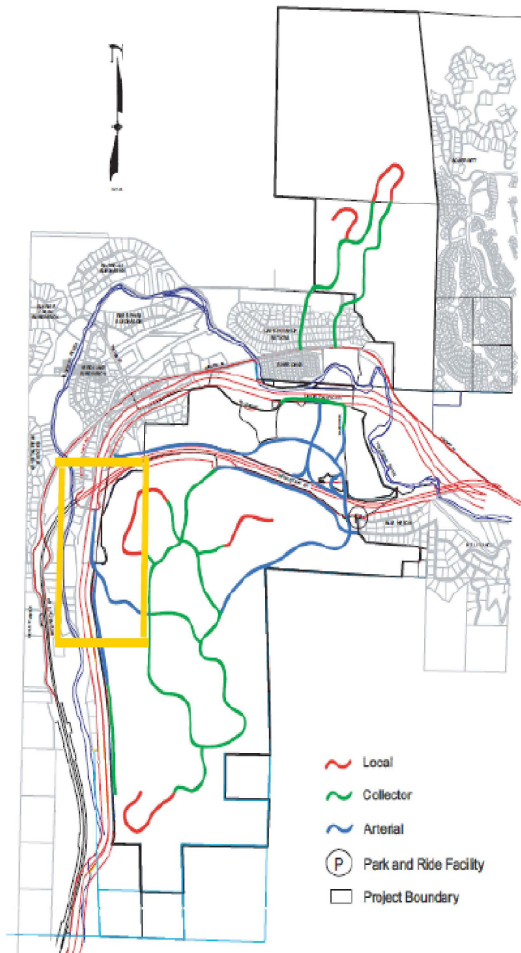
Dean C. Dean
President/COO REMSA - Chris Flight

EMS SERVICE

- EMS Service Available
- Project Within REMSA Franchise Response Times
- No Concerns with Availability or Accessibility of EMS Response

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FIGURE 3-2 CIRCULATION PLAN



MORTENSEN DEVELOPMENT STANDARDS HANDBOOK
JANUARY 2004

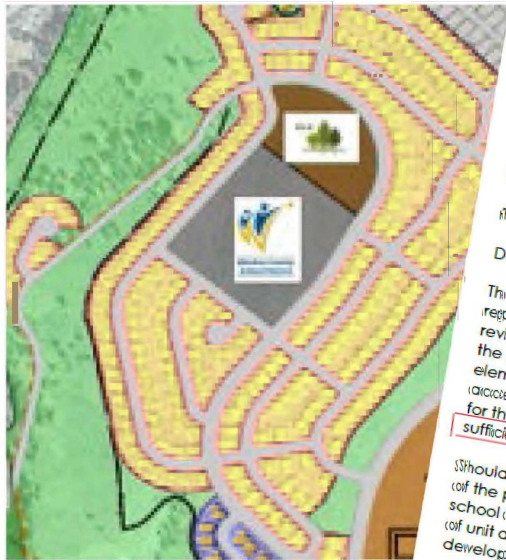
City of
3-4



SECONDARY ACCESS

- Secondary access available and accessible
- UPRR approved location of access corridor
- UPRR confirmed willing to convey right of way for access
- Condition #7 - Must construct to satisfaction of Fire Department

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Washoe County School District
 425 East Ninth Street • P.O. Box 30425 • Reno, NV 89520-3425
 Phone (775) 348-0200 • (775) 348-0304 • www.washoeschools.net
 Board of Trustees: Malena Raymond, President • Angela D. Taylor, Vice President • Andrew Caudill, Clerk
 • Jacqueline Calvert • Katy Simon Holland • Sharon Kennedy • Ellen Minetto • Kristen McNeil, Ed.D., Superintendent

October 2, 2020

Angela Fuss, AICP, Planning Manager
 City of Reno, Community Development
 1 E First Street
 Reno, NV 89501

RE: **Santerra Development - School Property**

Dear Ms. Fuss,

The Washoe County School District in communications with Manhardt Consulting, representing the Santerra development, has reviewed a potential parcel for school property. The school district has analyzed the potential parcel relative to our current educational specifications for new elementary school facilities. As it pertains to proposed roads, neighborhood access and community amenities, the potential site is found to be sufficient for the school district's operational practices and views the potential property sufficient for the community's school facility needs.

