

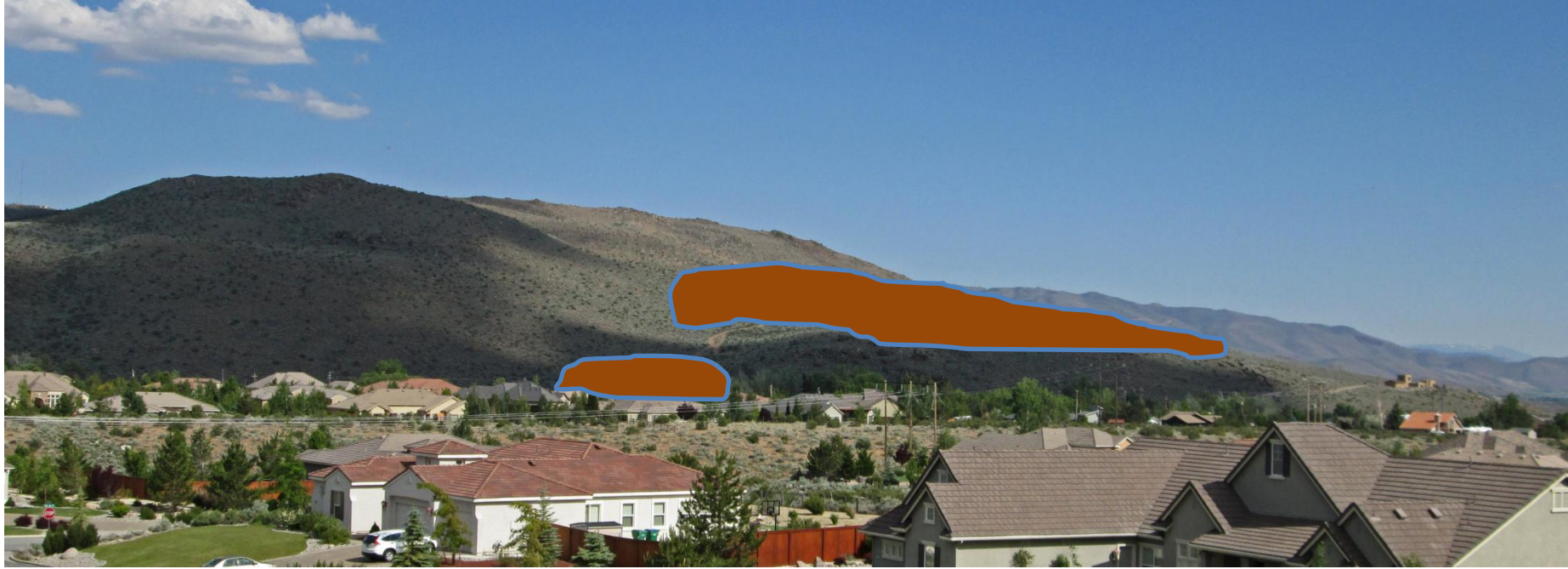
Planning Commission Appeal Regarding Ascenté, 8/8/17

Allen, Wolgast, Loetscher, Mihevc,
Hemlein, Lyles

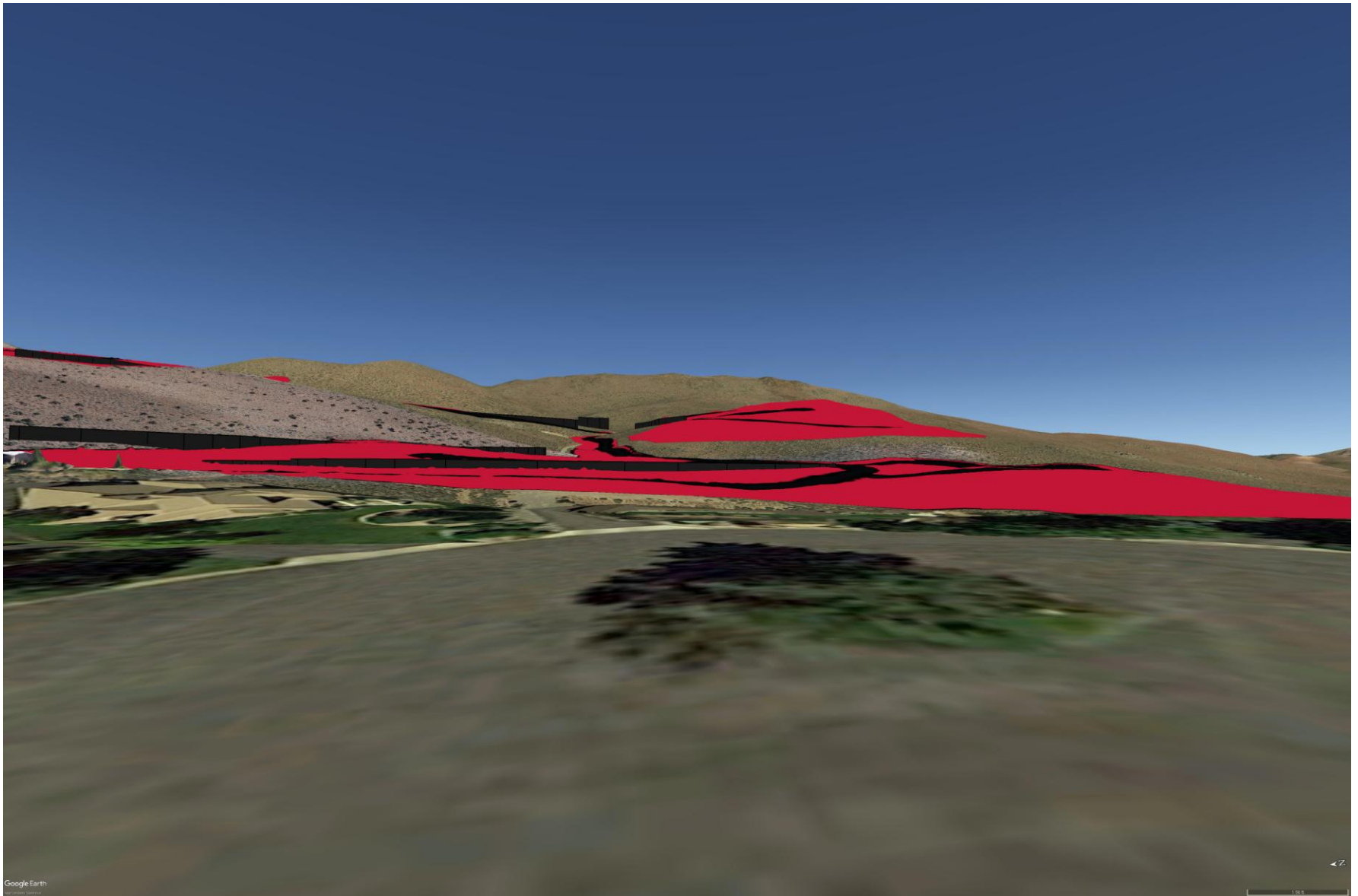
View of Steamboat Hills from Callahan Road



