

APN: (Not required
Per NRS 111.312.1)

When recorded, mail to
City of Sparks
P.O. Box 857
Sparks, Nevada 89432-0857
ATTN: Community Development Dep't

DOC #5381816

05/23/2023 11:44:50 AM
Electronic Recording Requested By
SPARKS CITY
Washoe County Recorder
Kalie M. Work
Fee: \$43.00 RPTT: \$0
Page 1 of 418

(Space above for recorder's use only)

NOTICE OF ADOPTION OF DEVELOPMENT PLAN
(NRS Chapter 278A)

Name of Development: Stonebrook
Name of Plan: Kiley Ranch South Planned Development
City No. PCN 05100/PD231-0008
Date of Approval November 14, 2022

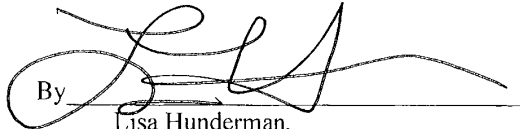
NOTICE IS HEREBY GIVEN that on the above indicated date, the City Council of the City of Sparks, Nevada, gave final approval to the above described plan as the development plan for the above named development, whose legal description is attached as **Exhibit A**.

Pursuant to NRS 278A.570 (2) after this plan is recorded, all zoning and subdivision regulations applicable to the property described in Exhibit A cease to apply and are replaced with the plan attached as **Exhibit B** hereto.

A table of approvals and amendments to the Plan is set forth below.

Dated this 8th day of May, 2023

City of Sparks, Nevada

By 
Lisa Hunderman,
City Clerk

11	PCN06024	Amendment to Kiley Ranch (Southern Division) of Section IV of the Development Design Handbook	04/09/2007	August 17, 2007
12	PCN06024	Revised pages to Kiley Ranch (Southern Division) of Section IV of the Development Design Handbook	04/09/2007	
13	PCN08055	Revised page 9 of the Kiley Ranch South Office Park Development Design Handbook (replaces PCN05100 Document# 3501512)	01/12/2009	
14	PCN09020 & PCN11001	Revised pages to Section IV of the Kiley Ranch South Development Design Handbook (specifically relating to Kiley Ranch South Commercial Development Design Handbook).	07/12/2010 & 02/28/2011	February 14, 2012
15	PCN14015	Revised pages to Section IV of the Kiley Ranch Development Design Handbook to allow Lending Institute per NRS 604A and to allow drive-through facilities.		
16	PCN05100/P D21-0008	Revised permitted uses, building development standards, parking, and building lot coverage for parcels designated IV-E.B and IV-E.C in the Kiley Ranch Office Park.	11/14/2022	Recorded herein.

**LEGAL DESCRIPTION
KILEY RANCH SOUTH PUD**

All that certain real property situate within Section Fifteen (15) and Section Sixteen (16), Township Twenty North (T20N), Range Twenty East (R20E), M.D.M., lying within the City of Sparks, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Lot 37 as described on Tract Map No. 4700, "Official Plat of Kiley Ranch South Phase III, Parcel C, THE PINNACLES PHASE I", File No 3441290, Recorded September 22, 2006, Official Records of Washoe County, Nevada;

THENCE along the west boundary of said Tract Map, North 01°22'34" East, 1033.17 feet to the Northwest corner of Parcel "A", dedicated to the City of Sparks; said point also being the southwest corner of Parcel D of Parcel 4650, dedicated to the City of Sparks, "3rd Parcel Map for Kiley Ranch Communities and Kiley Ranch, L.L.C." File No. 3441296, recorded September 22, 2006, Official Records of Washoe County, Nevada;

THENCE along the west line of said Parcel D, North 01°22'34" East, 194.95 feet to the northwest corner of said Parcel D, said point also being the southwest corner of Parcel 4 of Parcel Map No. 4417, "Parcel Map for Kiley Ranch Communities, a Nevada Corporation", File No. 3288584, recorded June 29, 2005, Official Records of Washoe County, Nevada;

THENCE North 01°22'46" East, 103.18 feet to the Northwest corner of said Parcel 4, said point also being the southwest corner of Parcel 1 of said Parcel Map No. 4417;

THENCE continuing along the west line of said Parcel 1, North 01°22'46" E, 1338.72 feet to the Northwest corner of said Parcel 1, said point also being the southwest corner of Parcel 2 of said Parcel Map No. 4417;

THENCE continuing along the west line of said Parcel 2, North 01°22'46" East, 156.43 feet to the Northwest corner of said Parcel 2, said point also being the southerly line of Los Altos Parkway, an eighty-foot (80') wide right-of-way as dedicated on Tract Map No. 4318;

THENCE North 01°22'46" East, 80.00 feet to the northerly line of said Los Altos Parkway, said point also being the Southwest corner of Parcel 6 of Record of Survey Map No. 4063, "Kiley Ranch, L.L.C. Lazy 5 Company and the City of Sparks" File No. 2682410, recorded April 30, 2002, Official Records of Washoe County, Nevada

THENCE continuing North 01°22'46" East, 20.29 feet to the quarter corner of Section Twenty-one (21) and Twenty-Two (22);

THENCE along the west line of said Parcel 6, continuing North 00°14'47" East, 2649.52 feet to the Section corner common to sections Fifteen (15), Sixteen (16), Twenty-one (21) and Twenty-Two (22);

THENCE continuing along the parcel line of said Parcel 6, common to Sections Twenty-one (21) and Twenty-Two (22); North 89°05'46" West, 60.66 feet;

THENCE continuing along the west line of said Parcel 6, North 00°54'58" East, 283.03 feet to the northwest corner of said Parcel 6 and also being the southwest corner of Parcel 4;

THENCE along the south and west line of said Parcel 4 the following courses:

North 00°54'58" East, 147.08 feet;

North 89°05'46" West, 264.34 feet;

North 40°41'42" West, 176.10 feet;

North 21°56'30" East, 8.55 feet;

North 15°14'47" East, 146.71 feet to the northwest corner of Parcel 4, also being the southwest corner of Parcel 2;

THENCE along the west line of said Parcel 2 the following courses:

North 15°14'47" East, 69.33 feet;
North 23°05'05" East, 143.16 feet;
North 26°15'58" East, 337.15 feet;
North 08°58'54" East, 58.07 feet;
North 20°36'29" East, 49.58 feet;
North 89°08'36" West, 50.57 feet;
North 11°11'18" East, 52.66 feet;
North 01°38'03" East, 39.86 feet;
North 02°06'48" West, 460.71 feet;
North 06°49'13" West, 69.99 feet;
North 03°27'51" East, 54.76 feet;
North 13°22'07" East, 38.34 feet;
North 27°52'29" East, 173.34 feet;
North 28°04'51" East, 302.42 feet;
North 00°57'11" East, 121.53 feet to the northwest corner of Parcel 2, also being the angle point of Parcel 3 and the southerly right-of-way of Panama Drive and the northwest corner of Parcel 2C-1 of Tract Map No. 4278, "Kiley West IV-B", File No. 2956642, recorded November 19, 2003, Official Records of Washoe County, Nevada;

THENCE continuing along the west line, North 00°57'11" East, 50.00 feet to the northerly right-of-way of Panama Drive;

THENCE along the northerly right-of-way of Panama Drive the following courses:

South 89°01'13" East, 31.31 feet;
along the arc of a tangent curve to the right, having a radius of 125.00 feet, through a central angle of 30°35'26", a distance of 66.74 feet;
South 58°25'47" East, 181.56 feet to the northwest corner of Lot 126 of said Tract Map No. 4278;

THENCE along the northerly line of Lots 126 through 135 of said Tract Map, South 82°17'49" East, 723.81 feet to an angle point of Lot 135, also being the northwest corner of Common Area "A";

THENCE continuing along the northerly line of said Common Area, South 82°17'49" East, 183.97 feet to the westerly right-of-way of Sparks Blvd as shown on said Tract Map;

THENCE South 70°13'31" East, 105.90 feet to the easterly right-of-way of Sparks Blvd, said point also being the northwest corner of Parcel B of Tract Map No. 4752, "Caviata at Kiley Ranch", File No. 3504332, recorded March 2, 2007, Official Records of Washoe County, Nevada;

THENCE along the easterly right-of-way of Sparks Blvd. the following courses:

South 21°13'55" West, 232.40 feet;
South 20°05'09" West, 337.06 feet;
South 17°49'44" West, 103.26 feet;

THENCE along the northerly and westerly right-of-way of Henry Orr Parkway the following courses:

along the arc of a non-tangent curve to the left, radial to a bearing of South 73°51'38" East, having a radius of 75.00 feet, through a central angle of 82°19'25", a distance of 107.76 feet;
South 69°54'51" East, 24.31 feet;
along the arc of a tangent curve to the left, having a radius of 200.00 feet, through a central angle of 21°51'54", a distance of 76.32 feet;

along the arc of a compound curve, having a radius of 260.00 feet, through a central angle of 68°13'37", a distance of 309.60 feet;
along the arc of a reverse curve, having a radius of 390.00 feet, through a central angle of 69°44'48", a distance of 474.75 feet;
along the arc of a reverse curve, having a radius of 1460.00 feet, through a central angle of 16°51'37", a distance of 429.63 feet;
along the arc of a compound curve, having a radius of 360.00 feet, through a central angle of 72°52'40", a distance of 457.91 feet;

North 00°00'08" East, 183.09 feet to the northeasterly point of Parcel B of said tract Map No. 4752;

THENCE South 89°59'52" East, 80.00 feet to the easterly right-of-way of Henry Orr Parkway, said point also being the Northwest corner of Common Area "B" of Tract Map No. 4394, "First Tee Unit No. 6 at Kiley Ranch", File No. 3105843, recorded September 29, 2004, Official Records of Washoe County, Nevada

THENCE along the north line of said Tract Map 4394 the following courses:

South 89°59'52" East, 236.81 feet;
South 01°16'39" West, 40.45 feet;
South 88°43'21" East, 382.42 feet;
South 64°26'19" East, 37.01 feet;
South 19°00'58" East, 32.35 feet;
South 88°43'21" East, 159.37 feet;
South 69°15'09" East, 26.66 feet;
South 48°38'11" East, 749.87 feet;
South 49°46'57" East, 53.00 feet;
South 48°14'50" East, 288.10 feet;
South 49°12'52" East, 4.05 feet to the eastern most angle point of said Tract Map No. 4394, said point also being the northerly right-of-way of Vista Del Rancho Parkway, an eighty(80') foot wide right-of-way as shown on said map and a point on the southerly line of "Parcel Offered for Annexation, Tract Map No. 4031, "Map Support Petition for Annexation of Certain Lands to the City of Sparks", File No. 2629033, recorded December 14, 2001, Official Records of Washoe County, Nevada

THENCE along the southerly line of said Tract Map No. 4031 the following courses:

South 49°12'36" East, 175.96 feet;
South 40°13'19" West, 60.50 feet;
South 35°44'31" East, 41.23 feet;
North 57°19'29" East, 68.00 feet;
South 49°46'41" East, 30.00 feet;
South 52°04'08" East, 200.17 feet;
South 54°51'28" East, 180.71 feet;
South 62°10'43" East, 51.22 feet;
South 49°46'41" East, 359.97 feet;
South 26°21'08" West, 83.43 feet;
South 26°33'02" West, 76.16 feet;
South 49°46'41" East, 212.00 feet;
North 36°31'50" East, 155.32 feet;
South 49°46'41" East, 125.00 feet to the westerly right-of-way of Vista Blvd, said point also being the northeast corner of Parcel K of Tract Map No. 3589, "Sunrise at Kiley Ranch", File No. 2243042, recorded August 17, 1998, Official Records of Washoe County, Nevada

THENCE along said westerly right-of-way, South 01°16'11" East, 437.34 feet to an angle point of said tract Map No. 3589;

THENCE continuing along said westerly right-of-way, South 01°16'11" East, 80.00 feet to the centerline of Vista del Rancho Parkway, said point also being the northeast corner of Adjusted Parcel J of Record of Survey Map No. 3426, "L. David Kiley, Joann Kiley and David A. Kiley", File No. 2205345, recorded April 29, 1998, Official Records of Washoe County, Nevada

THENCE along said westerly right-of-way of Adjusted Parcel J, South 01°16'11" East, 484.23 feet;

THENCE along the arc of a tangent curve to the right, having a radius of 4931.00 feet, through a central angle of 00°11'29", a distance of 16.47 feet to the southeast corner of said Adjusted Parcel J;

THENCE along the northerly, westerly and southerly lines of that parcel conveyed to the Washoe County School District as shown

on Record of Survey Map No. 2672, "Kiley Ranch Zoning", File No. 1768913, recorded February 25, 1994, Official Records of Washoe County, Nevada, the following courses:

North 88°43'38" West, 1,222.67 feet;
South 01°26'00" West, 655.91 feet;
South 43°51'07" East, 712.80 feet;
South 88°23'44" East, 734.71 feet to the westerly line of Vista Blvd and to the northeast corner of Lot 613, of Tract Map No. 3441, "Triple Crown Subdivision Unit 6", File No. 2127744, recorded August 22, 1997, Official Records of Washoe County, Nevada;

THENCE continuing along the westerly right-of-way of Vista Blvd., along the northeast line of Lots 612 through 606 of said Tract Map, South 01°38'18" East, 520.00 feet to the eastern most angle point of Lot 606 of said Tract Map, said point also being the northeast corner of Parcel #1 of Record of Survey Map No. 3756, "Vista Center, Inc.", File No. 2434392, recorded March 29, 2000, Official Records of Washoe County, Nevada

THENCE continuing along the westerly right-of-way of Vista Blvd., along the east line of Parcel #1, #4, #2 and #3 the following courses:

South 01°38'18" East, 203.50 feet;
along the arc of a tangent curve to the right, having a radius of 1141.00 feet, through a central angle of 08°30'13", a distance of 169.34 feet;
South 10°08'30" West, 72.14 feet to an angle point of Parcel #3;

THENCE South 27°09'37" West, 458.39 feet to the eastern most angle point of Lot 13 Block A, Tract Map No. 3047, "Triple Crown Subdivision Unit 1", File No. 1803283, recorded June 2, 1994, Official Records of Washoe County, Nevada

THENCE continuing along the east line of Lot 13, South 22°33'07" West, 74.15 feet to the southeast corner of said Lot 13 and the northeast corner of Lot 12;

THENCE continuing along the east line of Lot 12, South 22°33'07" West, 50.00 feet to the southeast corner of said Lot 12;

THENCE South 88°39'35" East, 27.07 feet to an angle point of Vista Blvd. and the northeast corner of Lot 148 of Tract Map No. 4453, "The Vineyards Villages 2 & 3", File No. 3181482, recorded March 11, 2005, Official Records of Washoe County, Nevada;

THENCE along the northerly line of said Tract Map, North 89°39'50" West, 2,380.69 feet to the easterly right-of-way of Sparks Blvd., a one hundred (100') foot wide right-of-way;

THENCE continuing along the easterly right-of-way the following courses:

South 01°13'27" West, 1,889.89 feet;
along the arc of a tangent curve to the left, having a radius of 1250.00 feet, through a central angle of 13°53'45", a distance of 303.16 feet;
South 12°40'18" East, 100.00 feet;
along the arc of a tangent curve to the right, having a radius of 1350.00 feet, through a central angle of 14°36'12", a distance of 344.08 feet to the northwest corner of Parcel B of Parcel Map No. 4344, "The Vineyards Investors, L.L.C.", File No. 3183181, recorded March 16, 2005, Official Records of Washoe County, Nevada;

THENCE North 80°48'49" West, 101.94 feet to the westerly right-of-way of Sparks Blvd., said point also being the southeast corner of Lot 191 of Tract Map No. 3841, "Mesa Meadows Subdivision, Unit No. 6.", File No. 2456893, recorded June 19, 2000, Official Records of Washoe County, Nevada

THENCE along the south line of Lots 191 and 192, North 89°35'35" West, 357.05 feet to the southwest corner of Lot 192 of said Tract Map, said point also being the southeast corner of Lot 262 of Tract Map No. 4025, "Mesa Meadows Subdivision", File No. 2625752, recorded December 7, 2001, Official Records of Washoe County, Nevada;

THENCE continuing North 89°35'50" West, 1,158.95 feet along the south line Lots 262, 261, 254, 253, 245, 244, 236 and 235 of

said Tract Map to an angle point of Mesa Meadows Drive;

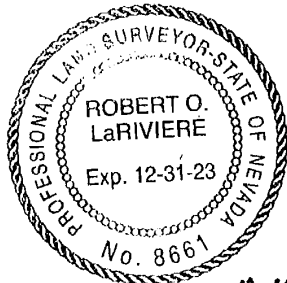
THENCE continuing North 89°35'50" West, 94.00 feet along the south line of Mesa Meadows, said point also being the southeast corner of Lot 65 of Tract Map No. 5102, "Kiley Ranch South Phase III, Parcel C The Pinnacles Phase III", File No. 4401308, recorded October 17, 2014, Official Records of Washoe County, Nevada;

THENCE continuing North 89°35'50" West, 630.11 feet along the south line Lots 65, 64, 55 and 54 to the southwest corner Lot 54, said point also being the southeast corner of Lot 39 of Tract Map No. 4700, "Official Plat of Kiley Ranch South Phase III, Parcel C, THE PINNACLES PHASE I", File No 3441290, Recorded September 22, 2006, Official Records of Washoe County, Nevada;

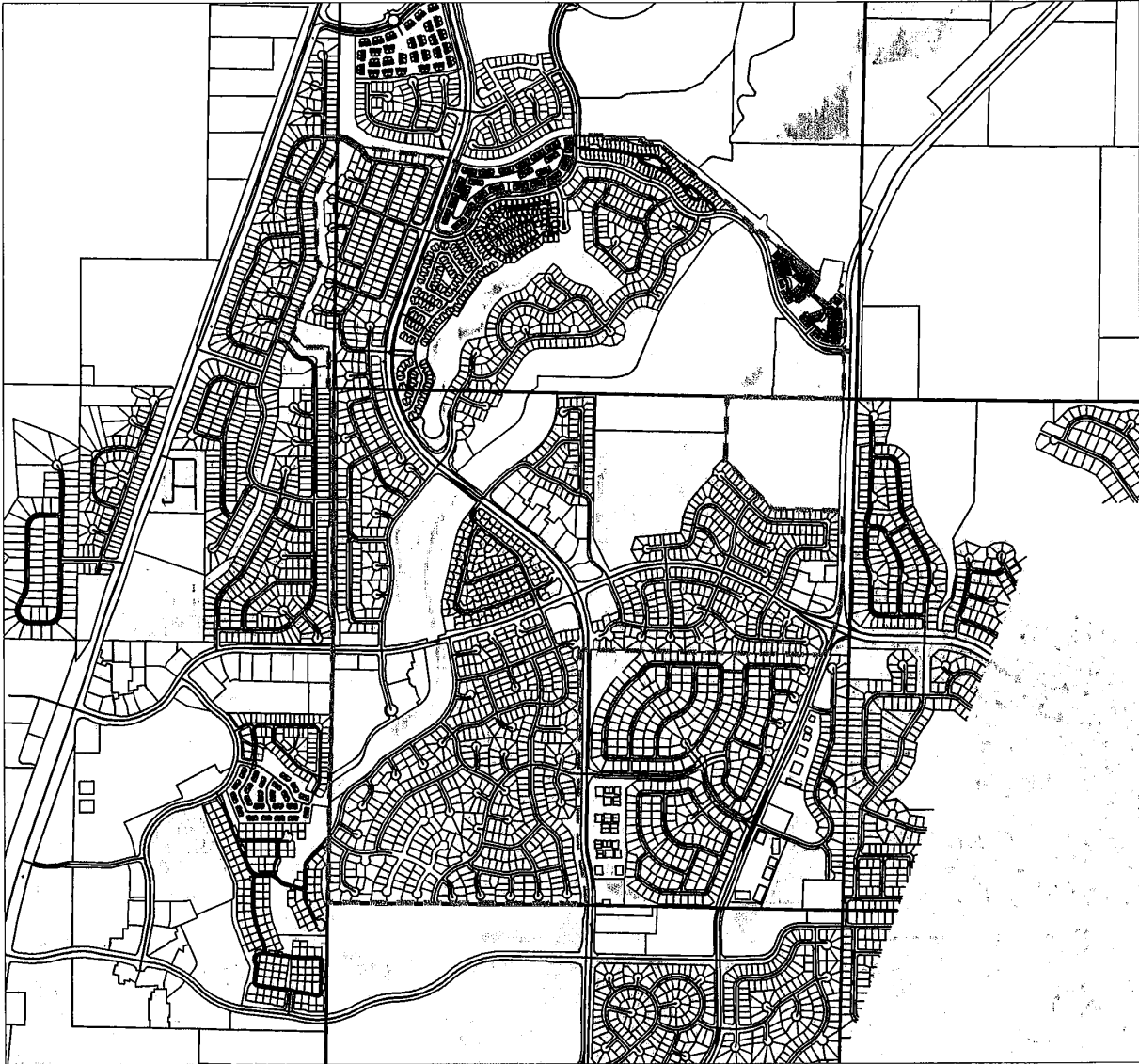
THENCE continuing North 89°35'50" West, 443.11 feet along the south line Lots 39, 38 and 37 to the POINT OF BEGINNING;

Containing 726.6 acres, more or less.

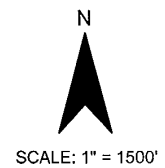
The basis of bearings for this description is Nevada State Plane coordinate system, West Zone NAD83(94).



Robert O. LaRiviere 10-18-2022
Robert O. LaRiviere, PLS 8661
CFA Inc.
1150 Corporate Blvd.
Reno, NV 89502



KILEY RANCH PLANNED DEVELOPEMENT
EXHIBIT



When Recorded Return to:
Sparks City Clerk
PO Box 857
Sparks, NV 89432

Introduced by City Council

BILL NO. 2803

ORDINANCE NO. 2621

PCN05100- AMENDMENT OF THE
KILEY RANCH SOUTH PLANNED
DEVELOPMENT HANDBOOK, FOR A
SITE APPROXIMATELY 589 ACRES
IN SIZE GENERALLY LOCATED EAST
OF THE KILEY RANCH NORTH
PLANNED DEVELOPMENT, NORTH OF
DISC DRIVE, WEST OF VISTA
BOULEVARD, AND SOUTH OF THE
KILEY RANCH NORTH PLANNED
DEVELOPMENT.

AN ORDINANCE MODIFYING A FINAL APPROVED PLAN (KILEY RANCH SOUTH DEVELOPMENT HANDBOOK) TO MODIFY PERMITTED USES AND DEVELOPMENT STANDARDS FOR BUILDING SETBACKS, BUILDING LOT COVERAGE, AND PARKING APPLICABLE TO THE PARCELS DESIGNATED IV-E.B AND IV-E.C, COMPRISING APPROXIMATELY 3.74 ACRES LOCATED AT THE SOUTHEAST CORNER OF LOS ALTOS PARKWAY AND ION COURT WITHIN THE 589-ACRE KILEY RANCH SOUTH PLANNED DEVELOPMENT GENERALLY LOCATED NORTH OF DISC DRIVE, WEST OF VISTA BOULEVARD AND SOUTH OF THE KILEY RANCH NORTH PLANNED DEVELOPMENT IN THE NUD (NEW URBAN DISTRICT - KILEY RANCH SOUTH) ZONING DISTRICT, SPARKS, NEVADA.

THE CITY COUNCIL OF THE CITY OF SPARKS DOES ORDAIN:

SECTION 1: The final approved plan (Kiley Ranch South Development Handbook) for the property described in Exhibit "A," situated in the City of Sparks, County of Washoe, State of Nevada,

is hereby amended and adopted as provided for in Exhibit "B."

SECTION 2: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the plan certified herein as provided by law.

SECTION 3: The ordinance shall become effective upon passage, approval, and publication.

SECTION 4: The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare, and convenience.

SECTION 5: If any subsection, phrase, sentence, or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 6: The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation, or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

PASSED AND ADOPTED this 14 day of November, 2022 by the following vote of the City Council:

AYES: Abbott, VanderWell, Anderson, Bybee, Dahir

NAYS:

ABSENT:

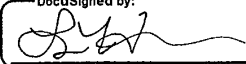
ABSTAIN:

APPROVED this 14 day of November, 2022.

DocuSigned by:

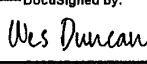
2FE0422E72AA4D1...
Ed Lawson, Mayor

ATTEST:

DocuSigned by:


C13B4240D8AC4AC...
Lisa Hunderman
City Clerk

APPROVED AS TO FORM & LEGALITY:

DocuSigned by:


C13B4240D8AC4AC...
Wes Duncan
City Attorney

KILEY RANCH SOUTH HANDBOOK
UPDATED 11/14/2022

(Rev. 9/20/04)

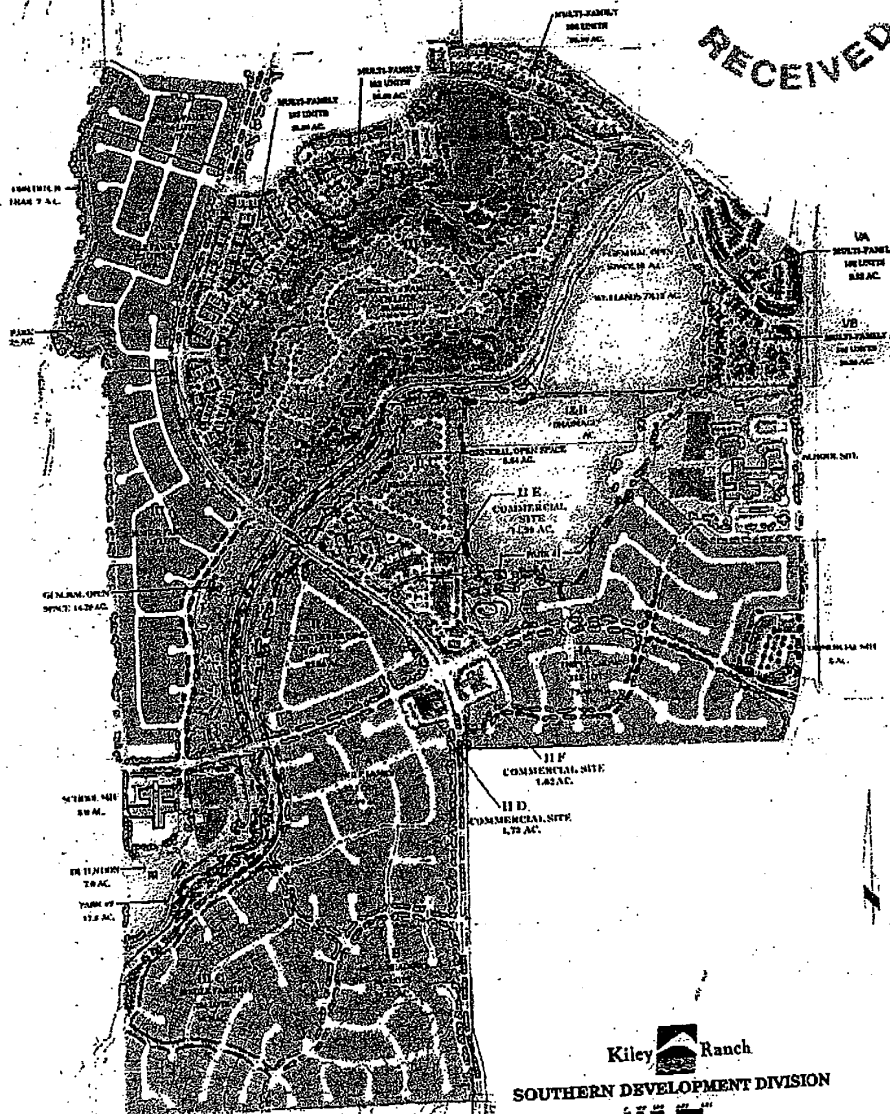
KILEY RANCH DEVELOPMENT DESIGN HANDBOOK
With amendments and updated

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F	“ “ Section IV Commercial & Business Park Development & Design
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H	“ “ Section IV Open Space and site amenities
I	“ “ Section VII Impact Analysis
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RECEIVED



Kiley Ranch

SOUTHERN DEVELOPMENT DIVISION

6. 79 6.80 6.81 6.82 6.83

MACKEY & SONS

100-443887-100

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- D. Conformance Review and Approval Checklist

**KILEY RANCH
DEVELOPMENT DESIGN HANDBOOK**

Original Adoption - September 30, 1993
Amendment #1 - July 28, 1997
Amendment #2 - February 28, 2000
Amendment #3 - December 11, 2000
Amendment #4 - September 10, 2001
Amendment #5 -
Amendment #6 -

SECTION I - PROJECT OVERVIEW

A. PROJECT DESCRIPTION

The Kiley Ranch (Refer to Plate I A, Vicinity Map) Master Plan is designed to offer a balance between developed land and the existing natural environment. It includes residential units, a variety of recreational facilities, a limited amount of commercial and service space, an elementary school site, development of several business parks and a significant amount of natural open space.

A range of environments and vegetation exist on the property, from high desert with sage and annual grasses to meadow grasses in the pasture lands, riparian vegetation and delineated wetland areas. The property has outstanding scenic resources with pasture/open space lands and views of rugged mountain slopes. The North Truckee Drain traverses the property in a north/south direction along with the Spanish Springs Valley Flood Control Dam located on the northeast portion of the property.

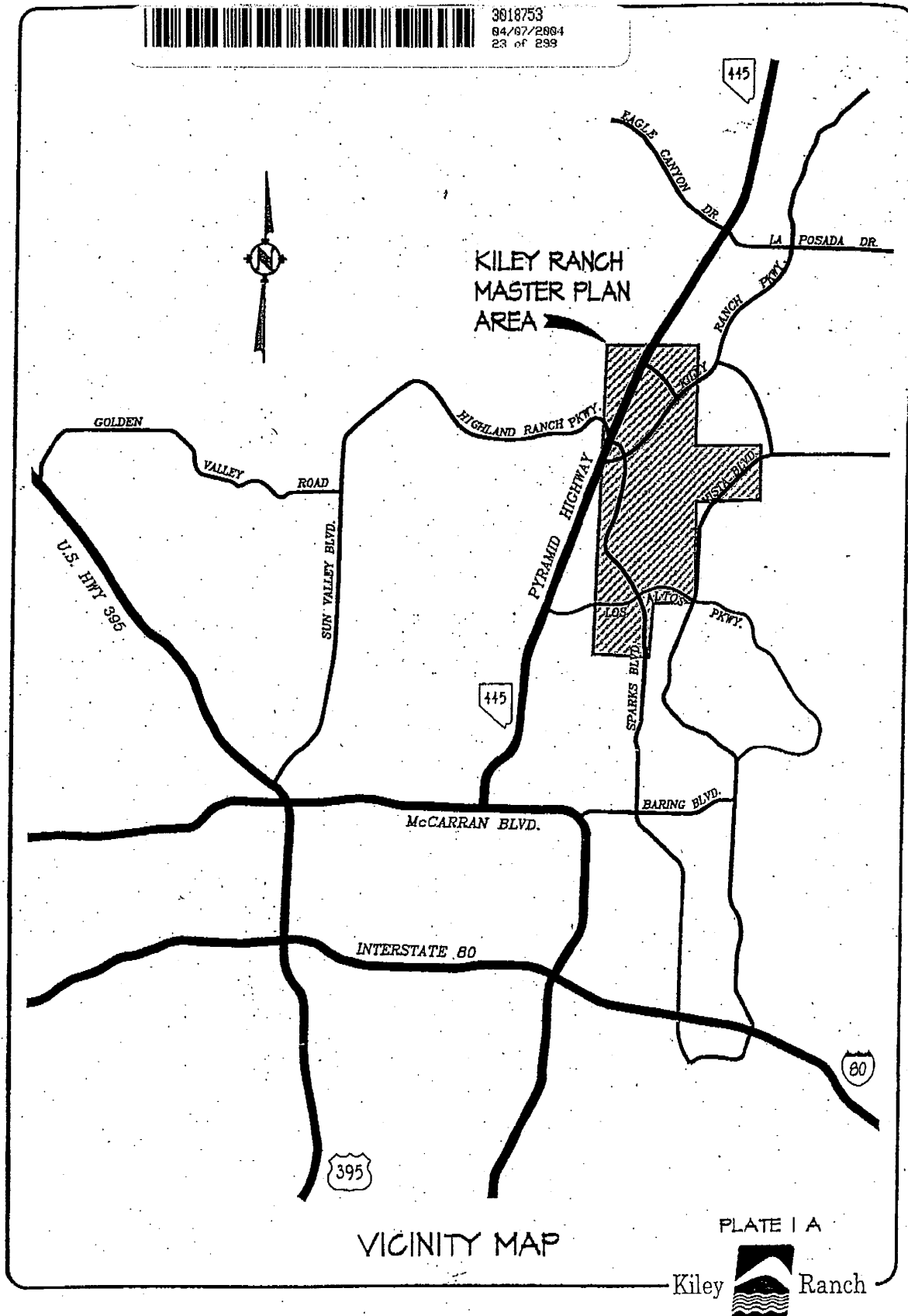
South Development Division

The 758 ± acre property located within the City of Sparks stretches from west of Vista Boulevard and north of Disc Drive north 1.5 miles to the Spanish Springs Flood Detention Dam. Spring Creek Subdivision borders the property to the west, the Vistas borders to the east and Willow Creek Subdivision is adjacent to the southeast. Regionally, the ranch is located in the Spanish Springs Valley, in close proximity to the existing urban centers within the Truckee Meadows. Incorporation of the open space and wetland areas into the development is a key feature of the Kiley Ranch. This initial South Development Division represents approximately 37% of the total land area currently owned by the Kiley Ranch.



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B. PROJECT HISTORY

Prior to the regional planning process, the Spanish Springs Valley was included in the Washoe County Area Plan. The Regional Plan created the Sphere of Influence, which over time, will allow expansion of the Sparks urban area.

The major property owners within the Spanish Springs Valley requested inclusion in the City of Sparks Sphere of Influence and agreed to participate in a privately funded joint public/private effort to master plan the region for future growth. In October of 1991, the Northern Sparks Sphere of Influence Plan/Master Plan for the Spanish Springs Valley was adopted. Following the Regional Plan Sphere of Influence concept of staged outward expansion from the urban areas, 743± acres of the Kiley Ranch referred to as the Southern Development Division was annexed to the city of Sparks in early 1992. The Development Design Handbook was developed to establish detailed development plans for the Kiley Ranch Southern Development Division consistent with the policies and goals set forth in the Northern Sparks Sphere of Influence Plan. Refer to Plate I B, Southern Development Division Plan.

The Kiley Ranch Development Design Handbook generally promotes a southwestern ranch development theme and strives to retain as much of the pastoral/open space character as possible.

C. KILEY RANCH OWNERS - DEFINITION

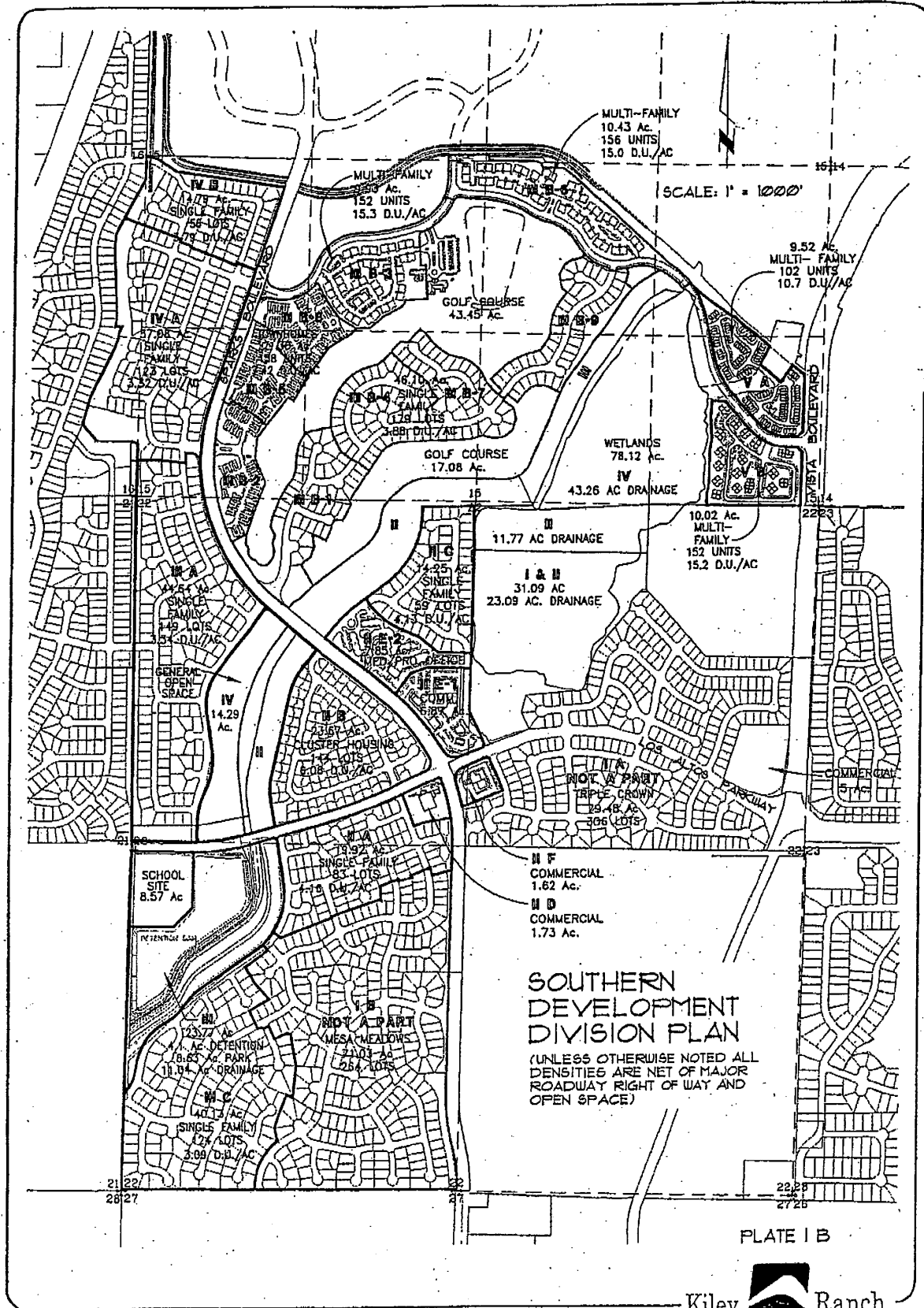
The Kiley Ranch Owners are defined as Kiley Ranch LLC, dba Nevada Hereford Ranch, L.D. Kiley, D.A. Kiley, Lazy Five Company, or their designated representatives.

D. AMENDMENT #1

Special Use Permit SP 970010, approved May 27, 1997

1. Scope

The First Amendment to the Handbook was submitted in conjunction with the tentative maps for Phase II of the Kiley Ranch. The overwhelming majority of these changes had been previously approved through the tentative map approval for Triple Crown and Mesa Meadows, as well as negotiations and subsequent agreements such as the Development Fee Agreement, Open Space Dedication Agreement, Special Maintenance Area Agreements, etc. The intent of Amendment #1 was to comprehensively review the entire document, bringing all components current, reflective of the proposed future improvements of the undeveloped portion of the Kiley Ranch Southern Development Division.



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Ranch

2. Specific Exclusions

Specifically excluded from this Amendment:

a. Approved Triple Crown Subdivision and Mesa Meadows Subdivision

These two projects were approved on 9/13/93 as Subdivision Case T-4-93 and T-5-93, respectively. These approvals were vested and any attempt to modify the Handbook to include these two subdivisions would not be beneficial at the time of the First Amendment. Prior approval of these two subdivisions will require maintaining the following sections of the original Handbook approved on Special Use Permit #SP930018:

April, 1993 Version

1. Section III C 1. c. (Height and Setbacks)
2. Section III C 2. a., b., and c. (Architectural Guidelines)
3. Section III C 3. b. (Landscape and Irrigation)
4. Section V B (Street Section Standards)
5. Section VII A (Transportation)
6. Section VIII A (Infrastructure Phase I)
7. Section VIII F 2. (Special Maintenance Taxing)

These sections from the original Handbook are packaged together and included in the Appendix.

E. AMENDMENT #2

Special Use Permit SP 970010, approved February 28, 2000

The primary purpose of the second amendment was to create an 18± acre neighborhood commercial center at the intersection of Sparks Blvd. and Los Altos Parkway. The RTC projected significant increases in traffic at this intersection which was the action that prompted the land use change.

F. AMENDMENT #3

The introduction of a 9-hole par 3 golf course was the primary reason for this change. This par 3 executive course has a multitude of uses. The primary use is for a training facility to be owned and managed by "First Tee", a PGA sponsored foundation that was created to introduce the sport of golf to children, regardless of their socio-economic status. This executive course will also fill a void for the general public that is looking for a short course for practice or general use that does not pose the challenges of all the new professional 18-hole courses. It will also provide a practice and limited time use facility as an amenity for the Kiley Ranch Business Park.

This Amendment also shifts the Business Park component north to the Pyramid Highway corridor, creating a unified Business Park area, oriented around major community shopping and services at the intersections of Sparks Blvd., Kiley Ranch Parkway, and Pyramid Highway.

G. AMENDMENT #4

A minor amendment to reduce the cluster housing component by eliminating the Parcel II C portion (Phase IV of the Cluster Housing).

Parcel II C was converted to standard single family housing and the reduction of 19 units in Parcel IIC was shifted to Parcel III A. This provided an additional neighborhood of single family housing adjacent to the 9-hole golf course added with Amendment #3. This was also a reaction to slower than anticipated market absorption of the cluster housing.

SECTION II - MASTER PLAN

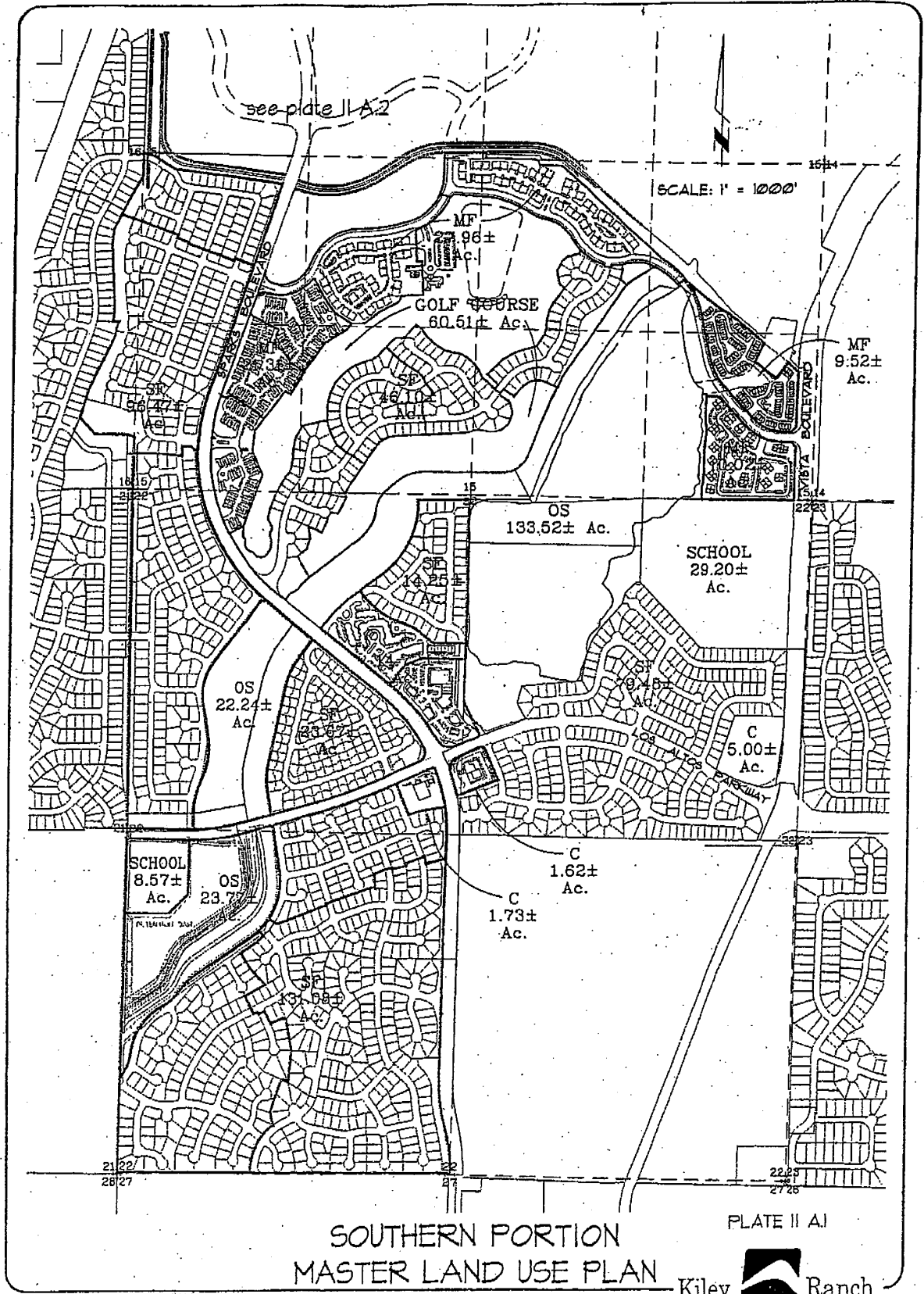
A. INTRODUCTION

The Kiley Ranch consists of 1,929 acres of land. The Property owner has no intention of developing the property himself, but foresees that staged development is inevitable. The southern 743 acres has been annexed to the City of Sparks with the remaining 1,175 acres contiguous to the City of Sparks and within the Sphere of Influence. This document, the Conceptual Master Plan, establishes the conceptual development based on an evaluation of the opportunities and constraints of the property. The constraints included the City of Sparks Detention Dam and associated flood pool, 100-year floodplain, irrigation ponds, delineated wetlands, existing infrastructure, soils, and topography. The concept of the master plan is to create neighborhoods linked with a network of pedestrian trails. The other intent of the plan is to create a jobs/housing balance.

To insure development consistent with the Conceptual Master Plan on the property, a Development Design Handbook has been completed for the south 743± acres. The Development Design Handbook establishes design guidelines for the Southern Development Division of the Kiley Ranch. An Area Plan has been prepared for the Market Place, a 300-acre mixed-use portion of the Ranch at the intersections of Pyramid Way, Sparks Blvd., and Kiley Ranch Parkway.

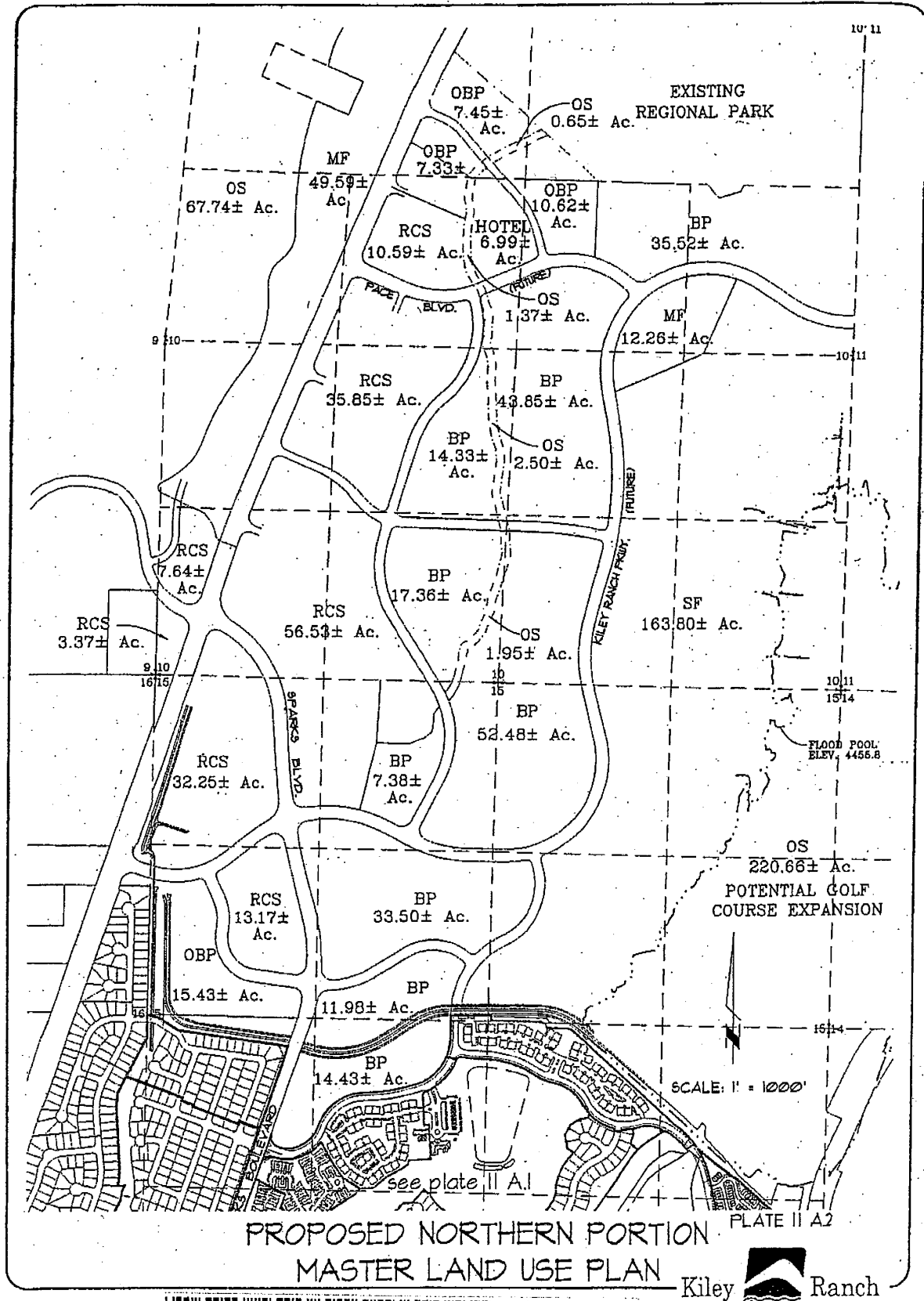
The following table summarizes the land use types by acres and units. The gross density approved is 2.0 units per acre through the joint Sphere of Influence plan. (Refer to Plate II A.1, and II A.2).

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PROPOSED NORTHERN PORTION
MASTER LAND USE PLAN

Kiley Ranch



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FIGURE 1
MASTER PLAN
LAND USE

	ACRES SOUTH	(NOT APPROVED) NORTH	TOTAL	UNITS SOUTH	NORTH	TOTAL
Single Family	393.64	237.16	630.80	1550	1092	2642
Multi Family	61.23	41.09	102.32	720	575	1295
TOTAL RESIDENTIAL	454.87	278.25	733.12	2270	1667	3937
Business Park	0.0	299.02	299.02			
Commercial	23.07	127.41	150.48			
School/Park Site	29.04	15.00	44.04			
Open Space	151.53	284.23	435.76			
Golf	60.31		60.31			
Regional Park		80.00	80.00			
Major Roadway R.O.W.	39.00	92.00	131.00			
TOTAL NON- RESIDENTIAL	302.95	897.66	1200.61			
TOTAL ACRES	757.82	1175.91	1933.73			
Gross Dwelling Units						DU 2.00
Roadways			(131)			
Net Acres			1802.73			
Net Dwelling Units						DU 2.13

*Dwelling Units = DU

B. RESIDENTIAL

The conceptual master plan establishes residential types and densities. The proposed overall gross density in the conceptual master plan is 2.0 dwelling units/acre. Subtracting out the arterial roadway rights-of-way of 131 acres creates a net density of 2.13 dwelling units per acre. There are 3,937 dwelling units proposed. The residential densities range from three dwelling units/acre to 15 dwelling units/acre. For Residential Design Guidelines, refer to Section III of the Development Design Handbook.

C. COMMERCIAL

The conceptual plan establishes 150 acres for community and neighborhood commercial/retail/service uses. The Kiley Ranch will provide a major portion of the retail shopping area for the lower Spanish Springs Valley. The long-term market conditions will determine the actual extent of future need, which may require changes to this land use element over time. Any changes of land use, as proposed in the approved Development Design Handbook, will require amendment of the Special Use Permit approving the Handbook, including a public hearing before the City Council or its designated representative. The Development Design Handbook, Section IV, contains design guidelines for commercial development.

D. BUSINESS PARK

The conceptual plan allocates 299 acres for future business park uses. The intent of the plan is to create a jobs/housing balance if the market can be generated to support it. This acreage will be set aside for some period of time to allow the market adequate time to establish future absorption rates. Any changes of land use, as proposed in the approved Development Design Handbook, will require amendment of the Special Use Permit approving the Handbook, including a public hearing before the City Council or its designated representative. Refer to the Marketplace Development Design Handbook for design guidelines for Business Park development.

E. GOLF COURSE

The conceptual master plan allocates 60.31 acres for a 9 hole, Par-3 golf course to be developed and managed by First Tee, a non-profit organization affiliated with the PGA, and dedicated to expanding golfing opportunities for young people. The golf course shall be open to the public with special consideration given to First Tee's program requirements. The course shall provide open space and recreational amenities for surrounding residential developments. Extensive water features incorporate existing irrigation and drainage ditches into an overall system of ponds and channels which serve to enhance the area's visual quality and accommodate storm drainage and irrigation needs. The course will feature a landmark clubhouse building with space for associated commercial and support activities including pro shop, starter, locker rooms, food & beverage service, cart storage & maintenance, meeting rooms, office space for the First Tee organization (and possibly other non-profit/community service groups), and a museum dedicated to presentation of local golf professional Patti Sheehan's career achievements. Other facilities shall include a driving range, practice green, maintenance building and compound, and a 3-hole training facility with it's own practice and chipping greens and dedicated range tees.

Any changes of land use, as proposed in the approved Development Design Handbook, will require amendment of the Special Use Permit approving the Handbook, including a

public hearing before the City Council or its designated representative.

F. PUBLIC FACILITIES

1. Police/Fire

A police and fire station is to be set aside to serve the area in the Wingfield Ranch area. The City of Sparks Police and Fire Department have made this designation and it is included in the Northern Sparks Sphere of Influence Plan.

2. Schools

In addition to the elementary and junior high school site already established on Spanish Springs Road, two additional 10 acre elementary school sites will be set aside, one in the northern section, one in the southwest.

G. NEIGHBORHOOD OPEN SPACE

The conceptual master plan represents 576 acres (29.8%) of public open space, over 30% of the property. There are six types of open space identified on the conceptual master plan. They are roadway corridors, linear park, neighborhood park, neighborhood trail system, general open space, neighborhood recreation, community recreation, and golf course. It is intended that all these open space elements will be accessible to the public. (Refer to Plate II B).

1. Roadway Corridors

The roadways identified on the conceptual master plan include major/minor arterials and residential collectors. Depending on the classification of the street, there are varying setbacks from adjacent property lines.

The intent of the setbacks is:

- To assist in mitigating the impact of traffic on adjacent land uses.
- Minimize the use of sound barrier walls.
- Create an "edge treatment" with variable depths and configurations to establish a more interesting open space corridor.
- Provide for pedestrian/bike trails separated from traffic.

The setback area creates the roadway open space corridor. This open space and roadway network will be developed and dedicated in phases with adjacent individual developments.

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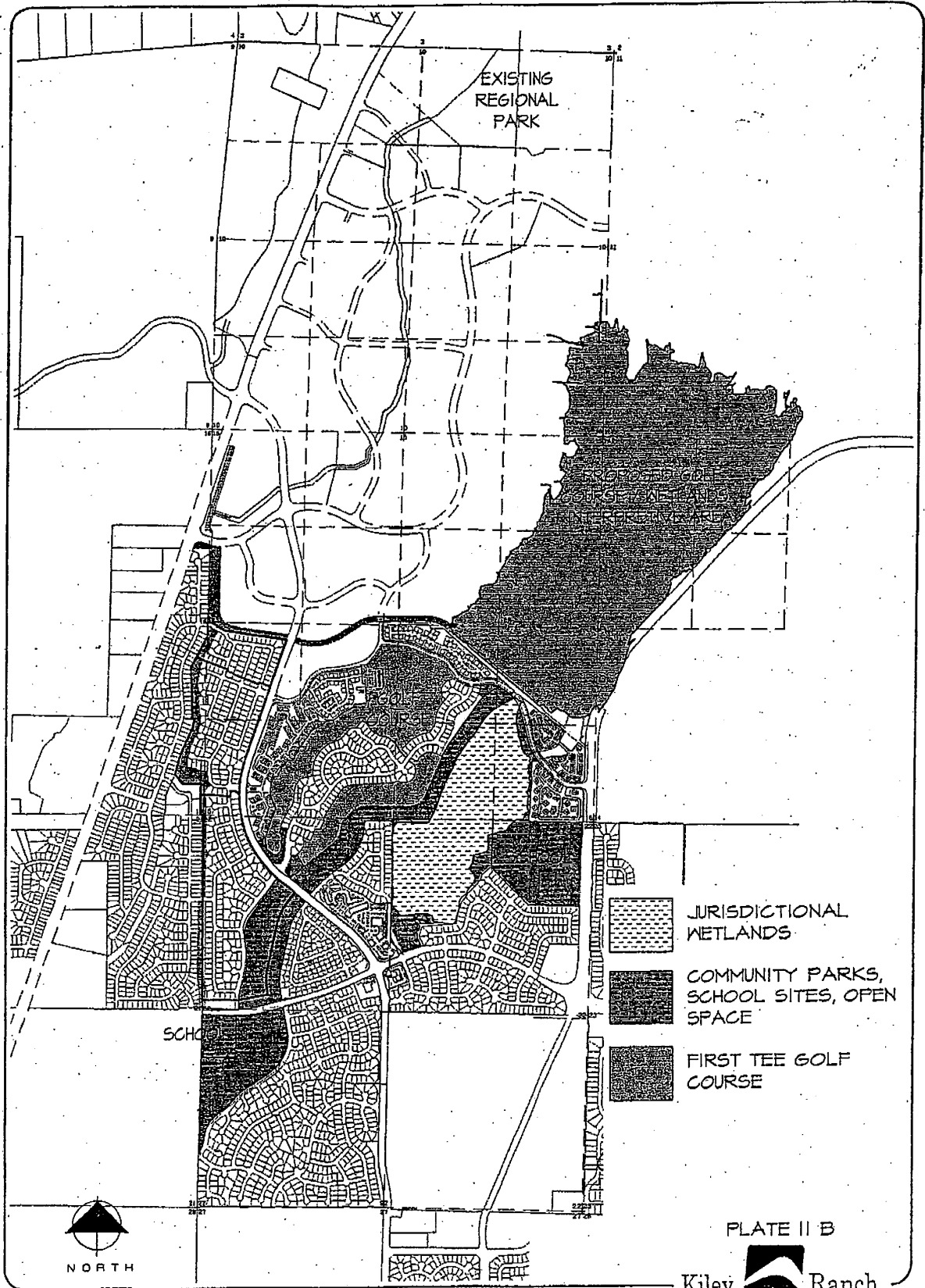


PLATE II B



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2. Linear Park

The linear park creates a spine of neighborhood open space through the property. The concept is to interconnect all the open space and parks to this linear parkway, which is planned to eventually connect to the Sparks Boulevard linear park. The links will be via bike/pedestrian trails.

In addition to the pedestrian/bikeway link, the parkway is intended to provide the following functions:

- Flood control/floodplain mitigation (refer to Section VIII Flood Control and Drainage Master Plan).
- Drainage detention/retention as required (refer to Section VIII Flood Control and Drainage Master Plan).
- Groundwater recharge potential.
- Effluent spray irrigation area.
- Provide for a wide variety of recreational amenities for the nearby neighborhoods. They may include ball fields, recreation areas, picnic areas, and play equipment. The potential exists for two After School Facilities, where the children of the neighborhood can participate in activities until their parents can pick them up. These facilities could be operated by a private party or public agency.

3. Neighborhood Trail System

There is a network of proposed trails, that will connect all the open space and parks throughout the Kiley Ranch. The trails will be through the subdivisions, along the major roadways and as part of the linear neighborhood park.

As discussed previously, the linear park will contain neighborhood facilities. The interpretative overlook on the knoll in the south will also serve as a neighborhood facility.

4. Community Recreation

Washoe County purchased 80 acres of the gun club site for a County Community Park. The 80-acre park is proposed to include two ball field complexes, soccer fields, tennis courts, community center, pool, and possibly a county service center.

5. Golf Course

Approximately 60 acres is proposed for a nine-hole golf course which caters to youth. It is intended that this land be donated to First Tee, a national non-profit

organization that develops golf courses for disadvantaged youth. The course would feature a clubhouse and be surrounded by multi-family and single family homes, trails and wetlands. The potential exists to expand this facility to 18 or 27-holes by utilizing the flood pool area north of the diversion dam for construction of nine to 18 additional holes. Completing an 18- 27 hole course, these additional nine to eighteen holes shall offer a more complete playing experience and opportunities for "long game" training. If the additional eighteen hole experience is utilized, the opportunity to create championship level golf course play can be achieved. Players will access the course expansion via a cart path routed from the clubhouse to First Tee Parkway, across Vista del Rancho Parkway, past the north end of Unit 6, onto the dam, and continuing to the 10th tee. The 9- 18 hole expansion shall be routed in and around existing wetlands as a loop, returning players to the clubhouse on the same cart path. A comfort station or additional clubhouse, designed in accordance with architectural concepts established for the First Tee development elsewhere in this Handbook, shall be provided at a strategic location. Construction of the course expansion shall contribute to enhancement/enlargement of the wetlands and ponds by extracting fill for greens and tees in order to elevate these critical course elements out of the flood plain. Landscaping associated with the course expansion shall be design to promote additional wildlife habitat and improved water quality. (Refer to Plate II C).

The First Tee Golf Course expansion shall be subject to regulatory and planning review by the following jurisdictional agencies:

Army Corps of Engineers (404 permitting);
 U.S. Fish and Wildlife Service, Nevada State Office;
 Nevada State Department of Conservation and Natural Resources;
 Nevada Division of Environmental Protection, Bureau of Water Quality Planning;
 City of Sparks;
 Nevada State Engineers Office
 State of Nevada Historic Preservation Office including historic and archaeological resources of significance.

The First Tee Golf Course expansion shall be subject to Site Plan Review approval by City of Sparks.

6. Open Space

There are three types of public open space. This includes the 100-year flood pool area, delineated wetlands and the mountainous/steep slope area on the west side of Pyramid Highway. These are the areas that will remain natural open space. The total area of open space is 436 acres. There are other



PLATE II C

-Kiley



Ranch



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potential facilities being discussed currently. There have been discussions with the City to develop the 100-year flood pool area into a municipal golf course and wetlands interpretive center. This regional open space will be set aside for future purchase, donation, and/or dedication depending on the use of the ultimate facilities. If land were to be dedicated, it would be contingent on receiving a park tax credit equivalent to the land dedicated.

H. UTILITIES

1. Sanitary Sewer

The ultimate provider of sewage treatment is the City of Sparks. The current plan is to extend sewer trunk lines, currently existing on the south end of the property, to serve a major portion of the property based on the Sphere of Influence Plan.

Our preliminary study indicates a need to provide for average peak flows of 4.3 mgd and average daily flows of 1.4 mgd to serve the entire ranch. This analysis is based on earlier higher intensity use than the plan calls for currently.

The entire ranch will be served by extending a trunk sewer from the southwest corner of the Ranch to the Baring Boulevard sewer interceptor.

2. Water

Sierra Pacific Power Company (SPPCO) is currently extending lines and increasing storage capacity to serve the Southern Development Division. Given that most of the existing water rights are Truckee River rights, SPPCO would be the logical provider. A portion of the property is currently in the SPPCO service area. However, Washoe County may serve the northern portion of the ranch, through a wholesale agreement with SPPCO.

3. Water Rights

Based on our preliminary findings, the ranch currently owns and beneficially uses 3,858-acre feet of Orr Ditch, Truckee River water, and 380-acre feet of groundwater. Assuming SPPCO's current use factor for 7,000 square foot or less lots of 0.44-acre feet, these water rights translate into a development potential for 9,632 residential units and/or commercial equivalents.

4. Storm Drainage

The conceptual design for the storm drainage is to accommodate the storm water downstream from the dam within and adjacent to the parkway. The

parkway will be designed to maintain the natural drainage and mitigate additional runoff caused by the proposed development, minimizing the need for channelization. The roadway crossings will be designed to act as control structures for detention where necessary.

Nimbus Engineering recently released a drainage report prepared for Washoe County. We have recently completed a study of alternatives to that study. The purpose was to develop additional routing and storage alternatives to the Nimbus Engineering report to mitigate effects of development and channelization on Spanish Springs Valley and the North Truckee Drain. Two alternatives have been developed.

- Divert flows to Boneyard Flats.
- Raise the Sparks Detention Dam and increase the flood pool.

For each of the two alternatives, additional storm water detention will be required below the dam within two detention facilities adjacent to the parkway. (Refer to Drainage Master Plan/Flood Control Section VII).

5. Soils

A preliminary soils and geotechnical analysis has been prepared and a summary is available.

I. DEVELOPMENT DIVISIONS

The conceptual master plan has been divided into potential development divisions. The term potential development divisions is used rather than phase since it is impossible to predict the sequence and timing of development of the entire ranch at this point. The potential development divisions are defined by logical infrastructure improvements and a reasonable amount of residential units or commercial development. The divisions are given geographic names to avoid any implication of sequencing. It is possible that more than one division will develop at any one time, or only a portion of a division will develop. (Refer to Plate II-D).

The Southern Development Division will be the first section to develop, primarily because sewer, water and roadways currently exist. We are planning the following for the Southern Development Division. (Refer to phasing plan for each land use type).

- Development of several hundred single-family lots of various sizes over a period of years.
- Make provisions for neighborhood parks, open space, and pedestrian links.
- Use of existing 10" sewer lines that extend to and through the division.
- Plan for and begin construction of the 30" and 36" trunk sewer system that will



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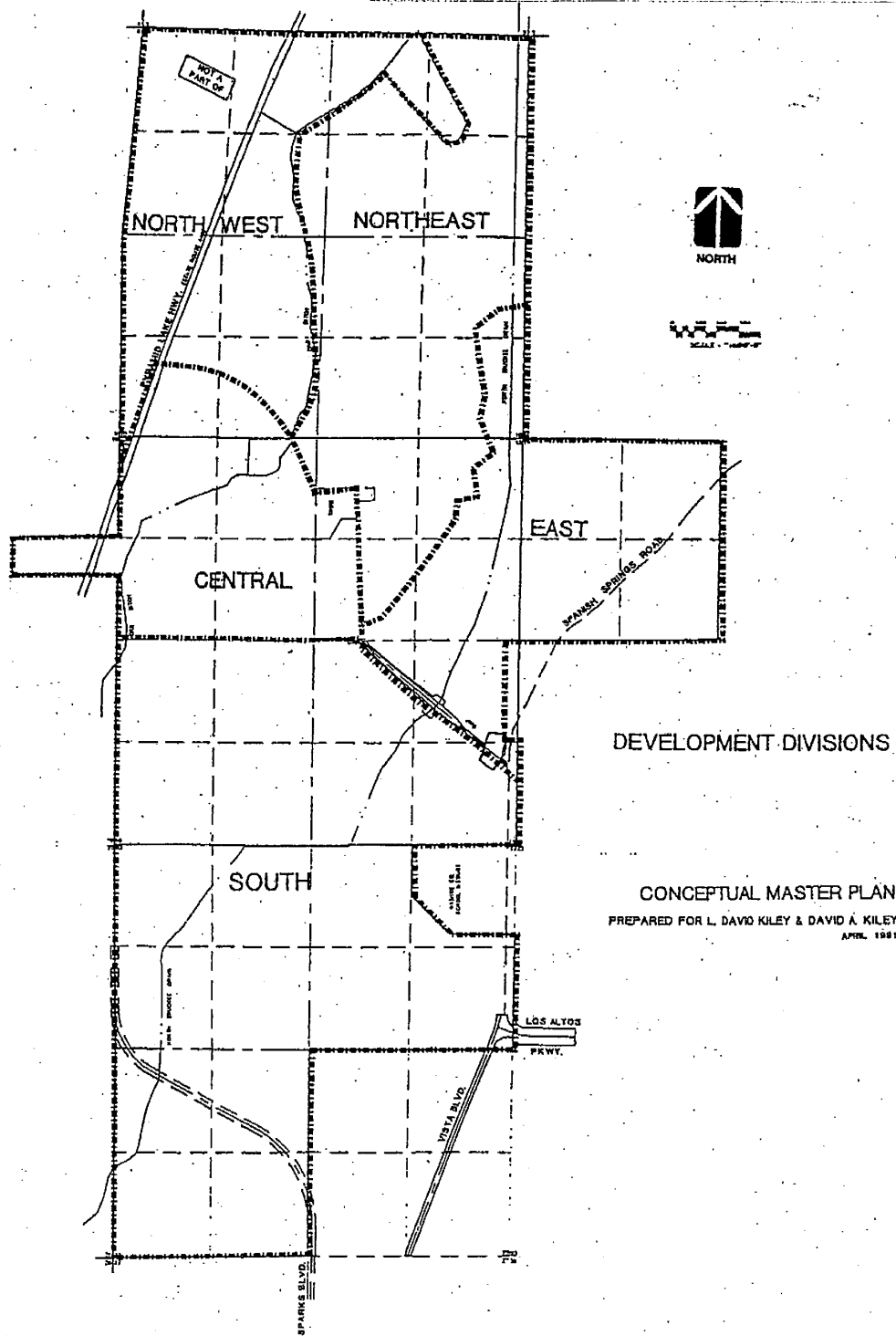


PLATE II D

- eventually serve the entire ranch and portions of the County.
- Provide right-of-way and partially construct Sparks Boulevard and Los Altos extensions.
- Extend a proportionate share of the existing water main distribution system and create an interconnect with the County water system.
- Plan for and begin construction of the parkway/drainage improvements.

J. STAGED ANNEXATION

The area south of the Sparks Detention Dam, approximately 749 acres has been annexed to the City of Sparks. The remaining 1,175 acres within the Sphere of Influence is anticipated to be annexed in stages. This northern portion has been divided into four areas for staged annexation. Without a developer, it is difficult to predict the sequencing and timing of project development. It is assumed the annexation will be defined by logical infrastructure improvements and a reasonable amount of residential or commercial development. (Refer to Plate II-E).

Currently, the Kiley Ranch has an agriculture exemption for property taxes on their property while they continue ranching. The adopted A-40 interim agricultural zoning will be utilized for the majority of the area being annexed.



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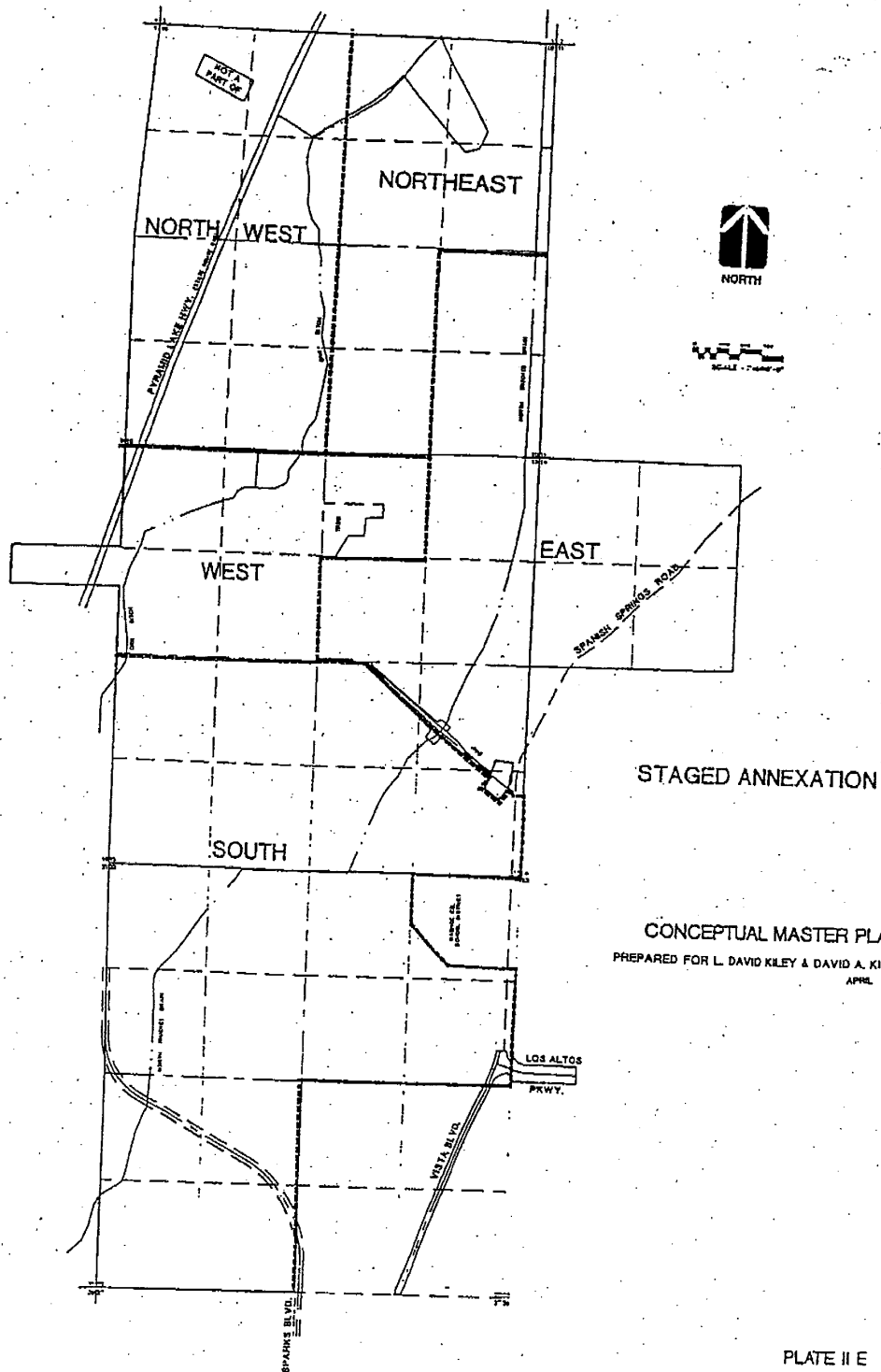


PLATE II E

Kiley  Ranch

SECTION III - RESIDENTIAL DEVELOPMENT AND DESIGN GUIDELINES

Goal: The primary goal for the Kiley Ranch Residential Development is to encourage development of distinct neighborhoods with a strong sense of neighborhood identity and a high quality living environment to promote a strong sense of neighborhood pride.

A. GENERAL LOCATION, PHASING, DEVELOPMENT DENSITY

1. Single Family

As designated in the Kiley Ranch Master Plan, single Family residential lots are generally located along the southern and western portions of the Southern Development Division of the ranch. (Refer to Plate III-A, Single Family Development and Plate III-A.1, Single Family Lot Size/Density Designations).

Single family lots will be developed in five phases as utilities and roadways are extended to serve the property. (Refer to Plate III B, Phasing Plan). Table III-1, below, shows each phase and the approximate number of single family dwelling units in each phase.

TABLE III-1

SINGLE FAMILY DEVELOPMENT BY PHASE

PHASE	GROSS ACRES	DWELLING UNITS	ORIGINAL HANDBOOK DWELLING UNITS
Not a part of Amendment #1			
I A. Triple Crown	71.506	306	290
B. Mesa Meadows	74.825	264	266
PHASE	NET ACRES	DWELLING UNITS	ORIGINAL HANDBOOK DWELLING UNITS
II	34.17	142	235
III	141.3	674	235
IV	51.87	176	152
TOTAL	373.67	1562	1178
Cluster Homes	23.67	144	282
Multi -Family	50.77	564	810
TOTAL DWELLING UNITS		2270	2270

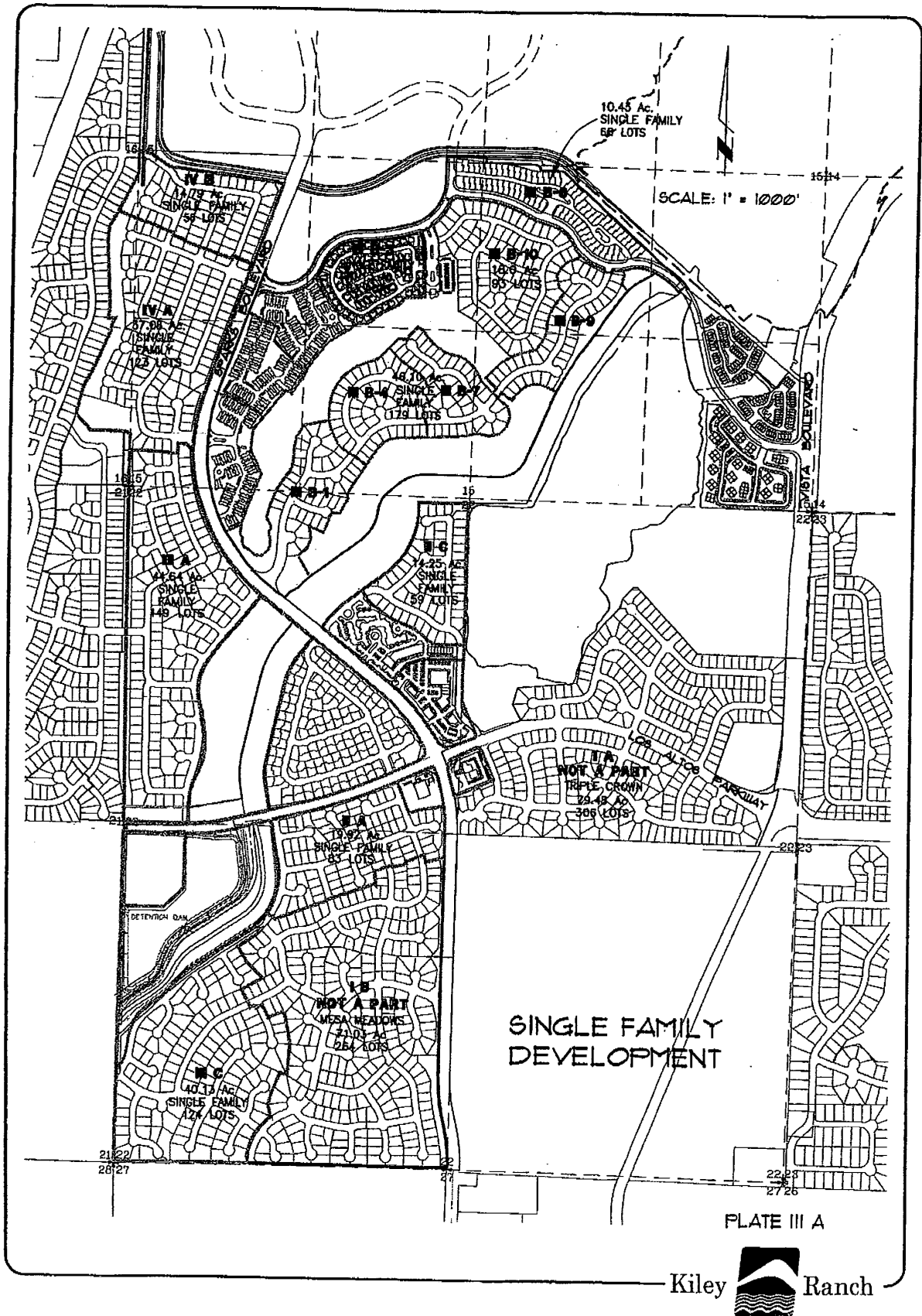
TABLE III-1A

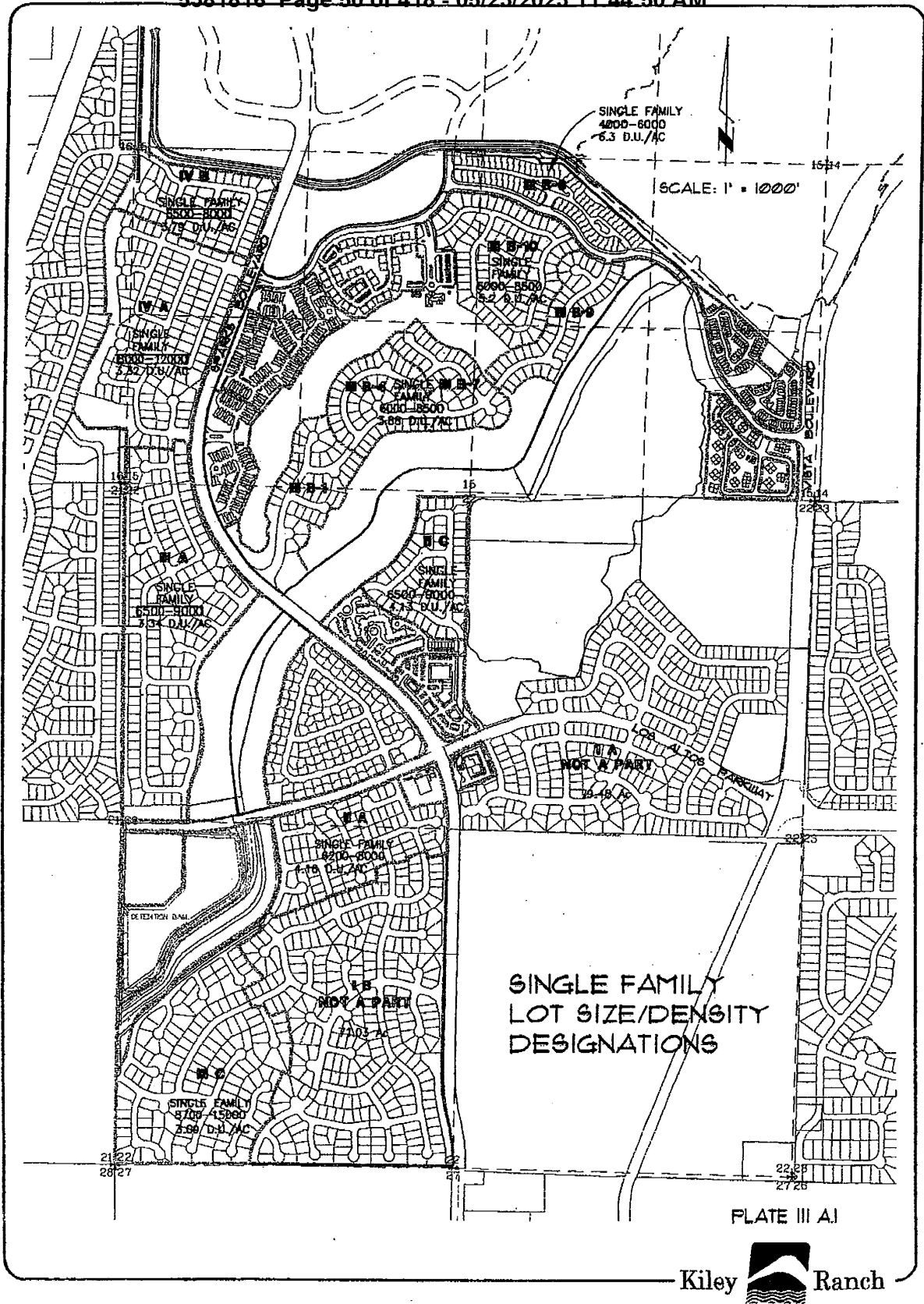
FIRST TEE PROJECT SUMMARY (as of March 2004)

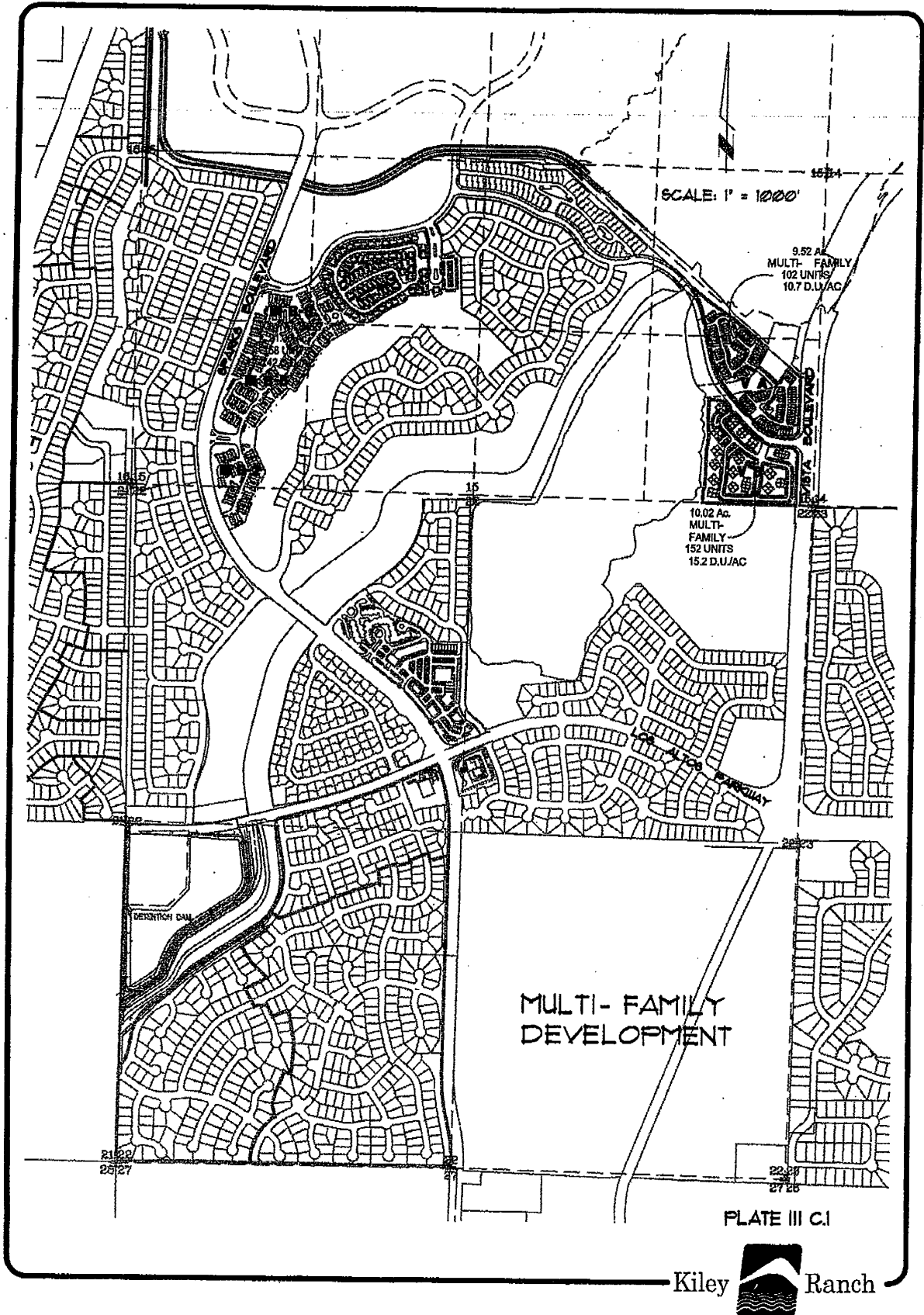
APPROVED PLANS									FINAL & PROPOSED CHANGES			
Construction Phase	Parcel #	Acres Gross	Dwelling Units	Density Gross	Net Road	Density Net	Common Area Acres	Landscaped Acres	Acres Gross	Dwelling Units	Density Gross	Landscaped Acres
SINGLE FAMILY												
Phase I	III B - 1	20.20	70	3.47			2.99	2.99	11.29	41	3.63	0.69
Phase II	III B - 4	14.11	62	4.39			0.00	0.00	11.07	52	4.70	0.00
Phase III	III B - 7	11.79	47	3.99			1.74	1.74	9.40	41	4.36	0.01
Phase IV	III B - 9								11.78	45	3.82	2.33
Phase II	III B - 6								14.71	66	4.49	1.61
Phase II***	IIIB - 3								9.93	83	8.4	4.17
Totals		46.10	179	3.88			4.73	4.73	68.18	328	4.81	8.81
TOWNHOUSES												
Phase I	III B - 2	11.53	80	6.94			8.08	4.77	7.79	44	5.65	3.13
Phase II	III B - 5	9.78	78	7.98			6.27	3.63	6.71	46	6.86	3.98
Phase III	III B - 8								6.89	52	7.55	3.58
Totals		21.31	158	7.41			14.35	8.40	21.39	142	6.64	10.69
APARTMENTS												
Phase I	III B - 3	13.24	152	11.48	9.93	15.31	7.04	4.11				
Phase II	III B - 6	14.72	156	10.60	10.43	14.96	7.47	4.54				
Totals		27.96	308	11.02	20.36	15.13	14.51	8.65				
TOTAL RESIDENTIAL		95.37					33.59	21.78	89.57	470		19.50
PERCENT COMMON AREA								22.84%				21.77%
GOLF COURSE		60.31							42.31			
PHASE V ****	IIIB - 10								18.00	93	5.2	0
TOTALS		155.68	645	4.14	148.08	4.36		21.78	149.88	563	3.76	19.50

*** change with this application

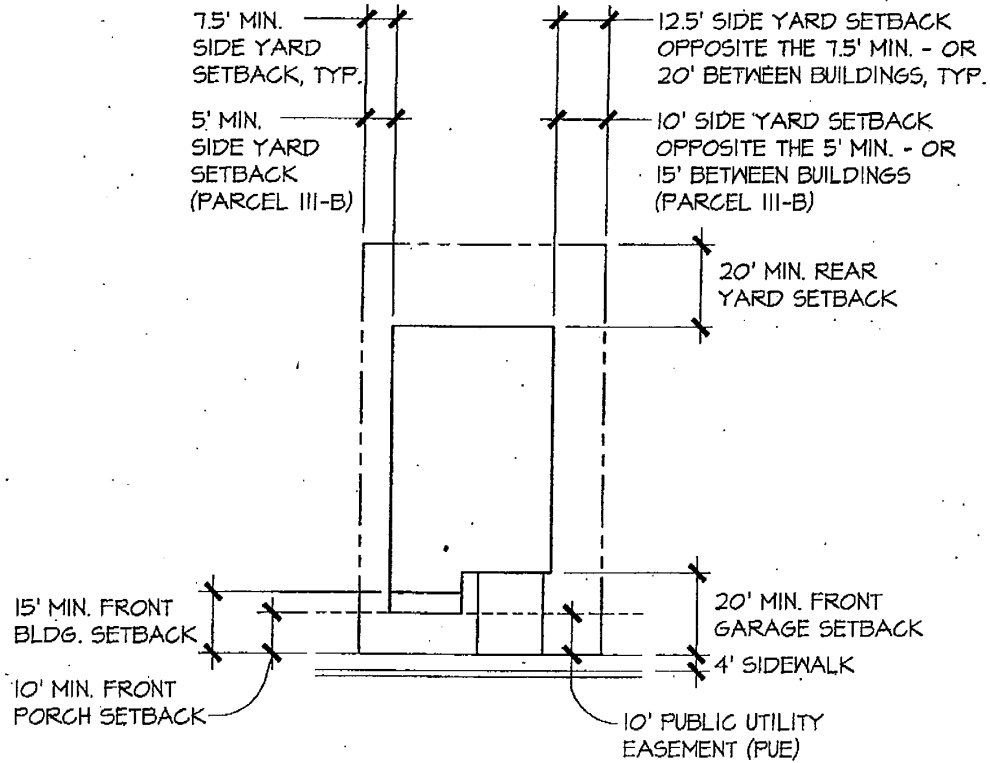
**** See Amendment #6



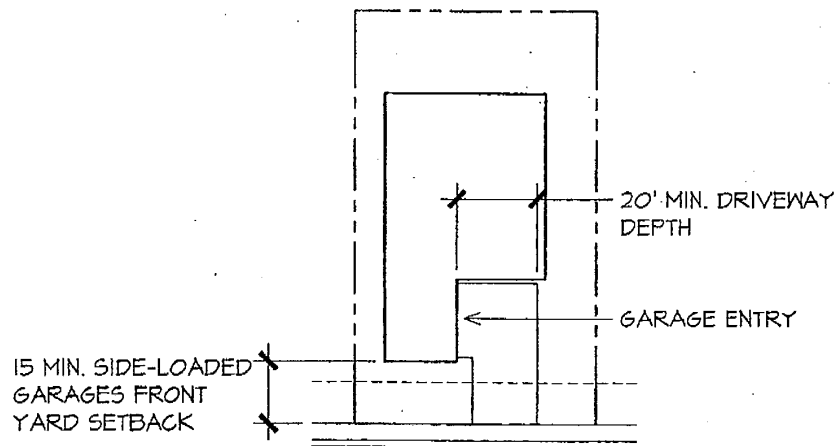




SEPTEMBER 16, 2003 ADMINISTRATIVE CHANGES



TYPICAL SETBACKS



SIDE-LOADED GARAGE SETBACK

TYPICAL SETBACKS

PLATE III G

Single-family residential lots will be developed with a maximum density of 3.6 d.u. per gross acre. Gross acreage is defined to include all street R.O.W.'s, drainage easements and open space areas dedicated for a particular phase of development.

Plate III-B depicts the distribution and proposed densities defined as excluding major roadway right-of-ways, drainage and open space. These densities are approximate and may change based on final plans. The distribution, number and density of single family, cluster and multi-family units may vary, however, the controlling factor is the total number of dwelling units in the Southern Development Division which will not exceed 2,270 units.

2. Cluster Housing

The Kiley Ranch Master Plan also designates a central portion of the Southern Division for medium density residential development which will be developed as cluster housing. Refer to Plate III-C, Cluster Housing Development.

The cluster housing included as phased development are designated as follows:

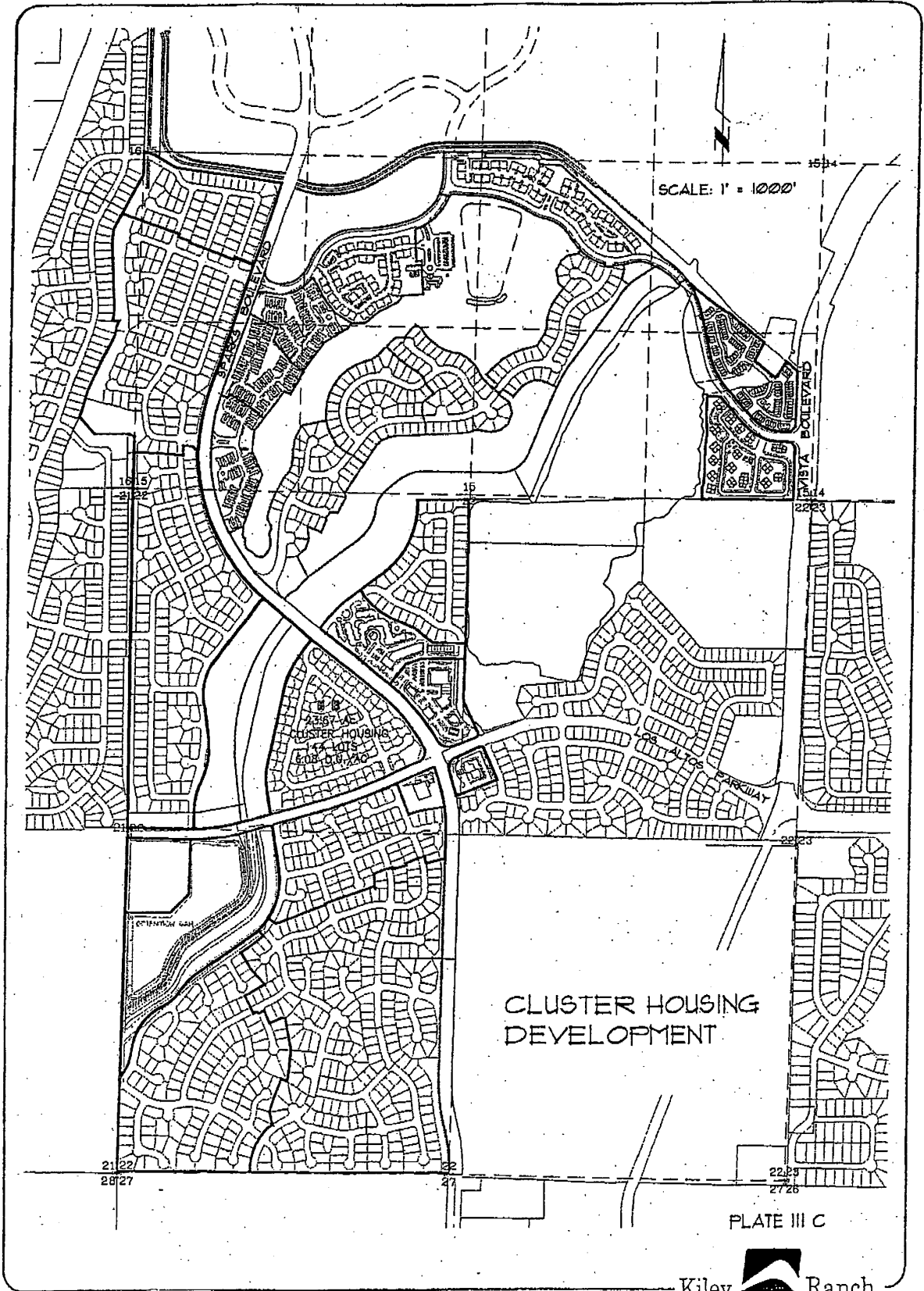
<u>Phase</u>	<u>Net Acres</u>	<u>D.U.</u>
II B	23.67	144

Cluster housing will be developed with a maximum density of 6 d.u. per net acre. Net acres exclude major roadway right-of-way, drainage and open space. Plate III-B depicts the distribution and proposed densities. These densities are approximate and may change based on final plans. The distribution, number and density of single family, cluster and multi-family units may vary, however, the controlling factor is the total number of dwelling units in the Southern Development Division which will not exceed 2,270 units.

3. Multi-Family

Portions of the property are designated for multi-family residential development. They are generally located in the interior of the ranch property, adjacent to the dam in the northeast corner and in the center of the Southern Development Division. Refer to Plate III-C.1, Multi-Family Development. There is the potential for the multi-family designated areas to be developed as single-family residential lots depending on the current market for apartment living at the time this phase is to be developed. Development as cluster housing or condominiums is also a possibility in the future. Any of these changes shall require amendment of the Special Use Permit.

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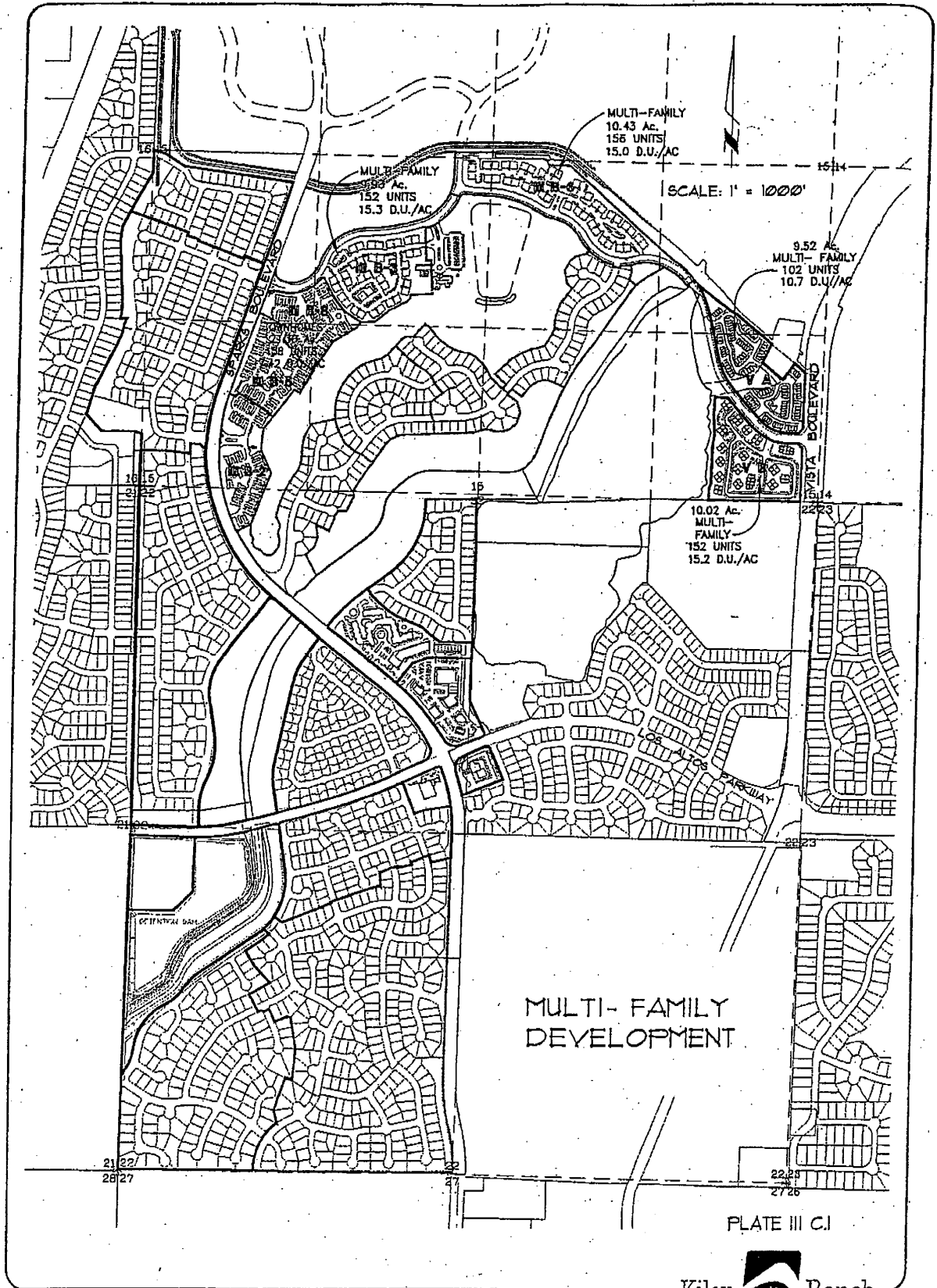


PLATE III C.I

Kiley



Ranch



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Multi-family units are designated for development in later phases as follows:

<u>Phase</u>	<u>Net Acres</u>	<u>D.U.</u>
III	21.39	158
V	<u>9.54</u>	<u>254</u>
Total	30.93	412

A maximum of 15.5 dwelling units per net acre will be allowed. Net acre excludes major roadway right-of-way, drainage and open space. Plate III-B depicts the distribution and proposed densities. These densities are approximate and may change based on final plans. The distribution, number and density of single family, cluster and multi-family units may vary, however, the controlling factor is the total number of dwelling units in the Southern Development Division which will not exceed 2,270 units.

B. CONDITIONS, COVENANTS AND RESTRICTIONS (C.C.& R.'s)

All final maps shall be recorded with a set of C.C.& R.'s that incorporate the following design standards.

C. SINGLE FAMILY

1. Implementation

All building proposals for development will be reviewed by the Kiley Ranch Owners to ensure these standards are enforced in a way that encourages creative design and considers specific site conditions. Each project shall be required to submit specific plans following these standards and as defined in future covenants, conditions and restrictions to be recorded prior to finalizing any leases or sales to end users. The Kiley Ranch Owners will utilize a checklist to review conformance with these guidelines and standards. The checklist will include a certification by the Kiley Ranch Owners, or their designated representatives, to the City of Sparks that certifies review and conformance with the Handbook. This certification shall be a comprehensive final handbook conformance review completed once prior to issuance of any building permit for the entire subdivision. Each building permit request shall include a copy of this certification and checklist. The City of Sparks will not approve plans lacking the required approvals.