If the Santerra development (as approved in its proposed form, acquisition of the property and construction of the elementary school, will be based on school capacity needs resulting from student generation throughout the course of unit absorption of the Santerra residences and other surrounding developments.

Thank you for the opportunity to comment. I will contact myself and/or the Department with any further questions. The school district's ability to absorb the Mortensen-Garson Overlay District.

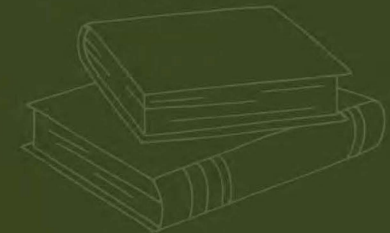
T. Golden
 Teresa Golden
 Director, Planning & Design
 Washoe County School District

sufficient for the community's school facility needs.



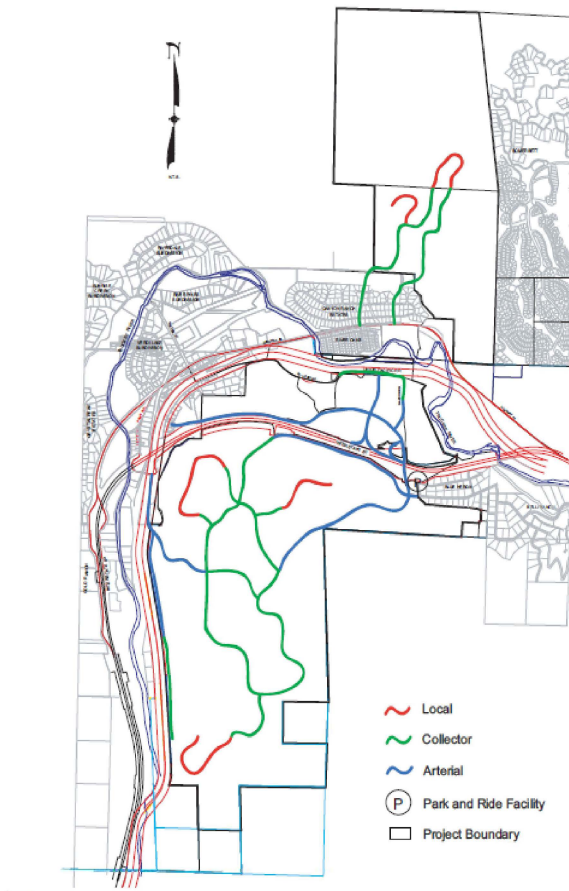
SCHOOL SITE/ CAPACITY

- Schools available and accessible
- MGOD requires dedication of 10 Acre Elementary School Site
- Site identified, reviewed and deemed acceptable by WCSD
- WCSD confirmed existing school capacity sufficient until completion
- New school constructed as student population warrants