View of Steamboat Hills from Callahan with Development



View of Steamboat Hills from Crosscreek Road with Development



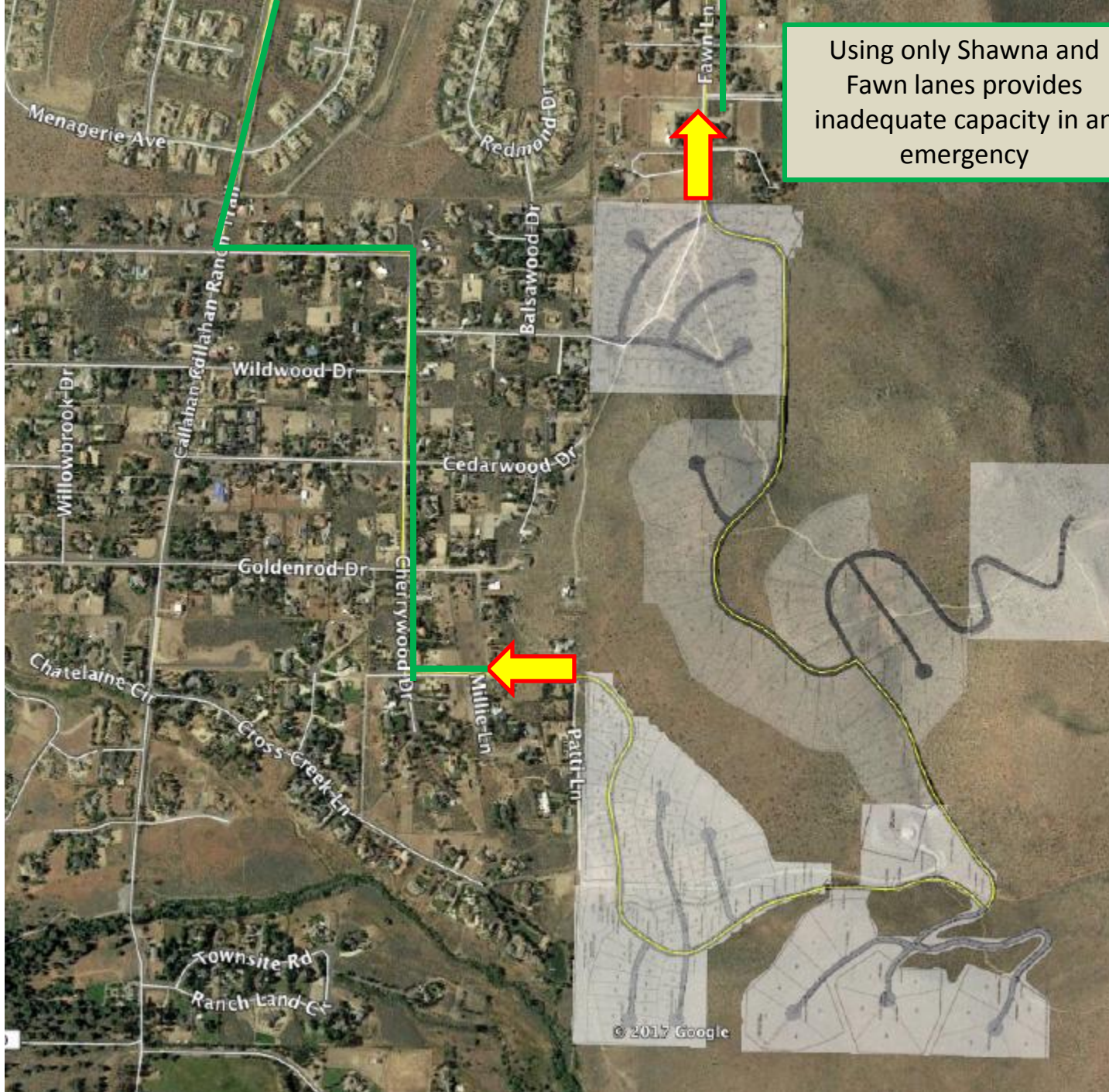
Applicable Planning Documents:

- **Forest Area Plan (FAP September 2010)**
- **Mount Rose Scenic Byway**
- **Land Use and Transportation Element (LUT 2011)**
- **Matera Ridge Mixed Use Overlay District (MRMOUD 2010)**
- **Washoe County Development Code**

Sagebrush Wildfire: Steamboat Hills

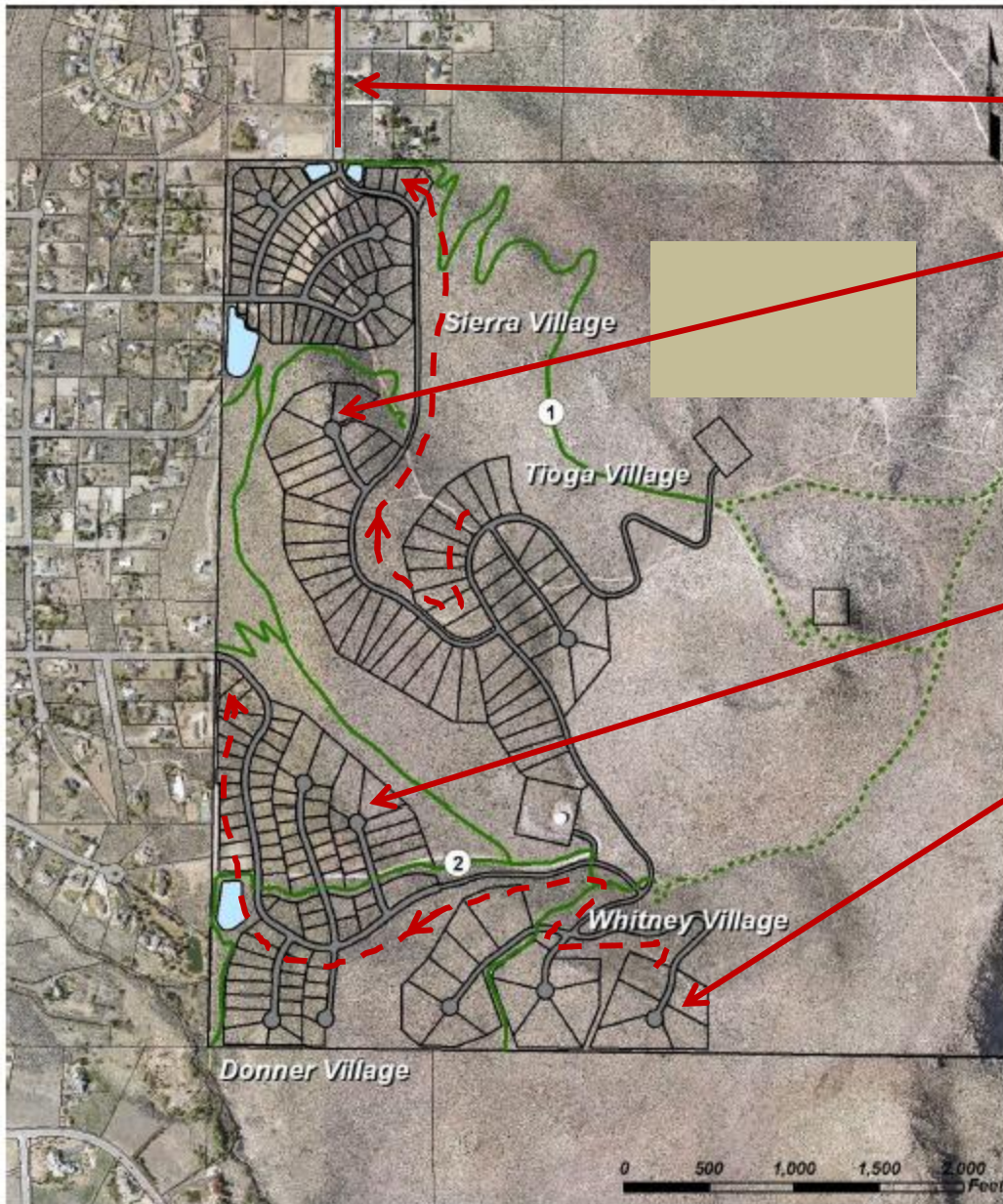


SAGEBRUSH WILDFIRE, PHOTO CREDIT GROUSEINITIATIVE.COM



Using only Shawna and Fawn lanes provides inadequate capacity in an emergency

Likely Evacuation Problems



FAWN LANE WILL HAVE MANY HORSE TRAILERS EVACUATING

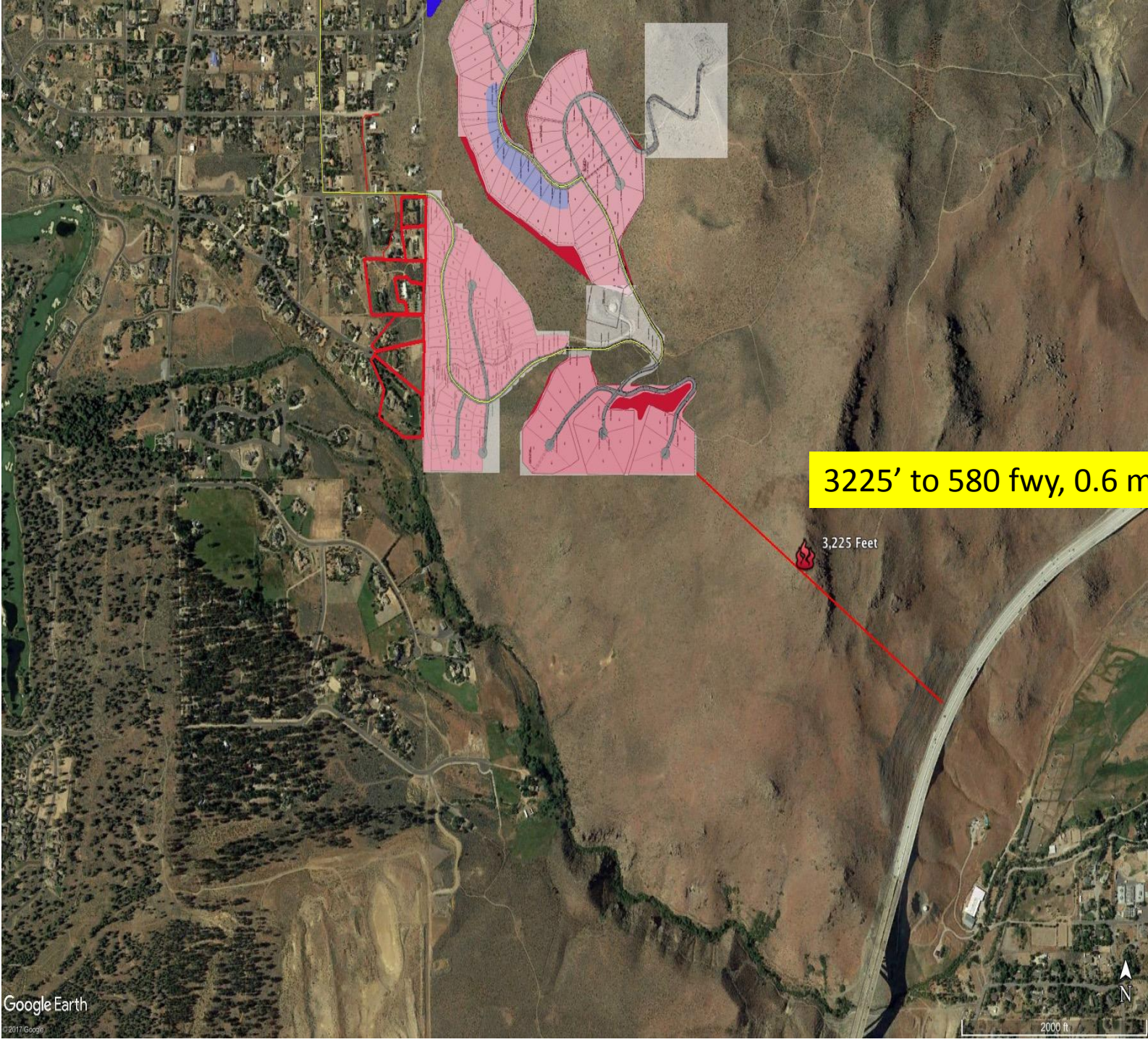
HOW WILL RESIDENTS IN THIS CUL DE SAC EVACUATE?