2. Lot Design & Building Envelopes

a. Grading Standards

1. Developers shall limit mass cut and fill slopes wherever feasible to retain a natural slope appearance in compliance with the City of Sparks Hillside Development Ordinance.
2. In areas of steeper slopes, slopes between graded lots shall be located within the property line of the lower lot to allow visual screening of the slopes. (Plate III-D, Typical Rear Yard Grading).
3. Berms, channelization and sloped areas shall transition smoothly with no abrupt changes. Grading should look as natural as possible.
4. Retaining walls, if required, shall be terraced with no single wall exceeding 6' in height. Retaining walls must be designed and constructed of materials that will harmonize with adjacent buildings. Developers shall utilize the same materials for retaining walls throughout each neighborhood development.

b. Lot Configurations/Minimum Size

Large-scale neighborhoods and grid pattern streets are discouraged. Smaller neighborhoods with curvilinear streets and cul-de-sacs are required. Lot configurations shall provide access to the open space/trail network. (Refer to Plate III-F, Cul-de-sac Connections).

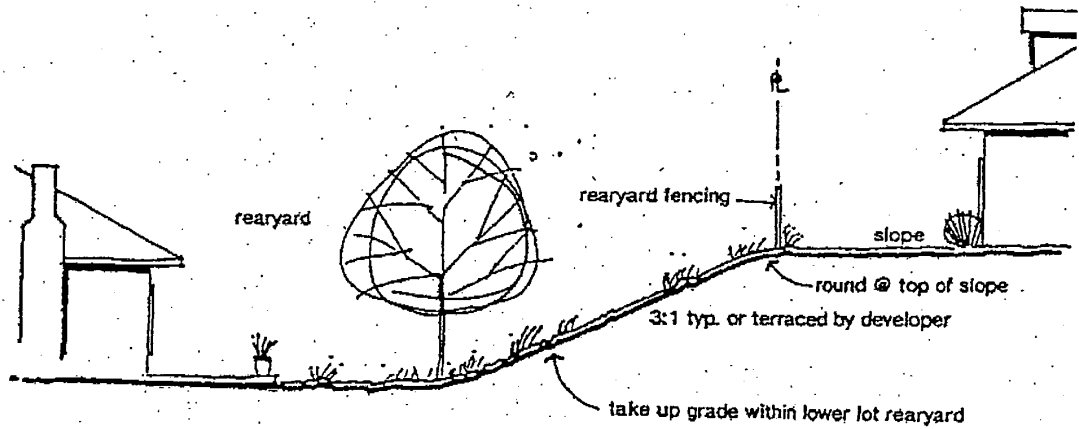
The minimum single family detached lot shall be 6,000 square feet. See Table III-2.

c. Height and Setbacks

1. Singlefamily residences shall be limited to two stories or 25 feet. To minimize cut & fill on steeper slopes, "wall-out" basements that equate to a partial third story shall be permitted.
2. Front building facades shall vary providing interest to the streetscape. Front porches projecting into the front yard setback shall be encouraged. A minimum front yard setback of 10' shall be permitted for porches. Detached accessory structures shall comply with City of Sparks standards for structure separation and setback requirements. Refer to Table III-2 for minimum setbacks per typical lot size and street type. Typical lot size is defined as the normal or typical lot in any phase or unit of a



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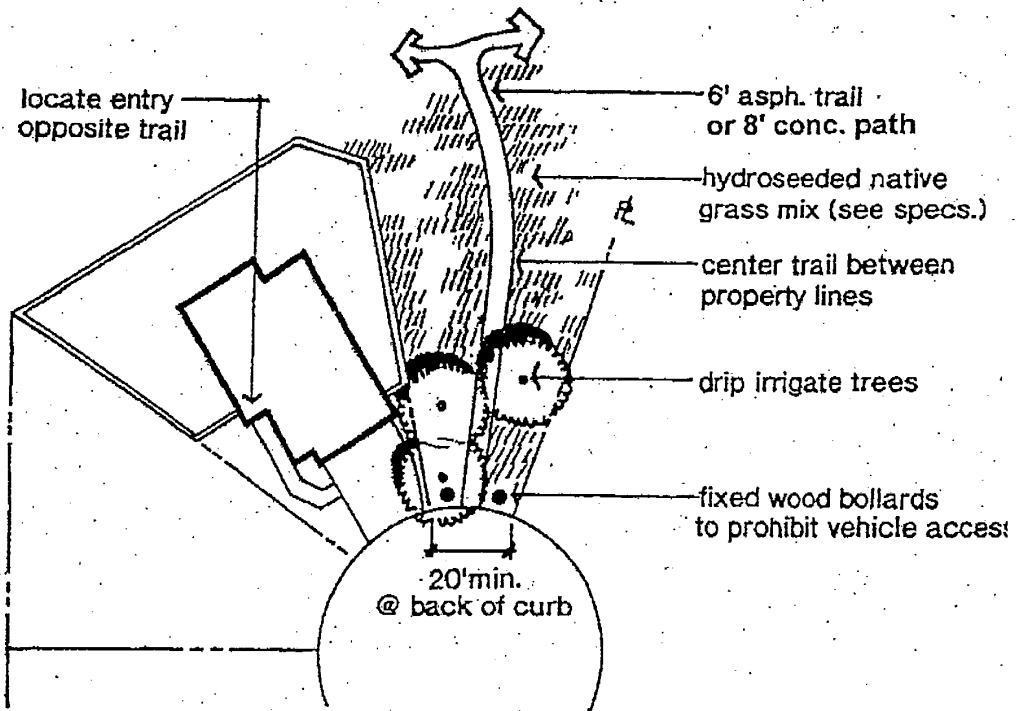
TYPICAL REAR YARD GRADING

PLATE III D





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CUL DE SAC CONNECTIONS

PLATE III F

Kiley



Ranch

subdivision. (Plate III-A.1)
ADMINISTRATIVE CHANGES SEPTEMBER 16, 2003

**TABLE III-2
 MINIMUM SETBACK REQUIREMENTS**

LOT SIZES	FRONT	CORNER LOT STREET SIDE	FRONT ON CUL-DE- SAC	SIDE	SIDE ADJACENT TO MAJOR OR MINOR ARTERIAL	REAR
60 x 100 6,000 sq. ft. to 8,400 sq. ft.	10' Front Porch 15' Main Building or garage side ** 20' Garage	15	20	7.5' Min. 12.5' Opposite Side or 20' between buildings	10	20
70 x 120 8,400 sq. ft. or Larger	10' Front Porch 15' Main Building or garage side** 20' garage	15	20	7.5' Min. 12.5' Opposite Side or 20' between buildings	10	20
Golf Course 60 x 100 6,000 sq. ft. to 8,400 sq. ft. (All lots) Parcel III-B	10' Front Porch 15' Main Building or garage side** 20' garage	15	20	* Single story next to single story 5' Min. 10' Opposite Side or 7.5', 7.5' or 15' between buildings All 2-story: 12.5' one side 7.5' Min. or 20' between buildings	10	20

*Note: Single-family housing constructed within Parcel III-B shall be 60% single story homes. Two story houses shall be predominantly constructed adjacent to single story houses. Where two-story houses are built adjacent to two-story houses, the side yard setback shall be increased to the standard R1-6 side yard setback. In addition, there shall be no more than two two-story homes adjacent to each other along any same side of the street.

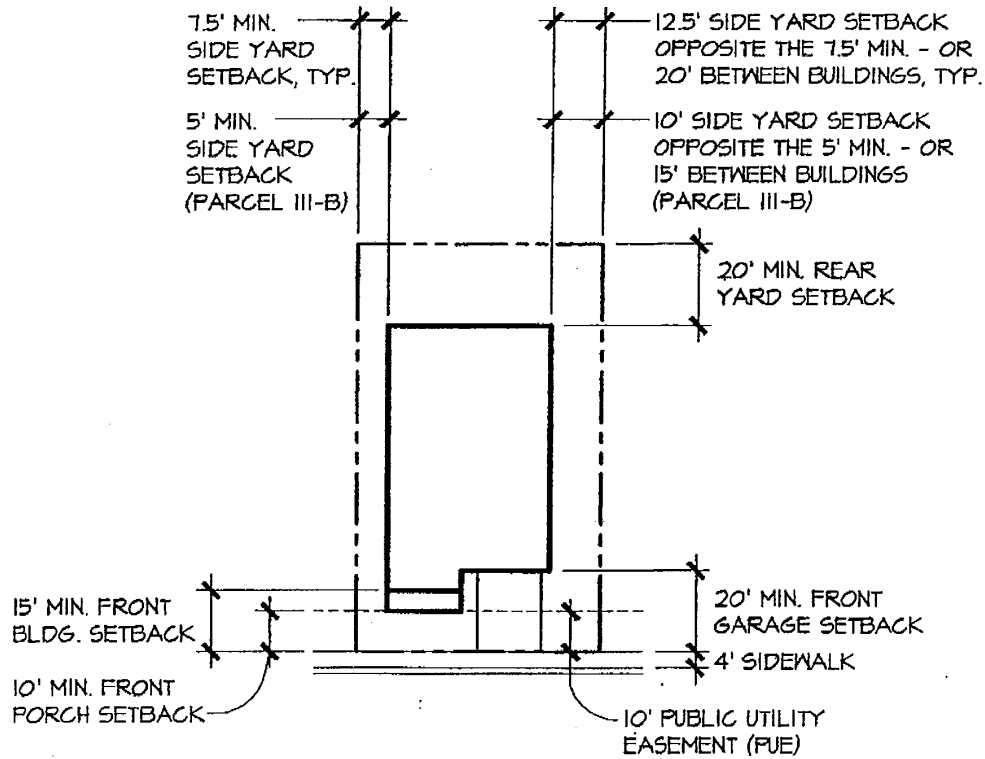
** Refer to Plate IIIG – Side Loaded Garage Setback

3. Architectural Guidelines

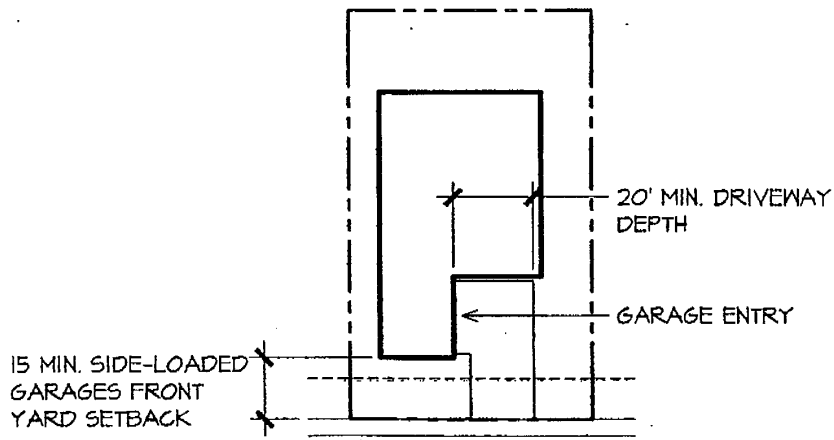
a. Style and Character

Housing design shall be architecturally compatible and complimentary with the surrounding residential developments. A "Contemporary Western Ranch" design theme shall be consistent throughout the Kiley

SEPTEMBER 16, 2003 ADMINISTRATIVE CHANGES



TYPICAL SETBACKS



SIDE-LOADED GARAGE SETBACK

TYPICAL SETBACKS

PLATE III 6

Ranch. Temporary construction and sales office or materials storage areas may be contained in mobile homes or trailers for a specified period of time.

b. Materials and Colors

1. Materials

Natural wood, hardboard or composite siding, brick, stucco, rock or cultured stone material finish are required for all exterior walls. All reflective metal such as chimney stacks, flashings, exhaust vents and pipes shall be painted to match or blend with roofing materials. Metal windows, door frames, solar panels and skylights shall be painted, bronzed or vinyl clad. Roofing materials shall be clay, concrete tile, or architectural composition shingle 30-year roofing.

2. Colors

Color for all buildings shall range from pastels to earthtones. An accent color may be used and could be applied to trim, fascias, awnings, door panels and miscellaneous metals. White and off-white shall also be acceptable.

c. Architectural Elements

1. Structures

- a. All units will be provided with a minimum of a two car/vehicle completely enclosed garage/ with storage spaces.
- b. All trash and outdoor storage areas shall be contained in solid screened areas, screening shall be designed to appear as an integral part of the building, fencing, and/or landscape.
- c. Satellite discs and home radio antennas shall be screened from any public right of way.
- d. No clotheslines shall be constructed or erected which would be visible from any public right of way.
- e. All front yard setbacks from the dwelling unit to the street shall be kept free of solid screening privacy fencing.

An accent color shall be used and applied to trim, fascias, awnings, door panels and miscellaneous Metals, and mailboxes.

No two homes in a row will have the same color scheme.

C. Architectural Elements

1. Structures

- a. Pitched roofs will be used
- b. Front porch entries will face the street and shall appear as an integral part of design.
- c. Accent materials such as stone may be used but must wrap all sides of the house a minimum of 2' and stop at a logical point.
- d. Chimneys for approved gas burning stoves will be incorporated into the architectural detailing.
- e. All units will be provided with a minimum of a two car/vehicle completely enclosed garage/ storage spaces.
- f. All trash and outdoor storage areas shall be contained in solid screened areas, screening should appear as an integral part of the design.
- g. All front yard setbacks from the dwelling unit to the street shall be kept free of solid screening privacy fencing.
- h. Boat and RV storage shall be limited to side and rear yards screened from any public right-of-way. A solid screen fence or wall shall be provided a minimum of six feet in height.
- i. Garage doors shall be articulated to match the architectural style
- j. There shall be a (2) foot minimum horizontal plain separation from the garage and living portions of the façade.

2. Fencing

Privacy fencing shall be constructed of wood and/or masonry material and no fence will be over six feet in height. Developers shall construct side yard, rear yard and open space fencing per design standards incorporated in this section. Fencing fronting on major arterials shall be constructed per detail Plate III-H. Fencing fronting on collector streets shall be constructed per detail Plate III-H.2. Any decorative front yard fencing will be a maximum of 3-foot high solid construction or 4-foot high open construction.

There shall be no chain link or woven wire fencing within the developments except for enclosures within the privacy fencing.

3. Lighting

The functional objectives in providing exterior area lighting are to illuminate areas necessary for safe and comfortable use. In certain situations, area lighting can add to the aesthetic appeal of a site by highlighting architectural features of a building or illuminating pathways and landscape plantings. In these instances, only the special features of a building or landscape shall be illuminated. It should be noted that the following standards address area lighting on individual properties.

a. **Standards**

1. Driveway, walkway, and building lights shall be directed downward.
2. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures project that light beyond the property line shall be prohibited.
3. Lighting Levels No consistent overall lighting and overly bright lighting shall be permitted. Lighting for pedestrian movement shall be permitted if it only illuminates entrances, changes in grade, path intersections, and other areas along paths.

4. Structural Lighting Is not permitted in single family areas.
5. Lighting Height As a rule, the light source shall kept as low to the ground as possible while ensuring safe and functional levels of illumination. Area lighting shall be directed downward with no spill of lighting beyond the property line. Any light source over 10 feet high shall incorporate a cut-off shield to prevent the light source from being directly visible from areas off-site beyond the property line.

4. Signage

On public streets the style of entry monumentation signage will be unique to the Kiley Ranch. It will be uniform in style throughout the area. Residential neighborhood entry signage shall be limited to monument signs of native materials and in conformance with design standards. Refer to Plate V J, Neighborhood Entry (See Section V).

3. Landscape Standards

a. **Functional Requirements**

Single Family Subdivision model parks will be developed illustrating typical front yard landscape plans establishing design details, construction specifications and homeowners recommended maintenance and watering programs prepared by a landscape architect. Landscape and irrigation construction plans for the model park will be submitted for approval by the City of Sparks. Developers shall install individual front yard landscapes and irrigation systems as part of the construction process prior to certificate of occupancy. Refer to Appendix A, Landscape.

b. **Landscape & Irrigation Requirements**

Front yard landscapes shall be designed utilizing low water demand principles and plant material. Homeowners will be encouraged to utilize low water demand principles in landscaping rear and side yards as well as front yards. Developers of residential lots will be required to install the initial vacuum breaker and valves with an automatic controller for the front yards and provide stubs to side and rear yards.

4. Structural lighting is not permitted in single family areas, except during holiday periods.
5. Lighting height, or as a rule, the light source should be kept as low to the ground as possible while ensuring safe and functional levels of illumination. Area lighting shall be directed downward with no splay of lighting directed off-site beyond the property line. Any light source over 10 feet high shall incorporate a cut-off shield to prevent the light source from being directly visible from areas off-site beyond the property line.

4. Signage

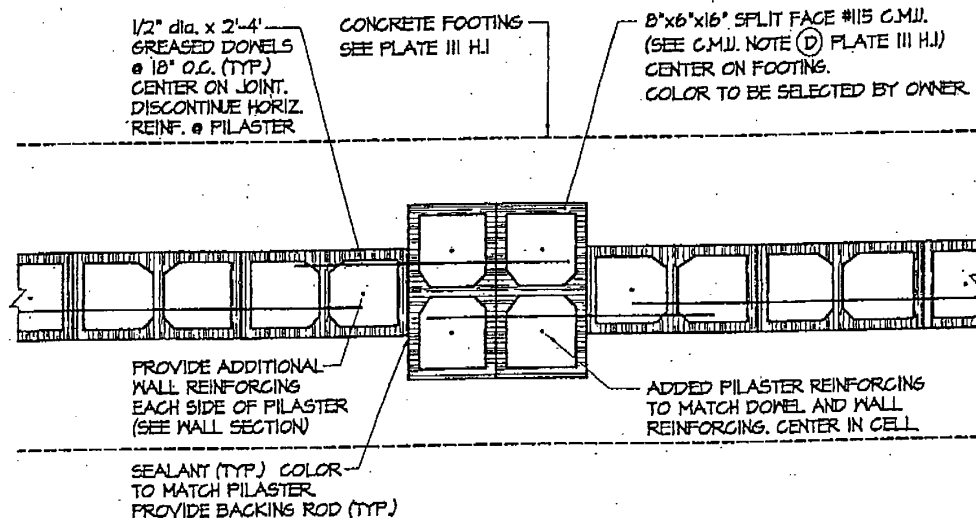
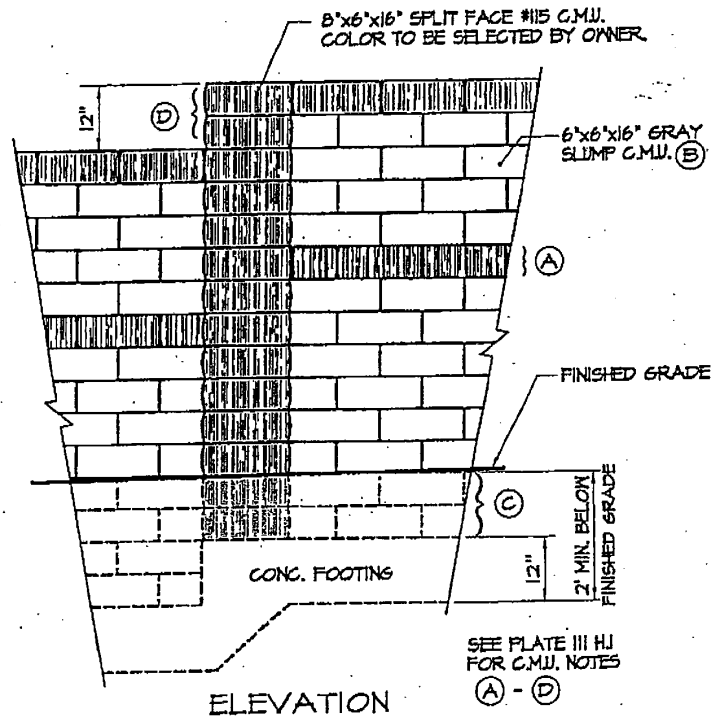
On public streets the style of entry monumentation signage will be unique to the Kiley Ranch. It will be uniform in style throughout the area. Residential neighborhood entry signage shall be limited to monument signs of native materials and in conformance with design guidelines. Refer to Plate V-J, Neighborhood Entry.

5. Service/Loading Areas

Truck loading dock(s)/service areas shall be designed as an integral part of the structure(s) and shall not be oriented to any public right-of-way, or adjacent residential area. The intent is to assure that these facilities are located in the most inconspicuous manner possible. All service or storage areas shall be screened with a 6' minimum masonry wall and 10' of landscaping. Plate IV-F illustrates this design standard.

6. Garbage and Refuse Disposal

There shall be no burning of trash, garbage or other refuse, nor shall any property owner accumulate litter, refuse or garbage, except in receptacles provided for such purposes. Trash enclosures shall match the colors and architecture of the associated building to the approval of Kiley Ranch and the Community Development Director. Trash enclosures shall be located to the approval of the Community Development Director and the city's garbage collection franchise holder. Refer to Plate IV-J for required design standards.



PLAN VIEW - PILASTER SECTION

MASONRY WALL

MAJOR ARTERIAL ROADWAY FENCING

PLATE III H

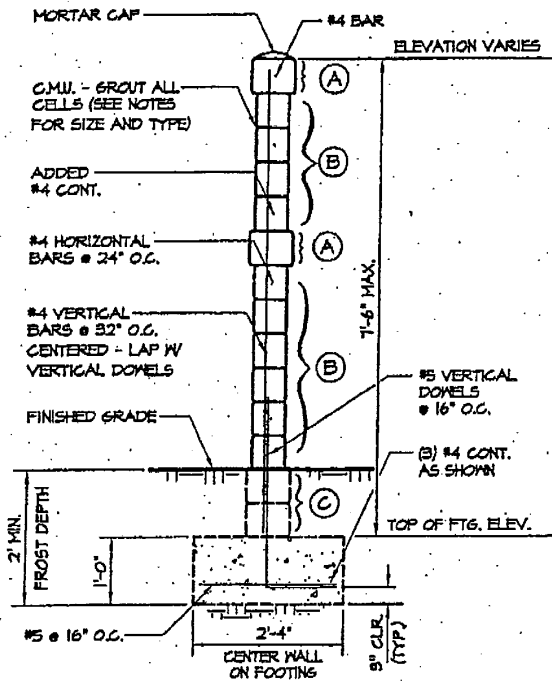
Kiley



Ranch



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CONCRETE MASONRY UNIT NOTES

- (A) CONCRETE MASONRY UNITS SHALL BE 8"x6"x16" #15 SPLIT FACE AS MANUFACTURED BY BASALITE. UNITS SHALL BE SPLIT FACED ON TWO SIDES (EXPOSED). - OR EQUAL
- (B) CONCRETE MASONRY UNITS SHALL BE 8"x6"x16" GRAY SLUMP AS MANUFACTURED BY BASALITE. - OR EQUAL
- (C) CONCRETE MASONRY UNITS SHALL BE 8"x6"x16" NATURAL PRECISION AS MANUFACTURED BY BASALITE. - OR EQUAL
- (D) CONCRETE MASONRY UNITS SHALL BE 8"x6"x16" #15 SPLIT FACE AS MANUFACTURED BY BASALITE. UNITS SHALL BE SPLIT FACED ON THREE SIDES (EXPOSED). - OR EQUAL

CONTRACTOR SHALL SUBMIT FULL SIZED SAMPLES OF EACH MASONRY UNIT FOR APPROVAL PRIOR TO CONSTRUCTION.

SECTION



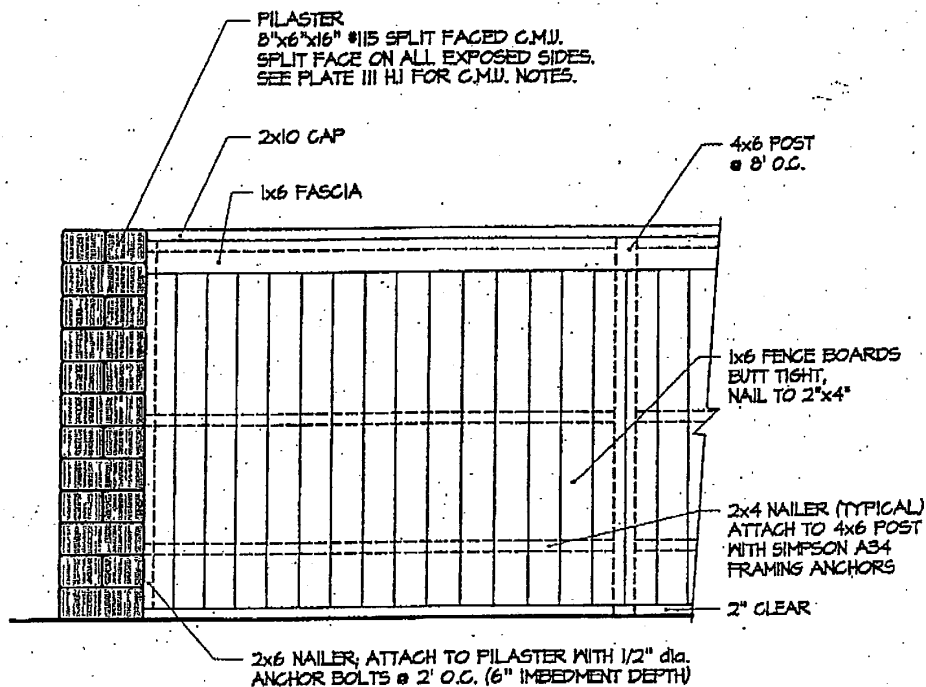
MASONRY WALL

PLATE III H.I

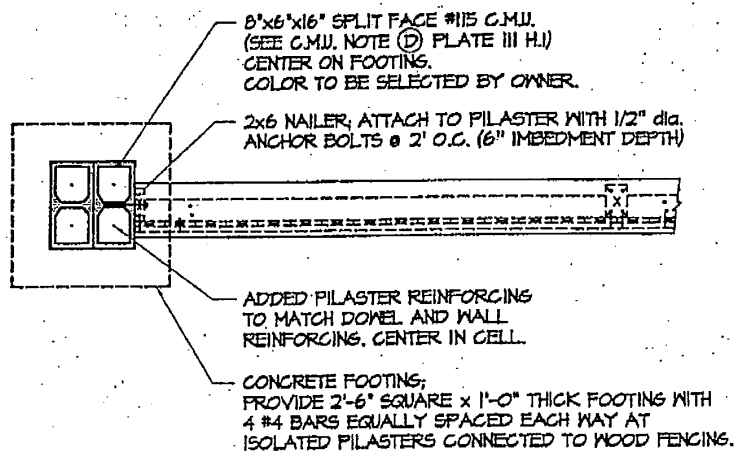
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ELEVATION



PLAN VIEW - PILASTER SECTION

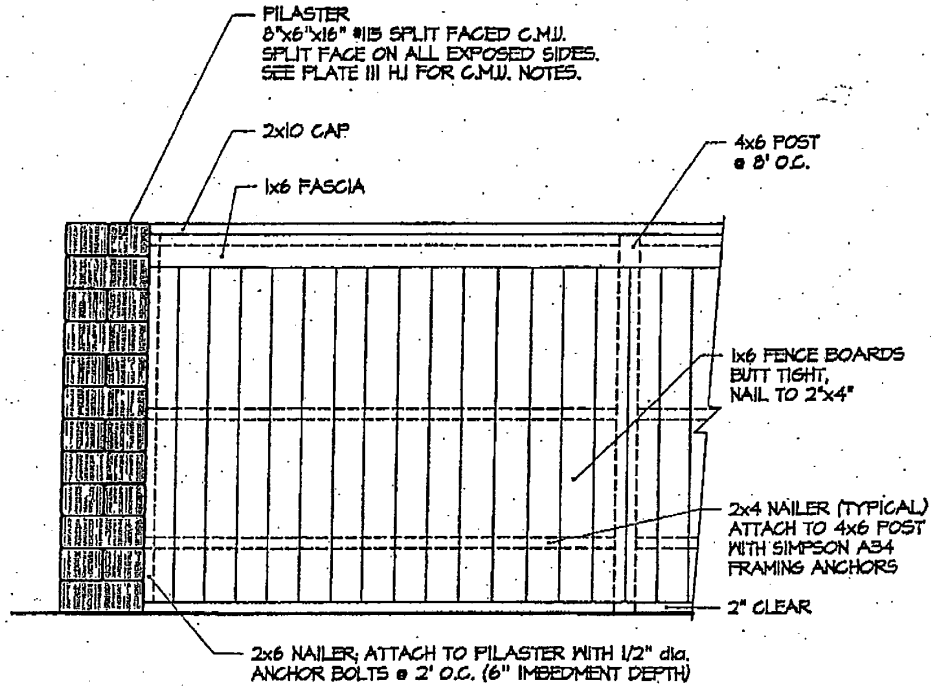
6' WOOD FENCE WITH PILASTER COLLECTOR STREET FENCING

PLATE III H.2

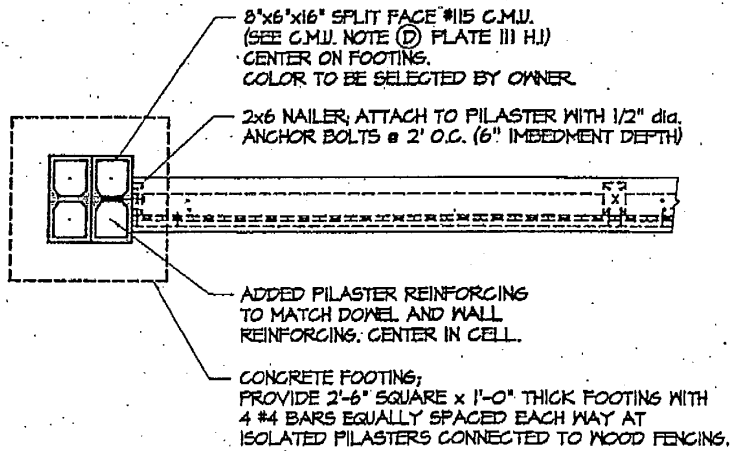
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ELEVATION



PLAN VIEW - PILASTER SECTION

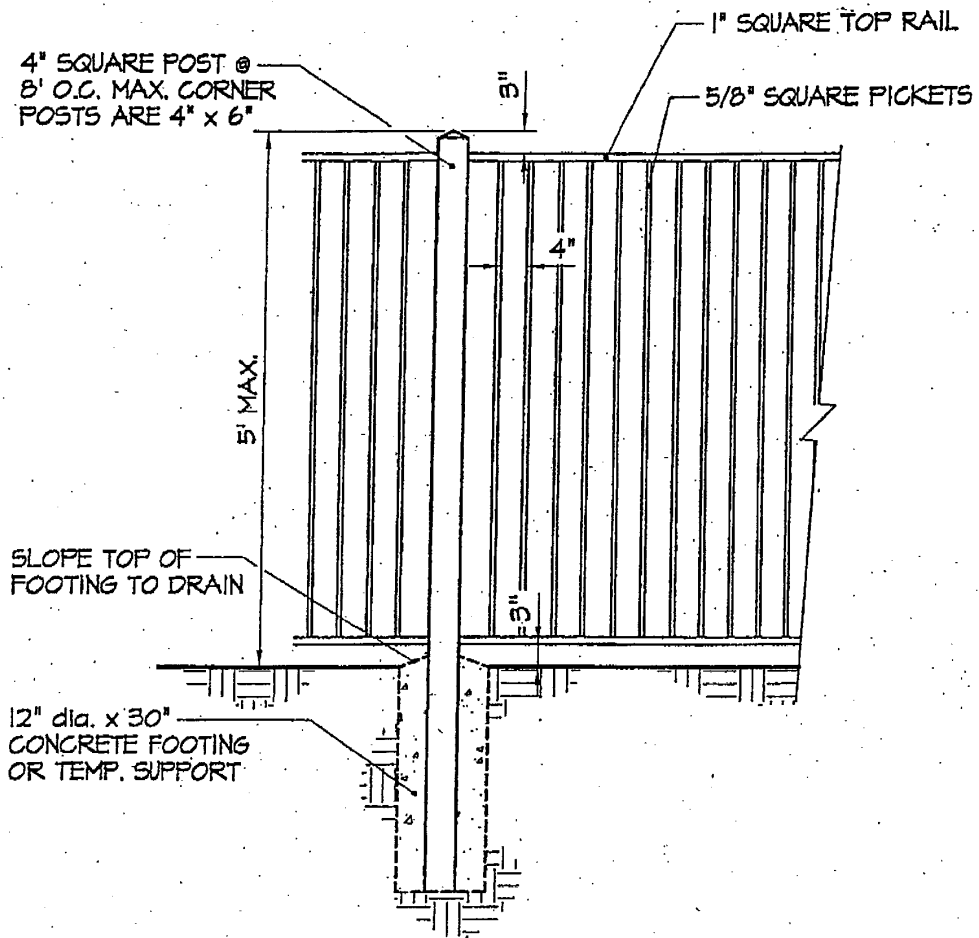
6' WOOD FENCE WITH PILASTER COLLECTOR STREET FENCING

PLATE III H.2



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NOTE: PROVIDE REMOVABLE FENCE SECTIONS AS DIRECTED BY FIRE DEPARTMENT.

METAL FENCE

PLATE III H.3



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E. GOLF COURSE SINGLE FAMILY – BUNGALOWS PARCEL III-B - 6**1. Implementation**

Preliminary floor plans and elevations for all single-family bungalows are included with this handbook (Refer to **Plate III X.1** through **Plate III X.12**) A "Contemporary Western Ranch" design theme will be consistently applied throughout the single-family bungalow development. The design standards below will provide additional means for review of the final design plans.

2. Architectural Standards**a. Style and Character**

Buildings shall have an uncluttered "Contemporary Western Ranch" design theme consistent with the Kiley Ranch Development Theme. Parcel III-B-6 defines this theme through one, unique architectural concept as demonstrated in **Plates III X.1** through **III X.12**.

b. Materials and Colors**1. Materials****a. Elevations**

The following is required:

- Composite Horizontal & Vertical Siding
- Composite Board and Batt Siding
- Built-up Composite Wood Columns
- 2 x 4 Trim
- 2 x 10 Fascia Boards
- 2 x 12 Outriggers
- Double Glaze Vinyl Windows

(Refer to **Plate III X.1** through **Plate III X.12**)

b. Roofing

All Bungalows shall be constructed with asphalt style shingle roofing materials. Asphalt roofing shall be allowed only Elk 40-year Prestique architectural definition composition roofing material or equal (Refer to **Plate III X.1** through **Plate III X.12**)

2. Colors

Colors for all building materials shall be in earthtones and muted primary colors. White or off-white shall also be acceptable as accents. By conforming to this range of colors, development will maintain unity and a distinctive identity throughout the Kiley Ranch Development. (Refer to **Plate III X.1** through **Plate III X.12** for example colors).

An accent color shall be used and applied to trim, fascias, awnings, door panels and miscellaneous metals, and mailboxes.

No three homes in a row will have the same color scheme.

c. **Architectural Elements**

1. Structures

- a. Garage doors shall be articulated to match the architectural style. (Refer to **Plate III X.1** through **Plate III X.12**.)
- b. There shall be a two (2) foot min. horizontal plain separation from the garage and living portions of the façade.
- c. Pitched roofs will be used.
- d. Front porch entries will face the main street and shall appear as an integral part of the design.
- e. Accent materials such as stone and brick may be used but must wrap the sides of the house a minimum of 2' and stop at a typical break point.
- f. Chimneys for gas burning stoves will be incorporated into the architectural detailing.
- g. All units will be provided with a minimum of a two vehicle completely enclosed garage/storage area.
- h. All trash and outdoor storage areas shall be contained in solid screened areas, screening shall appear as an integral part of the architectural design.
- i. All front and rear yard setbacks from the dwelling unit to the street shall be kept free of solid screening privacy fencing.
- j. Boat and RV storage shall be prohibited

2. Fencing

Privacy fencing shall be constructed of a type of wood material and no fence will be over six feet in height. Developers shall construct side front and side rear yard fencing per design standards incorporated in this section. Side rear yard fencing shall be solid wood to match building siding material. Side front yard fencing shall be 4-foot high open metal rail construction. (Refer to **Plate III H.9** and **Plate III H.10** for fencing design standards.

There shall be no chain link or woven wire fencing within the developments except for enclosures within the privacy fencing.

3. Lighting

The functional objectives in providing exterior area lighting are to illuminate areas necessary for safe and comfortable use.

In certain situations, area lighting can add to the aesthetic appeal of a site by highlighting architectural features of a building or illuminating pathways and landscape plantings. In these instances, only the special features of a building or landscape shall be illuminated. It should be noted that the following standards address area lighting on individual properties.

a. **Standards**

1. Driveway, walkway, and building lights shall be directed downward.
2. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures project that light beyond the property line shall be prohibited.
3. Lighting Levels No consistent overall lighting and overly bright lighting shall be permitted. Lighting for pedestrian movement shall be permitted if it only illuminates entrances, changes in grade, path intersections, and other areas along paths.
4. Structural Lighting Is not permitted in single family areas.

5. Lighting Height As a rule, the light source should be kept as low to the ground as possible while ensuring safe and functional levels of illumination. Area lighting shall be directed downward with no spill of lighting beyond the property line. Any light source over 10 feet high shall incorporate a cut-off shield to prevent the light source from being directly visible from areas off-site beyond the property line.

3. Landscape Standards

a. Functional Requirements

Single-family Bungalows will be developed illustrating with typical front and rear yard landscape plans establishing design details, and construction specifications prepared by a landscape architect. Typical landscape and irrigation construction plans will be submitted for approval by the City of Sparks. Developers shall be responsible for installation of individual front and rear yard landscapes and irrigation systems prior to final inspection for the bungalows, weather permitting. Bonding will be required if time of year restricts planting. Refer to Appendix A, Landscape.

b. Landscape & Irrigation Requirements

Front and rear yard landscapes shall be designed utilizing low water demand principles and plant material. Homeowners will be encouraged to utilize low water demand principles in landscaping side yard courtyard. Developers of residential lots will be required to install the initial vacuum breaker and valves with an automatic controller for the front and rear yards and provide stubs to side courtyards.

c. Parcel III-B - 6 Bungalow Residential

Front- and rear-yard landscaping shall consist of turf, shrubs and/or ground cover and a minimum of four 15 gallon, 1½ min. caliper street trees per residence with one additional 15 gallon street tree for all corner lots. In addition, all front and rear yard landscaping shall include acceptable automated irrigation designed to conserve water. Typical front yard landscape and irrigation plans must be submitted to the City of Sparks for approval prior to application to the City for building permits. (See Table III-4, below.)

TABLE III-4

FRONT AND REAR YARD MINIMUM LANDSCAPING REQUIREMENTS

PLANT MATERIALS	QUANTITY	PLANT SIZE	MINIMUM SIZE
Turf		70% max coverage	
Shrubs	16 min	5 gallon	
Living ground cover	10	5 gallon equiv. 30% min. coverage	
*Trees for standard lot	4	15 gallon boxed or B+B Evergreen trees 6' feet min.	1 ½"-50% 2"-50%
*Trees for corner lots	5	15 gallon boxed or B+B	1 ½"-60% 2"-40%

- Trees shall not be placed less than 5' or greater than 7' from the back of the sidewalk.
- Turf and living ground covers shall cover an area at 90%

d. Common Area Landscaping

There shall be approved landscape plans for each development phase establishing design details, construction specifications and recommended maintenance and watering programs prepared by a landscape architect submitted by the developer for approval by the Kiley Ranch Owners with certification of compliance to the City of Sparks

e. Recreation And Common Area Landscaping Requirements

1. Lawn Areas

Within linear common areas along roads, lawn areas shall be limited to between 25% and 50% of the total area. The remainder area shall be planted with living ground covers and shrubs.

Within recreation areas such as mini-parks and common areas, lawn areas shall be at least 50% but not exceed 80% of the total area not covered by paving, or buildings.

The remaining areas shall be planted with living ground covers and shrubs, with maximum 10% inert ground cover material.

2. Shrubs And Ground Covers

All shrub planting shall be 5 gallon or larger material, except when the specified material is not typically available in 5-gallon containers.

Ground cover and vines may be installed as 1-gallon materials or from flats at a maximum of 40% of the shrubs and ground cover area.

3. Trees

Within common area and recreation areas 50% of all deciduous trees shall be a minimum of 1.5-inch caliper, 50% 2-inch caliper, conifers shall be a minimum of 8-foot in height. Common area landscape

TABLE III-4A
COMMON AREA ORNAMENTAL LANDSCAPE DEVELOPMENT
Minimum Landscaping Requirements Per 1,000 sq. ft. of Area

<u>PLANT MATERIALS</u>	<u>QUANTITY</u>	<u>PLANT SIZE</u>	<u>CALIPER SIZE (min.)</u>
Turf	70% max. cover	Sod	
Shrubs	10	5-gallon	
Living ground cover or additional shrubs	30% min. cover	5-gallon (or equal)	
Deciduous Trees	4	B&B or Box	2" 50% & 50% 1½"
Evergreen Trees	2	6 ft. height	

f. Landscaping Installation And Maintenance

In addition to front and rear yard landscaping, the Developer shall be required to install landscaping and irrigation along all major roadways including right-of-way and at the entrance of their respective parcel, and shall be responsible for all landscaping and irrigation required within the common area and common recreational facilities within their parcel. As streets are constructed associated landscaping shall be installed.

Individual lot owners shall be responsible for maintenance of all private courtyard landscaping and irrigation once installed. The Homeowners Association (HOA) will be responsible to maintain all landscaping and irrigation within common areas, common recreational facilities, and front and rear yards outside the private courtyard fencing. The maintenance of all major roadway buffer landscaping shall be as outlined in Section VIII in the Kiley Ranch Development Design Handbook.

All landscaped areas where turf grass is not used shall be covered with herbaceous shrubbery/prostrate ground cover. Bark mulches, stone cobble (4") are required to cover bare ground temporarily exposed during the maturation period of the ground cover. Planting areas shall be designed to achieve 90% ground coverage within three (3) years. Non-living materials (bark mulches and stone cobble) may not be used for more than 10% of the total landscape area and excludes the area of temporary coverage allowed for all plants and ground cover maturity.

4. Design Concept

The street and lot layout is intended to provide a pedestrian scale neighborhood of zero lot line housing or bungalows that feature garage access from private streets and pedestrian access to sidewalks in surrounding common areas and adjacent collector streets. Refer to Plate III-H.4 for site plan concept.

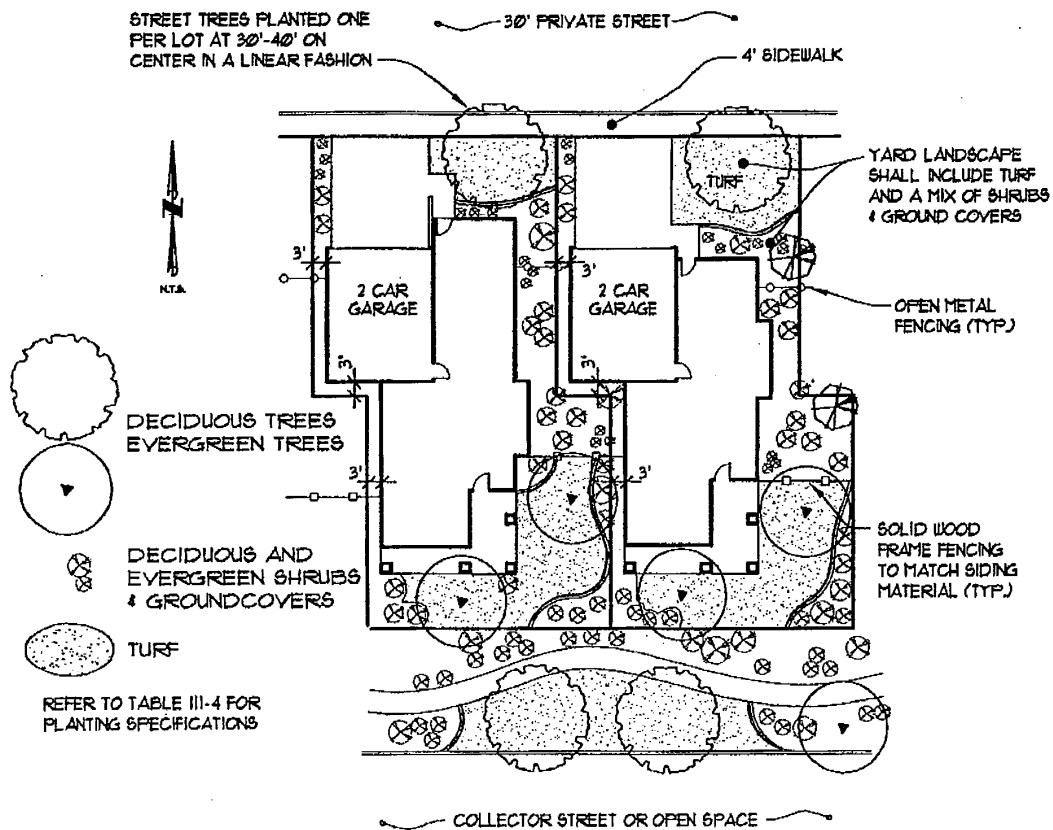


Plate III H.4
Zero Lot Site Plan Concept

5. Setback Requirements and Local Road Standards

a. Front Yard Setback (see Summary in Table III-5)

The minimum front yard setback to the residence will be 15 feet measured from the front property line. In no case shall any portion of the second story of any floor plan be allowed closer than 20 feet from the front property line. The garage shall be set back a minimum of 20 feet from the front property line. (Refer to **Plate III H.5**) A porch may be 10 feet from the front property line.

b. Rear Yard Setbacks (see Summary in Table III-5)

No building may be closer than fifteen (15) feet to the rear property line. Rear porches shall not be closer than 10 feet from the rear property line. No accessory buildings are allowed. Where lots are irregular, as in most corner lots, the building setbacks shall be an average fifteen (15) feet from the rear property line. No two-story structures will be allowed within fifteen (15) feet of the rear property line of any parcel or 15 feet from the common area exterior boundary.

c. Side Yard Setbacks (see Summary in Table III-5)

The minimum distance between buildings shall be eight feet (8'). The "Z Lot" side of the dwelling will be shifted off the property line three feet (3'), to allow maintenance and drainage access, with a use easement granted to the adjacent owner

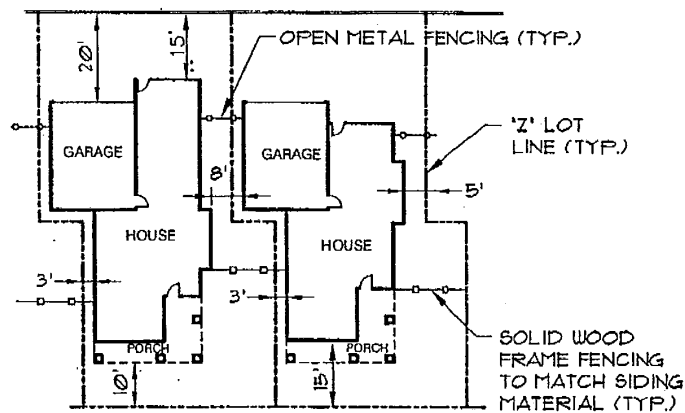


Plate III H.5
Typical Bungalow Lot Setback Configuration

Table III-5*Neighborhood Minimum Building Setback Requirements*

<u>TYPE</u>	<u>FEET</u>	<u>CONDITION</u>
Front Setback	15	To residence
	20	To garage
	10	To porch
	20	To upper story of a two story residence where 30' access way or streets are utilized
Rear Setback	15	To residences
	10	Porch
Side-Yard Setback	5.0	5.0' minimum; 8.0' separation between adjacent main structure
	3.0	Opposite side
Common Area Equipment		No Minimum setback

d. Covered Porches

Covered porches are allowed on the rear, and side of dwellings. Porches shall be a minimum of 4 feet deep and be set back a minimum of 10 feet from the rear property line, and 5 feet from the side.

e. Building Height

Maximum building height shall be two (2) stories or 30 feet maximum height per City of Sparks Ordinance 20.37.

f. Parking Requirements

Per City of Sparks Parking Ordinance 20.49. In addition, one guest parking space shall be provided for every 2 units in guest parking lots in common areas. Refer to **Plate III H.8 Typical Guest Parking Locations**.

g. Private Streets

Private streets to serve as access to garages on all lots shall be developed per the design standards notes on **Plate III H.8** There is no parking allowed on streets.

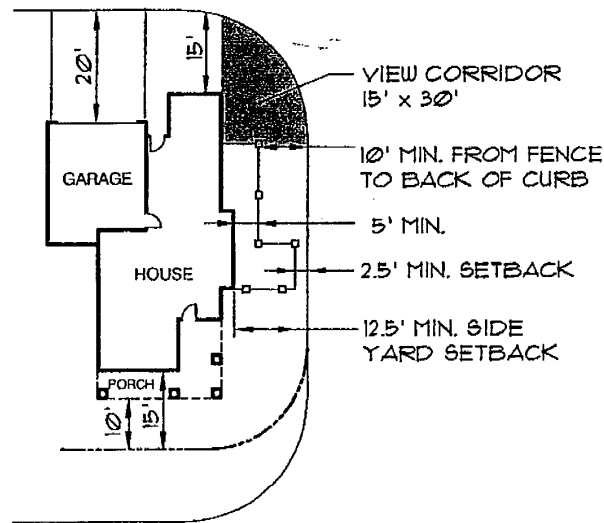


Plate III H.6
Bungalow Corner Lot Side Yard Setback

h. Architectural Projections

Architectural projections such as fireplaces, box-outs, media niches porches, etc., are not permitted.

i. Usable Open Space (see Summary in Table III-5)

Minimum usable rear – side yard space shall be 300 square feet for a two-bedroom residence and an additional 100 square feet for each additional bedroom.

j. Shade Structures

Shade structures are not permitted.

k. Corner Lot Side Yard Setback

The minimum side yard adjacent to a street shall be 15 feet from the pavement or back of curb or sidewalk. Fences may be located two and one-half (2.5) feet from the back of curb or sidewalk. No structure or fence shall be allowed in the view corridor formed by a rectangle that is 15 feet wide and 30 feet deep measured from the back of curb (Refer to **Plate III H.6**)

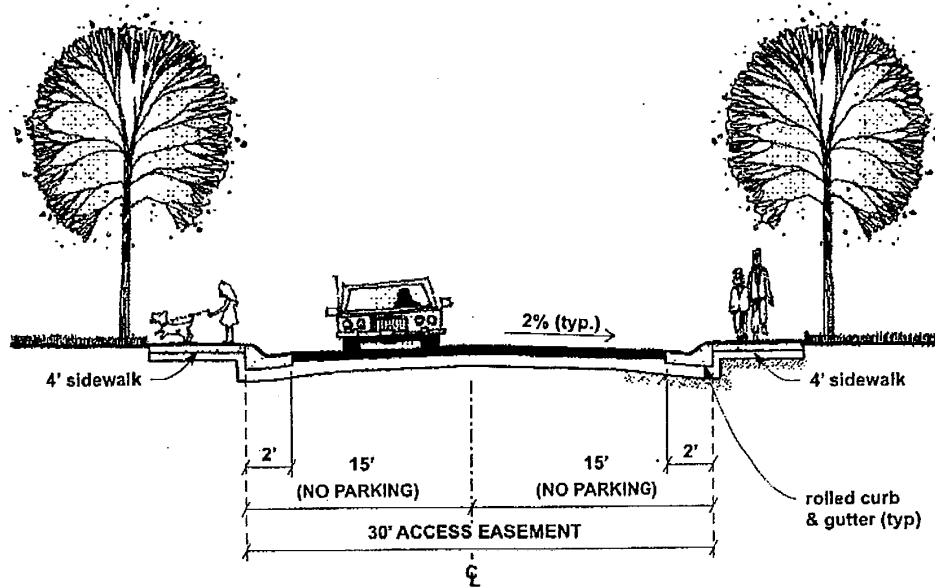


Plate III H.7
Residential Street Section (Private)

6. Plan Conformance

Submitted plans for all developments shall comply with the final map design standards for Golf Course Single-family Bungalows Parcel IIB-6 including the Uniform Building Codes and all City of Sparks ordinances in effect prior to issuance of any building permit for the homes, the master plan for each model of home shall be reviewed and approved by the City of Sparks.

The Parcel Developer shall provide specific plot plans with a wet-stamp by a Nevada Registered Engineer for each individual pair of lots on an 8 ½ x 11-inch format and a composite of a minimum of ten lots at a time to ensure adequate setbacks between structures. Plot plans and composite drawings are to be submitted to the Building Division of Community Development and approved by the Planning Department prior to issue of building permits.

The Developer shall retain responsibility to ensure landscaping for neighborhood entrances and open space areas are consistent with the intent and material requirements of the Design Standards throughout the PD.

7. Fencing Design and Installation Requirements

a. Residential Fencing

At the time of home construction, all Developers shall be required to submit plans for approval to install fencing that encloses the entire private courtyard for each residence. All side front yard fencing shall be solid fencing. All side yard fencing adjacent to garage side shall be open metal fencing. Common open space areas will not be fenced. (Refer to **Plate III H.9** and **Plate III H.10**)

b. Common Area Fencing

The Developer shall retain responsibility to ensure all fencing is consistent with the intent and material requirements of the Design Standards throughout the project. (Refer to **Plate III H.9** and **Plate III H.10**.)

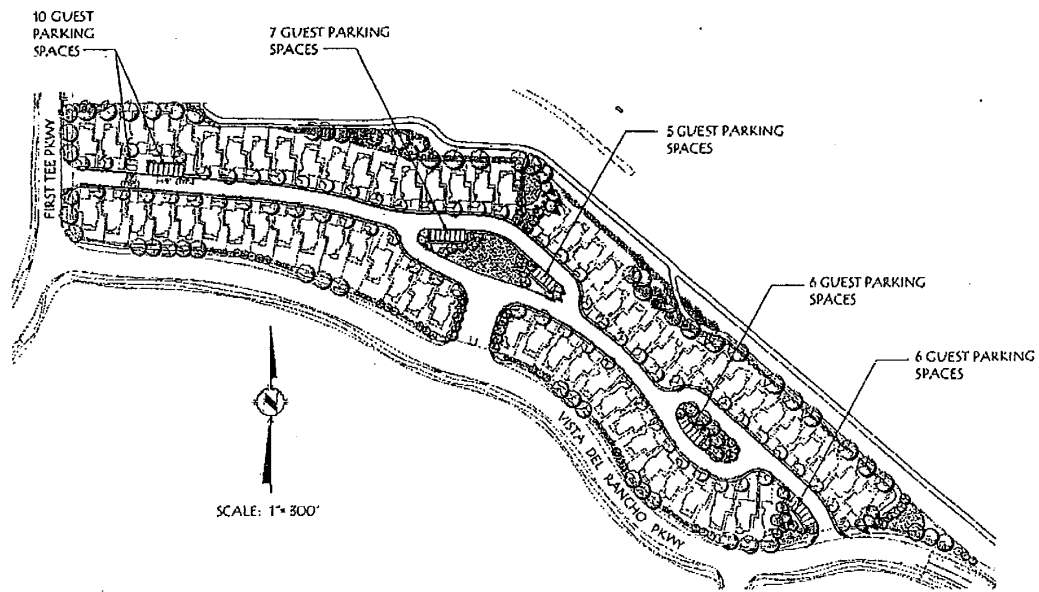


Plate III.H 8
Typical Guest Parking Locations

OPEN METAL RAIL
FENCING WHERE
SHOWN.

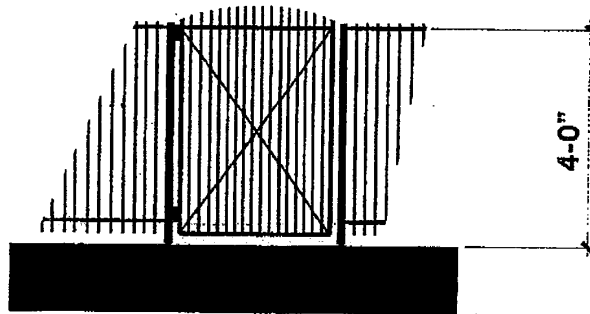
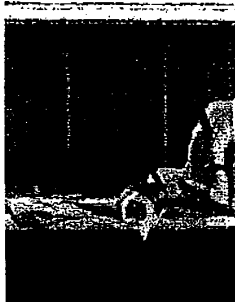
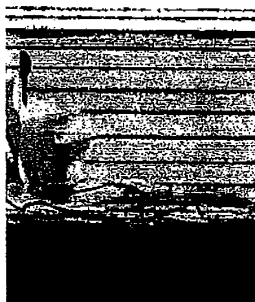


Plate III H.9
Front/Side Yard Access
Metal Fence

NOTE:
WHERE INDICATED, ALL SOLID FENCING
WILL MATCH BUILDING SIDING MATERIAL.



Bldg. #3 Solid Fencing



Bldg. #2 Solid Fencing



Bldg. #1 Solid Fencing

6'-0"
F.G.

Plate III H.10
Rear/Side Yard
Solid Wood Fencing

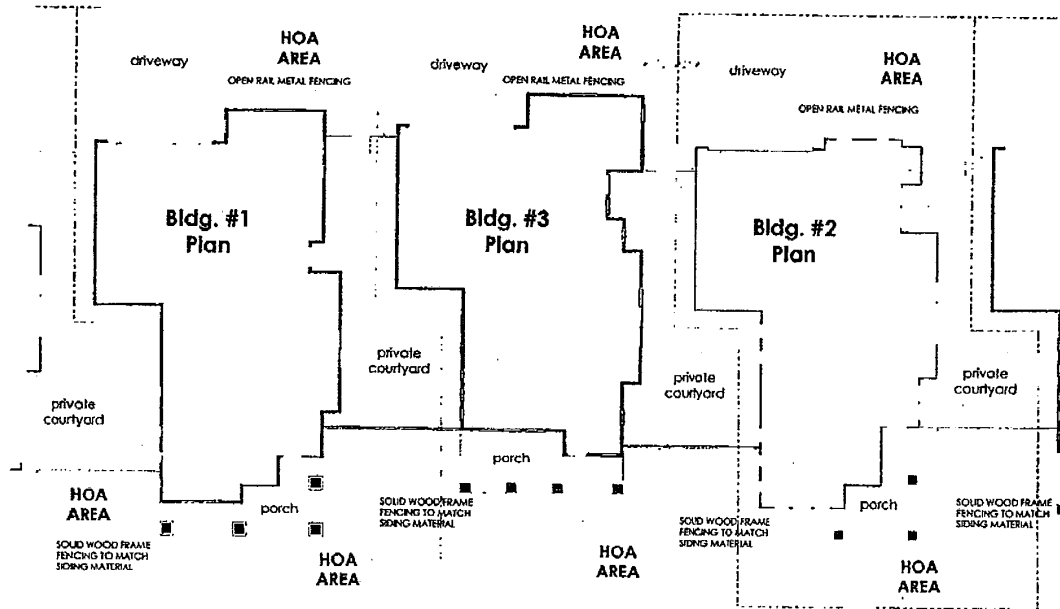
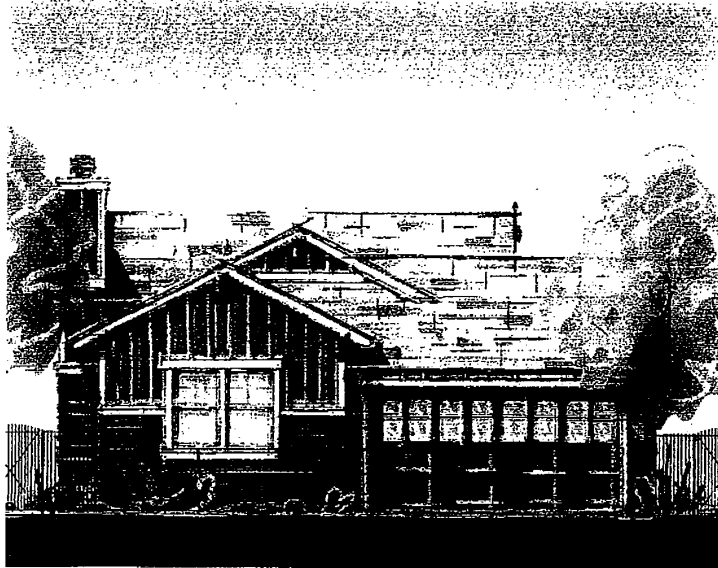


Plate III H.11



Interior Street Elevation - Bldg. #1

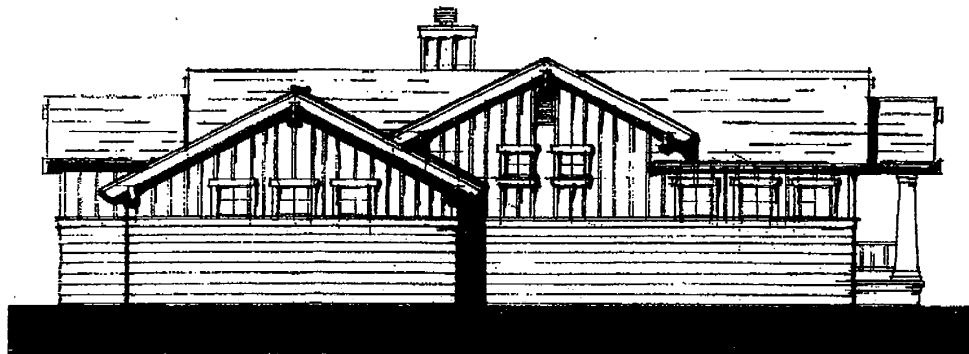
02.09.04



Main Street / Open Space Elevation - Bldg. #1

02.09.04

Plate III X.1



Side (Left) Elevation - Bldg. #1

Colors & Materials required to match the Interior
& Main Street / Open Space Elevations

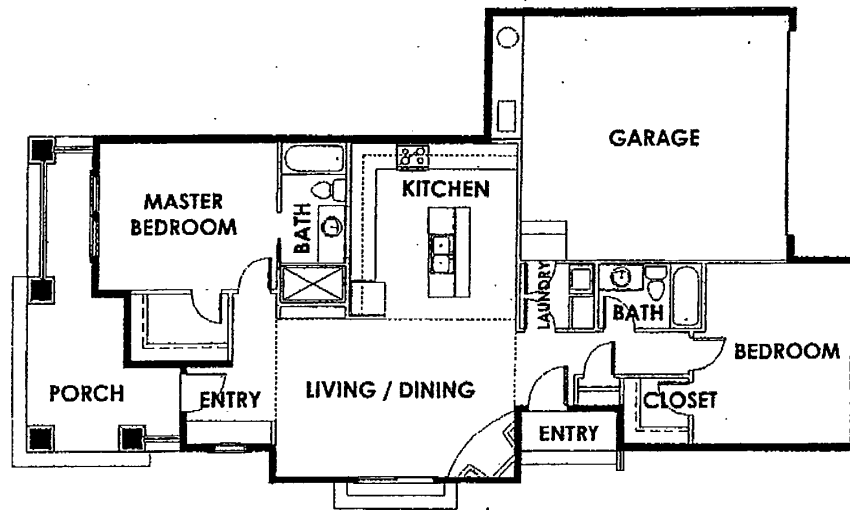
12.19.03



Side (Right) Elevation - Bldg. #1

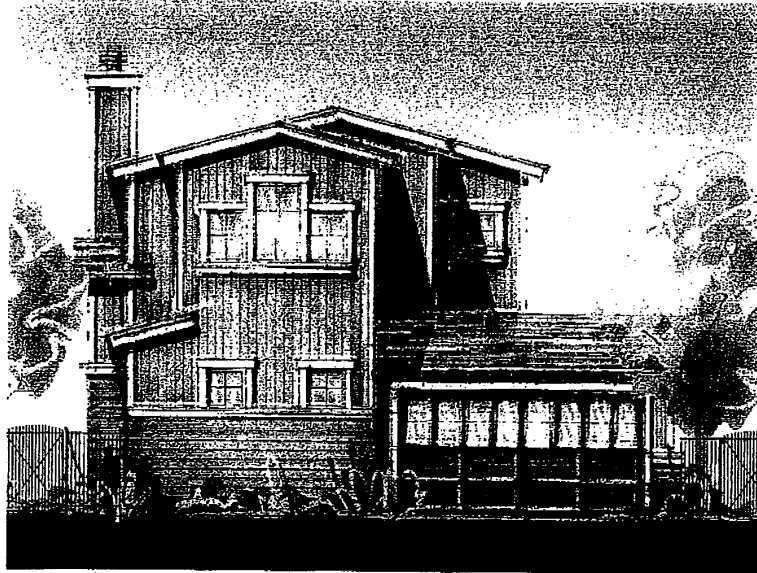
Colors & Materials required to match the Interior
& Main Street / Open Space Elevations

12.19.03



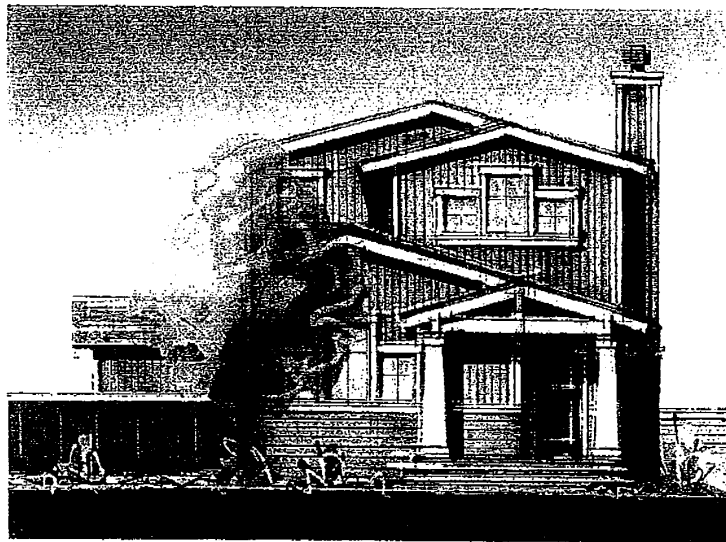
Main Level Floor Plan - Bldg. #1
Kiley Ranch Bungalows
(+/- 1192.00 sq.ft.)

1/8"=1'-0"
12.19.03



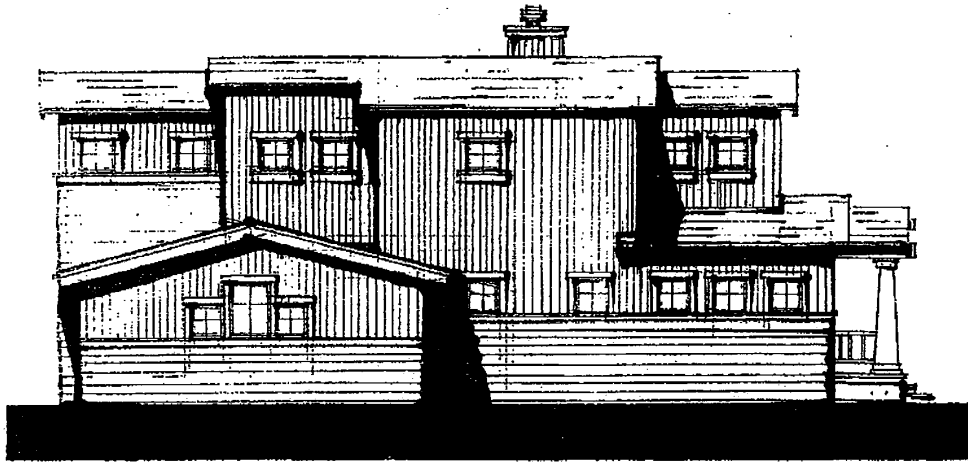
Interior Street Elevation - Bldg. #2

02.09.04



Main Street / Open Space Elevation - Bldg. #2

02.09.04



Side (Left) Elevation - Bldg. #2

Colors & Materials required to match the Interior
& Main Street / Open Space Elevations

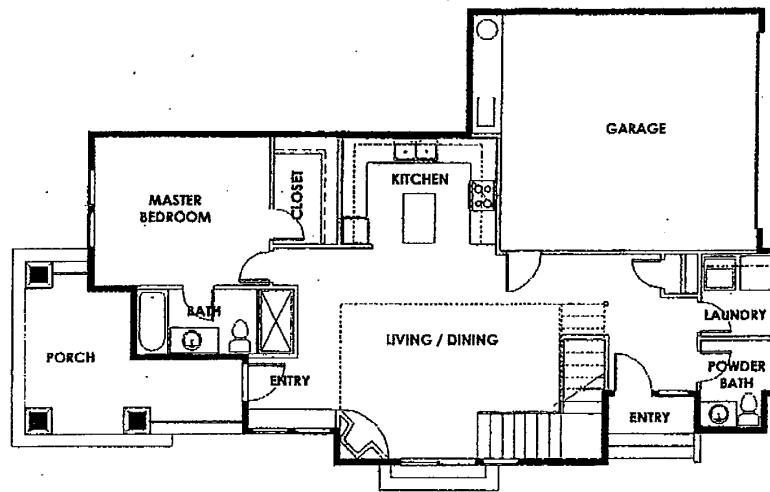
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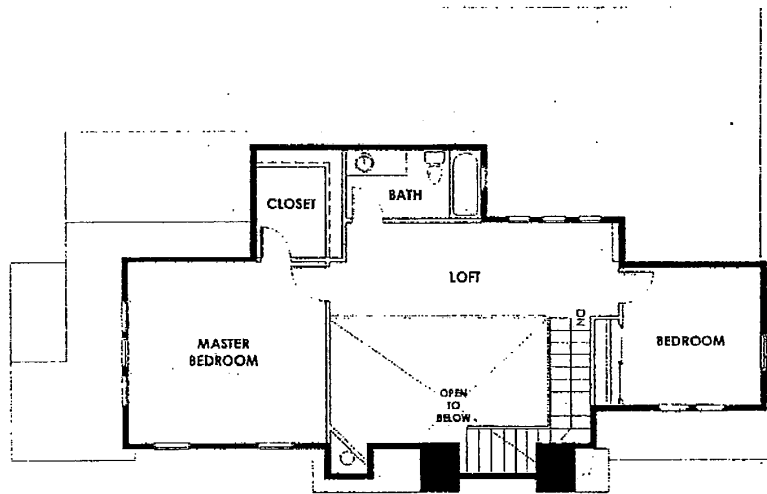
Side (Right) Elevation - Bldg. #2

Colors & Materials required to match the Interior
& Main Street / Open Space Elevations

12.19.03



Main Level Floor Plan - Bldg. #2
Kiley Ranch Bungalows
(+/- 1143.00 sq.ft.)
1/8"=1'-0"
12.19.03



Upper Level Floor Plan - Bldg. #2
Kiley Ranch Bungalows
(+/- 750.00 sq.ft.)
1/8"=1'-0"
12.19.03



Interior Street Elevation - Bldg. #3

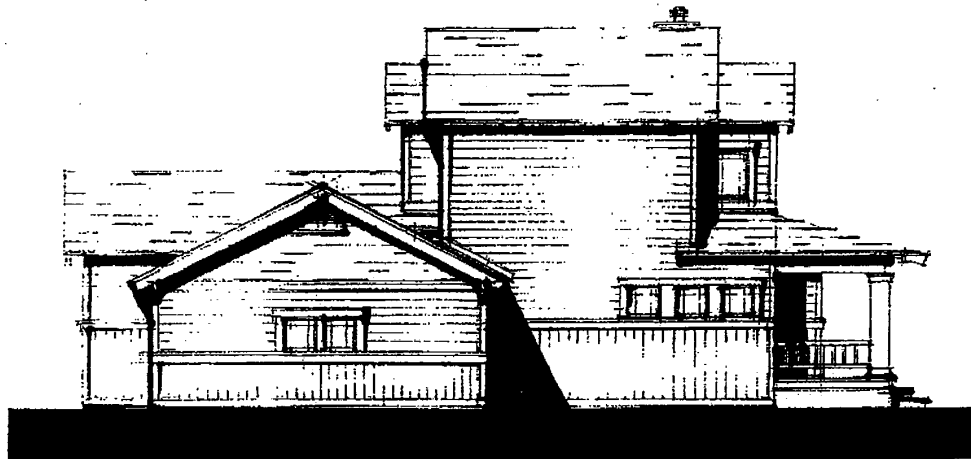
02.09.04



Main Street / Open Space Elevation - Bldg. #3

02.09.04

Plate III X.7



Side (Left) Elevation - Bldg. #3

Colors & Materials required to match the Interior
& Main Street / Open Space Elevations

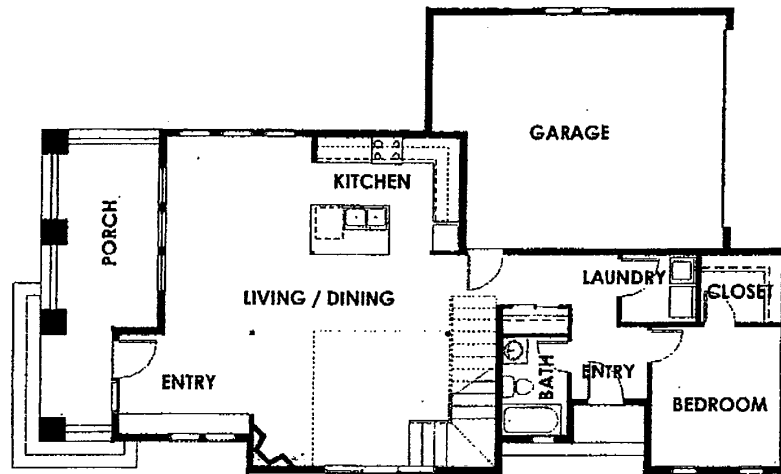
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Side (Right) Elevation - Bldg. #3

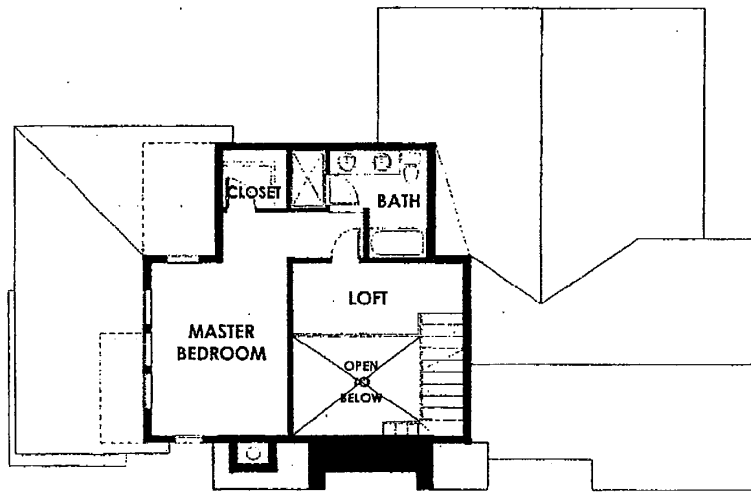
Colors & Materials required to match the Interior
& Main Street / Open Space Elevations

12.19.03



Main Level Floor Plan - Bldg. #3
Kiley Ranch Bungalows
(+/- 1062.00 sq.ft.)

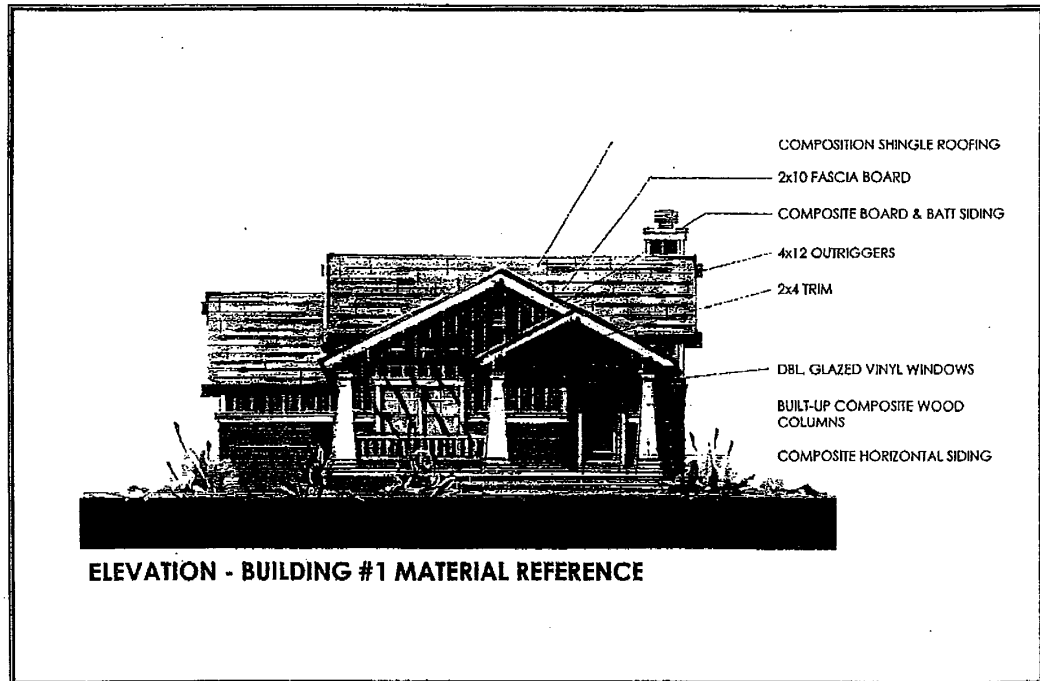
1/8"=1'-0"
12.17.03



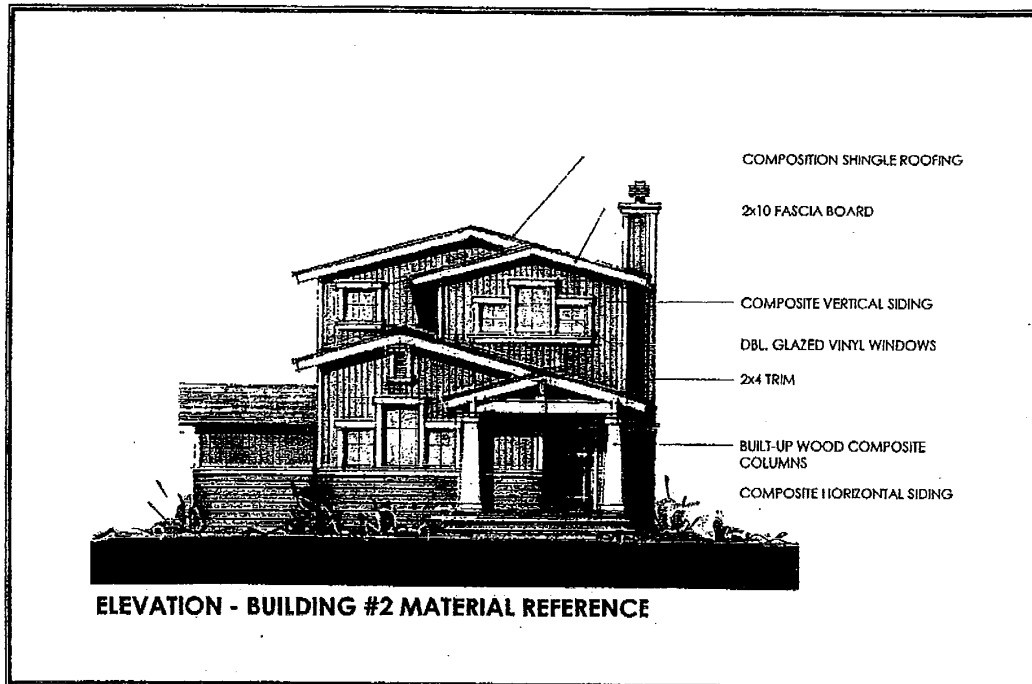
Upper Level Floor Plan - Bldg. #3
Kiley Ranch Bungalows
(+/- 450.00 sq.ft.)

1/8"=1'-0"
12.17.03

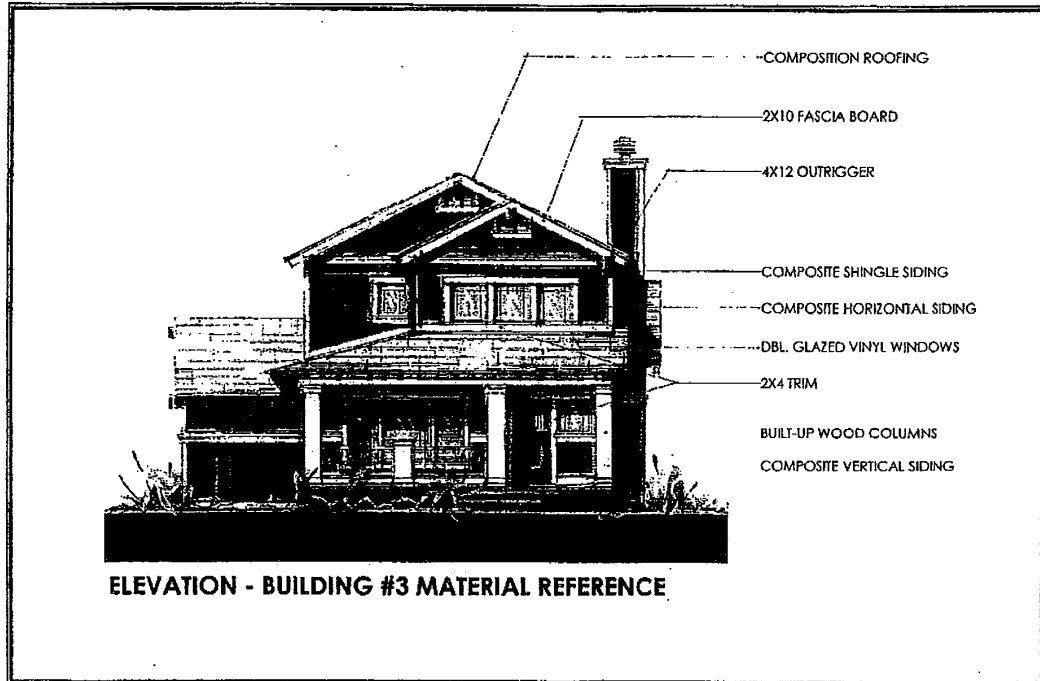
Plate III X.9



Kiley Ranch Bungalows
Kiley Ranch First Tee - Unit 6
Sparks, Nevada



Kiley Ranch Bungalows
Kiley Ranch First Tee - Unit 6
Sparks, Nevada



Kiley Ranch Bungalows
Kiley Ranch First Tee - Unit 6
Sparks, Nevada

F. GOLF COURSE SINGLE FAMILY – COTTAGE HOMES PARCEL III-B - 3**1. Implementation**

Preliminary floor plans and elevations for all single-family cottage homes are included with this handbook (Refer to **Plate III X.3** through **Plate III X.26**) A "Contemporary Western Ranch" design theme will be consistently applied throughout the single-family cottage homes development. The design standards below will provide additional means for review of the final design plans.

2. Architectural Standards**a. Style and Character**

Buildings shall have an uncluttered "Contemporary Western Ranch" design theme consistent with the Kiley Ranch Development Theme. Parcel III-B-3 defines this theme through one, unique architectural concept as demonstrated in **Plates III X.13** through **III X.26**.

b. Materials and Colors**1. Materials****a. Elevations**

- Manufactured Stone Veneer
- Stucco Exterior Finish
- 2 x 10 Fascia Boards
- 2 x 10 Header Trim
- Double Glaze Vinyl Windows

b. Roofing

All cottage homes shall be constructed with asphalt style shingle roofing materials. Asphalt roofing shall be allowed, but only Elk 40-year Prestique architectural definition composition roofing material or equal shall be used. (Refer to **Plate III X.13** through **Plate III X.26**)

2. Colors

Colors for all building materials shall be in earthtones. White or off-white shall also be acceptable as accents. By conforming to this range of colors, development will maintain unity and a distinctive identity throughout the Kiley Ranch Development. (Refer to **Plate III X.13** through **Plate III X.26** for example colors).

An accent color shall be used and applied to trim, fascias, awnings, door panels and miscellaneous metals. No three homes in a row will have the same color scheme.

c. Architectural Elements

1. Structures

- a. Garage doors shall be articulated to match the architectural style. (As illustrated **Plate III X.13** through **Plate III X.26**.)
- b. There shall be a two (2) foot min. horizontal plain separation from the garage and living portions of the façade.
- c. Pitched roofs will be used.
- d. Front porch entries will face the main street and shall appear as an integral part of the design.
- e. Accent materials such as stone and brick may be used but must wrap the sides of the house a minimum of 2' and stop at a typical break point.
- f. Group mailboxes will reflect architectural detailing and color.
- g. Chimneys for gas burning stoves will be incorporated into the architectural detailing.
- h. All units will be provided with a minimum of a two-vehicle garage completely enclosed.
- i. All trash and outdoor storage areas shall be contained in solid screened areas, screening shall appear as an integral part of the architectural design.
- j. All front and rear yard setbacks from the dwelling unit to the street shall be kept free of solid screening privacy fencing.

2. Lighting

The functional objectives in providing exterior area lighting are to illuminate areas necessary for safe and comfortable use.

In certain situations, area lighting can add to the aesthetic appeal of a site by highlighting architectural features of a building or illuminating pathways and landscape plantings. In

these instances, only the special features of a building or landscape shall be illuminated. It should be noted that the following standards address area lighting on individual properties.

a. Standards

1. Driveway, walkway, and building lights shall be directed downward.
2. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures project that light beyond the property line shall be prohibited.
3. Lighting Levels No consistent overall lighting and overly bright lighting shall be permitted. Lighting for pedestrian movement shall be permitted if it only illuminates entrances, changes in grade, path intersections, and other areas along paths.
4. Structural Lighting Is not permitted in single family areas.
5. Lighting Height As a rule, the light source should be kept as low to the ground as possible while ensuring safe and functional levels of illumination. Area lighting shall be directed downward with no spill of lighting beyond the property line. Any light source over 10 feet high shall incorporate a cut-off shield to prevent the light source from being directly visible from areas off-site beyond the property line.

3. Landscape Standards

a. Functional Requirements

Single-family cottage homes will be developed with typical common area landscape plans establishing design details, and construction specifications prepared by a landscape architect. Typical landscape and irrigation construction plans will be submitted for approval by the City of Sparks. Developers shall be responsible for installation of common area landscapes and irrigation systems prior to final inspection for the cottage homes, weather permitting. Bonding will be required if time of year restricts planting. Refer

to Appendix A, Landscape.

b. Landscape & Irrigation Requirements

Common area landscapes shall be designed utilizing low water demand principles and plant material. Homeowners will be encouraged to utilize low water demand principles in landscaping rear patio area. Developers of residential lots will be required to install the initial vacuum breaker and valves with an automatic controller for the rear patio area.

c. Common Area Landscaping

There shall be approved landscape plans for each development phase establishing design details, construction specifications and recommended maintenance and watering programs prepared by a landscape architect submitted by the developer for approval by the Kiley Ranch Owners with certification of compliance to the City of Sparks

d. Recreation And Common Area Landscaping Requirements

1. Lawn Areas

Within linear common areas along roads, lawn areas shall be limited to between 25% and 50% of the total area. The remainder area shall be planted with living ground covers and shrubs.

Within recreation areas such as group picnic areas and common areas, lawn areas shall be at least 50% but not exceed 80% of the total area not covered by paving, or buildings.

The remaining areas shall be planted with living ground covers and shrubs, with a maximum 10% inert ground cover material allowed.

2. Shrubs And Ground Covers

Sixty percent shrubs and plants shall be 5 gallon or larger material. Ground cover and vines may be installed as 1-gallon materials or from flats at a maximum of 40% of the shrubs and ground cover area.

3. Trees

Within common area and recreation areas 50% of all deciduous trees shall be a minimum of 1.5-inch caliper, 50% 2-inch caliper, conifers shall be a minimum of 8-foot in height.

TABLE III-6
COMMON AREA ORNAMENTAL LANDSCAPE DEVELOPMENT
Minimum Landscaping Requirements Per 1,000 sq. ft. of Area

<u>PLANT MATERIALS</u>	<u>QUANTITY</u>	<u>PLANT SIZE</u>	<u>CALIPER SIZE (min.)</u>
Turf	70% max. cover	Sod	
Shrubs	10	5-gallon	
Living ground cover & additional shrubs	30% min. cover	5-gallon (or equal)	
Deciduous Trees	4	B&B or Box	2 "
Evergreen Trees	2	8 ft. height	
Street Trees	1 (per bldg envelope)	B&B or Box	2"

e. Landscaping Installation And Maintenance

In addition to common area landscaping, the Developer shall be required to install landscaping and irrigation along all major roadways including right-of-way and at the entrance of the project. The Developer shall be responsible for all landscaping and irrigation required within the common area and common recreational facilities. As streets are constructed associated landscaping shall be installed.

Individual lot owners shall be responsible for maintenance of all private rear patio landscaping and irrigation once installed. The Homeowners Association (HOA) will be responsible to maintain all landscaping and irrigation within common areas, common recreational facilities, and yards outside the private patio fencing. The maintenance of all major roadway buffer landscaping shall be as outlined in Section VIII in the Kiley Ranch Development Design Handbook.

All landscaped areas where turf grass is not used shall be covered with herbaceous shrubbery/prostrate ground cover. Bark mulches, stone cobble (4") are required to cover bare ground temporarily exposed during the maturation period of the ground cover. Planting areas shall be designed to achieve 90% ground coverage within three (3) years. Non-living materials (bark mulches and stone cobble) may not be used for more than 10% of the total landscape area and excludes the area of temporary coverage allowed for all plants and ground cover maturity.

4. Design Concept

The street and building envelope layout is intended to provide a pedestrian scale neighborhood of housing or cottage homes that feature garage access from private streets and pedestrian access to sidewalks in surrounding common areas and adjacent collector streets. Refer to **Plate III H.12** for site plan concept.

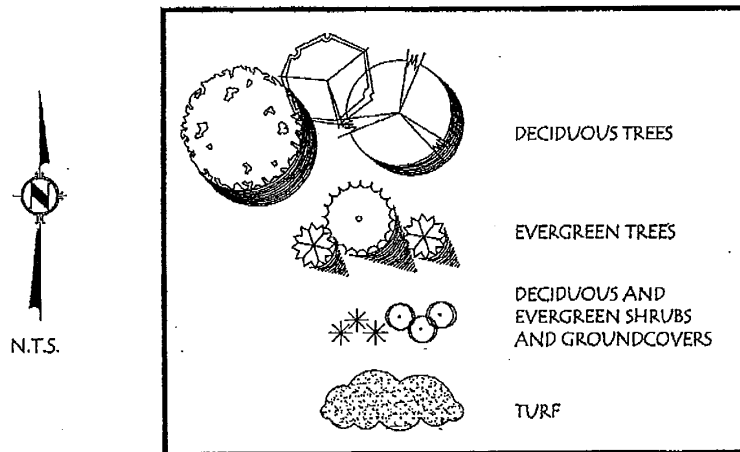
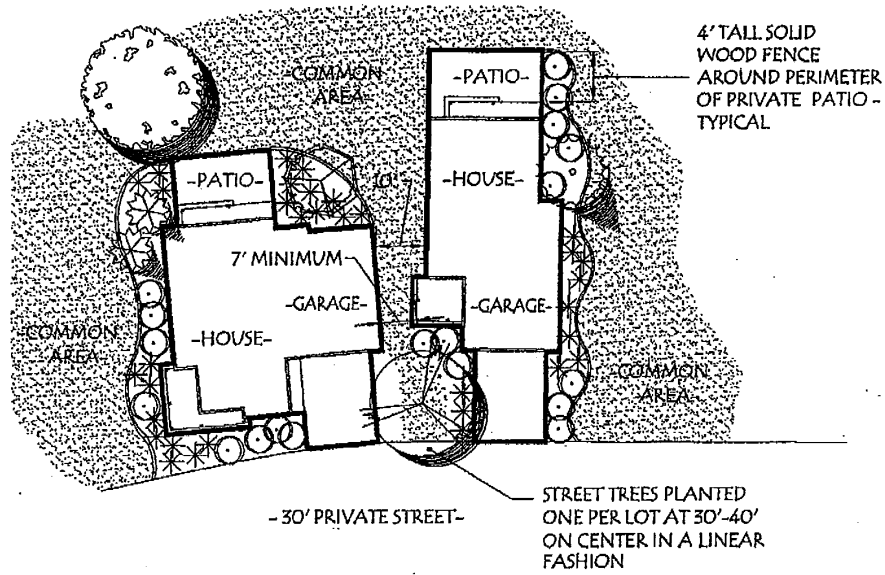


Plate III H.12
Cottage Homes Site Plan Concept

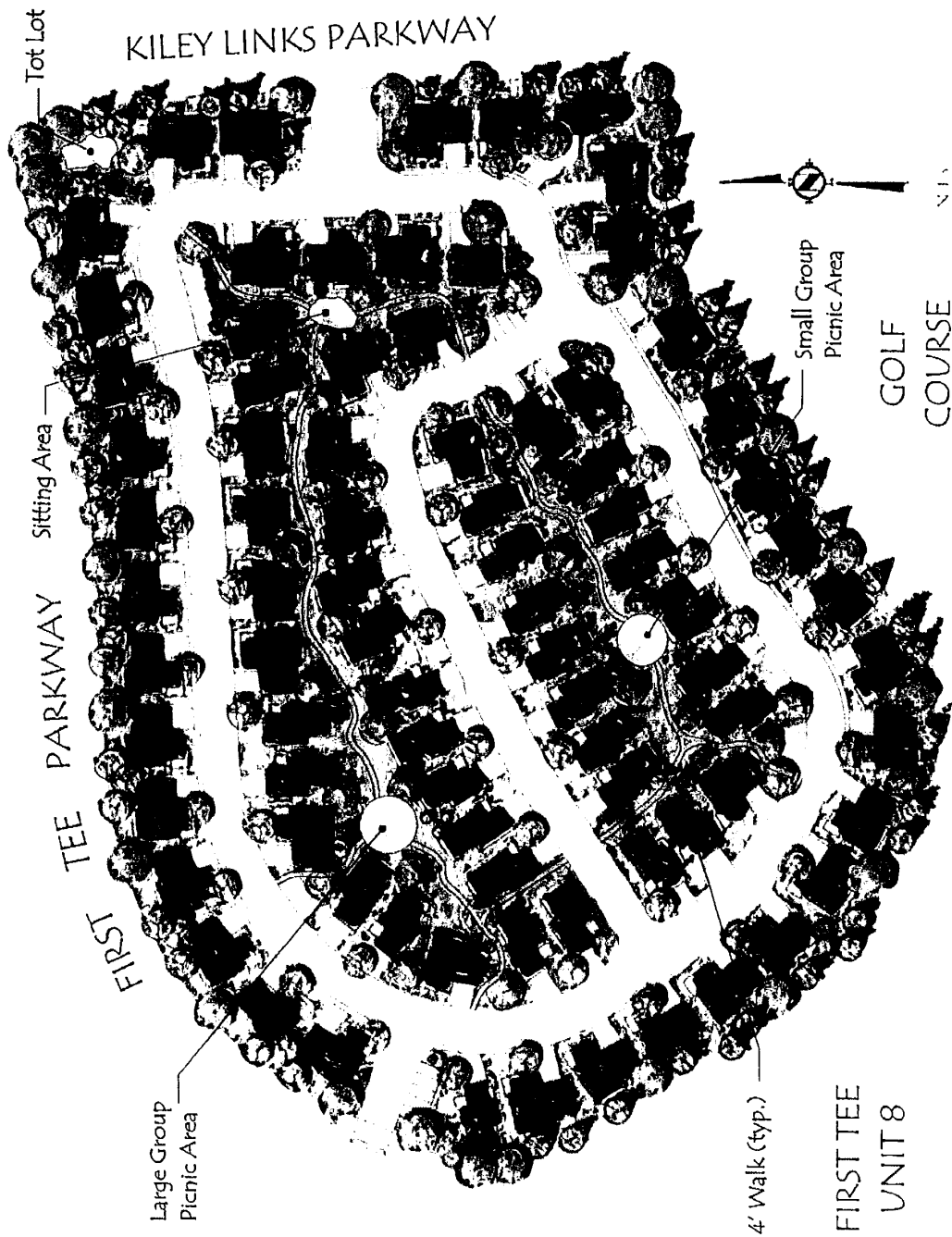


Plate III H.13
Conceptual Plan

5. Setback Requirements and Local Road Standards

a. Front Yard Setback (see Summary in Table III-7)

The minimum front yard setback to the residence will be 8 feet measured from the back of curb or sidewalk. The garage shall be set back a minimum of 20 feet from the back of curb or sidewalk. (Refer to Plate III H.14) A porch shall be 6 feet from the back of curb or sidewalk.

b. Rear Yard Setbacks (see Summary in Table III-7)

No building may be closer than fifteen (15) feet to a rear property line. Rear porches shall not be closer than 10 feet from a rear property line. No accessory buildings are allowed. Distance between buildings shall be 15 feet minimum, with rear porches allowed in the 10 feet of an adjoining building.

c. Side Yard Setbacks (see Summary in Table III-7)

The minimum distance between building sides shall be ten (10) feet. Porches are allowed within seven (7) feet of an adjacent building side

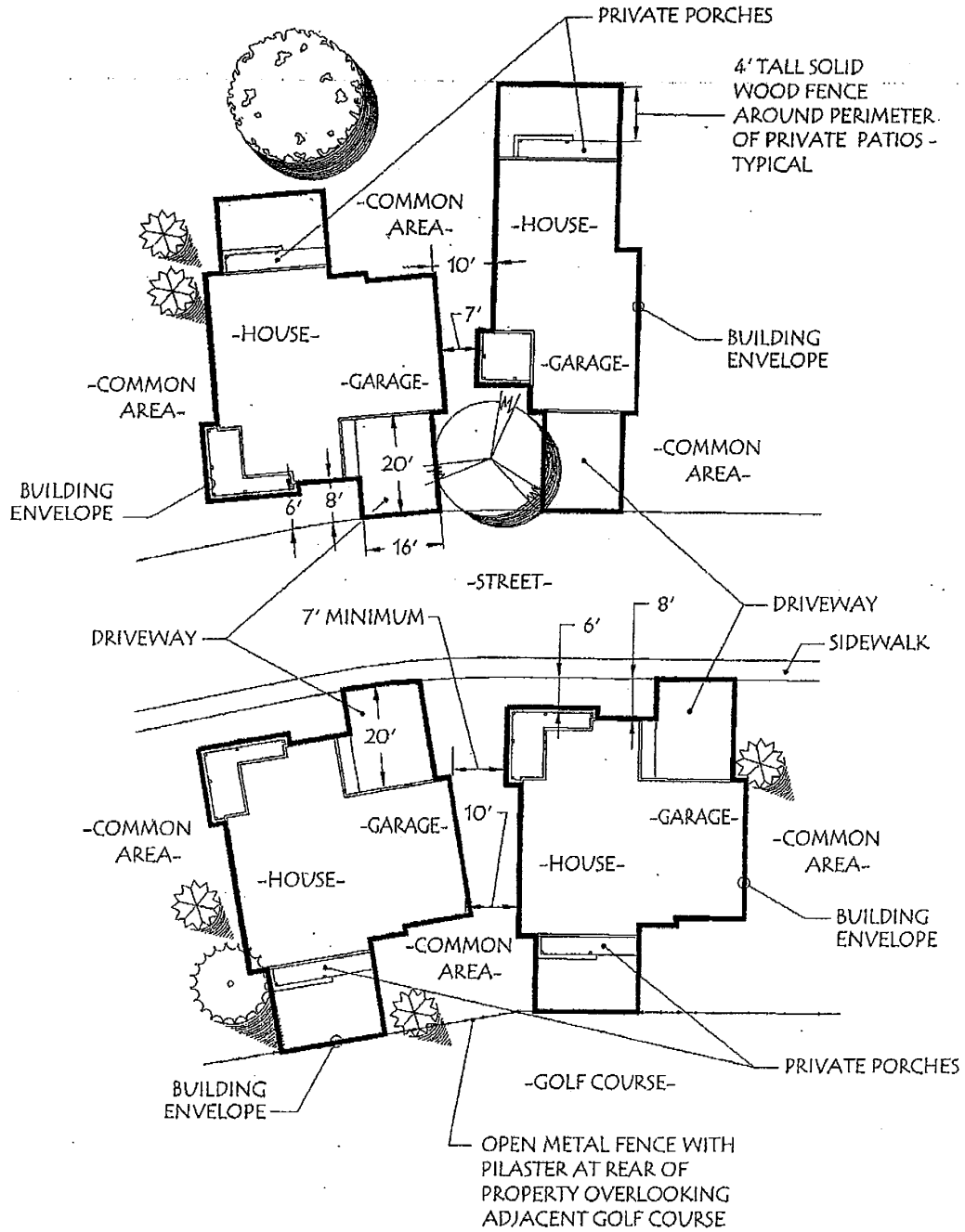


Plate III H.14
Typical Cottage Homes Lot Setback Configuration

Table III-7*Neighborhood Minimum Building Setback Requirements*

<u>TYPE</u>	<u>FEET</u>	<u>CONDITION</u>
Front Setback	8	To residence
(Measured from back of curb or sidewalk)	20	To garage
	6	To porch
*Rear Setback/	15	To residences/property line
Building Separation	10	Porch
Side Setback/	10'	Separation between adjacent building envelopes or main structures
Building Separation	7'	Porch to adjacent building envelopes main structures
Common Area Equipment		No Minimum setback

*(from exterior road right-of-way or exterior property line)

d. Covered Porches

Covered porches are required on the front, rear, and side of dwellings as illustrated on **Plates III X.13 to III X.24**. Porches shall be a minimum of four (4) feet deep and be set back a minimum of six (6) feet from the back of curb or sidewalk, and seven (7) feet from the side.

e. Building Height

Maximum building height shall be two (2) stories or 30 feet maximum height.

f. Parking Requirements

Per City of Sparks Parking Ordinance 20.49. In addition, one guest parking space shall be provided for every three (3) units in guest parking lots evenly distributed in common areas. Refer to **Plate III H.20 Typical Guest Parking Locations**.

g. Private Streets

Private streets to serve as access to garages on all lots shall be developed per the design standards notes on **Plate III H.19**. There is no parking allowed on streets.

h. Gates

The community will be gated providing a secure environment for the residents. There will be a primary access off of Kiley Links Parkway and a secondary emergency access off of First Tee Parkway. (See Plates III H.15 & H.17)

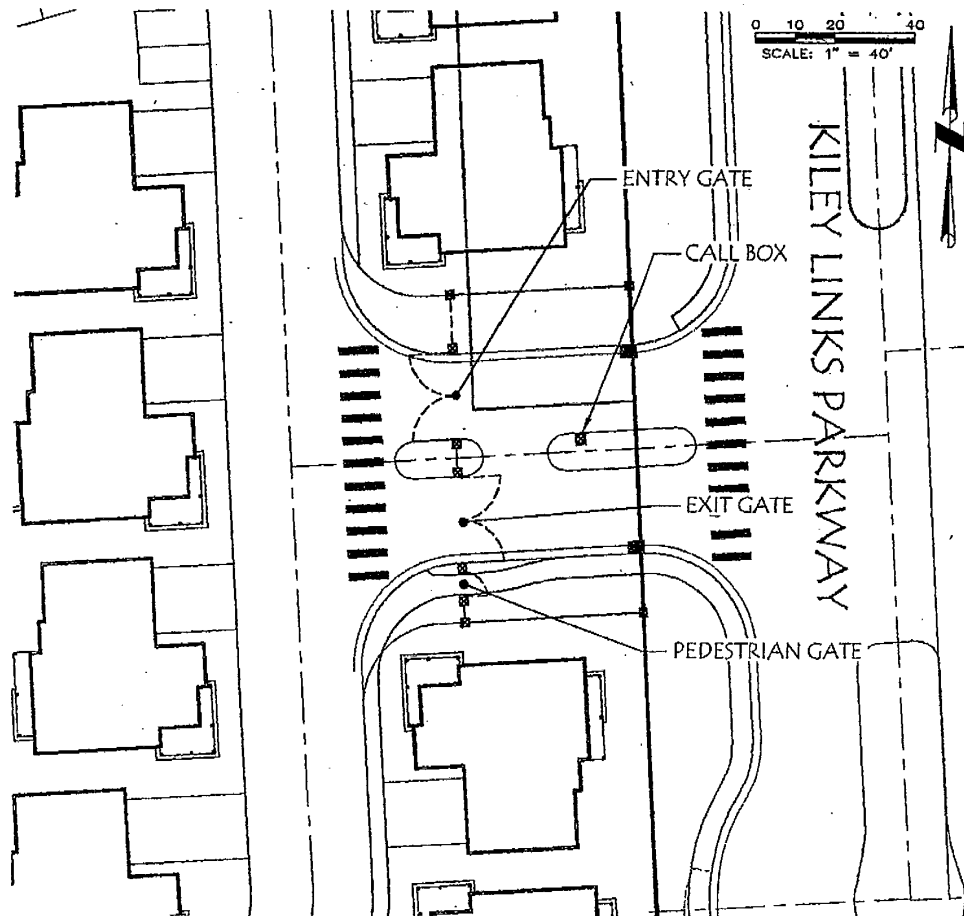


Plate III H-15
Primary Entry

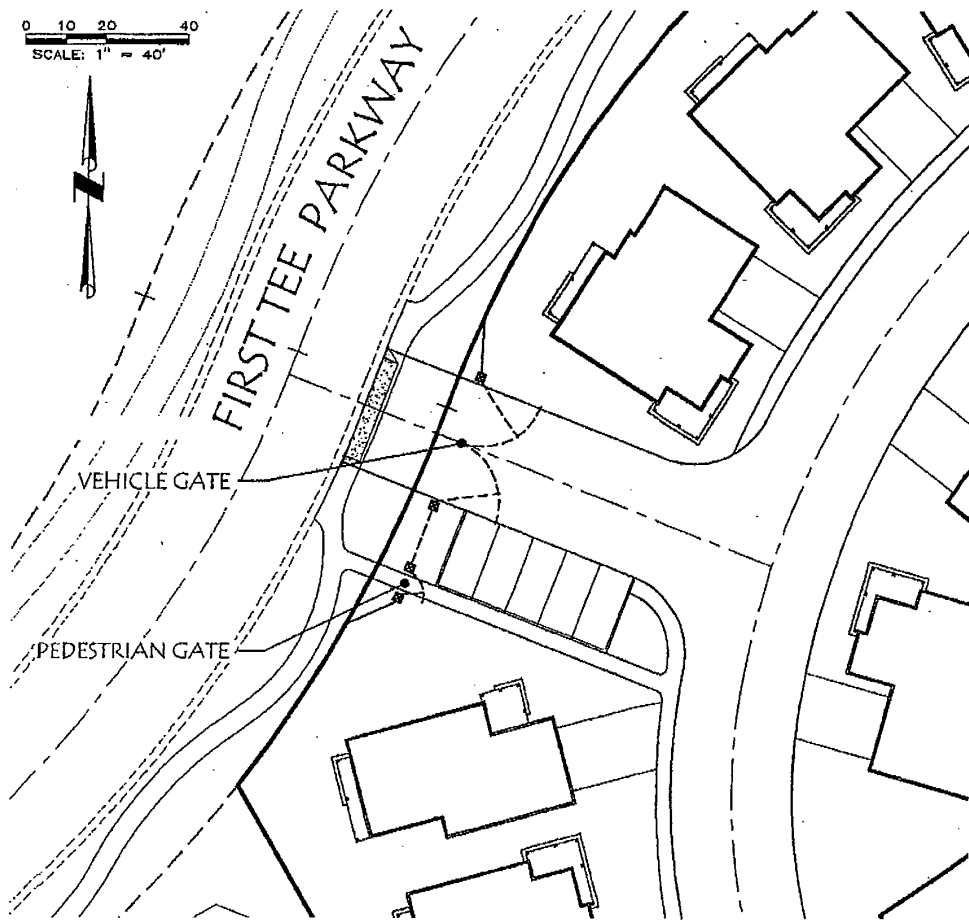


Plate III H.16
Secondary/Emergency Entry

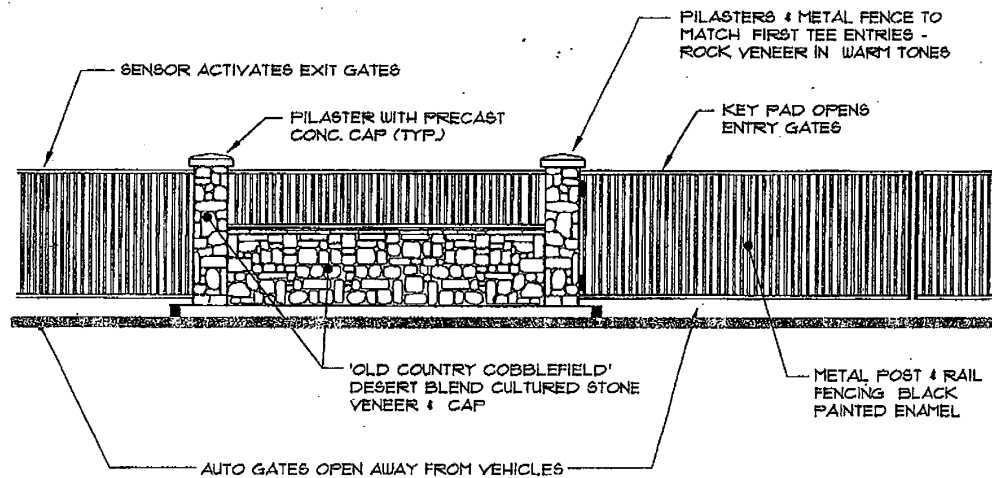


Plate III H.17
Elevation/Access Gate

Kiley Ranch
Job #21300-00/21338-03R
January 2002 Revised March 2004

Development Design Handbook

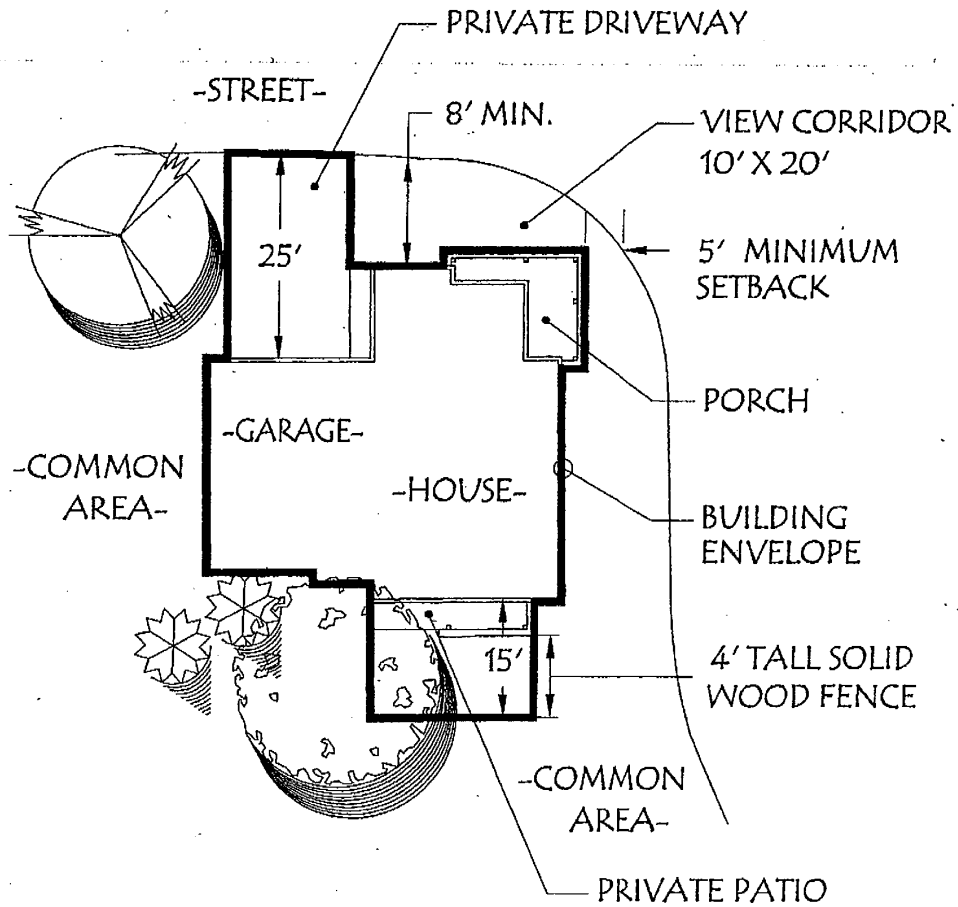


Plate III H.18
Cottage Homes Corner Lot Side Yard Setback

h. Architectural Projections

Architectural projections such as fireplaces, box-outs, media niches porches, etc., are not permitted.

i. Usable Open Space (see Summary in Table III-7)

Minimum usable rear yard private space shall be 200 square feet for a two or 300 sq ft. for three-bedroom residence, excluding covered porches.

j. Shade Structures

Shade structures are not permitted.

k. Corner Lot Side Yard Setback

The minimum side yard adjacent to a street shall be 10 feet from the back of curb or sidewalk. No structure or shrubs higher than 30" shall be allowed in the view corridor formed by a rectangle that is 10 feet wide and 20 feet deep measured from the back of curb (Refer to **Plate III H.18**)

l. Amenities

Tot lot, barbeque areas, & ball play areas (See Conceptual Plan Plate III H.13)

m. Trails

Four (4) foot wide concrete paths shall connect common open areas, guest parking, and amenities to provide for a walkable community.