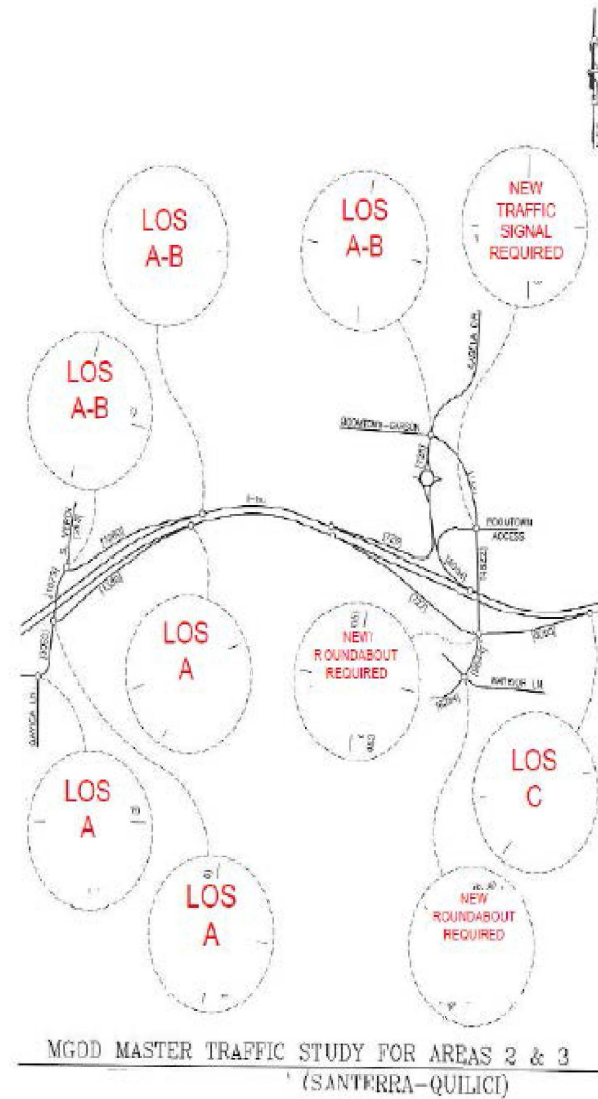


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FIGURE 3-2 CIRCULATION PLAN



MORTENSEN DEVELOPMENT STANDARDS HANDBOOK
JANUARY 2004



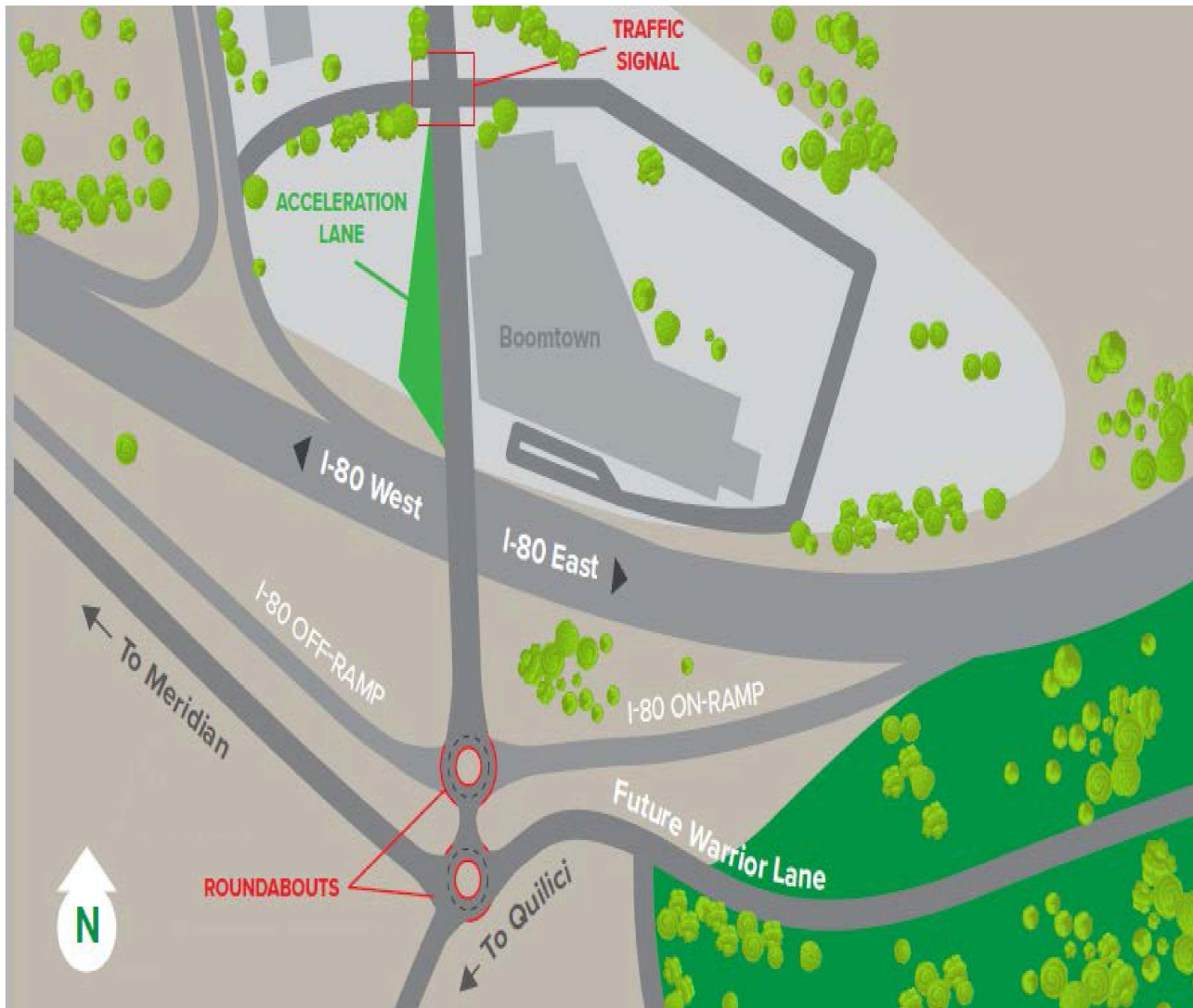
TRAFFIC

- Comprehensive MGOD master traffic study analyzed buildout of known development
- Meets or exceeds service level requirements at all intersections and roadways
- Meets or exceeds more restrictive MGOD traffic standards
- 99% of trips will travel directly to freeway; nominal local street impact
- LOS compliance verified by City, RTC and/or NDOT prior to each final map

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**COMMUNITY
ENHANCEMENTS**



NDOT IMPROVEMENTS

- NDOT approved Garson Road Interchange Traffic Report and Traffic Forecasts
- Improvements to NDOT Roadways
 - Roundabout at EB on/off ramp
 - Roundabout at Garson/Warrior
 - Traffic Signal at Garson/Boomtown intersection
 - Acceleration Lane
 - Engineered to accommodate existing bridge and future expansion
- Replacement of Garson Road Bridge identified in NDOT FFY 2024 Statewide Transportation Improvement Program (STIP)
- Meets or exceeds service level requirements on all NDOT intersections and roadways