FROM ALL SUBDIVISIONS, EVACUEES WILL HAVE HUNDREDS OF HOMES IN FRONT OF THEM

HOW WILL RESIDENTS IN THIS CUL DE SAC EVACUATE?

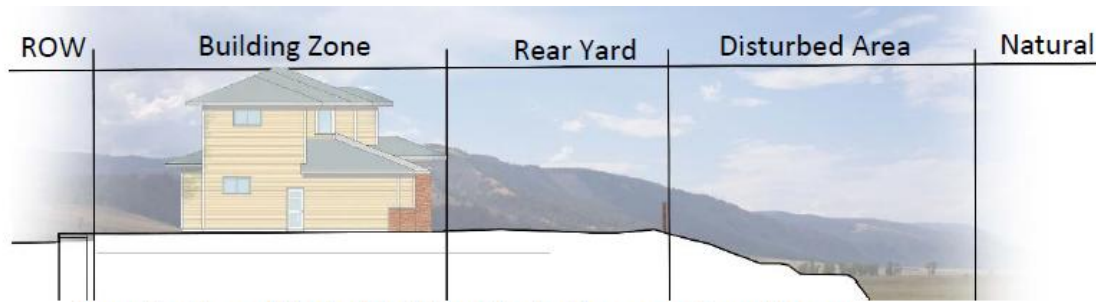
HOW WILL RESIDENTS IN THIS CUL DE SAC EVACUATE?

THERE HAVE BEEN NO TRAVEL/TIME STUDIES TO INDICATE THE LEVEL OF RISK TO THE RESIDENTS.

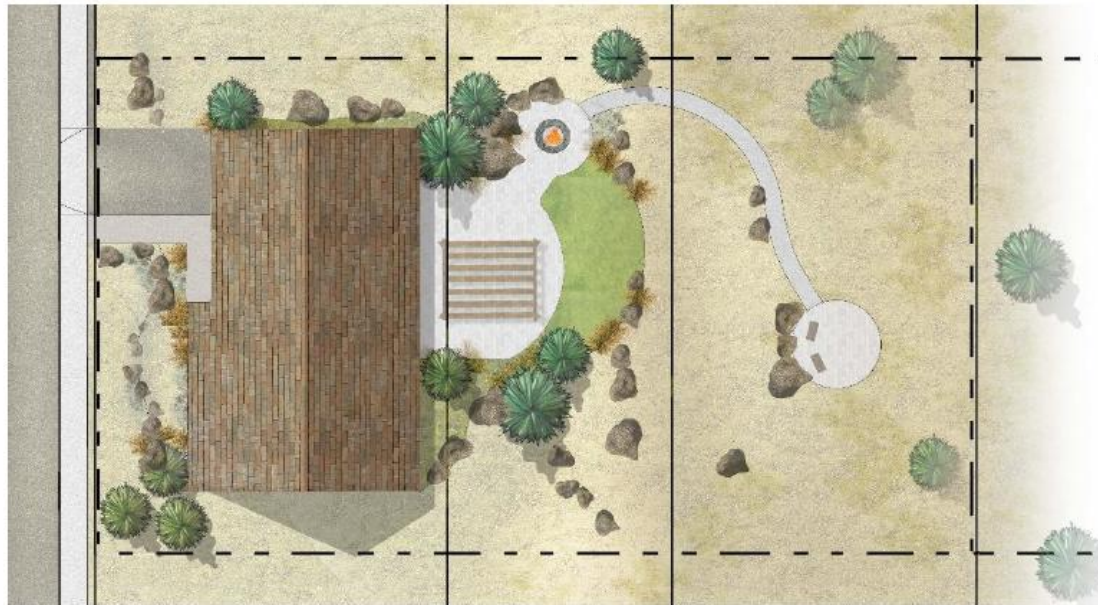


3225' to 580 fwy, 0.6 mile

3,225 Feet



Cross Section of Typical Lot That Backs Common Open Space



Plan View of Typical Lot That Backs Common Open Space

BEST USES	Landscaped Front Yard Building Envelope Irrigation Privacy Fencing	Patios Gas Fire Pit Gathering Space Irrigation Landscaping	Seating Area Gas Fire Pit Native Revegetation Open Fencing Temporary Irrigation	No Improvements No Irrigation Property Line – Open Fencing
NOT ALLOWED	Non-Approved Landscaping Material (per CC&R)	Structures Higher Than Residence	Any Structure (incl. Pergolas or Shade) Privacy Fencing Irrigation	No Use Allowed

FIRE PROTECTION REQUIREMENTS

SECTION 601
GENERAL

601.1 Scope. The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within *wildland-urban interface areas*.

601.2 Objective. The objective of this chapter is to establish minimum requirements to mitigate the risk to life and property from wildland fire exposures, exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

SECTION 602
AUTOMATIC SPRINKLER SYSTEMS

602.1 General. An *approved automatic sprinkler system* shall be installed in all occupancies in new buildings required to meet the requirements for Class 1 ignition-resistant construction in Chapter 5. The installation of the automatic sprinkler systems shall be in accordance with nationally recognized standards.

SECTION 603
DEFENSIBLE SPACE

603.1 Objective. Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a *defensible space*.

603.2 Fuel modification. Buildings or structures, constructed in compliance with the conforming *defensible space* category of Table 503.1, shall comply with the *fuel modification* dis-

tances contained in Table 603.2. For all other purposes the *fuel modification* distance shall not be less than 30 feet (9144 mm) or to the lot line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 are allowed to be increased by the code official because of a site-specific analysis based on local conditions and the fire protection plan.

TABLE 603.2
REQUIRED DEFENSIBLE SPACE

WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet) ^a
Moderate hazard	30
High hazard	50
Extreme hazard	100

For SI: 1 foot = 304.8 mm.

a. Distances are allowed to be increased due to site-specific analysis based on local conditions and the fire protection plan.