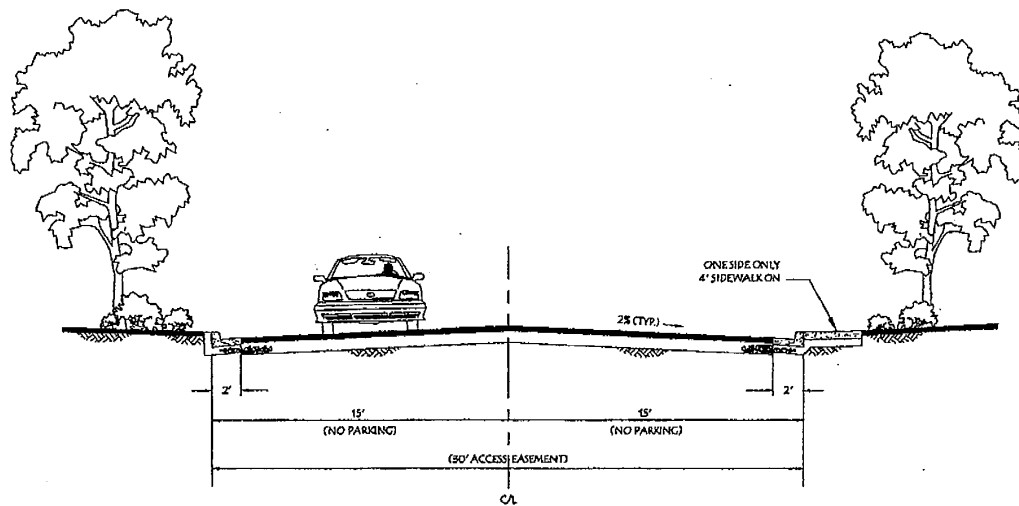


Plate III H.19
Residential Street Section (Private)

6. Plan Conformance

Submitted plans for all developments shall comply with the final map design standards for Golf Course Single-family Cottage Homes Parcel IIIB -3 including the Uniform Building Codes and all City of Sparks ordinances in effect prior to issuance of any building permit for the homes, the master plan for each model of home shall be reviewed and approved by the City of Sparks.

The Parcel Developer shall provide specific plot plans with a wet-stamp by a Nevada Registered Engineer for each individual pair of lots on an 8 ½ x 11-inch format and a composite of a minimum of ten lots at a time to ensure adequate setbacks between structures. Plot plans and composite drawings are to be submitted to the Building Division of Community Development and approved by the Planning Department prior to issue of building permits.

The Developer shall retain responsibility to ensure landscaping for neighborhood entrances and open space areas are consistent with the intent and material requirements of the Design Standards throughout the PD.

7. Fencing Design and Installation Requirements

a. Residential Fencing

At the time of home construction, all Developers shall be required to submit plans for approval to install fencing that encloses the entire private porch/patio area for each residence. Fences shall be installed prior to final inspections. Fencing for private porches/patio shall be solid wood private fencing not to exceed four (4) feet in height. All fencing adjacent to the golf course shall be open metal fencing. Fencing adjacent to First Tee Parkway and clubhouse parcel and shall be six (6) foot collector street fencing with pilasters. (Refer to **Plate III H.21** and **Plate III H.22**) Fencing between Unit 8 and Unit 3 shall be a shared six (6) foot solid wood fence "Good Neighbor" style fence.

b. Common Area Fencing

The Developer shall retain responsibility to ensure all fencing is consistent with the intent and material requirements of the Design Standards throughout the project and shall be predominantly open metal rail fencing. (Refer to **Plate III H.21** and **Plate III H.22**.)

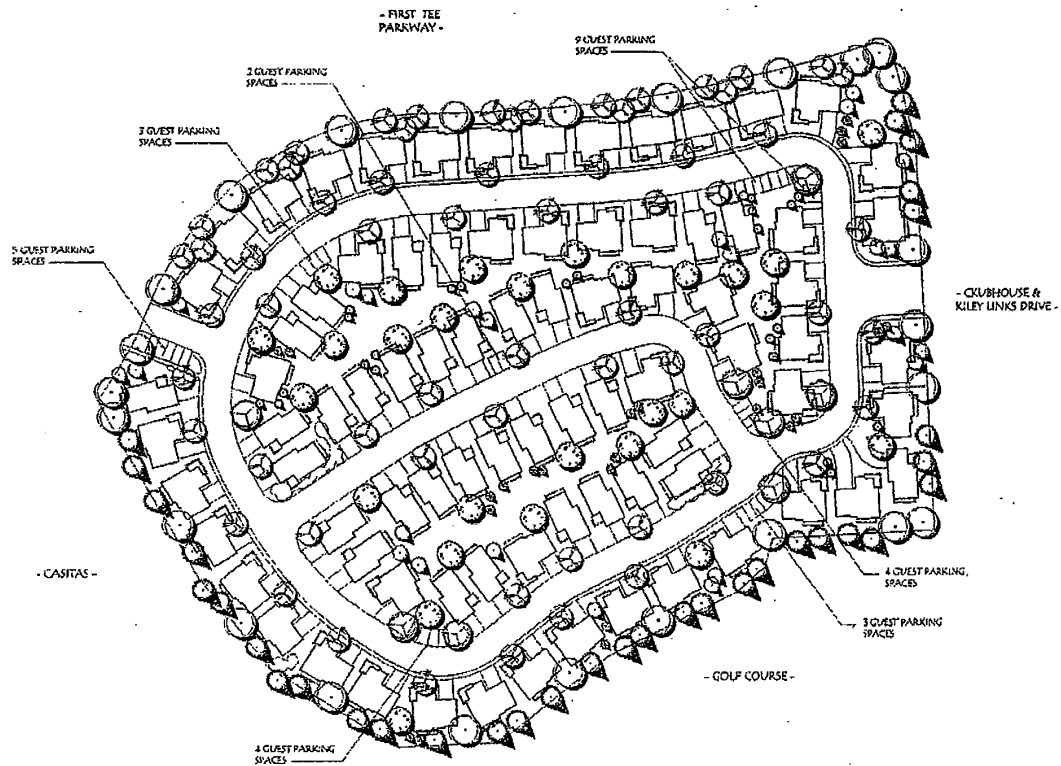
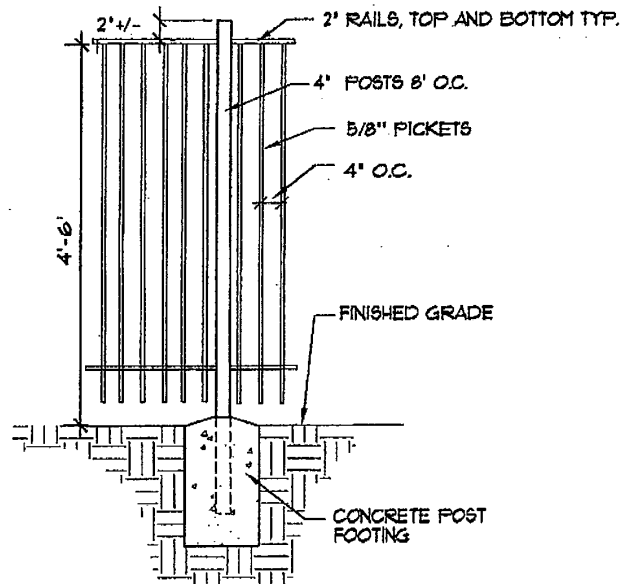


Plate III.H.20
Typical Guest Parking Locations



OPEN METAL FENCE WITH METAL POSTS - 8' MAX. O.C.
 2" x 2" RAILS, TOP AND BOTTOM
 5/8" METAL PICKETS 4' O.C.
 PAINTED - BLACK ENAMEL

Plate III H.21
Golf Course/Common Area
Metal Fence

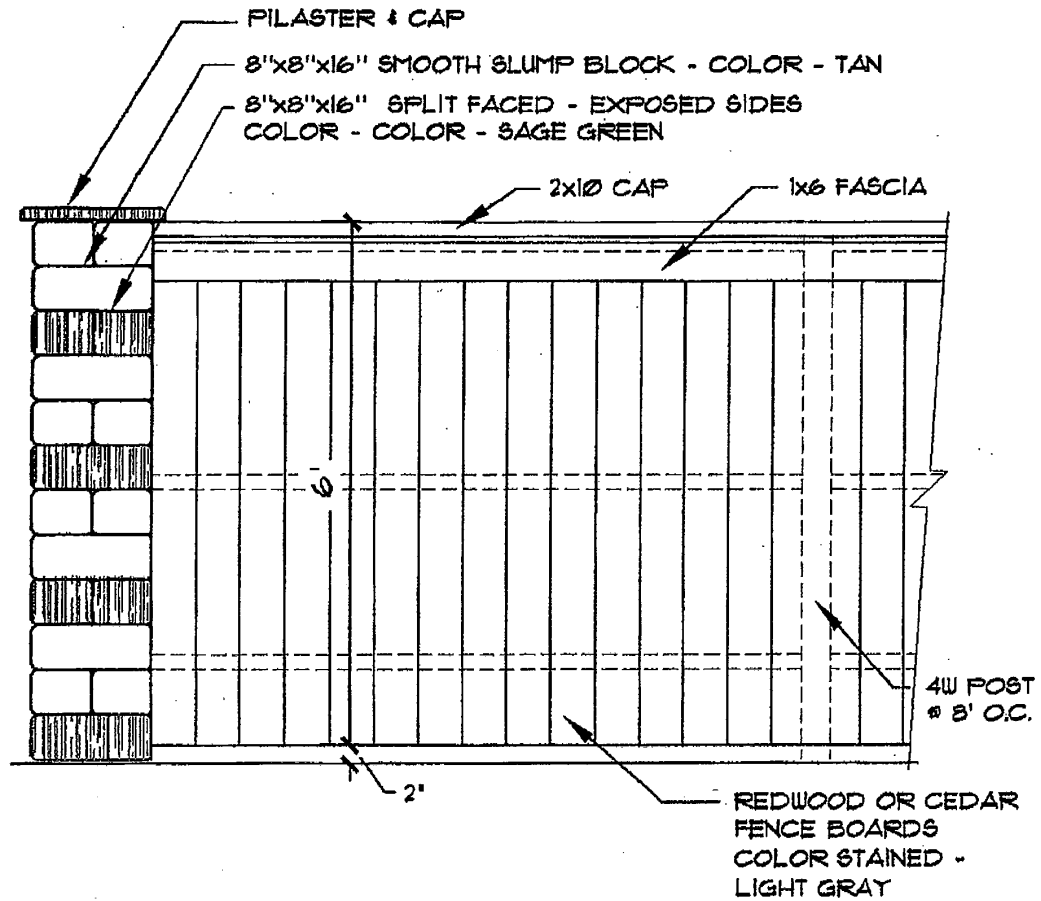


Plate III H.22
Solid Wood Fencing/Collector Street Fencing

COMPOSITION SHINGLE ROOFING



2x10 FASCIA BOARD

DUAL GLAZED VINYL
FRAME WINDOWS

STUCCO EXTERIOR
FINISH

2x10 HEADER TRIM

METAL SECTIONAL
GARAGE DOOR

PROPOSED FRONT ELEVATION - BUILDING #1

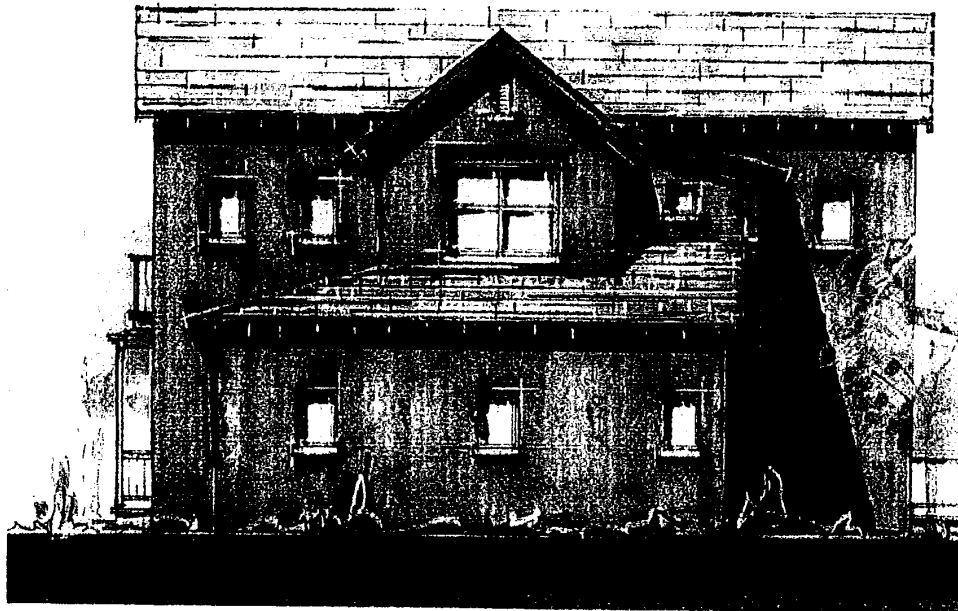


PROPOSED LEFT ELEVATION - BUILDING #1

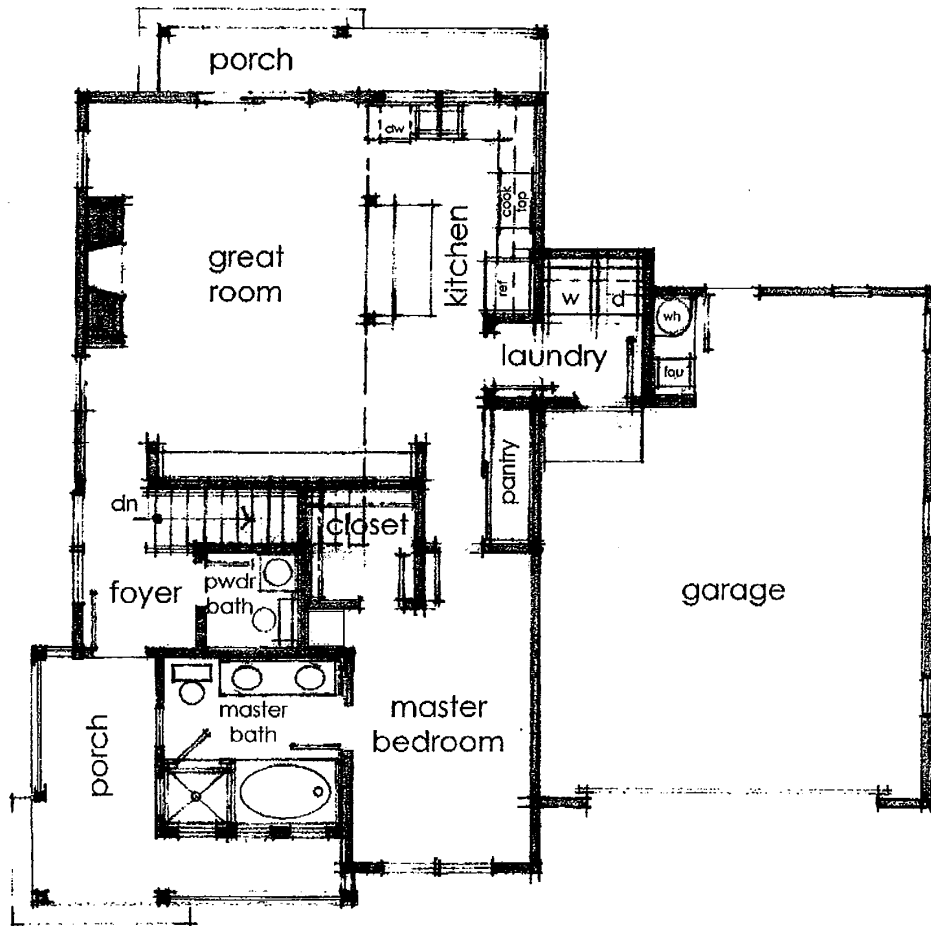
Plate III X.13



PROPOSED REAR ELEVATION - BUILDING #1

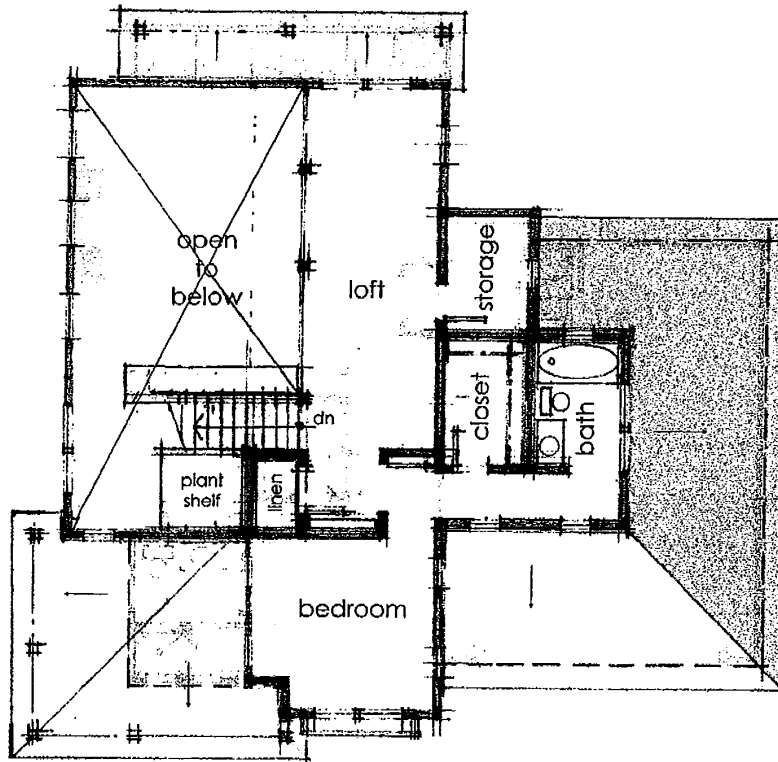


PROPOSED RIGHT ELEVATION - BUILDING #1

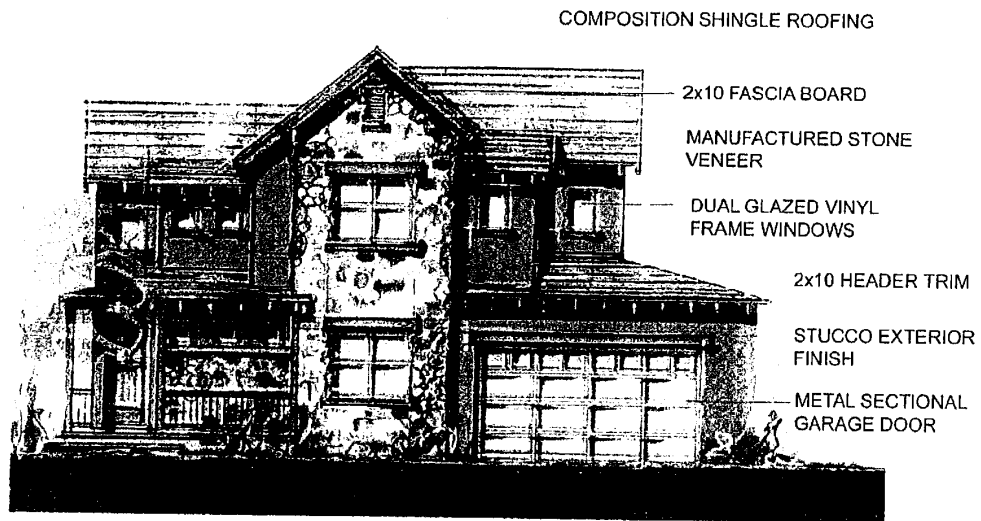


PROPOSED FIRST FLOOR PLAN - BUILDING #1

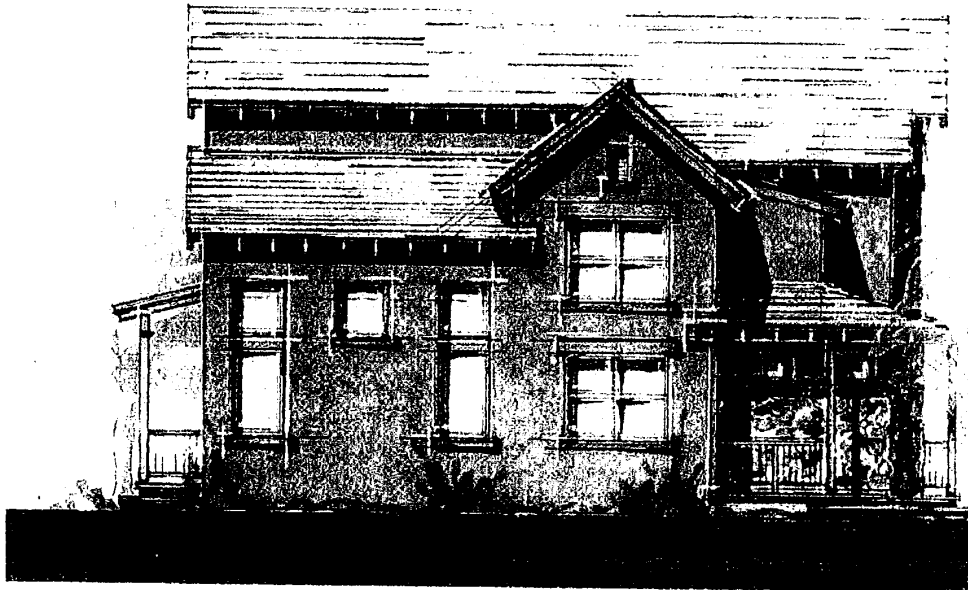
Living Area = 1,030.00 sq.ft. / Garage Area = 563.00 sq.ft.



PROPOSED SECOND FLOOR PLAN - BUILDING #1
Living Area = 696.00 sq.ft.

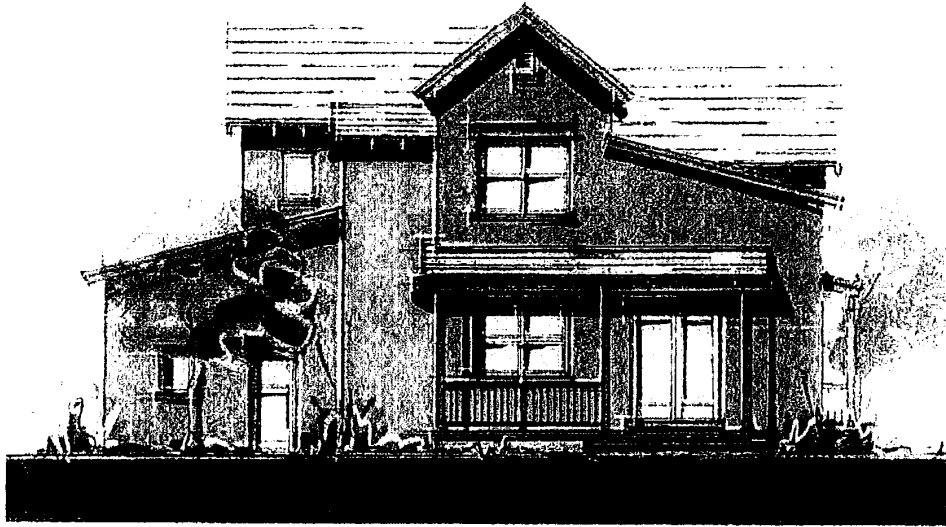


PROPOSED FRONT ELEVATION - BUILDING #2

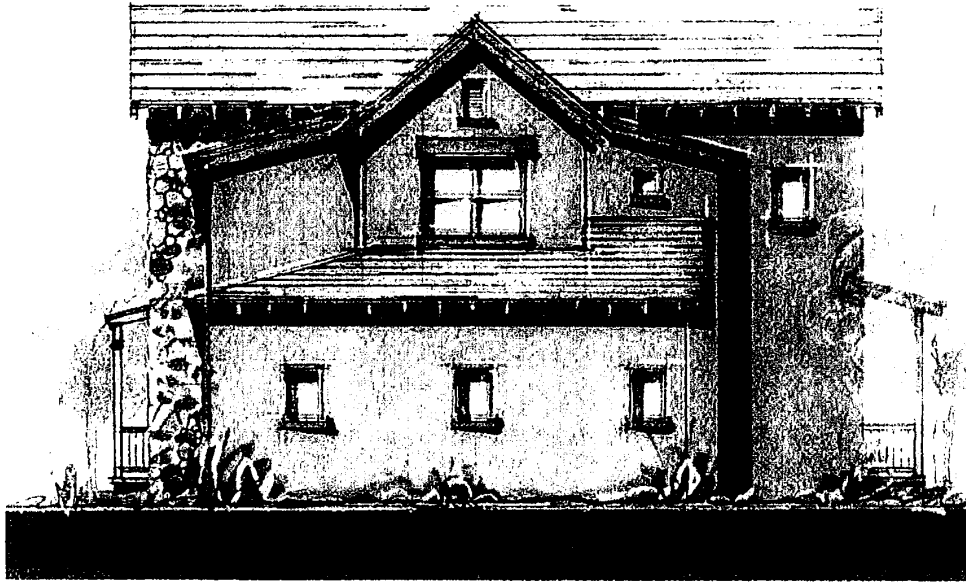


PROPOSED LEFT ELEVATION - BUILDING #2

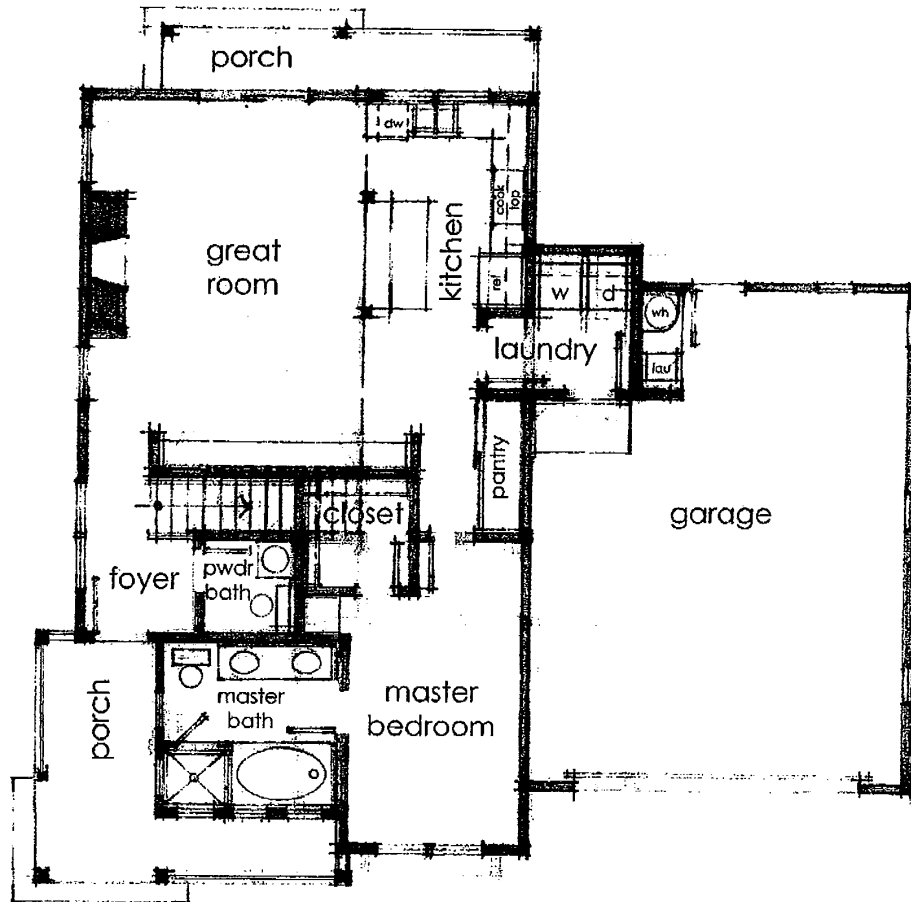
Plate III X.17



PROPOSED REAR ELEVATION - BUILDING #2

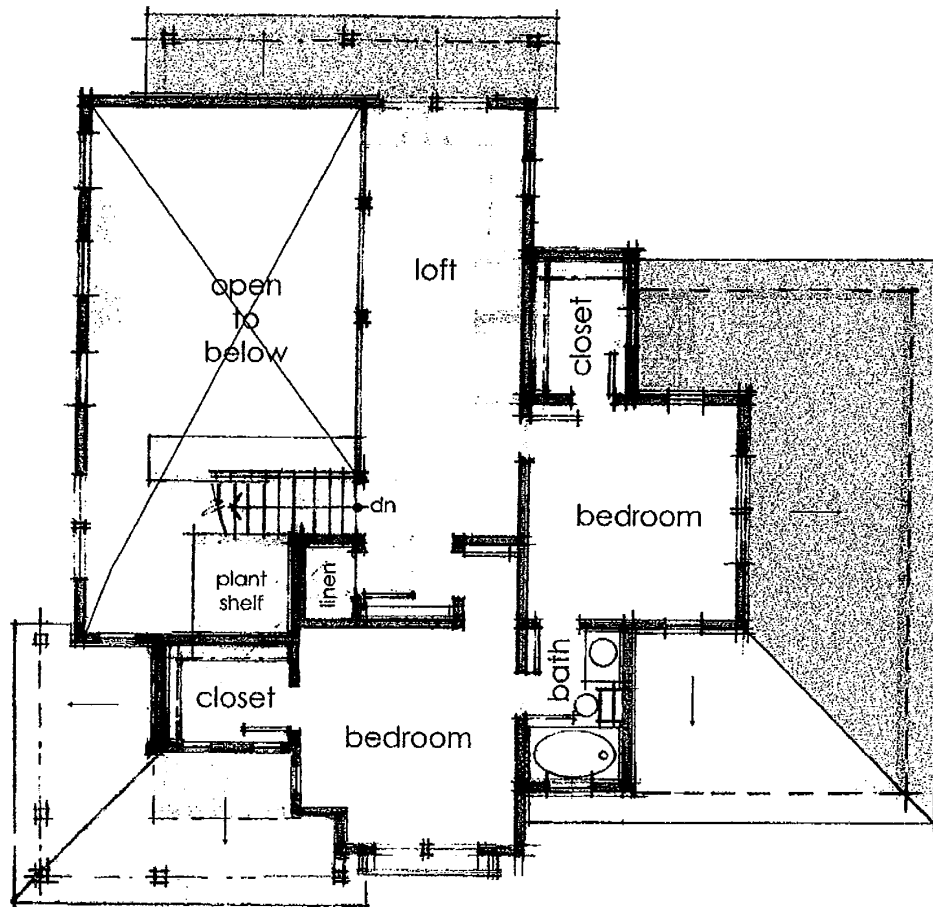


PROPOSED RIGHT ELEVATION - BUILDING #2



PROPOSED FIRST FLOOR PLAN - BUILDING #2

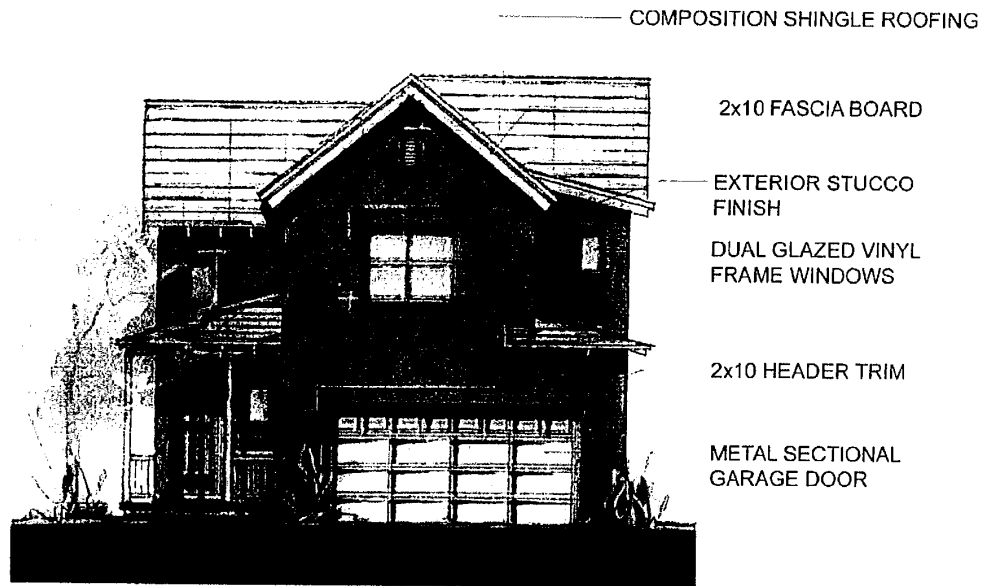
Living Area = 1,030.00 sq.ft. / Garage Area = 563.00 sq.ft.



PROPOSED SECOND FLOOR PLAN - BUILDING #2

Living Area = 956.00 sq.ft.

Plate III X.20



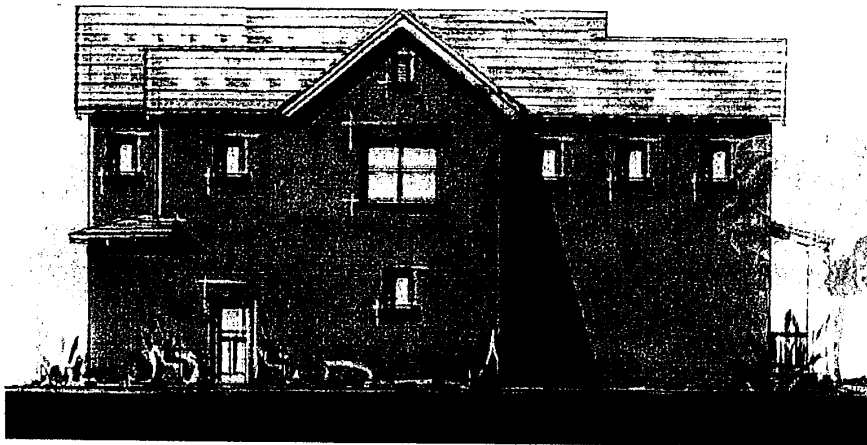
PROPOSED FRONT ELEVATION - BUILDING #3



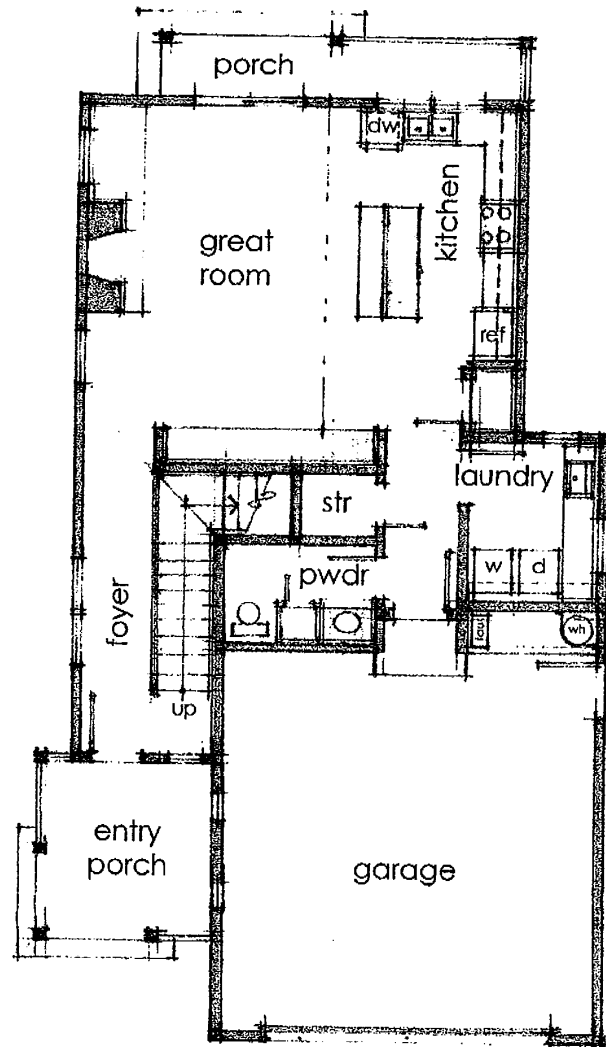
PROPOSED LEFT ELEVATION - BUILDING #3



PROPOSED REAR ELEVATION - BUILDING #3



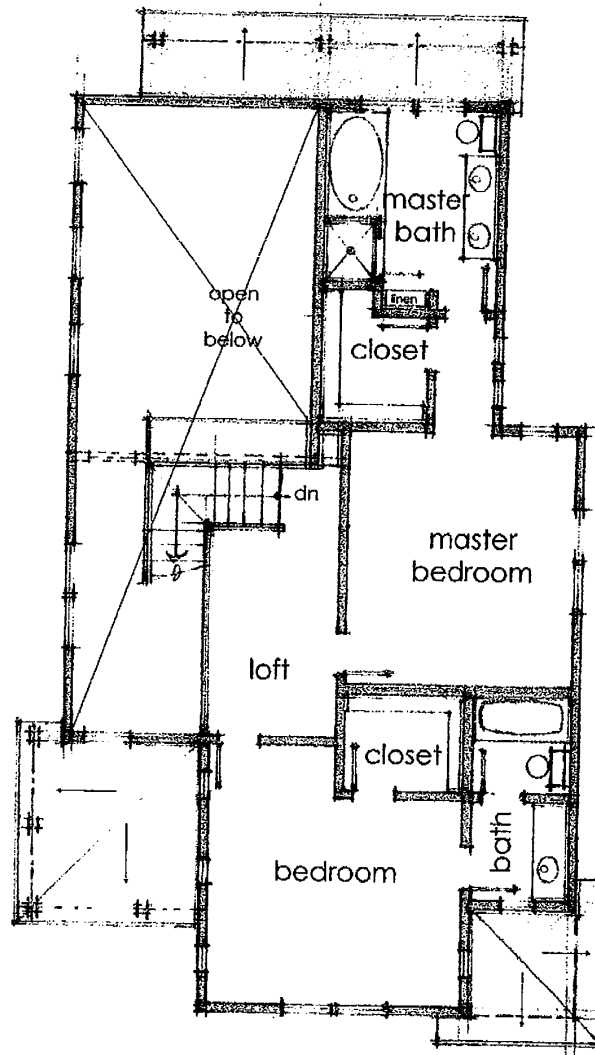
PROPOSED RIGHT ELEVATION - BUILDING #3



PROPOSED FIRST FLOOR PLAN - BUILDING # 3

Living Area = 805.00 sq.ft. / Garage Area = 504.00 sq.ft.

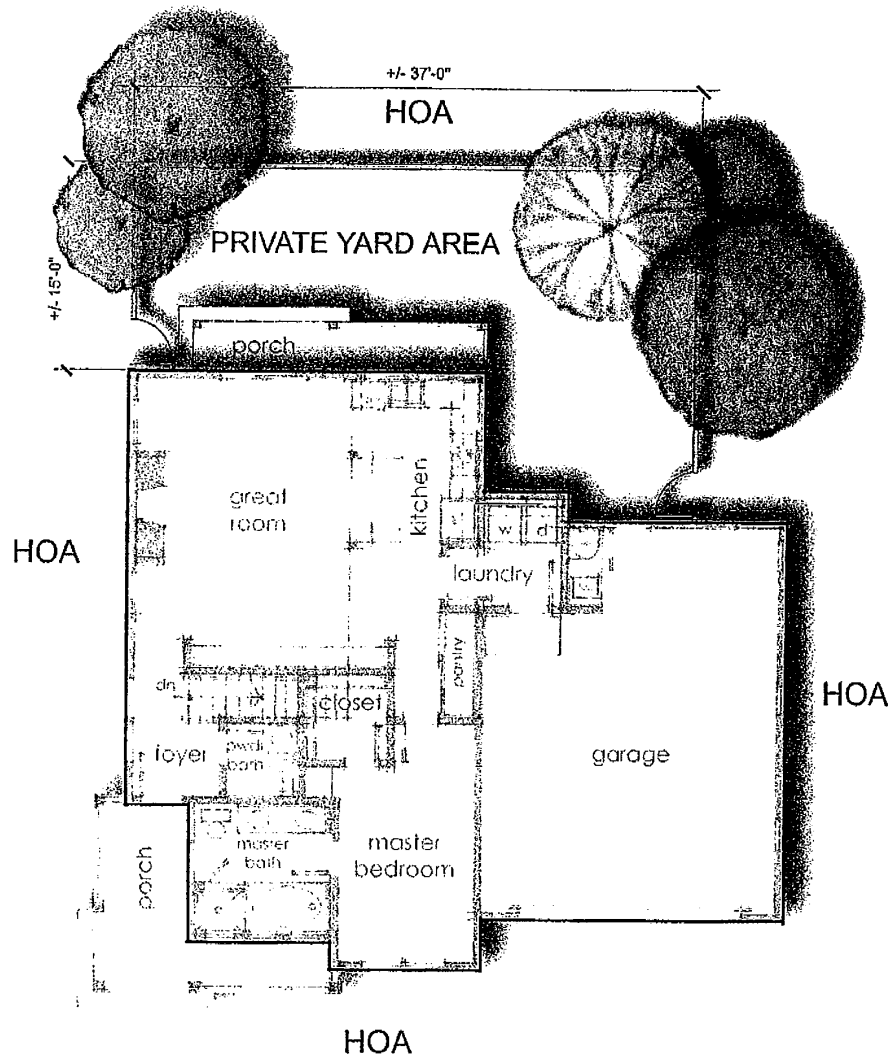
Plate III X.23



PROPOSED SECOND FLOOR PLAN - BUILDING # 3

Living Area = 827.00 sq.ft.

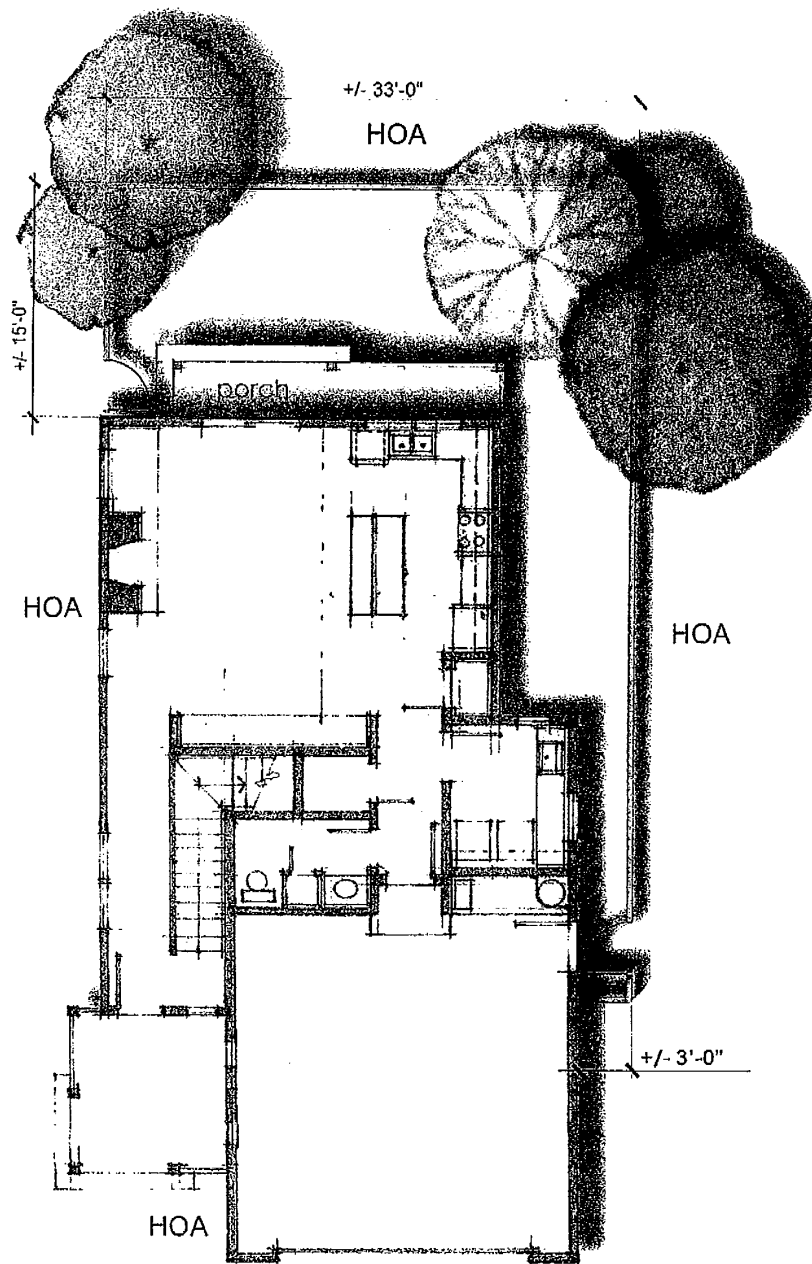
Plate III X.24



MINIMUM PRIVATE YARD AREA

Plan #1 & Plan #2

Plate III X.25



MINIMUM PRIVATE YARD AREA
Plan #3

Plate III X.26

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Within recreation areas such as mini-parks and recreation centers, lawn areas shall be at least 50% but not exceed 80% of the total area not covered by paving, buildings, pool, decks or court area.

The remaining areas may be treated with bark mulch, rock mulch, ground cover, walkways or other suitable bedding materials.

2. Shrubs and Ground Covers

All shrub planting shall be 5 gallon or larger material, except when the specified material is not typically available in 5 gallon containers. Ground cover and vines may be installed as 1 gallon materials or from flats.

3. Trees

Within common area and recreation areas, all deciduous trees shall be a minimum of 2" caliper, conifers shall be a minimum of 8' in height (Refer to Appendix A, Landscape.).

f. Landscaping Installation and Maintenance

In addition to front yard landscaping, the Developer shall be required to install landscaping and irrigation along all major roadways and at the entrance of their respective parcel, and shall be responsible for all landscaping and irrigation required within the common area and common recreational facilities within their parcel.

Individual lot owners shall be responsible for maintenance of all front yard landscaping and irrigation once installed by the Developer. The Homeowners Association (HOA) will be responsible to maintain all landscaping and irrigation within common areas and common recreational facilities. The maintenance of all major roadway buffer landscaping shall be as outlined in Section VIII.

F. MULTI-FAMILY

1. Implementation

All building proposals for development will be reviewed by the Kiley Ranch Owners to ensure these policies are enforced in a way that encourages creative design and considers specific site conditions. Each project shall be required to submit specific standards following these guidelines, defined in covenants, conditions & restrictions. The Kiley Ranch Owners will utilize a checklist to review conformance with these



guidelines and standards. The checklist will include a certification by the Kiley Ranch Owners, or their designated representatives, to the City of Sparks that certifies review and conformance with the Handbook. The City of Sparks will not approve plans lacking the required approvals. All phases of the apartments will be required to go through the site plan review process prior to the issuance of a building permit.

2. Project Description

Multi-family projects shall also include the following:

- a. Common area throughout the project for passive activities.
- b. Common recreation facility that shall include facilities such as a meeting/party room, outdoor pool and decking, hard court game area, restrooms, picnic areas and open turf area.
- c. Tot lots or playground area dispersed to serve specific areas.
- d. Picnic and barbecue areas throughout the project.
- e. Private patios or decks (functional)
- f. Courtyard in Townhouses

All of these facilities shall be provided for the specific use and enjoyment of the renters or homeowners within the multi-family project only. All of these facilities shall be owned and maintained by a single owner and management company or by a homeowners association for a particular project only.

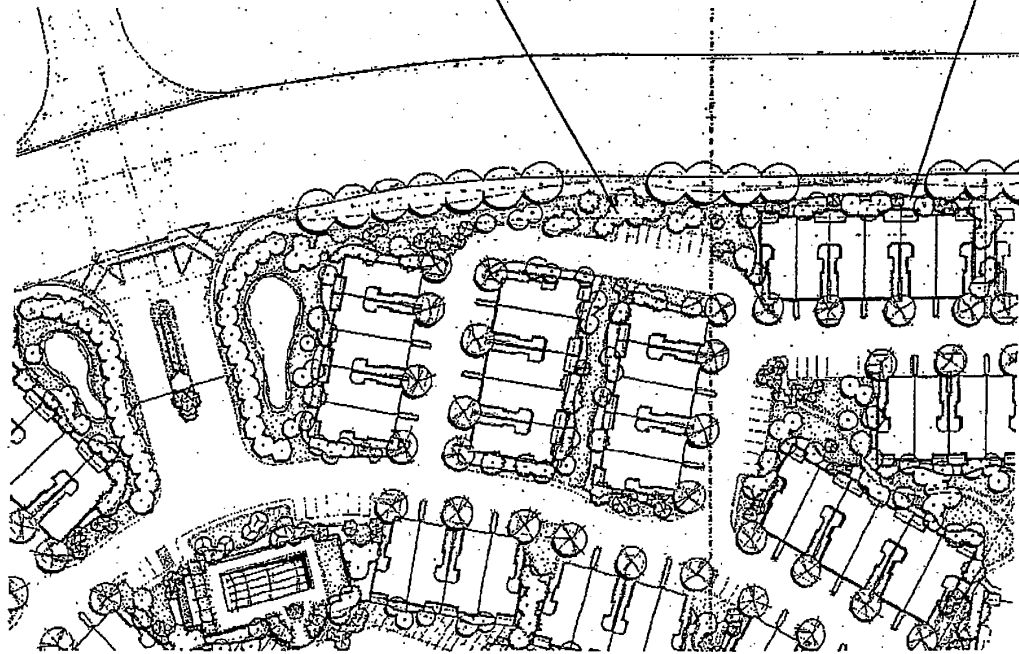
3. Building Envelopes

a. Grading Standards

1. Grading shall be such that disruption to existing site features will be minimized and existing vegetation protected.
2. Berms and sloped areas shall transition smoothly with no abrupt changes.
3. Any on-site detention or drainage, if required, shall be aesthetically pleasing and integrated into the overall site development/landscape plan.
4. Retaining walls shall be designed in a manner and with materials that will harmonize with the design and materials of adjacent buildings.

10' MINIMUM PARKING OR
DRIVEWAY SETBACK

30' MINIMUM BUILDING SETBACK
ALONG SPARKS BLVD., 20' MINIMUM
BUILDING SETBACK ALONG FIRST TEE
PARKWAY & VISTA DEL RANCHO PKWY.



TYPICAL SETBACKS
ALONG SPARKS BLVD.,
FIRST TEE PARKWAY, AND
VISTA DEL RANCHO PARKWAY

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PLATE III L

Kiley  Ranch



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**b. Building Configurations**

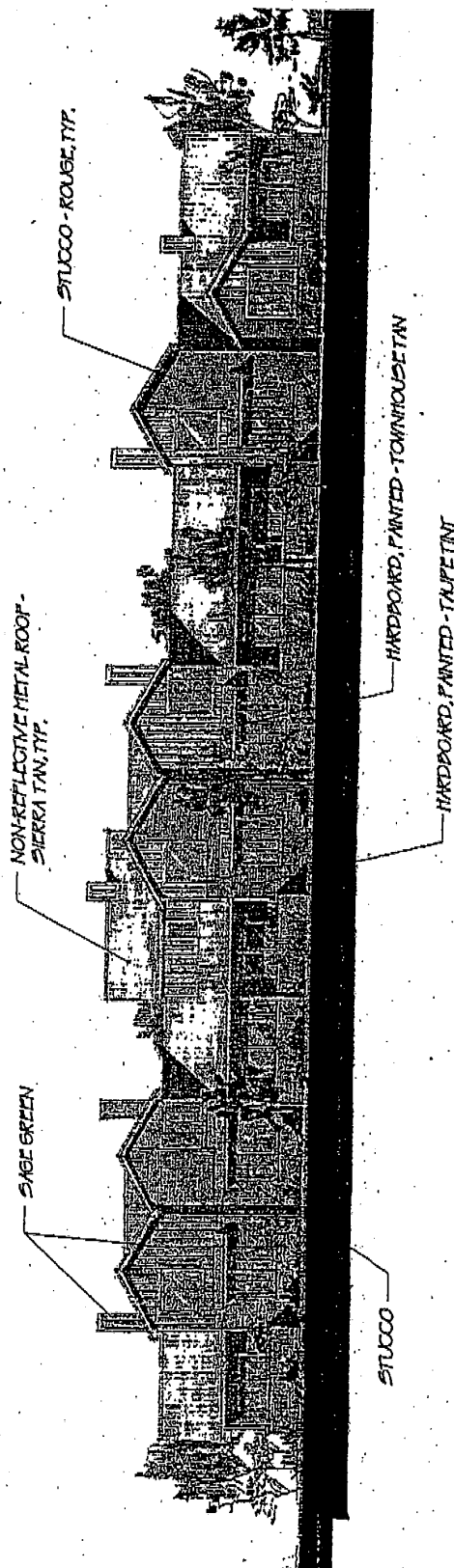
Residential buildings shall be grouped in clusters and sited to minimize the scale of the project. Large building masses shall be avoided and a sense of openness shall be achieved. Small blocks of parking with walks, entries and mailboxes within each cluster for particular buildings shall be utilized to provide a sense of identity.

c. Height and Setbacks

1. Building clusters in Parcel III-B shall have a maximum height of three stories or 35 feet. Varying building heights and offsets a minimum of 2-feet are required as they tend to add interest, with a maximum height of 35 feet.
2. Building setbacks from Sparks Boulevard will be a minimum of 30 feet from the right-of-way. (refer to Plate III-L.) In Parcel III-B, buildings shall be setback 20-feet from right-of-way of community collectors, First Tee Parkway and Vista del Rancho Parkway. In Parcel V-A building setback from Vista Boulevard will be a minimum of 20 feet from the right-of-way. This setback area shall be completely landscaped with no parking or drive areas permitted within 10-feet. Structures adjacent to this landscaped setback shall not exceed two story or 25 feet in height. An additional one-foot of building height will be permitted for each additional foot of setback, not to exceed the maximum building height of three stories or 35 feet.
3. Multi-family buildings in Parcel III-B shall have a minimum 20 feet between buildings with no two buildings sited parallel to each other at a constant 20 foot separation. The front setback is 6 feet or 20 feet from front of garage to street right-of-way.
4. In Parcel III-B, building setback from the golf course property line shall be a minimum of 15-feet.

d. Private Gates

1. Advanced detection systems for gates and vehicles will be provided by the developer.
2. Gate operating systems shall be required to provide non-delayed entrance by fire, police, and emergency vehicles.
3. Gated communities shall be accessible by a device that senses strobe lights. The sensing device must be compatible with equipment used by the City of Sparks Traffic Division.



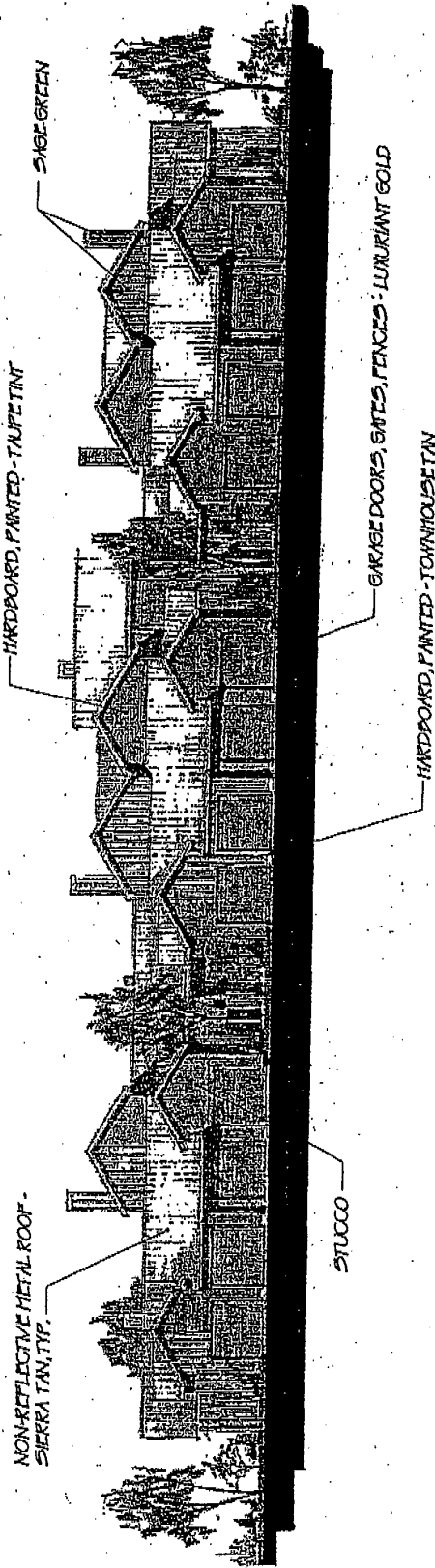
TOWNHOMES
FRONT ELEVATION

CRABTREE & KYLE
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

PLATE III M.1



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TOWNHOMES
REAR ELEVATION

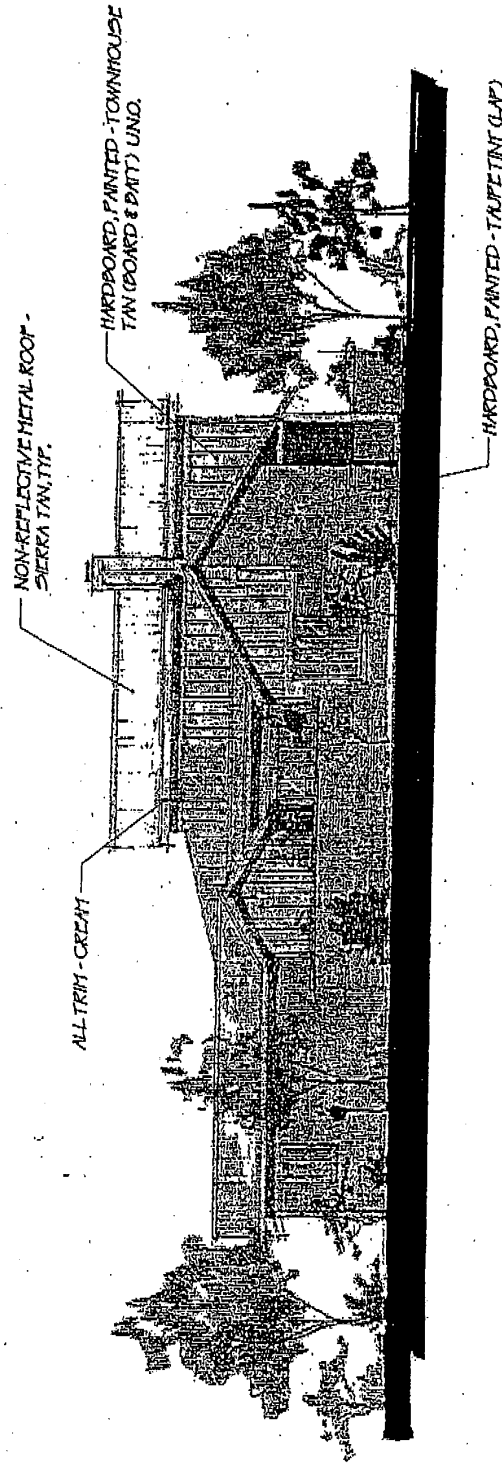
CALIBREXES
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

PLATE III M.2

Kiley  Ranch



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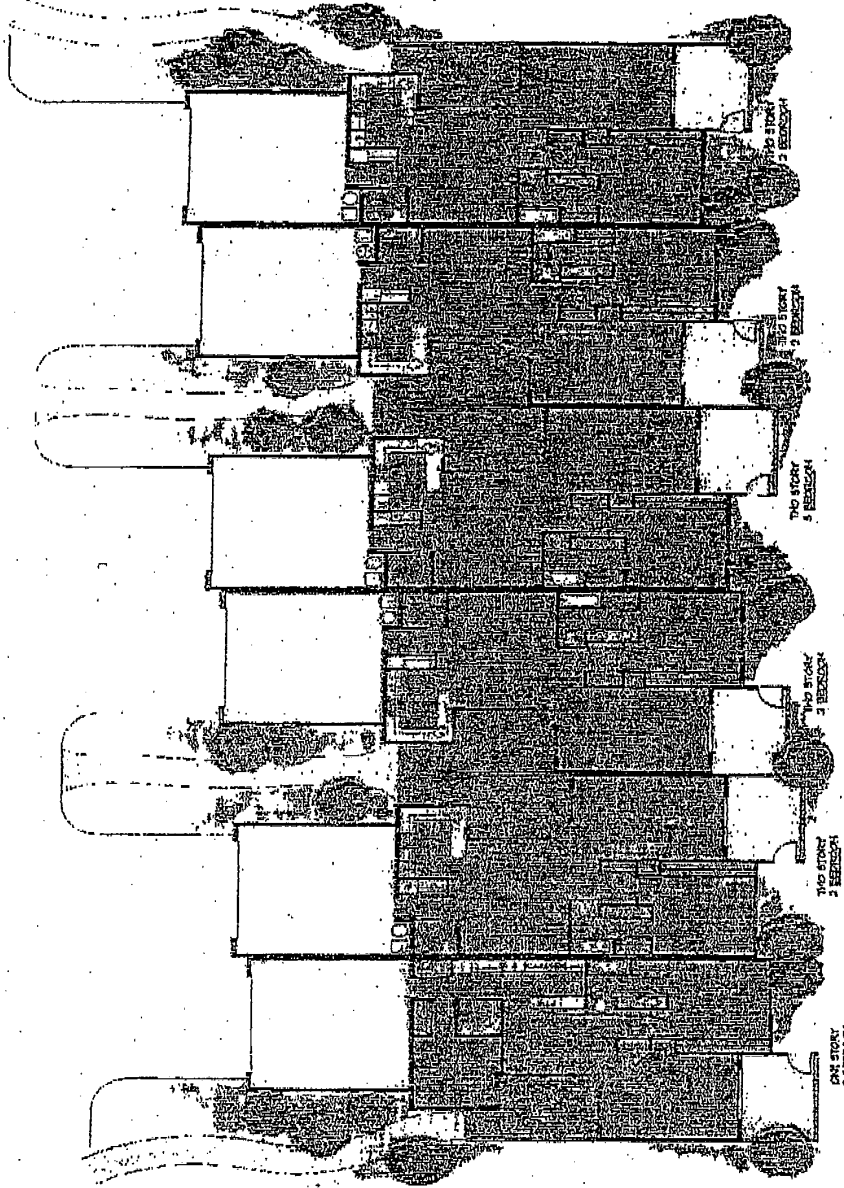
TOWNHOMES
SIDE ELEVATION

CATHLETIX
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN



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PLATE III M.3



TOWNHOMES
MULTI-UNIT LAYOUT
(2'-0" STAGGER)

CALITHEXES
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

PLATE III, M.4

Kiley  Ranch



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TOWNHOMES
SINGLE LEVEL
FLOOR PLAN

CANTILEX
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

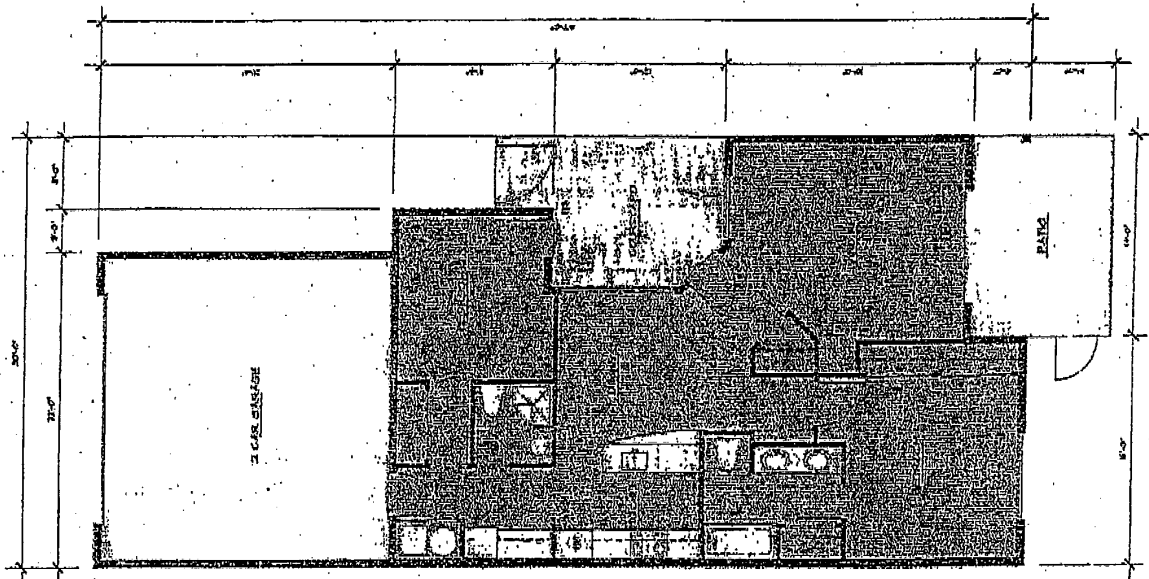
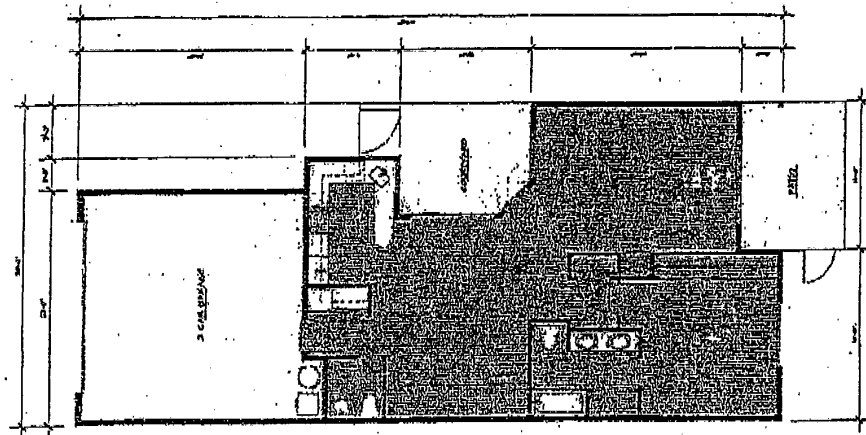


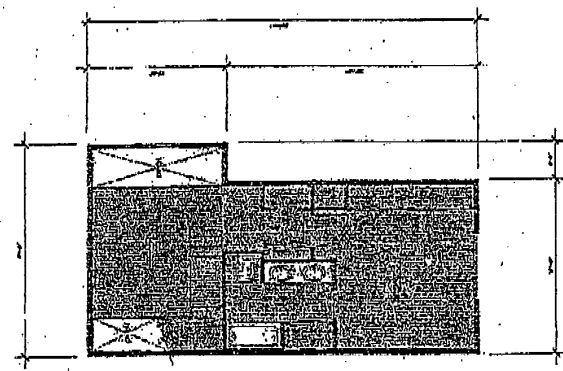
PLATE III M.5



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LOWER LEVEL



UPPER LEVEL

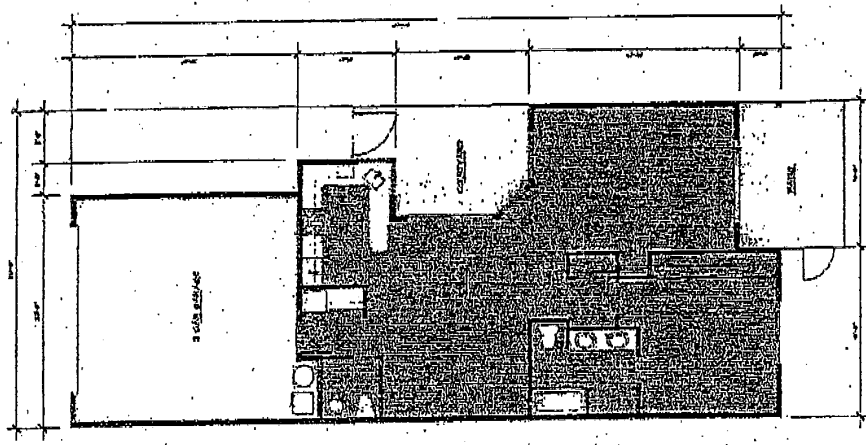
TOWNHOMES
MULTI LEVEL
2 BEDROOM
FLOOR PLAN

CANAL EXES
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

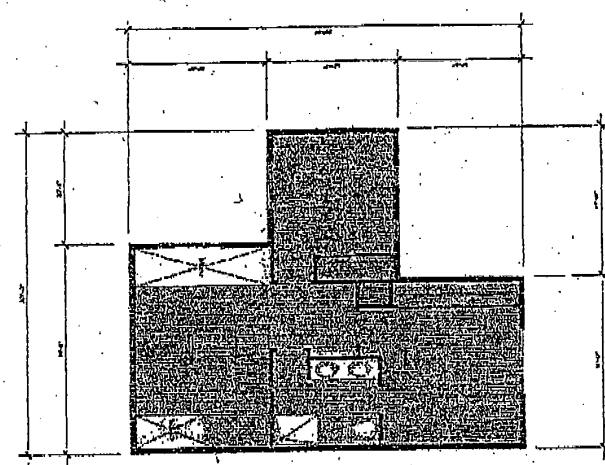
PLATE III M.6



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LOWER LEVEL



UPPER LEVEL

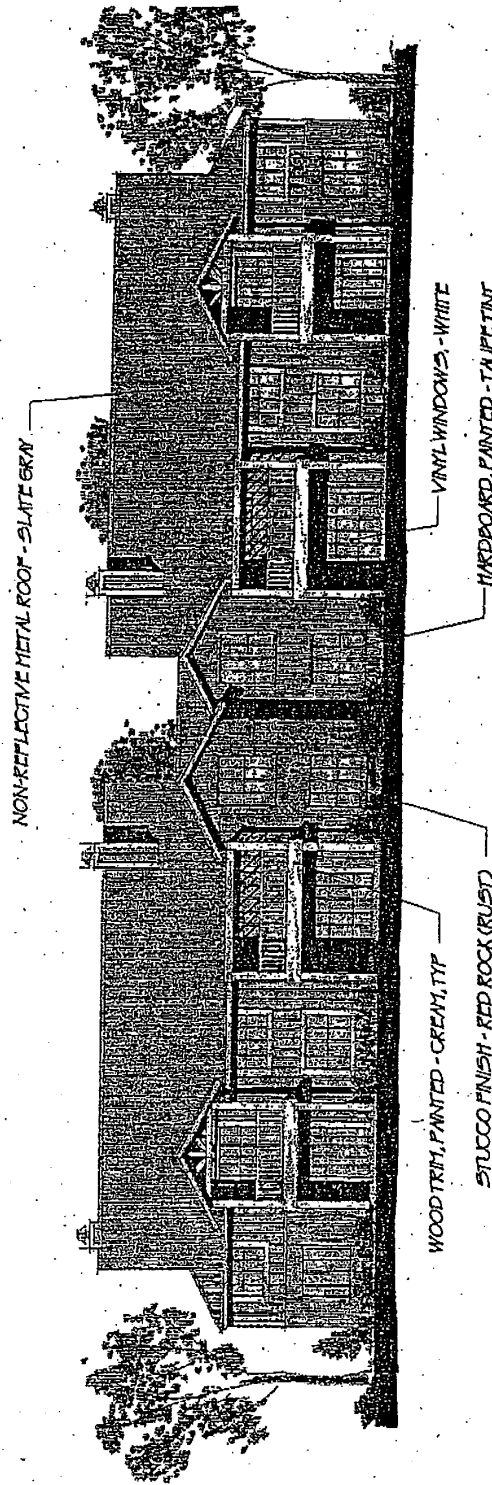
TOWNHOMES
MULTI LEVEL
3 BEDROOM
FLOOR PLAN

CALITEX
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

PLATE III M.7



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APARTMENTS / CONDOMINIUMS
FRONT ELEVATION

CAHILL
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

PLATE III M.8

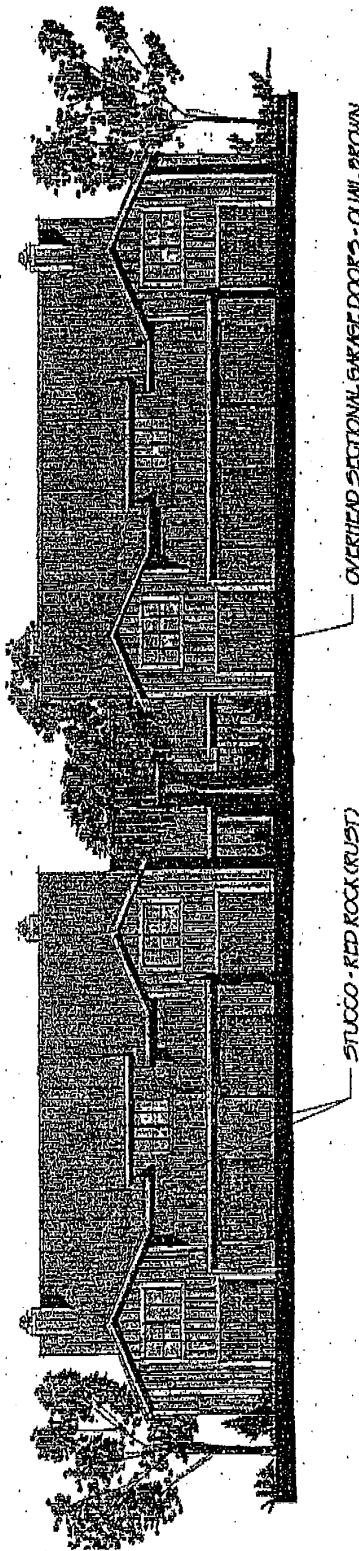


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Kiley



Ranch



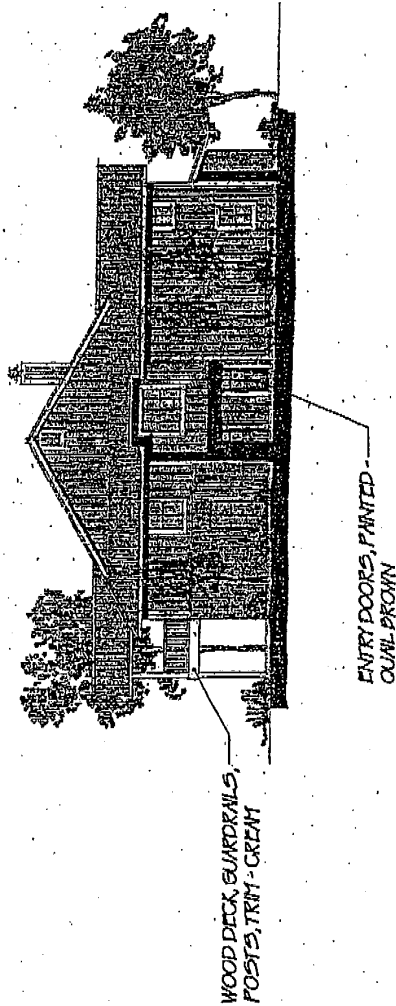
APARTMENTS / CONDOMINIUMS
REAR ELEVATION

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PLATE III M.9



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APARTMENTS / CONDOMINIUMS
SIDE ELEVATION

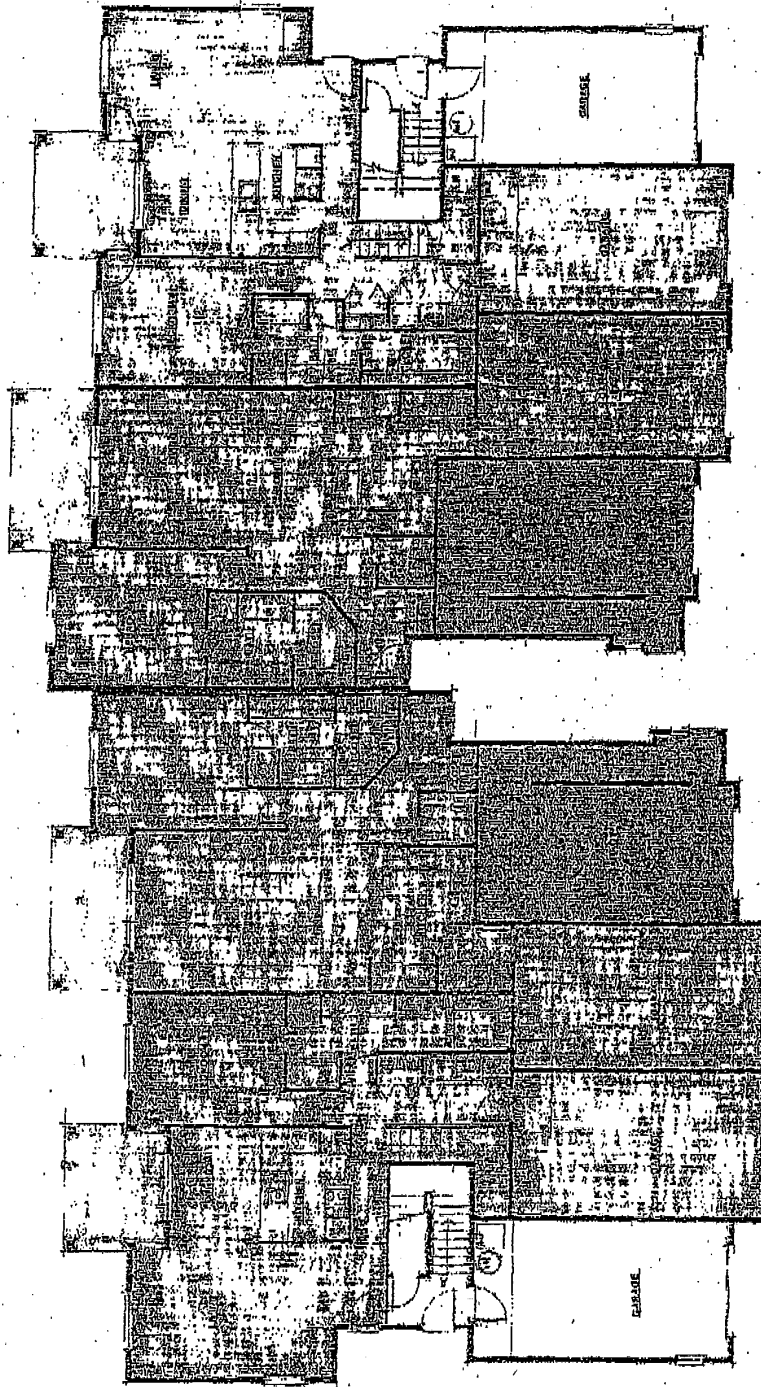
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PLATE III M.10

Kiley  Ranch



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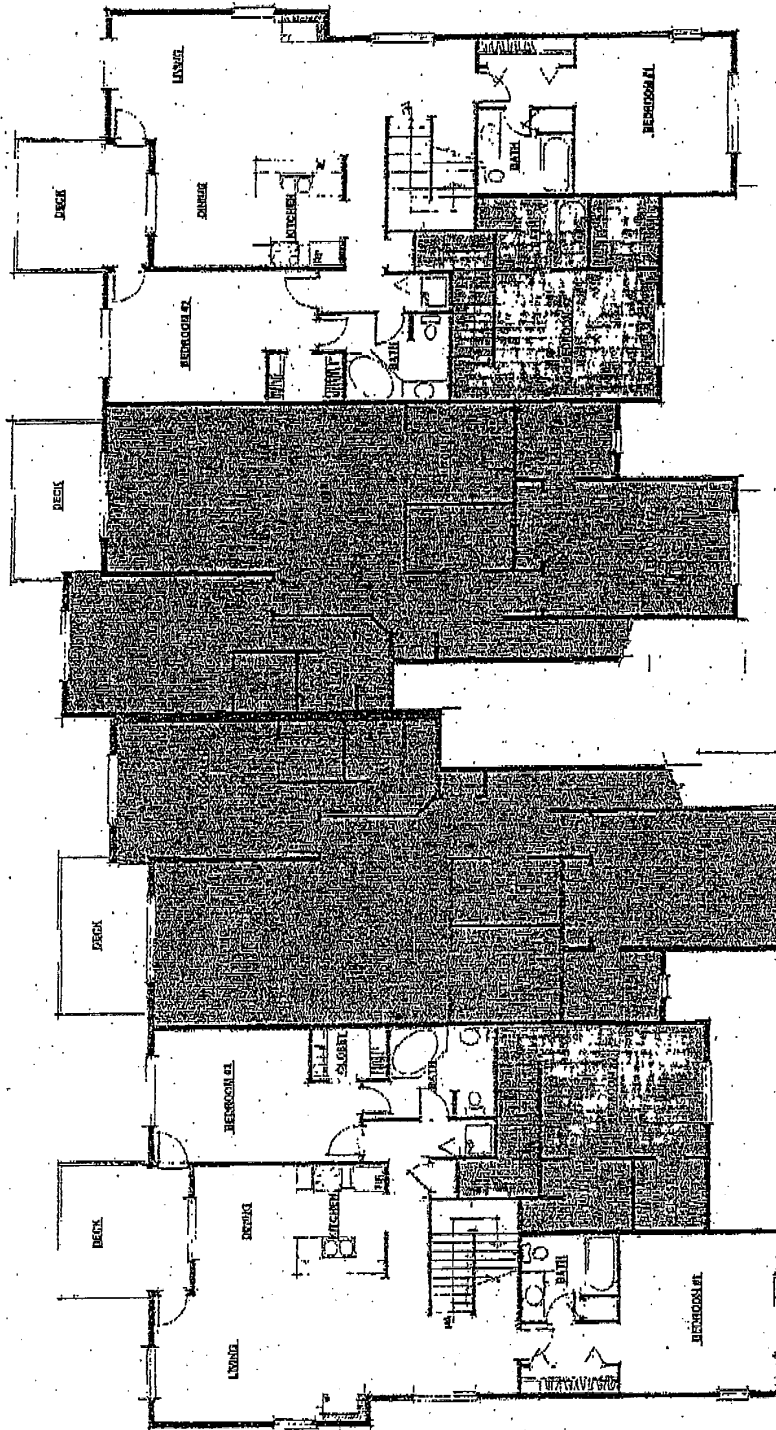
APARTMENTS / CONDOMINIUMS
GROUND FLOOR

CAMPBELL
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

PLATE III M.11



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APARTMENTS / CONDOMINIUMS
SECOND FLOOR

CATHERINE
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

PLATE III M.12



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4. A keypad entry system shall be provided for police entry.
5. Systems shall be submitted for approval to the Fire and Police Chiefs and the Public Works Director. Approval shall be required prior to final map submittal.

4. Architectural Standards

a. Style and Character

If staff determines that final elevations and floor plans are not in substantial compliance with this document and the accompanying prototypical floor plans and elevations Plate III-M.1 through III-M.12, then final plans shall be submitted for approval as a business item to the Planning Commission prior to issuing the first building permit for the first phase units of the townhouses or condominium/apartments.

Building clusters shall have an uncluttered "Contemporary Western Ranch" design theme consistent with the Kiley Ranch Development Theme. Parcel III-B defines this theme through one, unique architectural concept. Refer to Plates III-M.1 through III-M.3 and Plates III-M.8 through III-M.10.

The design standards below will provide additional means for review of the final design plans.

b. Materials and Colors

1. Materials

Visual order can be best achieved through consistent and dominant use of a few natural materials throughout each project. Care should also be taken in selection of stairway, trash enclosure, and site furniture materials in order to ensure compatibility with the building materials.

The use of traditional southwestern materials such as split-face adobe-like block, stucco or plaster surfaces shall be required.

In addition to the above, at least two and no more than four of the following materials shall be used for building structures:

- Brick
- Stucco
- Treated or Rough Sawn Wood
- Corrugated Metal
- Architectural Concrete
- Rock or cultured stone
- Metal anodized or colored aluminum doors and windows



- Current technology should be considered in all construction material selections to accomplish maximum energy efficiencies.

2. Fencing

There shall be no solid fences or walls surrounding multi-family dwellings. Pools or outdoor recreation area shall be fenced. Fencing shall be Open Metal, (Refer to Plate III-H.3), masonry or vinyl coated chain-link.

3. Common Storage

Common storage facilities shall not be located adjacent to Sparks Boulevard frontage. Fencing for common storage facilities shall be limited to 8 feet in height chain link with slats or masonry material.

4. Lighting

- a. On public streets the style of lighting standard shall be in accordance with City of Sparks Public Works standards. Lighting shall be directed downward with no splay of lighting directed outward.

Standards

1. Exterior lights shall not blink, flash or change intensity. Building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited.
2. Driveway, walkway, and building lights shall be directed downward.
3. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures that light beyond the property line shall be prohibited.
4. Lighting Levels Consistent overall lighting and overly bright lighting shall be prohibited. Lighting for pedestrian movement shall only illuminate entrances, changes in grade, path intersections, and other areas along paths.



5. Structural Lighting Night lighting of building exteriors shall be prohibited.
6. Lighting Height Area lighting shall be directed downward with no splay of lighting directed off-site beyond the property line. Any light source over 10 feet high shall incorporate a cut-off shield to prevent the light source from being directly visible from areas off-site beyond the property line.

5. Signage

On public streets the style of entry monumentation signage will be unique to the Kiley Ranch. It will be uniform in style throughout the area. Residential entry signage shall be limited to monument signs in conformance with design standards. (Refer to Plate V-I, Major Project Entry).

5. **Landscape Standards**

a. **Functional Requirements**

There shall be approved landscape plans for each individual development establishing design details, construction specifications, and recommended maintenance and watering programs prepared by a licensed landscape architect. These documents will be submitted by the developer to the Kiley Ranch Owners for approval. The signed conformance checklist will be forwarded to the City of Sparks by the developer with the building permit application.

b. **Landscape Requirements**

Landscapes shall be designed utilizing the low water demand principles and plant material. Refer to Appendix A, Landscape.

c. **Amenities**

No barbeques, gas grills or any burning will be allowed on patios or balconies per the City of Sparks Code. For this reason, barbeque stations should be located in a number of convenient locations around the complex.

1. For Phase I, multi barbecue stations will be located in three areas: Next to the pool, near the tot lot in the Central Court and at the Gazebo.
2. For Phase II the stations will be at the end of the complex, in a central area, and in the court.

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All proposals for development of the golf course will be reviewed by the Kiley Ranch Owners to ensure these policies are enforced in a way that encourages creative design and considers specific site conditions. The Kiley Ranch Owners will utilize a checklist to review conformance with these standards and standards. The checklist will include a certification by the Kiley Ranch Owners, or their designated representatives, to the City of Sparks that certifies review and conformance with the Handbook. The City of Sparks will not approve plans lacking the required approvals. The golf club house and associated golf building facilities will be required to go through the site plan review process prior to the issuance of a building permit.

2. Allowed Uses

The proposed golf course includes the following facilities:

a. Clubhouse (Refer to Plate III-N and Architectural Elevations, Plates III-O through III-R), including:

1. Pro shop and starter;
2. Restaurant & bar service;
3. Office space for First Tee and possibly other non-profit community service organizations;
4. Meeting/multi-purpose room;
5. Patti Sheehan Museum;
6. Locker/restroom facilities;
7. Cart storage/maintenance area;
8. Outdoor observation deck;
9. Mechanical/HVAC facilities.

b. First Tee Training Facility (Refer to Plate III-S), including:

1. Three (3) Par-3 training holes;
2. Putting and chipping practice areas;
3. Dedicated tee boxes at driving range.

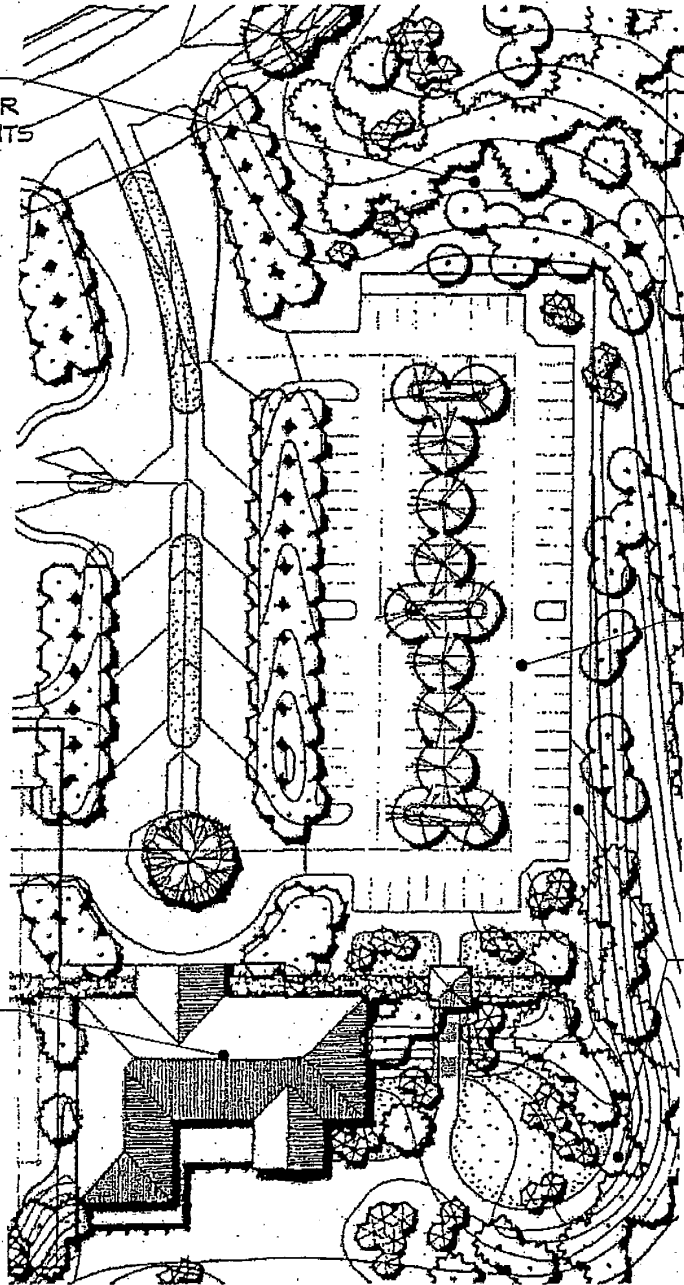
c. Public golf facilities (Refer to Plate III-T), including:

1. Nine (9) Par-3 holes;
2. Practice green;
3. Driving range;
4. One-acre fenced maintenance compound w/ shop building (Refer to Architectural Elevations, Plates III-U through III-W);
5. Irrigation pump facility and storage ponds.