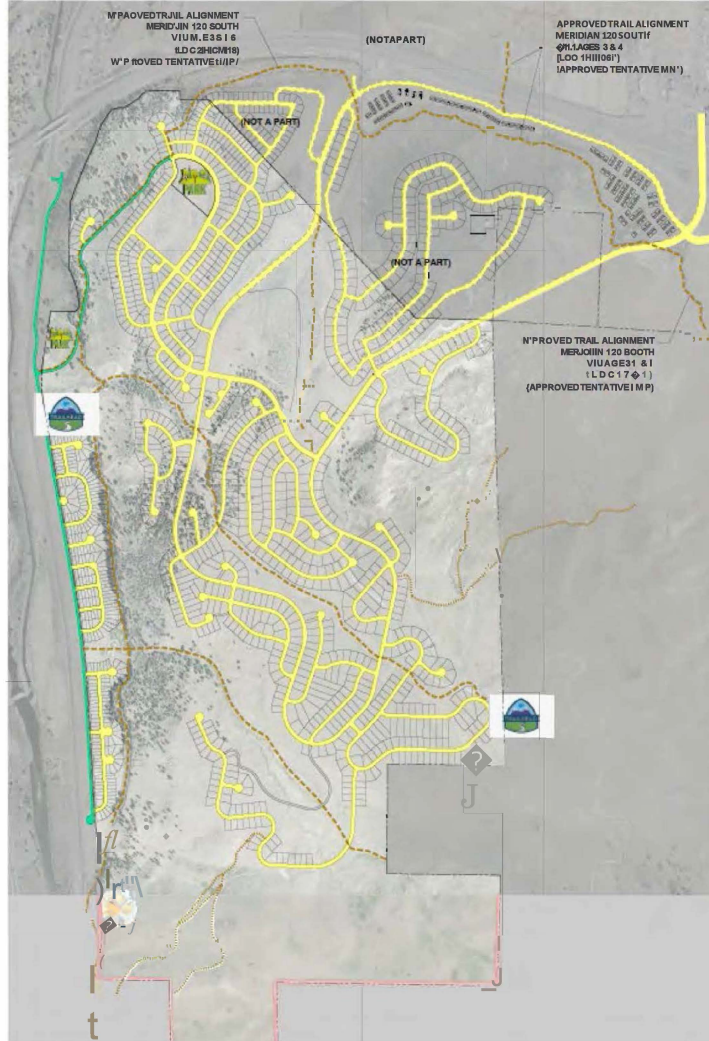
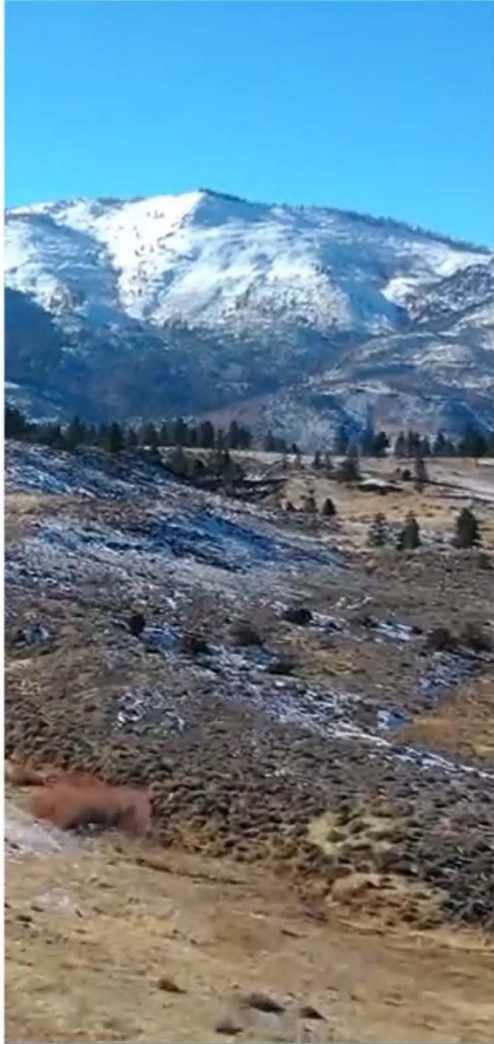
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WILDLIFE MITIGATION

- Development configured to create extensive and contiguous wildlife corridors
- Wildlife Mitigation Plan developed in coordination with NDOW
 - Fire Prevention program
 - Noxious Weed Treatment
 - Fence Design Standards
 - Public Outreach and Education
 - Adaptive Management
- Over \$600,000 Compensatory Mitigation
- Condition #13 (Wildlife Mitigation) Requirements Enhanced

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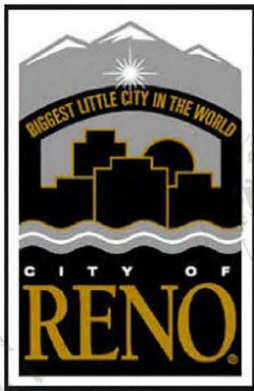


OPEN SPACE & TRAILS

- 62% of site (nearly 700 acres) preserved as open space
- Permanent open space dedication maintained by association
- Preservation of old growth tree stand
- Robust pedestrian network, trailhead access and connectivity to USFS Lands and Tahoe Pyramid Bikeway
- 18 acre regional park site
- 5 acre neighborhood park