603.2.1 Responsible party. Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.

603.2.2 Trees. Trees are allowed within the *defensible space*, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm).

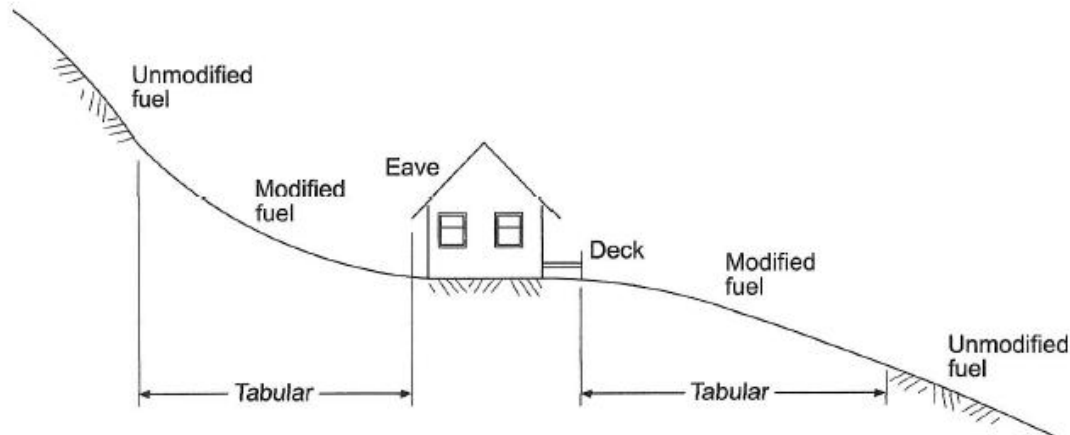
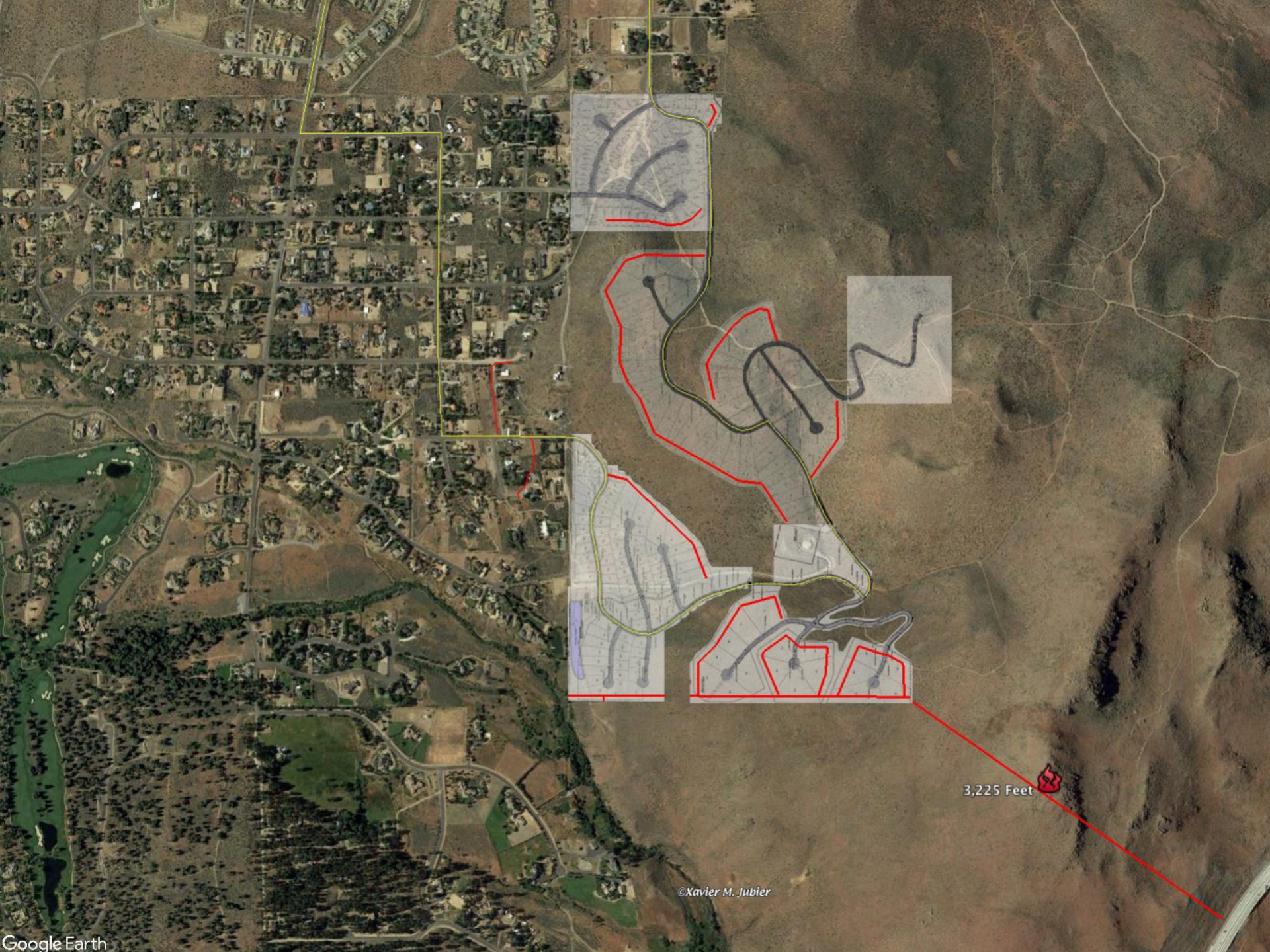


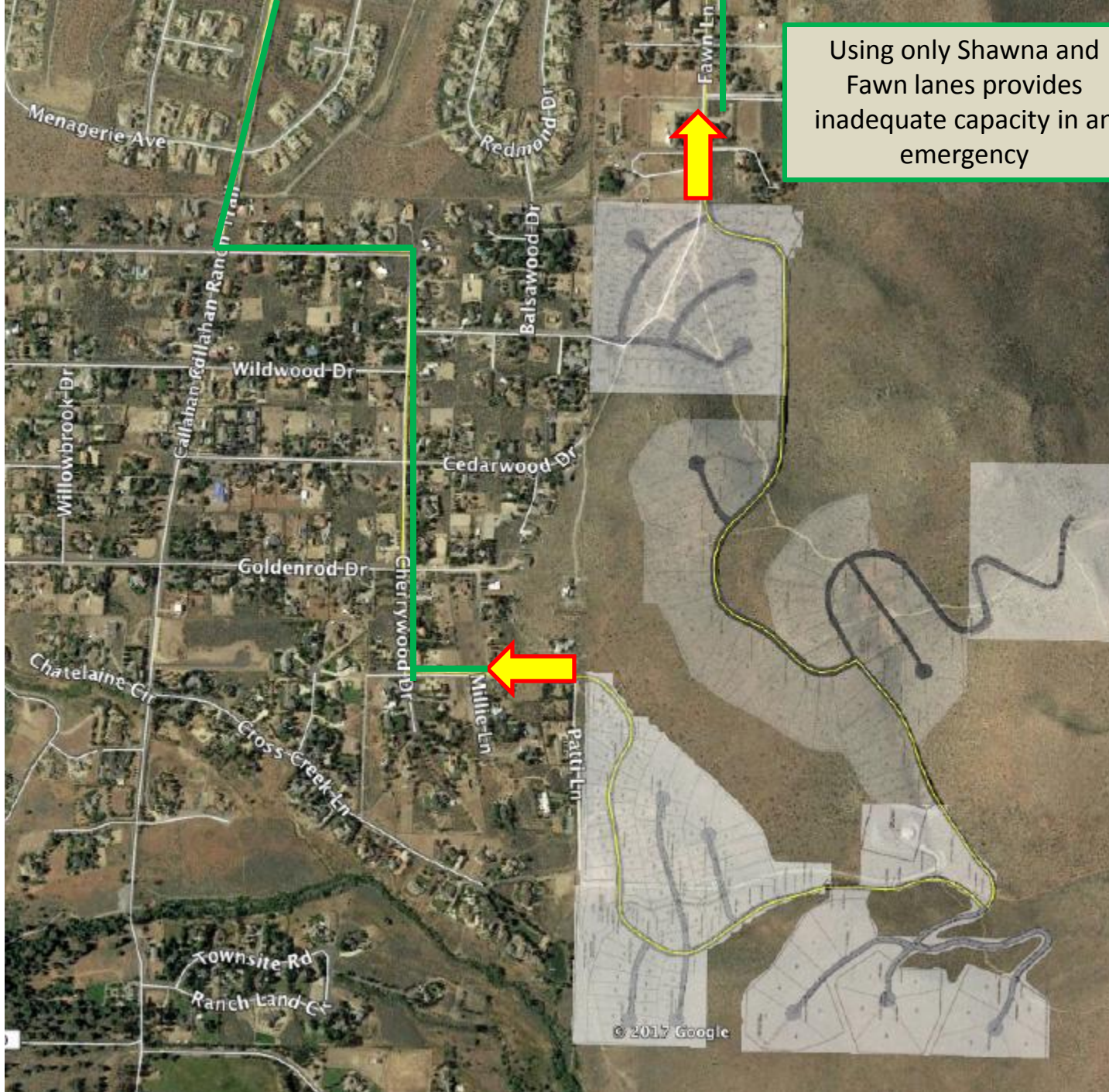
FIGURE 603.2
MEASUREMENTS OF FUEL MODIFICATION DISTANCE



3,225 Feet



©Xavier M. Jubier



Using only Shawna and Fawn lanes provides inadequate capacity in an emergency

Additional traffic from Ascente & Terrasante

2000 T/D
Ascenté
Total

2000 T/D
Terrasante





1 433T/D

2 3,787 T/D

3 514 T/D

4 199 T/D

5 168 T/D

©Xavier M. Jubier



A Flawed Traffic Study

Where you put traffic counters generates very different traffic results and conclusions.