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OVERFLOW
PARKING FOR
LARGE EVENTS

CLUBHOUSE



0 10 20 40
SCALE: 1" = 50'

112 SPACES
(10 PARKING
SPACES PER
HOLE MIN.)

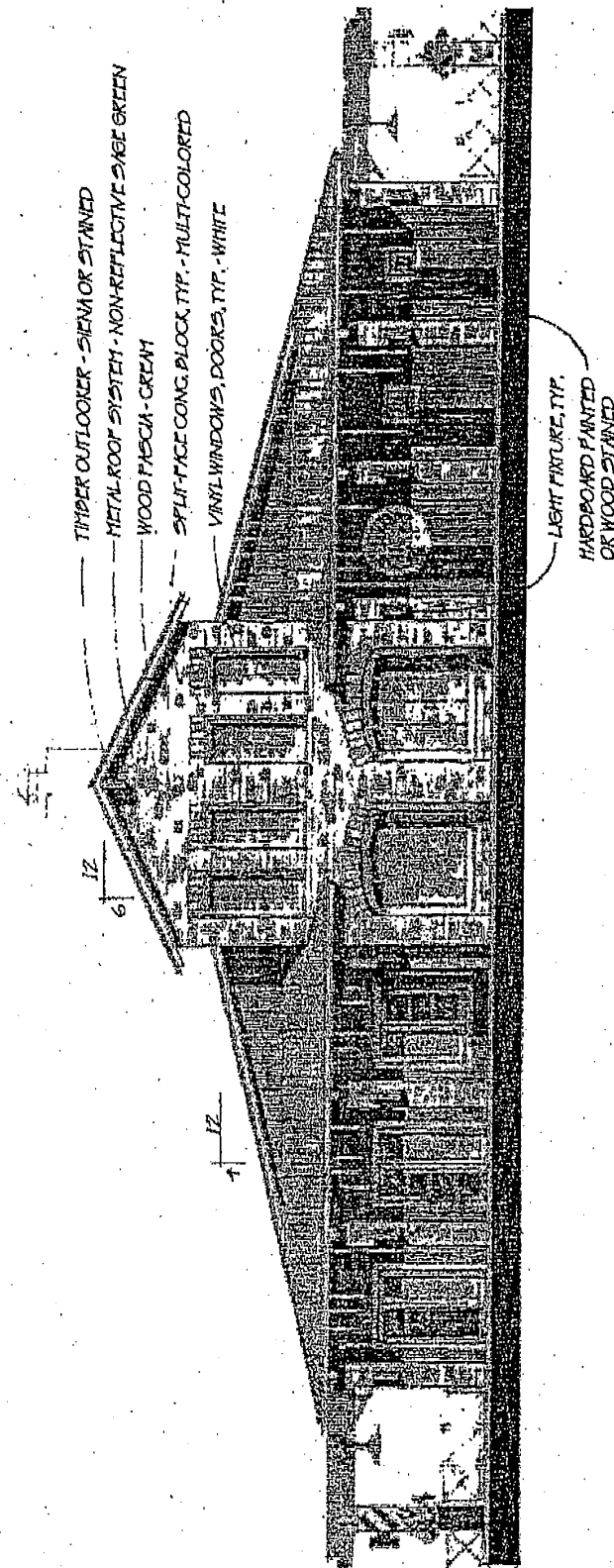
CART ACCESS
& DISABLED
ACCESSIBILITY

CLUBHOUSE LOCATION

PLATE III N



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FIRST TEE CLUBHOUSE
NORTH ELEVATION

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PLATE III O

Kiley  Ranch

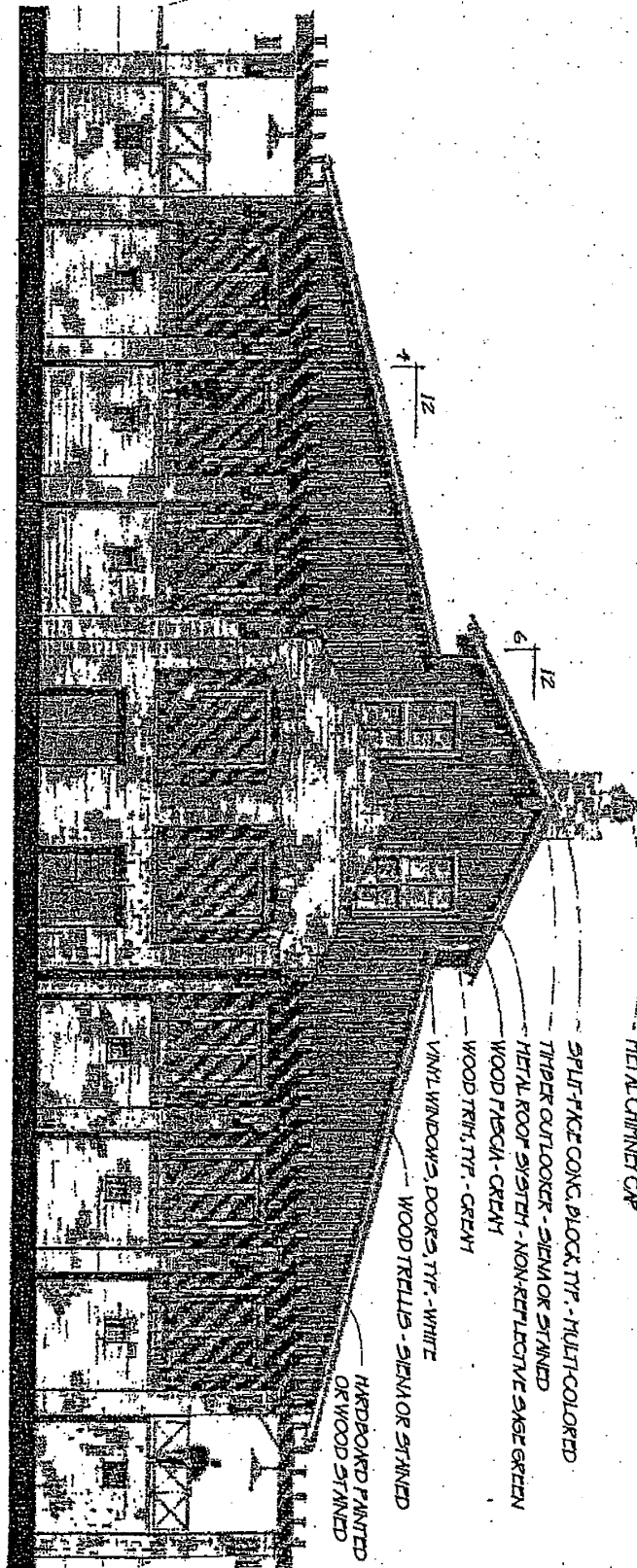


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PLATE III P



METAL CHIMNEY CAP

SPLIT-FACE CONC. BLOCK, TYP. - MULTI-COLORED

TRIMMER OUTLOOKER - SIENNA OR STAINED

METAL ROOF SYSTEM - NON-REFLECTIVE SAGE GREEN

WOOD FASCIA - CREAM

WOOD TRIM, TYP. - CREAM

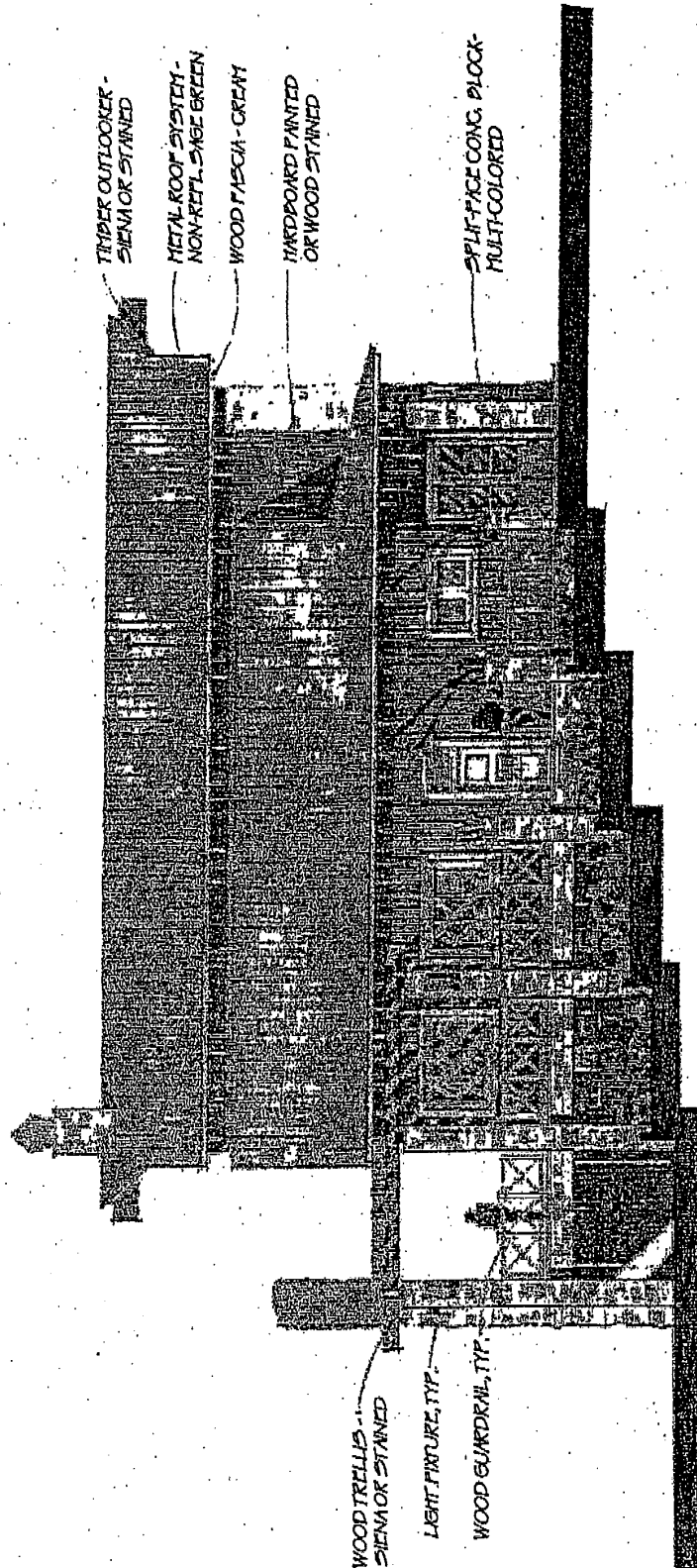
VINYL WINDOWS, DOORS, TYP. - WHITE

WOOD TRELLIS - SIENNA OR STAINED

HARDBOARDS PAINTED OR WOOD STAINED

FIRST TEE CLUBHOUSE
SOUTH ELEVATION

CAHILL EXHIBITS
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN



FIRST TEE CLUBHOUSE
EAST ELEVATION

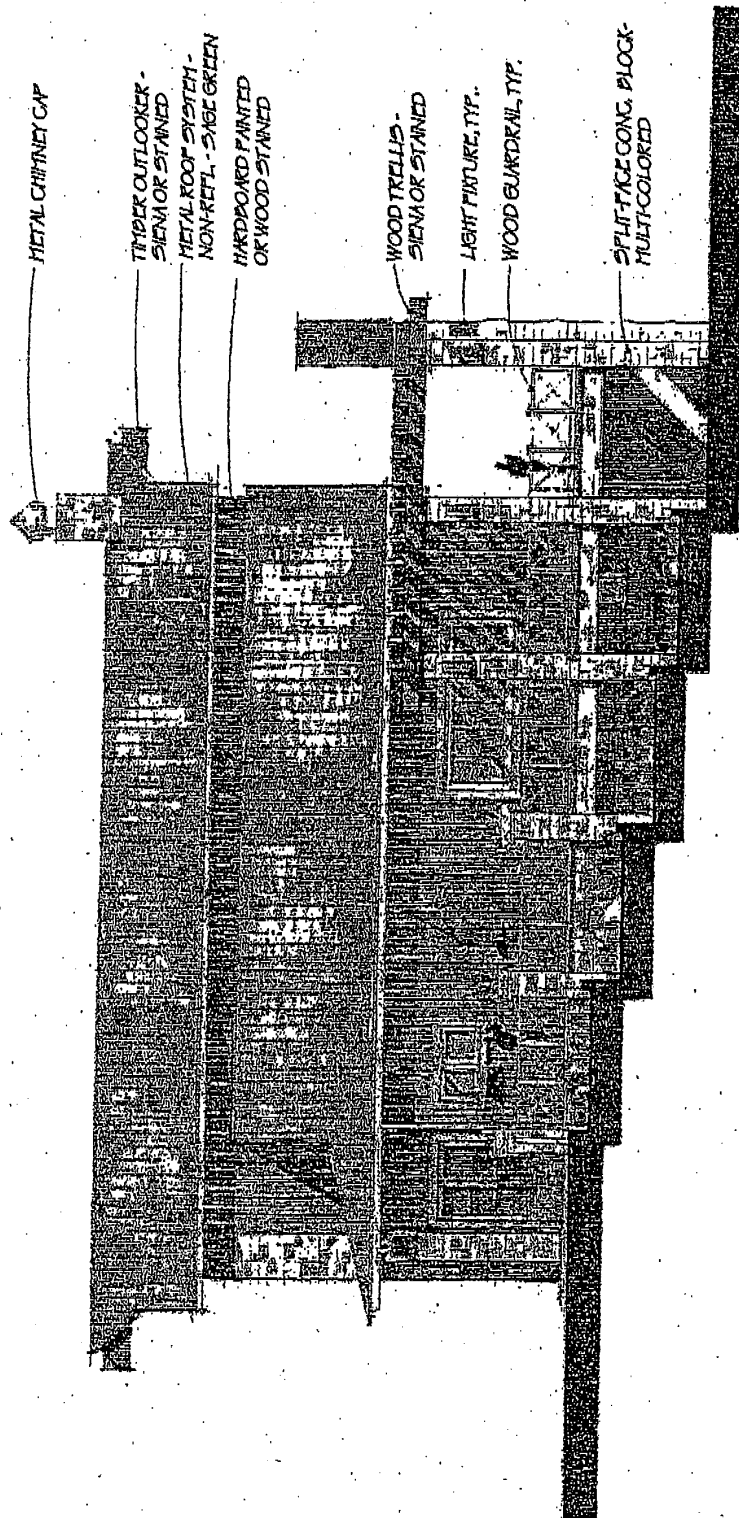
CAMPBELL
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

PLATE III Q

Kiley  Ranch



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FIRST TEE CLUBHOUSE
WEST ELEVATION

CANALTEX
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

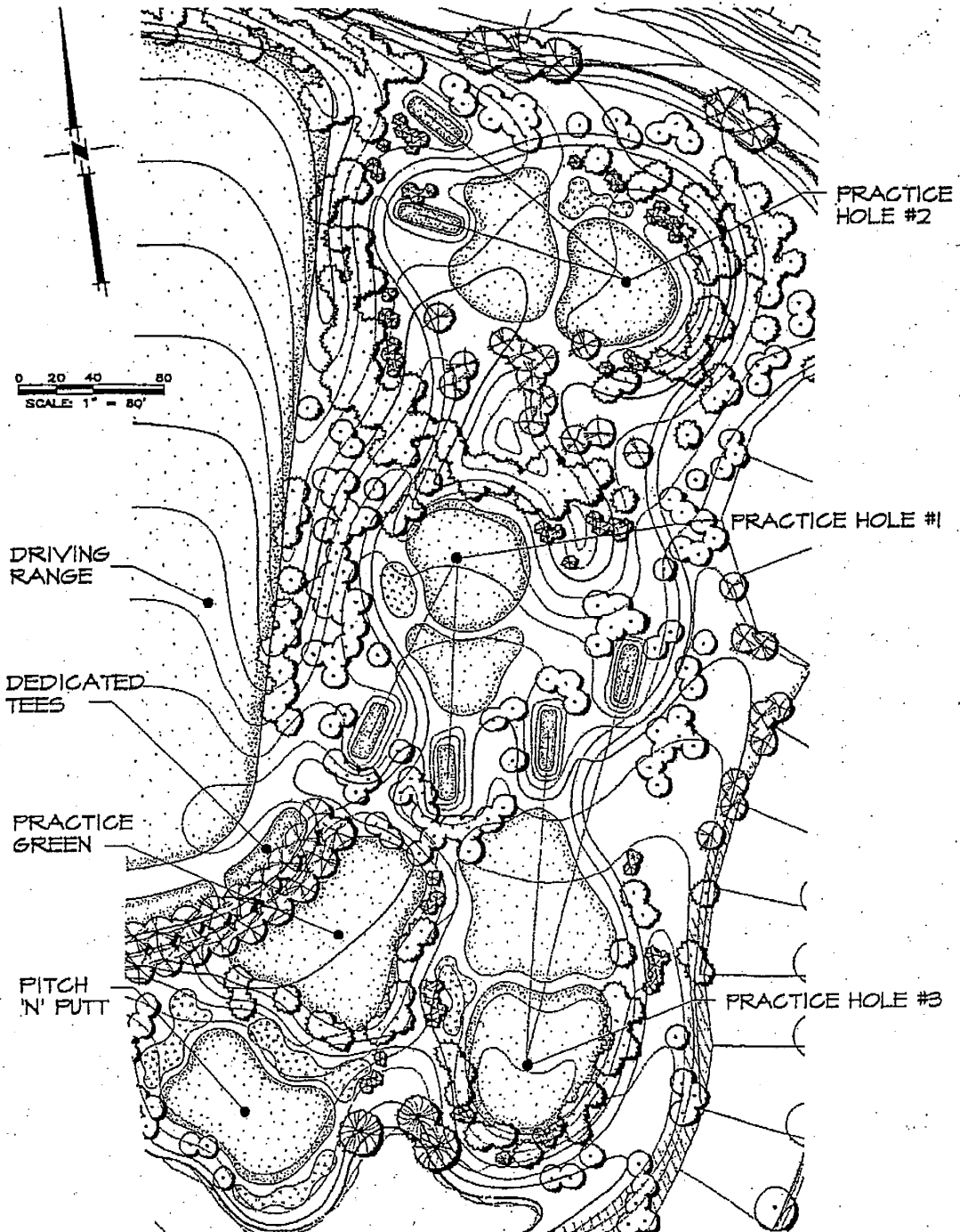
PLATE III R

Kiley  Ranch



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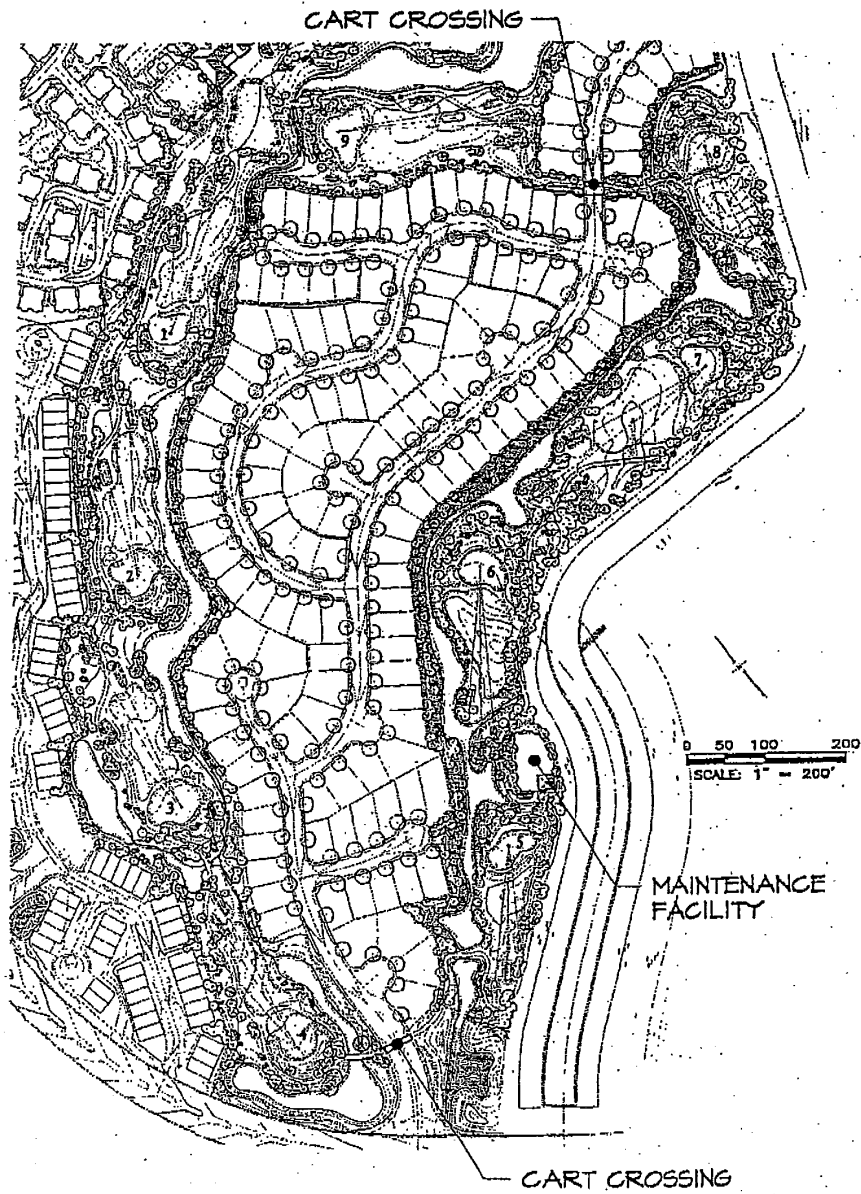


TRAINING FACILITY LOCATION

PLATE III S



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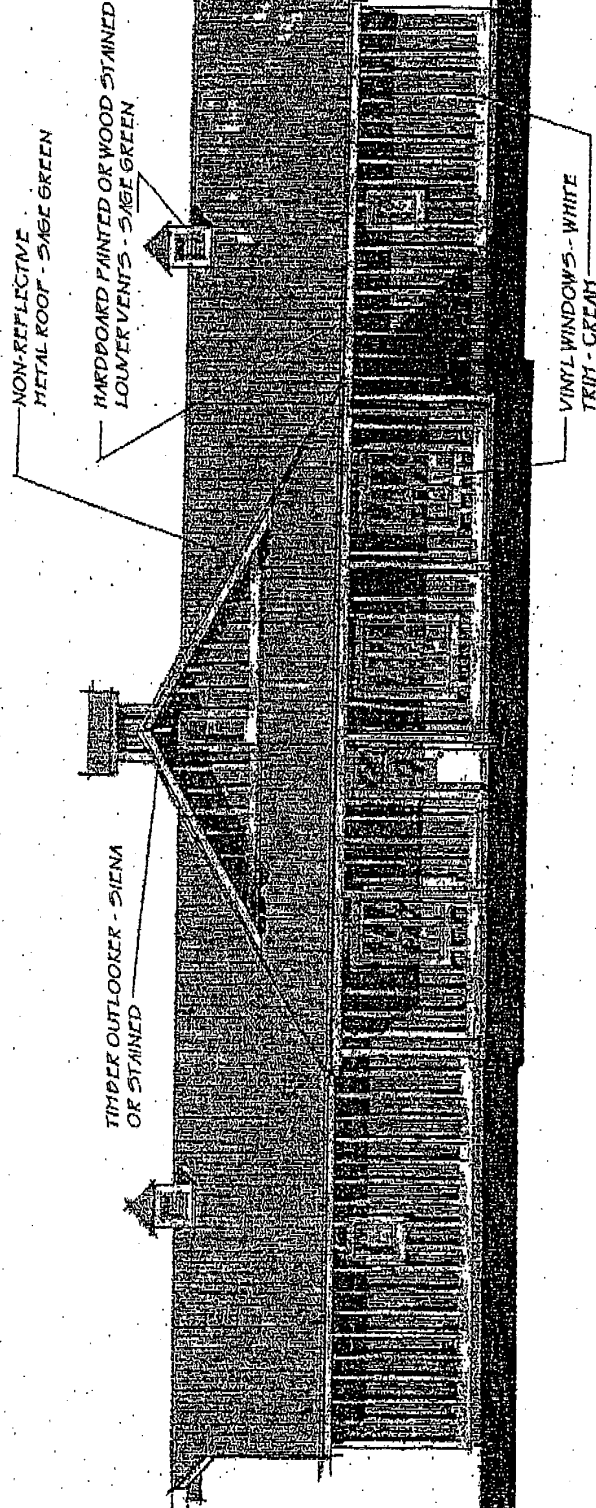


PUBLIC GOLF FACILITIES
9-HOLE EXECUTIVE
PAR 3 GOLF COURSE

PLATE III T



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FIRST TEE
MAINTENANCE BUILDING
FRONT ELEVATION

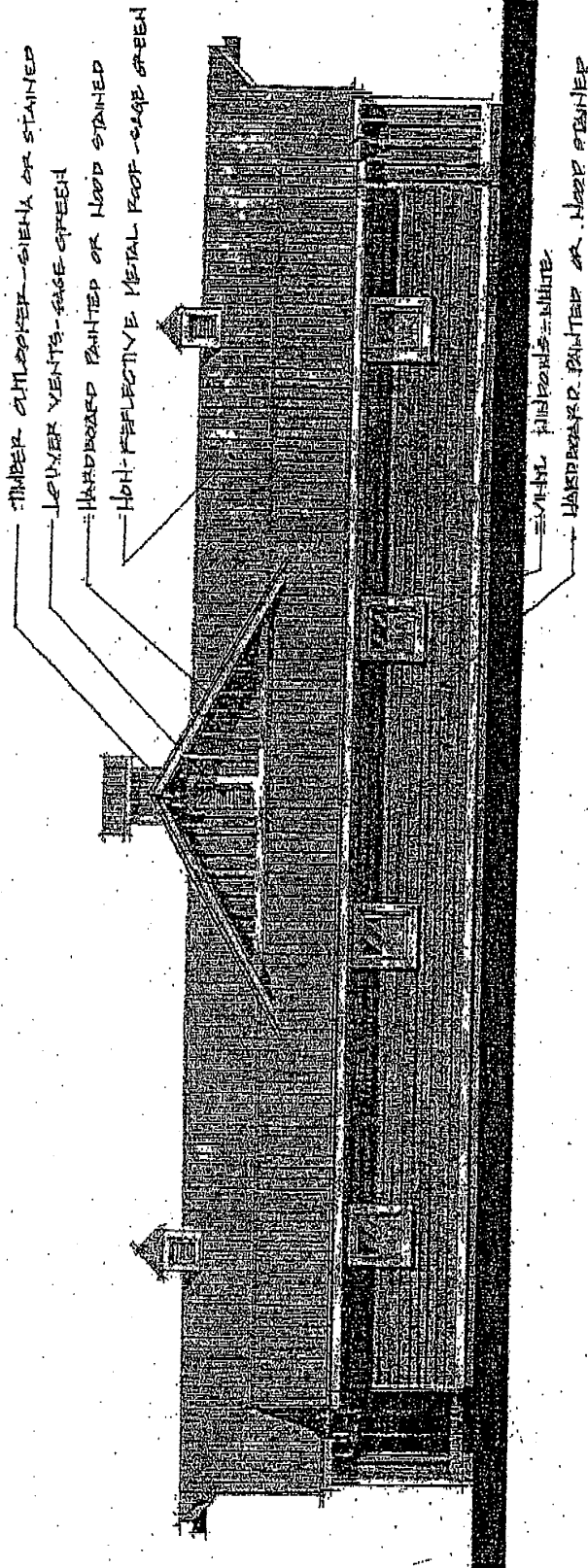
CANFIELD
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PLATE III U

Kiley  Ranch



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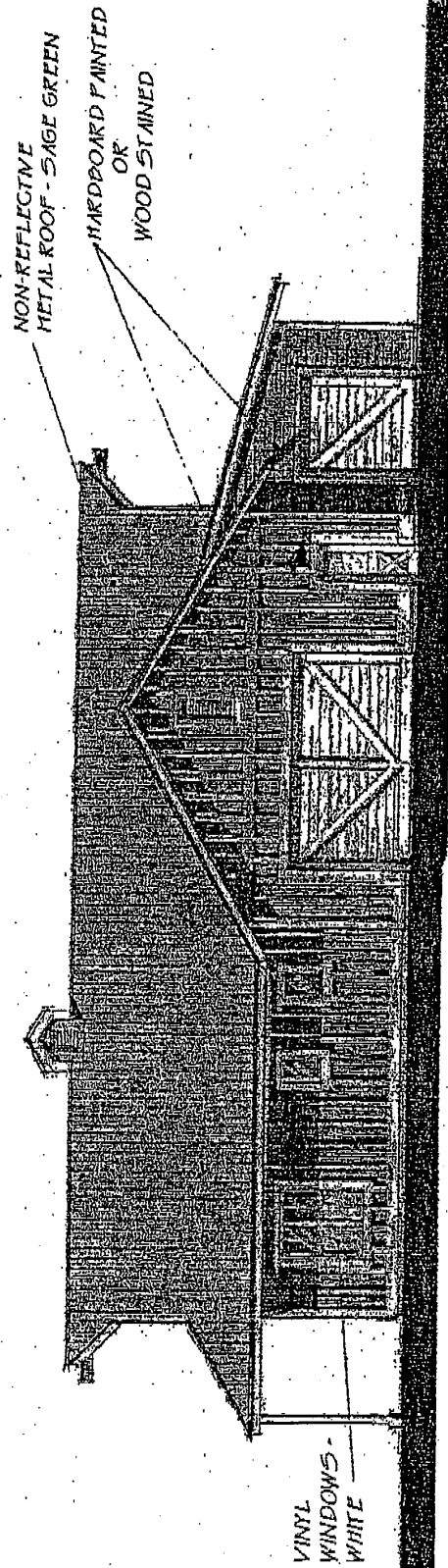
FIRST TEE
MAINTENANCE BUILDING
REAR ELEVATION

CAMPBELL
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

PLATE III V



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FIRST TEE
MAINTENANCE BUILDING
SIDE ELEVATION
(OPPOSITE SIDE MIRROR IMAGE)

CANTHEX
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN

PLATE III W



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d. Parking And Vehicular Circulation (Refer to Plate III-N):

1. 112 spaces provided based upon standard of 10 spaces/hole plus employees;
2. Drop-off area at clubhouse entry can accommodate buses;
3. Overflow parking area: within adjacent landscape area with potential for use of driving range, if required.

All of these facilities (except those dedicated to maintenance and operational support) shall be open for public use and enjoyment. All of these facilities shall be owned by the First Tee organization with operations and maintenance conducted by a golf concessionaire.

3. Building Envelopes**a. Grading Standards**

1. Grading shall be such that disruption to existing site features will be minimized and existing vegetation protected.
2. Berms and sloped areas shall transition smoothly with no abrupt changes.
3. Any on-site detention or drainage, if required, shall be aesthetically pleasing and integrated into the overall site development/landscape plan.
4. Retaining walls shall be a maximum of 6' in height and terraced if higher walls are required. Walls shall be designed in a manner and with materials that will harmonize with the design and materials of adjacent buildings.

b. Building Configurations

1. Clubhouse:

The clubhouse shall be the largest structure within the golf development and establish the thematic image of the project. Sited at the end of the main project entry drive, the clubhouse shall overlook the golf course and serve as a landmark to orient visitors.

The clubhouse shall be a three-story building set into a slope with the main floor at grade with the entry drive in the front and serving as the second story and observation deck at the rear of the building.

The lower floor, oriented to the golf course, shall provide at-grade access to the cart storage facility and starter shack.

The upper loft area will contain offices and a meeting room.



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2. Maintenance building and compound:

A maintenance/shop building within a 1-acre fenced compound shall be strategically located to allow efficient access to all parts of the course for maintenance vehicles. Landscape screening shall be used to visually integrate this facility into the golf course. This compound shall include groundskeeping storage bins, maintenance vehicle storage/parking, as well as a shop area for groundskeeping operations.

c. Height and Setbacks

1. The clubhouse shall be a three-story structure presenting a two-story façade toward the street and a three-story façade toward the golf course. The maintenance building shall be a one-story structure.
2. All structures within the golf course development shall be well away from public street frontages as the golf course is set within the interior of the overall First Tee community development. Therefore, street setbacks as outlined in this Handbook will not apply to buildings located within the golf course parcel. The maintenance compound and building shall be located a minimum of 15-foot from the proposed Kiley Ranch Main Channel right-of-way to allow for intensive landscape screening.
3. Building setbacks from the golf course shall be a minimum of 15 feet.

4. Architectural Standards

a. Style and Character

Buildings shall have an uncluttered "Contemporary Western Ranch" design theme consistent with the overall Kiley Ranch Development Theme (Refer to Architectural elevations, Plates III-O through III-R).

b. Materials and Colors

1. Materials

Visual order can be best achieved through consistent and dominant use of a few natural materials throughout each project. In selection of stairway, trash enclosure, and site furniture materials shall be compatible with the main building materials.

The use of traditional southwestern materials such as split-face adobe-like block, stucco or plaster surfaces shall be required.

In addition to the above at least two and no more than four of the following materials shall be used for building structures:



- Brick
- Stucco
- Treated or Rough Sawn Wood
- Architectural Concrete
- Rock or cultured stone
- Metal anodized or colored aluminum doors and windows
- Painted hardboard or wood stained in a board and batten style.

Current technology should be considered in all construction material selections to accomplish maximum energy efficiencies.

The following are required for any pitched roof or accent other than flat roofs.

- Clay tile
- Concrete tile
- Metal (non-reflective)

2. Colors

Colors for all building materials shall be in pastels or earthtones. White or off-white shall also be acceptable. By conforming to this range of colors, development will maintain unity and a distinctive identity throughout the Kiley Ranch Development.

An accent color shall be used and applied to trim, fascias, awnings, door panels and miscellaneous metals.

c. Architectural Elements

1. Structures

- a. Balconies and freestanding walls shall appear as an integral part of design. If balconies face public rights-of-way, the occupants shall be prohibited from storing equipment, furniture, bicycles, etc. on those balconies. First floor patios visible from public rights-of-way shall be screened.
- b. Garages, if included, shall conform to the selection of construction materials and roof pitch of the associated main structure.
- c. Trash and service areas shall have solid screening compatible with other building elements.



- d. Stairways shall either be incorporated into the structure as part of a foyer (which may be open) or incorporated between buildings as part of a breezeway.
- e. The various structures, site furnishings, and appurtenances throughout the golf course shall be consistent with the overall project theme and architectural character of the clubhouse.

2. Fencing

Fencing associated with the clubhouse, if required, shall be open Metal, (Refer to Plate III-H.3), wood, or masonry and consistent with the building's architectural character. Fencing associated with the maintenance compound may be open Metal or vinyl coated chain-link with approved landscape screening. Functional elements within the compound shall be screened and visually integrated into the "natural" character of the landscaped golf course.

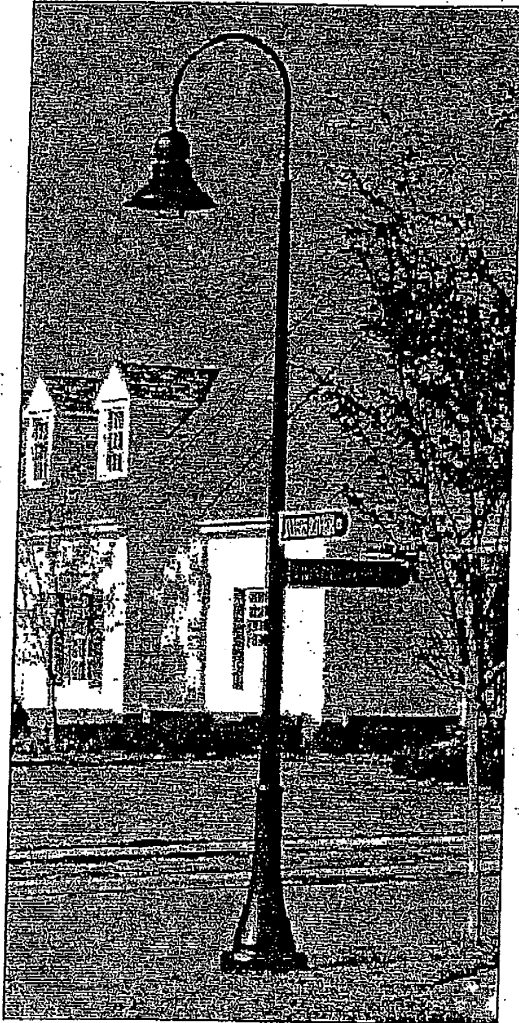
3. Lighting

- a. Lighting shall be minimized to that required for public safety. Fixtures shall incorporate "cut-off" luminaires and/or other features to prevent glare intrusion to adjacent properties. Lighting for any approved nighttime use of the course facilities (i.e. meetings, special programs, social events, etc.) shall follow these standards. All lighting fixtures and their visual effects shall be compatible with the architectural character of buildings and/or structures as well as reinforce the overall "ranch" theme of the development. Refer to Plate III-X.

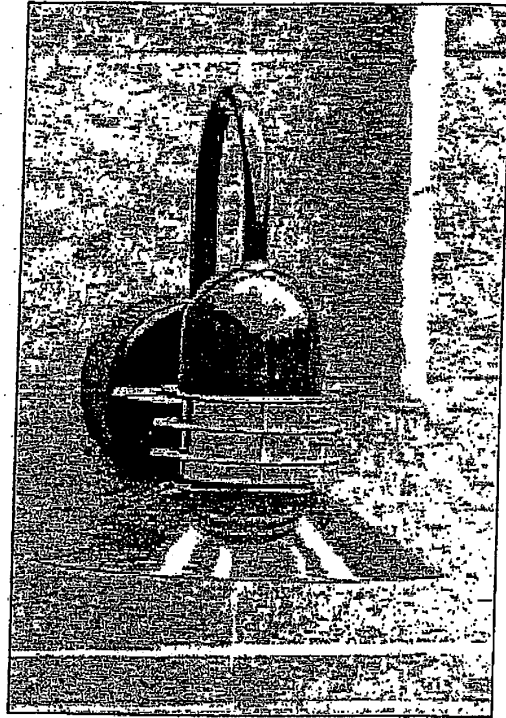
Standards

- 1. Exterior lights shall not blink, flash or change intensity. Building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited.
- 2. Driveway, walkway, and building lights shall be directed downward.
- 3. Lighting of any building or surrounding landscape, for aesthetic or dramatic purposes, utilizing exterior light fixtures that allow illumination beyond the property line shall be prohibited.

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STREET, PARKING, AND PATH LIGHTING



WALL MOUNTED LIGHT FIXTURES



BOLLARD OPTIONAL,
BUT IN SAME FAMILY
OF FIXTURES

ARCHITECTURAL AND SITE LIGHTING CONCEPTS

PLATE III X



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4. Lighting Levels: Consistent overall lighting and overly bright lighting shall be prohibited. Lighting for pedestrian movement shall only illuminate entrances, changes in grade, path intersections, and other areas along paths.
5. Structural Lighting Night lighting of building exteriors shall be prohibited.
6. Lighting Height Area lighting shall be directed downward with no splay of lighting directed off-site beyond the property line. Any light source over 10 feet high shall incorporate a cut-off shield to prevent the light source from being directly visible from areas off-site beyond the property line.

4. Signage

On public streets the style of entry monumentation signage will be unique to the Kiley Ranch. It will be uniform in style throughout the area. Golf course entry signage shall be limited to monument signs in conformance with design standards. (Refer to Plate V-J, Neighborhood Project Entry).

5. Service/Loading Areas

Truck loading dock(s)/service areas shall be designed as an integral part of the structure(s) and shall not be oriented to any public right-of-way, or adjacent residential area. The intent is to assure that these facilities are located in the most inconspicuous manner possible. All service or storage areas shall be screened with a 6-foot minimum masonry wall that shall match the colors and architecture of the associated building and 10-foot of landscaping, to the approval of the Kiley Ranch Owners and the Community Development Director. Plate IV-F illustrates this design standard.

6. Garbage and Refuse Disposal

Trash enclosures shall match the colors and architecture of the associated building to the approval of the Kiley Ranch Owners and the Community Development Director. Trash enclosures shall be located to the approval of the Community Development Director and the city's garbage collection franchise holder. Refer to Plate IV-J for required design standards.

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7. Concealment of Fuel Storage Tanks and Trash Receptacles

Fuel storage tanks and every receptacle for ashes, trash, and rubbish or garbage shall be so placed and kept as not to be visible from any street, lot, parcel, or open space, except at the times when refuse collections are made. Refer to Plate IV-J for required design standards.

5. Landscape Standards

a. Functional Requirements

There shall be approved landscape plans for each individual development establishing design details, construction specifications, and recommended maintenance and watering programs prepared by a licensed Landscape Architect. These documents will be submitted by the developer to the Kiley Ranch Owners for approval. The signed conformance checklist will be forwarded to the City of Sparks by the developer with the building permit application.

b. Landscape Requirements

Landscapes shall be designed utilizing low water use design principles and plant material. Refer to Appendix A, Landscape.

F. GOLF COURSE SINGLE FAMILY – COTTAGE HOMES PARCEL III-B - 3**1. Implementation**

Preliminary floor plans and elevations for all single-family cottage homes are included with this handbook (Refer to **Plate III X.3** through **Plate III X.26**) A "Contemporary Western Ranch" design theme will be consistently applied throughout the single-family cottage homes development. The design standards below will provide additional means for review of the final design plans.

2. Architectural Standards**a. Style and Character**

Buildings shall have an uncluttered "Contemporary Western Ranch" design theme consistent with the Kiley Ranch Development Theme. Parcel III-B-3 defines this theme through one, unique architectural concept as demonstrated in **Plates III X.13** through **III X.35**

b. Materials and Colors**1. Materials****a. Elevations**

- Manufactured Stone Veneer
- Stucco Exterior Finish
- 2 x 10 Fascia Boards
- 2 x 10 Header Trim
- Double Glaze Vinyl Windows

b. Roofing

All cottage homes shall be constructed with asphalt style shingle roofing materials. Asphalt roofing shall be allowed, but only Elk 40-year Prestique architectural definition composition roofing material or equal shall be used. (Refer to **Plate III X.13** through **Plate III X.35**)

2. Colors

Colors for all building materials shall be in earthtones. White or off-white shall also be acceptable as accents. By conforming to this range of colors, development will maintain unity and a distinctive identity throughout the Kiley Ranch Development. (Refer to **Plate III X.13** through **Plate III X.35** for example colors).

An accent color shall be used and applied to trim, fascias, awnings, door panels and miscellaneous metals. No three homes in a row will have the same color scheme.

c. Architectural Elements

1. Structures

- a. Garage doors shall be articulated to match the architectural style. (As illustrated **Plate III X.13** through **Plate III X.35**)
- b. There shall be a two (2) foot min. horizontal plain separation from the garage and living portions of the façade.
- c. Pitched roofs will be used.
- d. Front porch entries will face the main street and shall appear as an integral part of the design.
- e. Accent materials such as stone and brick may be used but must wrap the sides of the house a minimum of 2' and stop at a typical break point.
- f. Group mailboxes will reflect architectural detailing and color.
- g. Chimneys for gas burning stoves will be incorporated into the architectural detailing.
- h. All units will be provided with a minimum of a two-vehicle garages completely enclosed, except one bedroom units which may have a one vehicle garage.
- i. All trash and outdoor storage areas shall be contained in solid screened areas, screening shall appear as an integral part of the architectural design.
- j. All front yard setbacks from the dwelling unit to the street shall be kept free of solid screening privacy fencing.

2. Lighting

The functional objectives in providing exterior area lighting are to illuminate areas necessary for safe and comfortable use. In certain situations, area lighting can add to the aesthetic appeal of a site by highlighting architectural features of a

building or illuminating pathways and landscape plantings. In these instances, only the special features of a building or landscape shall be illuminated. It should be noted that the following standards address area lighting on individual properties.

a. Standards

1. Driveway, walkway, and building lights shall be directed downward.
2. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures project that light beyond the property line shall be prohibited.
3. Lighting Levels No consistent overall lighting and overly bright lighting shall be permitted. Lighting for pedestrian movement shall be permitted if it only illuminates entrances, changes in grade, path intersections, and other areas along paths.
4. Structural Lighting Is not permitted in single family areas.
5. Lighting Height As a rule, the light source should be kept as low to the ground as possible while ensuring safe and functional levels of illumination. Area lighting shall be directed downward with no spill of lighting beyond the property line. Any light source over 10 feet high shall incorporate a cut-off shield to prevent the light source from being directly visible from areas off-site beyond the property line.

3. Landscape Standards

a. Functional Requirements

Single-family cottage homes will be developed with typical common area landscape plans establishing design details, and construction specifications prepared by a landscape architect. Typical landscape and irrigation construction plans will be submitted for approval by the City of Sparks. Developers shall be responsible for installation of common area landscapes and irrigation systems prior to final inspection for the cottage homes, weather

permitting. Bonding will be required if time of year restricts planting. Refer to Appendix A, Landscape.

b. Landscape & Irrigation Requirements

Common area landscapes shall be designed utilizing low water demand principles and plant material. Homeowners will be encouraged to utilize low water demand principles in landscaping rear patio area. Developers of residential lots will be required to install the initial vacuum breaker and valves with an automatic controller for the rear patio area.

c. Common Area Landscaping

There shall be approved landscape plans for each development phase establishing design details, construction specifications and recommended maintenance and watering programs prepared by a landscape architect submitted by the developer for approval by the Kiley Ranch Owners with certification of compliance to the City of Sparks

d. Recreation And Common Area Landscaping Requirements

1. Lawn Areas

Within linear common areas along roads, lawn areas shall be limited to between 25% and 50% of the total area. The remainder area shall be planted with living ground covers and shrubs.

Within recreation areas such as group picnic areas and common areas, lawn areas shall be at least 50% but not exceed 80% of the total area not covered by paving, or buildings.

The remaining areas shall be planted with living ground covers and shrubs, with a maximum 10% inert ground cover material allowed.

2. Shrubs And Ground Covers

Sixty percent shrubs and plants shall be 5 gallon or larger material. Ground cover and vines may be installed as 1-gallon materials or from flats at a maximum of 40% of the shrubs and ground cover area.

3. Trees

Within common area and recreation areas 50% of all deciduous trees shall be a minimum of 1.5-inch caliper, 50% 2-inch caliper, conifers shall be a minimum of 8-foot in height.

TABLE III-6
COMMON AREA ORNAMENTAL LANDSCAPE DEVELOPMENT
Minimum Landscaping Requirements Per 1,000 sq. ft. of Area

<u>PLANT MATERIALS</u>	<u>QUANTITY</u>	<u>PLANT SIZE</u>	<u>CALIPER SIZE (min.)</u>
Turf	70% max. cover	Sod	
Shrubs	10	5-gallon	
Living ground cover & additional shrubs	30% min. cover	5-gallon (or equal)	
Deciduous Trees	4	B&B or Box	2 "
Evergreen Trees	2	8 ft. height	
Street Trees	1 (per bldg envelope)	B&B or Box	2"

e. Landscaping Installation And Maintenance

In addition to common area landscaping, the Developer shall be required to install landscaping and irrigation along all major roadways including right-of-way and at the entrance of the project. The Developer shall be responsible for all landscaping and irrigation required within the common area and common recreational facilities. As streets are constructed associated landscaping shall be installed.

Individual lot owners shall be responsible for maintenance of all private rear patio landscaping and irrigation once installed. The Homeowners Association (HOA) will be responsible to maintain all landscaping and irrigation within common areas, common recreational facilities, and yards outside the private patio fencing. The maintenance of all major roadway buffer landscaping shall be as outlined in Section VIII in the Kiley Ranch Development Design Handbook.

All landscaped areas where turf grass is not used shall be covered with herbaceous shrubbery/prostrate ground cover. Bark mulches, stone cobble (4") are required to cover bare ground temporarily exposed during the maturation period of the ground cover. Planting areas shall be designed to achieve 90% ground coverage within three (3) years. Non-living materials (bark mulches and stone cobble) may not be used for more than 10% of the total landscape area and excludes the area of temporary coverage allowed for all plants and ground cover maturity.

4. Design Concept

The street and building envelope layout is intended to provide a pedestrian scale neighborhood of housing or cottage homes that feature garage access from private streets and pedestrian access to sidewalks in surrounding common areas and adjacent collector streets. Refer to **Plate III H.12** for site plan concept.

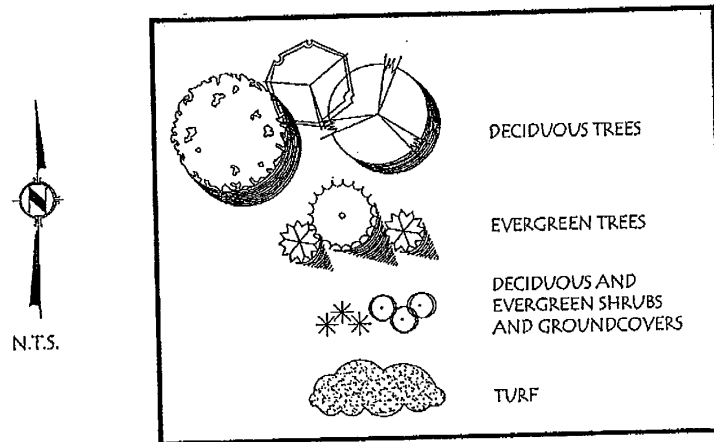
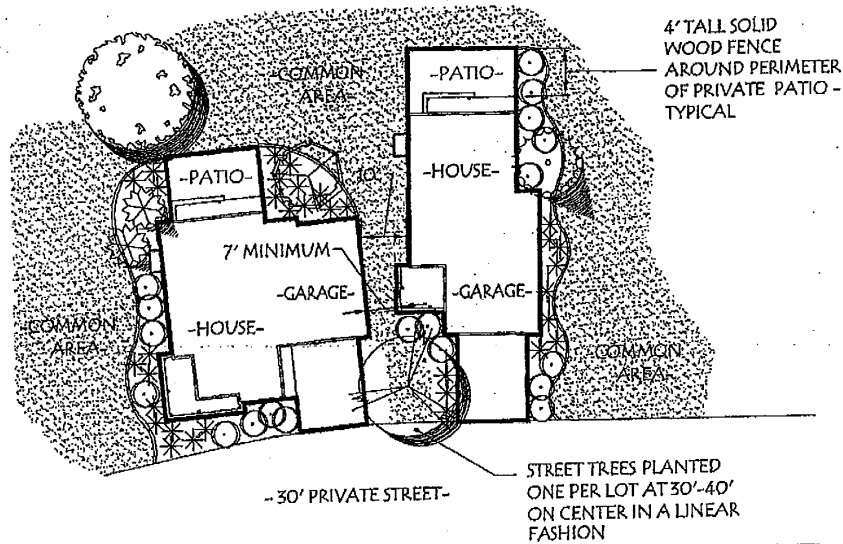


Plate III H.12
Cottage Homes Site Plan Concept

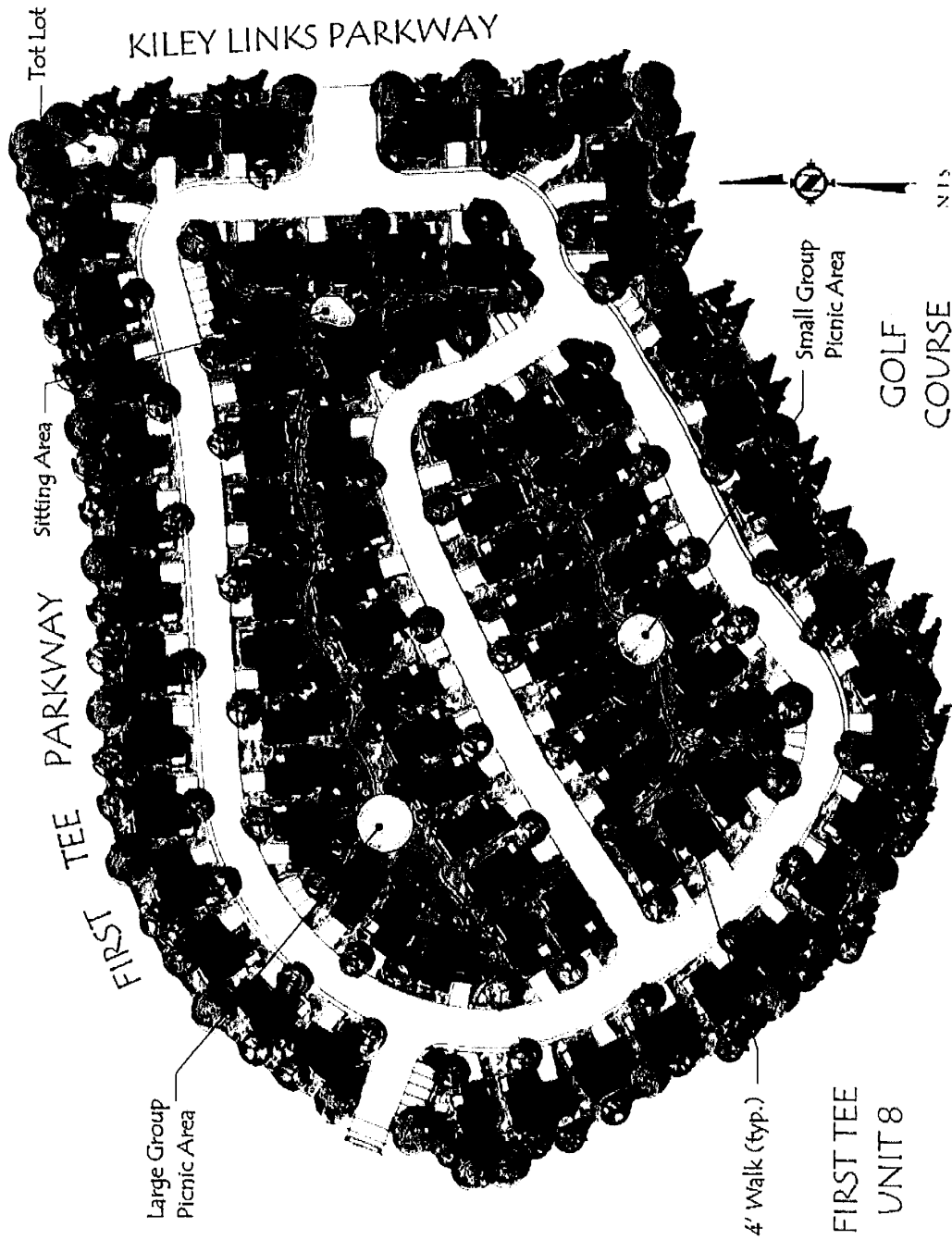


Plate III H.13
Conceptual Plan

5. Setback Requirements and Local Road Standards

a. Front Yard Setback (see Summary in Table III-7)

The minimum front yard setback to the residence will be 8 feet measured from the back of curb or sidewalk. The garage shall be set back a minimum of 20 feet from the back of curb or sidewalk. (Refer to **Plate III H.14**) A porch shall be 6 feet from the back of curb or sidewalk.

b. Rear Yard Setbacks (see Summary in Table III-7)

No building may be closer than fifteen (15) feet to a rear property line. Rear porches shall not be closer than 10 feet from a rear property line. No accessory buildings are allowed. Distance between buildings shall be 15 feet minimum, with rear porches allowed in the 10 feet of an adjoining building.

c. Side Yard Setbacks (see Summary in Table III-7)

The minimum distance between building sides shall be ten (10) feet. Porches or architectural projections are allowed within seven (7) feet of an adjacent building side

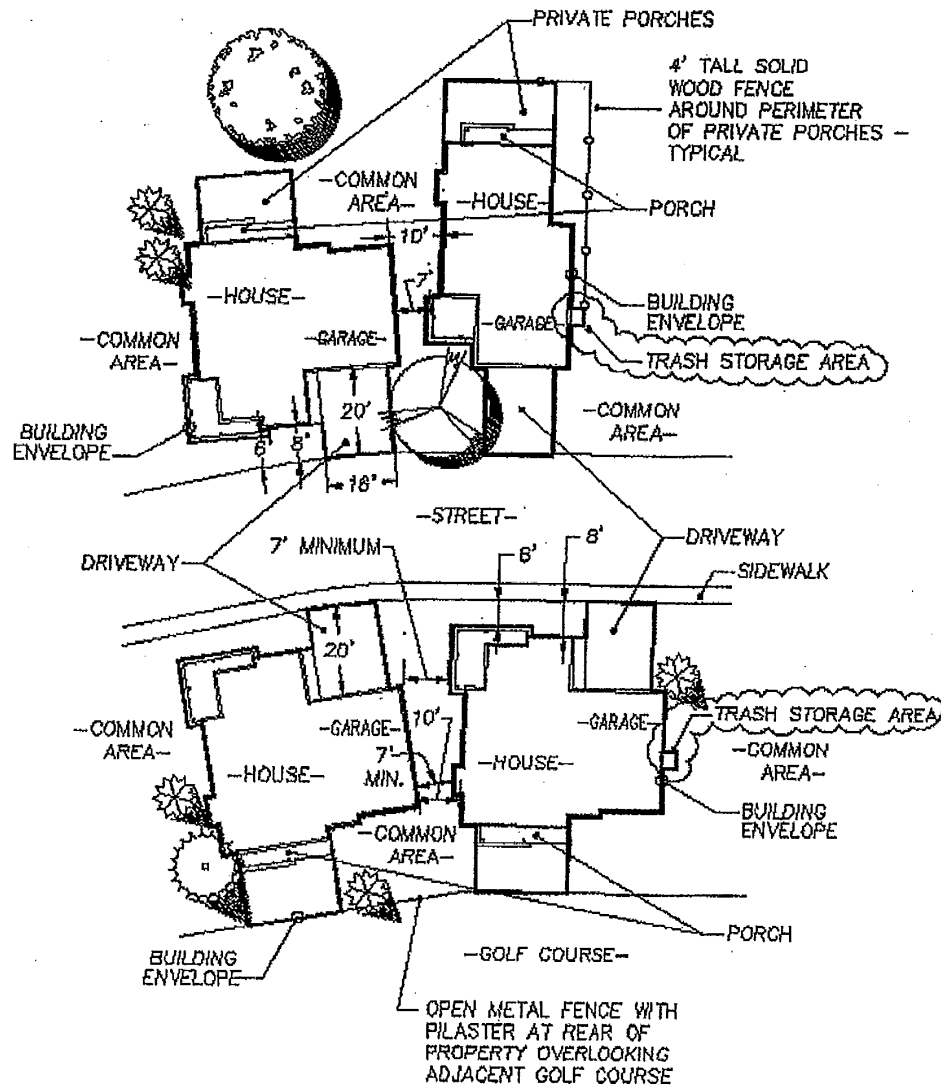


Plate III H.14
Typical Cottage Homes Lot Setback Configuration

Table III-7*Neighborhood Minimum Building Setback Requirements*

<u>TYPE</u>	<u>FEET</u>	<u>CONDITION</u>
Front Setback	8	To residence
(Measured from back of curb or sidewalk)	20	To garage
	6	To porch
*Rear Setback/	15	To residences/property line
Building Separation	10	Rear to rear (Building Envelope)
Side Setback/	10'	Separation between adjacent building envelopes or main structures
Building Separation	7'	Porch or architectural projection to adjacent building envelopes main structures (6 ft. minimum between any structure including eaves, overhangs, etc.)
Common Area Equipment		No Minimum setback

*(from exterior road right-of-way or exterior property line)

d. Covered Porches

Covered porches are required on the front, rear, and side of dwellings as illustrated on **Plates III X.13 to III X.35**. Porches shall be a minimum of four (4) feet deep and be set back a minimum of six (6) feet from the back of curb or sidewalk, and seven (7) feet from adjacent structures.

e. Building Height

Maximum building height shall be two (2) stories or 30 feet maximum height.

f. Parking Requirements

Per City of Sparks Parking Ordinance 20.49. In addition, one guest parking space shall be provided for every three (3) units in guest parking lots evenly distributed in common areas. Refer to **Plate III H.20 Typical Guest Parking Locations**.

g. Private Streets

Private streets to serve as access to garages on all lots shall be developed per the design standards notes on **Plate III H.19**. There is no parking allowed on streets.

h. Gates

The community will be gated providing a secure environment for the residents. There will be a primary access off of Kiley Links Parkway and a secondary emergency access off of First Tee Parkway. (See Plates III H.15 & H.17)

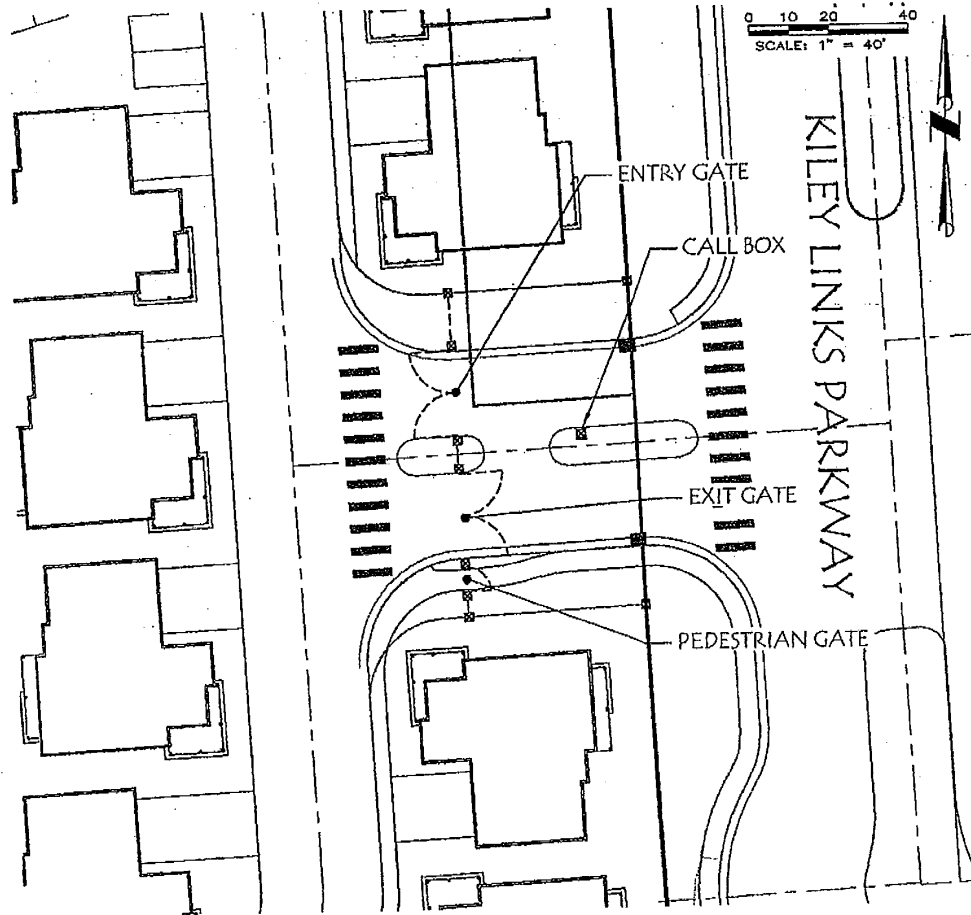


Plate III H-15
Primary Entry

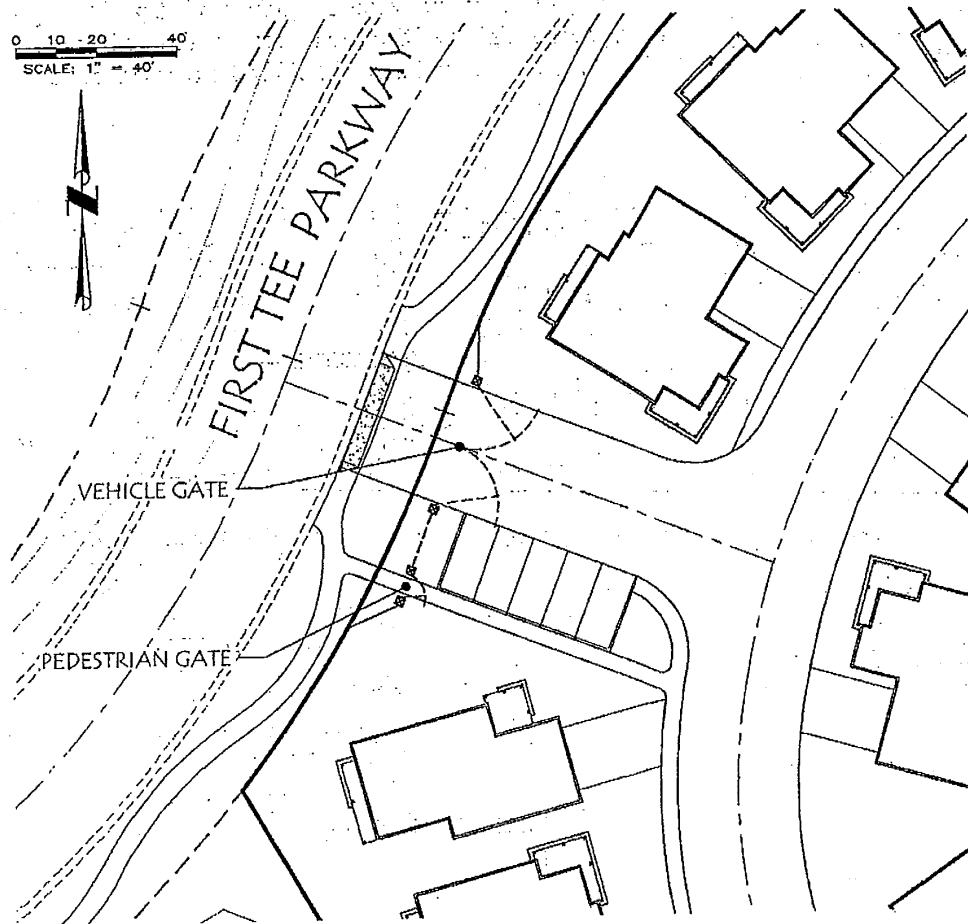


Plate III H.16
Secondary/Emergency Entry

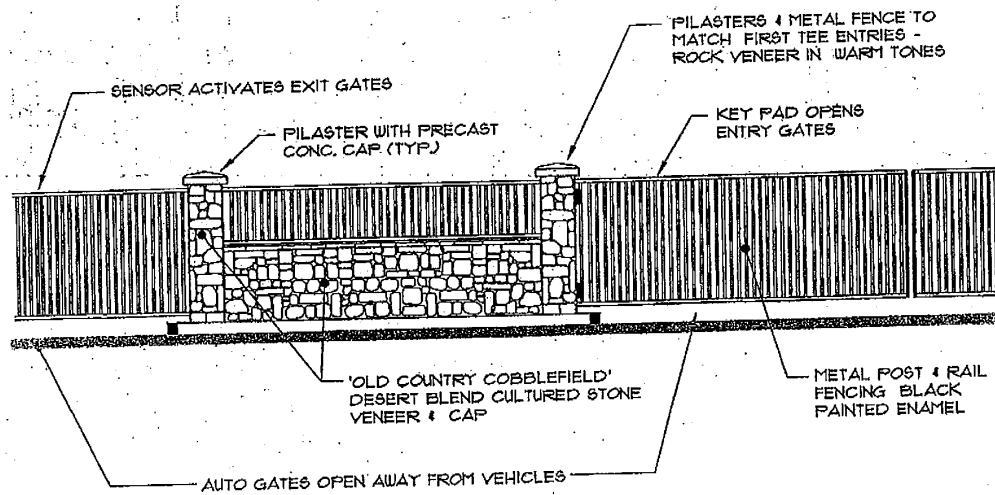


Plate III H.17
Elevation/Access Gate

Kiley Ranch
Job #21300-00/21338-03R
January 2002 Revised March 2004

Development Design Handbook

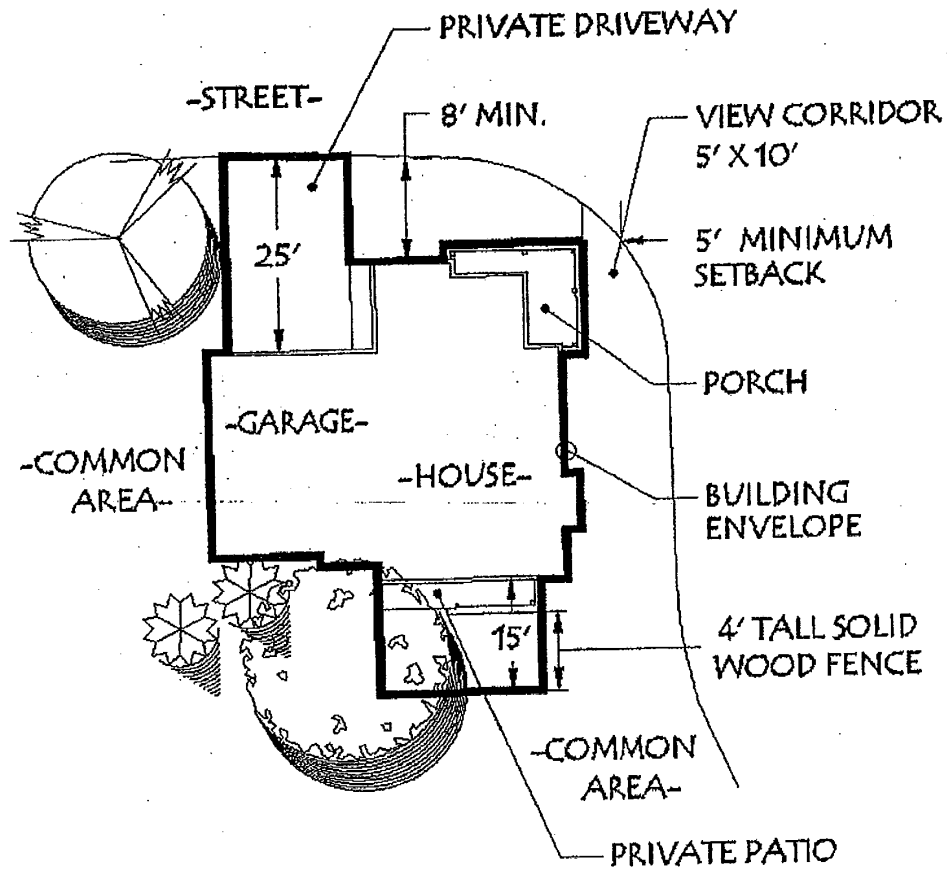


Plate III H.18
Cottage Homes Corner Lot Side Yard Setback

h. Architectural Projections

Architectural projections such as fireplaces, box-outs, media niches porches, etc., are permitted, provided they meet minimum building envelope setbacks.

i. Usable Open Space (see Summary in Table III-7)

Minimum usable rear yard private space shall be 100 square feet for one bedroom, 200 square feet for a two or 300 sq. ft. for three-bedroom residence, excluding covered porches.

j. Shade Structures

Shade structures are not permitted.

k. Corner Lot Side Yard Setback

The minimum side yard adjacent to a street shall be 5 feet from the back of curb or sidewalk. No structure or shrubs higher than 30" shall be allowed in the view corridor formed by a rectangle that is 5 feet wide and 10 feet deep measured from the back of curb (Refer to **Plate III H.18**)

l. Amenities

Tot lot, barbeque areas, & ball play areas (See Conceptual Plan Plate III H.13)

m. Trails

Four (4) foot wide concrete paths shall connect common open areas, guest parking, and amenities to provide for a walkable community.

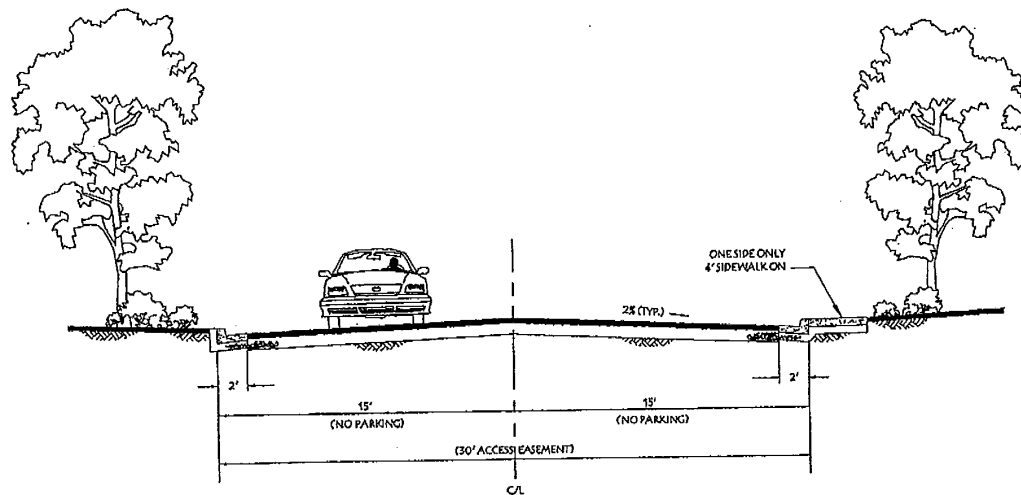


Plate III H.19
Residential Street Section (Private)

6. Plan Conformance

Submitted plans for all developments shall comply with the final map design standards for Golf Course Single-family Cottage Homes Parcel IIIB -3 including the Uniform Building Codes and all City of Sparks ordinances in effect prior to issuance of any building permit for the homes, the master plan for each model of home shall be reviewed and approved by the City of Sparks.

The Parcel Developer shall provide specific plot plans with a wet-stamp by a Nevada Registered Engineer for each individual pair of lots on an 8 ½ x 11-inch format and a composite of a minimum of ten lots at a time to ensure adequate setbacks between structures. Plot plans and composite drawings are to be submitted to the Building Division of Community Development and approved by the Planning Department prior to issue of building permits.

The Developer shall retain responsibility to ensure landscaping for neighborhood entrances and open space areas are consistent with the intent and material requirements of the Design Standards throughout the PD.

7. Fencing Design and Installation Requirements

a. Residential Fencing

At the time of home construction, all Developers shall be required to submit plans for approval to install fencing that encloses the entire private porch/patio area for each residence. Fences shall be installed prior to final inspections. Fencing for private porches/patio shall be solid wood private fencing not to exceed four (4) feet in height. All fencing adjacent to the golf course shall be open metal fencing. Fencing adjacent to First Tee Parkway and clubhouse parcel and shall be six (6) foot collector street fencing with pilasters. (Refer to **Plate III H.21** and **Plate III H.22**) Fencing between Unit 8 and Unit 3 shall be a shared six (6) foot solid wood fence "Good Neighbor" style fence.

b. Common Area Fencing

The Developer shall retain responsibility to ensure all fencing is consistent with the intent and material requirements of the Design Standards throughout the project and shall be predominantly open metal rail fencing. (Refer to **Plate III H.21** and **Plate III H.22**.)

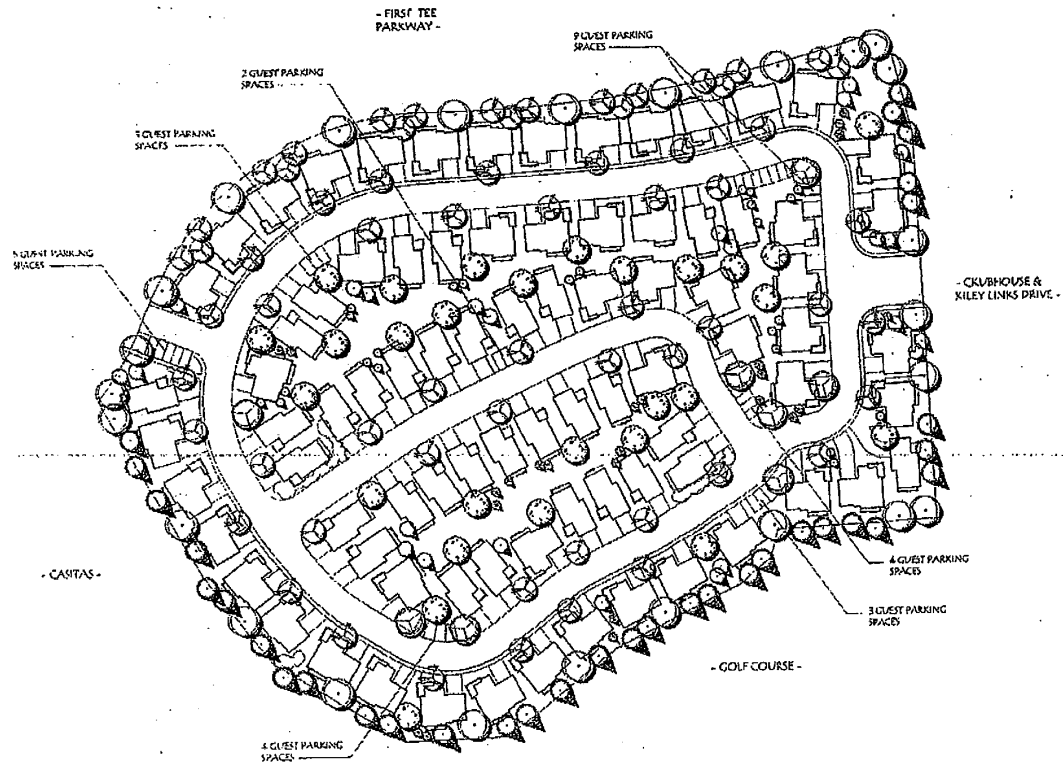
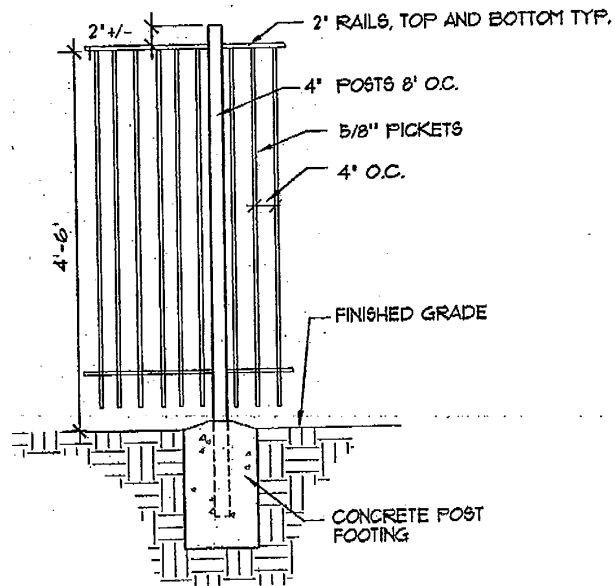


Plate III.H.20
Typical Guest Parking Locations



OPEN METAL FENCE WITH METAL POSTS - 8' MAX. O.C.
 2" x 2" RAILS, TOP AND BOTTOM
 5/8" METAL PICKETS 4' O.C.
 PAINTED - BLACK ENAMEL

Plate III H.21
Golf Course/Common Area
Metal Fence

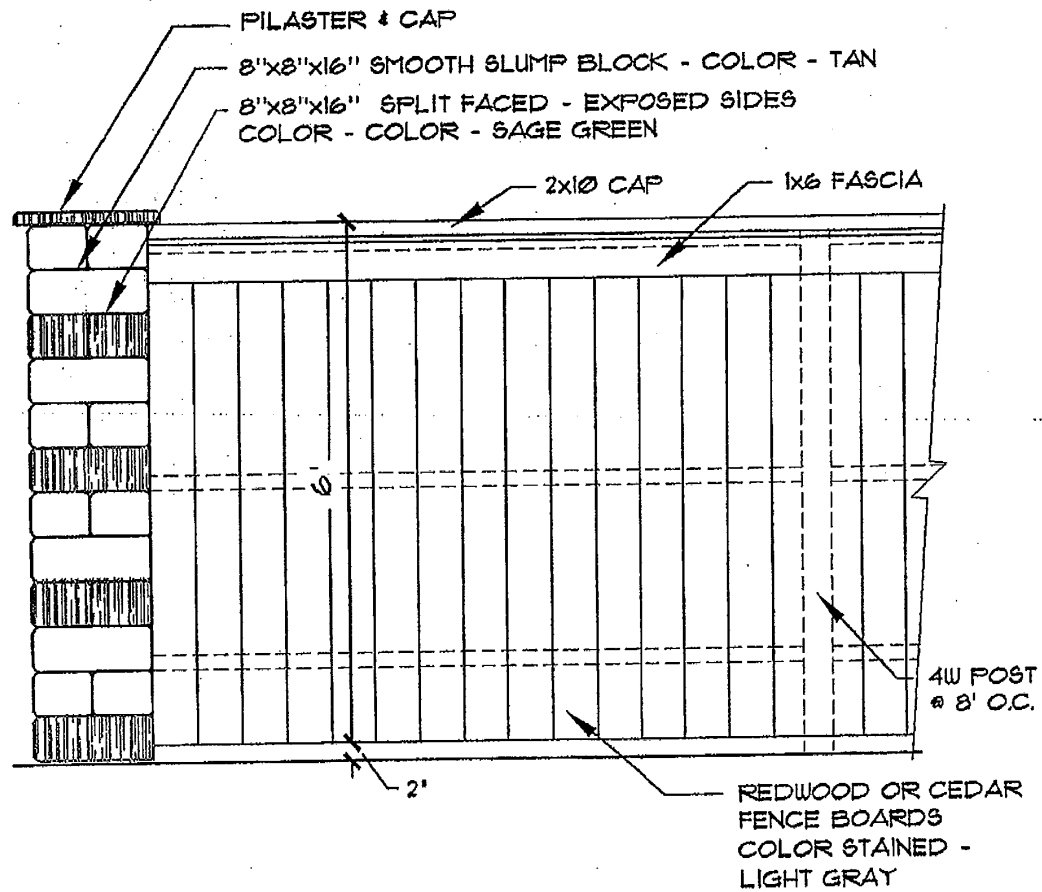


Plate III H.22
Solid Wood Fencing/Collector Street Fencing

G. CLUSTER HOUSING

1. Implementation

All building proposals for development will be reviewed by the Kiley Ranch Owners to ensure these policies are enforced in a way that encourages creative design and considers specific site conditions. Each project shall be required to submit specific standards following these guidelines, defined in covenants, conditions & restrictions.

The Kiley Ranch Owners will utilize a checklist to review conformance with these guidelines and standards. The checklist will include a certification by the Kiley Ranch Owners, or their designated representatives, to the City of Sparks that certifies review and conformance with the Handbook. The City of Sparks will not approve plans lacking the required approvals.

2. Project Description

In addition to housing arranged in a series of clusters as illustrated on Plate III-I, the cluster projects shall also include the following:

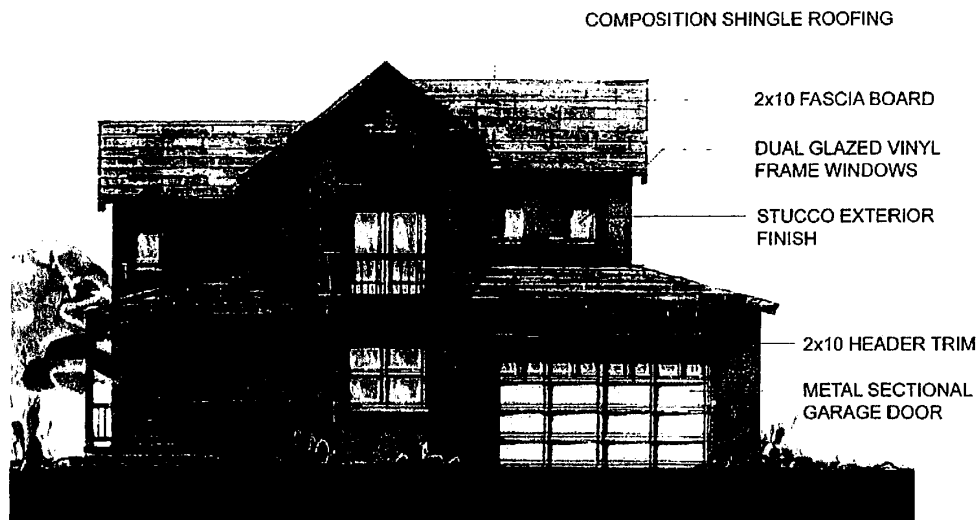
- a. Common area throughout the project for passive activities.
- b. Common recreation facility that shall include facilities such as a meeting/ party room, restrooms, picnic area, outdoor decking and open turf area.
- c. Common playground, basketball, open turf and recreation area.

All of the facilities shall be provided for the specific use and enjoyment of the homeowners within the cluster housing project only. All of these facilities shall be owned and maintained by a homeowner's association or similar organization for these particular projects only.

3. Lot Design & Building Envelopes

a. Grading Standards

- 1. Grading shall be such that disruption to existing site features will be minimized and existing vegetation protected as much as possible and shall comply with the City of Sparks Hillside Development Ordinance.
- 2. Berms and sloped areas shall transition smoothly with no abrupt changes.
- 3. Any on-site detention and drainage, if required, shall be aesthetically pleasing and integrated into the overall site development/landscape plan.
- 4. Retaining walls shall be designed in a manner and with materials that will harmonize with the design and materials of adjacent buildings.



PROPOSED FRONT ELEVATION - BUILDING #1



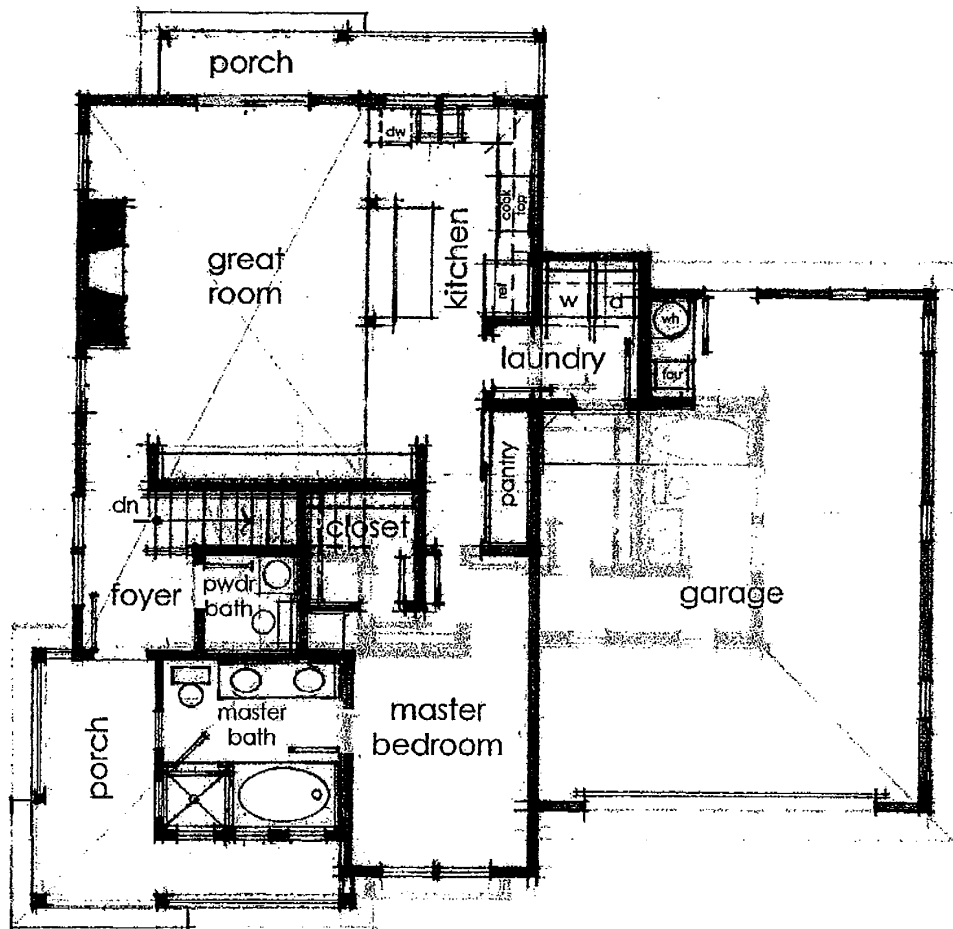
PROPOSED LEFT ELEVATION - BUILDING #1



PROPOSED REAR ELEVATION - BUILDING #1

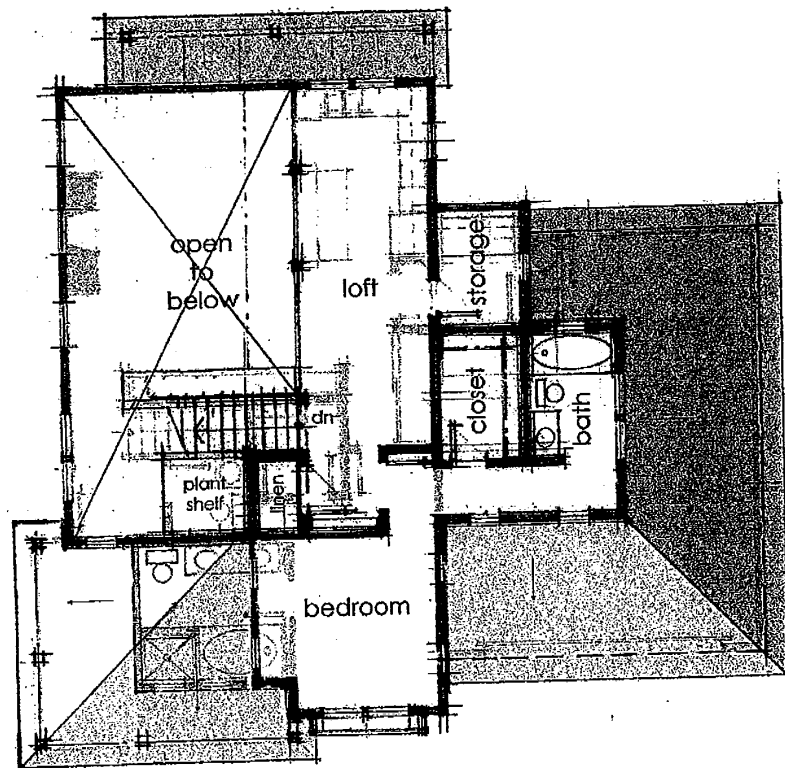


PROPOSED RIGHT ELEVATION - BUILDING #1



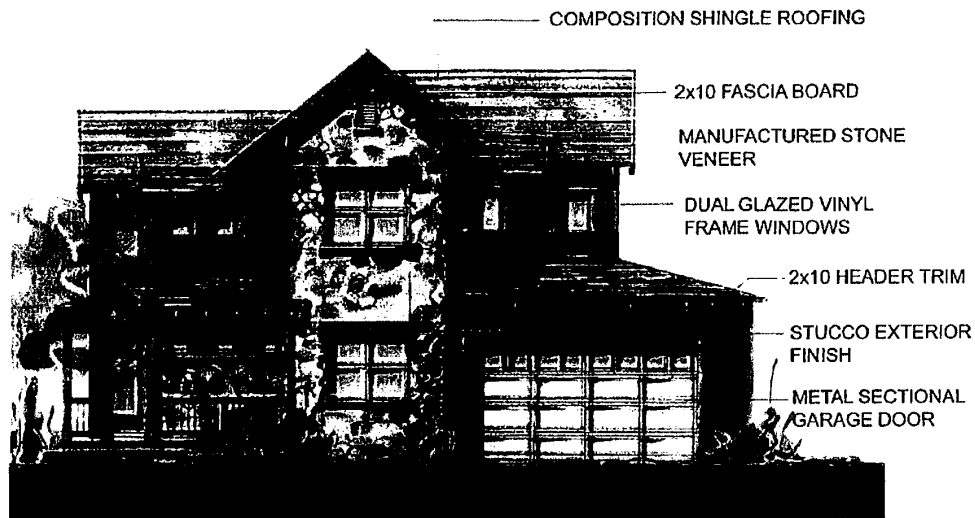
PROPOSED FIRST FLOOR PLAN - BUILDING #1

Living Area = 1,030.00 sq.ft. / Garage Area = 563.00 sq.ft.



PROPOSED SECOND FLOOR PLAN - BUILDING #1
Living Area = 696.00 sq.ft.

Plate III X.16



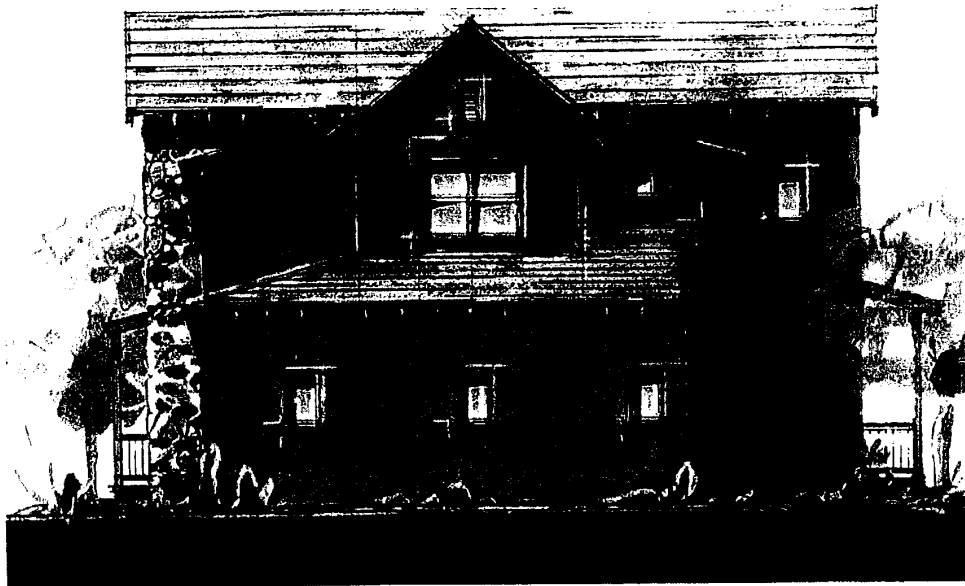
PROPOSED FRONT ELEVATION - BUILDING #2



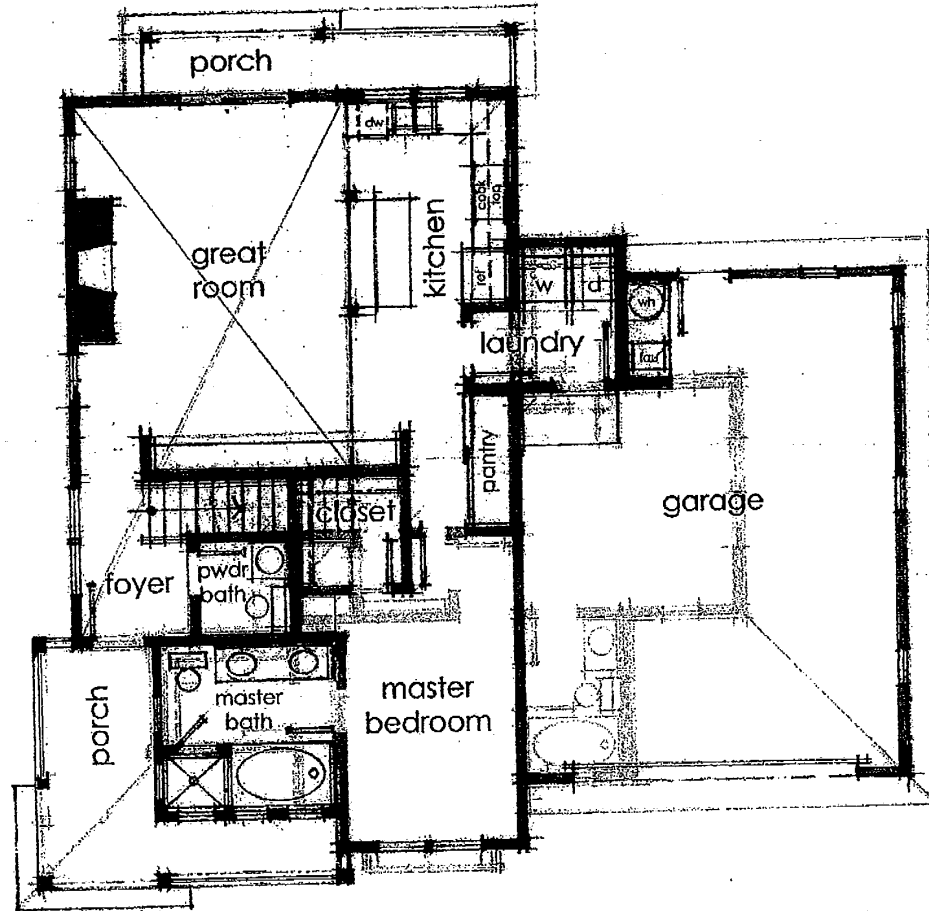
PROPOSED LEFT ELEVATION - BUILDING #2



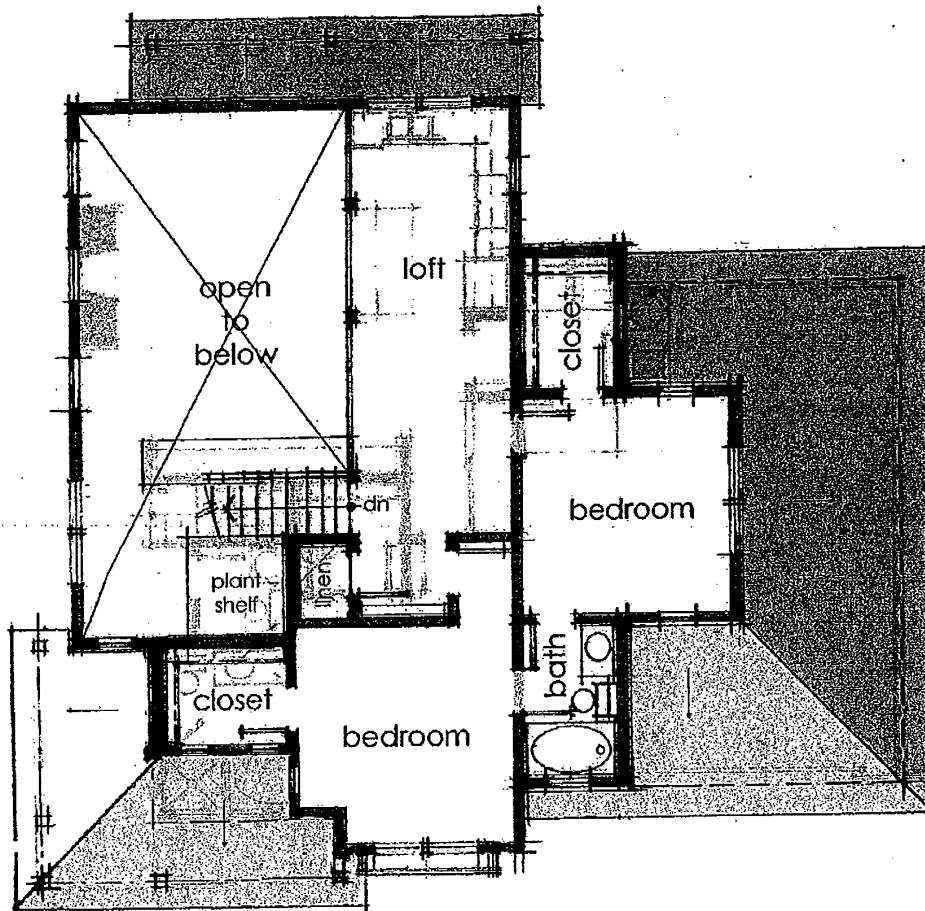
PROPOSED REAR ELEVATION - BUILDING #2



PROPOSED RIGHT ELEVATION - BUILDING #2



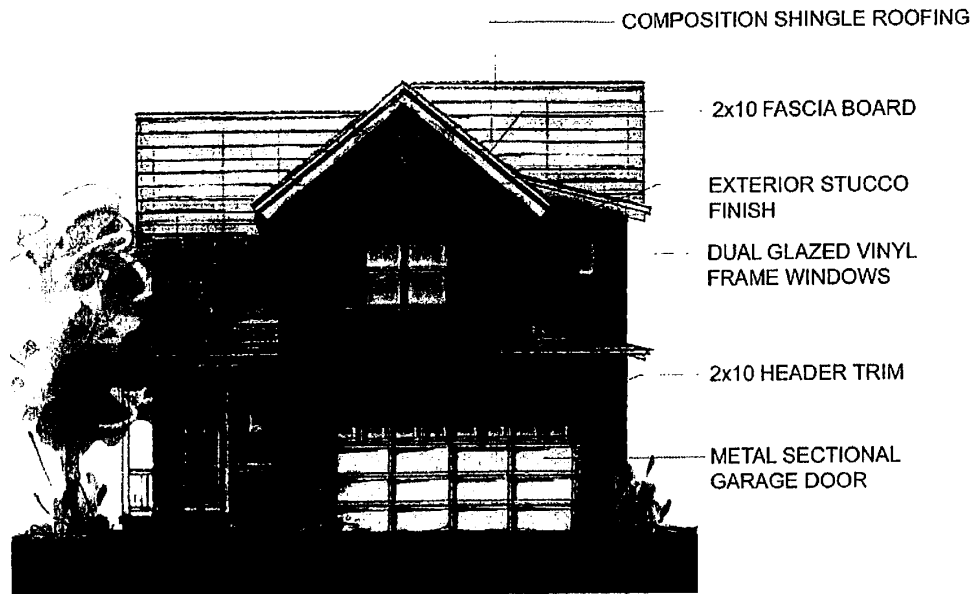
PROPOSED FIRST FLOOR PLAN - BUILDING #2
Living Area = 1,030.00 sq.ft. / Garage Area = 563.00 sq.ft.



PROPOSED SECOND FLOOR PLAN - BUILDING #2

Living Area = 956.00 sq.ft.

Plate III X.20



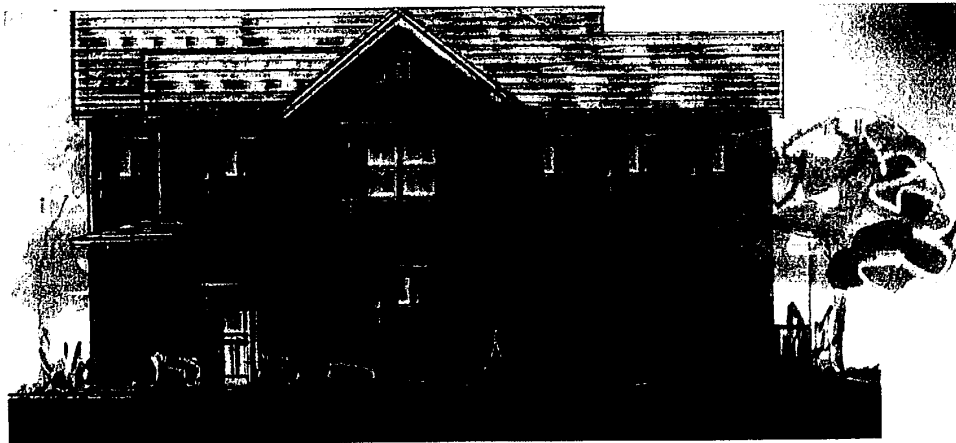
PROPOSED FRONT ELEVATION - BUILDING #3



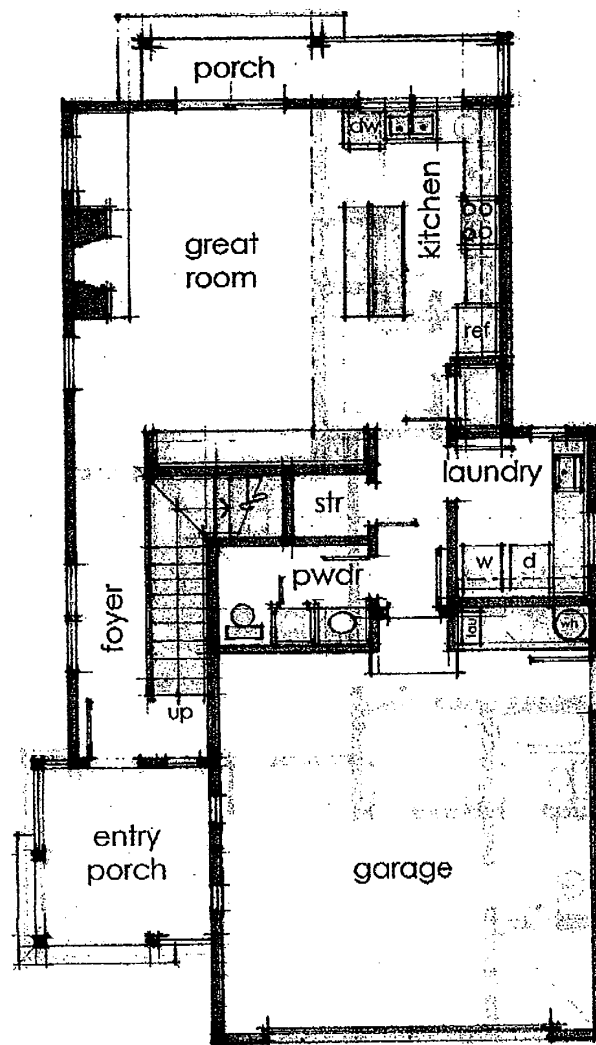
PROPOSED LEFT ELEVATION - BUILDING #3



PROPOSED REAR ELEVATION - BUILDING #3



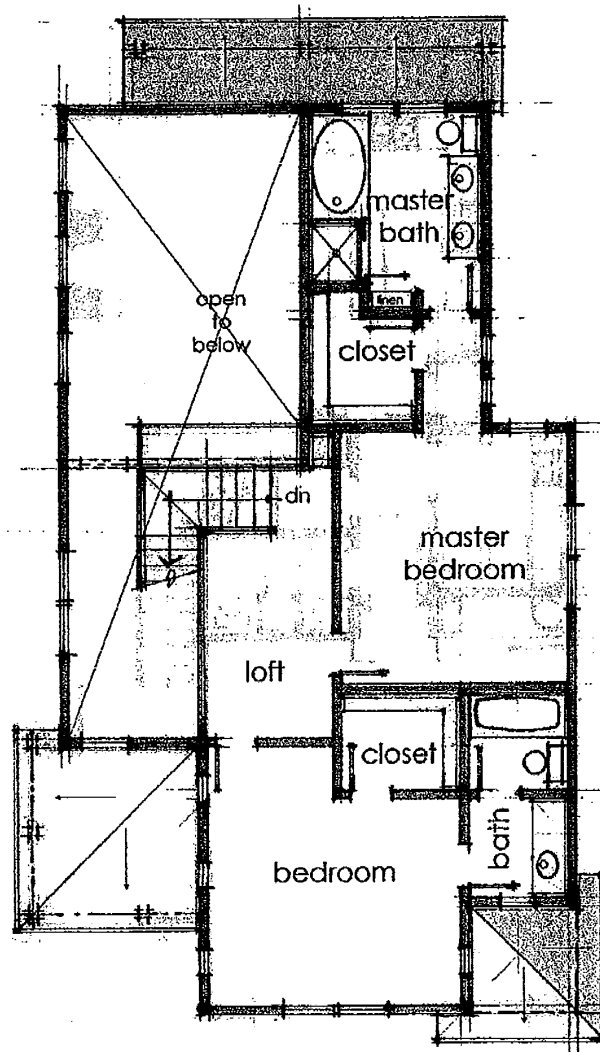
PROPOSED RIGHT ELEVATION - BUILDING #3



PROPOSED FIRST FLOOR PLAN - BUILDING # 3

Living Area = 805.00 sq.ft. / Garage Area = 504.00 sq.ft.