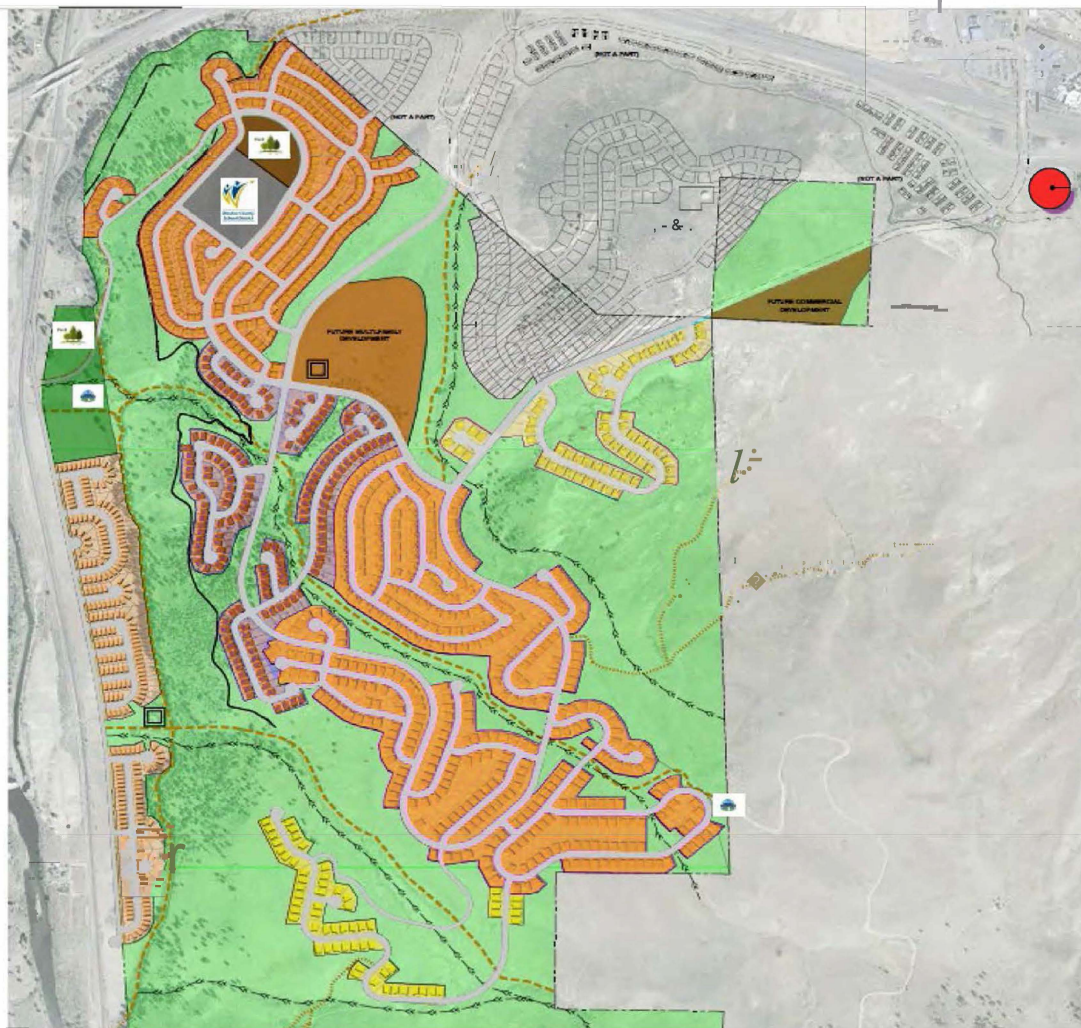
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WATER/UTILITIES

- TMWA will be water purveyor
- Future extension of surface water system for conjunctive supply planned by TMWA
- Water main extensions, water tanks, and service mains will be built concurrently with development in accordance with TMWA requirements
- All utilities accessible and available and will be built concurrently with development