Ascente's Traffic Study underestimates traffic on Cherrywood and is flawed.

Segment	Daily Volume
Tannerwood Dr	514
Cherrywood Dr	168

Traffic Works Study: Table 4



Yellow line shows access to development from Thomas Creek Road. This would be suitable for a haul road.

NDOT Review of proposal; Jae Pullen, 10/21/2016

“Report does not include full build-out of development. Each phase should include traffic mitigation strategies and recommendations.”

“There is currently a signal at the intersection of Mt. Rose and Thomas Creek Road. There is no south approach leg. Is there a way the developer can construct a phase further east that would tie into the Thomas Creek Road intersection instead of the proposed Phase 1? This would be a beneficial improvement. Ascenté development traffic would utilize the existing signal and have minimal impact on Callahan Road.”

Original developer of Matera Ridge, Hugh Hemple, received special zoning in the Matera Ridge Plan based on **implied access** from the proposed collector at stop light on Mount Rose Hwy at **Thomas Creek Rd**

Mr. Hempel said “access to his property from a signaled intersection at Thomas Creek was much preferred to the Fawn Lane intersection.”

We believe that the Matera project was approved with this access in mind.

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA TUESDAY PRESENT:

10:00 A.M.

David Humke, Chairman Bonnie Weber, Vice Chairperson John Breternitz, Commissioner Bob Larkin,
Commissioner Kitty Jung, Commissioner

Amy Harvey, County Clerk Katy Simon, County Manager Melanie Foster, Legal Counsel

JULY 14, 2009

Add Tioga and Whitney traffic to Phase-2



Shawna Lane facing East: no planned improvement

- No sidewalks
- Open drainage ditches
- No streetlights
- Narrow: 24ft wide roadway



Callahan Road configured as a collector

EQUESTRIAN PATH



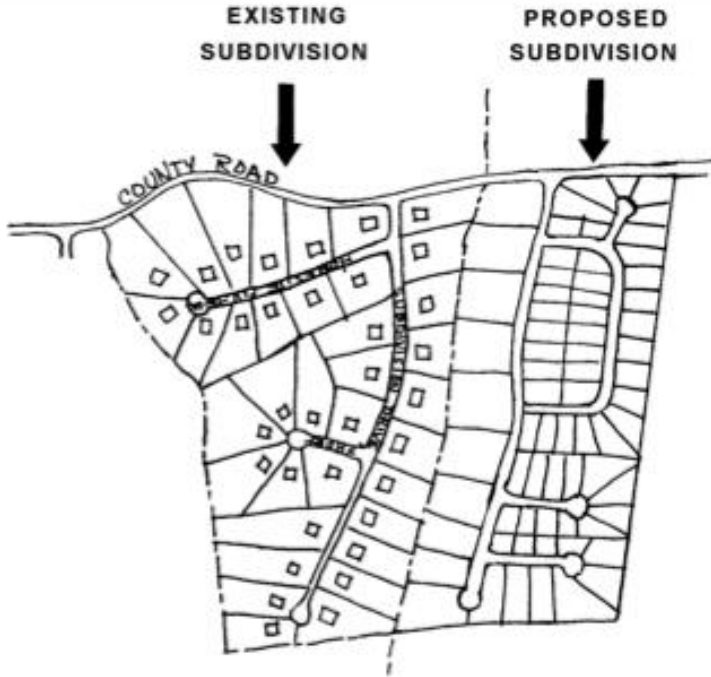
COVERED DRAIN



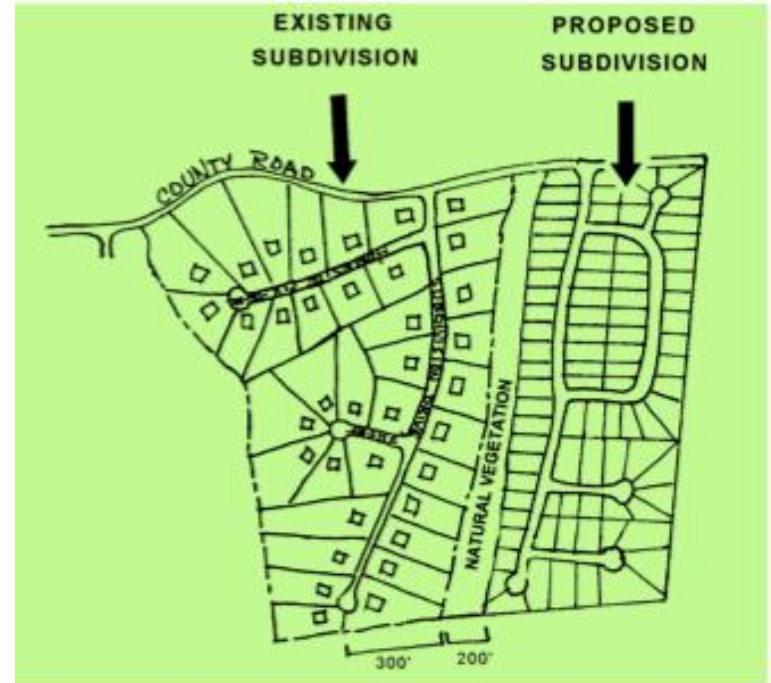
SIDEWALK



Lot Matching, 110.434.25.1



Buffering, 110.434.25.2



- The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation may include, but will not be limited to, open space buffering or parcel matching and should be determined through a process of community consultation and cooperation. Applicants shall be prepared to demonstrate how the project conforms to this policy.