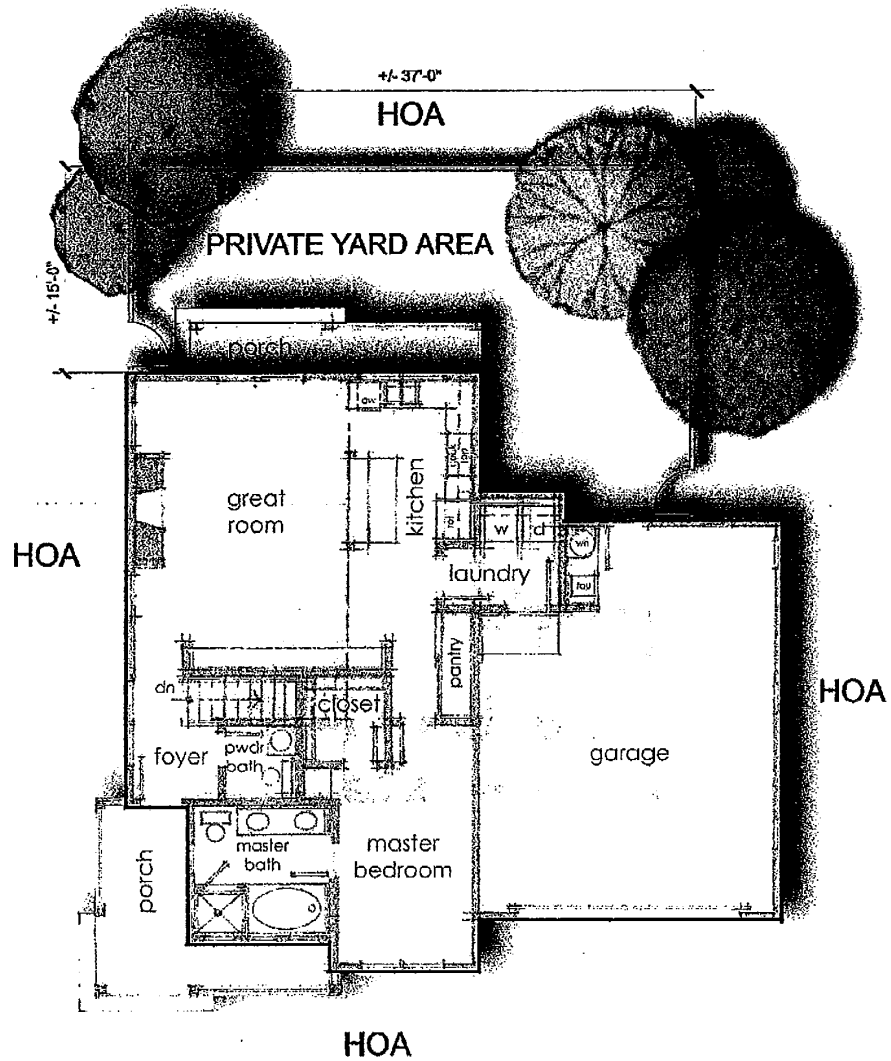
Plate III X.23



PROPOSED SECOND FLOOR PLAN - BUILDING # 3

Living Area = 827.00 sq.ft.

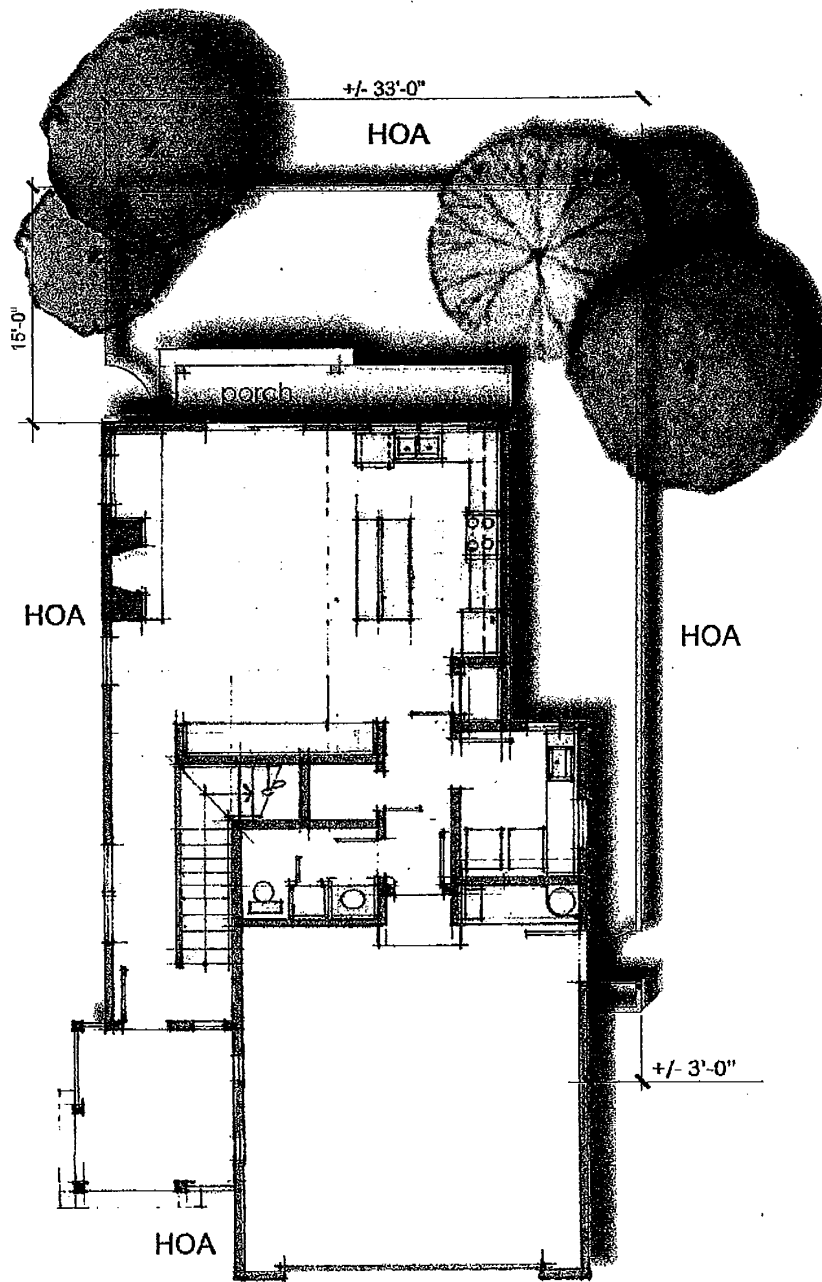
Plate III X.24



MINIMUM PRIVATE YARD AREA

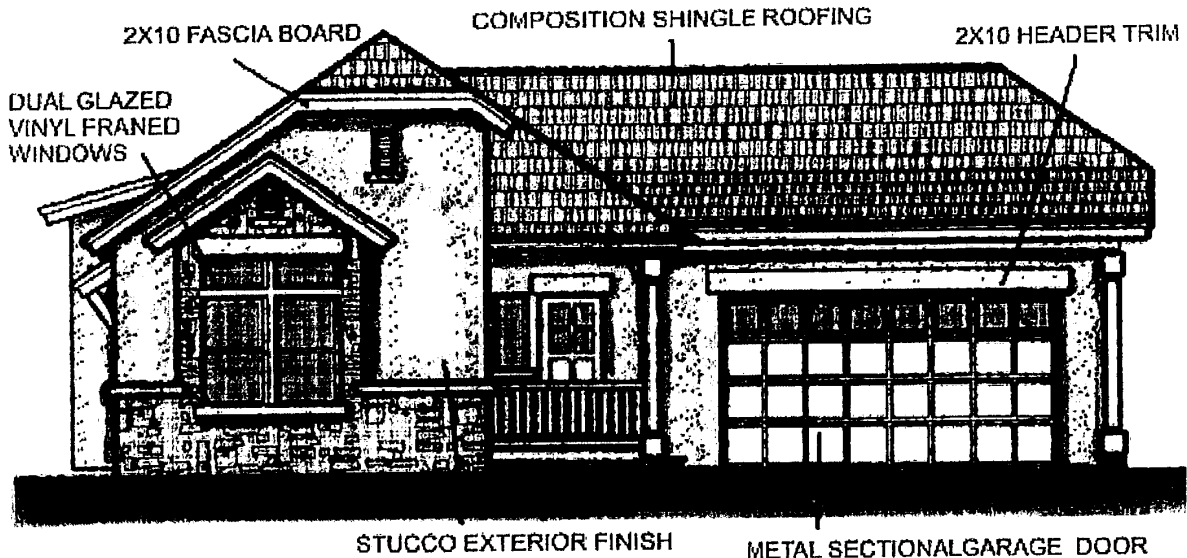
Plan #1 & Plan #2

Plate III X.25

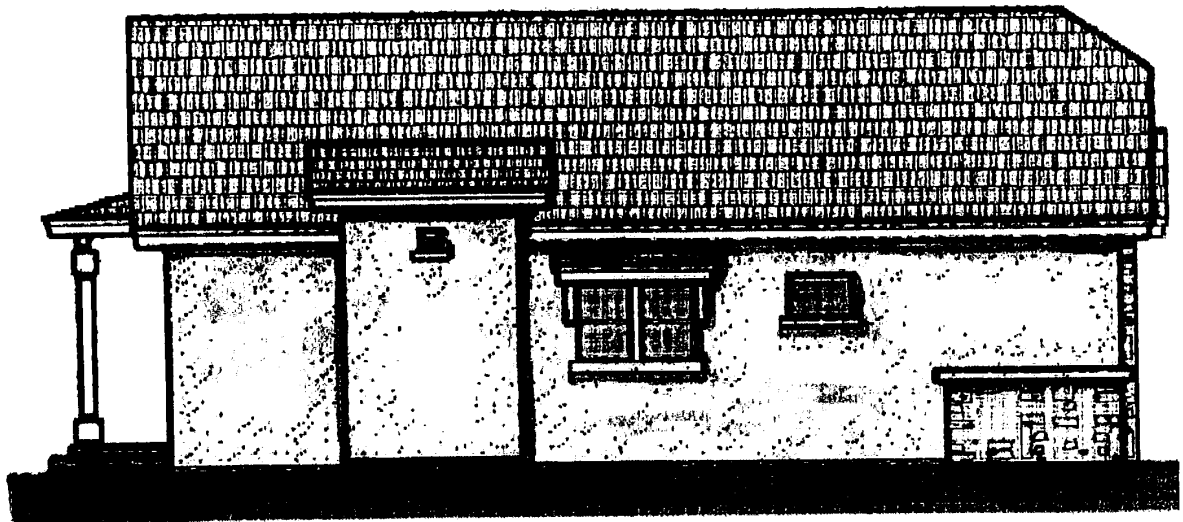


MINIMUM PRIVATE YARD AREA
Plan #3

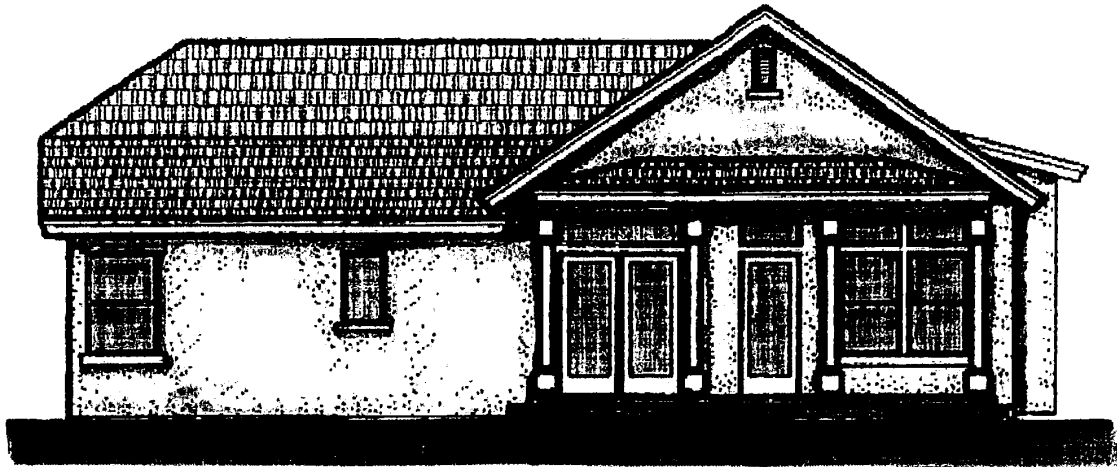
Plate III X.26



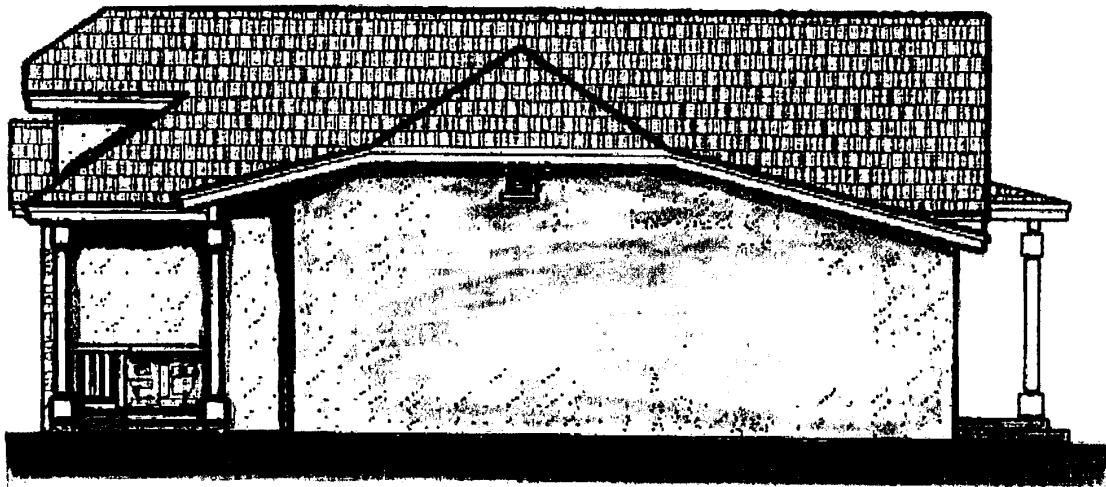
FRONT ELEVATION - BUILDING #1-1-A



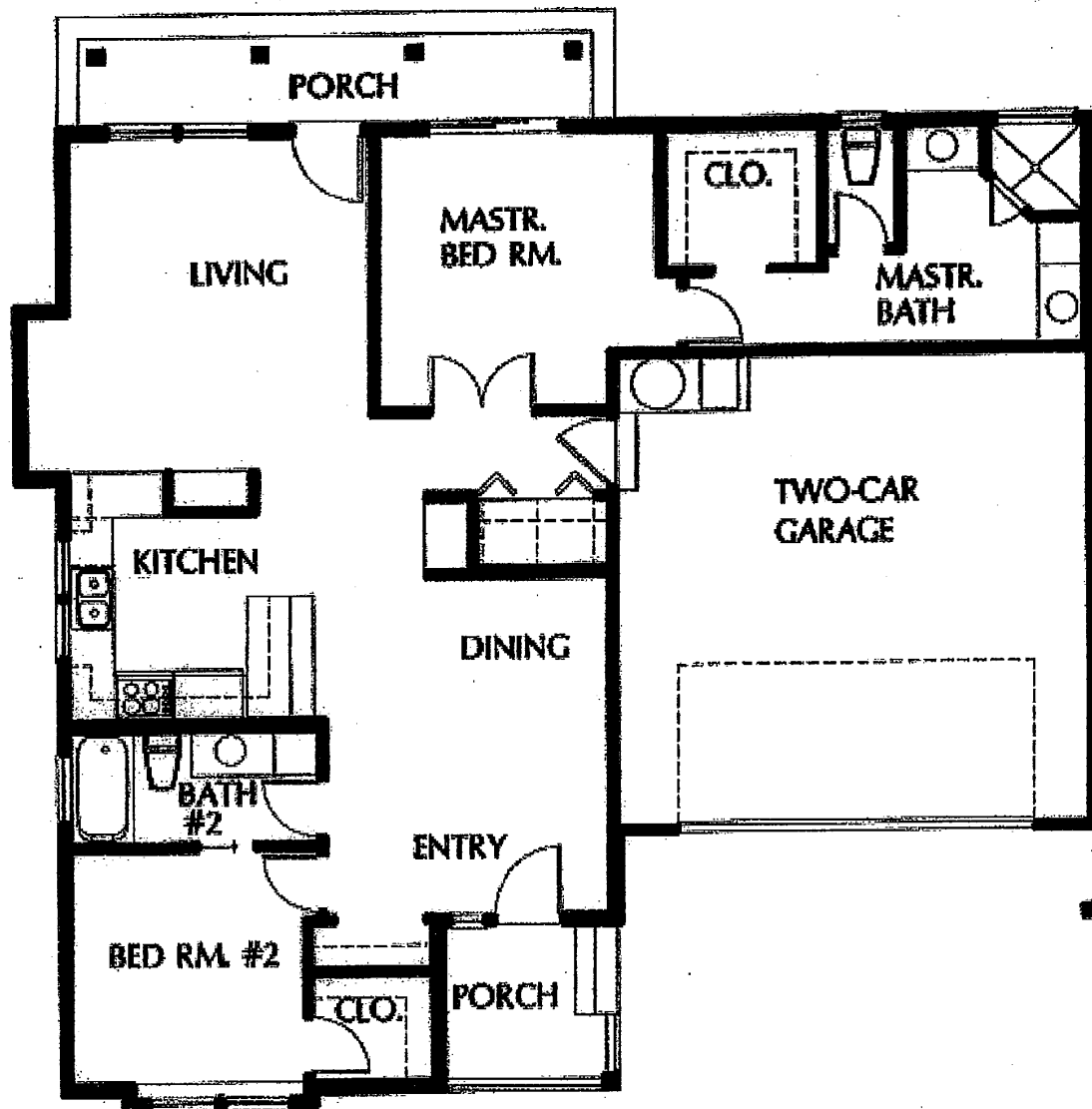
LEFT ELEVATION - BUILDING #1-1-A



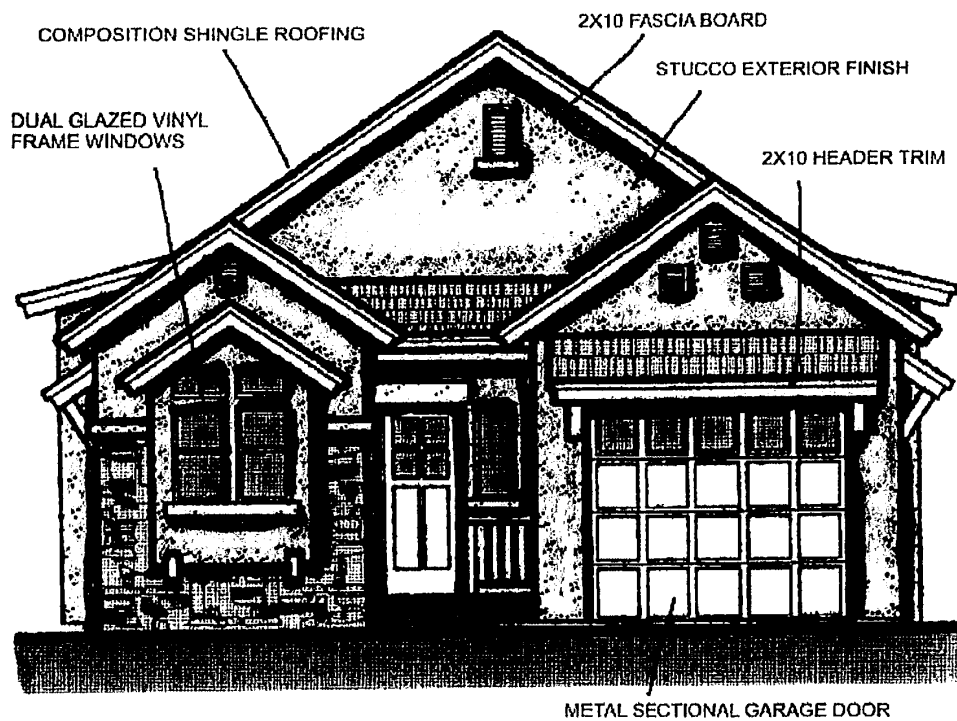
REAR ELEVATION • BUILDING #1-1-A



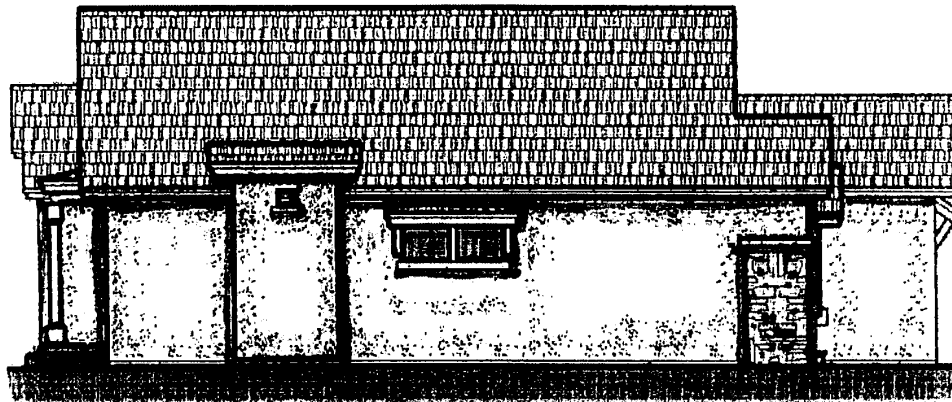
RIGHT ELEVATION • BUILDING #1-1-A



FLOOR PLAN - BUILDING #1-1-A

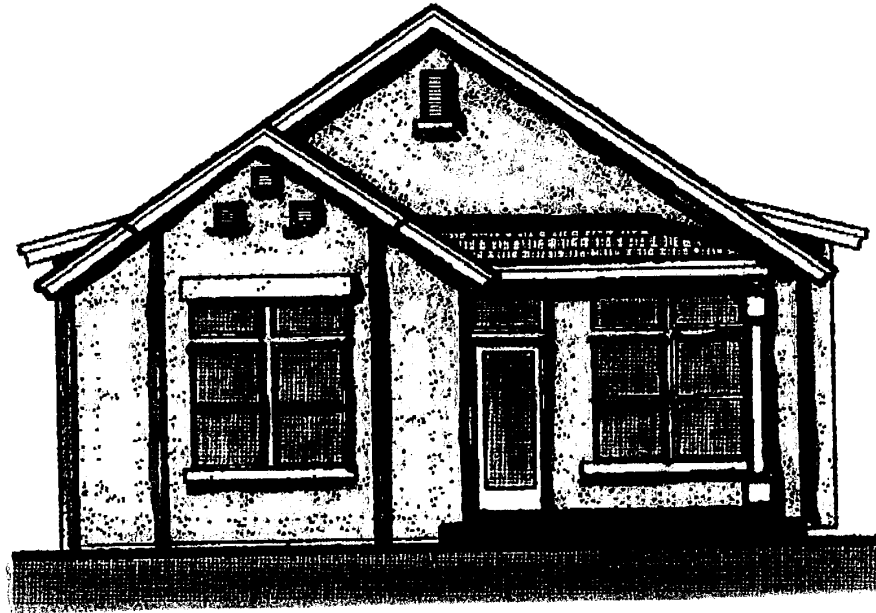


FRONT ELEVATION - BUILDING 2-1



LEFT ELEVATION - BUILDING 2-1

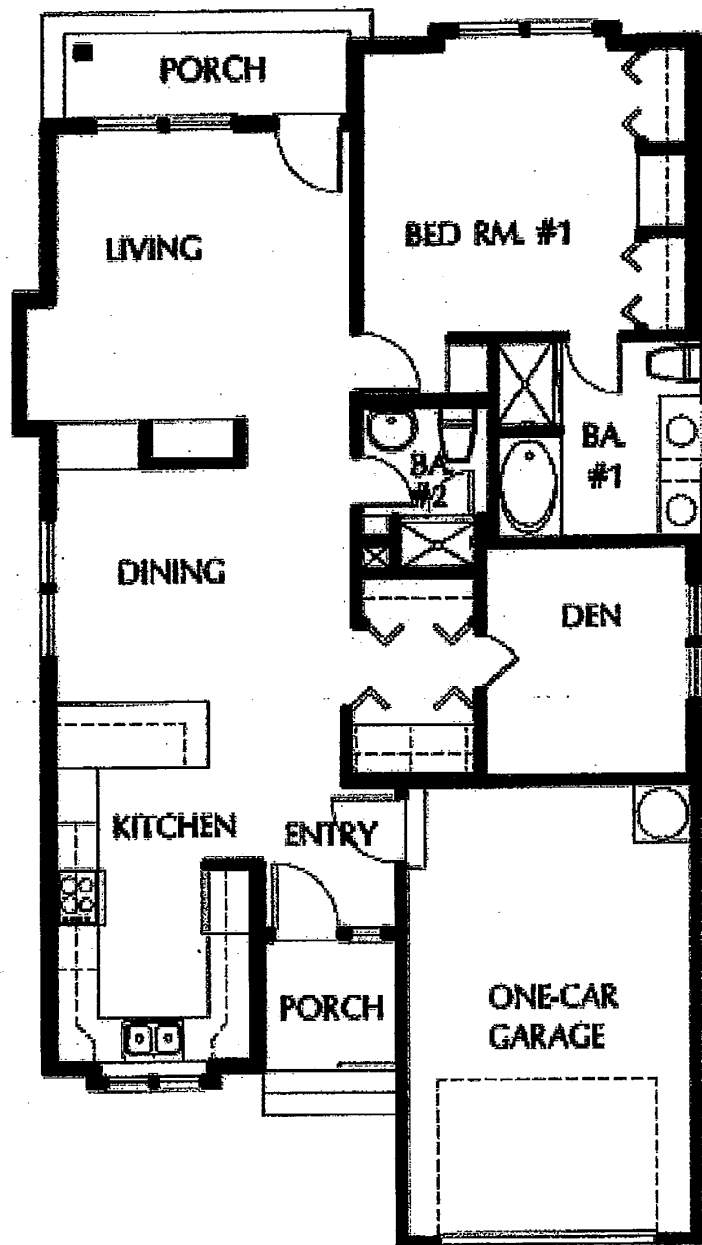
Plate II X.30



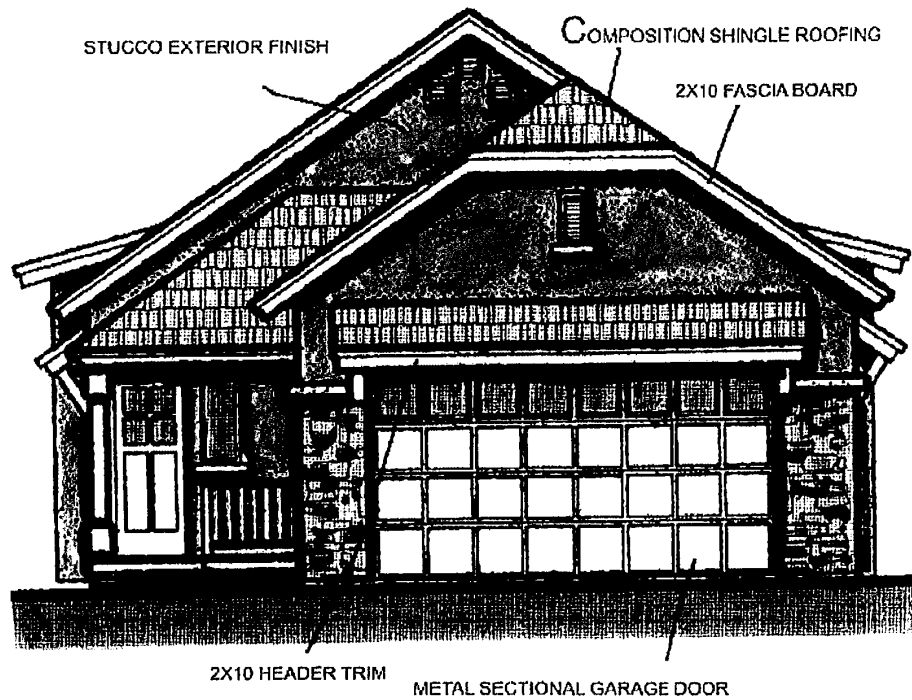
REAR ELEVATION - BUILDING 2-1



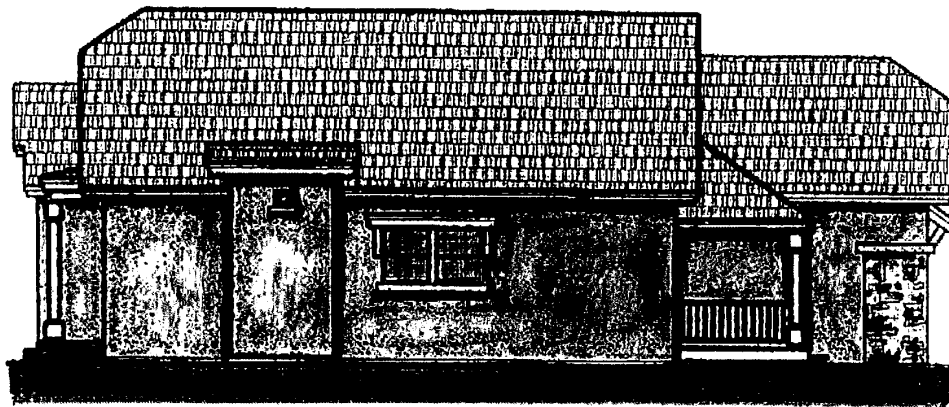
RIGHT ELEVATION - BUILDING 2-1



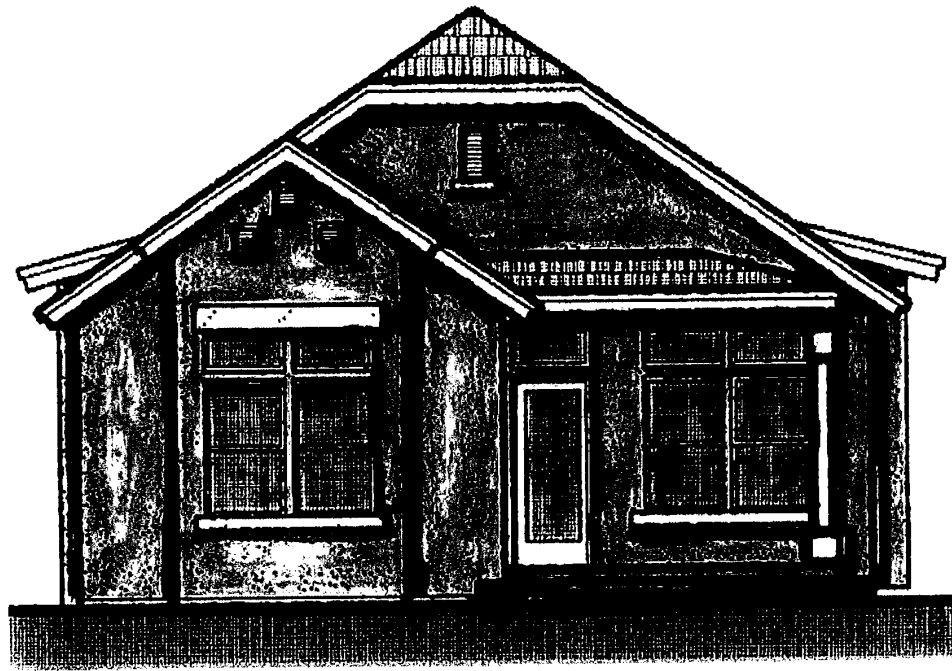
FLOOR PLAN - BUILDING #2-1



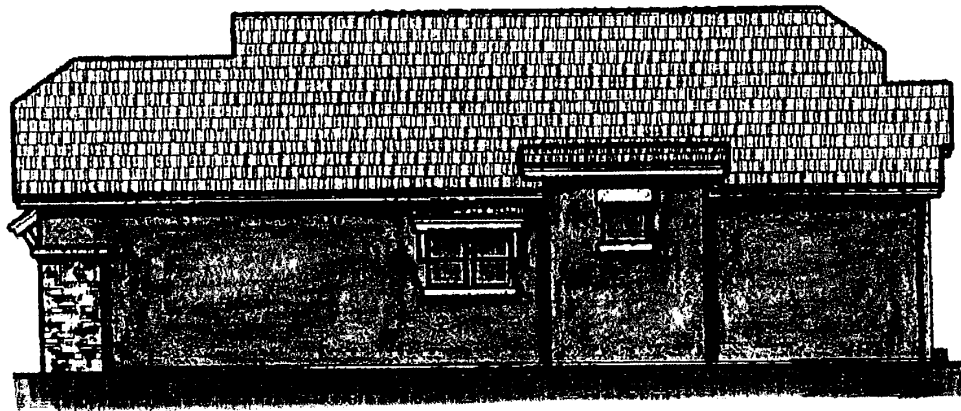
FRONT ELEVATION - BUILDING 3-1



LEFT ELEVATION - BUILDING 3-1

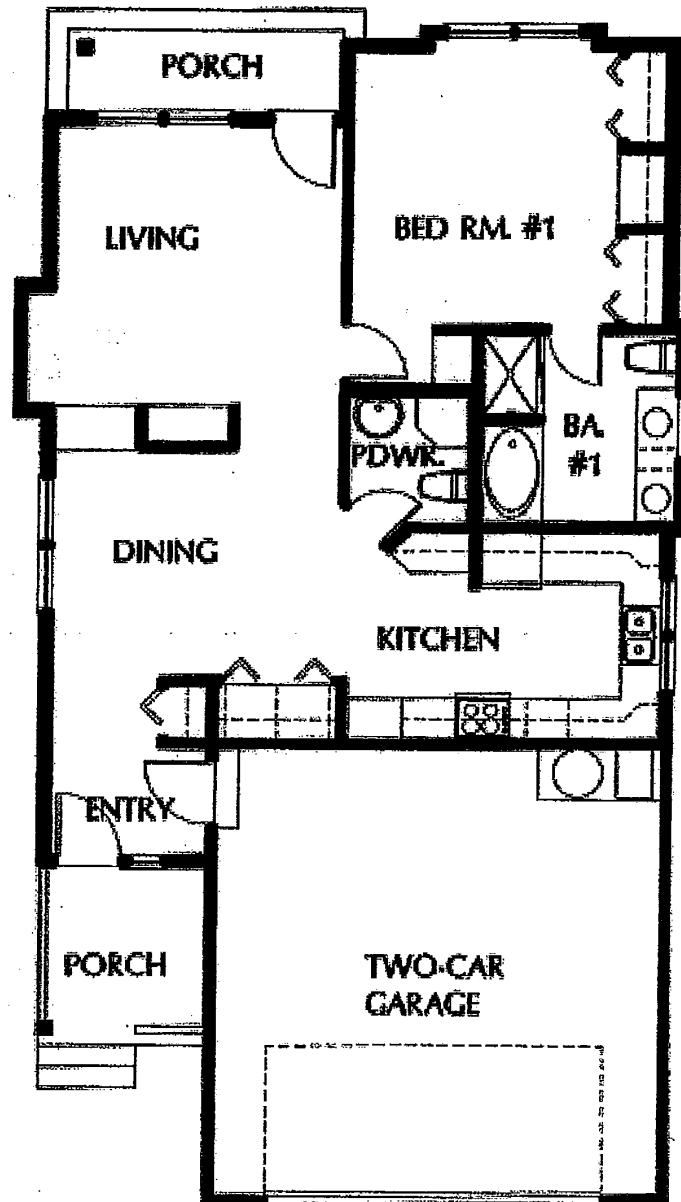


REAR ELEVATION - BUILDING 3-1



RIGHT ELEVATION - BUILDING 3-1

Plate III X..34



FLOOR PLAN - BUILDING #3-1

H. GOLF COURSE

1. Implementation

All proposals for development of the golf course will be reviewed by the Kiley Ranch Owners to ensure these policies are enforced in a way that encourages creative design and considers specific site conditions. The Kiley Ranch Owners will utilize a checklist to review conformance with these standards and standards. The checklist will include a certification by the Kiley Ranch Owners, or their designated representatives, to the City of Sparks that certifies review and conformance with the Handbook. The City of Sparks will not approve plans lacking the required approvals. The golf club house and associated golf building facilities will be required to go through the site plan review process prior to the issuance of a building permit.

2. Allowed Uses

The proposed golf course includes the following facilities:

a. Clubhouse (Refer to Plate III-N and Architectural Elevations, Plates III-O through III-R), including:

1. Pro shop and starter;
2. Restaurant & bar service;
3. Office space for First Tee and possibly other non-profit community service organizations;
4. Restroom facilities;
5. Cart storage/maintenance area;
6. Outdoor observation deck;
7. Mechanical/HVAC facilities.

b. Public Golf Facilities (Refer to Plate III-T), including:

1. Nine (9) Par-3 holes;
2. Practice green;
3. Fenced maintenance compound w/ shop building (Refer to Architectural Elevations, Plates III-U through III-W);
4. Irrigation pump facility and storage ponds.

c. Parking And Vehicular Circulation (Refer to Plate III-N):

1. 95 spaces provided based upon standard of 10 spaces/hole plus employees;
2. Drop-off area at clubhouse entry can accommodate buses;

All of these facilities (except those dedicated to maintenance and operational support) shall be open for public use and enjoyment. All of these facilities shall be owned by a private or public organization with operations and maintenance conducted by a golf concessionaire..

3. Building Envelopes

a. Grading Standards

1. Grading shall be such that disruption to existing site features will be minimized and existing vegetation protected.
2. Berms and sloped areas shall transition smoothly with no abrupt changes.
3. Any on-site detention or drainage, if required, shall be aesthetically pleasing and integrated into the overall site development/landscape plan.
4. Retaining walls shall be a maximum of 6' in height and terraced if higher walls are required. Walls shall be designed in a manner and with materials that will harmonize with the design and materials of adjacent buildings.

b. Building Configurations

1. Clubhouse:

The clubhouse shall be the largest structure within the golf development and establish the thematic image of the project. Sited at the end of the main project entry drive, the clubhouse shall overlook the golf course and serve as a landmark to orient visitors.

The clubhouse shall be a two-story building set into a slope with the main floor at grade with the entry drive in the front and serving as the second story and observation deck at the rear of the building.

The lower floor, oriented to the golf course, shall provide at-grade access to the cart storage facility and starter shack.

2. Maintenance building and compound:

A maintenance/shop building within a 1-acre fenced compound shall be strategically located to allow efficient access to all parts of the course for maintenance vehicles. Landscape screening shall be used to visually integrate this facility into the golf course. This compound shall include groundskeeping storage bins, maintenance vehicle storage/parking, as well as a shop area for groundskeeping operations.

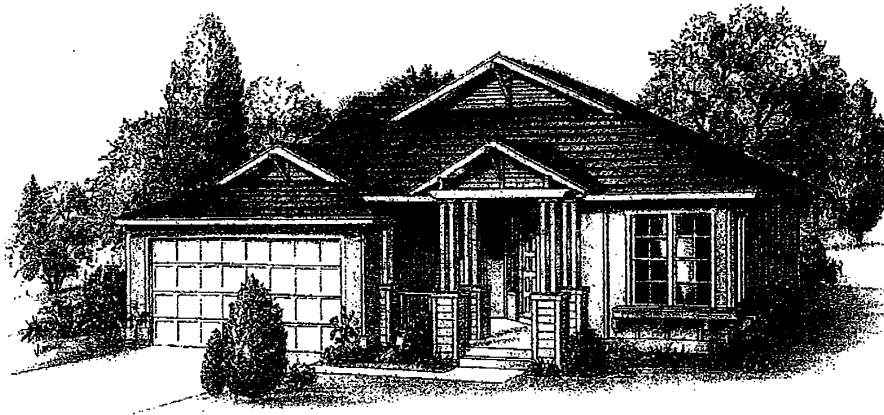
G. RECREATION ELEMENTS

- a. Recreational elements, picnic areas, tot lots, tennis courts, ball fields after school facilities and trails, shall be constructed in accordance with the Open Space Facilities Plan (Refer to Plate VI-E). Phased construction shall be the responsibility of the Kiley Ranch, the developer, or the City of Sparks as development occurs and open space is dedicated. The City of Sparks shall construct the facilities that meet the definition of neighborhood parks as defined in NRS Section 278.4983(8)(a) and (b) and the intent of the neighborhood park planning process. If the developer chooses not to develop all other recreational elements, they may be developed by the County if the County accepts the dedication of the area for maintenance.
- b. All benches, picnic tables and trash containers shall be consistent throughout the open space areas. All other accessories, public telephones, flag poles, vending machines, drinking fountains, bike racks, etc. must be approved by City of Sparks and the Kiley Ranch Owners. It is the intent to utilize site accessories as elements to provide unity within the open space.
- c. Table VI-3 describes the amount and type of recreational facilities to be provided per agreement with the City of Sparks Recreation Department, April 7, 1994 memo And items incorporated in this handbook.

H. GOLF COURSE

Parcel III B will include a 40-acre golf course (Refer to Plate VI-E.) This will be a Par 3, public course, with 9 holes designed in a links style, and three practice holes for training children and young adults. It will also include putting greens. Support facilities will include a clubhouse, maintenance area, cart storage and approximately 95 parking spaces.

This Par 3 executive course has a multitude of uses. This executive course will fill a void for the general public that is looking for short course for practice, or general use that does not pose the same challenges as all the new professional 18-hole courses in the area. It will also provide practice and limited time use facility as an amenity to support the Kiley Ranch Business park.



The Jasmine RESIDENCE ONE
Approx. 1724 s.f. • One Story • 2 Bedrooms with Office • 2 Baths • Optional 3 Car Garage

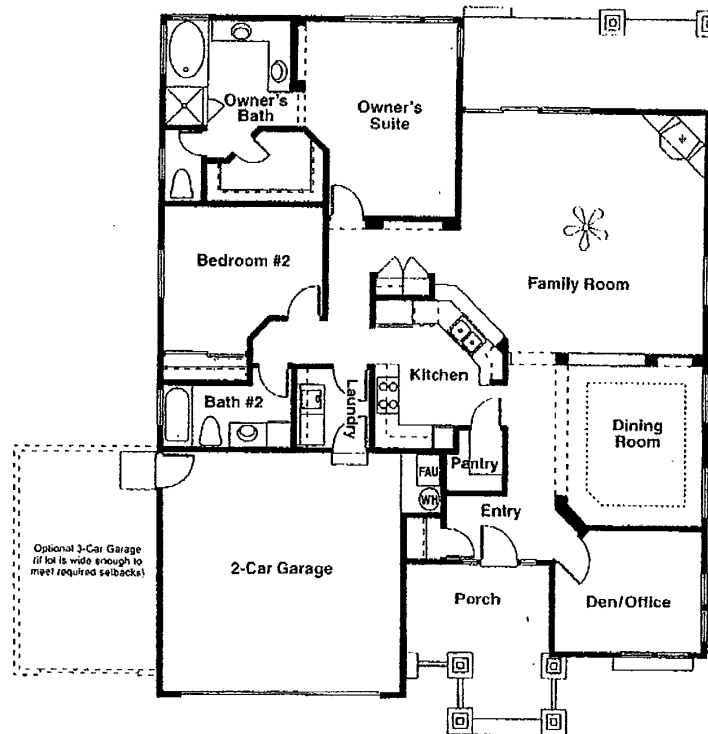


PLATE IIIB X.1
Residence 1 Front & Floor Plan



Residence 1 Rear

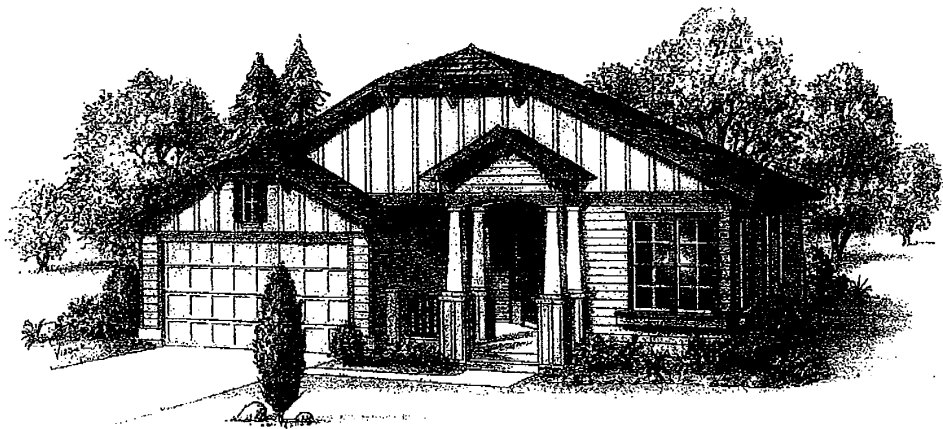


PLATE IIB X.2
Residence 1 Front (Optional)



The Nandina RESIDENCE TWO

Approx. 1948 s.f. • One Story • 3 or 4 Bedrooms with Optional Office • 2 Baths • Optional 3-Car Garage

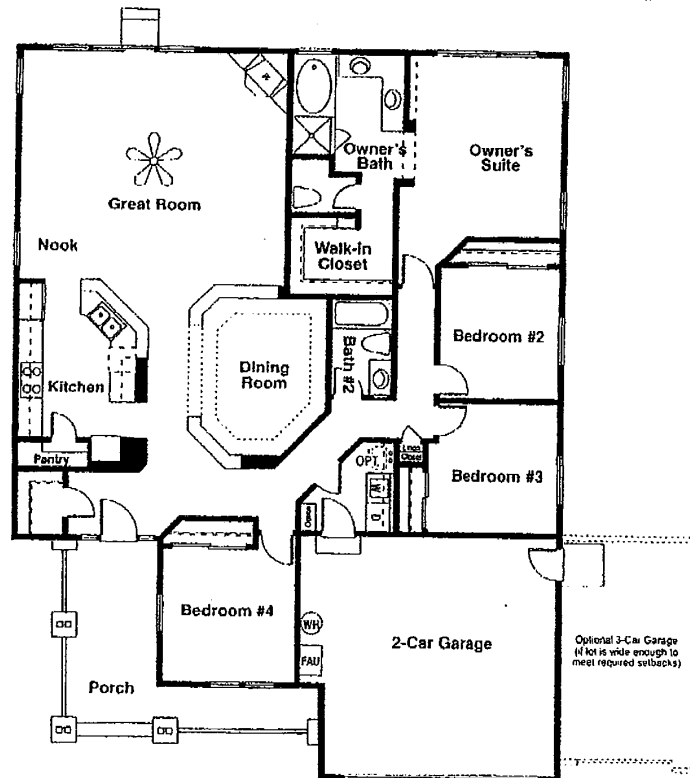


PLATE IIIB X.3
Residence 2 Front & Floor Plan



Residence 2 Front (Option 2)

The Nandina RESIDENCE TWO
Room and Garage Options

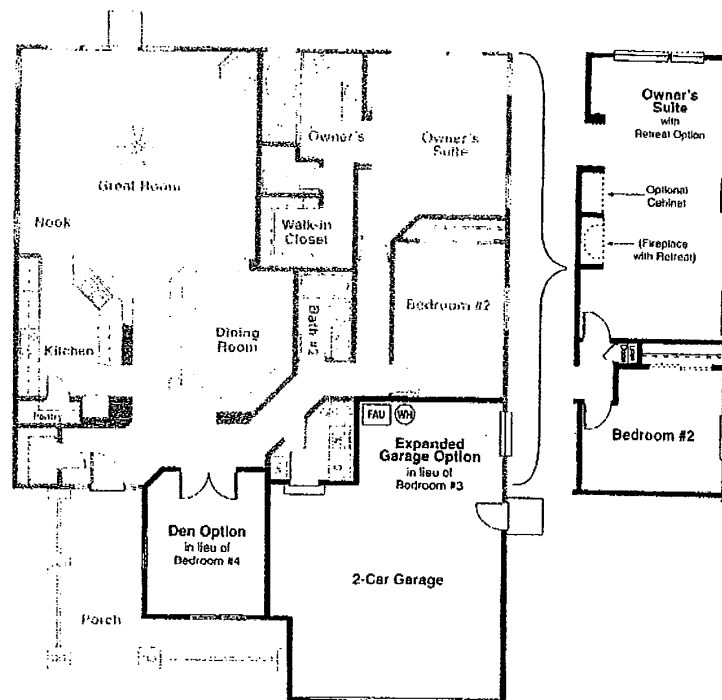


PLATE IIB X.4
Residence 2 Floor Plan (Option 2)



PLATE IIB X.5
Residence 2 Rear



PLATE IIB X.6
Residence 3 Front & Rear

The Camellia RESIDENCE THREE

Approx. 2082 s.f. • One Story • 3 or 4 Bedrooms with Optional Office & Owner's Suite Retreat • 2.5 Baths • Optional 3 Car Garage

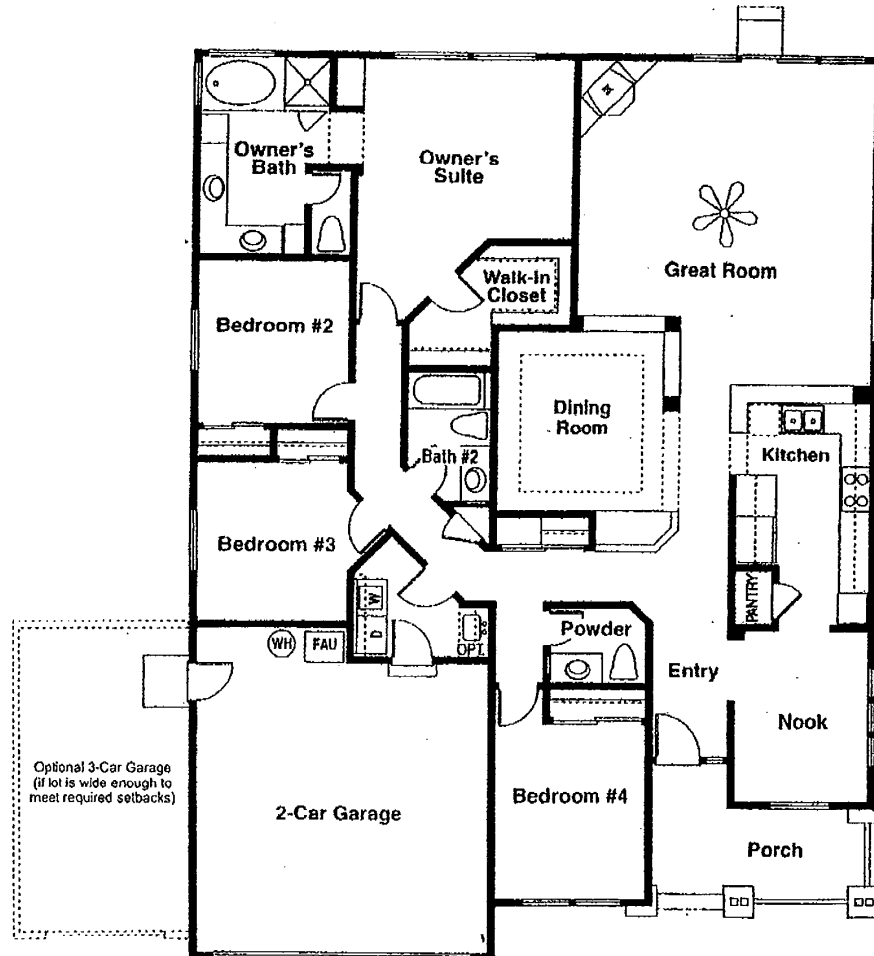


PLATE IIB X.7
Residence 3 Floor Plan

SECTION IV - COMMERCIAL & BUSINESS PARK DEVELOPMENT AND DESIGN GUIDELINES

A. GENERAL LOCATION, PHASING, DEVELOPMENT INTENSITY

1. Commercial

As shown in Plate IV-A, Commercial Development, a 5-acre neighborhood commercial site is designated on the northwest corner of Vista Boulevard and Los Altos Parkway, and three sites, Parcel IIE, 14.72 ± acres, Parcel IIF, 1.62± acres, and Parcel IID, 1.73± acres at the corner of Los Altos Parkway and Sparks Boulevard. The commercial sites are designated for development in Phase I and II. The uses for the 5-acre site shall be in conformance with the City of Sparks Zoning Ordinance for C1 Neighborhood Commercial District (Chapter 20.83). The uses permitted on Parcels II D, E, and F, shall be as specified in Section IV of this handbook, Paragraph C2. Any use requiring outside storage shall be screened from public right-of-ways and/or public areas and require the issuance of a Special Use Permit by the City of Sparks.

2. Business Park

Note: Business Park moved north - see Market Place Design Handbook

B. CONDITIONS, COVENANTS AND RESTRICTIONS (C.C. & R.'s)

All final maps or parcel maps shall be recorded with a set of C.C. & R.'s that incorporate the following design guidelines.

C. COMMERCIAL

Goal: The primary goal is to create distinctive, high quality commercial centers which are visually harmonious with the design character of the Kiley Ranch.

1. Implementation of Commercial Development Standards and Design Guidelines

All building proposals for development will be reviewed by the Kiley Ranch Owners to ensure these policies and standards are enforced in a way that encourages creative design and considers specific site conditions. Each project shall be required to submit specific plans following these standards, and defined in future covenants, conditions & restrictions to be recorded prior to finalizing any lease or sales to end users. The Kiley Ranch Owners will utilize a checklist to review conformance with these guidelines and standards. The checklist will include a certification by the Kiley Ranch Owners, or their designated

representatives, to the City of Sparks that certifies review and conformance with the Handbook. The City of Sparks will not approve plans lacking the required approvals.

a. City of Sparks Site Plan Review Process

After review and certification by the Kiley Ranch Owners, the City of Sparks shall review and approve the proposed development of Parcels IID, E, and F through their site plan review process, using the following permitted uses and design standards.

2. Permitted Uses

Parcel IID

1.73± acres
12,000± sq. ft. of buildings
30± parking spaces
20% of site landscaped (minimum)

Parcel IIF

1.62± acres
10,000± sq. ft. of buildings
54± parking spaces
20% of site landscaped (minimum)

Permitted uses for Parcel IID and IIF

Shall be restricted to the following uses, or uses significantly similar to the following as determined by the Community Development Director or his/her designee:

Professional offices including real estate

Medical and dental office

Banks and financial institutions including drive through tellers and ATM's

Childcare and day care facilities in conformance with Washoe County Social Services regulations

Personal care such as barbers beauty shops, etc.

Neighborhood restaurants or coffee shops without drive-through services.

Governmental services

Accessory uses to the above as determined by the Community Development Director or his/her designee.

Special uses for Parcel IID and IIF

In addition to the site plan review process, the following uses shall require a Special Use Permit:

Churches, parsonages, parish house, monasteries, convents and other religious institutions.
Public or institutional uses.
Public utilities
Convenience food and drug sales

Parcel IIE-1

7.0± acres
35,000± sq. ft. of buildings
180± parking spaces
20% of site landscaped (minimum)

Permitted uses for Parcel IIE-1

Shall be restricted to the following uses or uses significantly similar to the following as determined by the Community Development Director or his/her designee.

Appliance sales and repair, provided repair services shall be incidental to retail sales
Art galleries and artists' supply stores
Automobile supply stores without service bays
Building materials sales; no outside sales or storage
Carpet, drapery and floor-covering stores
Catalog stores
Catering establishments
Childcare centers in conformance with Washoe County Social Services requirements
Copying and related duplicating services not including lithographing, engraving or such similar reproduction services
Drugstores and prescription pharmacies
Financial institutions including banks, savings and loan offices, finance companies, credit unions and related services
Furniture stores
Garden centers including plant nurseries
Governmental services
Offices including but not limited to business, professional, medical, dental, real

estate and administrative offices
Packing, wrapping, handling and mailing stores
Park-and-ride lots as a joint use in compliance with RTC Standards
Personal services such as dry cleaning, picture framing, shoe repair, dry cleaning, watch repair, household goods repairs, locksmith, etc.
Personal care such as barber shops, beauty shops, etc.
Photographic studios
Plumbing, heating and ventilating equipment showrooms with storage of floor samples only (retail)
Radio and television broadcasting studios
Recording studios
Restaurants not including, drive-ins and drive-through window establishments
Retail Sales
Saddleries
Service stations not including trailer rental, provided all operations except the sale of gasoline and petroleum products and the washing of cars shall be conducted within an enclosed building; sales shall be limited to petroleum products and automotive accessories, tobacco and convenience foods
Accessory uses to the above as determined by the Community Development Director or his/her designee.

Special uses for Parcel IIE-1

In addition to the site plan review process, the following uses shall require a Special Use Permit:

Athletic Clubs
Automobile washing, including use of mechanical conveyors, blowers and steam cleaners
Churches, parsonages, parish house, monasteries, convents and other religious institutions
Cultural, education and recreational facilities (public)
Dance studios
Drive-through business
Garden centers including plant nurseries
Gymnasiums and health clubs
Stores including garden centers
Meeting halls
Motorcycle sales and service
Mortuaries

Public or institutional uses

Public utility and public service pumping stations, equipment buildings and installations, drainage ways and structures, reservoirs, storm runoff detention

basins, storage tanks and transmission lines.

Recreation and sports facilities, indoor.

Restaurants including drive-ins and drive-through window establishments (Fast Food)

Trade, business, vocational, music and art schools and training centers

Tire, battery and accessory shop

Parcel IIE-2

8.0± acres

31,100± sq. ft. buildings

180 units of assisted living

226± parking spaces

20% of site landscaped (minimum)

Uses for Parcel IIE-2 shall be restricted to the following uses or uses significantly similar to the following as determined by the Community Development Director or his or her designee.

Assisted care, Senior independent living or Senior care facilities

Nursing home or full time nursing care facility

Emergency medical, neighborhood critical care or convenient care facility

Medical, psychological, dental or eye clinics

Medical and dental office

Childcare and day care facilities in conformance with Washoe County Social services

regulations

Accessory uses to the above as determined by the Community Development Director or his/her designee.

Special uses for Parcel IIE-2

In addition to the site plan review process, the following uses shall require a Special Use Permit:

Personal care such as barbers beauty shops, etc.

Convenience food and drug sales

Neighborhood restaurants or coffee shops

Churches, parsonages, parish house, monasteries, convents and other religious institutions

Public or institutional uses

Governmental services

Public utilities

3. Landscaping

a. Minimum Coverage

The minimum landscaped coverage per property shall be 20% in the commercial zones, incorporating low water demand principles and techniques. Refer to Appendix A, Landscaping. Plate IV-B illustrates the minimum standards that shall be achieved on all interior landscaping.

b. Setbacks Adjacent to Right of Ways

Building setbacks from Sparks Boulevard, Vista Boulevard or Los Altos Parkway right-of-way will be a minimum of 30 feet. Setbacks from an interior roadway right-of-way will be a minimum of 10 feet. For the purpose of providing screening from these roadways, the abutting frontages shall have a minimum 20 foot landscaping buffer incorporating undulating landscaped berms or grade changes including landscaping. The height of the berms shall be determined with each site plan review, reviewed and approved by the Kiley Ranch Owners and certified to the City of Sparks for their site plan review. Refer to Plate IV-C for design standards illustration.

c. Side and Rear Yard Setbacks

All side and rear yards not utilized for parking or storage shall be landscaped. A minimum 20 foot landscape buffer shall be placed on all exterior property lines with a minimum of one tree for every 300 square feet. Grouping of trees shall be required. If the site is located adjacent to residential designated land, a 6' high solid screening masonry wall shall be placed along the property line and the landscaped strip reduced to 10'. Refer to Plate III-H and Plate III-H.1, Masonry Wall details, and Plate IV-D for design standards illustrations.

d. Plant Material

Low water demand plant materials and turf shall be utilized.

e. Irrigation

All landscaped areas shall be irrigated with permanent automatic irrigation systems. Drip irrigation should be utilized where practical. All

irrigation systems will be placed underground. Refer to Appendix A, Landscaping.

f. Parking Lots

Trees shall be planted throughout the parking lot. A minimum of one shade tree for every 7 parking spaces for parking lots under 100 spaces; for parking lots over 100 spaces, a minimum of one shade tree for every 10 parking spaces shall be provided. Refer to Plate IV-E for an illustration of this design standard and Appendix A, Landscaping.

g. Installation.

Prior to issuance of an occupancy permit, irrigation and landscaping shall be installed or security shall be established per City of Sparks' codes and ordinances.

4. Pedestrian Circulation

Primary and secondary walkways shall be designed indicating a relationship with street access, trail access, parking areas, structures, and adjacent uses. Walkways and bikeways located in the landscaped setbacks shall provide access separate from vehicular access. All pedestrian ways will be designed with public safety in mind, to the approval of the City Engineers and Community Development Director.

5. Parking

Parking shall be provided on-site and in accordance with the City of Sparks Parking Ordinance.

6. Service/Loading Areas

Truck loading dock(s)/service areas shall be designed as an integral part of the structure(s) and shall not be oriented to any public right-of-way, or adjacent residential area. The intent is to assure that these facilities are located in the most inconspicuous manner possible. All service or storage areas shall be screened with a 6' minimum masonry wall and 10' of landscaping. Plate IV-F illustrates this design standard.

7. Architecture

All buildings must incorporate a "southwestern" theme or identity architecturally, in a manner that is complimentary and compatible with the

surrounding area. For Parcels II-D, E, and F, refer to Plates IV-G, H, and I for illustrations of the required architectural theme for these parcels. No mobile homes or trailers are allowed except as temporary construction offices subject to Sparks Municipal Code regulations. To enhance the development and maintain the character of the valley, buildings and structures shall adhere to the following standards and guidelines:

a. Siding Materials

The use of traditional southwestern materials such as split-face adobe-like block, stucco or plaster surfaces, lap or board on board wood or wood-grained composite siding shall be required.

Current technology should be considered in all construction material selections to accomplish maximum energy efficiencies and ease of maintenance.

In addition to the above at least three but not more than four of the following materials shall be used for building structures: (Refer to Plates IV-G, IV-H and IV-I.)

Brick
Treated or Rough Sawn Wood
Window walls
Architectural Concrete/Tilt-up Concrete with Architectural articulations
Rock or Cultured Stone
Color or metal anodized aluminum doors and windows
Architectural, standing seam metal panels, columns or ornamentation

b. Roofs

The following are required for any pitched roof or accent other than flat roofs.

Clay tile
Concrete tile
Standing seam metal roofing

c. Colors

Colors for all building materials shall be in pastels or earthtones. White or off-white shall also be acceptable in combination with pastel or earth-tone colors. By conforming to this range of colors, development will maintain unity and a distinctive identity throughout the Kiley Ranch Development.

Accent colors shall be used and could be applied to trim, fascias, awnings, door panels and miscellaneous metals.

All reflective metal such as chimney stacks, flashings, exhaust vents and pipes, must be painted to match or blend with surrounding materials.

d. Garbage and Refuse Disposal

There shall be no burning of trash, garbage or other refuse, nor shall any property owner accumulate litter, refuse or garbage, except in receptacles provided for such purposes. Trash enclosures shall match the colors and architecture of the associated building to the approval of Kiley Ranch and the Community Development Director. Trash enclosures shall be located to the approval of the Community Development Director and the city's garbage collection franchise holder. Refer to Plate IV-J for required design standards.

e. Concealment of Fuel Storage Tanks and Trash Receptacles

Fuel storage tanks and every receptacle for ashes, trash, rubbish or garbage shall be so placed and kept as not to be visible from any street, lot, parcel, or open space, except at the times when refuse collections are made. Refer to Plate IV-J for required design standards.

f. Height and setbacks

1. All structures shall be limited to two stories or 25 feet except Parcel II E-2 which shall be limited to three stories or 35 feet for the assisted care facility.
5. Front building facades shall vary providing interest to the streetscape. Front facades shall have accented entries, covered walk areas, etc. Detached accessory structures shall comply with City of Sparks standards for structure separation and setback requirements. Refer to the following table for minimum setbacks:

PARCELS	SPARKS BLVD. & LOS ALTOS	OTHER SIDE STREET	INTERIOR SIDE	PROMEDIO PARKWAY	REAR INTERIOR	ADJACENT TO RESIDENTIAL REAR OR SIDE
	30' Main					

IIE-1, IID, IIF	building 20' Access ways or drive	30'	0 or 10'	N/A	10'	20'
IIE-2	30' Main building	30'	0 or 10'	30'	10'	20' plus 1' / ft. of building height above 25'

g. Antennas

Antennas and/or satellite dishes, shall be screened from view from any adjacent parcels, streets, or open space.

h. Nuisances

No noxious or offensive activities, odors, or nuisances shall be permitted on any lot or parcel in the development. No refuse, unsightly or abandoned vehicles, debris, noxious material, discarded personal effects, or construction materials not for immediate use shall be permitted on any lot or portion thereof. It is incumbent upon all property owners to maintain their lots and yards in a neat, orderly and well-groomed manner, whether said lots are vacant or improved.

i. Maintenance of Lots

All lots and parcels, whether vacant or improved, occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as to prevent their becoming unsightly, unsanitary, or a hazard to health. If not so maintained, the Kiley Ranch Owners, after giving thirty (30) days written notice, may authorize such work as may be necessary and desirable to remedy the unsightly, unsanitary or hazardous condition, the cost of which shall be assessed to the lot.

8. Signage

Prior to issuance of any sign permit, a completed checklist and certification of compliance from the Kiley Ranch Owners shall be submitted to the City of Sparks. Signage shall be used for business and activity center identification.

Signage by design shall be integrated with and harmonious to the buildings and site that it occupies.

Signage shall be included on facades of buildings and illuminated with indirect lighting.

The use of hanging signage shall be limited to above walkways and not visible from the building frontage. Signage structures shall be made of the same materials as the buildings.

Simple painted or base relief lettering shall be required unless a uniform scheme of colors, materials and style is utilized in each center, as submitted and approved by the Kiley Ranch Owners.

Flashing, animated signs shall be prohibited.

Projecting and wall signs are prohibited, unless incorporated as an architectural element.

The retail center on Parcel IIE-1 shall be allowed two area identification signs. Area identification signs may not exceed 100 square feet on each side and shall not exceed 15 feet in height. Area signs may be placed in the setback area, but must be located a minimum of five feet from the public right-of-way or access driveway.

All other Parcels, IIE-2, IID and IIF shall be limited to one area identification sign not to exceed 64 sq. ft. or 6' in height. The Kiley Ranch corner monumentation may be used for this purpose.

Each tenant sign may not exceed 32 square feet.

Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of lettering indicating hours of business.

9. Exterior Lighting

Exterior lights shall not blink, flash, be animated or change intensity. Reflective or luminescent wall surfaces are prohibited.

Parking lot, walkway, and building lights shall be directed downward (Refer to Plate IV- K).

Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures that project light beyond the property line shall be prohibited.

Overall lighting levels shall be compatible with neighborhood ambient levels and color shall be uniform throughout the development.

Soft, indirect lighting shall be employed where feasible.

Night lighting of building exteriors shall be done in a selective fashion: highlight special recognizable features; keynote repeated features; or use the play of light and shadow to articulate the façade. The purpose of illuminating the building should be to add visual interest and support building identification.

Area lighting shall be directed downward with no splay of lighting directed off-site beyond the property line. Any light source over 10 feet high should incorporate a cut-off shield to prevent the light source from being directly visible from areas off-site beyond the property line (Refer to Plate IV- K).

10. Construction, Operation and Maintenance

The entire site shall be maintained through a Common Area Agreement. The CC&R's shall include this agreement as an irrevocable covenant for the life of the project. A single contact person responsible for common area maintenance shall be identified to the Planning and Community and Development Department at all times. All common area, paving, buildings signage, structures, landscaping, walls and lighting shall be maintained in good repair at all times.

1. The CC&R'S shall designate the responsible party for all grease traps which shall be approved by the Industrial Waste division of the City of Sparks Public Works Department.
2. Shopping cart enclosures shall be approved by the City of Sparks at the time of site plan review. The center, as part of its common area maintenance, shall be responsible for keeping shopping carts on-site subject to City ordinances as amended from time to time. The center shall provide for prompt retrieval of carts taken off-site.
3. Construction and construction-related activities shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Saturday. No work shall be performed on Sundays. The developer shall install and maintain signs at project entries stating these limits. At the conclusion of construction, the developer shall remove these signs.

4. Deliveries to the site and noise-generating maintenance such as parking lot sweeping, snow removal and trash service shall be limited to 7 a.m. to 10 p.m. No truck idling shall be permitted on-site outside of these hours.
5. Security patrol for the center and parking lots shall be provided from 7 p.m. to 6 a.m.
6. Hours of operation for Parcels IID, IIE-2, and IIF shall be limited to 6 a.m. to 10 p.m., seven days a week, unless extended through the site plan review or Special Use Permit approvals.
7. Hours of operation for Parcel IIE-1 shall not be limited and shall be allowed to operate 24 hours a day, unless restricted through the site plan review or Special Use Permit approvals.

11. Drive-through Facilities

Standards for drive-through facilities are intended to promote safe and efficient circulation, avoid site conflicts/functional problems, provide clearly identifiable circulation routes and provide for adequate vehicle stacking. Drive-through facilities include drive-in banks and savings and loan institutions, automated teller machines (ATM), fast-food restaurants, car washes, and drive-through drug stores.

As described in the Institute of Traffic Engineers design manual, parking and circulation considerations which are unique to drive-through facilities include:

- Separation of the drive-through traffic from the other site traffic and parking.
- Clear identification and delineation between the drive-through and parking-lot circulation.
- Provisions for adequate queue storage that prevent queue interference with pedestrian or vehicular movement.
- Vehicle storage for drive-through facilities should be in a well-defined area separated from public roadways and other driveways.
- Adequate vehicle storage will be provided for drive-through windows.
- Parking access and circulation to the site will be provided in a manner which is easily comprehended by the driver. The direction of traffic flow and, in the case of drive-through facilities, entrances to stacking areas should be designated by pavement marking and signs. Areas of restricted horizontal or vertical clearances should be signed to prohibit use by vans and other large vehicles.
- Entrance/exit facilities will be provided that are properly located and designed to accommodate traffic movements to and from the major route to the site.
- Service driveways (pick-up windows) and vehicle storage lanes will be screened with either plantings, berming walls or fencing to the same requirements as parking lots.
- Views of vehicle headlights in service/vehicle storage lanes from off-site will be screened similar to parking lots.

Drive-through Facilities for Financial Institutions

Traffic planning for financial institutions should address the following considerations: Estimate of the drive-through and lobby traffic generation, analysis of the number of drive-through windows needed to meet design conditions, analysis of the number of parking spaces required for customers and for employees, and development of a functional system of access, circulation, parking, pedestrian flow, and drive-in storage.

- The floor area of the proposed building will be used as the basis for the forecast of employee and lobby customer parking and drive-through requirements.
- Facilities should be designed to have as much traffic as possible use the drive-through windows instead of parking and lobby service by avoiding drive-through congestion.
- The number of drive-through windows required will be determined based on the average service time and demand based on observation of similar facilities. If no observation is available, guidelines from the Traffic Institute, Northwestern University can be used.

Drive-through Facilities for Fast Food Restaurants, Drug Stores

- Traffic generation studies will address peak use traffic periods to design for adequate vehicle storage parking and turning maneuvers.
- Where required by City of Sparks staff, documentation regarding stacking requirements for fast food restaurants will be provided. In all cases, sufficient stacking space will be provided to eliminate conflicts with parking vehicles and to avoid interference with the flow of traffic on the adjacent roadway. The length of necessary staking space should be based on the following:
- The number of anticipated drive-through vehicles.
- The service time from when a customer places his order until he/she receives his order.
- The window time necessary to complete the pick-up transaction.
- The stacking space should be separated into the distance in advance of the order point (menu board) and the distance between the order point and the pick-up window.
- Storage for at least four (4) vehicles should also be provided in advance of the menu board.
- The menu board should be screened from off-site view with fencing/walls or with an evergreen planting screen (refer to Plate IV E).
- Drive-through business shall be limited in hours of operations from 7 a.m. to 10 p.m. to reduce the potential of noise and glare impacts upon adjacent residences, unless extended through the site plan review process or Special Use Permit approvals.
- The drive-through business shall include decorative walls and enclosed speaker boxes directed away from residences (refer to Plate IV E).

12. Miscellaneous

Utility connections, meter boxes, etc. shall be screened from view and located at the rear or side of the building, integrated into the architectural design by using screen walls of similar materials and colors. The location of these elements, including pad-mounted transformers, shall be coordinated with the utility company early in the site design process.

All utilities except main area feeder lines shall be placed underground. Overhead utilities shall be prohibited .

Exterior equipment and service areas shall have a good functional placement, and shall avoid conflict with other uses on the site or on adjoining sites.

Service areas near the building shall be screened with a wall of the same construction and materials as the building wall. Ductwork shall be painted to match the color of the roof or building if a screen is not appropriate.

During construction of the site, adequate measures shall be taken for dust control, prompt clean-up of streets, sidewalks and adjacent areas and the securing of building materials.

If building sites are not constructed with the first phase, the pads shall be landscaped with grasses, groundcovers and/or wildflowers and irrigated and maintained, including dust control until construction occurs.

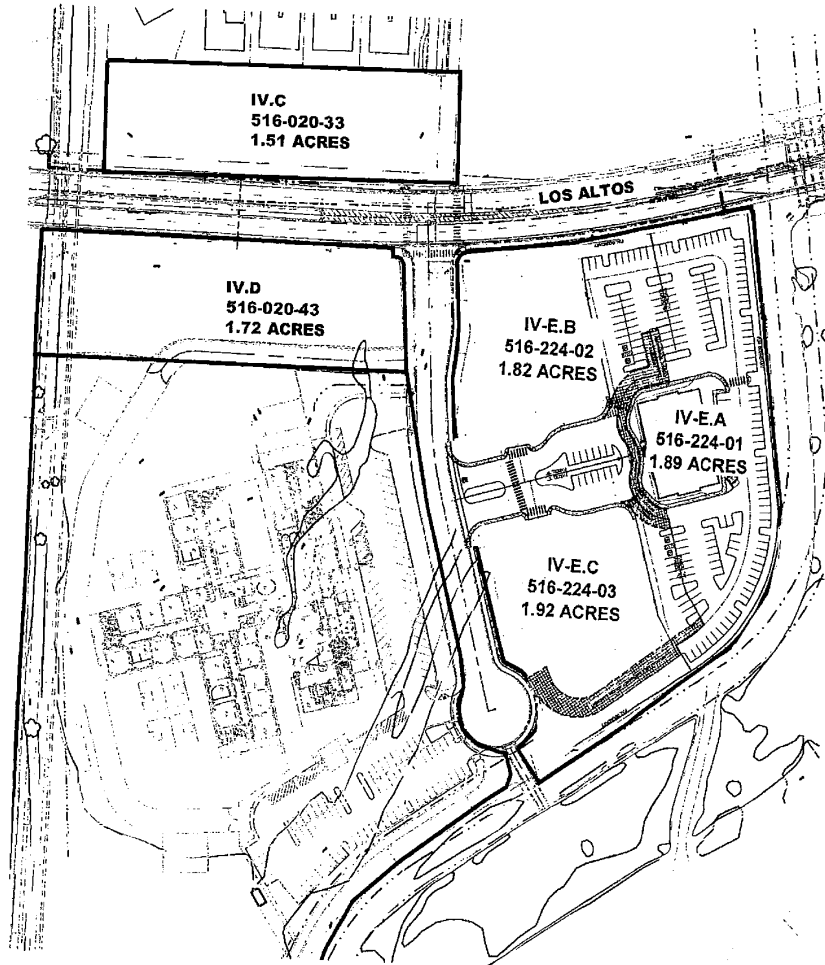
All air conditioning units, ventilating equipment, other mechanical equipment and communications equipment shall be completely screened or enclosed with materials compatible with the building siding.

Temporary structures, including, but not limited to, trailers, mobile homes and other structures not affixed to the ground, are permitted only during construction of a permanent building. These temporary structures shall be installed at the start of construction and shall be removed promptly upon completion of the permanent building. Such structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

Trash facilities shall be located in the most inconspicuous manner possible. All exterior facilities shall be located away from residential uses and shall be screened by a wall of material similar to and compatible with the building it serves (Refer to plate IV-J).

SECTION IV - OFFICE PARK

Parcels IV-C, IV-D, IV-E.A, IV-E.B and IV-E.C



**SOUTHERN
DEVELOPMENT
HANDBOOK PARCELS**

EXHIBIT 1

NOT TO SCALE

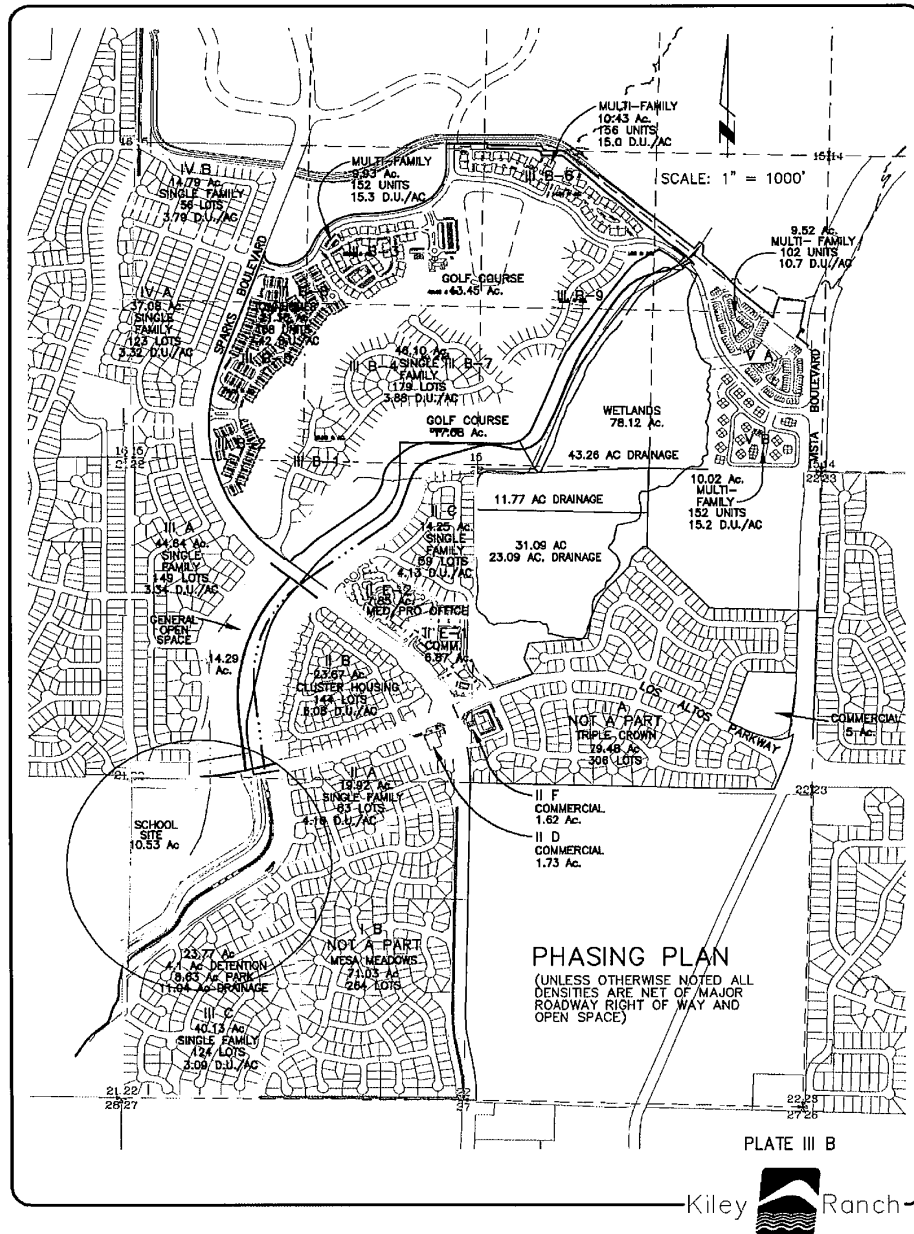
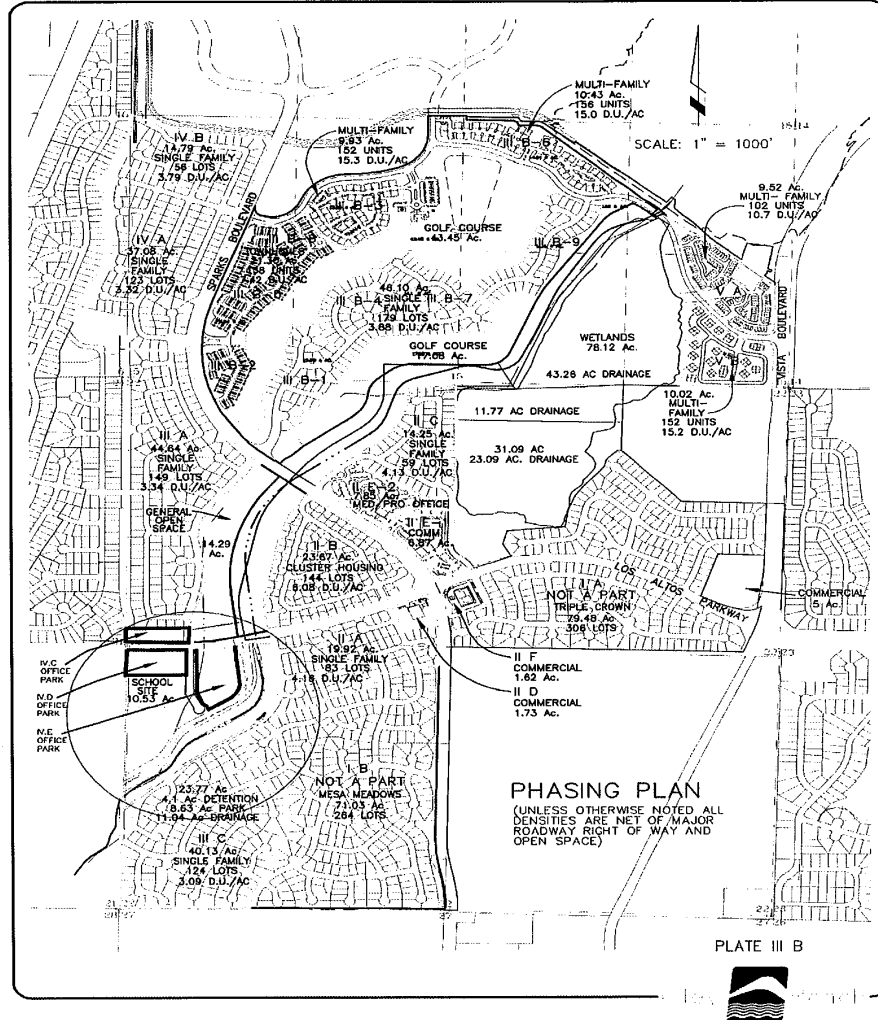


Plate IV B
Exhibit 2

Rev November 2022

PLACES - Consulting Services Incorporated
Planners • Landscape Architects • Civil Engineers • Surveyors



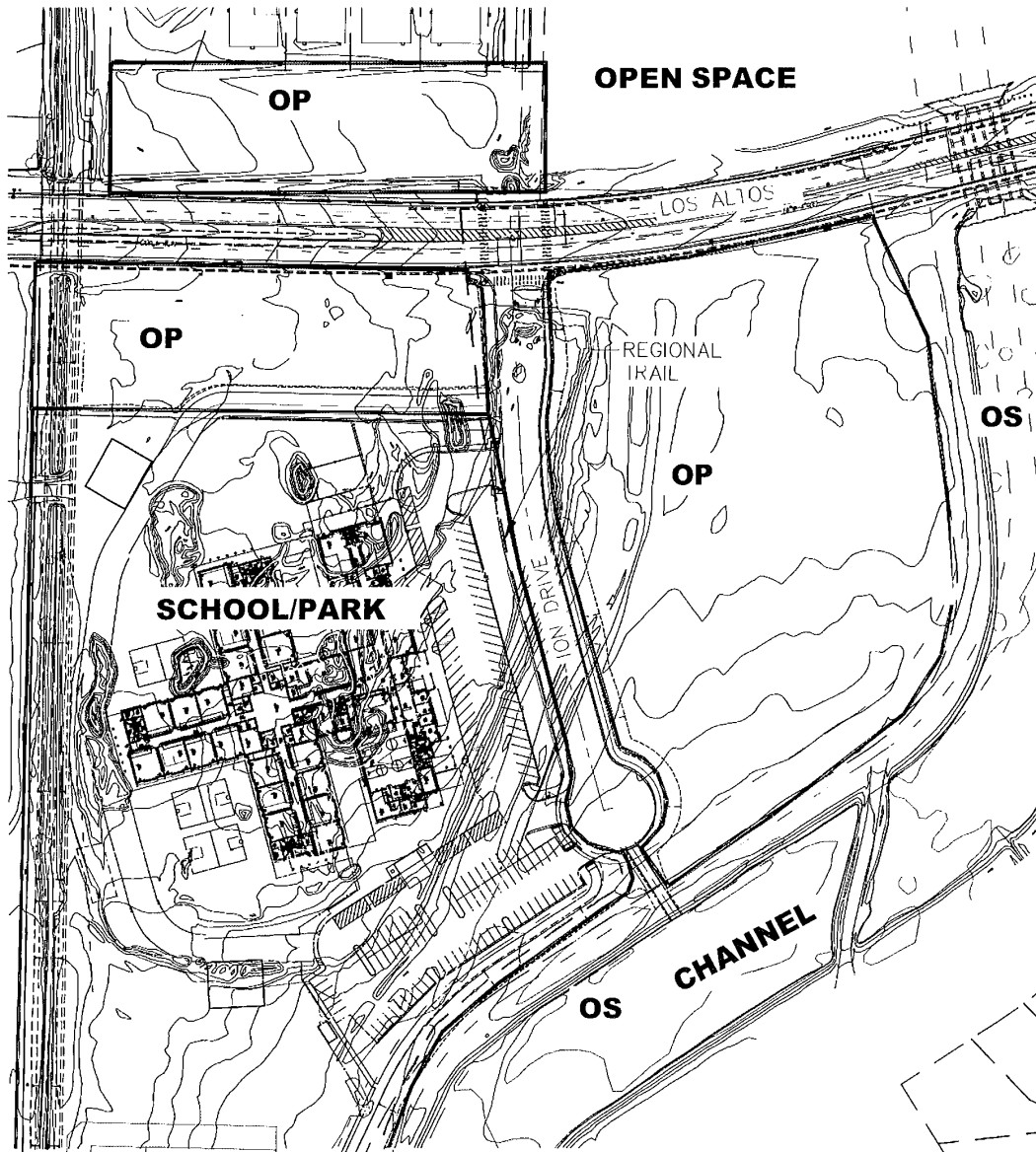


Exhibit 4

SECTION IVA – OFFICE PARK DEVELOPMENT AND DESIGN STANDARDS

A. GENERAL LOCATION OF DEVELOPMENT

Professional Office Park

As shown on Plate IVB, and Exhibit 1, Office Park Development shall occur on three (3) parcels, 8.56 acres in size at the corner of Los Altos and Ion Drive.

1. Parcels IV.C. IV.D and IV E. as illustrated on Exhibit 1 shall be developed in conformance with the Development Design Handbook for Kiley Ranch Southern Development Division.
2. Any standards not specifically addressed in these standards shall comply with the applicable City of Sparks Municipal code.

B. CONDITIONS, COVENANTS AND RESTRICTIONS (C.C.& R.'s)

All final maps or parcel maps shall be recorded with a set of C.C.& R's that incorporate the following design guidelines.

C. PROFESSIONAL OFFICE PARK – DEVELOPMENT STANDARDS

Goal: The primary goal is to create a distinctive, high quality office park which is visually harmonious with the design character of the Kiley Ranch.

1. Implementation of Office/Business Park Development Standards and Design Guidelines

All building proposals for development will be reviewed by the Kiley Ranch Design Review Committee or Spanish Springs Medical LLC for Parcels IV-E.B and IV-E.C, to ensure these policies and standards are enforced in a way that encourages creative design and considers specific site conditions. Each project shall be required to submit specific plans following these standards, and defined in future covenants, conditions and restrictions to be recorded prior to finalizing any lease or sales to end users. The Kiley Ranch Design Review Committee or Spanish Springs Medical LLC for Parcels IV-E.B and IV-E.C, will utilize a checklist to review conformance with these guidelines and standards. The checklist will include a certification by the Kiley Ranch Design Review Committee or Spanish Springs Medical LLC for Parcels IV-E.B and IV-E.C, to the City of Sparks that certifies review and conformance with the Handbook. The City of Sparks shall not approve plans lacking the required approvals.

a. City of Sparks Site Plan Review Process

After review and certification by the Kiley Ranch Design Review Committee, or Spanish Springs Medical LLC for Parcel IV-E.B and IV-E.C, the City of Sparks shall review and approve the proposed development of Parcels IVC, D and E through their site plan review process, using the following permitted uses and design standards. Concurrent with the Site Plan Review process, the first developer for each parcel shall submit color elevations (all sides of building) including site and floorplans to the Planning Commission (as a business item) for their approval.

b. Trip Generation Review Process

1. Maximum Trip Generation Permitted; Right-In/Right-Out Driveway

- a. A Trip Generation update letter shall be required for any proposed development on Parcels IV-E.B or IV-E.C. The update letter shall specify that the initial development proposed on either IV-E.B or IV-E.C shall not exceed the following:

2,345 Daily Trips

221 AM Trips

345 PM Trips peak hour

Which equates to 65% of the total trip generation analyzed in the Traffic Impact Study dated April 13, 2022, for Parcels IV-E.B & IV-E.C combined.

- b. A right-in/right-out driveway shall be constructed on Los Altos Parkway, per the design recommendations of the Traffic Impact Study noted above, if the combination of uses on parcels IV-E.B and IV-E.C exceed 272 AM peak hour trips or 426 PM peak hour trips. The required trip generation update letter, accounting for both Parcels IV-E.B and IV-E.C, shall determine if the turn lane requirement threshold will be met. The right-in/right-out driveway shall be constructed no later than Certificate of Occupancy for the first development that exceeds the trip generation threshold (272 AM or 426 PM peak hour trips for parcels IV-E.B and IV-E.C combined). A right-in/right-out driveway may be constructed with any development on Parcel IV-E.B without meeting this threshold if the update letter recommends it for additional traffic circulation purposes.

2. Permitted and Conditional Uses

P	Permitted
AN	Ancillary
	Conditional Use
CUP	Permits
	Not Permitted

OFFICE/BUSINESS PARK LAND USES

Office/Business Park Land Uses, including, but not limited to, the following uses:	IV-C	IV-D	IV-E.A	IV-E.B	IV-E.C
Banks and financial institutions including free standing teller and drive thru facilities	P	P	P	P	P
Blueprinting, Photostatting, photoengraving, printing, publishing, and bookbinding	AN	AN	P	P	P
Community and regional service, commercial travel service, industrial support, and business and professional office uses	P	P	P	P	P
Corporate offices, regional offices, general offices, and such professional offices as accountants, attorneys, engineers, architects, and planners	P	P	P	P	P
Loading dock facilities (screened per screening standards)	AN	AN	AN	AN	AN
Manufacture, processing, assembly, testing and repair of components, devices, equipment, systems, parts and components, specifically for media production, computer data processing, data hosting, and related services; all within buildings			P	CUP	CUP
Medical and dental offices, employment agencies, real estate agencies, and travel agencies.	P	P	P	P	P
Sales and manufacturing specifically for Professional, scientific, photographic, medical/dental prosthetics, and optical products or equipment;	AN	AN	P	CUP	CUP
Research activities, including research and development, laboratories, developmental laboratories			P	P	P
Trade, business, vocational, music, and art schools and training centers			P	CUP	CUP

PUBLIC/INSTITUTIONAL LAND USES

Public/Institutional Land Uses including, but not limited to, the following uses:	IV-C	IV-D	IV-E.A	IV-E.B	IV-E.C
Churches, parsonages, parish house, monasteries, convents, and other religious institutions			SP	CUP	CUP

Clubs and lodges including, but not limited to, community facility buildings, YMCA, Boys and Girls clubs, and other similar youth group uses.			SP	P	P
Cultural, education and recreation facilities that conduct community programs and provide resources for residents, including public and private K-12 schools , social assistance. Welfare and charitable services	P	P	P	P	P
Government services including public safety facilities	SP	SP	P	P	P
Library			P	P	P
Meeting halls			P	CUP	CUP
RESIDENTIAL	IV-C	IV-D	IV-E.A	IV-E.B	IV-E.C
Residential including but not limited to the following:					
Assisted living				P	P
Lifecare or continuing care services				P	P
RETAIL / COMMERCIAL / MIXED USES	IV-C	IV-D	IV-E.A	IV-E.B	IV-E.C
Retail, commercial & Mixed Uses including but not limited to the following:					
General retail goods & services excluding grocery stores				P	
Animal services indoor				P	P
Bike share kiosk				P	P
Copy center				P	P
Courier and messenger services				P	P
Fitness center				P	P
Mini warehouse and storage as defined and specified in SMC and per the design guidelines contained in Section E of this handbook				CUP	CUP
Car wash				CUP	CUP
Nursery				P	P
Personal service including beauty, barber, hygienic				P	P
Title loan				P	P
FOOD & BEVERAGE	IV-C	IV-D	IV-E.A	IV-E.B	IV-E.C
Food & Beverage services including but not limited to the following:					

Food and non-alcoholic beverage preparation and service for food banks, no child hungry etc.				P	P
Restaurants high turnover sit down including pick up, delivery and take out				P	P
MEDICAL	IV-C	IV-D	IV-E.A	IV-E.B	IV-E.C
Medical facilities including but not limited to the following:					
Bodily fluid collection services				P	P
Hospice				P	P
Urgent Care facilities, rehabilitation and behavioral health					
				P	P
Medical office				P	P
DAY CARE	IV-C	IV-D	IV-E.A	IV-E.B	IV-E.C
Day care facilities including, but not limited to the following:					
Adult				P	P
Child				P	P
COMMUNICATION, UTILITY & TRANSPORTATION	IV-C	IV-D	IV-E.A	IV-E.B	IV-E.C
Communication, utility and transportation facilities including, but not limited to the following:					
Renewable energy production				P	P
Utilities minor				P	P
Weather or environmental monitoring station				P	P
Wireless communication tower				P	P

3. Setbacks and Density/Intensity Requirements

TYPE	IV-C and IV-D	IV-E.A	IV-E.B, IV-E.C
BUILDING INTENSITY			
Building Coverage FAR	Building Coverage -20% maximum	Building Coverage -25% maximum	FAR - 0.38 maximum
Building Height	25 ft. maximum	40 ft. maximum	40 ft. maximum
Building Separation	0 ft or 20 ft. minimum	0 ft. or 20 ft. minimum	0 ft. or 20 ft. minimum

LANDSCAPING

Landscape Requirement	Minimum 25%	Minimum 25%
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BUILDING SETBACKS FROM RIGHT-OF-WAY (Setback line at edge of Landscape easement)

Los Altos Parkway	25 ft. minimum	25 ft. minimum
Ion Drive	15 ft. minimum	15 ft. minimum
Internal Private Roads	10 ft. minimum	5 ft. minimum
Property Line	10 ft. minimum	10 ft. minimum

4. Walls and Fences

- a. Walls and fences within Kiley Ranch South Office Park shall comply with the following standards as well as the regulations contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply.
- b. Decorative Screen walls shall be used to screen service, trash and/or utility areas where they abut adjacent public rights-of-way, pedestrian plazas, parking lots, or adjacent non-compatibles uses.
- c. Screen walls shall be a minimum of six feet in height, but not more than eight feet high and shall incorporate landscape screening.
- d. Refer to Section C9 for design standards related to the screening of walls.
- e. Barbed wire, plain exposed concrete block, and chain link are prohibited except in special cases deemed appropriate by the DRC and the City of Sparks.

- f. Chain link may be used on a temporary basis during construction.

5. Signs

In addition to the following standards, signs within Kiley Ranch South Office Park shall comply with the regulations governing signs contained within Chapter 20.56 of the Sparks Municipal Code except as follow:

1. No canned signs allowed.
2. Channel letters are required on all wall/building mounted signs.
3. Routed aluminum with push through letters shall be allowed on all free-standing or monument signs.
4. Parcel IV E shall be allowed one 20-foot tall free standing sign, not to exceed 200 s.f. of total sign area, that shall not be included in other sign area calculations. The sign shall be located at the northeast corner of Ion and Los Altos, to advertise major tenants in all proposed buildings on Parcel IV E.

6. Parking

The following parking requirements are minimums for the following typical Professional Office Park uses. Joint-use parking should be considered within each planning area at Site plan Review. All other general parking requirements and minimum number of spaces required shall comply with the Sparks Municipal Code as specified. Refer to Site Design for design standards addressing parking design and layout.

Office/Business Park

General/Professional Offices	1 space /400 sq.ft. of GFA
Medical Office	1 space / 400 sq. ft. of GFA
Financial Institutions	1 space / 400 sq. ft. of GFA
Research and Development	1 space / 400 sq. ft. of GFA

7. Lighting

- a. Any light source over ten (10) feet high shall incorporate a cut-off shield to confine illumination of the site and protect adjacent properties from glare.
- b. Exterior lights shall not blink, flash or change intensity. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited unless approved by the DRC and the City of Sparks.
- c. All sources of light shall be concealed and directed downward. Parking lot, walkway and area lighting shall be directed downward with no light spilling off-site. The light source shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination.

- d. Light poles and fixtures within each project shall be approved by the DRC and the City of Sparks.
- e. A master lighting program for each development parcel where the number, types and location of lighting is best determined by the unique needs of the property owners and tenants may be submitted to the City of Sparks and the DRC for review concurrent with the site plan review for the first project within the development parcels. The master lighting program shall establish the style and type of light for the entire development parcel (see Exhibit 4) so the light poles and fixtures are consistent throughout the project.
- f. Lighting within Kiley Ranch South Professional Office Park shall comply with the regulations governing lighting contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply.
- g. Refer to Site Design for design standards and guidelines standards related to lighting.

8. Landscape

- a. The required landscape area is 25% of the parcel.
- b. The minimum number of trees to be planted in the required landscape area shall be one tree per 500 square feet for evergreen trees, one tree per 300 sq. ft. for deciduous trees. (see Table 4).
- c. For parking lots under 125 parking spaces a minimum of one shade tree for every six (6) parking spaces shall be provided. For parking lots over 125 spaces, a minimum of one shade tree for every ten (10) parking spaces shall be provided. Refer "Site Design" standards related to landscaping.
- d. Landscaping within Kiley Ranch South Professional Office Park shall comply with the regulations governing landscaping contained within the Sparks Municipal Code. Where a conflict existing between these development standards and the City of Spark, Municipal Code, the Sparks Municipal Code shall apply.

9. Service, Trash, and Utility Areas

- a. Trash and storage areas shall be screened and gated. Trash enclosures shall be finished using materials that match the development architecture and shall

be screened with landscaping on three sides. Refer to Design Standards Manual for Trash Enclosure Screening. Gates shall be constructed of durable materials that visually screen the dumpster 80%. Trash collection areas shall be approved by disposal services, DRC or Spanish Springs Medical LLC for Parcels IV-E.B and IV-E.C and the City of Sparks.

- b. Service, trash and storage areas shall be incorporated into the overall design of the site and building so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Decorative walls and landscape strips used to screen these areas shall have a minimum five (5) foot landscaped area.
- c. Exterior onsite utilities, including sewer, gas, water, electric, telephone and communications equipment must be installed underground. Transformers and other utility equipment that must be above ground shall be screened with landscaping and incorporated into the streetscape to the approval of the utility company and the City of Sparks.
- d. Rooftop equipment on buildings shall be shielded from public view. Screening will be compatible with the design, form, material and color of the building. All rooftop equipment shall be organized into major groups to the greatest extent possible. It is the intent to screen groupings of equipment with a single architectural massing made of durable materials incorporated into the building design. Latticework will not be permitted.
- e. Refer to "Site Design Standards" for specific standards.
- f. The buffer between the existing residences and parcel IVC shall be a decorative wall (min. 6 feet) including a 6-foot landscape strip with 8 foot trees in front of wall on parcel IV-C. It is the developer's responsibility to replace existing rear yard fencing (at owner's consent) with a continuous wall. If the residential owners are not in agreement the wall shall be built next to the existing fences.

D. SITE DESIGN STANDARDS

1. Professional Office Park

Professional Office park site planning standards are intended to provide direction and flexibility in the design of Professional Office Park uses.

2. Building Orientation

- a. Building placement and orientation shall be designed to create visual interest along public rights-of-way. Multiple buildings shall demonstrate a positive functional relationship to one another.
- b. Buildings shall be clustered, where practical. Plazas and pedestrian areas shall also be an important element included in the design of clustered buildings. When clustering is impractical, a visual link shall be established between building throughout the use of pedestrian links
- c. A minimum of 15 percent of the parcel should contain building located at or near the front setback line. This minimizes large, continuous areas of at-grade parking and encourages active street frontages. Where this is not possible parking lots shall be screened with landscaping.
- d. Buildings shall be oriented so that public access or windows face public rights-of-way.
- e. Plazas or common areas within a project shall be located near building entrances or areas of high pedestrian traffic to ensure their use.
- f. The space between buildings shall be used as outdoor seating areas, where appropriate. These spaces shall have usable shapes that are not simply left-over areas between buildings. This standard does not require that all spaces between buildings be design as outdoor seating.
- g. Bicycle racks shall be provided for all projects that are adjacent to any bicycle trail.

3. Grading and Drainage

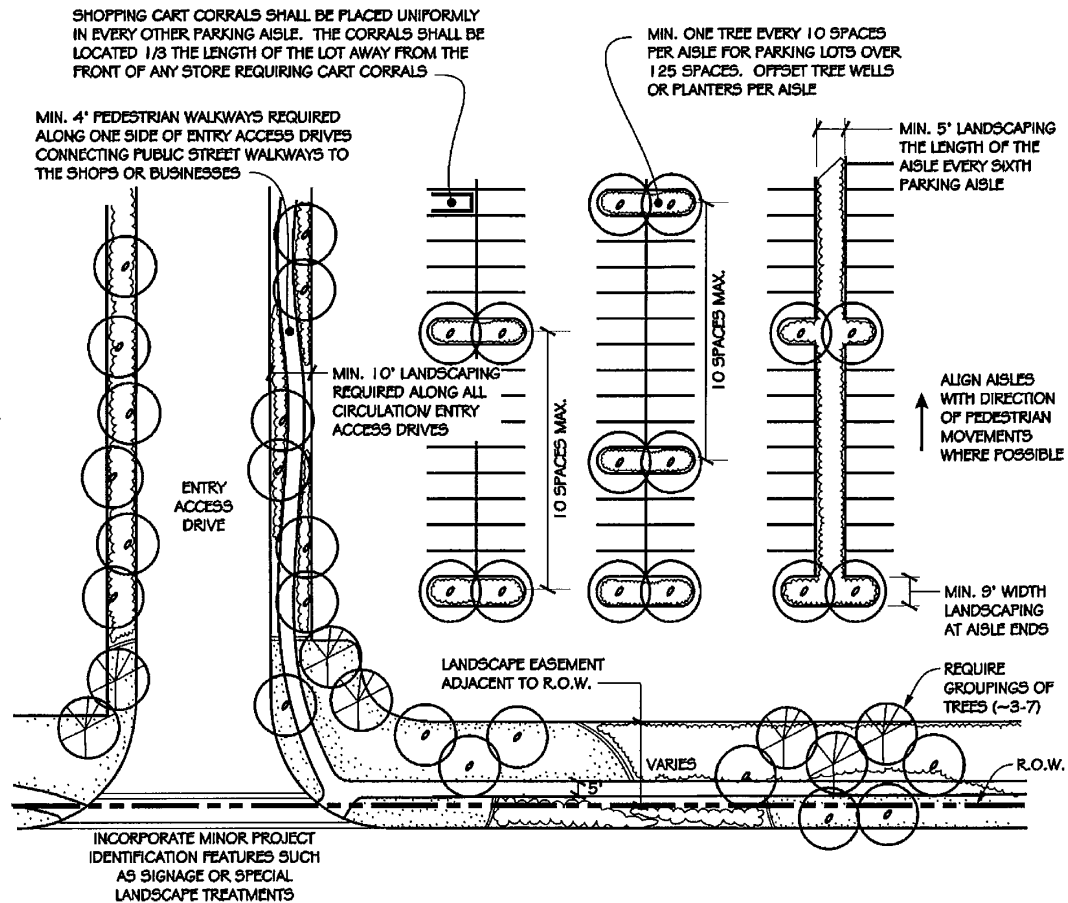
- a. The design of building sites shall be sensitive to the natural terrain, and structures should be located to minimize necessary grading.
- b. Site grading shall be designed to complement the architectural and landscape design character of the office park, screen parking and service areas, and reduce the perception of height and mass on larger building.
- c. Mass cut and fill slopes shall be limited, wherever feasible, to retain a natural slope appearance in compliance with the City of Sparks Design Standards Manual.
- d. Finished grades at individual parcel boundaries shall meet existing grade within the landscaped area.
- e. Vegetated slopes shall not exceed an average of 3:1 slope and turf areas shall not exceed an average 4:1 slope.