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**NEW
FIRE
STATION**

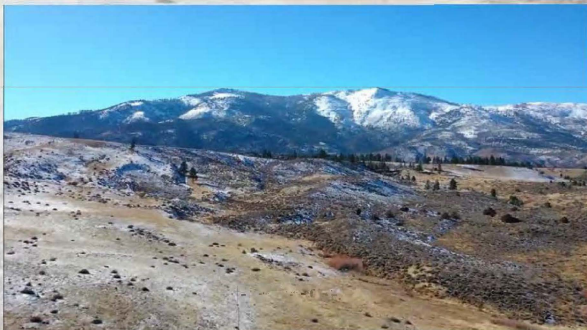
FIRE AND POLICE SERVICE ENHANCEMENTS

- New Fire Station Site at Entrance
- Fire Facilities Contribution - \$1,608/unit
- WUI Wildfire vegetation management plan
- Secondary fire access per RFD; no roads steeper than 10 %
- Automatic Aid response -TMFPD
- Fire prevention design standards
- Police facilities impact fee
- \$24.2 Million Net GF revenue increase
- Washoe Co. Sheriff mutual aid

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ADDITIONAL FIRE SERVICE ENHANCEMENTS

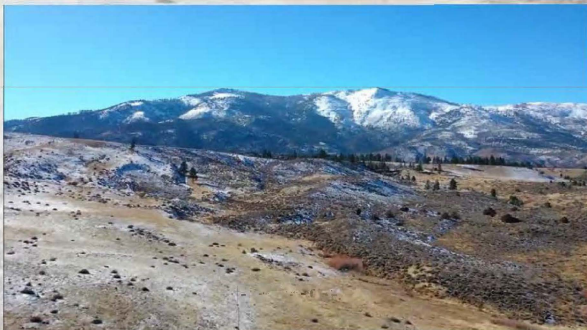
- **All Homes Will Have Fire Sprinklers**
- **Temporary Residential Fire/EMS Station**
- **Accelerated Completion of Secondary Access Road Prior to 1st C of O**



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ADDITIONAL TRAFFIC/PUBLIC SAFETY ENHANCEMENTS

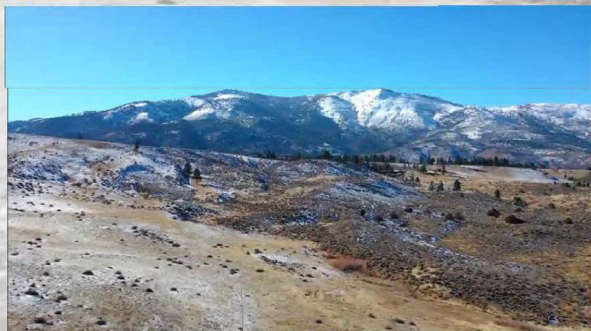
- **Village 12: Reduce Density to one dwelling unit/acre – reduction of 200 units**
- **\$150,000 of Public Safety Improvements in Verdi area/S. Verdi Road**