EXTENSIVE NOISE POLLUTION

Heavy Machines
and

Blasting

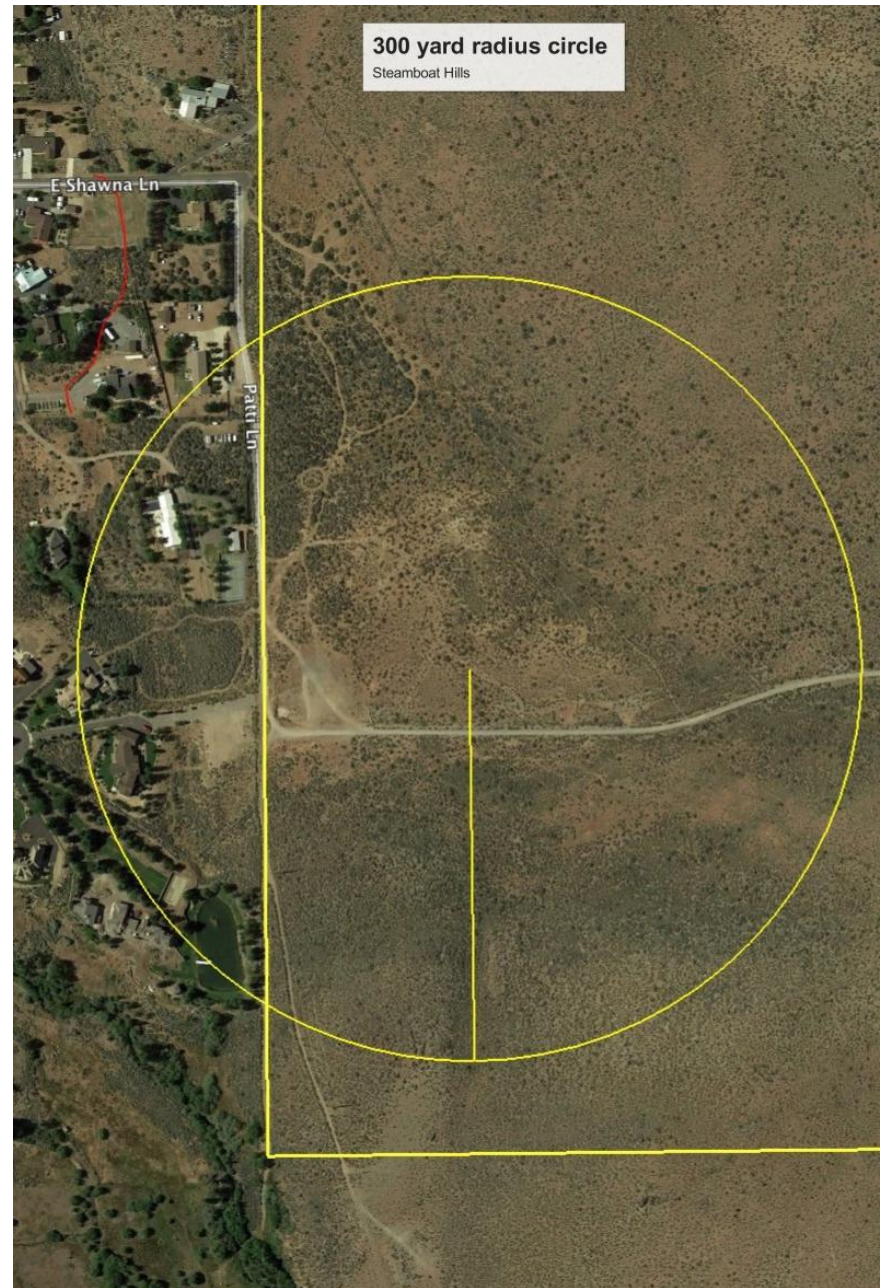
would be

300 yards

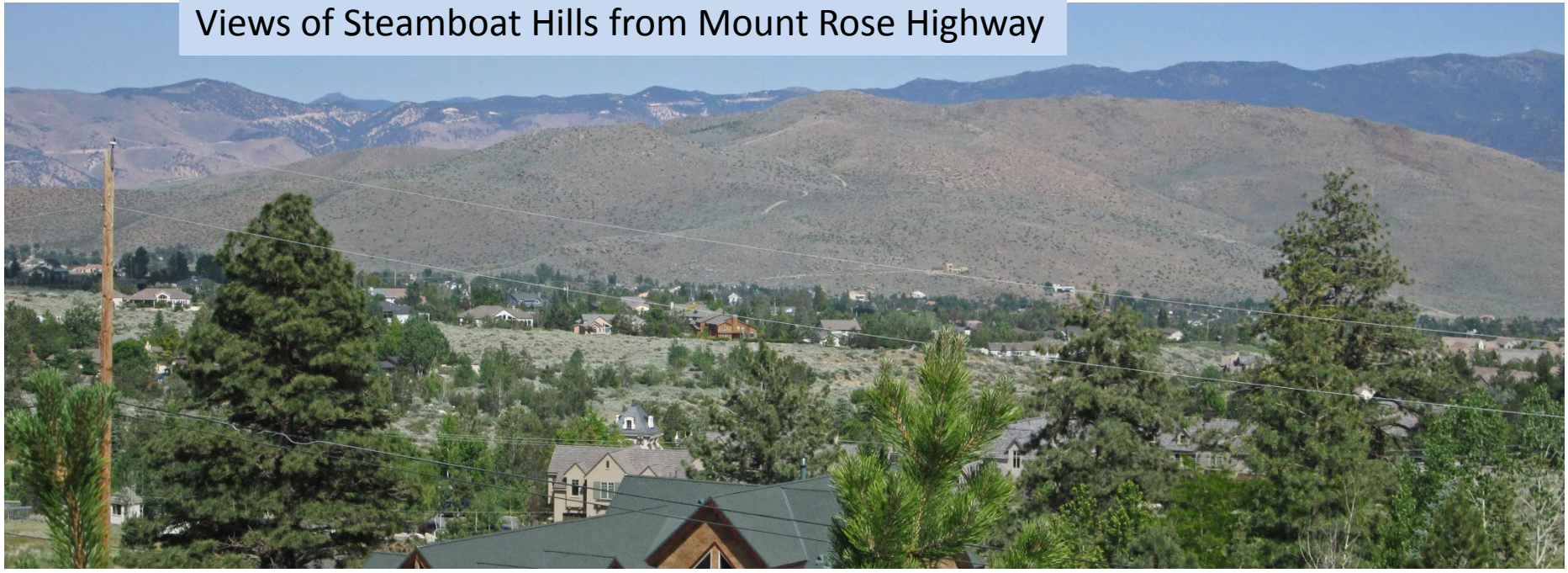
or less

from existing homes

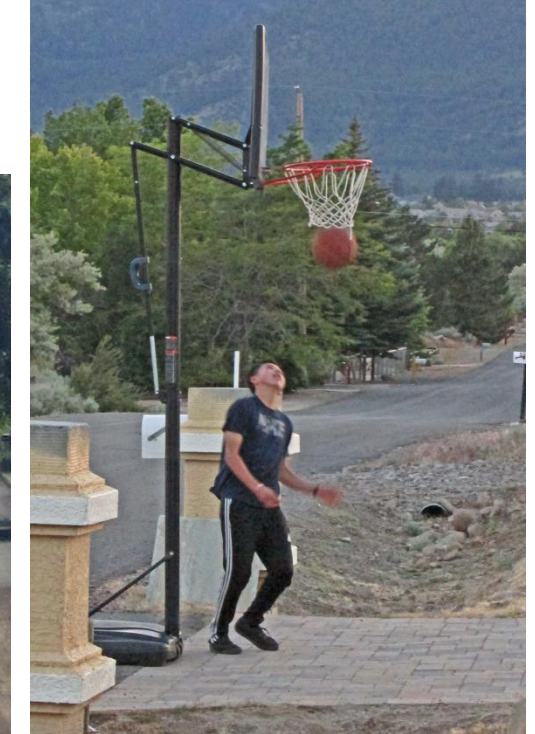
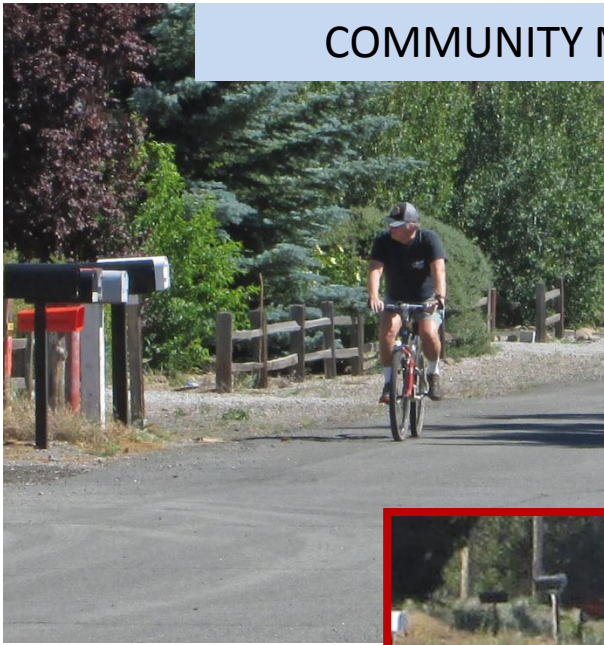
beep!
beep!
beep!



Views of Steamboat Hills from Mount Rose Highway



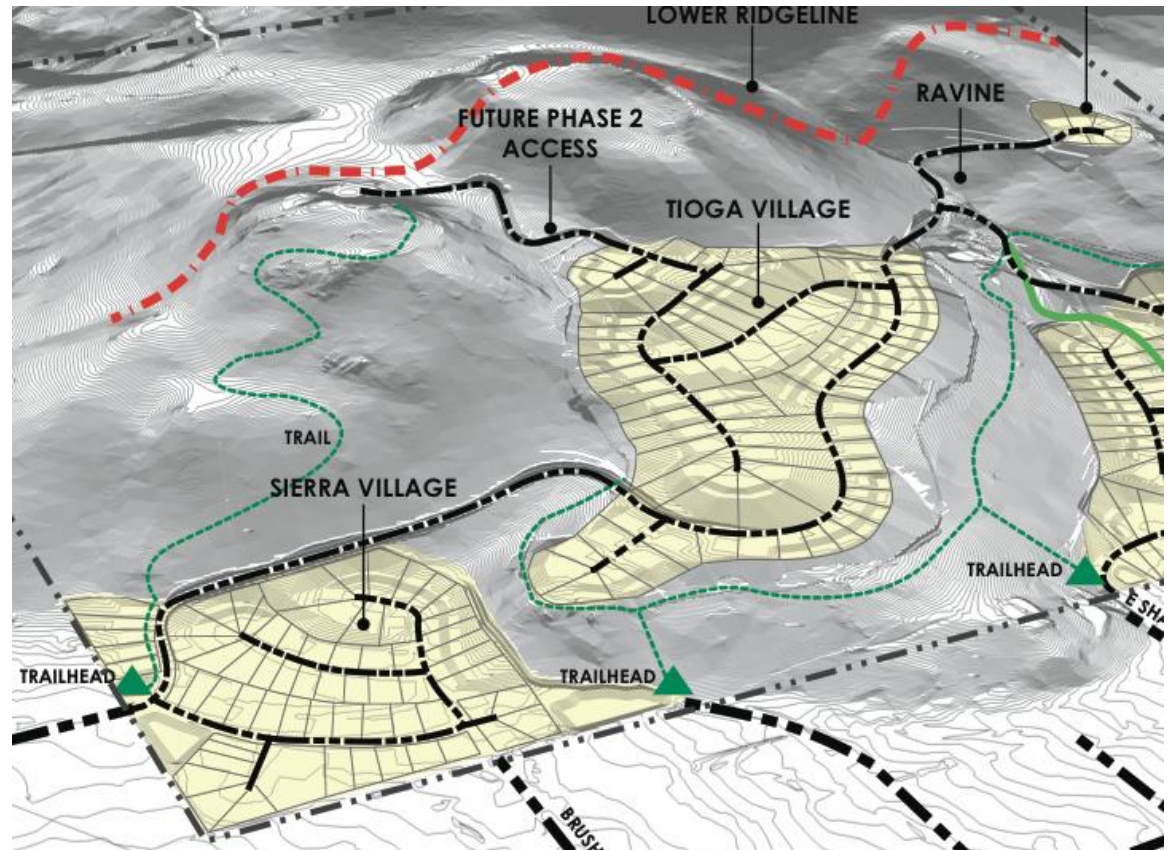
COMMUNITY MEETS AND PLAYS IN THE ROAD



We Become a Community On Our Roads



Trailheads identified in original Ascente tentative map approval.