- f. All graded slopes shall be landscaped prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for landscaping, subject to the approval of the administrator. Drought tolerant plant species shall be utilized to help minimize erosion.
- g. The developer shall provide a final hydrological report for the project in conformance with the City's Hydrological Criteria and Drainage Design Manual (HCDDM) for review and approval by the Engineering Manager.
- h. The developer shall post a surety for reclamation and revegetation prior to issuance of a grading permit.
- i. The developer shall submit an erosion control plan with each grading plan.
Note: these standards have to meet or exceed SMC.

4. Parking Lots and Parking Lot Entry Drives

The goal of the following standards are to limit the amount of hardscape in parking areas and provide a network of pedestrian paths that tie into the community trail system.

- a. Landscape buffers shall be provided between the parking lot and the public right-of-way. Refer to Exhibit I for minimum landscaping requirements for Office Park parking lots.
- b. Internal access drives shall be setback from the building frontage a minimum of ten (10) feet or a minimum of 15 feet with bench area.
- c. A minimum nine (9) foot wide interior planter shall be provided for double and single loaded parking aisles per SMC.
- d. Each planter island containing a tree (per SMC) shall have a minimum area of 150 square feet and a minimum width of nine (9) feet inside the curbing material. A minimum 150 square foot planter shall be located every 10 parking spaces.
- e. It is important to connect the public street sidewalks to the project's internal pedestrian walkway network. Primary parking lot entry drives shall have a minimum ten (10) foot wide landscape planter and a minimum four (4) foot wide sidewalk on both sides along the initial throat into the project. See Exhibit I.
- f. Primary parking lot entry drives and primary internal access intersections shall be treated with special elements, such as special paving, graphic signs, specialty lighting, specimen trees, or flowering plants, that will provide an individual identity to the project.
- g. Parking lot design, configuration and sizes of parking stalls and aisles shall comply with Chapter 20.49 of the Sparks Municipal Code. Where a conflict exists between these standards and the Municipal Code the standards contained herein shall apply.



Parking Lot Design

Exhibit I

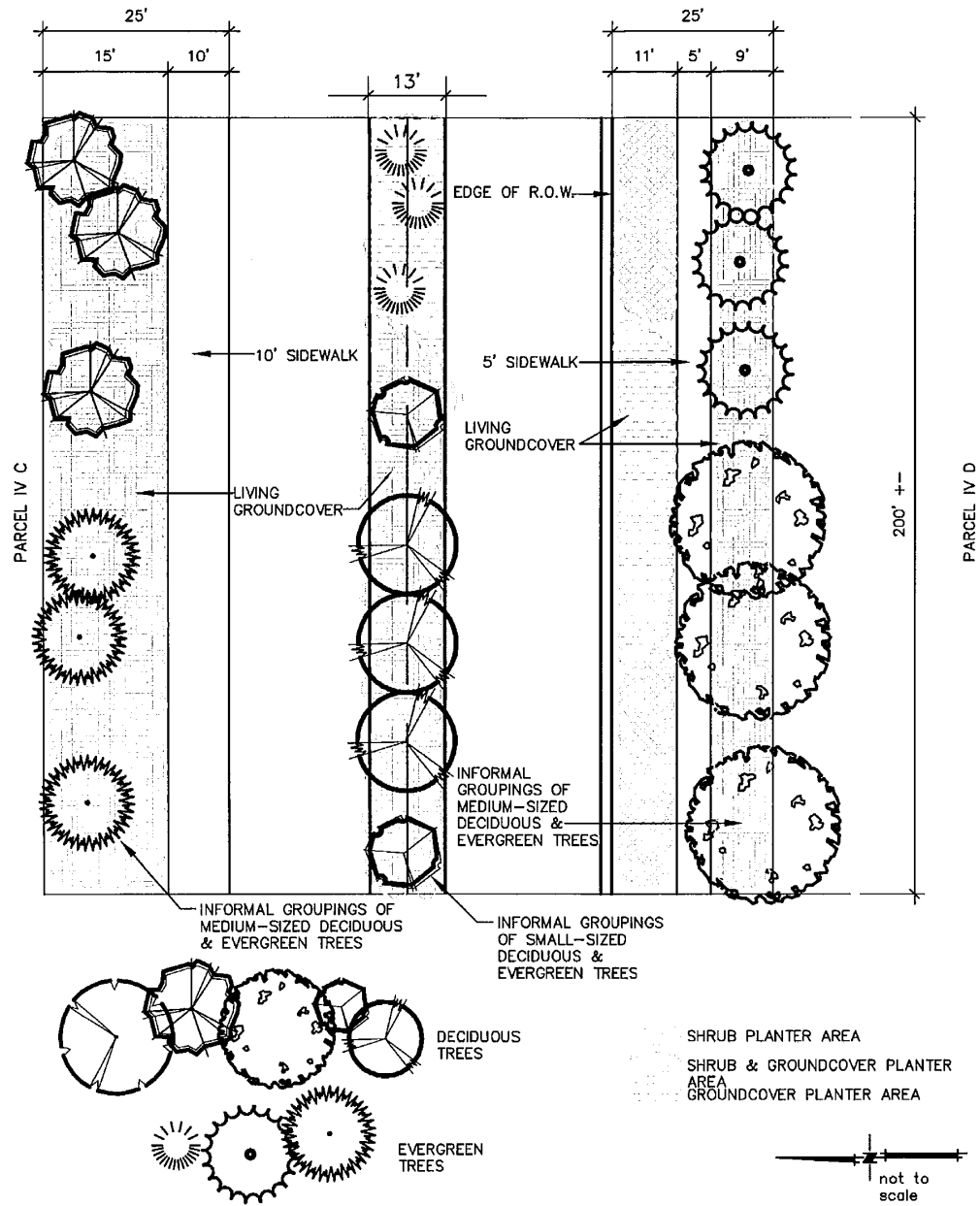
h. Streetscape Planting Standards

The following standards apply to all streetscape plantings:

- Small/Medium All species of deciduous trees shall be 1.5" minimum caliper,
with 50% -2" caliper
- Evergreen trees shall be 6' minimum height.
- Mulch used shall be primarily river rock or native stone 4"-12" in diameter with bark mulch used in accent areas such as at entries or with accent plantings.
- All trees shall have a minimum of 4' diameter mulched base.
- No turf will be used in medians.
- Slope banks over 3:1 shall include vegetative/erosion protection.
- Maximum area of non-living material shall be 10% or less of landscaped areas

The following exhibits illustrate typical streetscape/landscape buffer and roadway designs for Los Altos Parkway. The standards provided in the following tables are given for a typical 200 lineal feet section of roadway. The planted areas are for the landscape easement areas not including hardscape areas such as the pedestrian sidewalks and trails.

- i. The developer is responsible for the installation of all streetscape planting including the medians and shall be installed concurrent with construction of the parking lot. Maintenance of these areas will be performed by a Landscape Lighting and Maintenance District established by the city.



Los Altos Parkway Streetscape West of Ion Drive

Exhibit II

21300 - SSC
KILEY RANCH SOUTH - OFFICE PARK
Rev November 2022

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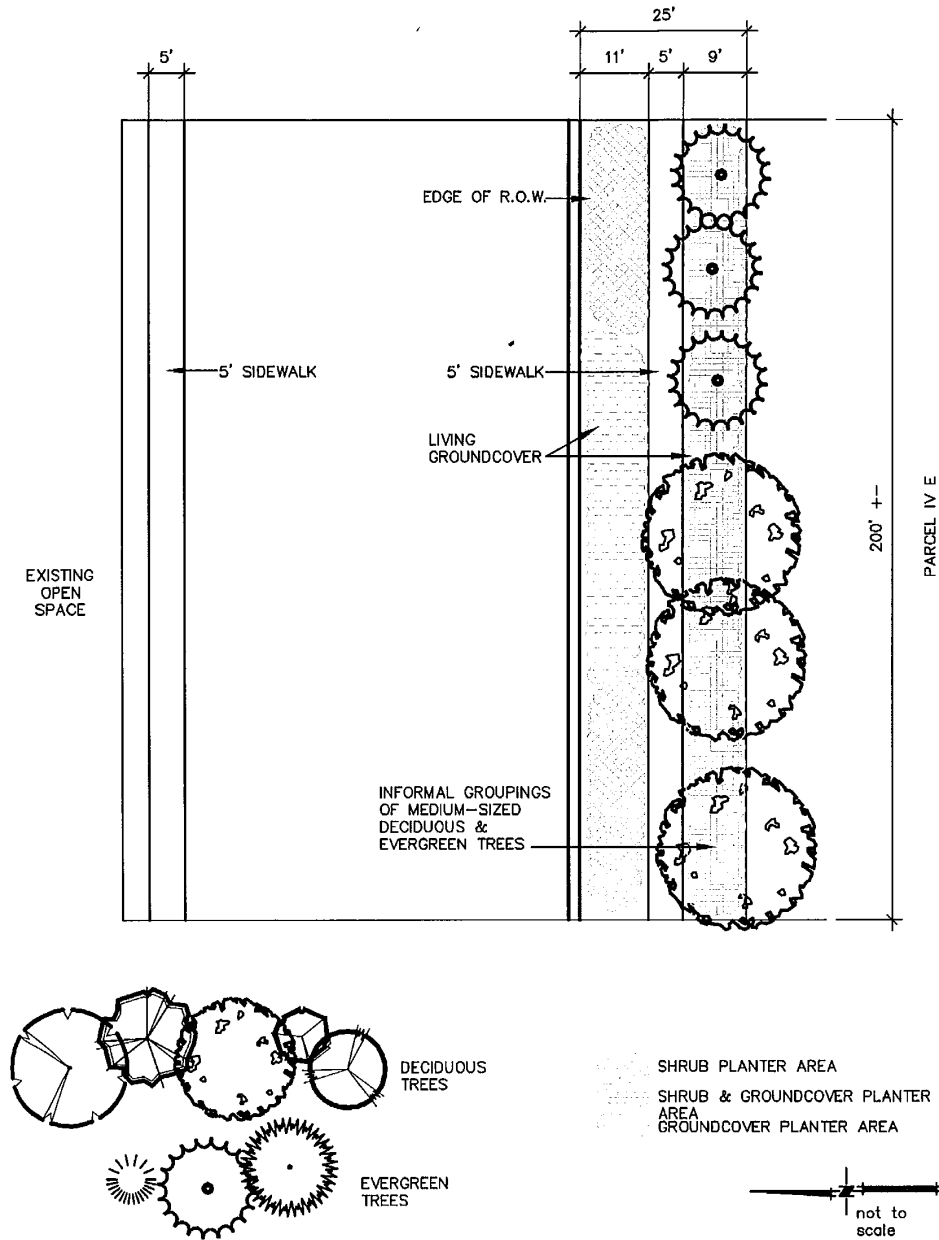
TABLE 2

**LANDSCAPE PLANT MATERIALS PER 200 LINEAL FEET LOS ALTOS PARKWAY
WEST OF ION DRIVE****Both sides (4,800 sf for 9' & 15' wide tree corridor)**

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.
Trees	15 total		1.5" cal decid	
	50% deciduous/ 50% evergreen		6' min evergreen	
Shrub & Living Groundcover	141 total			
Planter	(100%) = 4800 sf	42 @ 5 gal 72 @ 1 gal		8' 6'

Median (2,600 sf Landscape Area)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.
Trees	8 total		1.5" cal decid	
	60% deciduous/ 40% evergreen		6' min evergreen	
Shrub & Living Groundcover	33			
Planter	(50%) = 1300 sf	12 @ 5 gal 21 @ 1 gal		8' 6'
Living Groundcover Planter	42			
	(50%) = 1300 sf	1 gal		6'



Los Altos Parkway Streetscape East of Ion Drive

Exhibit IV

21300 - SSC
KILEY RANCH SOUTH - OFFICE PARK
Rev November 2022

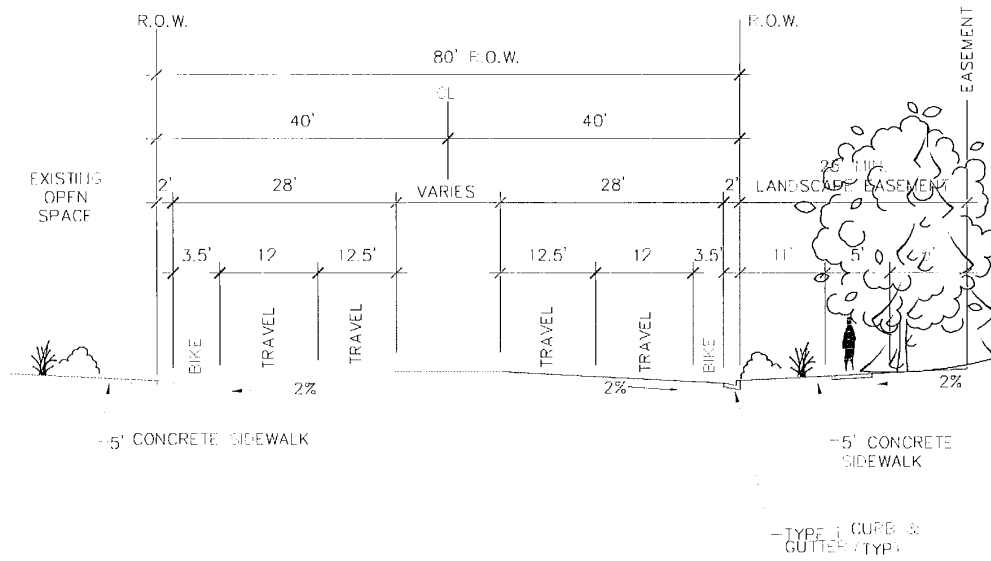
TABLE 3

LANDSCAPE PLANT MATERIALS PER 200 LINEAL FEET LOS ALTOS PARKWAY
EAST OF ION DRIVESouth side (1,800 sf for 9' wide tree corridor)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.
Trees	6 total		1.5" cal decid	
	50% deciduous/ 50% evergreen		6' min evergreen	
Shrub & Living Groundcover Planter	46 total (100%) = 4800 sf	17 @ 5 gal 29 @ 1 gal		8' 6'

South side (2,200 sf for 11' wide shrub & groundcover ONLY corridor)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.
Shrub Planter	20 total (50%) = 2200 sf	5 gal		8'
Living Groundcover Planter	36 total (50%) = 2200 sf	1 gal		6'

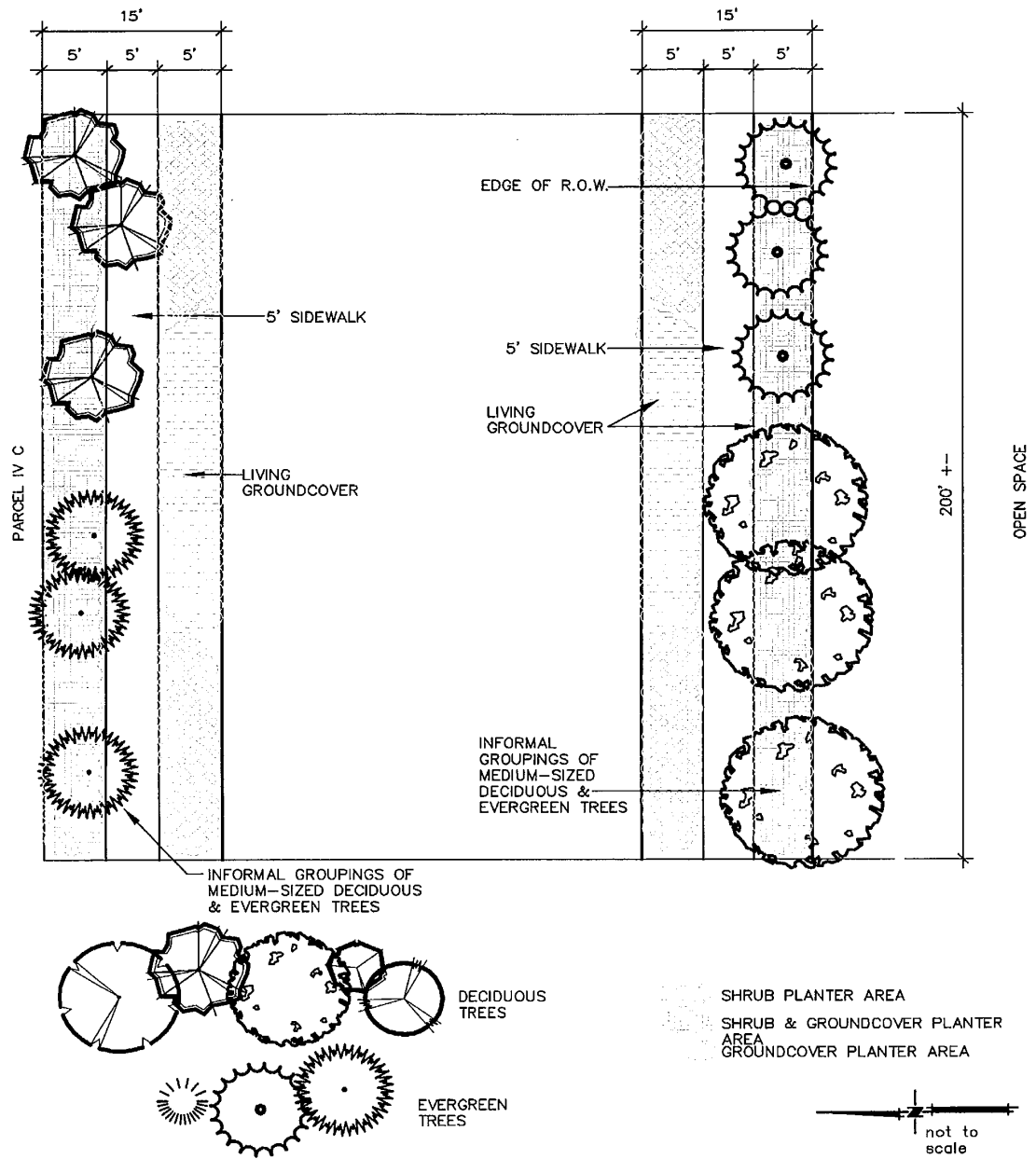


Los Altos Parkway Streetscape East of Ion Drive

Exhibit V

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Ion Drive Streetscape North of Loa Altos Parkway

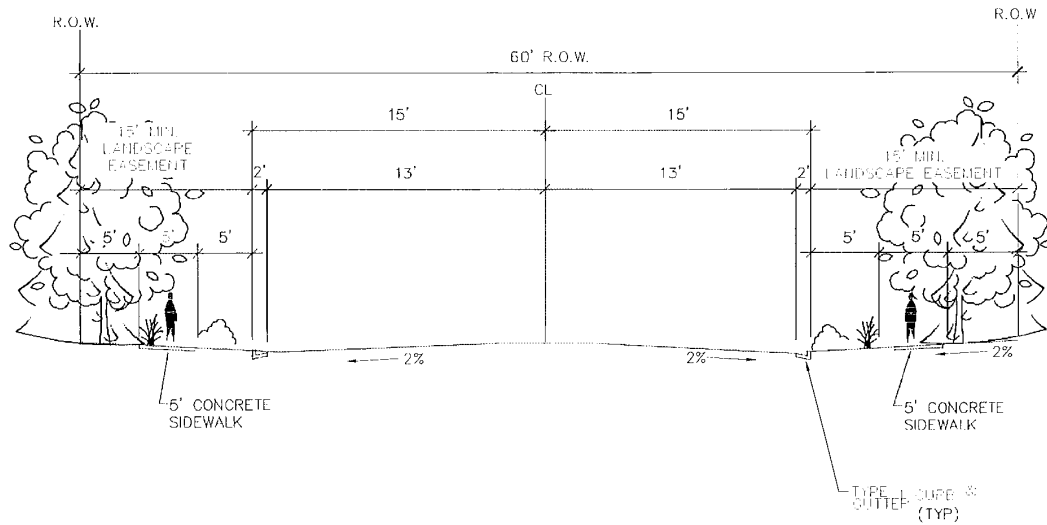
Exhibit VI

TABLE 4

**LANDSCAPE PLANT MATERIALS PER 200 LINEAL FEET ION DRIVE
NORTH OF LOS ALTOS PARKWAY**

Both sides (4,000 sf for 5 & 5' wide tree corridor)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.
Trees	13total		50% 1.5" cal decid	
	50% deciduous/		50% 2" cal decid	
	50% evergreen		50% 6' min evergreen	
			50% 8' min evergreen	
Shrub & Living	141 total			
Groundcover	(100%) = 4000 sf	35 5 gal		8'
Planter		60 1 gal		6'

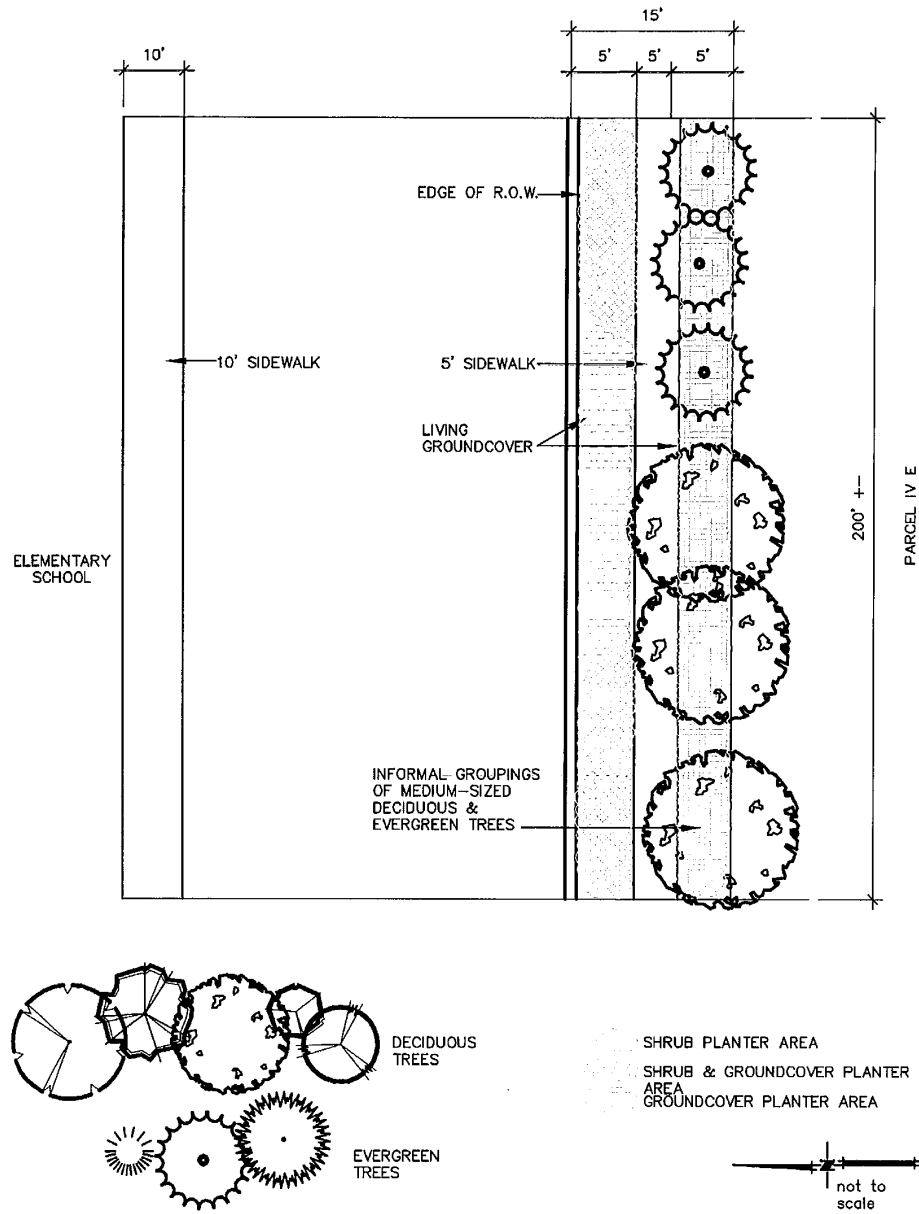


Ion Drive Streetscape North of Los Altos Parkway

Exhibit VII

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Ion Drive Streetscape South of Los Altos Parkway

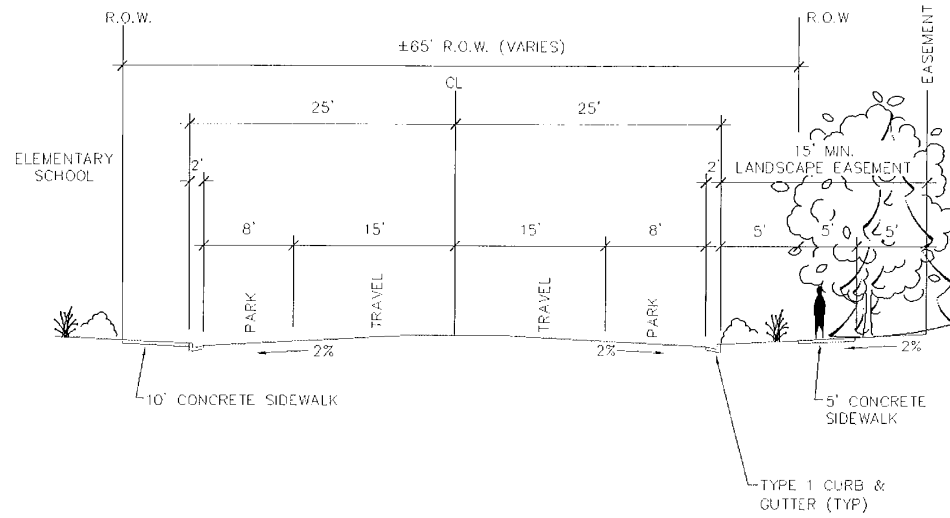
Exhibit VIII

TABLE 5

**LANDSCAPE PLANT MATERIALS PER 200 LINEAL FEET ION DRIVE
SOUTH OF LOS ALTOS PARKWAY**

East side (2,000 sf for 10' wide tree corridor)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.
Trees	7 total		50% 1.5" cal decid	
	50% deciduous/		50% 2" cal decid	
	50% evergreen		50% 6' min evergreen	
			50% 8' min evergreen	
Shrub & Living	46 total			
Groundcover	(100%) = 2000 sf	18 @ 5 gal		8'
Planter		30 @ 1 gal		6'



Ion Drive Streetscape South of Los Altos Parkway

Exhibit IX

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i. Site and Parking Lot Landscaping

Each project shall be landscaped as required in Table 4. Parking lots shall be landscaped according to the standards provided in Exhibit I and as specified in Table 4. The count and size of landscape material to be used for the overall site and parking lot is specified in Table 4. Tress shall be plated throughout the parking lot per SMC.

Table 4**SITE AND PARKING LOT LANDSCAPING**

PLANT TYPE	Sq. Ft. OF AREA	SIZES
Deciduous Trees	1 per 300 sq. ft. of LA	50% 1 ½" cal 50% 2" cal
Evergreen Tree	1 per 500 sq. ft. of LA	50% 6' & 50% 8' min
Lawn Area	10% -20% of LA (not to exceed)	
Evergreen Shrubs	2 per 300 sq. ft. of LA	5-15 gal
Small Evergreen Shrubs	10 per 300 sq. ft. of LA	5 gal
Deciduous Shrubs	2 per 300 sq. ft. of LA	5-15 gal
Small Deciduous Shrubs	10 per 300 sq. ft. of LA	5 gal
*Evergreen Living Groundcover	Varies	1 gal
*Deciduous Living Groundcover	Varies	1 gal
*Seasonal Color	Varies	1 gal

*Planting areas shall be designed to achieve 90% ground coverage of any disturbed area within 3 years.

Low water demand plant materials and turf shall be used in conjunction with low water demand principles and techniques.

All landscaped areas shall be irrigated with permanent automatic irrigation systems. Drip irrigation should be utilized for all trees and shrubs/groundcovers. All irrigation systems will be placed underground.

All landscaped areas shall be covered with plantings or mulches (non living). A maximum of 10% inert/inorganic materials will be used in landscaped areas.

E. ARCHITECTURE (Refer to Exhibit X –X11)

1. Building Mass and Form

- a. Facades shall be visually interesting by incorporating wall plane projections or recesses. There shall be no long flat expanses of walls that exceed 50 feet without incorporating at least two of the following: color change, material change, plane projections or recesses (min 2’).
- b. Ground floor facades that face public streets shall have arcades, entry areas, awnings, decorative window walls, articulated window patterns, or other such articulated design elements that establish an architectural design style.
- c. Facades shall be articulated to reduce the uniform, straightline appearances of strip office/buildings and provide visual interest that will complement residential architecture style of the neighborhood.
- d. Building heights shall relate to the adjacent non-building area to address sunlight penetration, ventilation, protection from prevailing winds, public view enhancement, and view preservation.
- e. Articulated facades shall be used on all sides of a building. The intent is to continue attractive surface detailing which strengthens community design themes.
- f. Buildings shall incorporate architectural features, such as decorative paved plazas and gardens, with benches that provide pedestrian-scale visual interest.
- g. Buildings facades shall use color change, material change or relief change to avoid large expanses of blank walls and box-like structures.
- h. Multiple buildings within a single project shall be designed to be compatible with each other using similar building materials, texture, color, or design.

2. Building Entryways

- a. Entryway design elements and variations shall give orientation and aesthetically pleasing character to the building. The entrance shall be clearly distinguished by the architectural design of the building.

- b. Each building shall have, highly visible entrances—statements featuring at least three (3) of the following, unless during the design review process a better design solution is found that will satisfy the design intent:

- clear story wall of roof projections
- canopies or porticos
- recesses/projections (minimum of 2')
- arcades
- raised corniced parapets over the door
- peaked roof forms
- arches
- wall projections (entire surface) veneered in stone

3. Roof Form & Materials

- a. Variations in rooflines shall be used to add interest to and reduce the scale of large buildings. Buildings roof features shall complement the character of the development
- b. All rooftop equipment shall be screened from public view at street level in a manner matching the architectural style and materials of the building. Screening shall be designed as part of the architecture of the building.
- c. Pitched roofs shall provide periodic breaks in their mass or provide dormer or other architectural feature to provide variation in roof massing. Flat roofs shall be hidden behind a parapet wall, which shall provide breaks (every 40 feet minimum) and variation in height, at a minimum of 2 feet vertically.
- d. Building with pitched roofs shall use concrete tile, standing seam metal roofing, or other materials that compliment the architecture of the project.

4. Materials and Colors

- a. Buildings within a development shall be aesthetically pleasing and compatible with materials and colors used in adjoining buildings.
- b. Predominant exterior building materials shall be of high quality and incorporate at least 3 of the following: Theses include, but are not limited to:

- brick
- wood

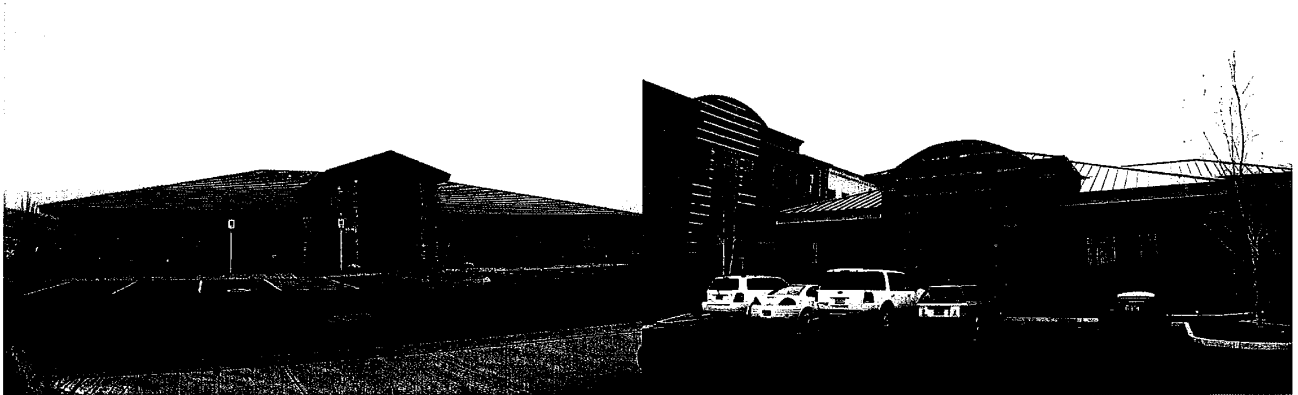
- stone / cultured stone
 - tinted, and textured, concrete masonry units
 - tinted, and textured stucco or drivet
- c. Facades shall utilize low reflecting, subtile, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors are prohibited.
- d. Predominant exterior building materials shall not include the following:
- smooth-faced concrete block
 - tilt-up concrete panels without textures or finishes
 - pre-fabricated steel panels

E. CONSTRUCTION, OPERATION AND MAINTENANCE

The entire site shall be maintained through a Common Area Agreement. The CC&R's shall include the agreement as an irrevocable covenant for the life of the project. A single contact person responsible for common area maintenance shall be identified to the Planning and Community and Development Department at all times. All common area, paving, building, signage, structures, landscaping, walls and lighting shall be maintained in good repair at all times.

1. Construction and construction-related activities shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday. No work shall be performed on Sundays. The developer shall install and maintain signs at project entries stating these limits. At the conclusion of construction, the developer shall remove these signs.
2. Deliveries to the site and noise-generating maintenance such as parking lot sweeping, snow removal and trash service shall be limited to 7 a.m. to 10 p.m. No truck idling shall be permitted on-site outside of these hours.
3. Hours of operation of Parcel IVC and shall be limited to 6 a.m. to 10 p.m., seven days a week, unless extended through the site plan review or special use permit approvals.
4. Hours of operation for Parcel IVE shall not be limited and shall be allowed to operate 24 hours a day, unless restricted through the site plan review or special use permit approvals.

5. Temporary Sales Trailer and Construction Yard s shall be review and approved by the Administrator at the time of Sales Office permit application. The standards of Sparks Municipal Code, Section 20.41.090 and 20.41.080 and 20.41.110 shall apply.



*Exhibit
X*



THOMAS COUNTY
CITY OF THOMAS COUNTY
Rev November 2022

PLACES - Consulting Services Incorporated
Planners • Landscape Architects • Civil Engineers • Surveyors



Exhibit XI



Rev November 2022

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Exhibit XII



Rev November 2022

PLACES - Consulting Services Incorporated
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SECTION V - CIRCULATION

Goal: To provide safe, efficient and aesthetically pleasing internal vehicular and pedestrian circulation networks.

A. CIRCULATION PLAN

Development of the Kiley Ranch shall conform to the circulation plan as shown in Plate V-A. The plans show the general locations and hierarchy of roads. A well designed street system can add needed visual variety and interest to development. Local streets shall emphasize curvilinear alignments, short loop streets and cul-de-sacs to create neighborhood unity and visual interest, reduce traffic speeds and discourage through traffic. Minor arterials and collector streets by design provide ease of access to local neighborhood streets.

Streets shall be designed to be safe and efficient. Sparks Boulevard, Los Altos Parkway, Vista del Rancho Parkway, First Tee Parkway and Vista Boulevard provide easy access to all development within the ranch. Streets shall be designed to fit the topography, where slopes are flat, streets shall be curved to avoid monotonous street patterns. Pedestrian and bike trails shall link all ranch development to promote alternative modes of transportation.

B. STREET SECTION STANDARDS

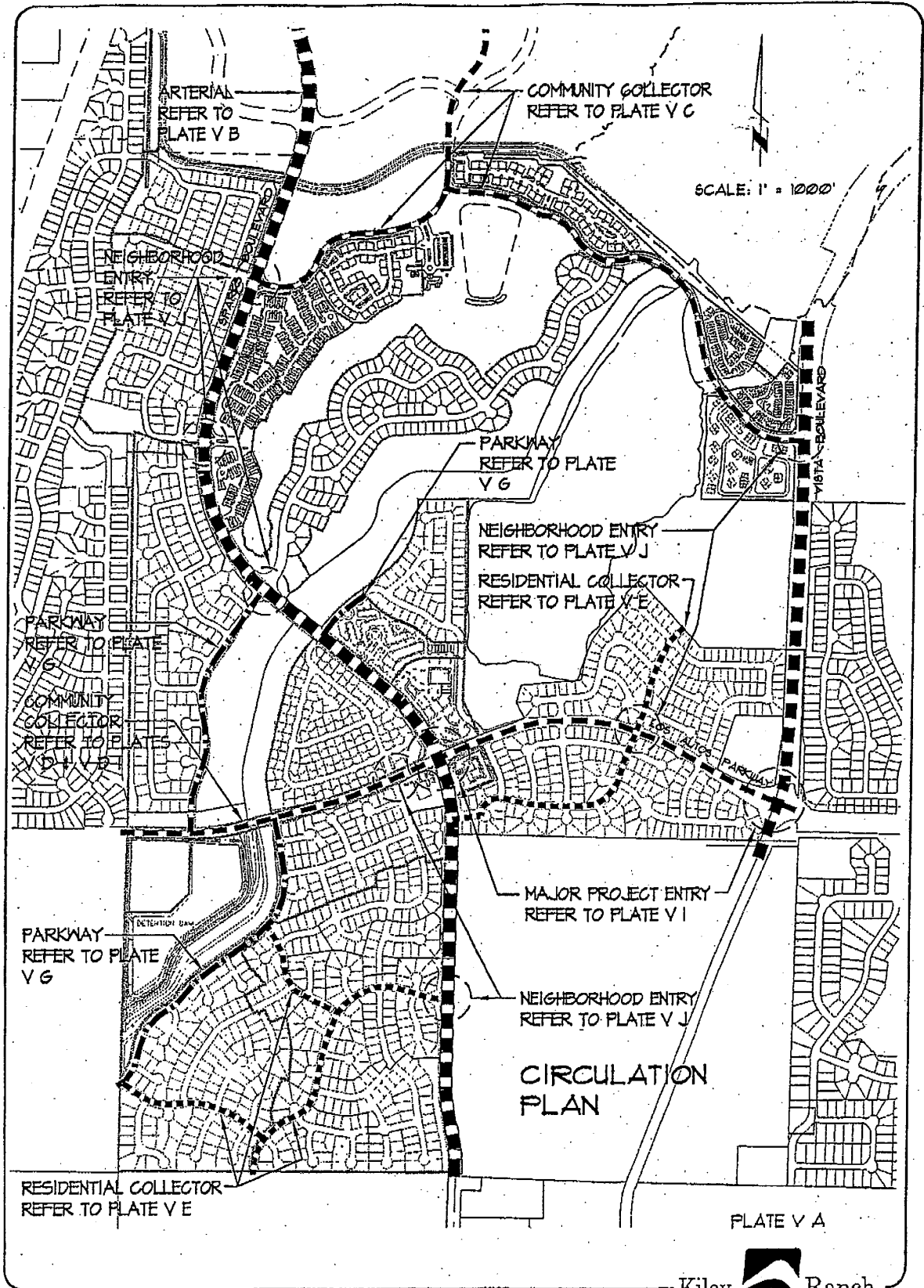
Street types and width vary making up the internal circulation pattern based on projected traffic volumes. (Refer to Section VII A, Transportation.) Street types range from a divided parkway to local residential roadways. Streets shall be constructed to the City of Sparks standards and in accordance with the alternative street sections incorporated into the Development Design Handbook. (Refer to Typical Street Sections Plates V-B thru V-G)

1. Landscape Buffer Design Standards (Streetscape)

Collector and arterial streets have been designed to promote a feeling of open space throughout the development. Landscaping and a series of trail networks have been incorporated into the streetscape. (Refer to Typical Street Sections Plates V-B thru V-G)

a. Typical 200' long segment - planting and mulching specifications

1. Sparks Boulevard and Los Altos
Developers shall be responsible for the installation of streetscape planting along Sparks Boulevard and Los Altos. This landscaping will consist of turf, minimum of 41% of the total area, ground covers with bark mulch 27% and shrub area with rock mulch 32%. The street trees shall include a minimum of three 2" minimum caliper, four 3" minimum caliper, and three 8' minimum height evergreen trees.



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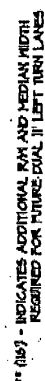


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Ranch



INITIAL
4-LANE ARTERIAL SECTION
SPARKS BOULEVARD

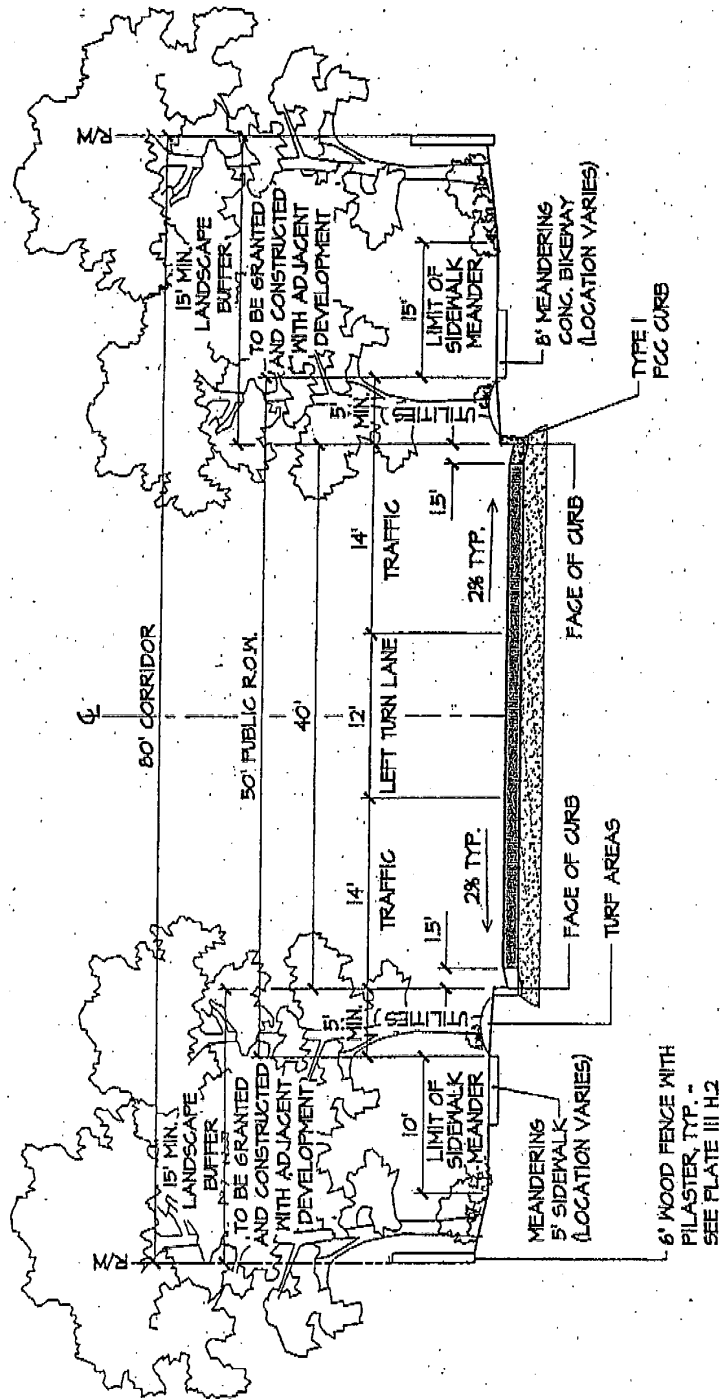
PLATE V B



- Kiley

Ranch

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COMMUNITY COLLECTOR SECTION

FIRST TEE PARKWAY &
VISTA DEL RANCHO PARKWAY

PLATE V C

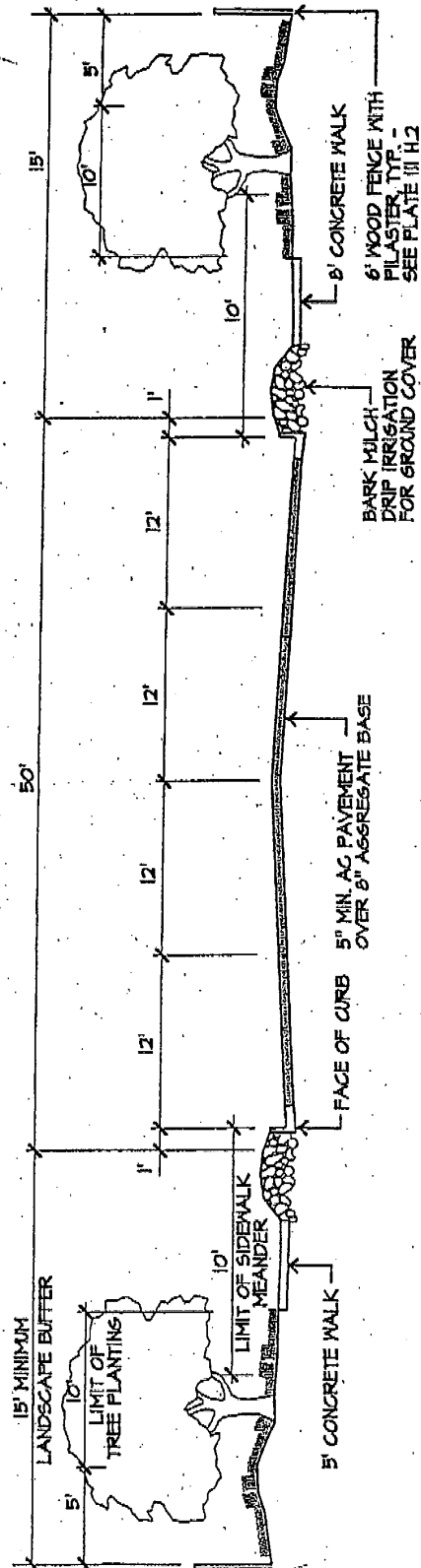
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COMMUNITY COLLECTOR SECTION
No Left Turn Lane
LOS ALTOS PARKWAY

PLATE V D

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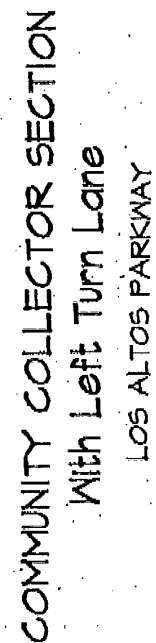


PLATE V D.1



- Kiley  Ranch



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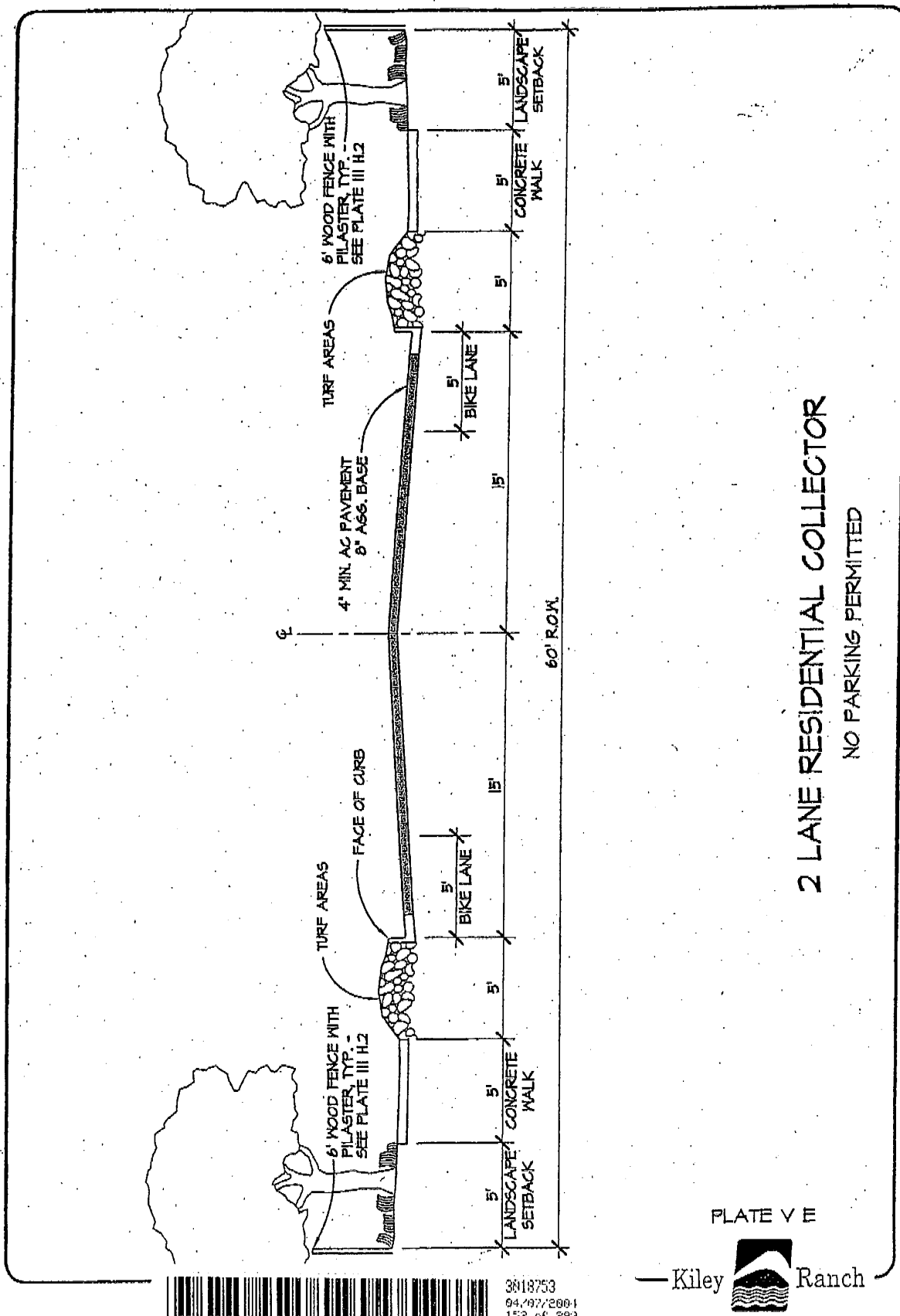


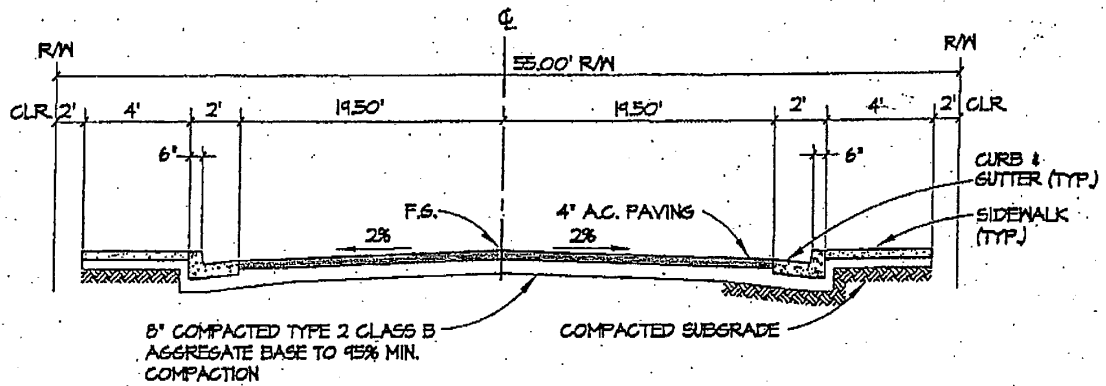
PLATE V E

- Kiley

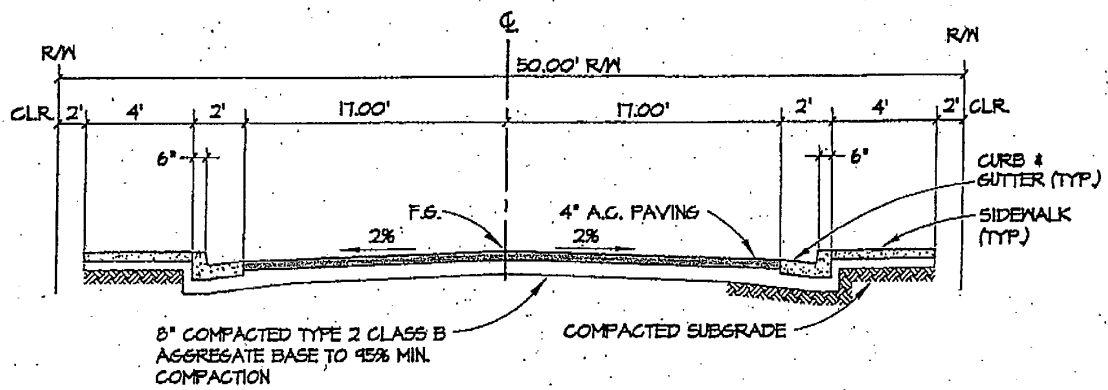


Ranch

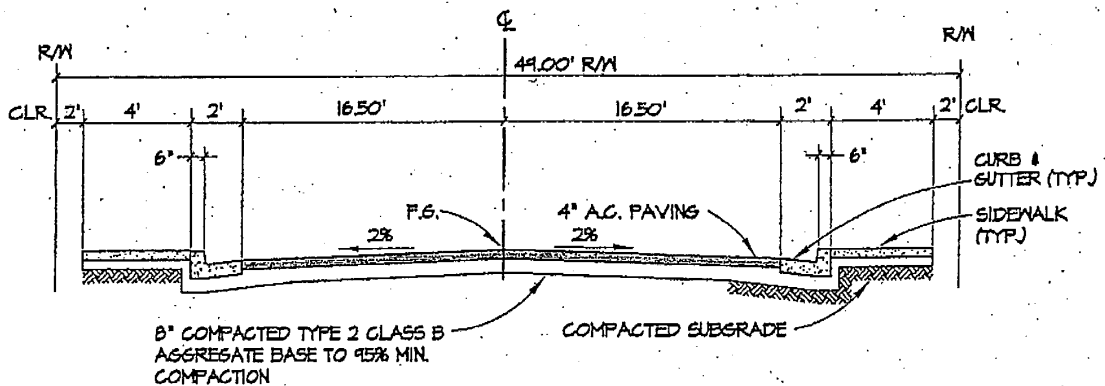
NO PARKING PERMITTED



RESIDENTIAL STREET SECTION
(CITY OF SPARKS STANDARD DETAIL S-1 DATED 1/95)



RESIDENTIAL STREET SECTION
(CITY OF SPARKS STANDARD DETAIL S-1 DATED 8/01)



RESIDENTIAL STREET SECTION
(CUL-DE-SAC'S WITH LESS THAN 10 LOTS)

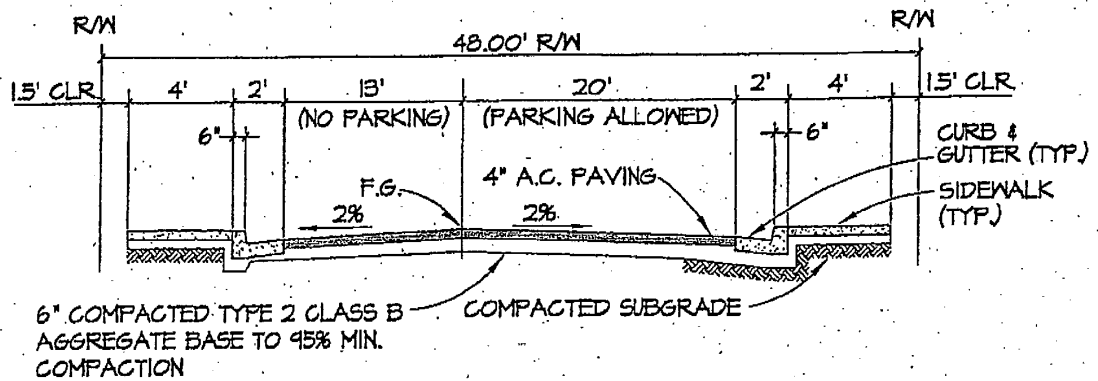
PLATE V F

Kiley Ranch



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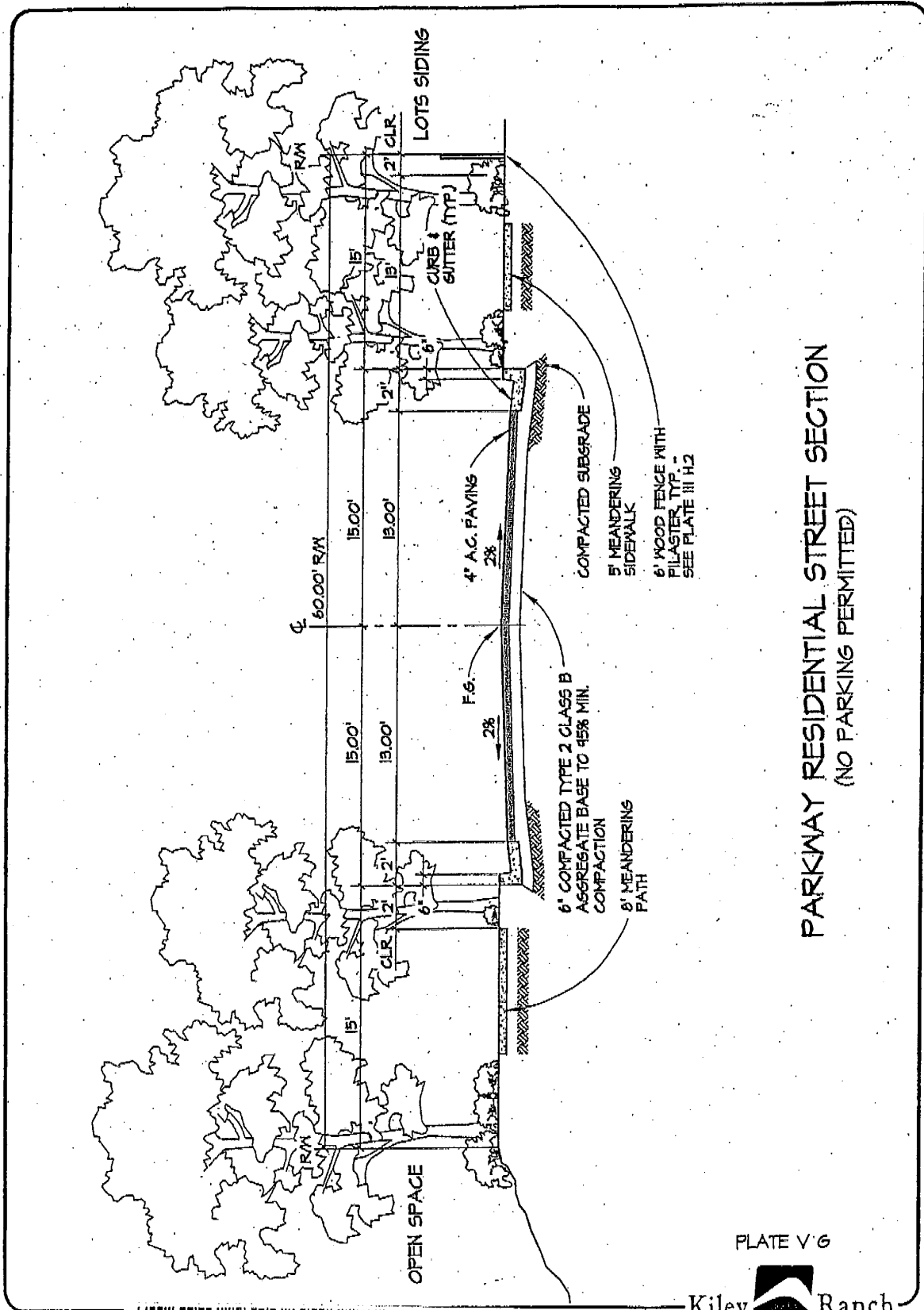
RESIDENTIAL STREET SECTION (CLUSTER HOUSING PUBLIC STREET)

PLATE V F.I.



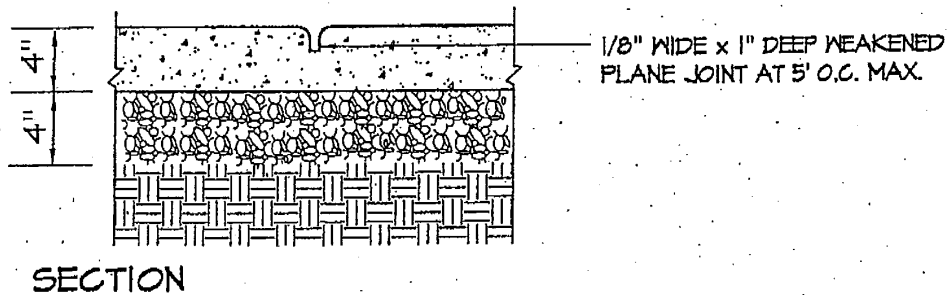
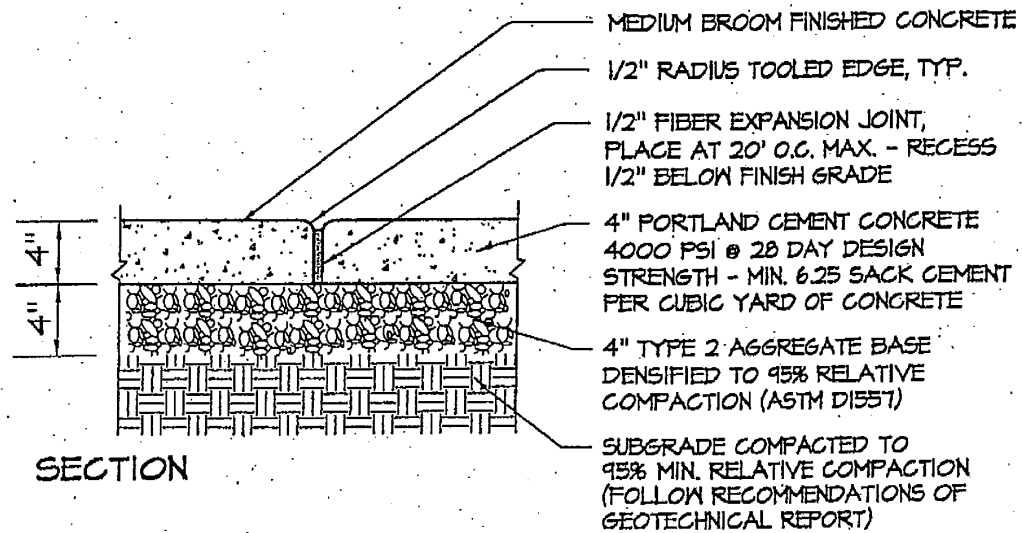
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- NOTE: 1. CONCRETE REINFORCING SHALL CONSIST OF COLLATED, FIBRILLATED POLYPROPYLENE FIBERS AS MFD. BY FIBERMESH OR APPROVED EQUAL. ADD 1 1/2 LBS. FIBERMESH PER CUBIC YARD OF CONCRETE.
2. CONCRETE TRAIL SHALL HAVE 2% CROSS SLOPE TOWARD POSITIVE DRAINAGE.

CONCRETE TRAIL STANDARD

PLATE V H



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TABLE V-1
ARTERIAL LANDSCAPING FOR SPARKS BOULEVARD & LOS ALTOS PARKWAY
TYPICAL 200' LONG SEGMENT OF PLANTING & MULCHING
(Total square footage excluding sidewalk or path approximately 6200 s.f.)

<u>PLANT MATERIALS</u>	<u>QUANTITY</u>	<u>PLANT SIZE</u>	<u>MIN. CALIPER SIZE</u>
Mulch - Bark	1,700 sf (approx)		
Mulch - Rock (4" minus)	2,000 sf (approx)		
Turf	2,500 sf (approx)		
Shrubs	25	1 gallon	
	30	5 gallon	
	5	15 gallon	
Ground cover (w/bark mulch)	90	1 gallon	
Deciduous Trees	3	B&B or Box	2"
	4	B&B or Box	3"
Evergreen Trees	3	8' min. ht.	

2. Promedio Parkway, Vista del Rancho Parkway, First Tee Parkway and Ion Drive.

Developers shall be responsible for the installation of streetscape planting along the above noted streets adjacent to both the open space drainage channel and the lots. This landscaping will consist of turf, a minimum of 30% of the total area, and plantings. 54% of the plant material will be turf, ground cover with bark mulch 27%, shrub area with rock mulch 19%. The street trees will include quantities and size minimums of two 1½" minimum caliper, seven 2" minimum caliper, four 3" minimum caliper, and two 8' minimum height evergreen trees.



TABLE V-2
LANDSCAPING ALONG FIRST TEE PARKWAY, VISTA DEL RANCHO PARKWAY,
ION DRIVE, AND PROMEDIO PARKWAY
TYPICAL 200' LONG SEGMENT OF PLANTING & MULCHING SPECIFICATIONS
 (Total square footage excluding sidewalk or path approximately 3700 s.f.)

<u>PLANT MATERIALS</u>	<u>QUANTITY</u>	<u>PLANT SIZE</u>	<u>MIN. CALIPER SIZE</u>
Mulch - Bark	1,000 sf (approx)		
Mulch - Rock	700 sf (approx)		
Turf	2,000 sf (approx)		
Shrubs	25	1 gallon	
	15	5 gallon	
	1	15 gallon	
Ground cover	65	1 gallon	
Deciduous Trees	2		1½"
	3	B and B or Box	2"
	4	B and B or Box	3"
Evergreen Trees	2	8' min. ht.	

C. PEDESTRIAN & BIKE TRAILS

Each developer shall be responsible to provide trails and access to the overall pedestrian and bicycle network for all development as shown in the open space plan and to the satisfaction of the Kiley Ranch Owners. Refer to Plate VI-A, Open Space Plan. All trails shall be constructed per Plate V-H, Concrete Trail Standard, when dedicated to the city of Sparks..

D. PARKING STANDARDS

All parking for all uses shall be provided onsite and shall meet the minimum City of Sparks standards. Utilization of small parking blocks is required to minimize the impact of parking areas. Interior planters and vegetative screening is also required to minimize glare. All parking areas in multi-family, commercial or business park areas shall be set back a minimum of 20 feet from any public right of way. The 20 foot setback shall be bermed and/or landscaped. Refer to Appendix A, Landscaping.

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E. INTERSECTION DESIGN

Intersections along the major arterials have been located at a minimum of approximately 1320 feet for safety as well as for maintaining the visual open space corridor. Landscaped medians and project identification elements shall be constructed at these intersections to establish and maintain the ranches' image throughout the development. Refer to Plate V-I, Major Project Entry Design Guidelines.

All other intersections shall be designed for safety and constructed to provide adequate separation in accordance with the City of Sparks standards.

Intersection of driveways and public streets shall be constructed to the City of Sparks standards.

F. BUS STOPS

Public transit as an alternate mode of transportation is required. As development occurs the developer shall provide for bus stops in accordance with RTC standards. Bus stops shall be constructed along Sparks Boulevard utilizing RTC Standard Slimline Bus Shelter Model # 510-2LSW. Timing of bus stop construction shall be based on establishing service coordinated with widening Sparks Boulevard

Future Park & Ride

A park and ride public transit station shall be constructed adjacent to the future retail commercial parking area just north of the Southern Development Division, with a lease agreement between RTC and the commercial center for joint use of the parking area. The bus stop and shelter shall be constructed following the design guidelines incorporated in the Development Design Handbook. The transit station shall also incorporate RTC's Standard Slimline Bus Shelter's Model # 510-2LSW.

G. PROJECT ENTRY

Along Sparks Boulevard and Vista Boulevard, at points of entry into the overall Kiley Ranch Development, special elements shall be constructed by the ranch developers to establish an overall image for the property. Location of these entry features are shown on the circulation plan. (Refer to Plates V-A & V-I, Major Project Entry Details).

H. NEIGHBORHOOD ENTRY

All specific developments along Sparks Boulevard and Vista Boulevard shall require entry identification consistent with the Neighborhood Entry design guidelines. (Refer to Plate V-J).

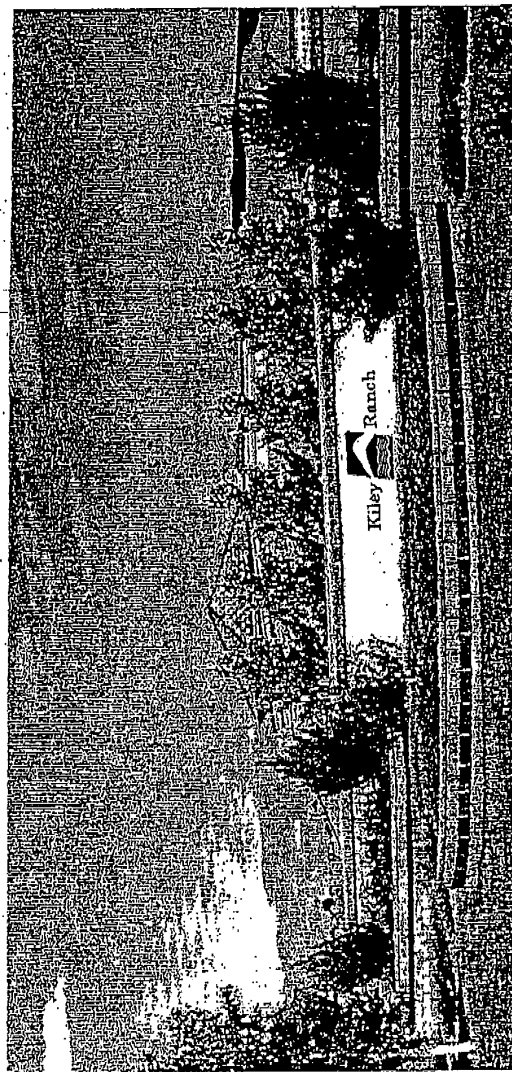
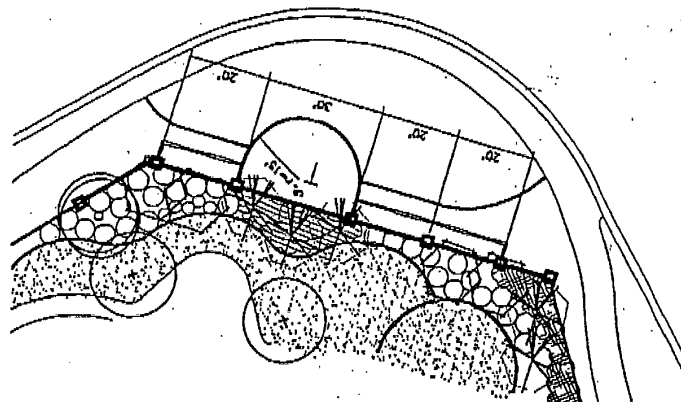


PLATE V I

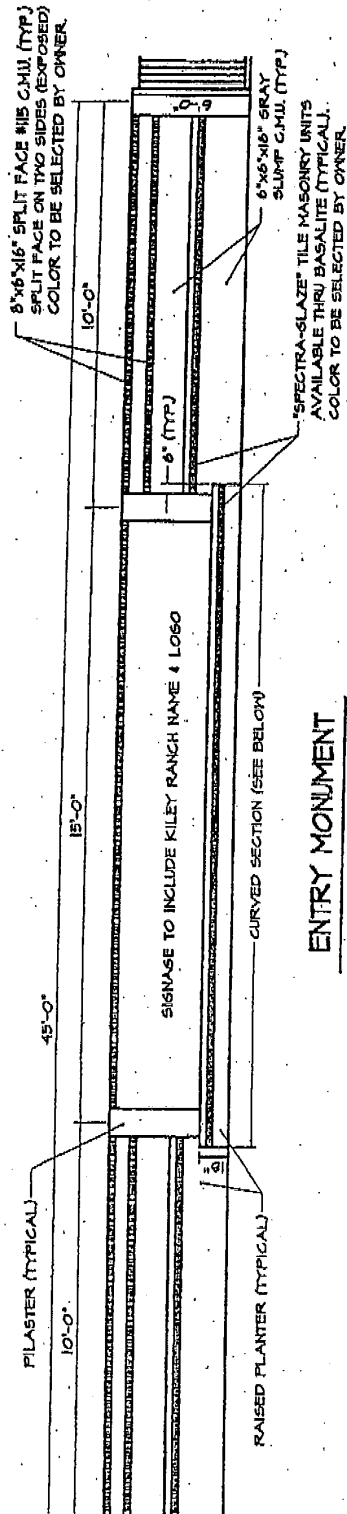
MAJOR PROJECT ENTRY



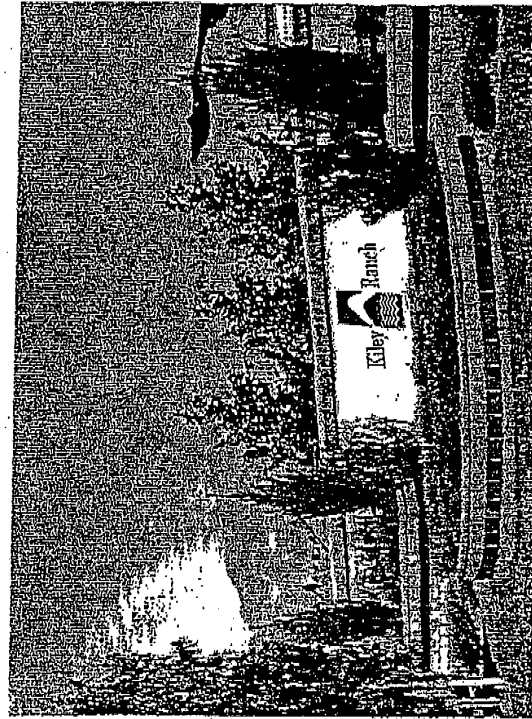
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ENTRY MONUMENT



NEIGHBORHOOD ENTRY

PLATE V J



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SECTION VI - OPEN SPACE AND SITE AMENITIES

Goal: To distribute open space throughout the development contributing positively to the visual environment and providing open space links to activity centers and contributing to the regional trail network.

A. DEDICATION

Open space shall be dedicated by the Kiley Ranch to the City of Sparks as development occurs. For every gross acre of development there shall be a 0.2 acre dedication of open space. For every net acre there shall be 0.25 acre dedicated. Refer to Plate VI-A, Open Space Plan. The following table VI-1 specifies the required open space acreage dedication by development phase. An open space dedication phasing plan has also been developed to ensure logical progressive dedication of open space to support each phase of development. (Refer to Plate VI-A.)

Open Space Dedication Phasing

This dedication shall be subject to reimbursement or credit to individual builders. (Refer to Table VI-2, Plate VI-A and Section XI, Financing Plan).

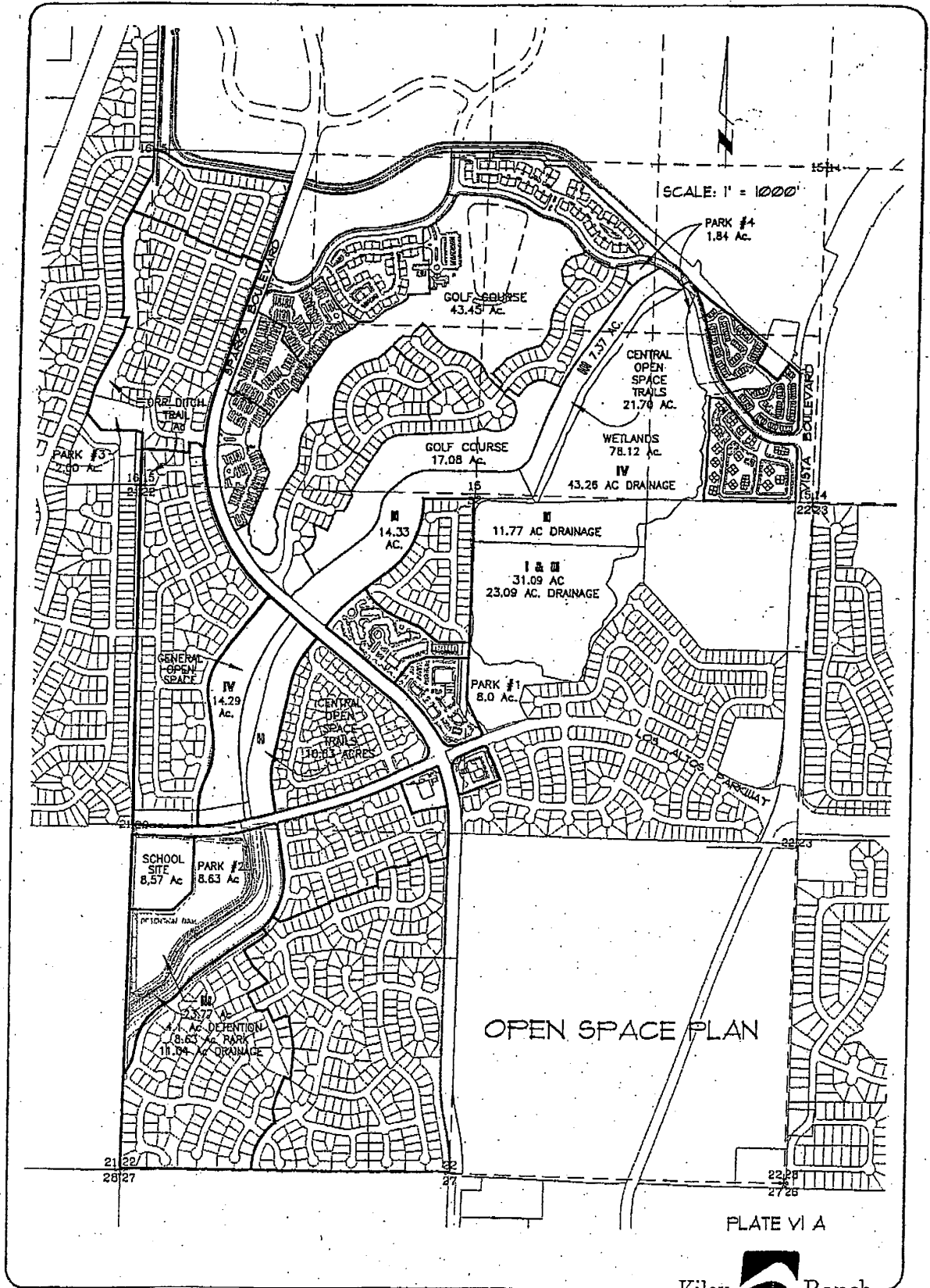
The entire open space requirement for each phase shall be dedicated at the time the first final map is filed. Additional open space may be dedicated in advance, creating an "open space pool" to support future development. An Open Space Dedication Agreement shall be executed prior to recordation of the first final map requiring open space to be dedicated beyond the amount previously dedicated. (Refer to Appendix B, Standard Agreement.)

B. CHANNEL TREATMENT & DEVELOPMENT

A central channel has been designed to accommodate the 100 year storm waters for future development of the Spanish Springs Valley. (Refer to Section VII B, Drainage Master Plan/Flood Control/Wetlands). The channel has been incorporated into the open space forming a common link for all parks and open space throughout the development. The open space affords an excellent opportunity for siting recreational amenities for the Kiley Ranch development. A series of pedestrian and bike trails throughout the channel open space provides a network of alternative transportation modes within the ranch development, and interconnecting with regional facilities in the future. The channel construction and dedication of open space shall be provided by the Kiley Ranch in phases as development occurs (Refer to Section VII B, Drainage Master Plan/ Flood Control/Wetlands). Refer to Plate VI-C, Drainage Channel/ Open Space/Park Concept.



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Development Drawing, Hand-drawn and bound plates.dwg, PLATE VIA, 12L
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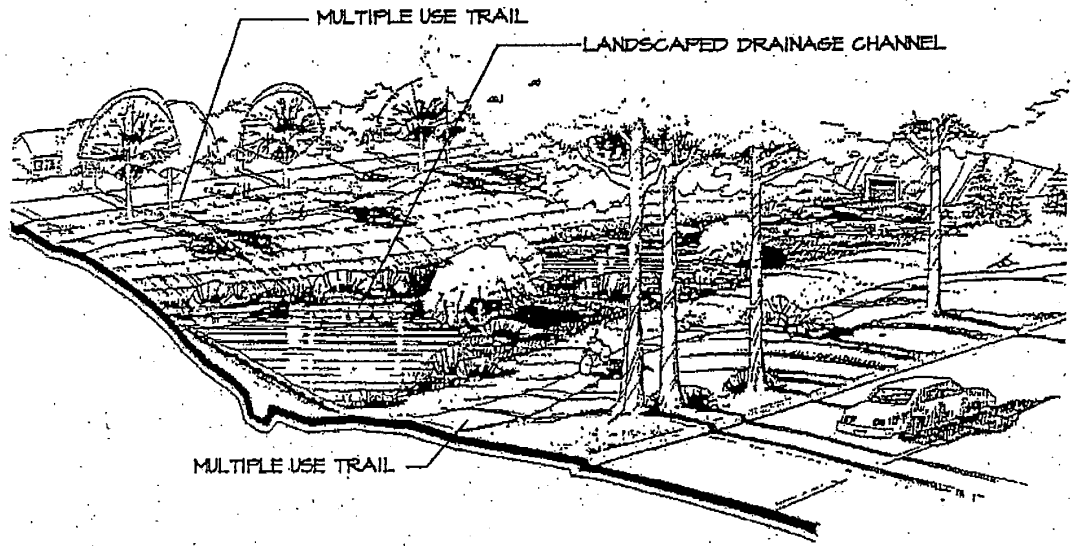


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DRAINAGE CHANNEL/OPEN SPACE/PARK CONCEPT

PLATE VI C



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**TABLE VI-1
OPEN SPACE DEDICATION PHASING**

The regional Transportation Commission Traffic Impact Fee allows credit for right-of-way dedication. To avoid duplication of credits, the right-of-way acreage has been subtracted out of affected parcels creating net acreages. The original handbook open space dedication was based on gross acreage. To arrive at approximately the same amount of open space being dedicated, the percentage had to be increased from 20% to 25%. This chart reflects net versus gross acreage requirements.

	<u>Total</u> <u>Acre</u>	<u>Required</u> <u>Acre</u>	<u>Provided</u> <u>Acre</u>	<u>Units</u>
	G=Gross=20% N=Net =25%	G=Gross=20% N=Net =25%		
Phase I				
Triple Crown (17%)	79.5-G	13.51-G		306
Mesa Meadows (17%)	74.8-G	12.72-G		264
Commercial	5-N	-0-		
TOTAL	<u>159.30</u>	<u>26.23</u>	31.09	<u>570</u>
Phase II				
II-A	19.92-N	4.98		83
II-B	23.67-N	5.92		144
II-C	14.25-N	3.36		78
Commercial	18.07-N	0.00		
TOTAL	<u>57.84</u>	<u>14.46</u>	29.46	<u>305</u>
Phase III				
III-A	47.32-N	11.83		167
III-B	87.76-N	21.94		645
III-C	40.13-N	10.03		124
TOTAL	<u>175.21</u>	<u>43.80</u>	23.77	<u>936</u>
Phase IV				
IV-A	33.63-N	8.41		126
IV-B	18.95-N	4.74		79
TOTAL	<u>52.58</u>	<u>13.15</u>	42.26	<u>205</u>
Phase V				
Multi-Family V-A	10.70-N	2.14		102
Multi-Family V-B	10.02-N	2.00		152
TOTAL	<u>20.72</u>	<u>4.14</u>	0.00	<u>254</u>
Total Southern Division	465.64	101.78	126.58	2270



TABLE VI-2
OPEN SPACE DEDICATION CREDITS

OPEN SPACE TYPE (Refer to Plate VI-A)	ACREAGE WITH RESIDENTIAL CONSTRUCTION TAX OR SPHERE OF INFLUENCE FEE CREDIT	ACREAGE WITH FLOOD CONTROL CREDIT
Neighborhood Parks (\$7,000/Acre)		
#1 8 acres	8 acres	0
Wetlands detention pond		34.86 acres
#2 17.8 acres	8.63 acres	0
School site detention pond & Channel		15.14 acres
#3 2.0 acres	2.0 acres	0
#4 1.84 acres	1.84 acres	0
Subtotal Neighborhood Parks @ \$7,000/acre	20.47 acres	
Subtotal Flood Control @ \$5,000/acre		50.00 acres
Linear Trails (\$5,000/acre)		
Orr ditch trail 7 acres	7 Acres	
Central Open Space Trail/Channel 18 acres	18 acres	28.86
General Open Space	11.41 acres	0
Wetlands Detention Pond 42.26 acres	0	42.26
Subtotal Trails & Open Space (\$5,000/acre)	36.41 acres	71.12 acres



C. SIGNAGE and LIGHTING

1. Signage

All signage is to be consistent with the site/scheme that will be developed with initial park development for the Kiley Ranch and shall meet requirements of all appropriate governmental codes. Signage shall be utilized as an element to unify the community.

It shall be used for activity center identification and for public information. It shall be clear and direct, relating the required information with minimal confusion.

The size and scale of signage shall relate to its exposure. For example, smaller scale signage shall be used for slower moving vehicle or pedestrian traffic.

Signage shall employ symbols rather than text where symbols effectively convey meaning.

Signage shall be made of natural materials where practical. All signage shall use a uniform color scheme and style. The signage program shall be developed in cooperation with the City of Sparks Parks and Recreation Department, with initial park development at the Kiley Ranch and subsequently adopted as the standard for the Handbook.

2. Lighting

Lighting shall be functional and aesthetically pleasing. It shall illuminate recreational activities, pathways and points of potential pedestrian/vehicle conflict, providing a sense of safety and security. Building entrances, points of interest and signage shall be highlighted for aesthetics.

Lighting shall not produce hazardous and annoying glare to motorists, building occupants or adjacent residents.

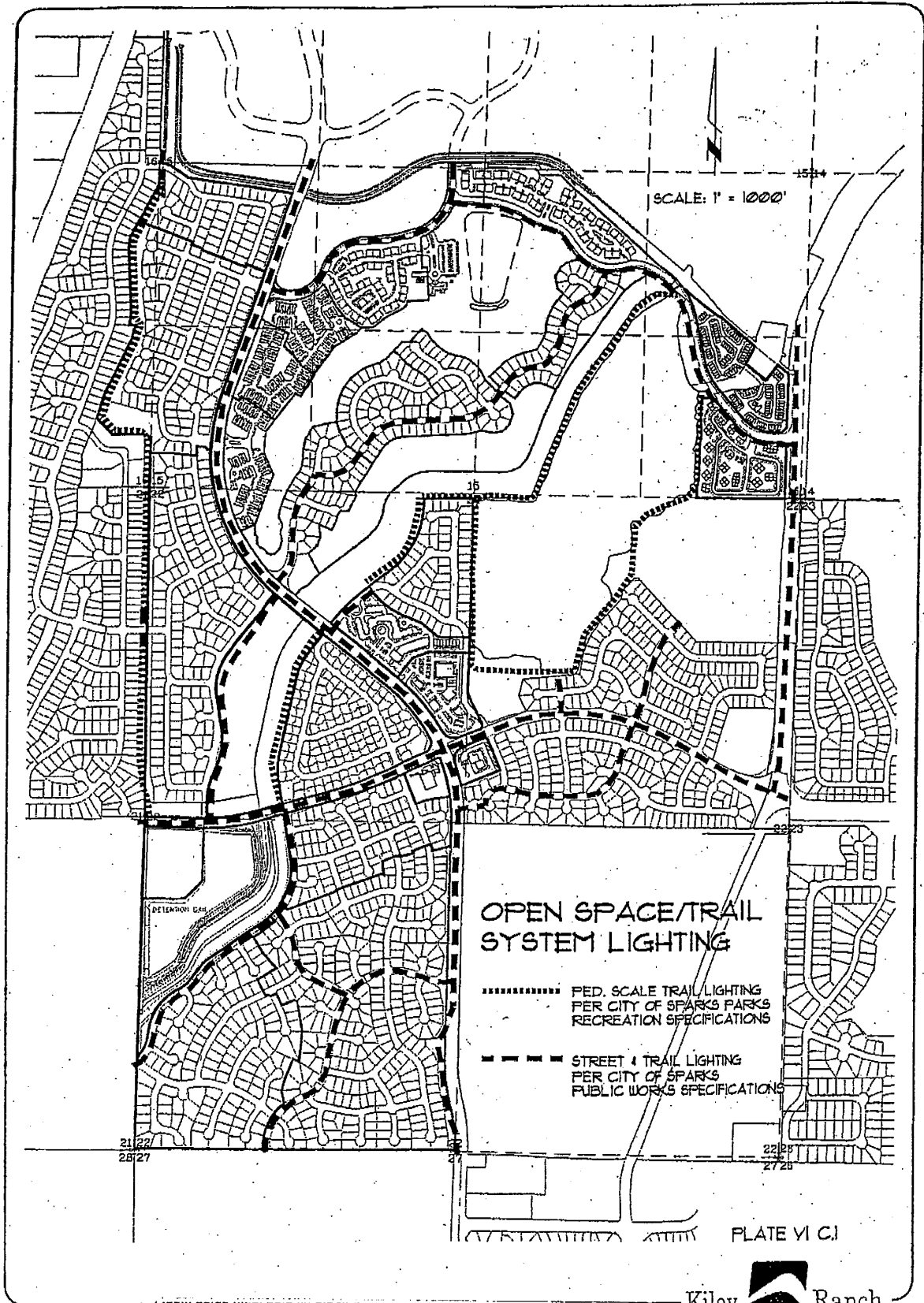
Soft indirect lighting shall be employed wherever feasible. Light shall be placed where most useful rather than trying to light entire areas, to the extent safety allows.

Lighting shall be consistent throughout the open space and shall be utilized as design elements to visually distinguish and unify the area. Refer to Plate VI-C.1, Open Space/Trail System Lighting, referencing key areas to be lighted. The scale, placement and style shall be determined by its function.



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D. WALLS AND FENCING

All open space and recreational amenities shall not be fenced unless required by code or by the nature of the recreational amenities such as softball, tennis courts, etc. No solid screen fencing shall be allowed with the exception of wind screening for picnic areas constructed per individual sites not in mass, and shall be constructed of natural materials. Chain link fencing shall be allowed for recreational facilities. Chain link shall have an earthtone vinyl coating. Woven fabric windscreens are an acceptable treatment for chain link fencing in conjunction with specific recreational facilities.

E. ORR DITCH

As envisioned in the Sphere of Influence Plan and the Kiley Ranch Master Plan, the Orr Ditch and bank area shall be kept in open space providing an open space/trail link within the Spanish Springs Valley.

The Orr Ditch shall continue as a source of water to support agricultural uses for an interim period. The agricultural uses shall ultimately be eliminated as phased development converts current water rights to municipal uses.

Developers adjacent to the ditch are required to minimize road and utility crossings of the ditch and shall dedicate the required easement as shown in Plate VI-D, Orr Ditch Design Guidelines.

The developer shall incorporate the Orr Ditch into design solutions as shown in the open space plan and shall provide access to the Orr Ditch open space from adjacent residential development. Refer to the following section on access.

F. ACCESS

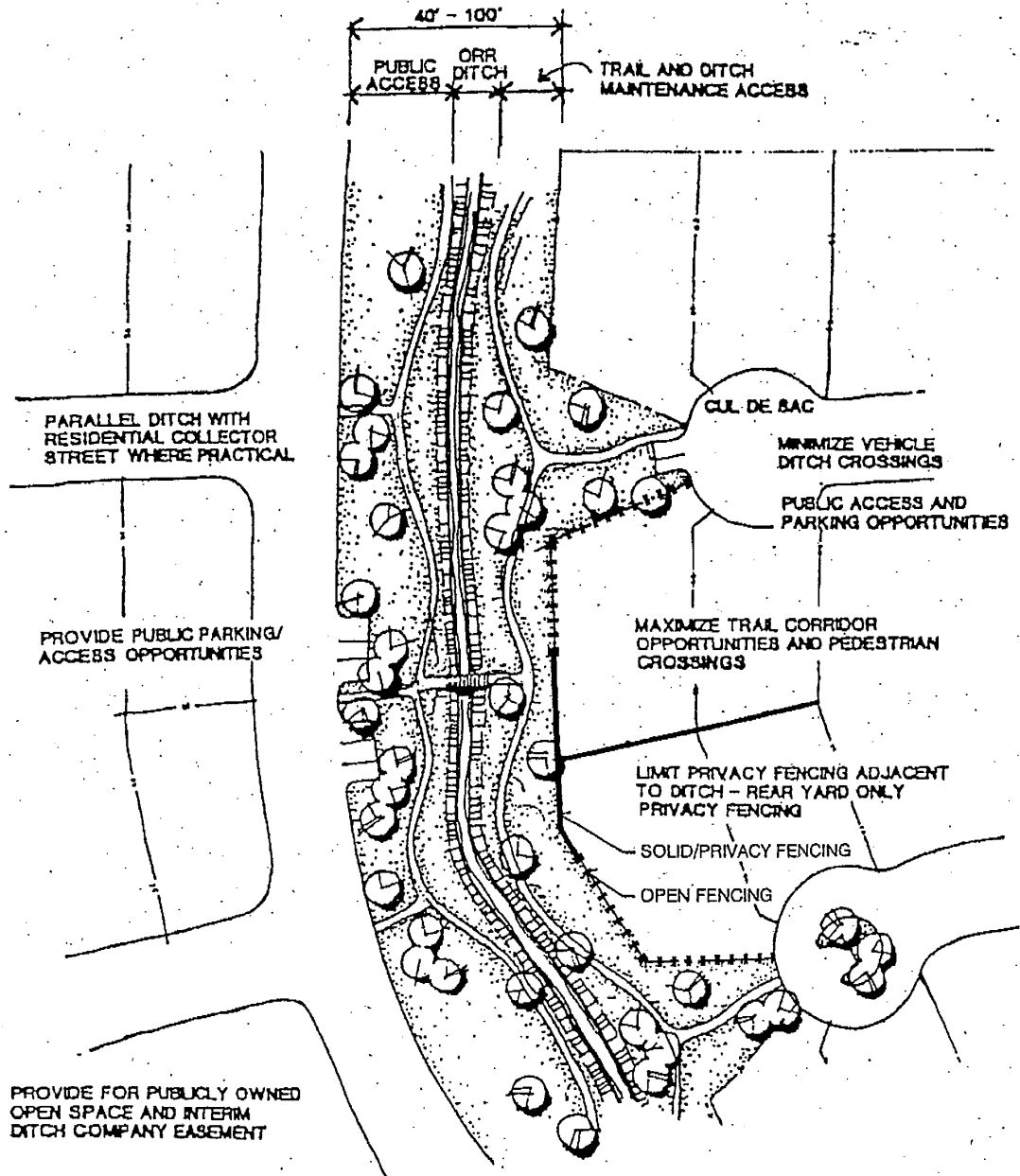
Developers shall provide access to all open space/trail systems in accordance with the Open Space Plan (Refer to Plate VI-A). This shall be accomplished through lot design, and pedestrian crossings.

Access to trails in public right-of-way shall be the responsibility of the developer as part of the phased roadway construction plan, as shown in the Alternate Street Sections in Section V, and to the satisfaction of the City of Sparks and the Kiley Ranch Owners.

Access from residential development shall be provided through lot configurations as shown in Plate III-F, Cul-de-sac Connections, and to the satisfaction of the City of Sparks and the Kiley Ranch Owners.



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ORR DITCH DESIGN GUIDELINES

PLATE VI D



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G. RECREATION ELEMENTS

- a. Recreational elements, picnic areas, tot lots, tennis courts, ball fields after school facilities and trails, shall be constructed in accordance with the Open Space Facilities Plan (Refer to Plate VI-E). Phased construction shall be the responsibility of the Kiley Ranch, the developer, or the City of Sparks as development occurs and open space is dedicated. The City of Sparks shall construct the facilities that meet the definition of neighborhood parks as defined in NRS Section 278.4983(8)(a) and (b) and the intent of the neighborhood park planning process. If the developer chooses not to develop all other recreational elements, they may be developed by the County if the County accepts the dedication of the area for maintenance.
- b. All benches, picnic tables and trash containers shall be consistent throughout the open space areas. All other accessories, public telephones, flag poles, vending machines, drinking fountains, bike racks, etc. must be approved by City of Sparks and the Kiley Ranch Owners. It is the intent to utilize site accessories as elements to provide unity within the open space.
- c. Table VI-3 describes the amount and type of recreational facilities to be provided per agreement with the City of Sparks Recreation Department, April 7, 1994 memo And items incorporated in this handbook.

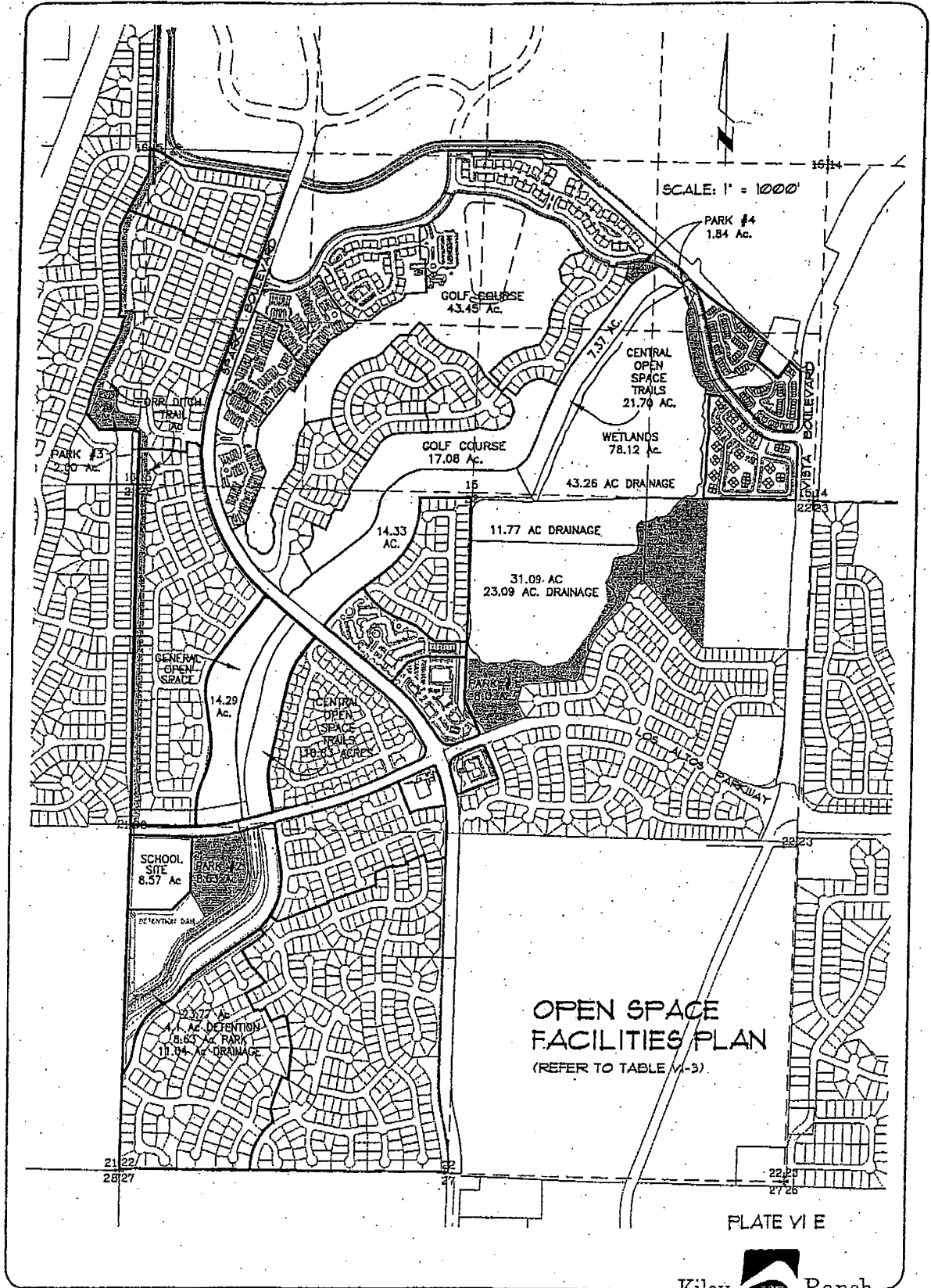
H. GOLF COURSE

Parcel III B will include a 60-acre golf course (Refer to Plate VI-E.) This will be a Par 3, public course, with 9 holes designed in a links style, and three practice holes for training children and young adults. It will also include a driving range putting greens, and a pitch practice area. Support facilities will include a clubhouse, maintenance area, cart storage and approximately 100 parking spaces.

This Par 3 executive course has a multitude of uses. The primary use is for a training facility to be owned and managed by "First Tee"; a PGA sponsored foundation that was created to introduce the sport of golf to children, regardless of their socio-economic status. This executive course will also fill a void for the general public that is looking for short course for practice, or general use that does not pose the same challenges as all the new professional 18-hole courses in the area. It will also provide practice and limited time use facility as an amenity to support the Kiley Ranch Business park.

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I. LANDSCAPING

The open space corridors have been located within the existing flood plain and wetland areas for the purpose of conveying storm water through the valley and enhancing existing wetland vegetated areas. All wetland areas shall be left undisturbed. (Refer to Section X Construction). Flood control/drainage improvements are required prior to open space development and shall be completed in phases. As each phase is constructed, all drainage improvements and disturbed areas shall be seeded and temporarily irrigated per the following specifications.

<u>Species</u>	<u>Common Name</u>	<u>Seeding Rate</u>
Festuca longifolia	Durac Hard Fescue	2.0 lbs/ac
Agropyron riparium	Sodar Wheatgrass	8.0 lbs/ac
Sphaeralcea coccinea	Scarlet globemallow	0.5 lbs/ac
Eschscholzia californica	California poppy	0.5 lbs/ac

TABLE VI - 3

SOUTHERN DEVELOPMENT DIVISION OPEN SPACE RECREATION FACILITIES

NEIGHBORHOOD PARKS

Park #1 - 8.0 Acre Park (Spanish Springs Road Elementary School Site)

Item

- Turfed ball fields (3.5 acres)
- Linear Trails (8' concrete)
- ½ acre intense use area
(shelter and play equipment)
- Hydroseeding
- Additional misc. planting & irrigation
- Water

Park #2 - 17.8 Acre Park (Adjacent to West Elementary School Site)

Item

- Turfed ball fields (3.5 acres)
- Linear Trails (8' concrete)
- Bridges (2)
- Concrete walks
- Hydroseeding
- Additional misc. planting & irrigation
- Water



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Park #3 – 2.0 Acre Park (located at south end of central open space, just north of Park Site #2 in the center of Parcel III-D adjacent to the Orr Ditch and-western drainage channel)

Item

- Turfed lawn areas (1.0 acre)
- Linear Trails (8' concrete)
- Concrete walks
- Bridge
- Parking for 20 cars
- Play structure
- Picnic Shelter
- Hydroseeding
- Additional misc. planting & irrigation
- Water

Park #4 – 1.84 acres (located at north end of central open space adjacent to Vista del Rancho Parkway)

Item

- Turfed lawn areas (1.0 acre)
- Concrete walks
- Linear Trails (8' concrete)
- Basketball/Hand Court Play Surface
- Parking for 20 cars
- Play structure
- Picnic Tables
- Hydroseeding
- Additional misc. planting & irrigation
- Water

LINEAR TRAIL SYSTEM

1. Along the western boundary following the Orr Ditch.
2. Along the central open space spine.

Item

- Site preparation
- 8' concrete path (one side)
- Deciduous shade & evergreen trees (200)
- Seating (10)
- Irrigation
- Water



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GENERAL OPEN SPACE (Improved and Unimproved)

General Open Space

Item

- Hydroseeding
- Site preparation
- Turfed lawn areas (2 acres)
- 5' concrete walks
- Linear Trail (8' concrete)
- Wetland areas (4 acres)
- Misc. planting & irrigation
- Water

Wetland and Open Space Area

Item

- Hydroseeding (2 acres)
- Turfed lawn areas (1.5 acres)
- Linear Trail (8' concrete)
- Misc. landscape
- Water usage

Supplemental irrigation shall be applied according to the water holding capacity of the soil and the root depth of plants. Irrigation water shall be provided when 40% of the available water capacity within the root zone has been used by the plants.