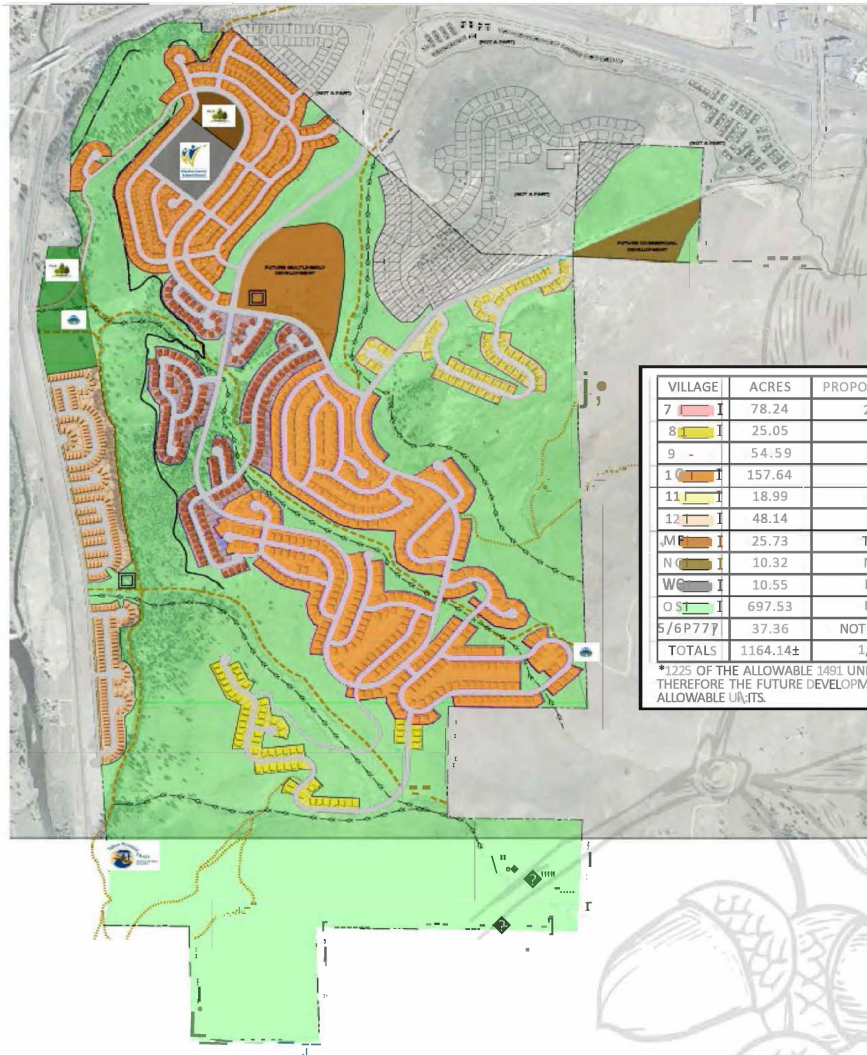
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ENHANCED CONDITIONS OF APPROVAL

- **Enhanced Wildlife Mitigation Requirements**
- **Public Review/Comment Process at Final Map**
- **Village 12 – Enhanced access requirements and separate traffic study**



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RESPONSIVE TO VERDI COMMUNITY INPUT

- **INDUSTRIAL USE ELIMINATED**
- **MORE OPEN SPACE** - 212 more acres better configured
- **LESS RESIDENTIAL DEVELOPMENT** - 148 fewer acres and over 450 fewer units
- **BETTER DEVELOPMENT CONFIGURATION** - aligned to conform with hillside development restrictions and avoid areas unsuitable for development
- **PRESERVE WILDLIFE CORRIDORS** - permanent open space dedication and NDOW wildlife management plan
- **TREE PRESERVATION AND ENHANCEMENT**
- **WILDFIRE MITIGATION** Wildfire fuel management plan; all homes will have fire sprinklers
- **NEW RECREATIONAL AMENITIES** - Neighborhood park, walking trails, public lands access and reserve land for regional park site
- **NEW SCHOOL SITE**

FINDINGS TENTATIVE MAP

Finding (b) and (c) - Water and all necessary utilities are available and will be in place

- **TMWA will be water purveyor, system improvements to serve Planning Area 3 are planned and will be constructed in accordance with TMWA rules**

Finding (d) and (j) - public services, EMS Response, police and fire protection are available

- **New fire station site**
- **Previously determined available in Planning Area 3 (LDC17-00061, LDC 18-00087 and LDC 20-00018)**
- **Satisfied by payment of police and fire impact fee.**
- **Increased property tax revenue from development will provide additional funds for staffing**

Finding (e) - Conforms with existing zoning and master plan

- **MOOD authorizes all proposed uses in Project area**
- **Conforms with MOOD, which takes precedence over any inconsistency in master plan**

Finding (g) - effect on streets and need for new streets

- **Will connect to and enhance street and highway improvements approved for Meridian**

finding (h) - physical characteristics

- **Development purposely sited to minimize disturbance to ridgelines, steep slopes, wildlife corridors, drainageways, trail networks, and mature tree stands**

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