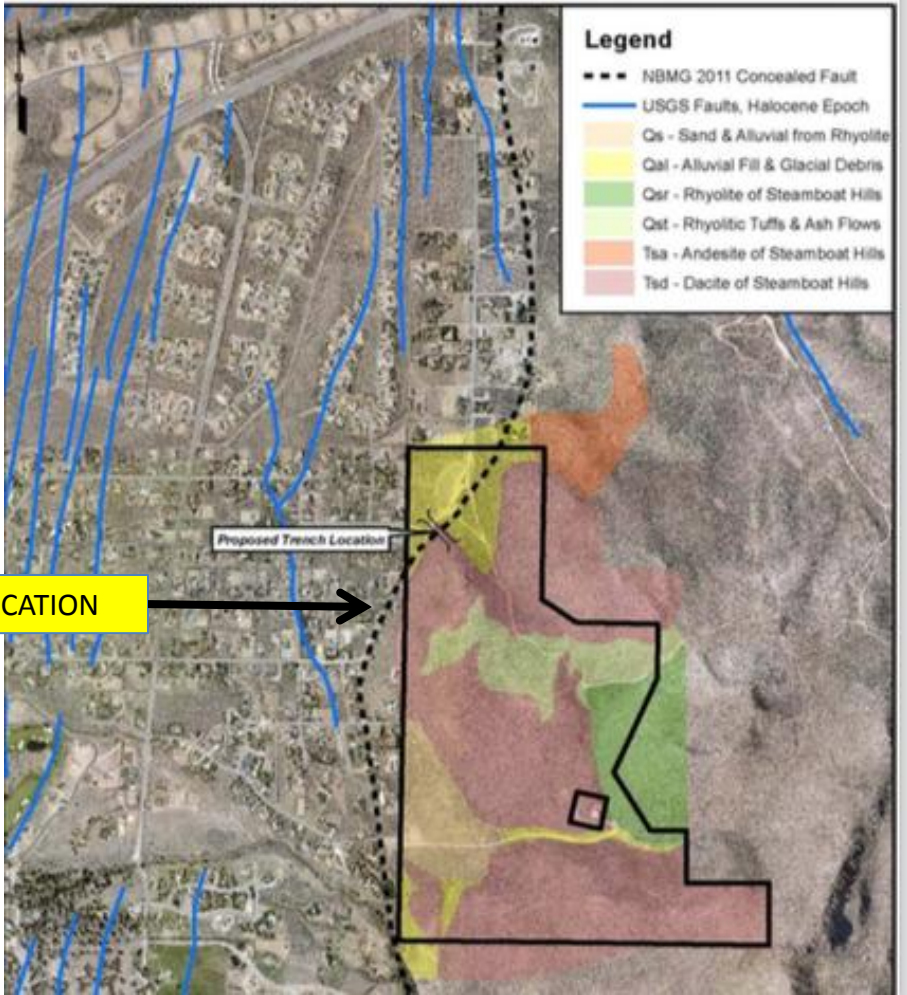


Trailhead parking would not be needed if the trails extend into the neighborhood over covered drainage.

Alternately, parking could be provided that would incorporate a school bus stop and provide for fire truck access.

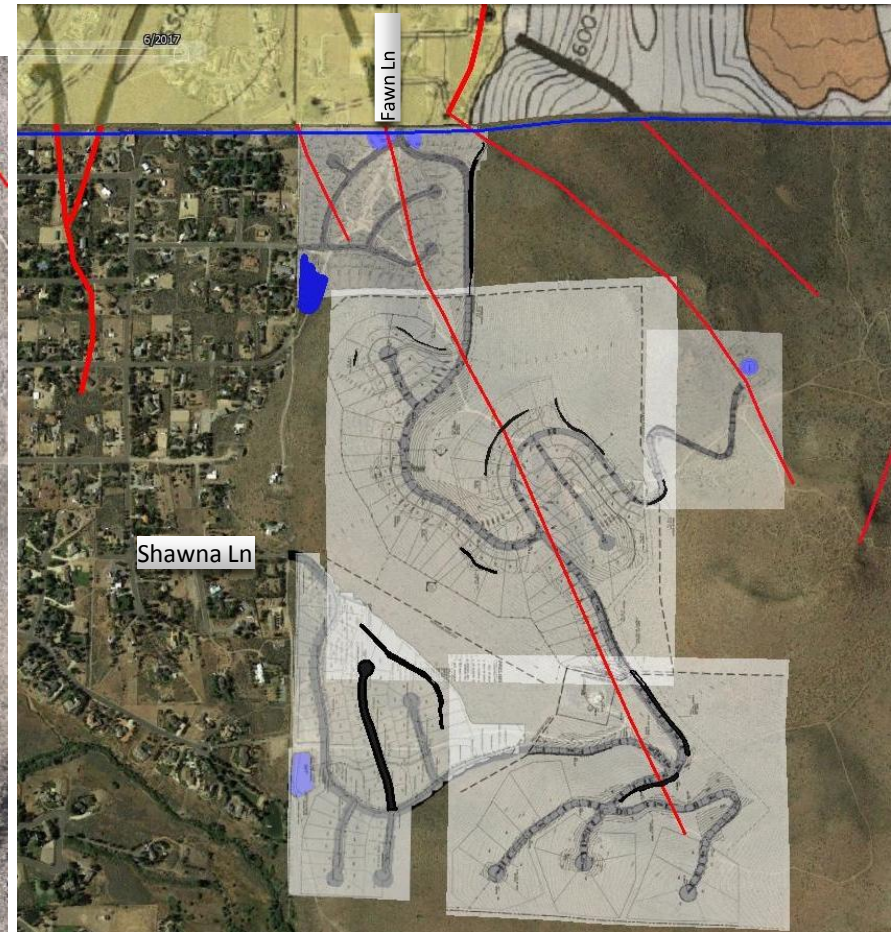
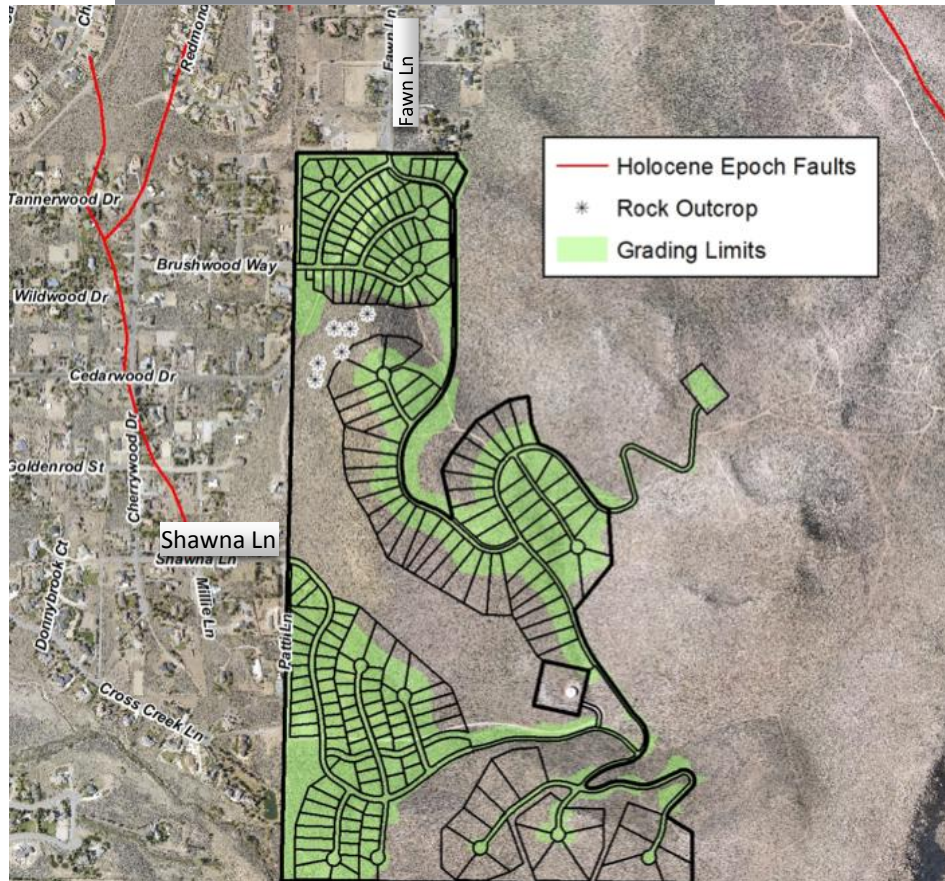
Proposed single trench is inadequate to ground-truth faults