Irrigation shall be applied through the first growing season. If areas are not successfully established within the first growing season, areas shall be reseeded with continued irrigation. Successful establishment can be assumed when there are five established plants per square foot.

As open space improvements occur such as trails and recreational amenities there shall be approved landscape plans establishing design details, construction specifications and recommended maintenance and watering programs prepared by a landscape architect for these improvements. These improvements shall be reviewed and approved by the City of Sparks and the Kiley Ranch Owners.

Ornamental landscape areas shall be designed utilizing the low water demand principles and plant material. Ornamental landscape and turf areas shall be limited following the basic concept as shown in the open space plan.

Native seeded areas adjacent to the limits of improvements shall be revegetated following the above specifications.



SECTION VII - IMPACT ANALYSIS

A. TRANSPORTATION

Amendment #1

The following preliminary traffic study was based on the Regional Transportation Commission (RTC) transportation analysis that was completed in November, 1991. Its primary focus was to analyze the impact of Kiley Ranch development on the Regional Transportation network. This analysis is still valid at the time of Amendment #1. The plan for the Kiley Ranch will not substantially change with Amendment #1 in terms of total dwelling units or square footages of the business park or retail, with a slight reduction in trips with a shift from single-family to multi-family proposed within Amendment #1.

The problem at the time of preparation of Amendment #1 (May, 1997) is the ever changing RTC projected traffic volumes for the Spanish Springs Valley. This new traffic analysis creates some major changes in overall regional ADTs on these various roadway segments.

As an example of this change in regional traffic volumes, refer to Table 4. RTC's 1991 traffic model projected 12,000 - 21,400 ADTs at buildout on Sparks Boulevard. The most recent traffic projections received from RTC on 12/8/96 projects 35,000 at buildout. Los Altos was originally projected to have 3,800 to 4,000 ADTs. The 12/8/96 projection indicates 18,000 at buildout.

Goal: To reduce transportation impacts in the area through a job/housing balance and by design encourage the use of alternative modes of transportation including public transit, pedestrian & bicycle travel.

1. Trip Generation & Analysis

The Regional Transportation Commission provided a transportation analysis of the planning area, Spanish Springs/Warm Springs/Vistas Transportation Analysis - Nov. 1991, based upon complete buildout of the planning area and surrounding regions.

With this preliminary analysis, information was provided to plan for the ultimate street network. A preliminary traffic study of the ranch has determined the level of improvements that will be required by development of the ranch only. Refer to the following preliminary traffic study.

2. Mitigation

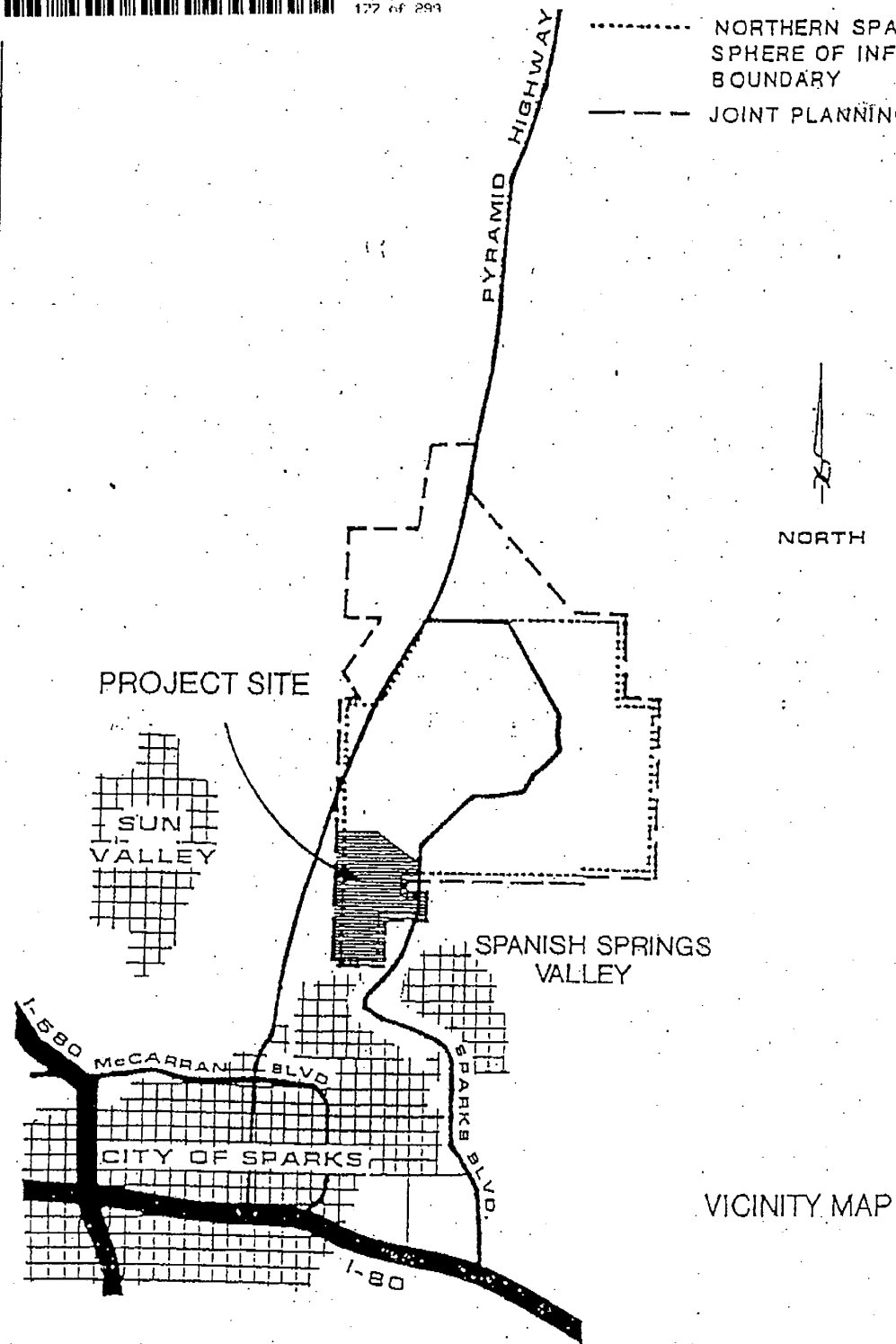
- a. The developer shall upgrade all existing roadways within the project or construct new roadways to operate at a level of service "C" or better.



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LEGEND

- NORTHERN SPARKS
SPHERE OF INFLUENCE
BOUNDARY
- JOINT PLANNING AREA

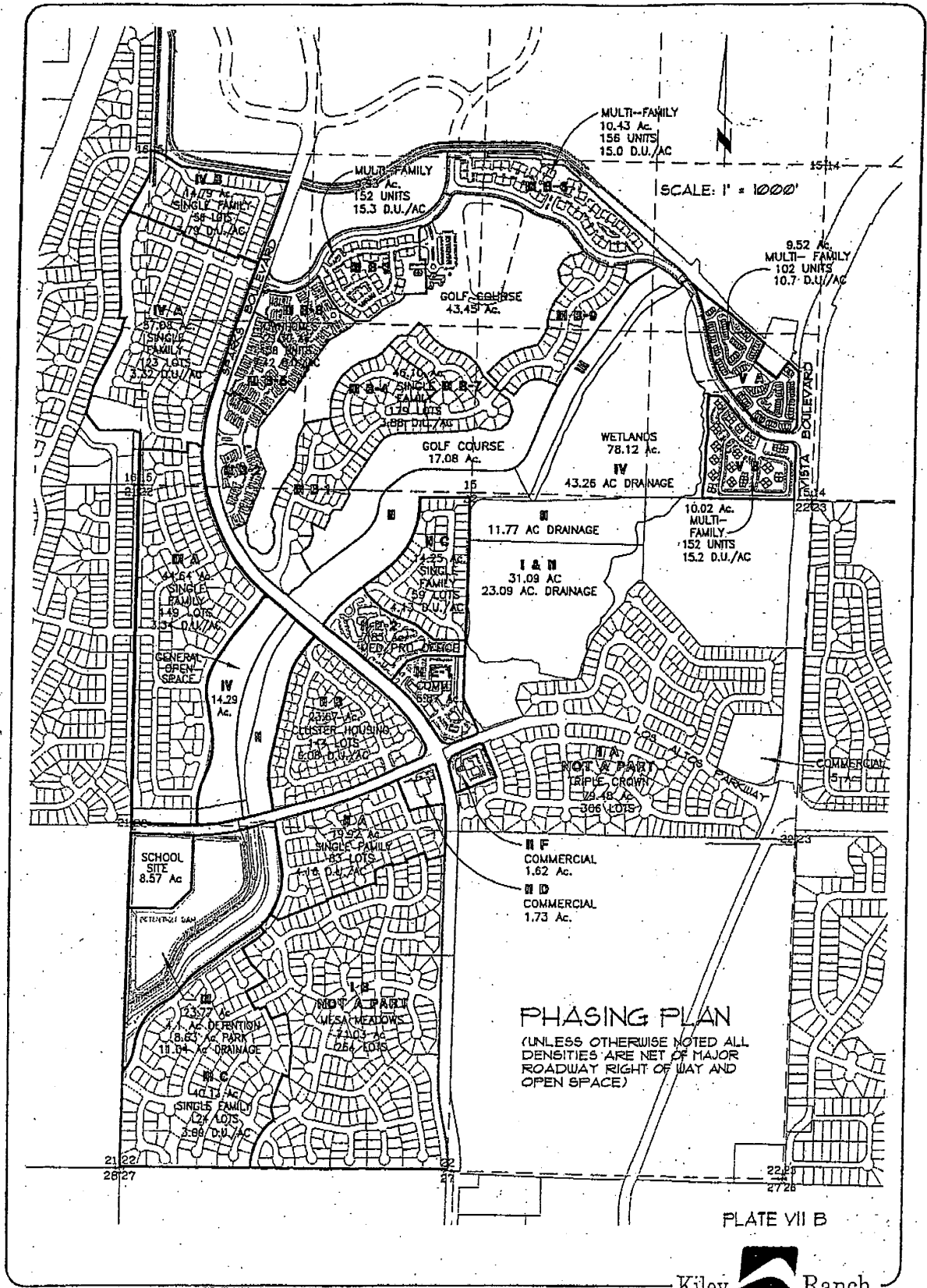


VICINITY MAP

PLATE VIIA



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- b. The developer shall dedicate to the City of Sparks, right-of-way for Sparks Boulevard, Los Altos Parkway, Vista Boulevard and Vista del Rancho Parkway as development progressively occurs.
- c. The developer shall assume financing and construct their portion of the master planned street network as set forth in the development infrastructure phasing plan (Refer to Section VIII).
- d. All development adjacent to Sparks Boulevard shall be subject to site specific design to provide noise buffering along the right-of-way.
- e. Access to Sparks Boulevard shall be limited and spaced at intervals greater than every 1320 ft. and provisions made for turn lanes at points of access, refer to the following preliminary traffic study.

3. Preliminary Traffic Study

a. Introduction

The Kiley Ranch, Southern Development Division is located in the City of Sparks Sphere of Influence Plan for Spanish Springs, Nevada, as shown on Plate VII-A.

The Kiley Ranch is a proposed multi-usage development which includes single family, multi-family, business park, townhouses, and recreational facilities, see Plate VII-B.

The purpose of this traffic study is to address the following issues:

- Review the Regional Transportation Commission (RTC) of Washoe County Spanish Springs/Warm Springs/Vistas Transportation Analysis, November 1991, hereinafter referred to as the RTC Transportation Analysis, with regard to the proposed lane configuration for the roadway network within the subject development.
- Utilizing the RTC MINUPT traffic projection model identify what portion of the buildout traffic is associated with the Kiley Ranch.
- Identify stage construction of the primary roadway network within the subject project, specifically:
Vista Boulevard
Sparks Boulevard
Los Altos Parkway

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- Identify primary intersections on the roadway network for access to the proposed development
- Identify minor intersections on the roadway network for access to the proposed development

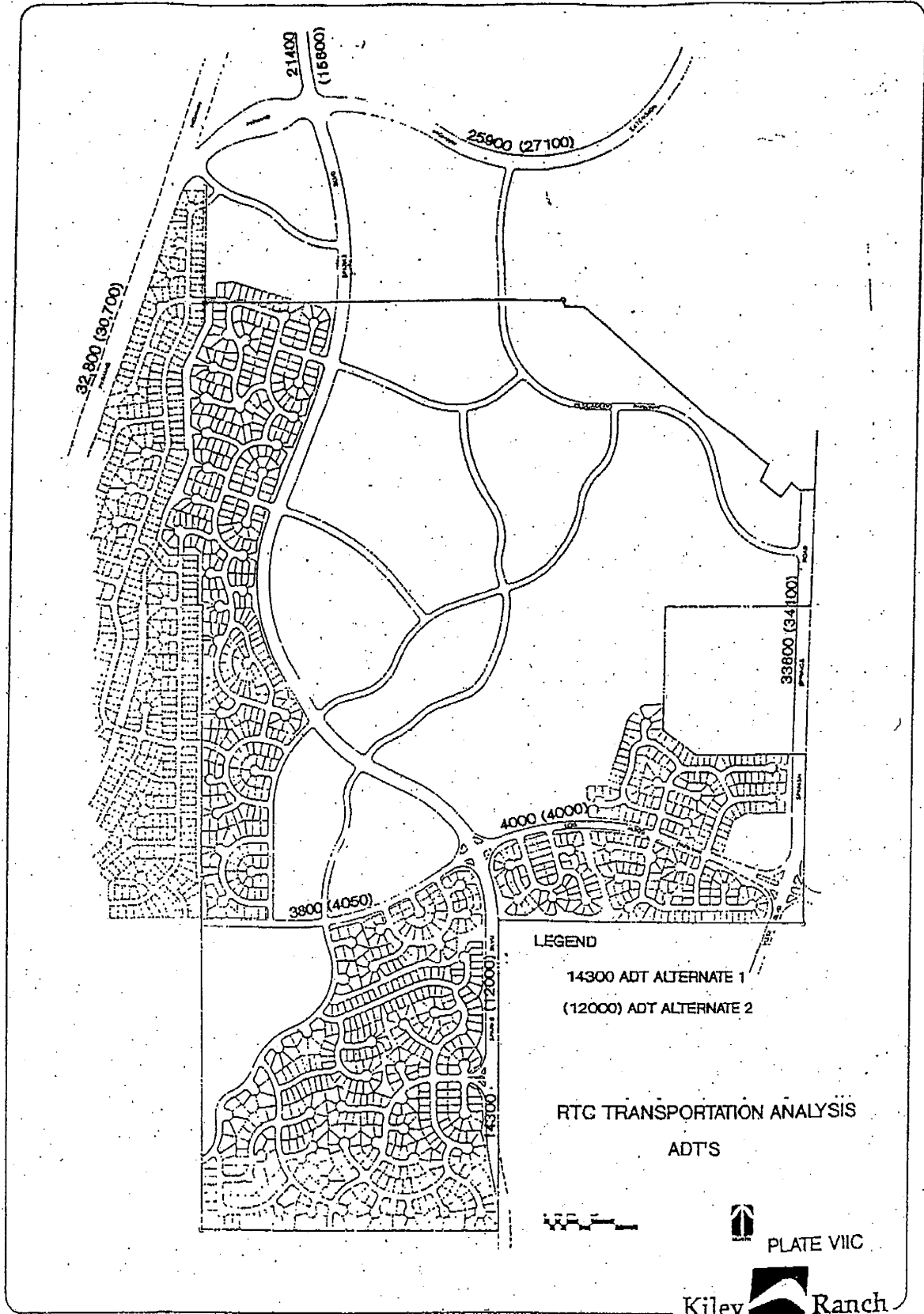
b. Project Traffic/Recommendations

The RTC Transportation Analysis reviewed two alternates for buildout of the Spanish Springs Valley as they relate to the proposed transportation network. The methodology for the transportation analysis was to utilize the RTC MINUPT traffic model to project average daily traffic volumes on the transportation networks. Utilizing the projected traffic volumes, recommended lane configurations were presented within the report for the roadway network within Spanish Springs Valley. Plates VII C & D show a summary from the RTC Transportation Analysis of the average daily traffic and recommended lane configurations of the roadway network within Kiley Ranch. It should be noted that upon review of the study, that portion of Sparks Boulevard north of Disc shall have an ultimate lane configuration of four (4) lanes not six (6). This was confirmed with the RTC during this traffic study. See SEA letter dated November 4, 1992 in the appendix.

In order to identify what initial improvements will be necessary with the development of the Kiley Ranch, the RTC was contacted with regard to running their MINUPT traffic model for the following conditions:

1. Existing Conditions
2. Assume complete buildout of the Southern Development Division of the Kiley Ranch
3. No other proposed developments have occurred.

SEA coordinated with the RTC staff with regard to providing proposed development parameters such as land usage and variables for each of the traffic analysis zones (TAZ's) within the Kiley Ranch. Specifically, the traffic zones affected were 411, 447, and 449, see Plate VII-E. The development parameters provided for each of the traffic zones are shown in Table VII-1. Projected ADT and peak hour traffic per TAZ is shown in Table VII-2.



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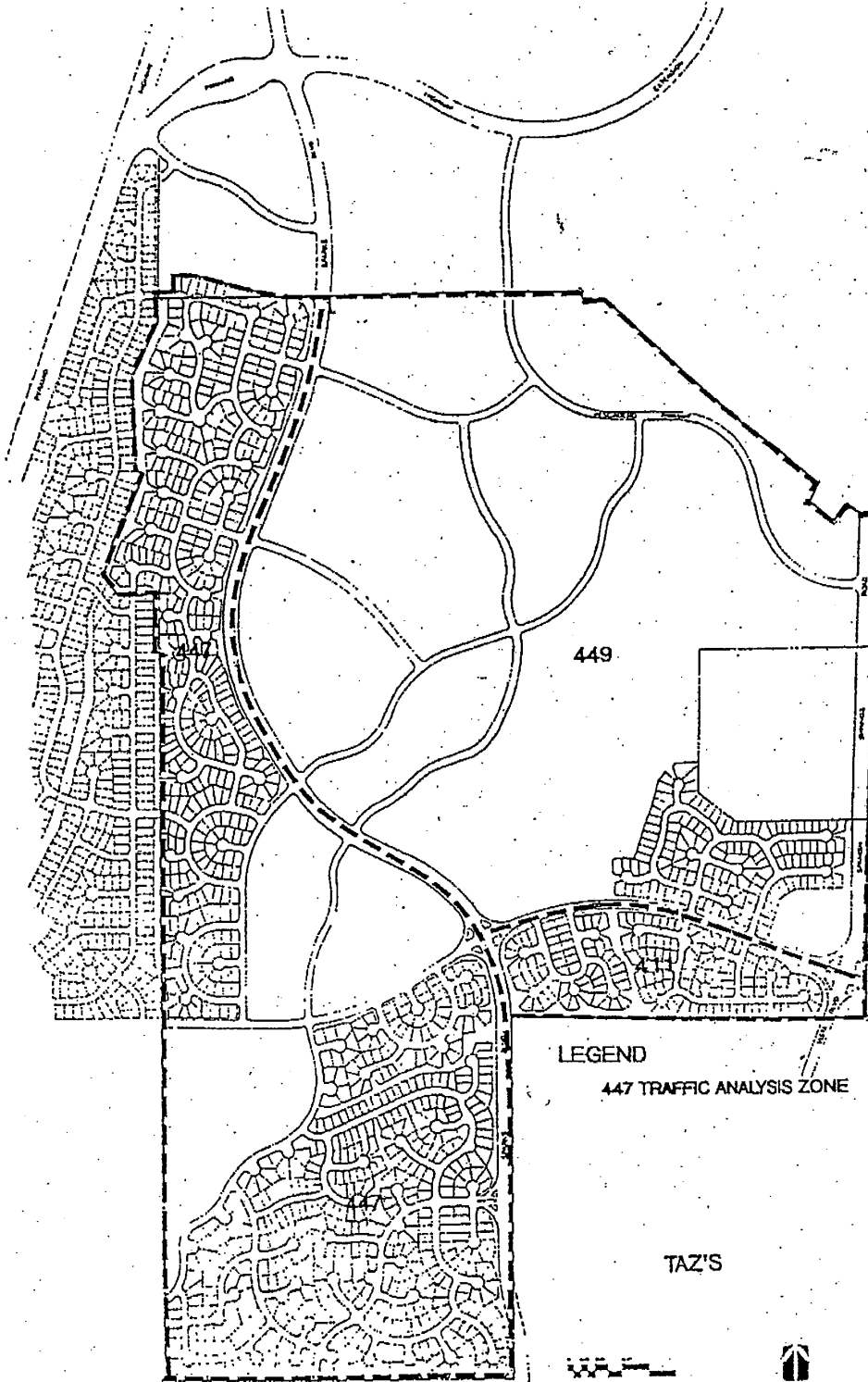


PLATE VIIE

Kiley  Ranch



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**TABLE VII-1
DEVELOPMENT PARAMETERS**

Traffic Zone	Land Use	Variable
411	Single Family	156 units
447	Single Family	907 units
	Townhouses	150 units
449	Single Family	134 units
	Multi Family	810 units
	Business Park ¹	3624 employees
	Townhouses	154 units

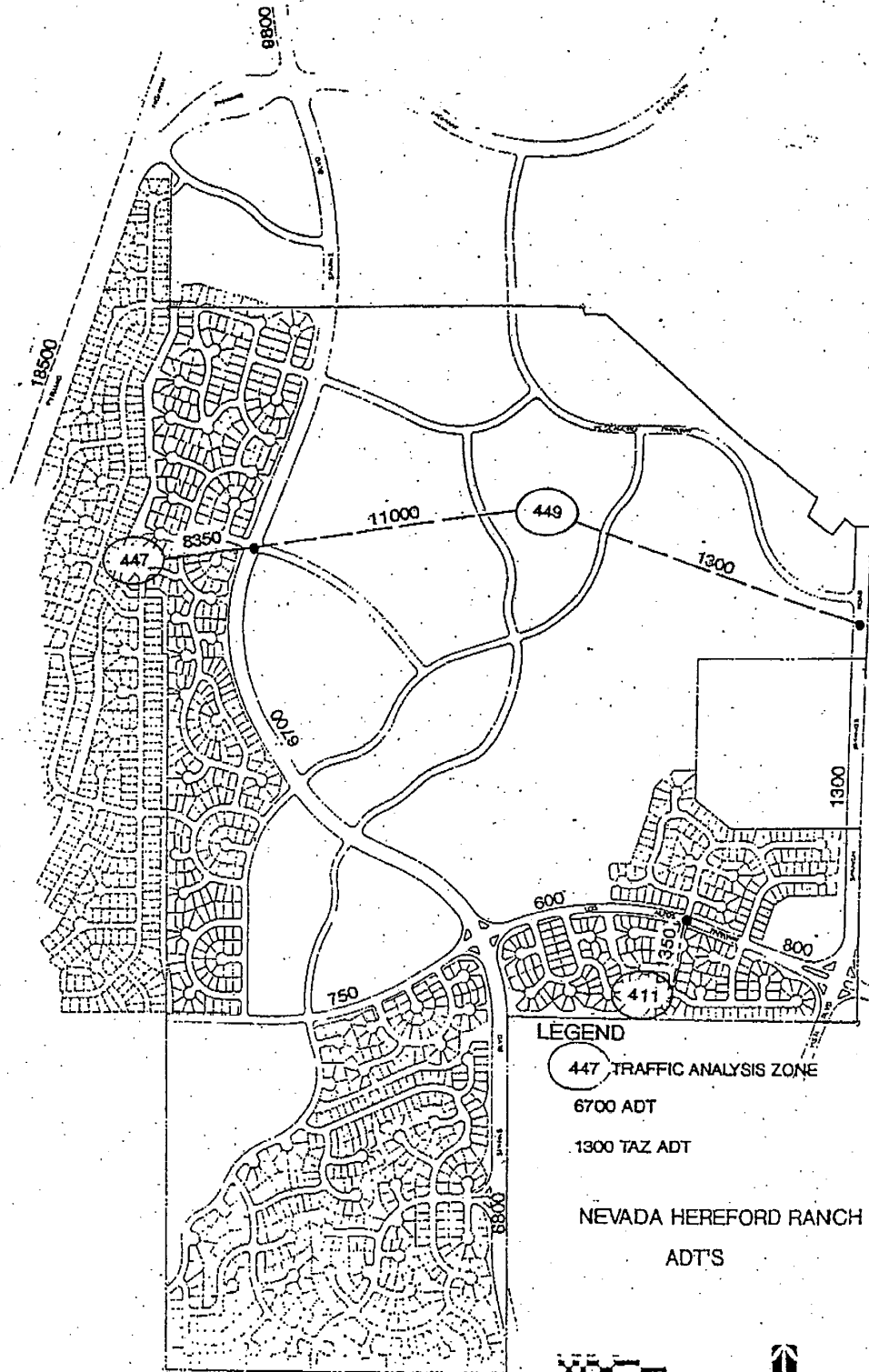
¹ Per RTC, Variable based upon 30.1 employees per acre, 121 total acres.

**TABLE VII-2
PROJECT TRAFFIC**

Traffic Zone	Land Use	Variable	ADT	Peak Hour			
				AM		PM	
				In	Out	In	Out
411	Single Family	156 units	1555	31	88	103	58
447	Single Family	907 units	8304	156	442	548	296
	Townhouses	150 units	920	12	59	57	30
449	Single Family	134 units	1351	27	77	90	51
	Multi Family	810 units	5259	68	333	302	142
	Business Park ¹	3642 employees	8994	1747	308	224	794
	Townhouses	154 units	940	12	60	59	30

¹ Per RTC, Variable based upon 30.1 employees per acre, 121 total acres.

The RTC ran their MINUPT traffic model which produced average ADT's on the roadway network within the Kiley Ranch as shown on Plate VII-F. These ADT's represent the magnitude of traffic which could be anticipated assuming buildout of the Southern Development Division of the Kiley Ranch under current conditions.



LEGEND

447 TRAFFIC ANALYSIS ZONE

6700 ADT

1300 TAZ ADT

NEVADA HEREFORD RANCH
ADT'S



PLATE VIII F

Kiley



Ranch



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Table VII-3 has been reproduced from the RTC Transportation Analysis Report and shows segment level of service versus ADT. Reviewing the projected average daily traffic with just the Kiley Ranch on line, it is evident that only two lanes need be constructed on each of the primary roadways, specifically Sparks Boulevard, Spanish Springs Road, and Los Altos within the proposed development. As additional developments are developed within the Spanish Springs Valley and traffic numbers increase to the point that the roadway needs to be widened, then those improvements would be made at that time. Table VII-4 shows a summary of the roadway segments, the projected average daily traffic as reported in the RTC Transportation Analysis Report, projected ADT's associated with the Kiley Ranch, proposed lane configuration, and recommended stage construction lane configuration.

**TABLE VII-3
SEGMENT LEVEL OF SERVICE**

Roadway Segment	Number of Lanes	Level of Service	
		ADT	ADT
Major Arterial	2	12,080	13,600
	4	24,170	27,210
	6	36,250	40,810
Minor Arterial	2	10,830	12,190
	4	21,670	24,370
	6	32,500	36,560
Collector	2	9,580	10,780

**TABLE VII-4
ROADWAY SEGMENTS : LANE CONFIGURATION**

Roadway Segment	ADT	Lane Configuration	
	Buildout	Interim	Stage 1 Construction
Sparks Blvd (Disc Northward)	12,000 to 21,400	6,800 to 9,800	4
Spanish Springs Road	33,700 to 34,300	1,300 to 2,300	6
Los Altos	3,800 to 4,000	600 to 800	2 ¹

¹ Right-of-way for 4 lanes, construct only 2 lanes.

² Kiley Ranch Development Staged Construction (Refer to Section VIII, Utilities/Infrastructures and Services Phasing Plan)





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Plate VII-G shows projected traffic volumes for the various land uses as well as identification of the primary and minor intersections. Based upon the projected ADT's on the primary roadway network and the projected project traffic, the following recommendations are made with regards to the roadway network within the Kiley Ranch, Southern Development Division.

Sparks Boulevard (North of Disc)

A. Stage construction (Refer to Section VIII, Infrastructure Phasing Plan)

1. 2 thru-lanes (1 in each direction)
2. Left turn pockets at all intersections
3. Dedicate ultimate right-of-way.

B. Ultimate Lane Configuration

1. 4 thru-lanes (2 in each direction)
2. Left turn pockets at all intersections.
3. Adequate right-of-way to accommodate acceleration/deceleration lanes at primary intersections
4. Free right turns on all four quadrants at the Los Altos Parkway intersection.
5. Allow full movements at all primary intersections.
6. Minor intersection may have to have some restricted movements in the future, subject to actual traffic movements and reevaluation.
7. Raised median.

Los Altos Parkway

1. Right-of-way for 4 thru-lanes
2. Construct 2 thru-lanes
3. Construct continuous dual left turn lane
4. Full movements at all intersections with the exception that the two intersections (one east, one west) closest to Sparks Boulevard may have to restrict some movements in the future, subject to actual traffic volumes.

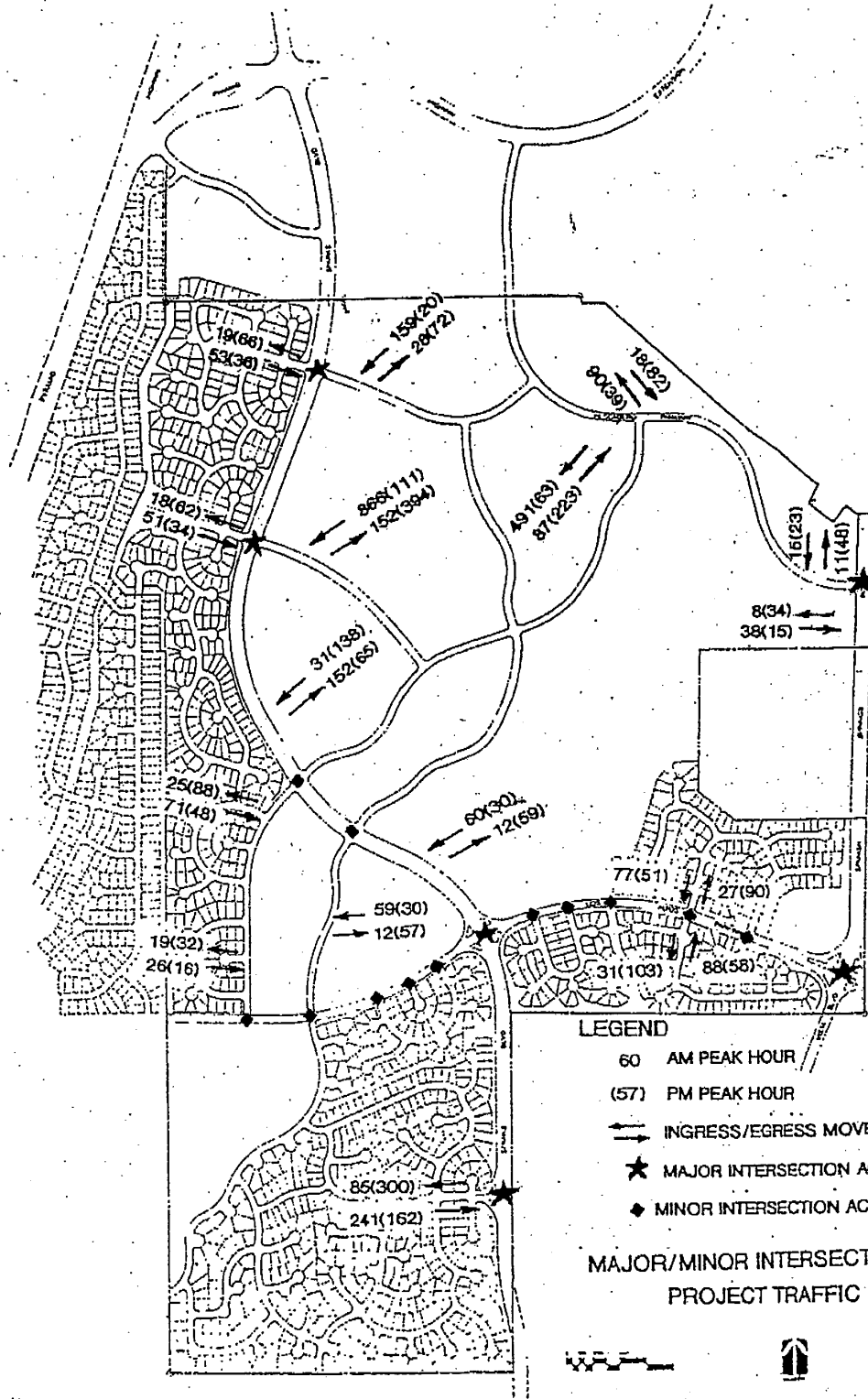


PLATE VIIG



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Vista Boulevard

Staged Construction: (Refer to Section VIII, Utilities/Infrastructure and Services Phasing Plan)

1. 2 thru-lanes
2. Right-of-way for 6 lanes
3. Left turn pockets at all intersections
4. Initially, allow full movements at all intersections. As traffic increases some movements may have to be restricted or intersections signalized.

B. DRAINAGE MASTER PLAN/FLOOD CONTROL/WETLANDS

Amendment #1

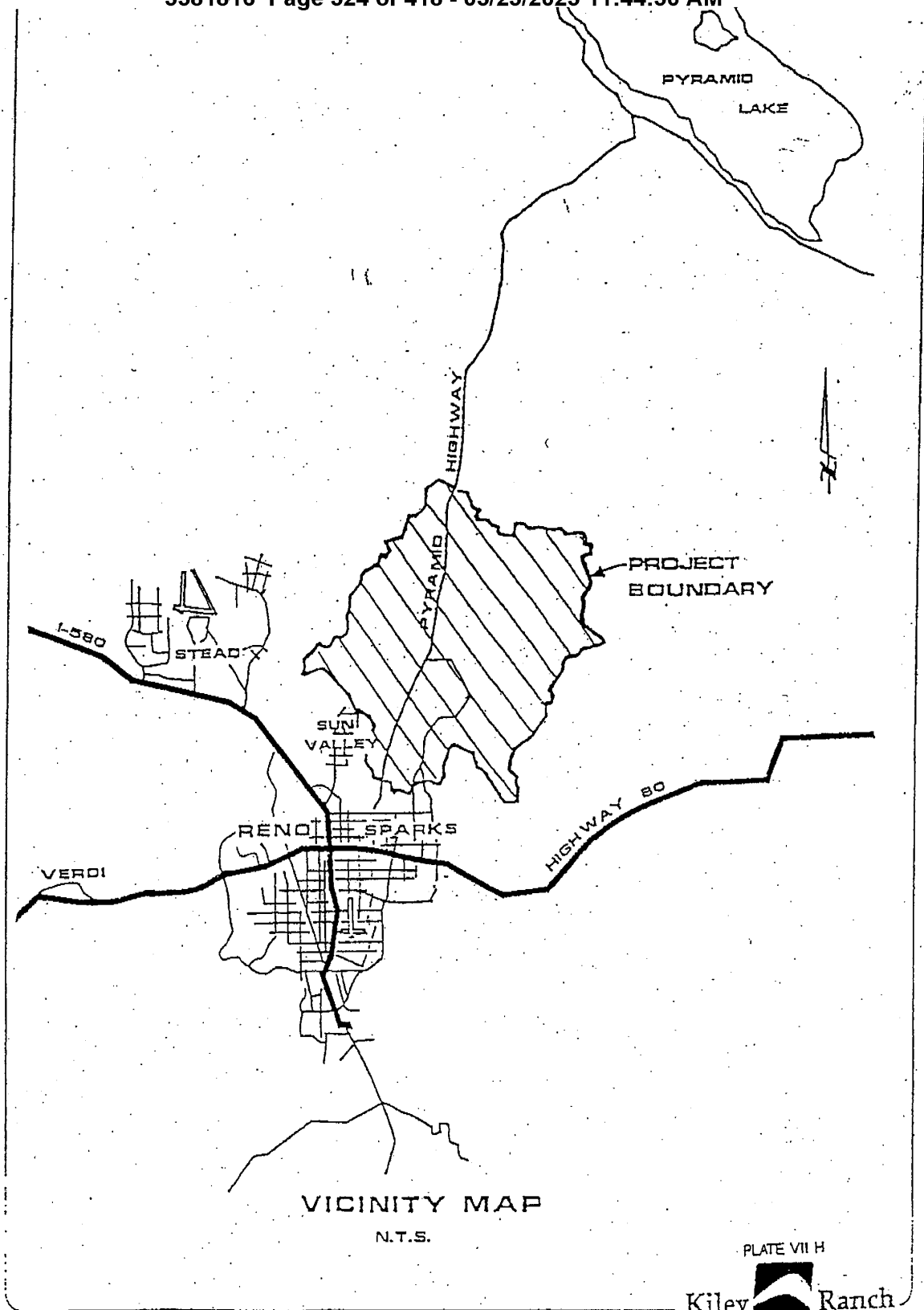
The original Drainage Master Plan/Flood Control/Wetlands section remains valid with Amendment #1. Only technical changes and clarifications are included. As of the preparation of Amendment #1 there still has not been a decision made on alternative A or B for flood control. The County is still anticipating construction of Boneyard Flat, however no financing proposal has been made to accomplish this construction. Based on hydrology studies done at the time of preparation of Amendment #1, a decision will need to be made in the very near future given approved projects above the dam and their impact on the flood pool at buildout.

Goal: To protect the wetland areas as a natural & scenic resource devoted to open space use that is owned or controlled by public agencies, consistent with Nevada State Assembly Bill # 685 approved July 5, 1991, and enhance these wetland areas by integrating them with the flood control detention for ground water recharge.

1. Introduction, Purpose & Scope

The current master plan for the Northern Sparks Sphere of Influence varies significantly from the Washoe County Area Plan for Spanish Springs used in the 1990 Nimbus Study. The Nimbus Study provided the basis for drainage design in the basin. To update this basis, a Drainage Master Plan for Spanish Springs Valley was prepared to evaluate the impacts of ultimate development on the drainage within and discharging from the Spanish Springs area. (Refer to Plate VII-H) The purpose of the Drainage Master Plan was to:

1. Provide recommendations for the implementation of flood control measures that will allow orderly development of the area to occur while containing flood flows within the area and causing no



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significant increase in peak flood flows discharging from the area into Sparks (856 cfs at Shadow Lane per the 1990 Nimbus Study).

2. Evaluate the performance of several flood control facility alternatives under the ultimate development conditions as proposed by the Northern Sparks Sphere of Influence Plan. Refer to Plate VII-I.
3. Make recommendations for flood control improvements within the Spanish Springs Valley area.

The scope of work included in the Drainage Master Plan consisted of the following tasks:

a. Research

Review the 1990 Nimbus Study in detail to fully understand the hydrologic computer model developed by that study, the assumptions utilized in forming the basis for the future conditions computer model and the recommendations of the study.

Review the April 1991 Washoe County Flood Control Master Plan Concept Level Report, prepared by Kennedy/Jenks/Chilton, to identify their recommended improvements.

b. Flood Control

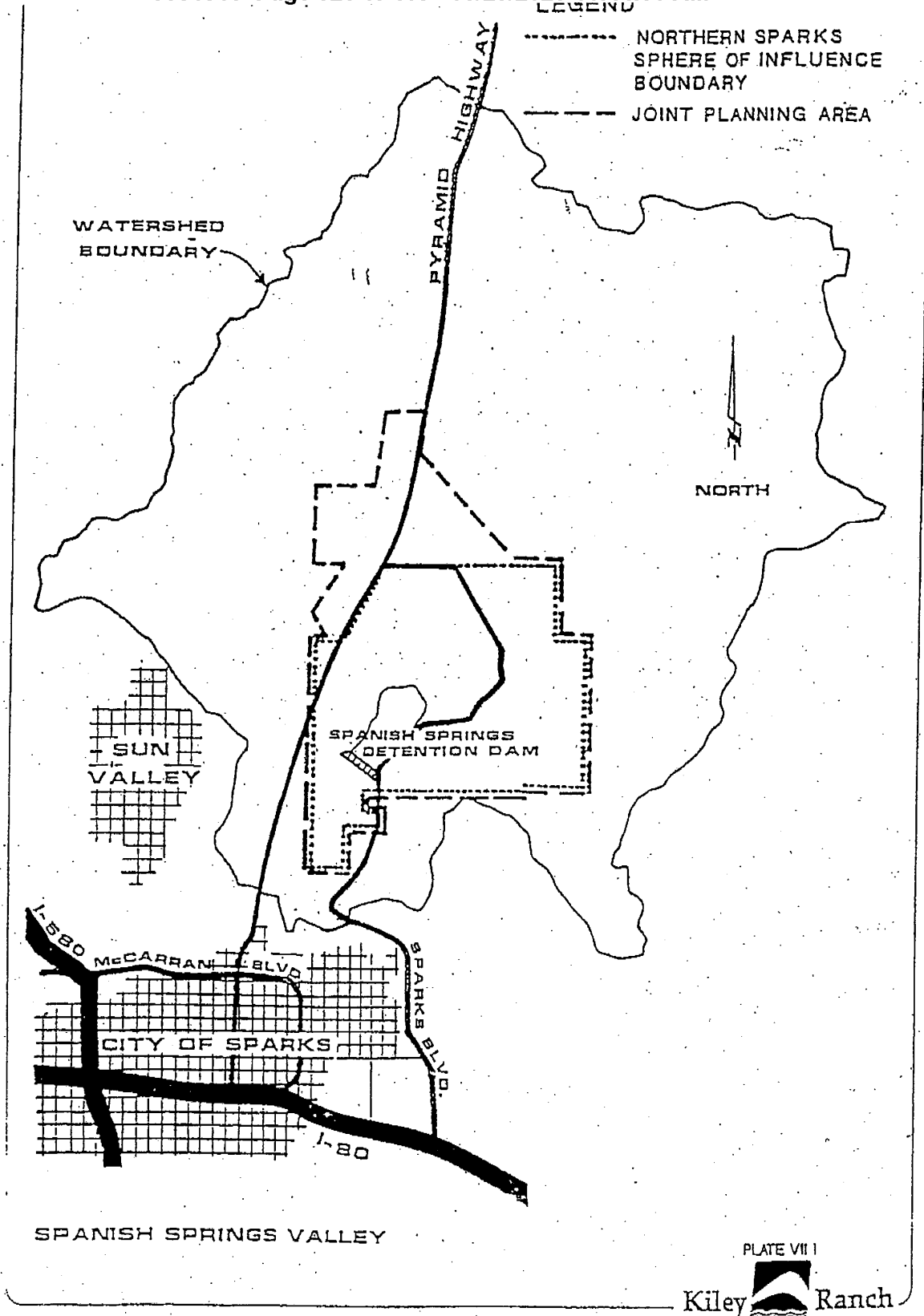
Select flood control improvements from the 1990 Nimbus Study, December 1990, and the Kennedy/Jenks/Chilton report, April 1991, that are compatible with additional storm drain improvements utilizing detention, retention, and diversion concepts.

c. Hydrologic Analysis

Modify the future development computer model used in the 1990 Nimbus Study and adopted by FEMA to reflect the ultimate development proposed for the Spanish Springs Valley. Develop flood control alternatives by adding the proposed flood control improvements individually and in combination to the modified Nimbus computer model, including modifications to the Spanish Springs Detention Facility where appropriate, with the intent to utilize fully the capacity of the Spanish Springs Detention Facility and to not substantially exceed the peak flow discharged into Sparks under existing (1991) conditions. This flow was identified as 856 cfs at Shadow Lane.

LEGEND

- NORTHERN SPARKS
SPHERE OF INFLUENCE
BOUNDARY
- JOINT PLANNING AREA



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d. **Recommendations**

Analyze the various alternatives with regard to relative performance, cost of improvements, and compatibility with development concepts. Develop recommendations for one or more infrastructure plans to be incorporated as the Washoe County Flood Control Master Plan for this area.

2. **Design Criteria/Constraints**

"Spanish Springs Flood Control Alternatives", Nimbus Engineers, December 1990

The hydrologic model used in the 1990 Nimbus Study was developed by Boyle Engineering for The Federal Emergency Management Agency (FEMA) and later revised by Nimbus Engineers for an appeal of the Boyle hydrology by the City of Sparks. The Federal Emergency Management Agency approved the revised model and it is currently the accepted hydrology for this area. The revised model was further refined for the 1990 Nimbus Study to include the Spanish Springs Detention Facility built in 1989 and other miscellaneous modifications to provide a greater level of detail. This model identified as the "1990 Nimbus Computer Model" is the base model which was modified with additional flood control improvements to develop the alternates. The 1990 Nimbus Computer Model is the base datum by which all Alternatives were compared.

Kennedy/Jenks/Chilton Report Modifications

The Kennedy/Jenks/Chilton report is a conceptual plan for the County, however, it concurred with the 1990 Nimbus Study Recommendations No. 1 and 4 for the Spanish Springs Valley.

Northern Sparks Sphere of Influence Master Plan

The Sphere of Influence Master Plan recognizes the opportunity to preserve open space for recreation and wildlife habitat preservation purposes, and has, therefore, incorporated in the proposed land use plan wide, open space corridors within existing floodplain and wetlands areas for the purpose of conveying storm water through the valley during periods of high runoff. The wide corridors will allow flood flows to spread out at a shallow depth, reducing the flow velocity and therefore the erosion potential of the flood. This concept also creates storage volume for the flood wave, attenuating the peak rate of flow at points downstream. It was the intent of the study to develop flood control recommendations consistent with the concepts presented in the Sphere of Influence Master Plan.

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3. Hydrologic Analysis

The allowable peak flow entering Sparks from Spanish Springs Valley and the design of the Spanish Springs Detention Facility capacity is based upon existing development (1990) within the watershed and does not include any additional channelization. This condition is the basis of the 1990 Nimbus Study. As a result, new development could not occur within the watershed without the need for additional drainage improvements.

New development upstream of the Spanish Springs Detention Facility would result in small increases in the peak flow up to a point where the Spanish Springs Detention Facility spillway is crested. Whereas new development downstream of the Spanish Springs Detention Facility would result in increases in the peak flow at Shadow Lane.

In order to mitigate the ultimate development both upstream and downstream of the Spanish Springs Detention Facility additional flood control improvements than those identified in the 1990 Nimbus Study were selected for analysis. Basin lag times and impervious cover percentages were adjusted to reflect full development. All alternatives analyzed in the Drainage Master Plan include full channelization conforming to the 1990 Nimbus Study recommendations.

Based upon extensive research of existing studies and additional hydraulic analysis, two primary alternates were identified.

- Alternate A: Boneyard Flat Retention
- Alternate B: Spanish Springs Drainage

a. Alternate A: Boneyard Flat Retention

Alternate A (see Plate VII-J) includes the diversion of a portion of the Spanish Springs Valley drainage basin (drainage basins 1, 2, 3, 4, 5, 6, and portions of 7, and 8) to Boneyard Flats. Flood control improvements include:

- Full channelization within Spanish Springs Valley
- Boneyard Flat diversion channels.
- Providing detention facilities downstream (drainage basins 27 and 29A) of the Spanish Springs Detention Dam.

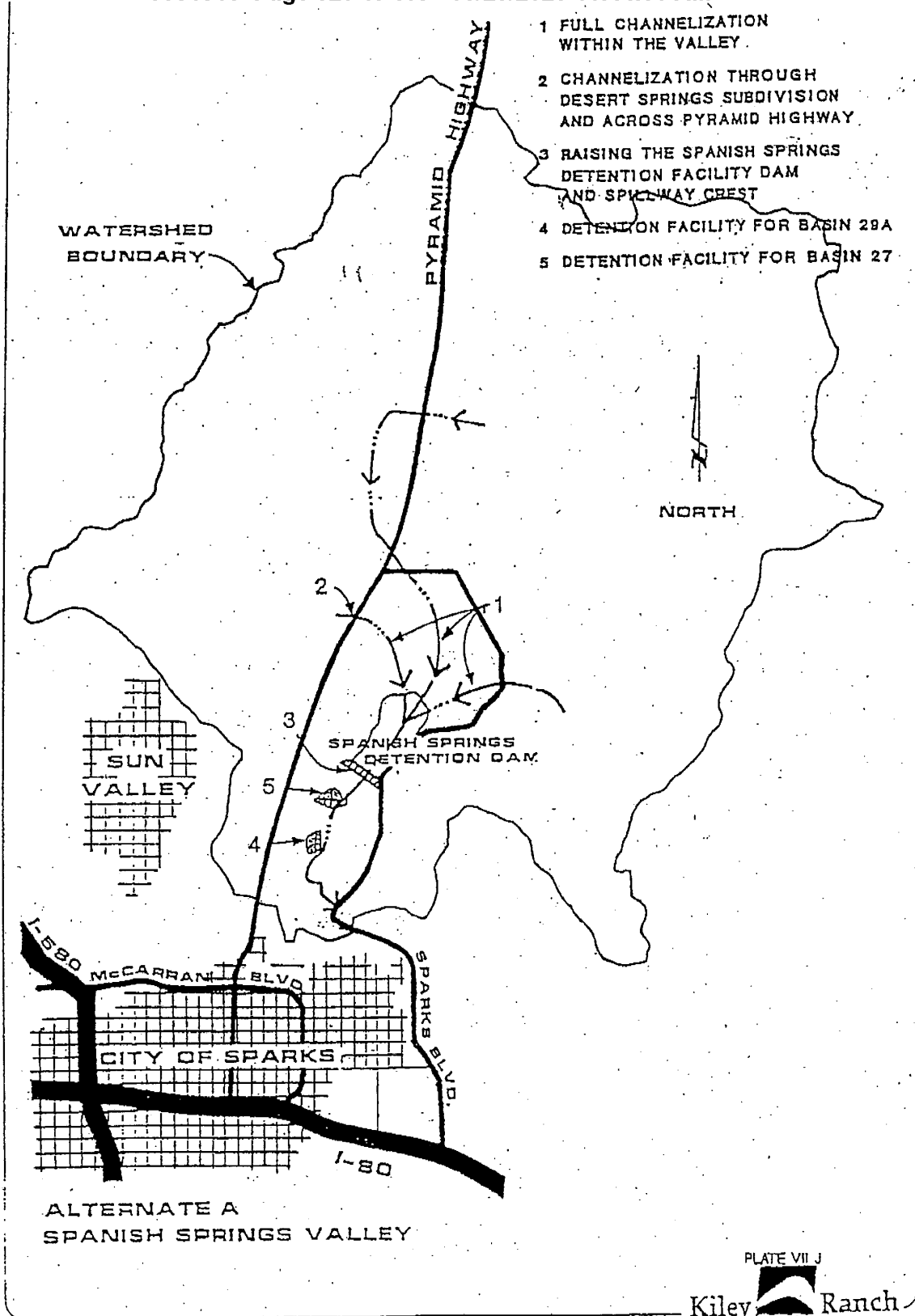


PLATE VII J

Kiley Ranch



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Alternate B (see Plate VII-K) accommodates all drainage under ultimate development within Spanish Springs Valley under current drainage patterns. Flood control improvements include:

- Full channelization within Spanish Springs Valley
- Raising the Spanish Springs Detention Dam and spillway crest 1.3 feet to provide additional storage.
- Restricting the Spanish Springs Detention Dam outlet with 18-inch restrictor plates.
- Providing detention facilities downstream (drainage basins 27 and 29A) of the Spanish Springs Detention Dam.

c. Southern Development Division

As of the time of submittal for planned development approval of the Southern Development Division, the selection of Alternate A or B has not been made. Whether Alternate A or B is eventually selected has little affect on the Southern Development Division, because detention south of the dam is required for either alternative.

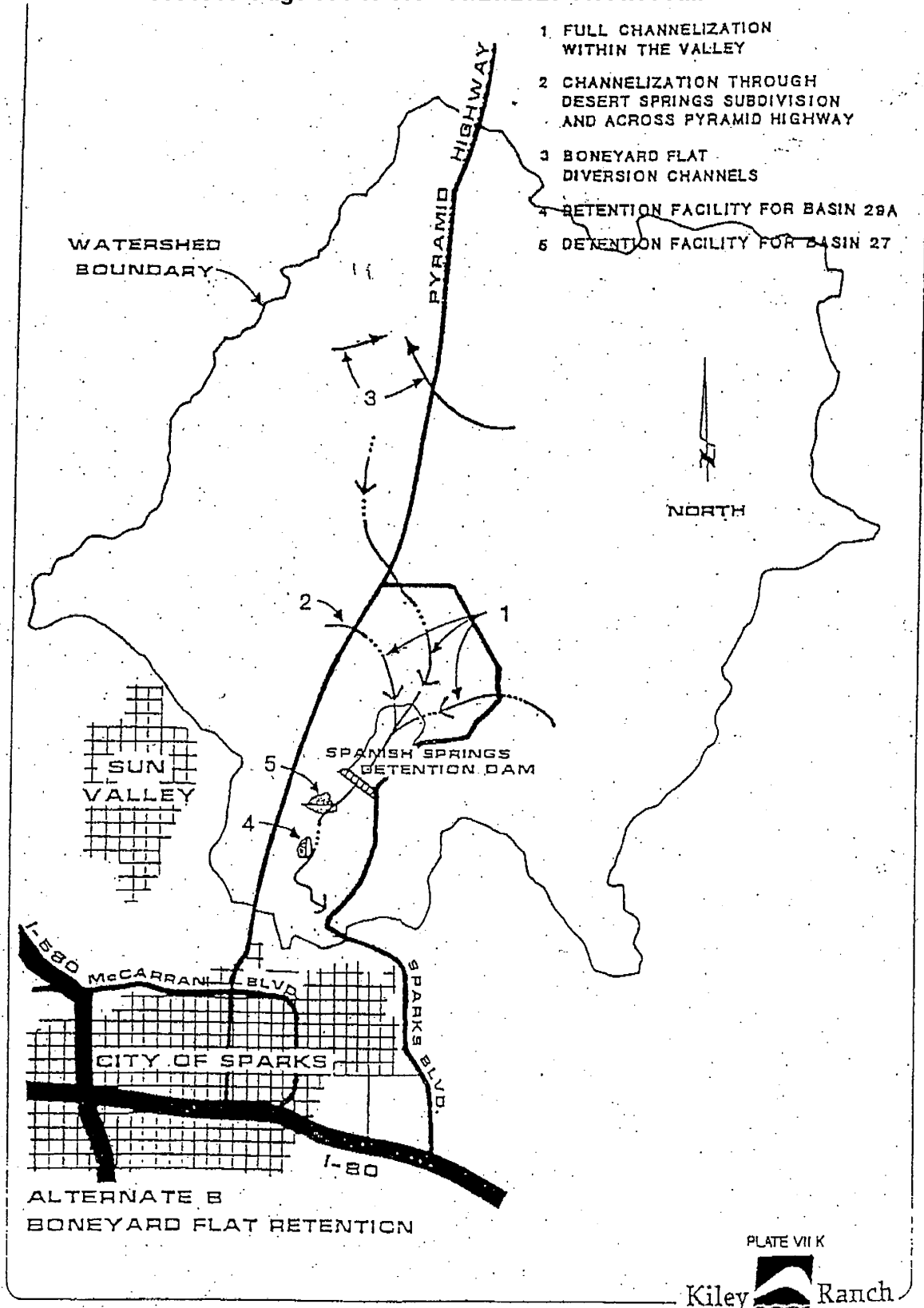
d. Revised Basin Detention

Both alternatives require the detention of Basin 27L and 29A. Based on the delineated wetlands (Refer to Wetlands Section) it appears that detention of Basin 28B would be more advantageous to long term preservation of the delineated wetlands. Therefore, this Southern Development Division application proposes modifying the drainage master plan to substitute Basin 28B for a portion of Basin 27L. The revised master plan would then require detention of Basin 29A, 28B and a portion of 27L. A revised HEC 1 analysis is included in the City of Sparks Master Hydrology Model to illustrate the effect of this change.

e. Phased Improvements

Based on a preliminary analysis, development of Phase I and II can utilize the existing natural 200 acre detention area noted in the Nimbus 1990 study. This area is currently located totally within the Southern Development Division. (Refer to Infrastructure Phasing).

Based on existing (1991) conditions above and below the Spanish Springs Detention Dam and by utilizing the restrictor plates on the dam outlet structure, Phase I and II can be constructed while maintaining a lower peak



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flow rate at Shadow Lane than was identified by the Nimbus Report for existing (1991) conditions. A HEC 1 analysis is included in the City of Sparks Master Hydrology Model.

Construction of one of the proposed detention facilities for Basin 29A or 28B will likely be required in conjunction with development of Phase III. The results of a detailed drainage study will determine the timing of both of these future detention facilities. It is assumed at this point that construction of the second detention facility will be deferred until later phases of the proposed development.

This area is currently located totally within the Southern Development Division. (Refer to Infrastructure Phasing).

Based on existing (1991) conditions above and below the Spanish Springs Detention Dam and by utilizing the restrictor plates on the dam outlet structure, Phase I and II can be constructed while maintaining a lower peak flow rate at Shadow Lane than was identified by the Nimbus Report for existing (1991) conditions. A HEC 1 analysis is included in the City of Sparks Master Hydrology Model.

Construction of one of the proposed detention facilities for Basin 29A or 28B will likely be required in conjunction with development of Phase III. The results of a detailed drainage study will determine the timing of both of these future detention facilities. It is assumed at this point that construction of the second detention facility will be deferred until later phases of the proposed development.

4. 100-Year flood Plain/Flood Control

a. Flood Plain Basis

The approximate current 100-year flood plain is noted in Exhibit Four. This is based on the 1990 Nimbus report. The water surface elevations were established at each cross section noted assuming Alternative B was utilized from the master plan (refer to drainage master plan section). The currently accepted FEMA flood plain study for this search does not include water surface elevations, so they were calculated utilizing the HEC 1 data contained in the accepted FEMA study. These elevations were then interpolated utilizing the four foot interval topography available and illustrated on Plate VII-L.



Kiley



Ranch



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b. Proposed Improvements

The majority of the existing flood plain shall remain undisturbed by development of the Southern Development Division. The one exception is the area scheduled for filling and noted on Plate VII-L. This area shall be filled with material from the south knoll just north of the fill area.

A detailed drainage study shall be prepared to meet current requirements for a FEMA map amendment. Preliminary approval shall be obtained from FEMA for a Letter of Map Revision L.O.M.R. prior to commencing any filling of this area. Other channel improvements and detention improvements shall be incorporated into this detailed drainage study. Once the improvements are made, a letter of map revision shall be obtained prior to development of this fill area.

c. Phased Improvements

Channelization and flood plain improvements shall be staged over time. As noted in the drawings section, initial development of Phase I and II of the Southern Development Division shall utilize the existing 200 acre natural detention basin located at the southern end of the Southern Development Division. At the time Phase III development occurs, one of the detention facilities shall also have to be constructed simultaneously. (Refer to infrastructure phasing plan)

Which detention facility shall be constructed first shall be determined by the detailed drainage study. The second detention shall be constructed when additional development requires it based on the detailed drainage study. Based on the findings of the drainage master plan, these two detention facilities combined with channelization improvements noted on Exhibit Four, shall permit full development of the Southern Development Division as noted in this planned development submittal.

5. Wetlands Delineation

The U.S. Army Corps of Engineers concurred with the Huffman & Associates, Inc. wetlands delineation on May 4, 1992. (Refer to following letter). The following summarizes the background, methods, and findings of the delineation as reported by Huffman & Associates, Inc. in their April, 1992 report.

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a. **Background**

The 700-acre study area has been subject to flood irrigation practices for over 100 years. (Refer to Plate VII-L). As a result, a significant portion of the study area is dominated by hydrophytic vegetation typically found in wetlands. The Orr Ditch, which diverts irrigation water from the Truckee River, provides irrigation water to the study area through gated outlets on and immediately adjacent to the property. In addition, Orr Ditch tail water from upstream users is also utilized for flood irrigation purposes. Irrigation on the ranch is accomplished through a combination of irrigation and drainage ditches, berms, and diversion structures. Irrigation water is normally diverted into the Orr Ditch from the Truckee River between April and December. If a water user does not choose to receive irrigation water, it will not be diverted from the Truckee River.

In 1989, the City of Sparks constructed a flood retention dam along the northeast boundary of the study area. The dam filled approximately 1.2 acres of wetlands (Corps of Engineers' estimate) and was authorized under Nationwide Permit by the Sacramento District in May 1988 (PDN 88-005).

The Corps of Engineers (the "Corps") are responsible for administering Section 404 of the Clean Water Act which requires that a permit be obtained prior to discharging dredged or fill material into waters of the United States, including wetlands. The preamble to the Corps' regulations (33 CFR 320-330) states that "artificially irrigated areas which would revert to upland if the irrigation ceased," are not normally considered to be waters of the United States. This policy is further clarified in Sacramento District Office Memorandum 1145-2.4. This poses the question of which areas exhibiting wetland characteristics would do so whether or not irrigation water is applied, and which would not, absent the influence of irrigation.

The "Corps of Engineers Wetland Delineation Manual", 1987¹ sets forth a multi-parameter delineation methodology. This methodology relies on the vegetation, soils, and hydrology characteristics of a site in making delineations. In attempting to delineate areas known to be subject to irrigation, one must be careful to account for irrigation-induced biases. The vegetation parameter can be highly biased by irrigation. The hydrology parameter is inherently biased by irrigation. Soils typically develop their morphological characteristics over hundreds of years, be they hydric or non-hydric characteristics. Furthermore, when the hydrology is subsequently modified, those morphological characteristics persist.



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b. Methods and Materials

This study involved a detailed examination of the vegetation, soils, hydrology characteristics of the study area. The "Corps of Engineers Wetland Delineation Manual", was used as the standard for determining whether a specific area is a wetland.

Corps of Engineers regulations (33 CFR 328) were used to determine the presence or absence of waters of the United States, other than waters. The "Soil Survey of Washoe County, Nevada, South Part"² was used to determine the soil types found within the study area. "Hydric Soils of the United States"³ was used to determine whether a mapped soil is a listed hydric soil. The "National List of Plant Species That Occur in Wetlands" Intermountain (Region 8)"⁴ was used to determine the indicator status of various plant species.

Detailed field delineations were conducted April 1-2, 1992. This period of time was selected to correspond with the early portion of the growing season, and also a period prior to any irrigation activities on the property. A color infra-red aerial photograph (1" = 200') flown March 11, 1992 was used as a base map for our delineation.

Three soil pit transects, running perpendicular to the flow pattern, were excavated. The test pits along each transect were 100 feet apart, and were excavated by a backhoe to a depth of approximately three feet. A total of 60 backhoe pits were excavated along the transects. Five additional backhoe test pits were excavated in areas where topography and vegetation suggested that wetlands may exist. A separate document shows our delineation map of the property which includes the location of transects and test pits.

- ¹ Department of the Army, Corps of Engineers, Environmental Laboratory. 1987. Corps of engineers Wetlands Delineation Manual Technical Report Y-87-1. Final Report
- ² U.S. Department of Agriculture, Soil Conservation Service. 1980. Soil Survey of Washoe County, Nevada, South Park.
- ³ U.S. Department of Agriculture, Soil Conservation Service. 1988. Hydric Soils of the United States.
- ⁴ Reed, P.B., Jr. 1988. National List of Plant Species That Occur in Wetlands: Intermountain (Region 8). U.S. Fish Wildlife Serv. Biol. Rep. 88(26,8).

c. Conclusions

Our determination as to whether a specific sample location was a wetland was based primarily on the hydrology parameter. It is our opinion that the hydrology parameter is the most reliable indicator of existing conditions in the study area. We deliberately timed our delineation very early in the growing season to observe optimum groundwater conditions without the



influence of flood irrigation. It is also our opinion that the vegetation and soils parameters do not reliably reflect existing conditions within the study area for the following reasons.

1. Flood-irrigation over the past 100 years has resulted in the presence of wetland dominated plant communities in a significant portion of the study area.
2. Iron mottles and oxidized rhizospheres often develop in the upper part of the soil profile in response to prolonged flood irrigation.
3. Hydric soil morphological characteristics are typically developed over hundreds of years. Hydrologic modifications in the study area may have resulted in the drying of these hydric soils although their morphological characteristics are still present.
4. Experience has shown that there are mapping inaccuracies in the Washoe County soil survey.

Exhibit One shows the extent of wetlands within the study area. The delineated wetland area generally coincides with the Hapaquoll mapping unit identified. A histic epipedon is present in areas where test pits were excavated. The dominant species within the wetland are bulrush and cattail. Inflow into the wetland is governed by gated structures. The downstream end of the wetland is bermed and gated, allowing for control of impounded water.

Our field investigations identified one drainage as waters of the United States (other than wetlands). The drainage channel generally flows from north to south, and carries Orr Ditch tail water during the irrigation season and surface water during the after runoff events. Although this drainage was constructed early this century and contains numerous weirs and control gates, it conveys natural runoff to the Truckee River. The channelization of the flow pattern through the study area may have resulted in the conversion of wetlands to uplands in certain areas.

Virtually all normal runoff can be contained within the drainage which traverses the study area. Current irrigation practices include diversion of water from the drainage for irrigation purposes. The area delineated as wetlands in a separate document receives water diverted from the drainage. The wetland area could be reduced in the future if diversion of water is curtailed.

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d. **Future Corps of Engineers review**

The proposed Southern Development Division Plan anticipates retaining the 66 acres of delineated wetlands as is. However, there is a minor road crossing planned, as well as crossings and revisions to the North Truckee Drain. These crossings and revisions will be permitted by the Corps prior to construction activities.

C. WILDLIFE

Goal: To protect natural wildlife habitats as much as practical and use these areas as a focal point for the community.

The wetland and riparian areas provide habitat for game birds and small non-game species.

Wetland areas shall be incorporated into the open space/drainageways which form a centrally focused community corridor. Use of the open space for drainageways and flood detention shall encourage riparian vegetation habitats.

**SECTION VIII - UTILITIES/INFRASTRUCTURE & SERVICES PHASING PLAN****A. PHASE I****1. Sanitary Sewer****Service Line Facilities**

The first phase of the Southern Development Division shall utilize capacity in the existing 10" sewer draining from northeast to southwest through the Southern Development Division. It shall also utilize the existing 8" line stubbed to the south property line in the existing Sparks Boulevard roadway. The existing 8" line shall be extended up the proposed Sparks Boulevard right of way, to serve the single-family neighborhoods in Phase I-B. Additional 8" lines shall be extended off the 10" line to serve the single family neighborhoods in Phases I-A & I-B. Refer to plate VIII-A, Phase I Infrastructure Phasing Plan.

Sphere of Influence (S.O.I.) Major Trunk Line Facilities

Prior to initial development of the master half of Phase IA, the first portion of the Sphere of Influence trunk line will need to be constructed to the future extension of Los Altos Parkway. This 36" and 30" line shall be constructed to tie into a deep manhole in the existing 15" trunk line at the southwest corner of the Southern Development Division. This portion of the line shall be subject to reimbursement/credit to the Kiley Ranch or its assigns who shall be paying for the construction of this line.

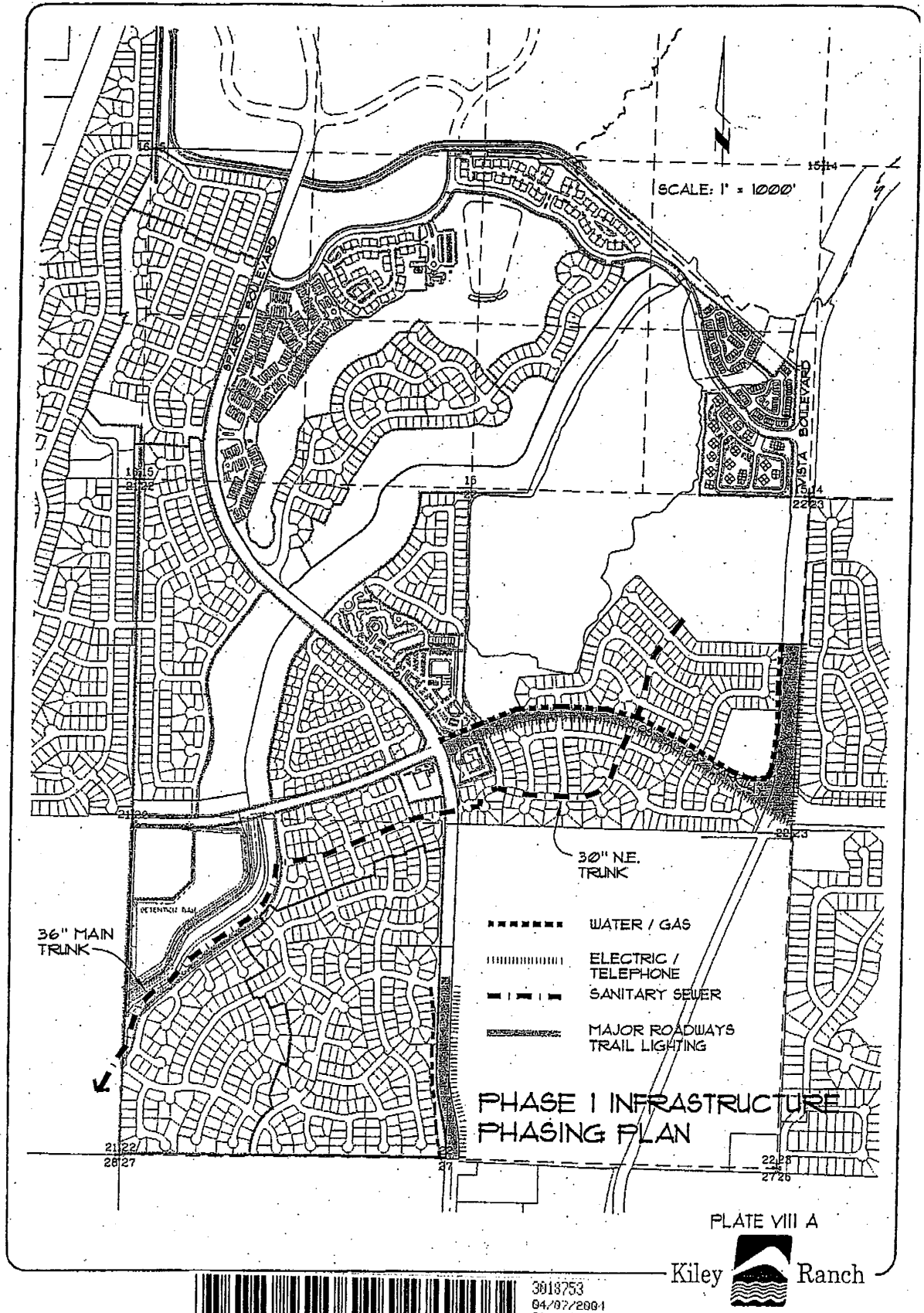
2. Water**Initial Service Provider**

An application for service district expansion has been submitted to SPPCO and approved by the Public Service Commission (PSC) to serve the entire Southern Development Division as an initial service area. The existing 16" water main in Sparks Boulevard to the south and the 24" line in Vista Boulevard to the east, can provide immediate service to this portion of the Southern Development Division

Sphere of Influence (S.O.I.) Transmission Lines

Based on the Sphere of Influence Plan, two 16" water transmission lines shall be extended in phase I. These transmission lines are intended to serve a large portion of the Southern Development Division. Any oversizing credits or reimbursements shall be allocated to the Kiley Ranch or its assigns who will be funding construction of these transmission lines.

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Service Line Facilities

Service lines shall be extended off the Sphere of Influence transmission lines to serve Phase I residential development. Each neighborhood shall be served with an internally looped service line system that ties back in to the 16" transmission lines.

3. Storm Water Management

The initial phase of development shall utilize existing drainageways within the Southern Development Division. Detention shall not be required until later phases. The existing natural detention area noted in the Nimbus study shall be utilized to mitigate increases in peak flows. Refer to Section VII B, Drainage Master Plan/Flood Control/ Wetlands, for details.

Temporary drainage swales shall be constructed to direct drainage to existing drainageways and natural detention areas within the ranch.

The undeveloped portion of Sparks Boulevard shall be utilized as an interim drainage channel to direct drainage to the existing drainageways and natural detention area in the southern portion of the development division.

Refer to plate VII-L for preliminary details on drainage construction.

4. Roadways

Refer to plate VIII-A for preliminary details on which residential neighborhood roadways shall be constructed within Phase I. Refer to the roadways section for details on the type and size of roadways to be constructed within each neighborhood.

Los Altos Parkway

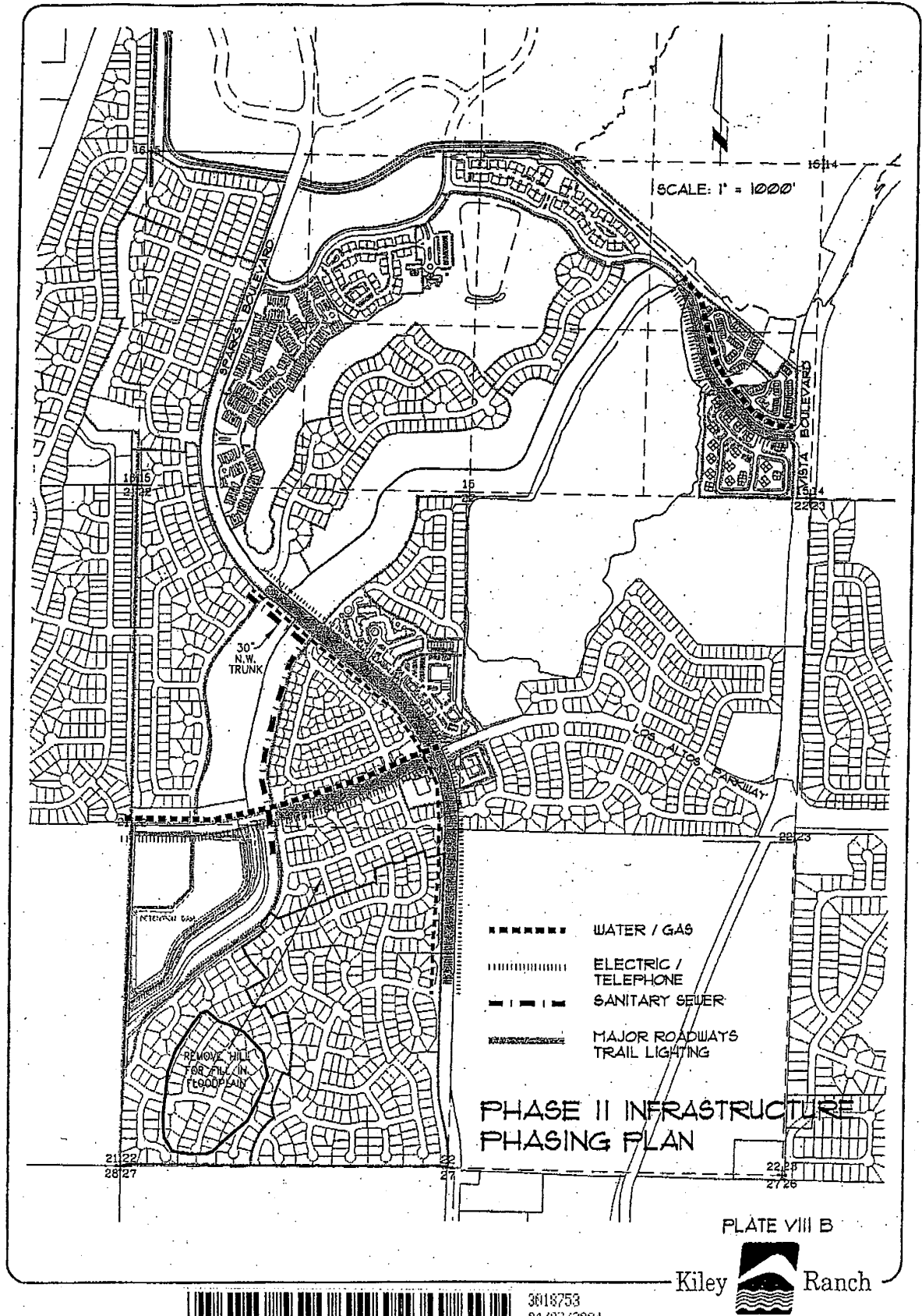
An initial 2800 foot extension of Los Altos Parkway shall be constructed as part of Phase I. This roadway is designated as a collector in the Sphere of Influence plan, and shall provide an important connection to distribute neighborhood traffic to Sparks Boulevard, Pyramid Highway and Vista Boulevard. This roadway is subject to reimbursement credit as an R.T.C. facility.

Vista Boulevard /Spanish Springs Road

A 1200 foot portion of Vista Boulevard/Spanish Springs Road shall be constructed as a function of development of the first four phases of the Southern Development Division. Right-of-Way shall be dedicated as part of Phase I development. This roadway is subject to reimbursement/credit as an R.T.C. facility.



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Sparks Boulevard Extension

The initial 1300 foot extension of Sparks Boulevard shall be constructed with Phase I. Full Right-of-Way shall be dedicated and the initial 2 lanes, or half the ultimate circulation roadway, shall be developed. Refer to Section V, Circulation, for details. This roadway is subject to reimbursement/credit as an RTC facility. Refer to Section XI, Sphere of Influence (S.O.I.) Financing Plan.

5. Gas / Electric

Gas and electric services shall be extended to all lots developed in the first phase.

All new electric lines shall be underground within the first phase of development.

A gas distribution line shall be constructed in Sparks Boulevard and Los Altos Parkway to serve future phases of the Southern Development Division.

6. Temporary Emergency Access

A temporary all weather emergency access road shall be constructed to connect Sparks Boulevard to Los Altos Parkway until such time as both permanent roadway improvements are constructed. This temporary emergency access shall be constructed prior to issuing more than 100 building permits with access on either Los Altos Parkway or Sparks Boulevard

B. PHASE II

1. Sanitary Sewer

Service line facilities

The second phase of the Southern Development Division shall utilize capacity in the 36" and 30" sewer trunk line built in phase I. Single Family residential neighborhoods II-A & II-B shall be served from 8" to 12" lines extending from the 30" trunk. The first phase of the 30" Northwest Trunk shall be extended 2500 feet to the central open space. Refer to Plate VIII-B, Phase II Infrastructure Phasing Plan.

Sphere of Influence (S.O.I.) Major Trunk Line Facilities

This portion of the northwest trunk sewer line shall be subject to reimbursement/credit to the Kiley Ranch or its assigns who shall be paying for the construction of this line. (Refer to Section XI, Financing Plan.)

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2. Water

Service Provider

An application for service district expansion has been submitted to SPPCO and approved by the PSC to serve the Southern Development Division as an initial service area.

Sphere of Influence (S.O.I.). Transmission Lines

Based on the Sphere of Influence Plan, the two 16" water transmission lines shall have been extended in Phase I. One of these transmission lines shall be extended with development of residential neighborhoods in Phase II. Any oversizing credits or reimbursements shall be allocated to the Kiley Ranch or its assigns who shall be funding construction of these transmission lines. A 24" intertie line will be extended in Los Altos Parkway from Pyramid Highway to intersect with the 16" line extended in Phase I. This intertie will be constructed by SPPCO to improve reliability of service.

Service Line Facilities

Service lines shall be extended off the Sphere of Influence transmission lines to serve Phase II residential development. Refer to plate VIII-C for details on phasing of service lines. Each neighborhood shall be served with an internally looped service line system that ties back into the 24" and 16" transmission lines.

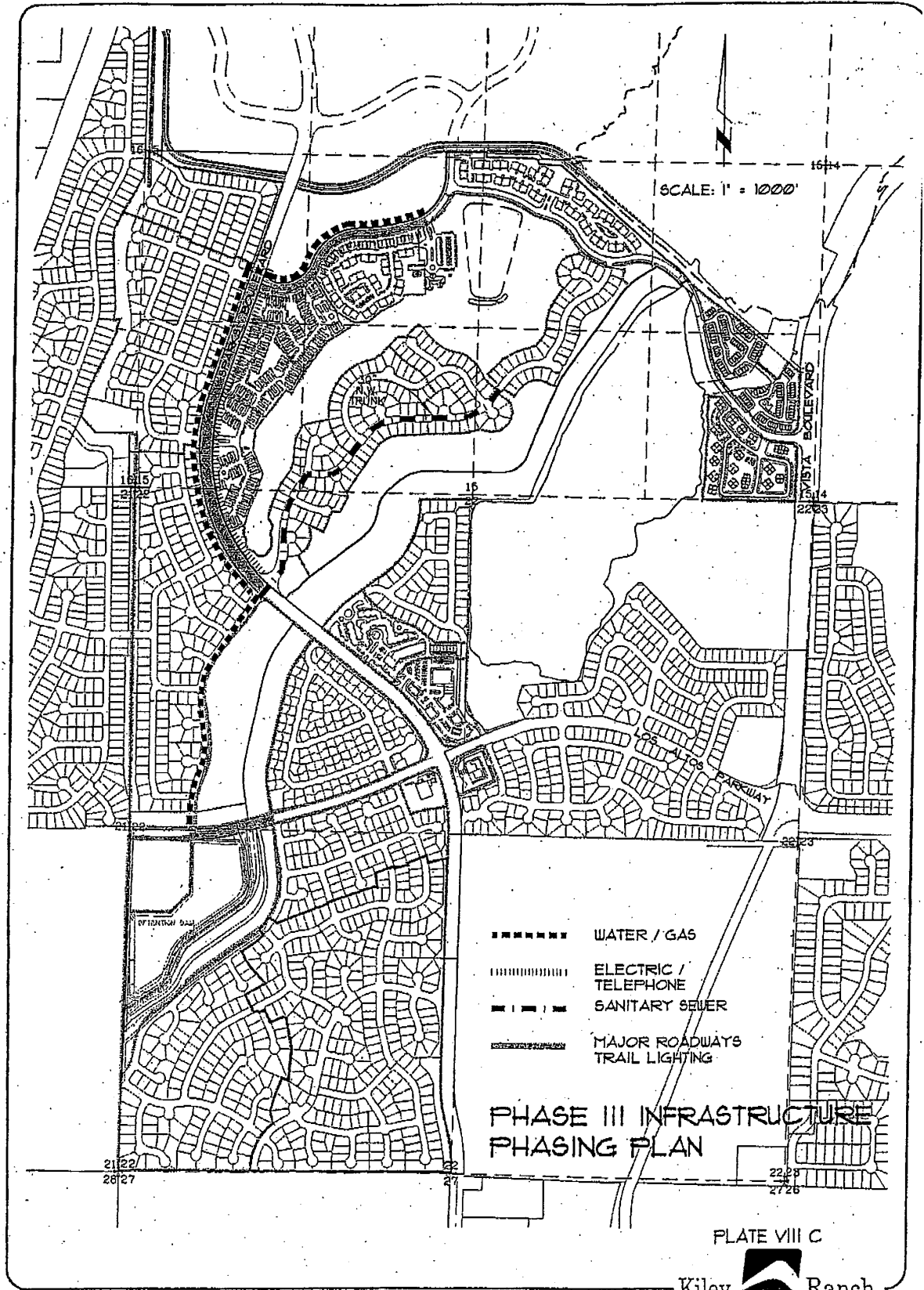
3. Storm Water Management

Phase II of the proposed development shall utilize existing drainageways within the Southern Development Division. Phase II of the proposed development shall require development of the wetlands primary detention facilities. In addition, the filling of the flood plain from the hill in Phase III-C shall also require channelization and initial development of the linear park.

A Corps of Engineers 404 permit has been obtained for crossings on the North Truckee Drain to support drainage improvements. Refer to Section VII B for details.

Temporary drainage swales shall be constructed to direct drainage to existing drainageways and natural detention areas within the ranch. Refer to plate VII-L for preliminary details on drainage construction.

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4. Roadways

Refer to plate VIII-B, Phase II Infrastructure Phasing Plan, for preliminary details on which residential neighborhood roadways shall be constructed within Phase II. Refer to Section V, Circulation, for details on the type and size of roadways to be constructed within each neighborhood.

Los Altos Parkway

A 1300 foot extension shall be constructed with this phase. This roadway is designated as a collector and subject to reimbursement/credit as an RTC facility.

Sparks Boulevard

A 3000 foot extension shall be constructed with this phase and subject to reimbursement/credits as an RTC facility.

5. Gas / Electric

Gas and electric services shall be extended to all lots developed in the second phase.

All new electric lines shall be underground within the second phase of development.

A gas distribution line shall be constructed in Los Altos Parkway and Sparks Boulevard to serve future phases of the Southern Development Division.

C. PHASE III

1. Sanitary Sewer

Service Line Facilities

The third phase of the Southern Development Division shall utilize capacity in the new 30" Northwest Trunk sewer line. Single Family and Multi Family residential neighborhoods shall be served from the extension of the 30" trunk. Refer to Plate VIII-C, Phase III Infrastructure Phasing Plan.

Sphere of Influence (S.O.I.) Major Trunk Line Facilities

This portion of the northwest trunk sewer line shall be subject to reimbursement/credit to the Kiley Ranch or its assigns who shall be paying for construction of this line. (Refer to Section XI, Financing Plan.)

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2. Water

Service Provider

An application for service district expansion has been submitted to SPPCO and approved by the PSC to serve the entire Southern Development Division.

Sphere of Influence (S.O.I.) Transmission Lines

Based on the Sphere of Influence Plan, the 16" water transmission lines will have been extended in phase I & II. One of these transmission lines in Los Altos Parkway shall be extended as a 14" line with development of residential neighborhood III-A. Any oversizing credits or reimbursements shall be allocated to the Kiley Ranch or its assigns who shall be funding construction of these transmission lines. (Refer to Section XI, Financing Plan.)

Service Line Facilities

Service lines shall be extended off the Sphere of Influence transmission lines to serve Phase III residential development. Refer to plate VIII-C for details on Phase III service lines. Each neighborhood shall be served with an internally looped service line system that ties back in to the 14" and 16" transmission lines.

3. Storm Water Management

Phase III Parcel IIIA of the proposed development shall require development of the other primary detention facility known as the School Site Detention Pond, unless the Revised Storm Water Master Plan is accepted by the City of Sparks.

A Corps of Engineers 404 permit has been obtained for the North Truckee Drain Crossing. Refer to storm drainage and 100 year flood plain section for details. Drainage swales shall be constructed to direct drainage to existing drainageways and the new major drainageways within the ranch. Refer to plate VII-L for preliminary details on drainage construction.

4. Roadways

If the 1999 Master Plan is accepted, then only the water channel needs to be constructed into Phase III Parcel IIIA. Refer to plate VIII-C, Phase III Infrastructure Phasing Plan, for preliminary details on which residential neighborhood roadways shall be constructed within Phase III. Refer to Section V, Circulation, for details on the type and size of roadways to be constructed within each neighborhood.



Los Altos Parkway

Los Altos Parkway shall be extended to intersect with the West Parkway as a function of development of Phase III Parcel IIIA. Los Altos Parkway shall be extended west 800' across the central open space. Should the school district choose not to use the site designated on Los Altos Parkway, the street shall be extended to the western edge of the Southern Development Division. Otherwise, the street shall be constructed by the school district. This roadway is designated a minor arterial in the RTC plan, and shall be subject to reimbursement/credit as an RTC facility.

Sparks Boulevard

A 2600 foot extension shall be constructed with this phase and subject to reimbursement/credits as an RTC facility.

Major Drainage Structure

Connecting Sparks Boulevard and Los Altos Parkway across the central open space shall require construction of a major drainage structure crossing the North Truckee Drain. This shall require a Corps of Engineers 404 permit. Prior to development of Phase III, all necessary Corps of Engineer permit shall have been obtained. (Refer to Section VII B.)

5. Gas / Electric

Gas and electric services shall be extended to all lots developed in the third phase.

All electric lines shall be underground within the third phase of development.

A gas distribution line shall be constructed in Los Altos Parkway to serve future phases of the Southern Development Division.

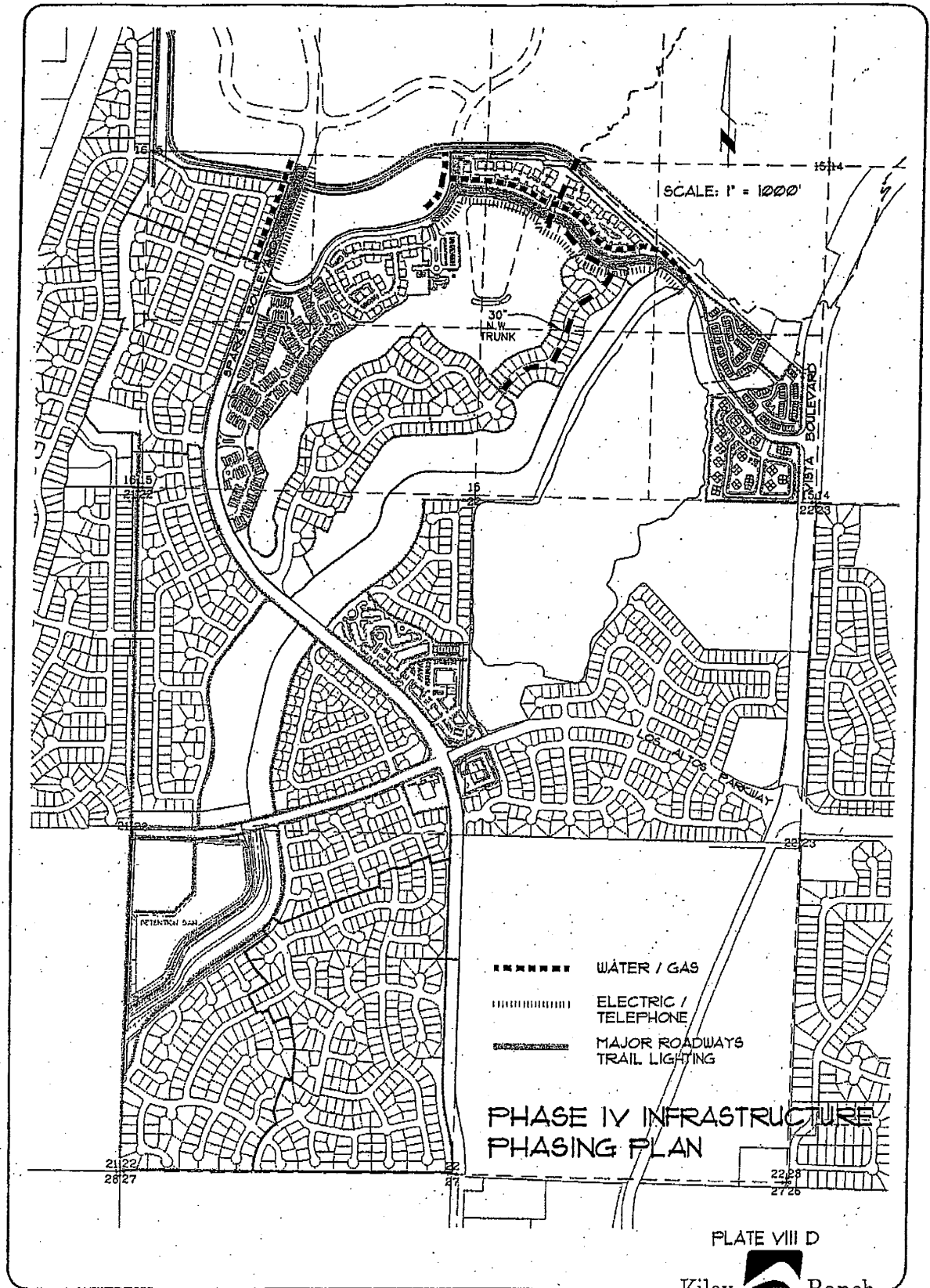
D. PHASE IV

1. Sanitary Sewer

Service Line Facilities

The fourth phase of the Southern Development Division shall utilize capacity in the new 30" Northwest trunk line extension. Additional 8" lines shall be extended off the 30" trunk lines to serve single family neighborhoods Refer to Plate VIII-D, Phase IV Infrastructure Phasing Plan.

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Sphere of Influence (S.O.I.) Major Trunk Line Facilities

This portion of the northwest trunk sewer line shall be subject to reimbursement/credit to the Kiley Ranch or its assigns who shall be paying for the construction of this line. (Refer to Section XI, Financing Plan.)

2. Water

Service Provider

An application for service district expansion has been submitted to SPPCO and approved by the PSC to serve the entire Southern Development Division.

Sphere of Influence (S.O.I.) Transmission Lines

Based on the Sphere of Influence Plan, the existing 14" water main in Sparks Boulevard shall be extended in phases with construction of Sparks Boulevard. Any oversizing credits or reimbursements shall be allocated to the Kiley Ranch or its assigns who shall be funding construction of these transmission lines.

Service Line Facilities

Service lines shall be extended off the Sphere of Influence transmission lines to serve Phase IV residential development. Refer to plate VIII-D, Phase IV Infrastructure Phasing Plan, for details on phase IV service lines. Each neighborhood shall be served with an internally looped service line system that ties back in to the 14" transmission lines.

3. Storm Water Management

Phase IV of the proposed development shall require completion of both of the primary detention facilities.

Drainage swales shall be constructed to direct drainage to existing drainageways and the new major drainageways within the ranch.

Refer to plate VII-L for preliminary details on drainage construction.

4. Roadways

Refer to plate VIII-D, Phase IV Infrastructure Phasing Plan, for preliminary details on which residential neighborhood roadways shall be constructed within Phase IV. Refer to Section V, Circulation for details on the type and size of roadways to be constructed within each neighborhood.





Sparks Boulevard Extension

A 600 foot extension of Sparks Boulevard shall be constructed with Phase IV. This extension shall be developed in phases. Refer to Plate VIII-D.

Full Right-of-Way shall be dedicated and the initial 2 lanes, or half the interim roadway, shall be developed. Refer to Section V, Circulation, for details. This roadway is subject to reimbursement/credit as a S.O.I. facility. Refer to Section XI, Financing Plan, for details.

5. Gas / Electric

Gas and electric services shall be extended to all lots developed in the fourth phase.

All electric lines shall be underground within the fourth phase of development.

A gas distribution line shall be constructed in Sparks Boulevard to serve future phases of the Southern Development Division.

E. OPEN SPACE/PARKS & RECREATION/ARTERIAL ROADWAY LANDSCAPING

1. Phasing & Implementation

Section VI, Open Space and Site Amenities, establishes the phasing of dedication and development of all open space and park facilities.

2. Special Maintenance Conditions

The applicant will form a homeowners association or create a "special district" to provide open space parks and recreation to serve the future residents of the Nevada Hereford Ranch Southern Development Division. This district, if formed, will be consistent with N.R.S. and to the satisfaction of the City Manager, City Attorney, Public Works Director and the Director of Parks and Recreation with the City Manager retaining final approval.

a. Goals and Objectives

The goal of this maintenance district proposal is to ensure long term maintenance of the trails, walkways, parks and open spaces to be dedicated to the City of Sparks as a function of development of the Southern Development Division. Only the City of Sparks will be able to maintain these facilities over time. However, for the City to take on this



responsibility, funding must also be approved long term. Creation of a maintenance district similar to the following will achieve this objective.

b. Facilities to be Dedicated and Maintained

There are three basic types of facilities to be dedicated and maintained by the proposed district.

- Roadway trails and open space corridors will be dedicated at the same time the adjacent roadway is dedicated.
- Neighborhood trails that will be dedicated at the time adjacent residential lots are filed as final plats, subject to Residential Construction Tax law requirements.
- Neighborhood parks and recreational facilities that will be dedicated in phases with each phase of development, subject to Residential Construction Tax law requirements. (Refer to Plate VI A, Open Space Plan.)

Any recreation of open space developed within the townhouse or multi-family section will be owned and maintained by a homeowner or owners association, not the City of Sparks.

F. SCHOOLS

1. Phasing & Implementation

a. Sphere of Influence (S.O.I.) Plan

The Sphere of Influence Plan noted the need for two elementary schools and a junior high school within the Southern Development Division area. This plan provides for these facilities.

b. Vista Boulevard Joint Elementary/Jr. High School Site.

This ± 32 acre site was purchased by the School District in two separate acquisitions in 1990 and 1991. The ultimate timing of development on this site is unknown. This site may never be used as originally intended. Based on conversation with the School District, the future of this site shall not be determined until some time in the future. Future disposition of this proposed joint elementary/middle school will be subject to the requirements of NRS 278.346.



c. Los Altos Parkway Elementary School site.

This $\pm$ 8 acre site with 32 acres of open space surrounding it could be available for development with Phase III of the Southern Development Division. This site will remain available to the School District through completion of Phase III. If the School District does not develop a school on the proposed site then future disposition of the site would be subject to the requirements of NRS 278.346. Any potential development of the site other than as a school site will require amendment to the Development Design Handbook Special Use Permit including a public hearing before the City Council or its designated representative.

G. PUBLIC SERVICES

1. Phasing & Implementation

a. Libraries

According to the Director of the Washoe County Library System (using criteria from the American Library Association), library space should be provided at a ratio of approximately 0.5 square feet per capita. Thus, if the ultimate population of the Sphere of Influence area is to be in the range of 35,000 to 40,000 people (14,000 $\pm$ dwelling units), the library space requirement at build-out would be from 17,500 to 20,000 square feet.

Obviously, the total required area is not needed immediately. A phased or modular construction approach could meet the needs of the valley. Perhaps a 6,000 to 10,000 square foot "starter" library would be appropriate initially. A number of alternatives exist for the provision of this library space. Discussions are on-going between the library system and the Washoe County School District regarding the development of a joint-use library at either an elementary or middle school location.

Based on recent conversation with city staff, locating a library adjacent to both the proposed middle school and elementary school is currently being discussed. The plan for the Southern Development Division indicates a preliminary concept plan for this multi-use site including the library located between the two schools.

In this scenario the library would function both as the school's library and a public library with staffing to be jointly provided by the school and the library system. This approach would maximize the use of perpetually scarce funding for libraries. However, as noted in the schools section, the ultimate disposition of this joint site is unknown.

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b. Fire Protection

The new Sparks Fire Department Station Number 2, located at Disc Drive and Vista Boulevard, is the closest urban fire department facility.

As development occurs within the Sphere of Influence area, an additional facility and equipment specifically designed for structural fires shall be needed. An aspect of fire department operations that is not obvious is the demand for medical emergency response from the fire department. The majority of calls to the fire department are, in fact, related to medical emergencies rather than fires. A centrally-located fire station site is available within the proposed Wingfield Ranch development and at the Vistas development fire station at Disc Drive/Vista Boulevard. No site is proposed in the Southern Development Division. One possibility is the development of a joint fire/police substation at a central location.

The financing plan provides for a fee collection to support construction of a fire station to serve the sphere of influence.

c. Police Protection

The Sparks Police Department shall assume the responsibility for police services. Sparks has recently constructed a new police headquarters building on East Prater Way near Sparks Boulevard which will allow a rapid response northward into Spanish Springs. A site is available for a police substation for either the Sparks police or the Washoe County Sheriff's Department within the Wingfield Ranch development. No site is proposed in the Southern Development Division. The financing plan provides for a fee collection to support construction of a police station to service the sphere of influence.



SECTION IX - RESOURCE MANAGEMENT

Goal: Development of a community that utilizes and manages resources effectively.

A. AIR QUALITY

1. Co-Concentration

The Spanish Springs Valley is currently not included in the area which is designated to be in "non-attainment" of federal standards for carbon monoxide (Co) and total suspended particles (Tsp). As development of the valley occurs Co & Tsp levels will increase. Contributing sources are increased vehicle trips, fugitive dust from construction, disturbance of vegetated areas, wood burning devices, commercial & industrial pollutants.

2. Mitigation

a. Construction Practices

During construction phases, an ongoing program in accordance with Washoe Co. Health Dept. standards shall be maintained to reduce fugitive dust emissions. Revegetation of disturbed areas for long term dust & wind erosion concerns are addressed in Section VI, Open Space and Site Amenities.

b. Traffic Mitigations

As discussed in the previous Transportation section, mitigation measures described shall be developed in phases consistent with approved phasing of the project to assure air quality standards will not be violated.

c. Wood Burning Devices

Wood burning which does not comply with EPA (Environmental Protection Agency) standards on emissions shall be prohibited in accordance with Washoe County and the City of Sparks standards. Maintenance of these standards and prohibition of wood burning devices in multi-family units (3 or more) will reduce the potential impacts on particulates (Tsp).

d. Commercial and Industrial Uses

Commercial and/or industrial uses which are generators of pollutants shall be discouraged. Refer to Section IV, Commercial and Business Park Development and Design Guidelines.

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Following are a list of items to reduce water usage for irrigation.

Where possible, drip irrigation systems shall be installed.

All systems shall be automated. Time clocks shall be required to be set to run systems at time of minimal evaporation and homeowner's shall be required to follow the areas Evapotranspiration guide in watering schedules.

The plant materials shall be selected from the drought tolerant and low water demand plant material available through the County Extension Service.

Large turf areas are discouraged and limited to a percentage by use in Appendix A, Landscape.

2. Appliances & Fixture Use

Mandatory state-of-the-art water saving fixtures, shower heads and toilets.

Recommended installation of state-of-the-art water saving appliances such as washing machines and dishwashers.

C. ENERGY

The developer shall utilize methods of energy conservation. All residential units shall consider incorporating Sierra Pacific Power Company's "Good Cents" standards in design construction. Building orientation shall also be considered in conservation of energy.

**SECTION X - CONSTRUCTION****A. CLEAN JOB SITE REQUIREMENTS**

All construction job sites within the Kiley Ranch are to be maintained in a clean and orderly fashion. Each developer/builder shall adopt procedures to suit individual circumstances.

If a job site is not maintained to a reasonable state of cleanliness, the Kiley Ranch Owners have the authority to authorize clean-up by an outside party and assess the cost of this clean-up against the owner.

B. EXISTING VEGETATION & WETLAND AREAS

Any vegetation within the open space areas outside areas to be graded shall be protected from damage during construction.

Temporary protective snow fencing shall be erected by the developer at a 20' setback adjacent to wetland or riparian vegetative areas during construction adjacent to these areas and shall be removed upon completion. The 20' setback shall be staked by a qualified wetland consultant. It shall be the developers responsibility to notify the consultant well in advance for the setback to be staked and fenced before any construction commences. No equipment will be allowed to enter the fenced areas.

Potentially toxic materials such as solvents, paints, gasoline, etc. shall not be poured on the ground anywhere within the development.

C. TEMPORARY CRUSHING PLANT AND HAUL ROAD

A temporary rock crushing plant shall be allowed to be set up on the far southwest corner of the Ranch to assist in moving the rock fill to Phase II and Phase III. This plan shall only serve the Kiley Ranch, and shall be removed after completion of all grading in the Southern Development Division. (Refer to Plate X-A, Crushing Plant.)