PROPOSED TRENCH LOCATION



Area Faults

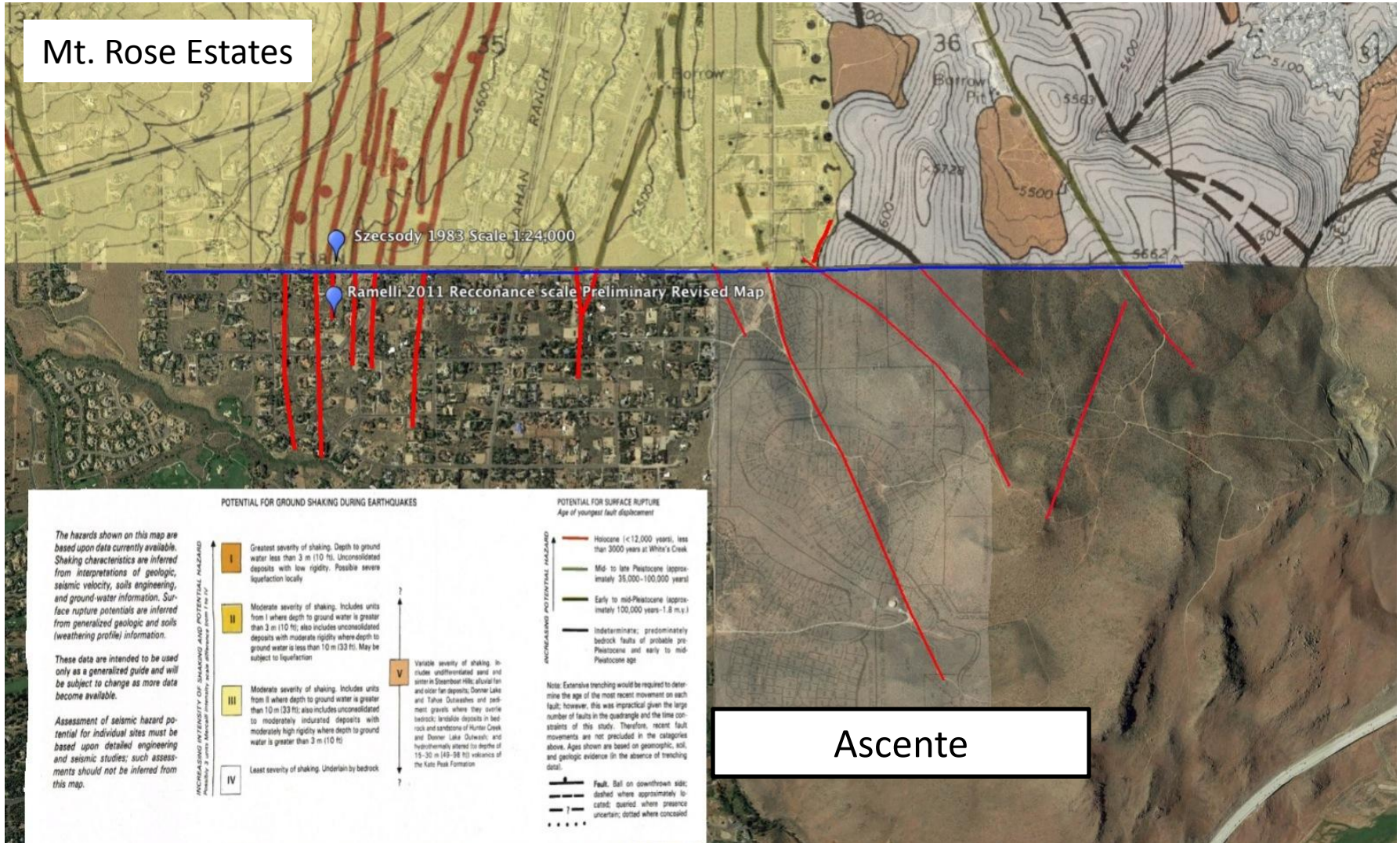
Preliminary Geologic Conditions



Preliminary Map from Exhibit J (CFA) (left) alongside Nevada Geologists' Mapped and Inferred Faults from Washoe County Geology Map Published in 2013

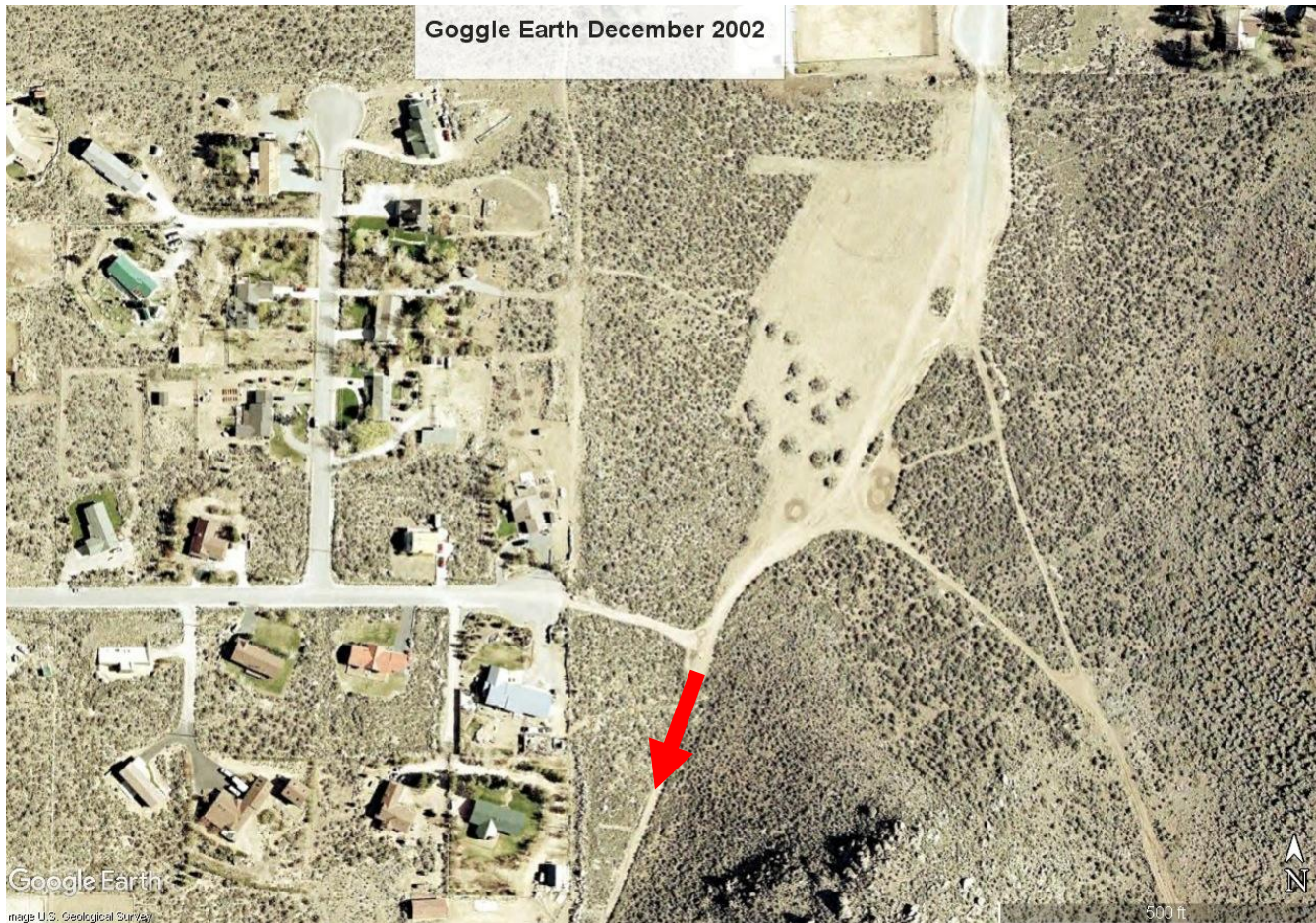
Area Faults

Mt. Rose Estates



Continuation of known mapped faults south of detailed Geologic Hazard Map (Szecody, 1983)

Illegal vegetation removal and soil compaction (grading) in 2002 created storm water runoff from the area of the proposed Sierra Village



Ascente's floodwater "Overflow Path" south of Shawna Lane



H-Flume used to measure discharge that flows from Ascente's property.