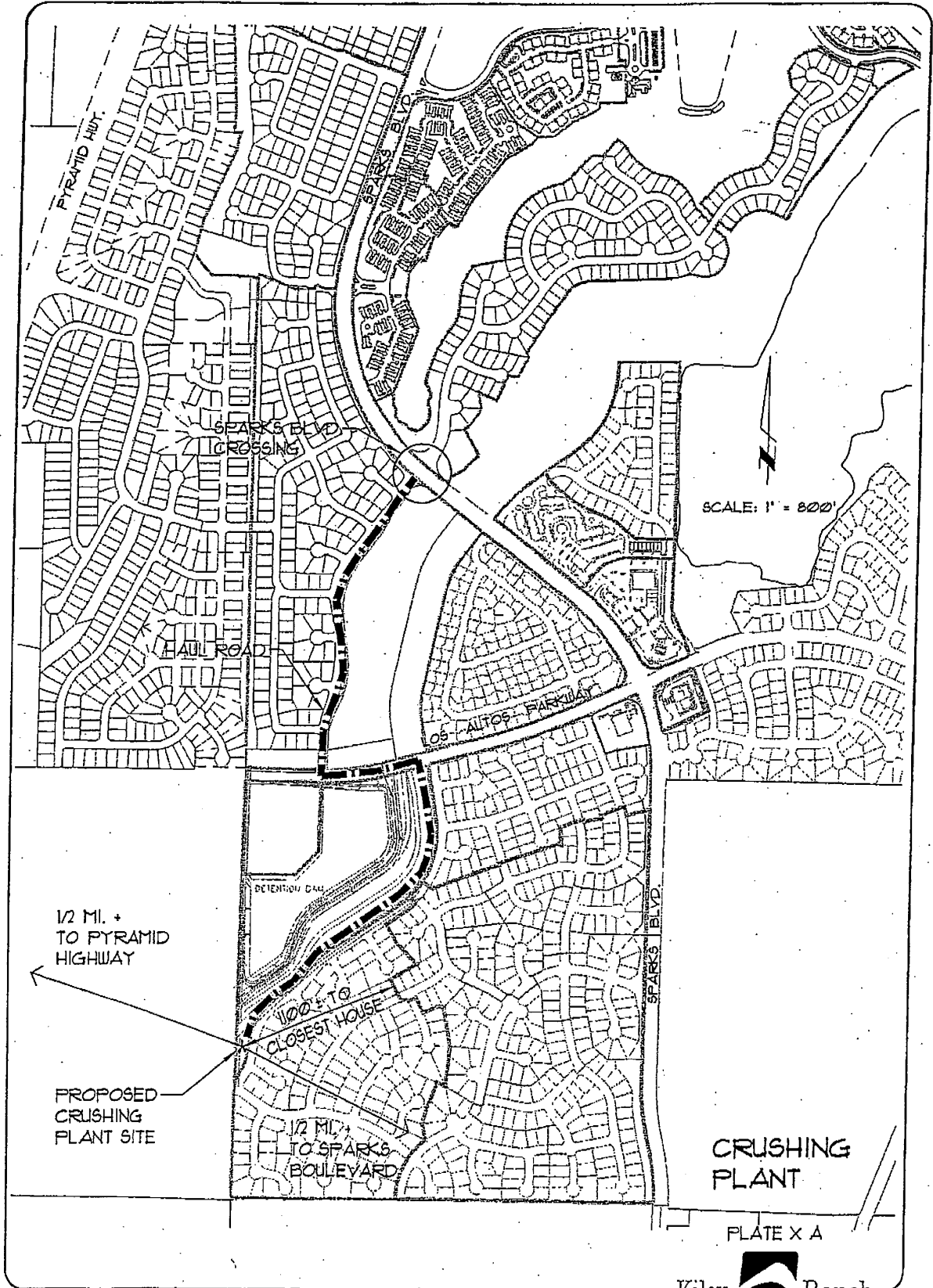
A site plan review process will be used to review the specific site plan, plant operations, etc.

A temporary haul road and a crossing point on Sparks Boulevard shall be permitted to allow filling of Parcel III B from the rock hill utilizing off road vehicles. Traffic control on Sparks Boulevard shall be utilized. Bonding shall be required to guarantee replacement of paving at the crossing points should that be necessary at the conclusion of grading. (Refer to Plate X-A, Crushing Plant.)

Hours of operation are limited to Monday through Friday 9:00 a.m. to 5:00 p.m. No operations shall be permitted on weekends or holidays. Dust control and air quality permits are required prior to the operation of the temporary crushing plant. Documentation of the

sl:\0000\Development Design\HANOXXX\PLATE A.dwg, Layout1, 01/10/2023 AM,
n.pc3, Mackay & Samps Civil Engineers Inc.

3 FILL:
bthomas, HP5.



CRUSHING
PLANT

PLATE X A

Kiley



Ranch



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issuance of these permits shall be submitted to the City Engineer prior to the commencement of the operation of the temporary crushing plant.

This Special Use Permit shall be reviewed and renewed annually after approval of the site plan review, to determine if continual operations would create a public health or safety problem

**SECTION XI - SPHERE OF INFLUENCE (S.O.I.) FINANCING PLAN****CITY OF SPARKS
SPHERE OF INFLUENCE (S.O.I.)
FINANCING PLAN****A. ADOPTED FEE PROGRAMS**

The City of Sparks adopted the Sphere of Influence Voluntary Fee Program in 1994. The RTC established a Regional Road Impact Fee in 1995. The current fee structures at the time of adoption of Amendment #1 are summarized in Tables XII-1 and XII-2. Based on these programs, the fees generated or credits available for construction of infrastructures in the Southern Development Division are summarized in Table XII-3.

B. DEVELOPMENT FEE AGREEMENT

A Development Fee Agreement for Phase II shall be executed prior to the issuance of a building permit. The Development Fee Agreement can cover more than one development site or phase. It shall include both credit and reimbursement provisions. It shall also include provisions for fee determination, timing of construction or land dedication, and final credit determination procedures. A sample agreement is included as Appendix B.



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TABLE XII-1

UPDATED NSSOI FEES					
Land Use Types	Infrastructure Type				Total Fees
	Sanitary Sewer	Flood Control	Parks & Rec.	Public Facilities	
Single Family Res. (\$/Dwelling Unit)	\$248	\$555	\$722	\$123	\$1,648
Multifamily Res. (\$/Dwelling Unit)	\$166	\$178	\$722	\$123	\$1,189
Business Park (\$/1,000 SF of Building)	\$112	\$244		\$123	\$479
General Commercial (\$/1,000 SF of Building)	\$350	\$244		\$123	\$717
Public Facilities (\$/1,000 SF of Building)	\$112	\$244		\$123	\$479
Tourist Commercial (\$/1,000 SF of Building)	\$350	\$244		\$123	\$717
Resort Lodging (\$/room)	\$194			\$128	\$322



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TABLE XII-2
REGIONAL ROAD IMPACT FEE NET COST SCHEDULE

Land Use	Unit of Development	VMT/Unit	Net Cost per VMT		Net Cost per Unit	
			Reno	Outside Reno	Reno	Outside Reno
Residential						
Single-Family Detached	Dwelling	14.96	\$101	\$123	\$1,511	\$1,840
Multi-Family	Dwelling	10.14	\$101	\$123	\$1,024	\$1,247
Mobile Home in Trailer Park	Dwelling	7.54	\$101	\$123	\$ 762	\$ 927
Hotel/Motel	Room	11.58	\$101	\$123	\$1,170	\$1,424
Office						
General Office Building	1,000 sq. ft.	15.78	\$101	\$123	\$1,594	\$1,941
Medical Clinic/Office	1,000 sq. ft.	40.68	\$101	\$123	\$4,109	\$5,004
Commercial						
Shopping Center < 50,000 sf	1,000 sq. ft.	17.99	\$101	\$123	\$1,817	\$2,213
Shopping Center 50-99,000 sf	1,000 sq. ft.	24.01	\$101	\$123	\$2,425	\$2,953
Shopping Center 100-199,999 sf	1,000 sq. ft.	27.28	\$101	\$123	\$2,755	\$3,355
Shopping Center 200-299,999 sf	1,000 sq. ft.	29.42	\$101	\$123	\$2,971	\$3,619
Shopping Center 300-399,999 sf	1,000 sq. ft.	31.79	\$101	\$123	\$3,211	\$3,910
Shopping Center 400-499,999 sf	1,000 sq. ft.	34.64	\$101	\$123	\$3,499	\$4,261
Shopping Center 500-999,999 sf	1,000 sq. ft.	32.88	\$101	\$123	\$3,321	\$4,044
Shopping Center 1,000,000 sf +	1,000 sq. ft.	32.77	\$101	\$123	\$3,310	\$4,031
Casino Gaming Area	1,000 sq. ft.	62.63	\$101	\$123	\$6,326	\$7,703
Drive-in Bank	1,000 sq. ft.	47.41	\$101	\$123	\$4,788	\$5,831
Fast Food Restaurant	1,000 sq. ft.	51.36	\$101	\$123	\$5,187	\$6,317
Convenience Store	1,000 sq. ft.	59.96	\$101	\$123	\$6,056	\$7,375
Industrial						
General Light Industrial	1,000 sq. ft.	9.28	\$101	\$123	\$ 937	\$1,141
Manufacturing	1,000 sq. ft.	4.31	\$101	\$123	\$ 435	\$ 530
Warehouse	1,000 sq. ft.	6.49	\$101	\$123	\$ 655	\$ 798
Mini-Warehouse	1,000 sq. ft.	3.69	\$101	\$123	\$ 373	\$ 454
Institutional						
Elementary School	1,000 sq. ft.	2.46	\$101	\$123	\$ 248	\$ 303
High School	1,000 sq. ft.	5.21	\$101	\$123	\$ 526	\$ 641
University/College	1,000 sq. ft.	17.53	\$101	\$123	\$1,771	\$2,156
Day Care Center	1,000 sq. ft.	18.16	\$101	\$123	\$1,834	\$2,234
Hospital	1,000 sq. ft.	22.32	\$101	\$123	\$2,254	\$2,772
Nursing Home	1,000 sq. ft.	7.14	\$101	\$123	\$ 721	\$ 878
Church/Synagogue	1,000 sq. ft.	9.66	\$101	\$123	\$ 976	\$1,188
Recreational						
Golf Course	Hole	38.99	\$101	\$123	\$3,938	\$4,796
Park	Acre	1.17	\$101	\$123	\$ 118	\$ 144


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NSSOI FEES SOUTHERN DIVISION SUMMARY

TABLE XII-3

SINGLE FAMILY	DWELLING UNITS	SQUARE FOOTAGE	SANITARY SEWER	FLOOD CONTROL	PARKS & RECREATION	PUBLIC FACILITIES	RTC ROAD IMPACT	PARK TAX	SEWER CONNECTION	TOTAL FEES
PHASE 1A										
Single Family (\$Dwelling Unit)	315		\$76,120	\$174,825	\$227,430	\$36,745	\$579,600	\$315,000	\$337,365	\$1,751,085
PHASE 1B										
Single Family (\$Dwelling Unit)	264		\$65,472	\$146,520	\$190,606	\$32,472	\$485,760	\$264,000	\$282,744	\$1,467,576
PHASE 1IA										
Single Family (\$Dwelling Unit)	92		\$22,816	\$51,060	\$55,424	\$11,316	\$169,280	\$92,000	\$98,532	\$511,428
PHASE 1IB										
Single Family (\$Dwelling Unit) Cluster	144		\$35,712	\$79,920	\$103,960	\$17,712	\$264,960	\$144,000	\$164,724	\$800,496
PHASE 1IC										
Single Family (\$Dwelling Unit)	109		\$27,092	\$60,495	\$70,696	\$13,407	\$200,560	\$109,000	\$116,739	\$605,931
PHASE 1IIA										
Single Family (\$Dwelling Unit)	194		\$48,112	\$107,670	\$140,068	\$23,052	\$355,960	\$194,000	\$207,774	\$1,078,446
PHASE 1IIC										
Single Family (\$Dwelling Unit)	107		\$28,536	\$59,365	\$77,254	\$13,161	\$196,800	\$107,000	\$114,597	\$594,813
PHASE 1IA										
Single Family (\$Dwelling Unit)	72		\$17,056	\$39,960	\$51,964	\$8,856	\$132,100	\$72,000	\$77,112	\$400,248
PHASE 1VB										
Single Family (\$Dwelling Unit)	61		\$15,128	\$33,855	\$44,042	\$7,503	\$112,240	\$61,000	\$65,331	\$339,099
SUB-TOTAL - SINGLE FAMILY	1358		\$336,784	\$753,690	\$980,476	\$167,034	\$2,498,720	\$1,358,000	\$1,454,418	\$7,549,122
MULTIFAMILY										
PHASE 1IIB										
Multifamily (\$Dwelling Unit)	452		\$76,692	\$22,238	\$333,564	\$56,828	\$576,114	\$323,400	\$484,002	\$1,943,634
PHASE 1VA										
Multifamily (\$Dwelling Unit)	130		\$21,580	\$23,140	\$93,660	\$15,990	\$162,110	\$91,000	\$139,230	\$546,910
PHASE 1VB										
Multifamily (\$Dwelling Unit)	124		\$20,584	\$22,072	\$69,628	\$15,262	\$154,628	\$86,000	\$132,804	\$521,668
PHASE 1VC										
Multifamily (\$Dwelling Unit)	196		\$32,536	\$34,888	\$141,512	\$24,108	\$244,412	\$137,200	\$209,916	\$824,572
SUB-TOTAL - MULTIFAMILY	912		\$161,392	\$162,336	\$658,464	\$112,176	\$1,137,264	\$638,400	\$976,752	\$3,806,784
BUSINESS PARK/COMMERCIAL										
Commercial		40,000	\$4,840	\$9,760		\$4,920	\$68,400		\$6,000	\$115,960
Business Park		1,200,000	\$146,400	\$292,800		\$147,600	\$2,652,000		\$240,000	\$3,478,800
SUB-TOTAL BUSINESS/COMMERCIAL		1,240,000	\$151,240	\$302,560		\$152,520	\$2,720,400		\$246,000	\$3,594,760
TOTAL SOUTHERN DIVISION			\$158,176	\$1516,026	\$1,638,940	\$283,216	\$3,635,984	\$1,996,400	\$2,421,170	\$11,385,906

04/08/2023 KILEFEZ



APPENDIX A

LANDSCAPING

Goal: The purpose of this article, Landscaping, is to establish regulations for the development, installation, and maintenance of landscaped areas within the Nevada Hereford Ranch without inhibiting creative landscape design and to protect the public health, safety, and welfare by:

- (a) Increasing compatibility between residential, commercial, and industrial land uses;
- (b) Enhancing the quality of living for residents and visitors by creating an attractive appearance of development along streets and highways;
- (c) Reducing heat, glare, noise, erosion, pollutants, and dust by increasing the amount of vegetation;
- (d) Preserving significant ecological communities, and desirable native trees and vegetation best suited for the local microclimate; and
- (e) Maximizing water conservation through established conservation principles and practices, and through proper landscape and irrigation planning, design, and management.

Required Plans

A landscaping plan, irrigation plan, and a soil analysis are required for all development. These plans shall be prepared by a licensed landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to Nevada Revised Statutes Chapter 623A, and submitted to and approved by the City of Sparks Parks and Recreation Department, the City of Sparks Planning and Community Development Department and the Nevada Hereford Ranch Architectural Review Committee.

(a) Site Plan

A site plan is required to ensure that the proposed landscape improvements are in conformance with the standards and requirements of this article. A copy of the



approved site plan shall be kept on the project site until the project is inspected and accepted by the City. A site plan, drawn at a scale appropriate to the proposed project, including dimensions and distances, shall include at a minimum:

- (1) Location, spacing, size, and species of proposed and existing plants by botanical and common names;
- (2) Location and configuration of proposed and existing buildings, and site improvements;
- (3) Location and amount of proposed and existing parking spaces and other paved areas, public rights-of-way, and impervious surfaces;
- (4) Existing vegetation, natural features, and site improvements on adjoining properties within ten (10) feet of the property line; and
- (5) Plant list which includes the following: quantity of proposed plants; quantity of existing plants to remain; number of proposed trees; number of existing trees to be preserved; amount of paved area; and the amount of turf.
- (6) A soil horticultural suitability analysis is required and shall be based on random sampling to assist in proper selection of plant materials and soil amendment, as necessary to enhance the health and growing capabilities of the plants.

(b) Irrigation Plan

An irrigation plan, which complies with the Uniform Plumbing Code, is required to ensure sufficient and timely watering necessary for the survival of newly installed plants. A copy of the approved irrigation plan shall be kept on the project site until the project is inspected and accepted by the City. An irrigation plan, drawn at a scale identical to the required Site Plan, shall include at a minimum:

- (1) Location, size, and specifications of pumps or water source(s), water mains, valves, backflow prevention device(s), and the automatic controller with an operation schedule that includes four seasonal changes;
- (2) Temporary or permanent water irrigation systems; and
- (3) Specifications or irrigation equipment identified by manufacturer's name and equipment identification number.



Water Conservation

The following principles and practices are intended to conserve energy and natural resources.

(a) Principles

The following water conservation principles shall be employed:

- (1) Employ appropriate landscape design;
- (2) Reduce the amount of turf areas;
- (3) Maximize the use of drought tolerant plants;
- (4) Organize plants based on their climatic and water needs;
- (5) Improve the soil content;
- (6) Apply mulch to planted areas;
- (7) Establish efficient irrigation practices; and
- (8) Apply water harvesting techniques.

(b) Erosion Control

Erosion shall be controlled by slowing storm water runoff and assisting in groundwater recharge as follows:

- (1) To minimize erosion during construction, straw shall be applied to slopes susceptible to water runoff; and
- (2) Erosion shall be controlled on all graded sites which remain vacant prior to building construction.

(c) Stormwater Runoff

Stormwater runoff shall be minimized in landscaped areas as follows:

- (1) Stormwater detention/retention basins not integrated with paved areas shall be landscaped to enhance the natural configuration of the basin, and plants located



within the lower one-third (1/3) portion of the basin must withstand periodic submersion;

- (2) Grading and landscaping shall be purposefully integrated to maximize use of on-site stormwater runoff for supplemental on-site irrigation;
- (3) Any concentrated runoff which cannot be effectively dispersed over non-erodible channels to the nearest drainage course shall be contained within on-site percolation devices. Where water is dispersed to natural ground or channels, appropriate energy dissipators shall be installed to prevent erosion at the point of discharge to the satisfaction of the Sparks Public Works Director;
- (4) Runoff from disturbed areas shall be detained or filtered by earth berms, planting strips, catch basins, or other appropriate methods to the satisfaction of the Sparks Public Works Director to prevent sedimentation from the disturbed area from obstructing natural or artificial channels, or deposition on paved areas; and
- (5) No earth, organic, or construction material shall be deposited in or placed where it may be directly carried into a wetlands area.

Native Vegetation

Native vegetation within the total developed land area shall be preserved as possible.

Public Safety

All provisions of this article shall comply with the public safety requirements set forth in this section.

(a) General

Landscaping shall meet the following safety requirements:

- (1) Landscaping elements shall not be permitted if they pose an unusual public health or safety threat; and
- (2) The height, spread, and growth habit of all plants shall not interfere with or obstruct ease of movement or impede a public right-of way.

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(b) **Special Areas**

The use of poisonous or thorny plants is prohibited along public bicycle paths, and on properties used primarily by children, such as schools, day care centers, and nurseries.

(c) **Intersection Visibility**

As illustrated in Plate 1, trees shall be pruned such that no branches extend lower than six (6) feet above curb level and plants shall not to exceed three (3) feet in height above any street curb under the following conditions:

- (1) Within thirty (30) feet of a street intersection without a stop sign or stop light;
- (2) Within fifteen (15) feet of a commercial driveway or alleyway; and
- (3) Within ten (10) feet of a residential driveway.

Residential Use Types

The following landscaping requirements shall apply to residential uses. Any landscaping required in this section may contribute toward the minimum requirements.

(a) **Coverage**

A minimum twenty (20) percent of the total developed land area shall be landscaped

(b) **Required Yards Adjoining Streets**

All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet.

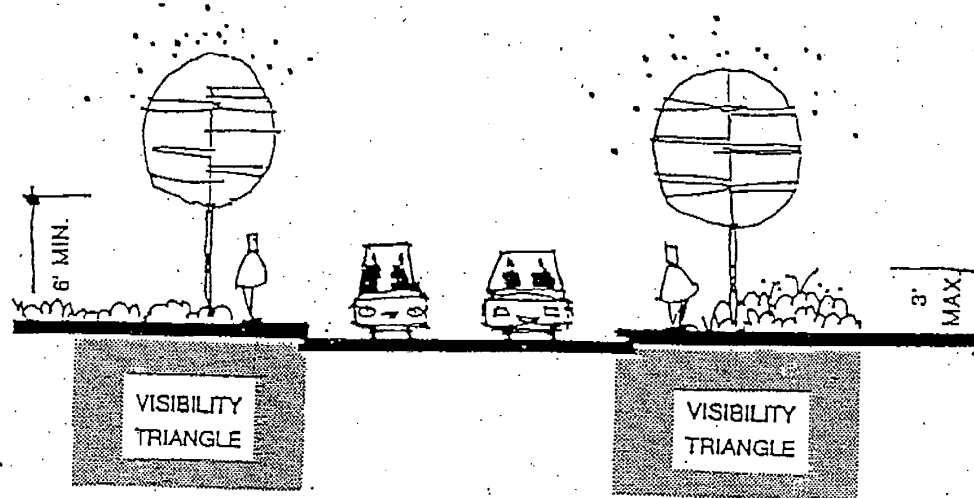
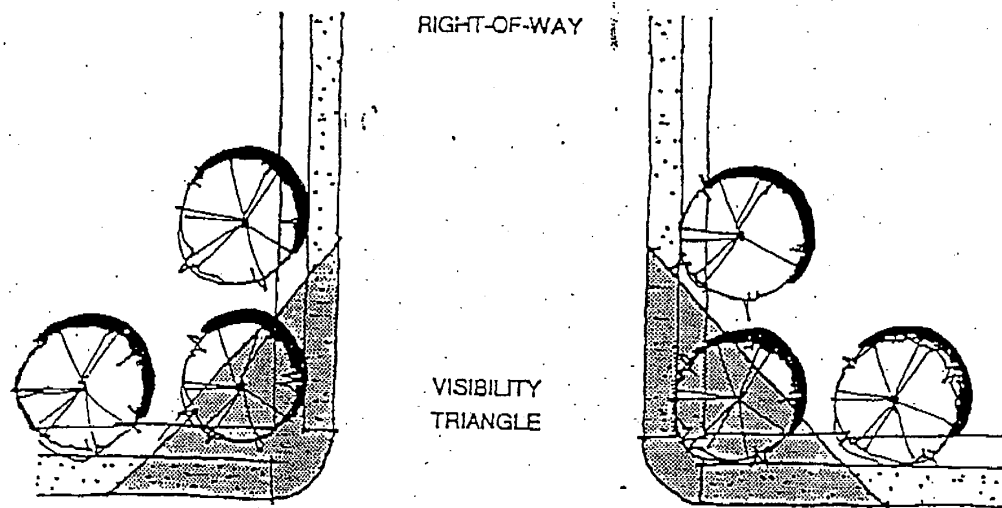
(c) **Subdivisions**

Subdivisions are not subject to subsections (1) and (b) of this section, except as follows:

- (1) Individual lots which adjoin a major arterial or collector street shall be subject to the provisions of subsection (b) of this section; and
- (2) Model homes shall comply with the provisions of this section.



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INTERSECTION VISIBILITY



Civic and Commercial Use Types

The following minimum landscaping requirements shall apply to civic and commercial uses. Any landscaping required in this section may contribute toward the minimum requirements, including a mixture of building and buffer landscaping. These requirements are generally depicted in Plate 2.

(a) Coverage

A minimum twenty (20) percent of the total developed land area shall be landscaped. Any disturbance to undeveloped portions of a site shall be mitigated to return it to its pre-construction state.

(b) Required Yards Adjoining Streets

All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof.

(c) Landscaped Buffer Adjoining Residential Uses

When a civic or commercial use adjoins a residential use, a landscaped buffer is required as follows:

- (1) The buffer shall be the minimum width of 10' with a 6' high solid screening wall for the entire length of the adjoining common property line; and
- (2) The buffer shall include at least one (1) tree every twenty (20) linear feet, or fraction thereof, planted in off-set rows.

(d) Screening Adjoining Residential Uses

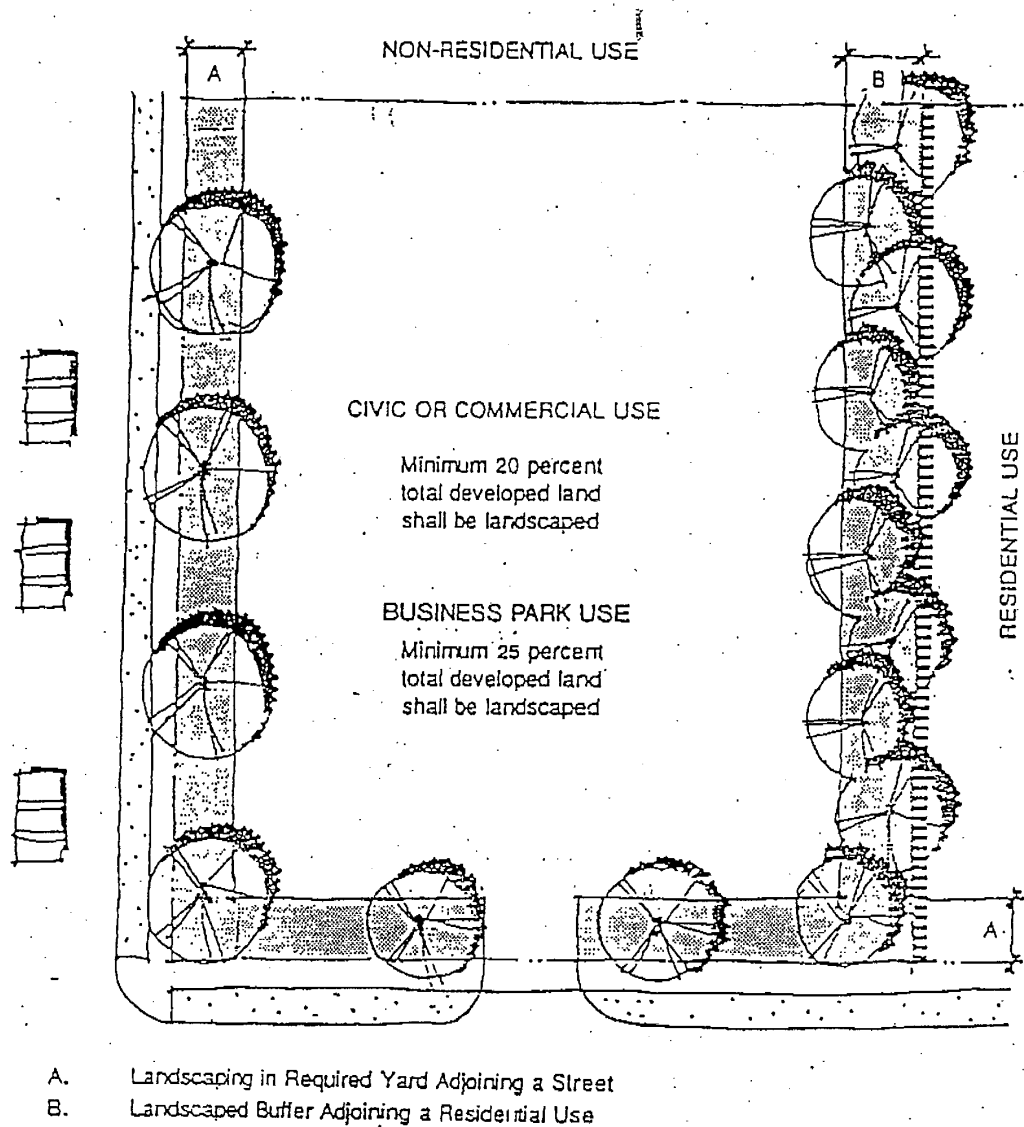
When a civic or commercial use adjoins a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.

Business Park Use Types

The following minimum landscaping requirements shall apply to business park uses. Any landscaping required in this section may contribute toward the minimum requirements, including a mixture of building and buffer landscaping. These requirements are generally depicted in Plate 2.



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LANDSCAPING AND SCREENING FOR CIVIC, COMMERCIAL, AND BUSINESS PARK

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(a) Coverage

A minimum twenty-five (25) percent of the total developed land area shall be landscaped. Any disturbance to undeveloped portions of a site shall be mitigated to return it to its pre-construction state.

(b) Required Yards Adjoining Streets

All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof.

(c) Landscaped Buffers Adjoining Residential Uses

When adjacent to a residential use, a landscaped buffer is required as follows:

- (1) The buffer shall be the minimum 20' width of the required yard for the entire length of the adjoining common property line; and
- (2) The buffer shall include at least one (1) tree every twenty (20) linear feet, or fraction thereof, planted in off-set rows.

(d) Screening Adjoining Residential Uses

When adjacent to a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.

Parking and Loading Areas

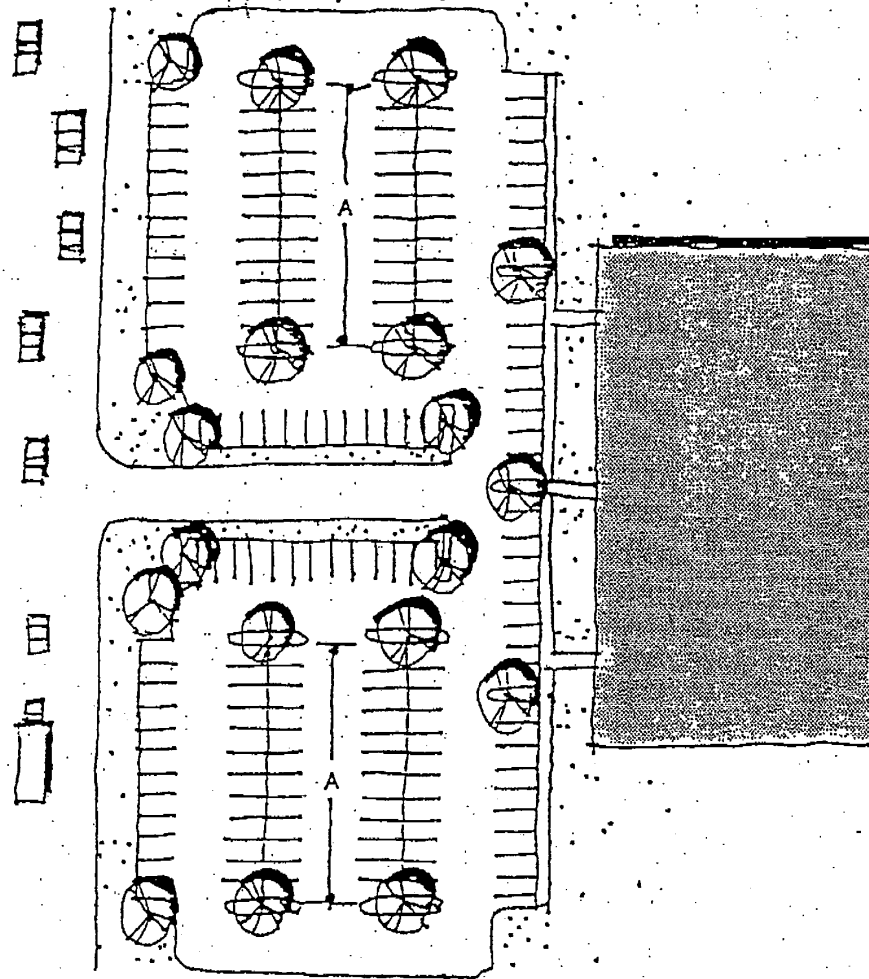
In addition to other required landscaping, all parking and loading areas shall provide minimum landscaping as set forth in this section. Any trees required in other sections may contribute toward the minimum coverage requirement.

(a) Coverage

At least one (1) shade tree shall be provided for every seven (7) parking spaces for parking lots under 100 spaces, for parking lots over 100 spaces, at least one (1) shade tree shall be provided for every 10 parking spaces provided the distance between required trees does not exceed twelve (12) spaces in a row and the trees are evenly distributed throughout the paved area, as generally depicted in Plate 3.



If 190 Parking Spaces are Provided, Then 19 Trees are Required



A. Maximum 12 Parking Spaces Between Trees

REQUIRED TREES WITHIN PARKING AND LOADING AREAS

PLATE 3



(b) Required Yards Adjoining Streets

When a parking or loading area adjoins a street, a landscaped berm and/or decorative wall or fence shall be provided within all required yards adjacent to the parking or loading area, not to exceed three (3) feet.

(c) Landscaped Buffers Adjoining Residential Uses

As generally depicted in Plate 4, when a parking or loading area adjoins a residential use, a landscaped buffer is required as follows:

- (1) The buffer shall be the minimum 10' width with 6' high solid screening wall of the required yard for the entire length of the adjoining common property line; and
- (2) The buffer shall include at least one (1) tree every twenty (20) linear feet, or fraction thereof, planted in off-set rows.

(d) Screening Adjoining Residential Uses

When a parking or loading area adjoins a rear or non-street side yard of a residential use, a solid decorative wall or fence shall be erected along the entire length of the property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.

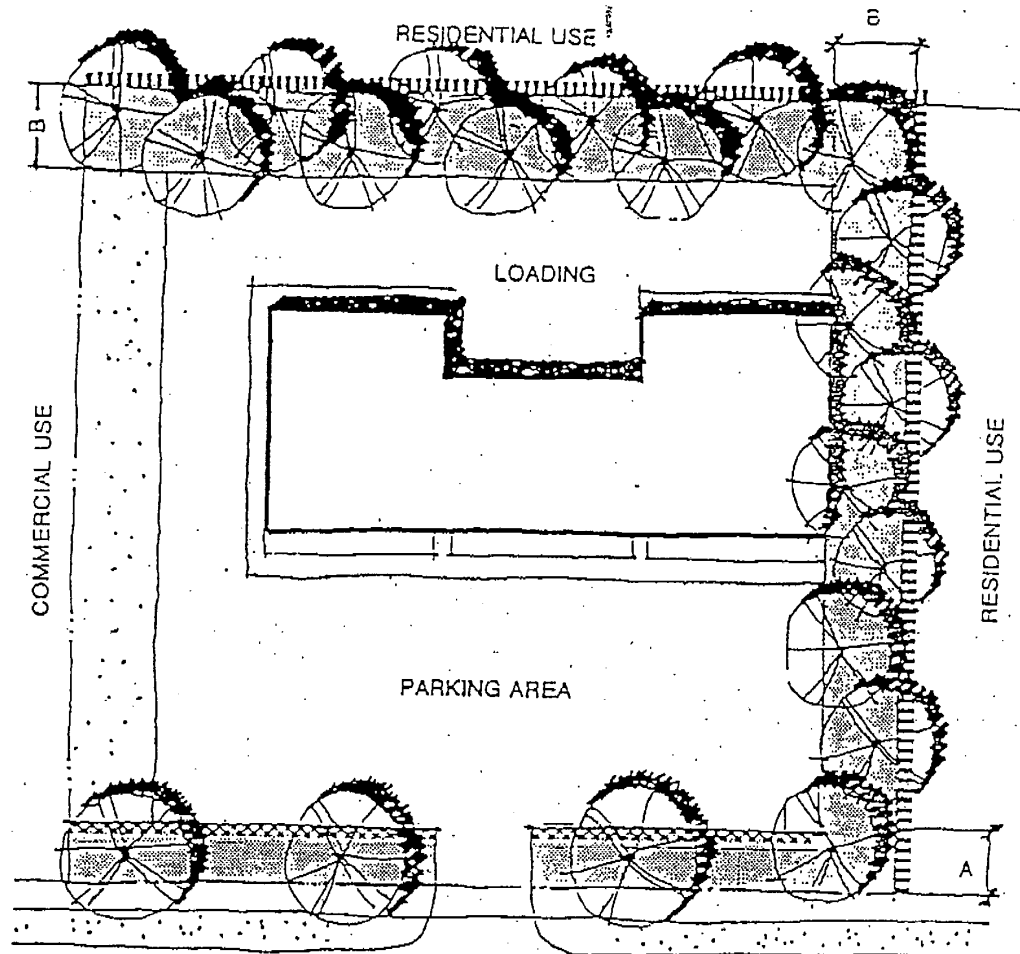
(e) Calculations

The following standards shall apply in calculating the amount of required landscaping within parking and loading areas:

- (1) The area delineated by the outer edged of the parking surface, accessway, and parking spaces shall be included;
- (2) Landscaping may be reduced by up to five (5) percent when pedestrian walkways with handicapped access are incorporated into planting islands; and
- (3) Landscaping shall be calculated separately for any site containing two (2) or more unconnected parking and loading areas. When connected by an adjoining drive the parking and loading areas shall be calculated as one (1) area.



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- A. Landscaping in Required Yard Adjoining a Street
- B. Landscaped Buffer Adjoining a Residential Use
- ||||| Screening Adjoining a Residential Use
- ~~~~~ Screening of a Parking Area Adjoining a Street

LANDSCAPING AND SCREENING FOR PARKING AND LOADING AREAS



(f) Exceptions

Required landscaping shall not apply where parking and loading areas are:

- (1) Completely screened from surrounding properties by intervening buildings or structures; and
- (2) Located under, on, or within buildings.

Other Screening Requirements

(a) Open Storage Areas

The following screens are required for open storage areas:

- (1) Open storage areas shall be enclosed by a fence or wall to act as a visual screen eight (8) feet in height to the approval of the Sparks Planning and Community Development Department and the Architectural Review Committee;
- (2) Items stored within one hundred (100) feet of a street or residential use shall not be stacked higher than the required screen;
- (3) Landscaped areas shall be provided with the screen if within 20 feet of a right-of-way or residential use.
- (4) Exterior electrical cage enclosures and storage tanks shall be screened from view from an adjacent streets and residential use; and
- (5) The location of trash enclosures, as specified on the site plan, shall be subject to the approval of the City of Sparks and Architectural Review Committee. Such enclosures and gates shall be of solid construction and shall be in accordance with City standards and the Uniform Fire Code.

(b) Mechanical Equipment

All mechanical equipment, tanks, ventilating fans, or similar equipment, whether located on a roof or on the ground, shall be screened from view from adjoining properties and streets. Screens shall be integrated into the overall architectural style of the associated building and shall be measured from the highest point of the object being screened. any baffle, louver, wire, or wind deflector incorporated into a screen shall be included within the measurement of its total height.



Other Screening Requirements

(a) Open Storage Areas

The following screens are required for open storage areas:

- (1) Open storage areas shall be enclosed by a screen eight (8) feet in height;
- (2) Items stored within one hundred (100) feet of a street or residential use shall not be stacked higher than the required screen;
- (3) Landscaped areas shall be provided with the screen if within 20 feet of a right-of-way or residential use.
- (4) Exterior electrical cage enclosures and storage tanks shall be screened from view from an adjacent streets and residential use; and
- (5) The location of trash enclosures, as specified on the site plan, shall be subject to the approval of the City of Sparks and Architectural Review Committee. Such enclosures and gates shall be of solid construction and shall be in accordance with City standards and the Uniform Fire Code.

(b) Mechanical Equipment

All mechanical equipment, tanks, ventilating fans, or similar equipment, whether located on a roof or on the ground, shall be screened from view from adjoining properties and streets. Screens shall be integrated into the overall architectural style of the associated building and shall be measured from the highest point of the object being screened. any baffle, louver, wire, or wind deflector incorporated into a screen shall be included within the measurement of its total height.

(c) Security Screens

Barbed wire security fencing is permitted on top of required screens, not to exceed two (2) feet in height.

(d) Swimming Pools

Swimming pools shall be enclosed by a minimum five (5) foot high screen. The screen shall be consistent with standards set forth in the most current Uniform

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Building Code, as adopted by the City of Sparks.

(e) Materials

Screens shall include the installation and maintenance of at least one (1) or a combination of the following elements:

- (1) Dense plants, such as hedges;
- (2) Chain link fencing, except along streets, with inserts of wood, metal, or other acceptable material;
- (3) Decorative fences (Refer to Fencing Plates in Section 3).
- (4) Decorative walls consisting of either brick, rock, or block, and maintaining a width of at least eight (8) inches.

(f) Opaqueness

Plants used for screens shall be:

- (1) Of a type which will provide a year-round barrier at the prescribed height;
- (2) Planted at a spacing necessary to achieve a minimum seventy-five (75) percent opacity within two (2) years of installation, and one hundred (100) percent opacity within five (5) years; and
- (3) Supplemented or replaced with other dense landscaping or an appropriate fence or wall, if it fails to retain such opaqueness any time after the initial two (2) year period.

(g) Height Measurements

Prescribed heights shall be measured from finished grade at the property line.

Planting Standards

All required landscaping shall comply with the minimum standards established in this section.

(a) Composition

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The use of drought tolerant plants is encouraged. A drought tolerant plant list is available from the Washoe County Cooperative Extension Service.

(b) Compatible Water Use Zones

Trees and plants having similar climatic, water, soil, and maintenance requirements shall be organized in distinct and compatible planting zones, as defined below:

- (1) High water use zones include plants which require moist soils and supplemental water in addition to natural rainfall to survive;
- (2) Moderate water use zones include plants which survive on natural rainfall with supplemental water during seasonal dry periods; and
- (3) Low water use zones include plants which survive on natural rainfall without supplemental water.

(c) Timing of Installation

Installation of new plants is not permitted between November 1 and February 15 of any year.

(d) Nursery Standards

Plants shall be of nursery-grown stock and shall meet the most current nursery standards as set forth in the American Standard for Nursery Stock.

(e) Non-Interference

The location of trees and vegetation shall not adversely affect utility easements, service lines, or solar access of neighboring sites. If necessary, the width of the planting areas shall be increased so that the tree locations do not interfere with utilities or solar access.

(f) Public Rights-of-Way

Any tree planted within five (5) feet of City rights-of-way shall install a root control barrier.

(g) General

The following general standards shall apply to all new planting areas.



- (1) Planting areas with trees shall be at least nine (9) feet wide at the base of the tree in all directions;
- (2) Planting areas without trees shall be at least five (5) feet wide;
- (3) Planting areas which abut parking stalls shall include a minimum eighteen (18) inch wide paved strip to allow access to and from vehicles;
- (4) Ground cover or mulch shall be used in all planter areas.
- (5) Planted areas shall be protected by curb, wheel stops, or other appropriate means, to prevent injury to plants from pedestrian or vehicle traffic; and
- (6) If curbing adjoins planting areas, it shall be perforated to allow drainage from the paved area onto the landscaped areas.

(h) Trees

New trees shall meet the following standards:

- (1) The composition of trees shall represent a mixture of deciduous and coniferous varieties;
- (2) At least one-half (1/2) of all evergreen trees shall be at least eight (8) feet in height at the time of planting; and
- (3) At least one-half (1/2) of the required number of the deciduous trees shall be at least two (2) inch caliper as measured fifty-four (54) inches from grade at the time of planting. The remaining number of required deciduous trees shall be at least one (1) inch caliper at the time of planting.

(i) Shrubs and Hedges

New shrubs and hedges shall meet the following standards:

- (1) Shrubs shall be comprised of a mixture of sizes, varying between one (1) gallon and five (5) gallons; and
- (2) When used as a landscaped buffer for parking and loading areas, shrubs shall be at least two (2) feet in height as measured from the pavement surface. Such shrubs shall attain a height of three (3) feet within one (1) year of installation.



(j) Ground Cover

New ground cover shall meet the following standards:

- (1) Ground cover shall be planted to achieve a minimum planting area coverage of fifty (50) percent within one (1) year of installation and shall achieve one hundred (100) percent coverage within three (3) years of installation;
- (2) Wood chips, bark, decorative rock, or other appropriate materials may also be used provided it does not exceed sixty (60) percent of the total planting area; and
- (3) Plastic, steel, or other appropriate edging material shall be provided around ground cover areas to retain loose materials.

(k) Turf

Turf is an important and valuable landscape component when used appropriately. Turf offers aesthetic appeal, environmental cooling, oxygen production, and a safe activity surface for a variety of recreational uses. Areas with turf shall meet the following standards:

- (1) Irrigation for turf areas shall minimize runoff and inadvertent watering of non-turf areas;
- (2) Use of turf shall be consolidated and limited to those areas that receive significant pedestrian traffic, provide for recreational uses, assist in soil erosion control such as on slopes or in swales, and other functional use areas;
- (3) Turf areas shall be dethatched and aerated regularly to promote effective water infiltration into the soil, to minimize water runoff, and to promote deep, healthy roots;
- (4) In multi-family residential use types, turf areas shall not exceed thirty (30) percent of the required landscape area;
- (5) In commercial use turf areas shall not exceed ten (10) percent of the required landscape area;
- (6) In business park use turf areas shall not exceed ten (10) percent of the



required landscape area;

- (7) Turf shall be comprised of drought-resistant and hardy varieties capable of surviving under conditions of restricted water use;
- (8) Any turf area must be capable of being watered with minimum overspray or runoff; and
- (9) Where turf is used in areas subject to erosion or in swales, it shall be sodded rather than seeded.

(l) Earth Berms

Earth berms shall comply with the following standards:

- (1) An earth berm may contribute toward the prescribed height of any planting, fencing, or wall;
- (2) Mounds of earth used for planting shall not exceed slopes of two to one (2:1); and
- (3) Turf planted slopes shall not exceed slopes of three to one (3:1).

(m) Soil Preparation

Soil shall comply with the following standards:

- (1) Required landscaping shall be installed using a planting soil mix comprised of a type appropriate to the individual proposed plants and the native soil found on the site;
- (2) Where necessary, soil amendments such as manure, straw, peat moss, or compost shall be used to improve water drainage, moisture penetration, and water holding capacity as recommended in the soil analysis report.

(n) Mulch

Permanent mulch shall be applied to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion, as follows:

- (1) A minimum three (3) inch layer of organic mulch material shall be installed in all planting areas, except turf areas;



- (2) Mulch may consist of wood products, stone, and other non-toxic recyclable materials;
- (3) Non-porous materials, such as plastic sheets shall not be placed under the mulch, and
- (4) The use of woven types of geofabric weed barriers is required in all non-turf or meadow planted areas.

(o) Height Measurements

Prescribed heights shall be measured from finished grade at the properly line, as generally depicted in Plate 5.

Irrigation Standards

Required irrigation shall comply with the minimum standards established in this section.

(a) Compatible Water Use Zones

Irrigation systems shall be designed to correlate with the composition of trees and plants and their related water use. High water use zones shall be provided with central automatic irrigation systems.

(b) Coverage Requirements

Coverage requirements apply to all temporary and permanent irrigation systems as follows:

- (1) Irrigation systems shall be designed for head-to-head coverage;
- (2) Sprinkler heads must have matched precipitation rates within each control valve circuit; and
- (3) Drip systems shall be designed to be expandable to adequately water the mature plants.

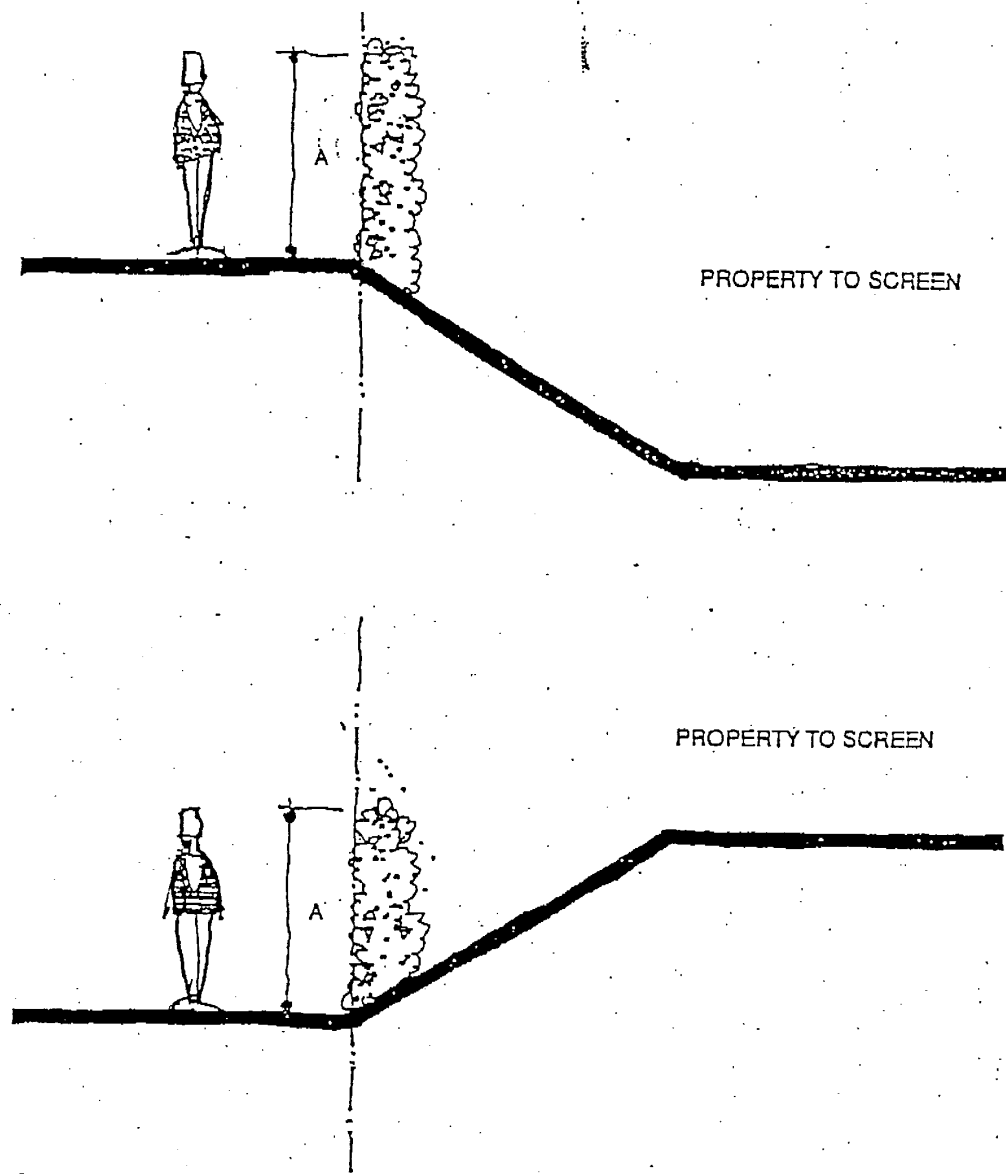
(c) Control Systems

The following requirements apply to all irrigation control systems:

- (1) Irrigation systems shall be designed to minimize surface runoff and overspray



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A. Height Measured From Finished Grade at the Property Line

MEASUREMENT TECHNIQUE FOR PLANTS AND SCREENS



to impervious or non-irrigated areas;

- (2) Controlled irrigations systems shall be operated by an irrigation controller capable of irrigating high water demand areas on a different schedule from low water demand areas;
- (3) Controllers must have multiple cycle start capacity and a flexible calendar program above to be set to comply with local or water management district restrictions; and
- (4) Moisture sensor and/or rain shut-off equipment is encouraged to avoid irrigation during periods of sufficient rainfall. Such equipment shall have the capability to override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

(d) Cross Connection Devices

All development shall have either a pressure vacuum breaker or a reduced pressure principle backflow preventor device.

(e) Size of Irrigation Lines

Irrigation lines shall be sized as follows:

- (1) Schedule 40 P.V.C. is required for all pressure lines and as sleeving under all paved areas;
- (2) Rigid piping shall be installed at least twelve (12) inches underground for nonpressure irrigation lines;
- (3) Piping shall be installed at least eighteen (18) inches underground for constant pressure irrigation lines; and
- (4) A mixture of manual and automatic drains shall be used.

(f) Water Application Rates

Irrigation systems shall apply water at the following rates:

- (1) Turf shall be irrigated on separate irrigation schedules; and
- (2) Sprinkler systems with spray heads should not operate during times of high



wind or high temperatures.

(g) Maintenance

Irrigation systems shall be maintained as follows:

- (1) Irrigation systems shall be maintained regularly to eliminate waste of water due to loss from damaged, missing, or improperly operating portions of the system;
- (2) Controllers shall be adjusted to allow for the seasonal water requirements of the plants; and
- (3) Systems shall be winterized to prevent freeze damage, including draining lines and backflow prevention devices as necessary.

General Requirements

All landscaping and screening shall meet the general requirements of this section.

(a) Occupancy

Landscaping, irrigation, and screening shall be completely installed prior to issuance of a Certificate of Occupancy unless the applicant posts a bond of three (3) dollars per square foot of landscaping at base year value of 1993, or other appropriate financial assurances.

(b) Deferrals

Request for deferrals shall be submitted in writing to the City of Sparks, and shall include the bond amount or other appropriate financial assurances. The request must explain the need for such deferral and the estimated time for completion.

(c) Dust Control

The following dust control measures shall be used:

- (1) For temporary coverage to control dust for less than one (1) year: hydroseed with fast-growing temporary grasses; apply pine straw or weed prevention netting; apply other slope stabilization materials; or install temporary irrigation system subject to the approval of the City of Sparks, and



- (2) For coverage to control dust for more than one (1) year: land clearing shall be minimized and permanent planting as required by this article shall apply.

Maintenance

Multi-family, commercial or business park landscaping, irrigation, and screening shall be maintained at all times to conform to the regulations established in this article.

(a) Responsibilities

Landscaping and related equipment, including but not limited to plants, screens, walkways, benches, fountains, and irrigation systems, shall be maintained by the applicant.

(b) Agreement

Prior to the issuance of a Certificate of Occupancy, the applicant shall file a Maintenance Agreement or easement to enter and maintain the property, subject to the approval of the City Attorney. Such a document shall ensure that if the property owner fails to maintain the requirements set forth in this article, the City will be able to file an appropriate lien(s) against the property in order to achieve the required maintenance.

(c) Plants

Required plants shall be maintained in healthy, vigorous, and disease and pest-free conditions so as to present a neat and healthy appearance free of refuse, debris, and weeds. Plants shall be fertilized, cultivated, and pruned on a regular basis, and sound horticultural principles shall be practiced.

(d) Staking

Plants shall be staked, tied, or otherwise supported as necessary. Supports shall be regularly monitored to avoid damage to plants and removed when appropriate.

(e) Pruning

Pruning shall be accomplished in accordance with the most current publications of the Washoe County Cooperative Extension Service.

(f) Turf Edge Trimming



Roadways, curbs, and sidewalks shall be edged to prevent encroachment from the adjacent turfed areas. Line trimmers shall not be used to trim turf abutting trees or other plants. All turf within a twenty-four (24) inch radius of any tree trunk shall be removed.

(g) Replacement

Landscaping which is not maintained in a manner consistent with this article shall be replaced, as follows:

- (1) Replacement includes, but is not limited to, replacing plants damaged by insects, disease, vehicular traffic, vandalism, storm damage, and natural disaster or occurrence.
- (2) If the required landscaping is not living within one (1) year of a Certificate of Occupancy, it shall be replaced with equivalent vegetation;
- (3) If the existing landscaping which was preserved is not living within two (2) years of a Certificate of Occupancy, it shall be replaced with equivalent new landscaping; and
- (4) Replacement landscaping shall be installed within thirty (30) days following notification by the Architectural Review Committee that a violation of this article has occurred.

Inspection

To ensure proper installation and compliance with approved plans, the person responsible for preparation of the required plans shall conduct a final field inspection prior to issuance of a Certificate of Occupancy. It shall be unlawful to occupy the premises unless the required landscaping, irrigation, and screening is installed in accordance with these regulations.



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NEVADA HEREFORD RANCH

Development Design Handbook

Prepared For:
L.D. and D.A. Kiley

Prepared by:
SEA, Incorporated

April, 1993
Job No. 2151-01-5

**C. SINGLE FAMILY****1. Lot Design & Building Envelopes.****a. Grading Standards**

1. Developers are encouraged to limit mass cut and fill slopes to retain a natural slope appearance and in compliance with the City of Sparks Hillside Development Ordinance.
2. In areas of steeper slopes, slopes between graded lots shall be located within the property line of the lower lot for visual screening of the slopes. (Refer to Plate IIID, Typical Rear Yard Grading).
3. Berms, channelization and sloped areas shall transition smoothly with no abrupt changes. Grading should look as natural as possible.
4. Retaining walls, if required, must be designed and constructed of materials that will harmonize with adjacent buildings. Developers are encouraged to utilize the same materials for retaining walls throughout each neighborhood development.

b. Lot configurations/Minimum Size

Large scale neighborhoods and grid pattern streets are discouraged. Smaller neighborhoods with curvilinear streets and cul-de-sacs are encouraged. Lot configurations will provide access to the open space/trail network. (Refer to Plates IIIE & F, Flag Lot & Cul-de-sac Connections).

The minimum single family detached lot shall be 6,000 square feet.

c. Height and setbacks

1. Single family structures will be limited to two stories. To minimize cut & fill on steeper slopes, "wall-out" basements that equate to a partial third story shall be permitted.
2. Front yard building setbacks should vary providing interest to the streetscape. Detached accessory structures shall comply with City of Sparks standards for structure separation and



setback requirements. Refer to the following table for minimum setbacks per lot size and street type.

TYPICAL LOT SIZES	FRONT	CORNER LOT STREET SIDE	FRONT ON CUL-DE-SAC	SIDE	REAR
60 X 100 6,000 SQ FT	15/20 ¹	15	20	5	20
65 X 100 7,800 SQ FT	15/20 ¹	15	20	5	20
70 X 120 8,400 SQ FT	20	15	20	5 + 10	20
80 X 120 9,600 SQ FT	20	15	20	5 + 10	20

¹ Fifteen feet front setback, except for any portion of the building intended to house vehicles which shall have a 20 foot setback.

2. Architectural Guidelines

a. Style and character

Housing design will be architecturally compatible and complimentary with the surrounding residential developments. A "southwestern ranch design theme shall be consistent throughout the Nevada Hereford Ranch. No mobile homes or H.U.D. standard manufactured housing will be allowed except for temporary construction purposes.

b. Materials, colors

1. Materials

Natural wood, hardboard siding, brick, stucco, rock or cultured stone material finish are required for all exterior walls. All reflective metal such as chimney stacks, flashings, exhaust vents and pipes must be painted to match or blend with roofing materials. Metal windows, door frames, solar panels and skylights must be painted, bronzed or vinyl clad. Roofing materials shall be architectural composition shingle, clay or concrete tile.

2. Colors

Color for all buildings shall range from pastels to earthtones. An accent color may be used and could be applied to trim, fascias, awnings, door panels and miscellaneous metals. White and off-white would also be acceptable and subject to architectural committee review.

c. Architectural elements

1. Structures

- a. All units will be provided with a minimum of a two car/vehicle completely enclosed garage/storage space.
- b. All trash and outdoor storage areas shall be contained in solid screened areas, screening should appear as an integral part of the design.
- c. Satellite discs and home radio antennas shall be screened from any public right of way.
- d. No clotheslines shall be constructed or erected which would be visible from any public right of way.
- e. All front yards from the dwelling unit to the street shall be kept free of solid screening privacy fencing.
- f. Boat and RV storage shall be screened from any public right-of-way. A solid screen fence or wall shall be provided a minimum of six feet in height. Refer to the fencing details in this section. As an alternative, property owners are encouraged to utilize the storage facility that is planned for development on the Nevada Hereford Ranch Property. Refer to Plate III G, Gun Club Area Community Park & RV Storage.

2. Fencing

Privacy fencing will be constructed of wood and/or masonry material and no fence will be over six feet in height. Developers shall construct side yard rear yard and open space



fencing per design guidelines incorporated in this section. Refer to Plate IIIH. Fencing fronting on collector roadways shall be constructed per detail Plate IIIH. Any decorative front yard fencing will be a maximum of 3' high solid construction or 4' high open construction. Front yard view fencing will be allowed constructed per design guidelines.

There will be no chain link or woven wire fencing within the developments except for enclosures within the privacy fencing.

3. Lighting

- a. The functional objectives in providing exterior area lighting are to illuminate areas necessary for safe and comfortable use. In certain situations, area lighting can add to the aesthetic appeal of a site by highlighting architectural features of a building or illuminating pathways and landscape plantings. In these instances, only the special features of a building or landscape should be illuminated. It should be noted that the following standards and guidelines address area lighting on individual properties.

Standards

1. Exterior lights shall not blink, flash or change intensity. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited, except for the holiday season.
2. Exterior lighting shall not be attached to trees except for the holiday season.
3. Driveway, walkway, and building lights shall be directed downward.
4. Fixture mounting height shall be appropriate to the purpose.

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illumination. Area lighting should be directed downward with no splay of lighting directed off-site. The height of light fixtures or standards must meet the City of Sparks standards. Direct light downward in order to avoid sky lighting. Any light source over 10 feet high should incorporate a cut-off shield to prevent the light source from being directly visible from areas off-site.

4. Signage

On public streets the style of entry monumentation signage will be unique to the Nevada Hereford Ranch. It will be uniform in style throughout the area. Residential neighborhood entry signage shall be limited to monument signs of native materials and in conformance with design guidelines. Refer to Plate VJ, Neighborhood Entry & Plate VF, Typical Open Space/Street Layout.

d. Enforcement

All building proposals for development will be reviewed by the City of Sparks and the Nevada Hereford Ranch Architectural Review Committee to ensure these guidelines are enforced in a way that encourages creative design and considers specific site conditions. Each project will be required to submit specific standards following these guidelines, defined in covenants, conditions & restrictions. The Nevada Hereford Ranch Architectural Review Committee and the City of Sparks will determine compliance with these guidelines. All applicable codes will be adhered to.

3. Landscape guidelines

a. Functional requirements

Single Family Subdivision model parks will be developed illustrating typical front yard landscape plans establishing design details, construction specifications and homeowners recommended maintenance and watering programs prepared by a landscape architect.



Landscape and irrigation construction plans for the model park will be submitted for approval by the City of Sparks and the Nevada Hereford Ranch Architectural Review Committee. Developers shall encourage installation of individual frontyard landscapes and irrigation systems as part of the construction process, through allowances and other market accepted practices. Refer to the landscape section in the appendix.

b. Landscape & irrigation requirements

Frontyard landscapes shall be designed utilizing low water demand principles and plant material. Homeowners will be encouraged to utilize low water demand principles in landscaping rear and side yards as well as front yards.

Developers of residential lots will be required to install the initial vacuum breaker and valves with an automatic controller for the front yards. Homeowners will be required to complete the front yard landscaping within 6 months of close of escrow.



SECTION V - CIRCULATION

Goal: To provide safe , efficient and aesthetically pleasing internal vehicular and pedestrian circulation networks.

A. CIRCULATION PLAN

Development of the Nevada Hereford Ranch will conform to the circulation plan as shown in Plate VA. The plans show the general locations and hierarchy of roads. A well designed street system can add needed visual variety and interest to development. Local streets shall emphasize curvilinear alignments, short loop streets and cul-de-sacs to create neighborhood unity and visual interest, reduce traffic speeds and discourage through traffic. Minor arterials and collector street by design provide ease of access to local neighborhood streets.

Streets will be designed to be safe and efficient. Sparks Blvd., Los Altos Parkway, Pescadero Parkway and Vista Blvd. provide easy access to all development within the ranch. Streets will be designed to fit the topography, where slopes are flat, streets will be curved to avoid monotonous street patterns. Pedestrian and bike trails will link all ranch development to promote alternative modes of transportation.

B. STREET SECTION STANDARDS

Street types and width vary making up the internal circulation pattern based on projected traffic volumes. (Refer to transportation in Section VII.) Street types range from a divided parkway to local residential roadways. Streets will be constructed to the City of Sparks standards and in accordance with the alternative street sections incorporated into the Development Design Handbook. (Refer to Typical Street Sections Plates VB thru VE).

1. Landscape Buffer Design Standards (streetscape)

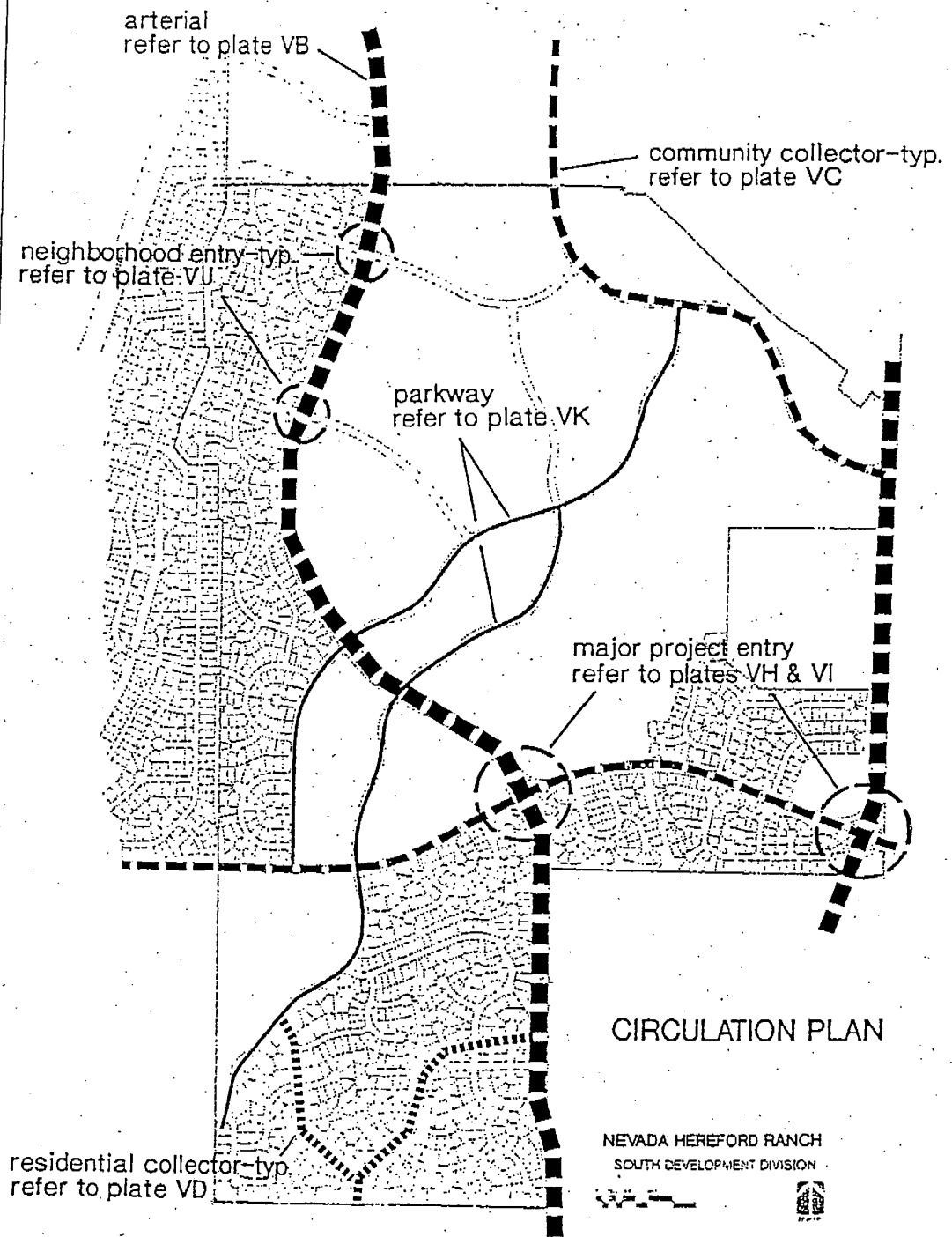
Collector and arterial streets have been designed to promote a feeling of open space throughout the development. Landscaping and a series of trail networks have been incorporated into the streetscape. (Refer to Typical Street Sections Plates VB thru VF).

C. PEDESTRIAN & BIKE TRAILS

Each developer will be responsible to provide trails and access to the overall pedestrian and bicycle network for all development as shown in the open space plan and to the satisfaction of the Architectural Review Committee. Refer to Plate VIA,



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CIRCULATION PLAN

NEVADA HEREFORD RANCH
SOUTH DEVELOPMENT DIVISION



PLATE V A



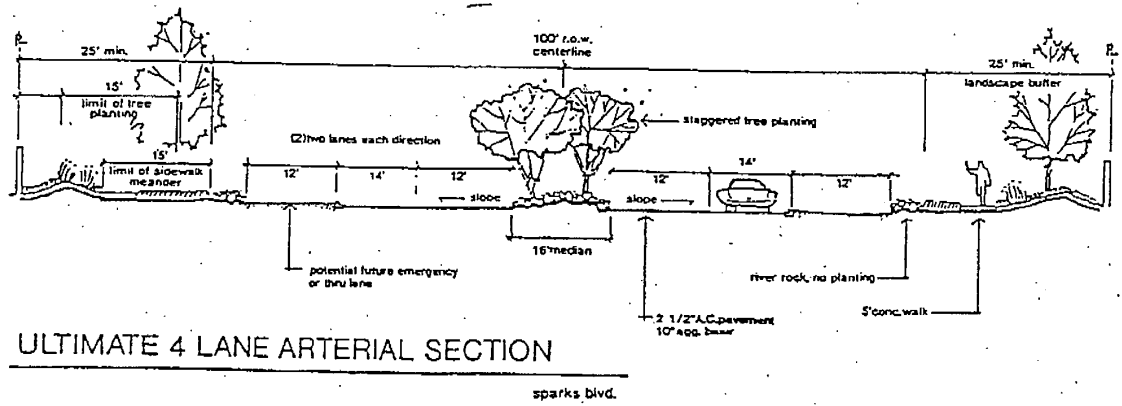
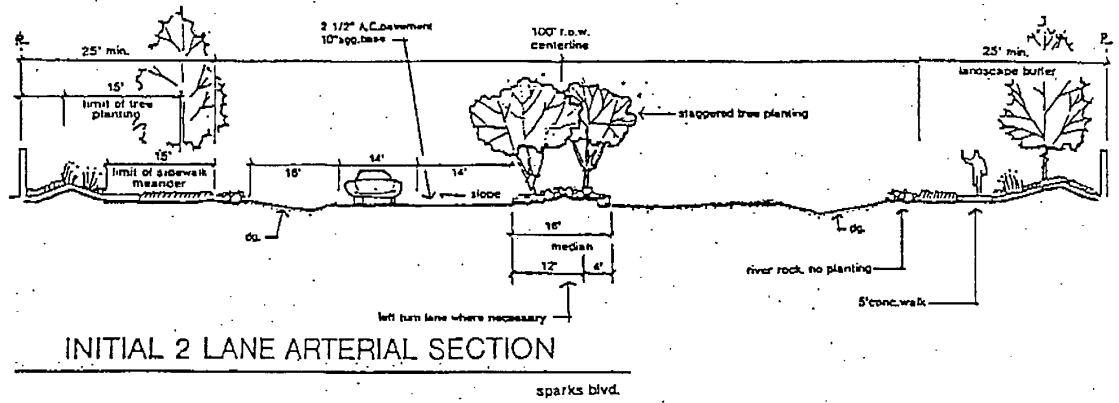
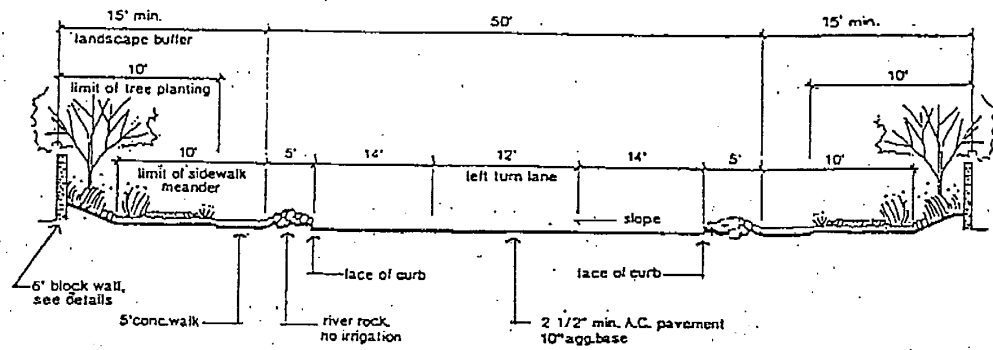


PLATE V B





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COMMUNITY COLLECTOR SECTION

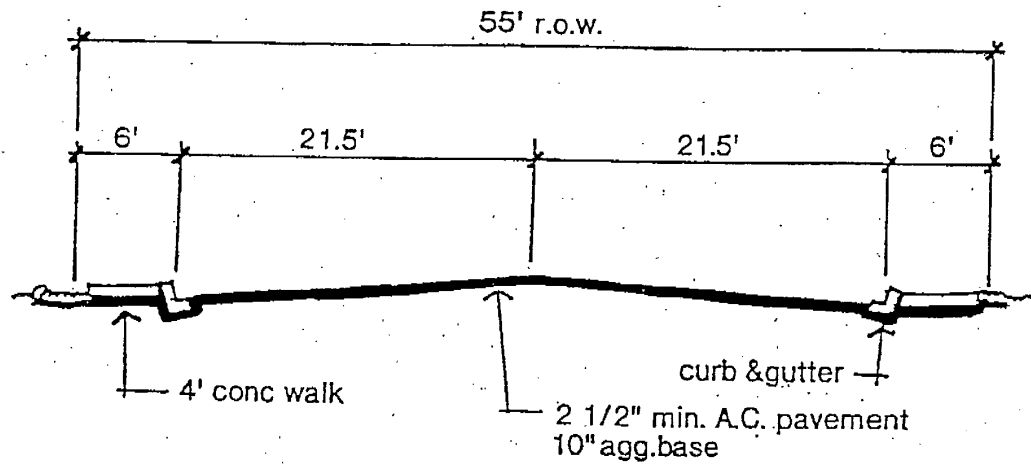
los altos parkway

PLATE V C





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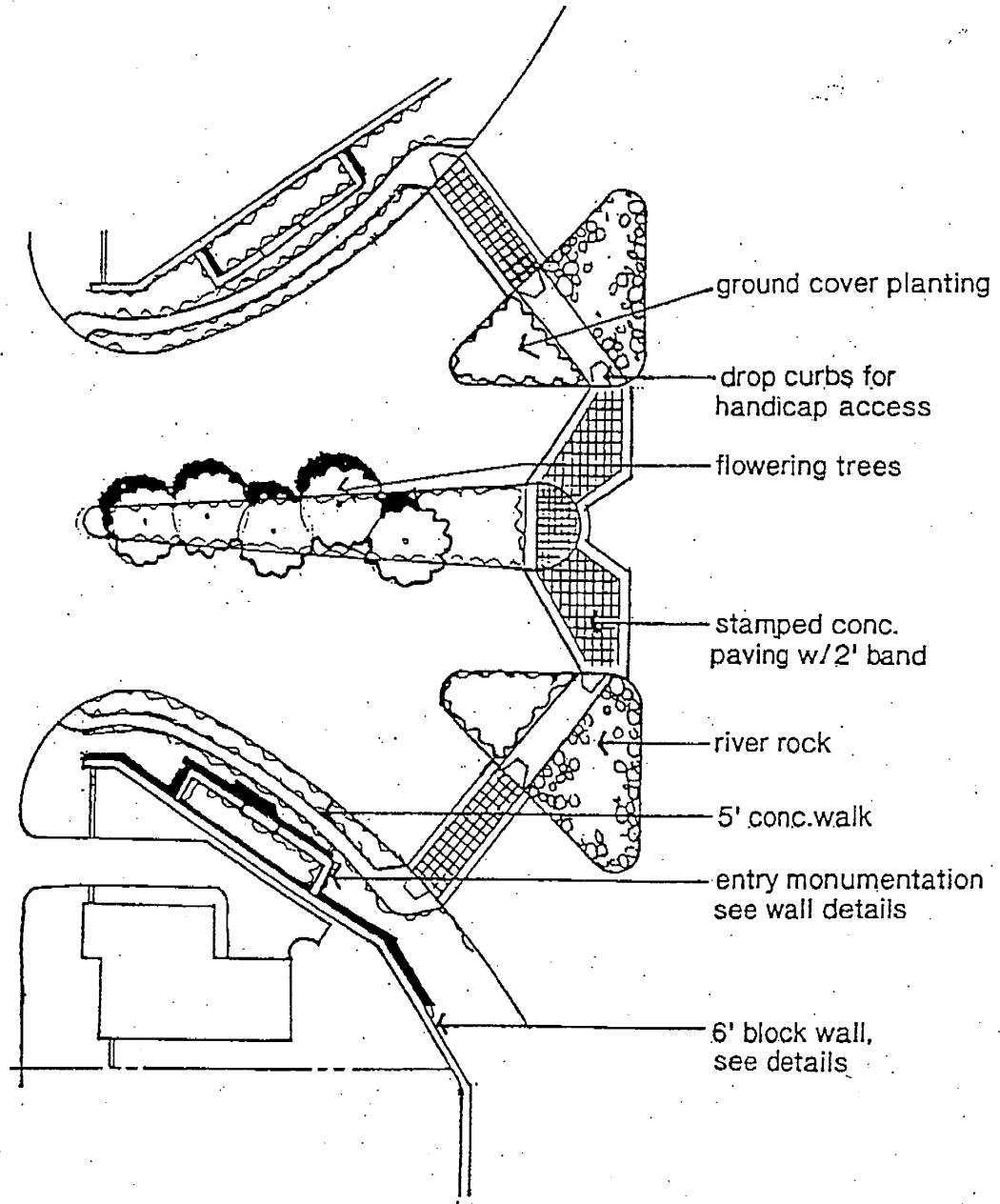
RESIDENTIAL STREET SECTION

PLATE V E

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MAJOR PROJECT ENTRY

along sparks blvd.

PLATE V H

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SECTION VII - IMPACT ANALYSIS

A. TRANSPORTATION

Goal: To reduce transportation impacts in the area through a job/housing balance and by design encourage the use of alternative modes of transportation including public transit, pedestrian & bicycle travel.

1. Trip Generation & Analysis

The Regional Transportation Commission provided a transportation analysis of the planning area, Spanish Springs/Warm Springs/Vistas Transportation Analysis - Nov. 1991, based upon complete buildout of the planning area and surrounding regions. With this preliminary analysis, information was provided to plan for the ultimate street network. A preliminary traffic study of the ranch has determined the level of improvements that will be required by development of the ranch only. Refer to the following preliminary traffic study.

2. Mitigation

- a. The developer will upgrade all existing roadways within the project or construct new roadways to operate at a level of service "C" or better.
- b. The developer will dedicate to the City of Sparks, right-of-way for Sparks Blvd., Los Altos Parkway, Spanish Springs Road and Pescadero Parkway as development progressively occurs.
- c. The developer will assume financing and construct their portion of the master planned street network as set forth in the development infrastructure phasing plan (Refer to Section VIII).
- d. All development adjacent to Sparks Blvd. will be subject to site specific design to provide noise buffering along the right-of-way.
- e. Access to Sparks Blvd. will be limited and spaced at intervals greater than every 1200 ft. and provisions made for turn lanes at points of access, refer to the following preliminary traffic study.

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3. Preliminary Traffic Study

a. Introduction

The Nevada Hereford Ranch, South Development Division is located in the City of Sparks Sphere of Influence Plan for Spanish Springs, Nevada, as shown on Plate VIIA.

The Nevada Hereford Ranch is a proposed multi-usage development which includes single family, multi-family, business park, townhouses, and recreational facilities, see Plate VIIB.

The purpose of this traffic study is to address the following issues:

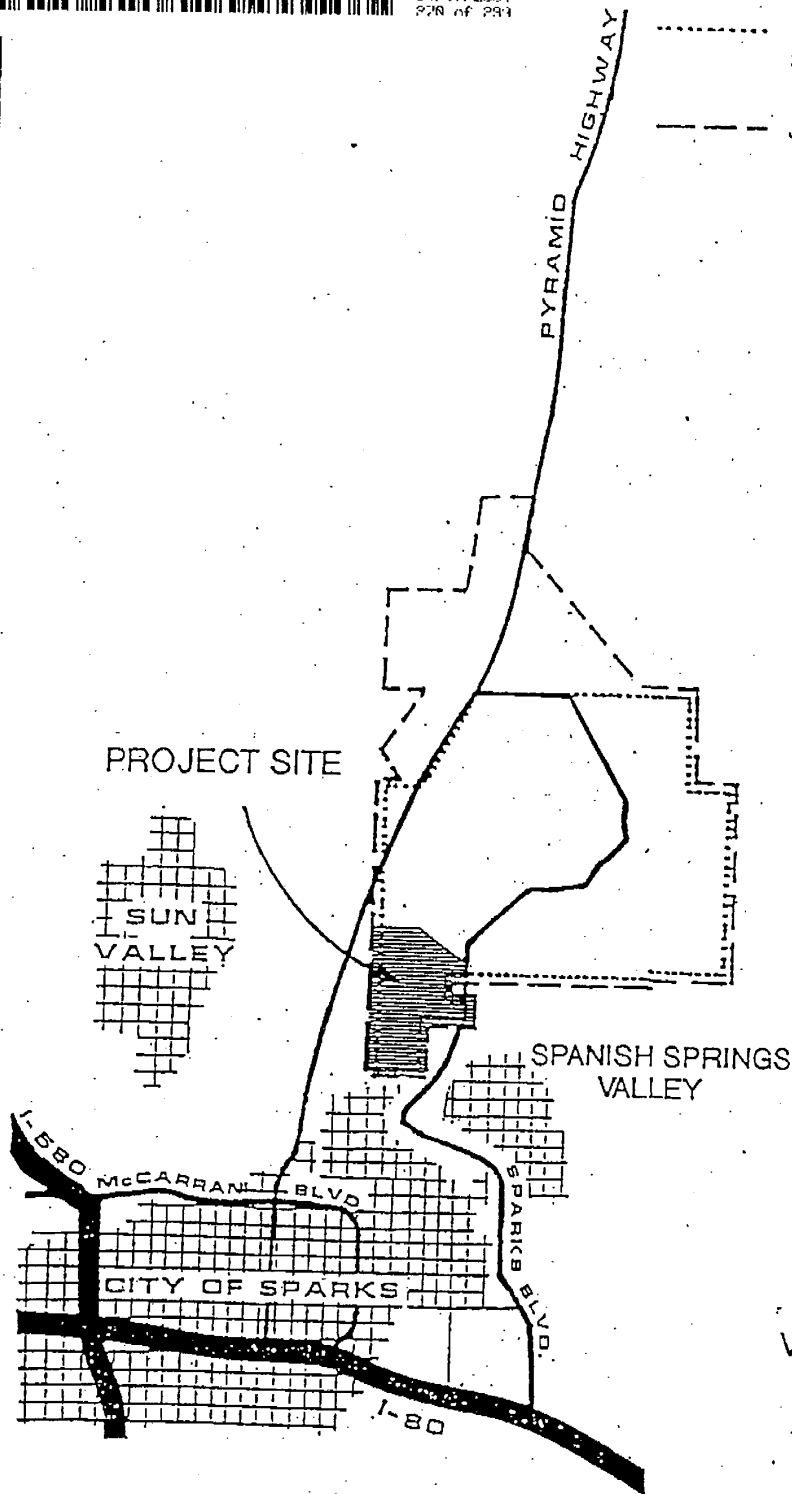
- Review the Regional Transportation Commission (RTC) of Washoe County Spanish Springs/Warm Springs/Vistas Transportation Analysis, November 1991, hereinafter referred to as the RTC Transportation Analysis, with regard to the proposed lane configuration for the roadway network within the subject development.
- Utilizing the RTC MINUPT traffic projection model identify what portion of the buildout traffic is associated with the Nevada Hereford Ranch.
- Identify stage construction of the primary roadway network within the subject project, specifically:
 - Spanish Springs Road
 - Sparks Boulevard
 - Los Altos Road
- Identify primary intersections on the roadway network for access to the proposed development
- Identify minor intersections on the roadway network for access to the proposed development



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LEGEND

- NORTHERN SPARKS
SPHERE OF INFLUENCE
BOUNDARY
- - - - - JOINT PLANNING AREA



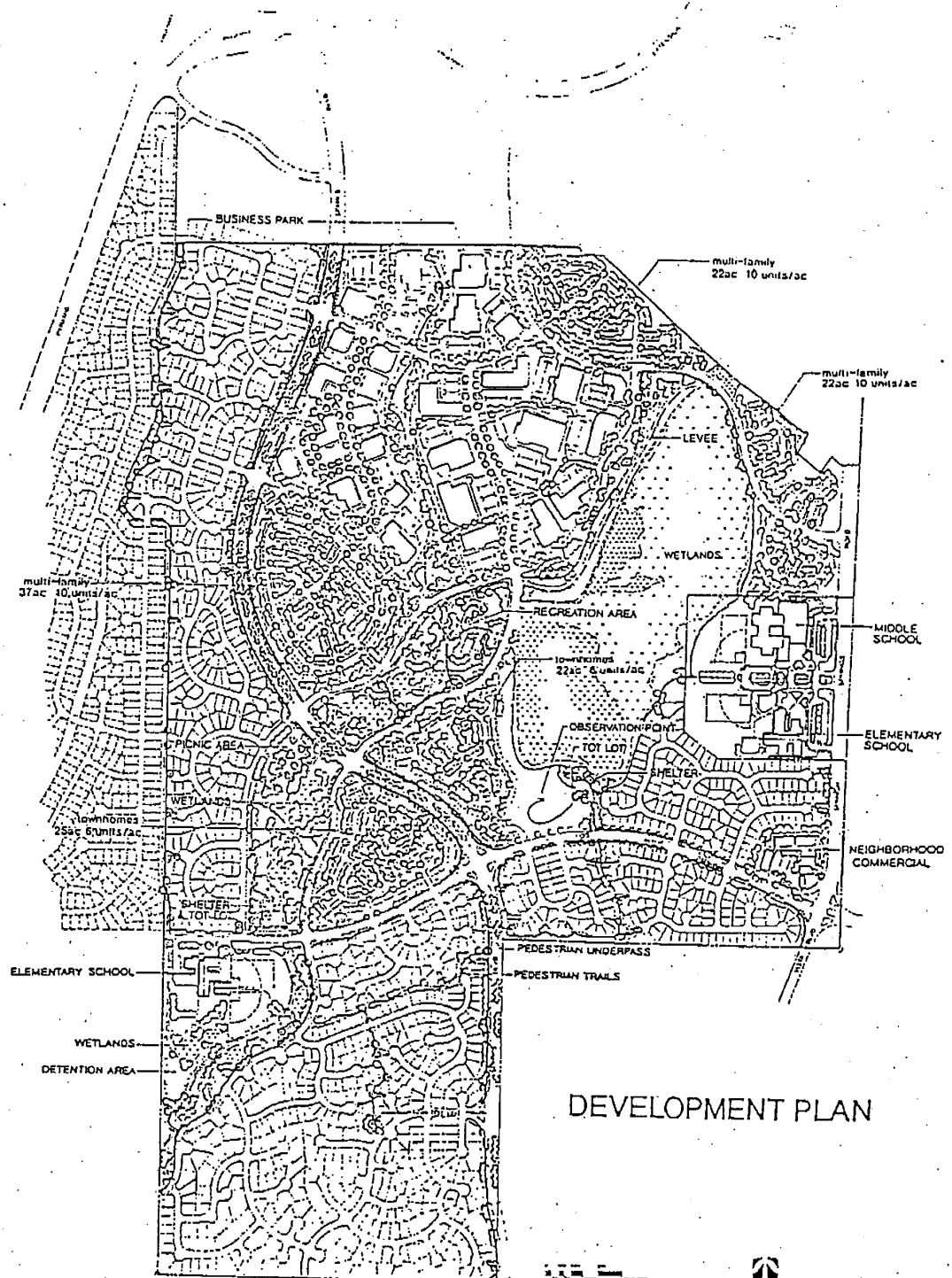
VICINITY MAP

PLATE VIIA





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DEVELOPMENT PLAN



PLATE VIIIB

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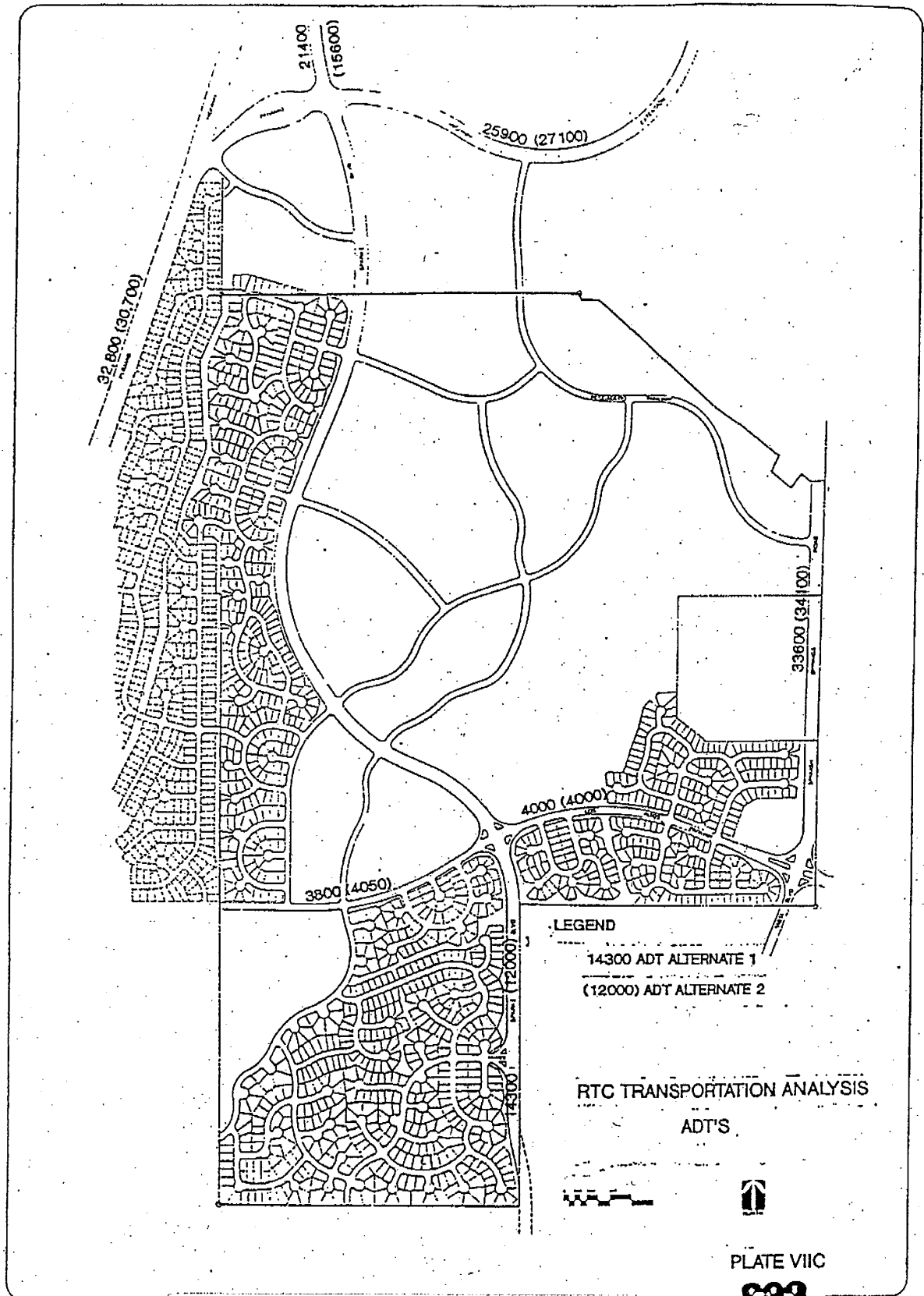
b. Project Traffic/Recommendations

The RTC Transportation Analysis reviewed two alternates for buildout of the Spanish Springs Valley as they relate to the proposed transportation network. The methodology for the transportation analysis was to utilize the RTC MINUPT traffic model to project average daily traffic volumes on the transportation networks. Utilizing the projected traffic volumes, recommended lane configurations were presented within the report for the roadway network within Spanish Springs Valley. Plates VII C & D show a summary from the RTC Transportation Analysis of the average daily traffic and recommended lane configurations of the roadway network within Nevada Hereford Ranch. It should be noted that upon review of the study, that portion of Sparks Boulevard north of Disc should have an ultimate lane configuration of four (4) lanes not six (6). This was confirmed with the RTC during this traffic study. See SEA letter dated November 4, 1992 in the appendix.

In order to identify what initial improvements will be necessary with the development of the Nevada Hereford Ranch, the RTC was contacted with regard to running their MINUPT traffic model for the following conditions:

1. Existing Conditions
2. Assume complete buildout of the South Development Division of the Nevada Hereford Ranch
3. No other proposed developments have occurred.

SEA coordinated with the RTC staff with regard to providing proposed development parameters such as land usage and variables for each of the traffic analysis zones (TAZ's) within the Nevada Hereford Ranch. Specifically, the traffic zones affected were 411, 447, and 449, see Plate VIII. The development parameters provided for each of the traffic zones are shown in Table 1. Projected ADT and peak hour traffic per TAZ is shown in Table 2.



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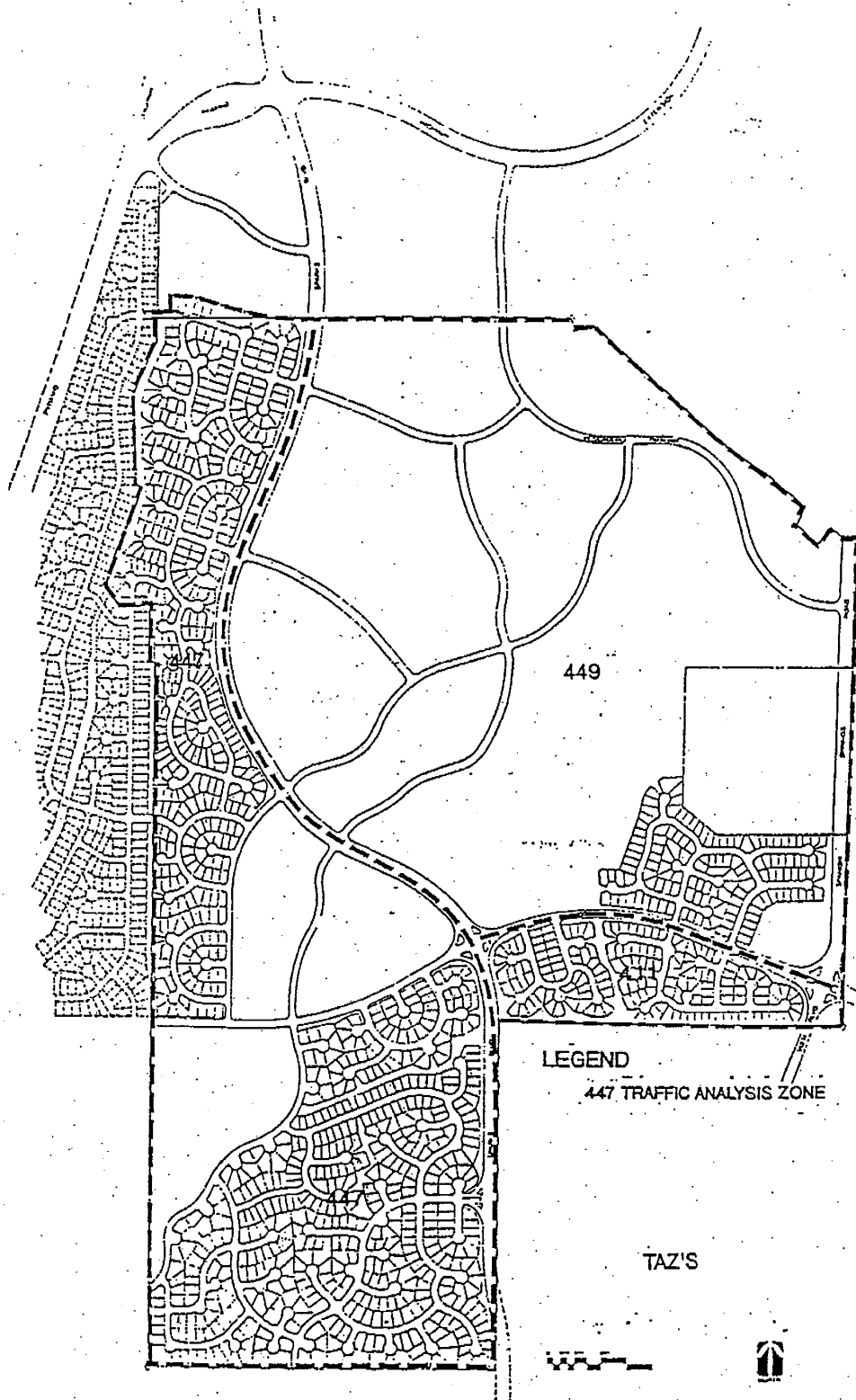


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TABLE 1
DEVELOPMENT PARAMETERS

Traffic Zone	Land Use	Variable
411	Single Family	156 units
447	Single Family	907 units
	Townhouses	150 units
449	Single Family	134 units
	Multi Family	810 units
	Business Park ¹	3624 employees
	Townhouses	154 units

1. Per RTC, Variable based upon 30.1 employees per acre, 121 total acres.

TABLE 2
PROJECT TRAFFIC

Traffic Zone	Land Use	Variable	ADT	Peak Hour			
				AM		PM	
				In	Out	In	Out
411	Single Family	156 units	1555	31	88	103	58
447	Single Family	907 units	8304	156	442	548	296
	Townhouses	150 units	920	12	59	57	30
449	Single Family	134 units	1351	27	77	90	51
	Multi Family	810 units	5259	68	333	302	142
	Business Park ¹	3642 employees	8994	1747	308	224	794
	Townhouses	154 units	940	12	60	59	30

1. Per RTC, Variable based upon 30.1 employees per acre, 121 total acres.



The RTC ran their MINUPT traffic model which produced average ADT's on the roadway network within the Nevada Hereford Ranch as shown on Plate VIIF. These ADT's represent the magnitude of traffic which could be anticipated assuming buildout of the South Development Division of the Nevada Hereford Ranch under current conditions.

Table 3 has been reproduced from the RTC Transportation Analysis Report and shows segment level of service versus ADT. Reviewing the projected average daily traffic with just the Nevada Hereford Ranch on line, it is evident that only two lanes need be constructed on each of the primary roadways, specifically Sparks Boulevard, Spanish Springs Road, and Los Altos within the proposed development. As additional developments are developed within the Spanish Springs Valley and traffic numbers increase to the point that the roadway needs to be widened, then those improvements would be made at that time. Table 4 shows a summary of the roadway segments, the projected average daily traffic as reported in the RTC Transportation Analysis Report, projected ADT's associated with the Nevada Hereford Ranch, proposed lane configuration, and recommended stage construction lane configuration.

TABLE 3
SEGMENT LEVEL OF SERVICE

Type of Facility	Number of Lanes	ADT (Upper Limit) Level of Service	
		C	D
Major Arterial	2	12,080	13,600
	4	24,170	27,210
	6	36,250	40,810
Minor Arterial	2	10,830	12,190
	4	21,670	24,370
	6	32,500	36,560
Collector	2	9,580	10,780



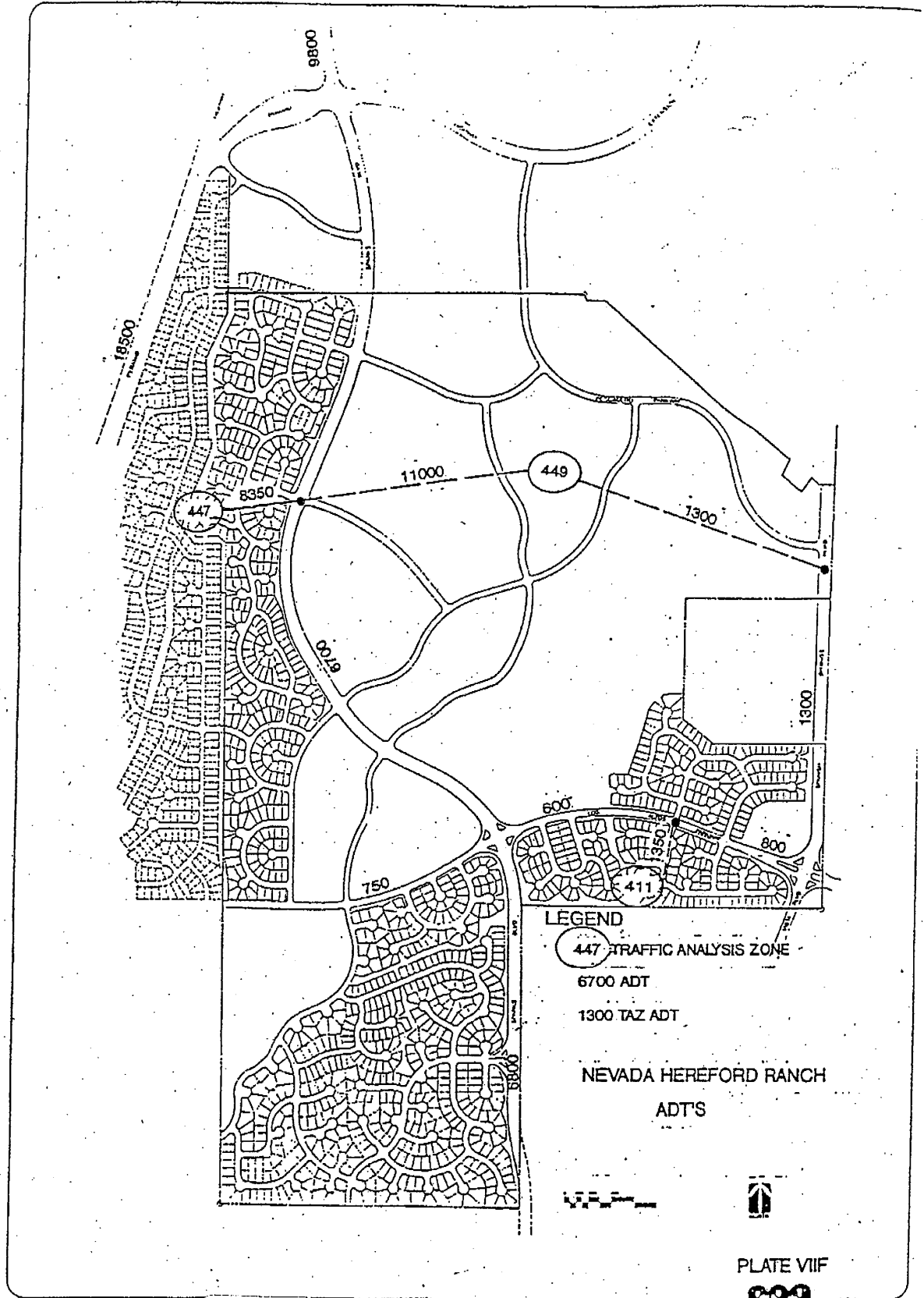




TABLE 4
ROADWAY SEGMENTS : LANE CONFIGURATION

Roadway Segment	ADT		Lane Configuration	
	Buildout	NV Hereford Only	Proposed	Stage Construction
Sparks Blvd (Disc Northward)	12,000 to 21,400	6,800 to 9,800	4	2
Spanish Springs Road	33,700 to 34,300	1,300 to 2,300	6	2
Los Altos	3,800 to 4,000	600 to 800	2 ¹	2

1. Right-of-way for 4 lanes, construct only 2 lanes.
2. Nevada Hereford Development Staged Construction (Refer to Section VIII, Utilities/Infrastructure and Services Phasing Plan)

Figure 7 shows projected traffic columns for the various land uses as well as identification of the primary and minor intersections. Based upon the projected ADT's on the primary roadway network and the projected project traffic, the following recommendations are made with regards to the roadway network within the Nevada Hereford Ranch, South Development Division.

Sparks Boulevard (North of Disc)

A. Stage construction (Refer to Section VIII, Infrastructure Phasing Plan)

1. 2 thru-lanes (1 in each direction)
2. Left turn pockets at all intersections
3. Dedicate ultimate right-of-way.

B. Ultimate Lane Configuration

1. 4 thru-lanes (2 in each direction)
2. Left turn pockets at all intersections.
3. Adequate right-of-way to accommodate acceleration/deceleration lanes at primary intersections
4. Free right turns on all four quadrants at the Los Altos Parkway intersection.

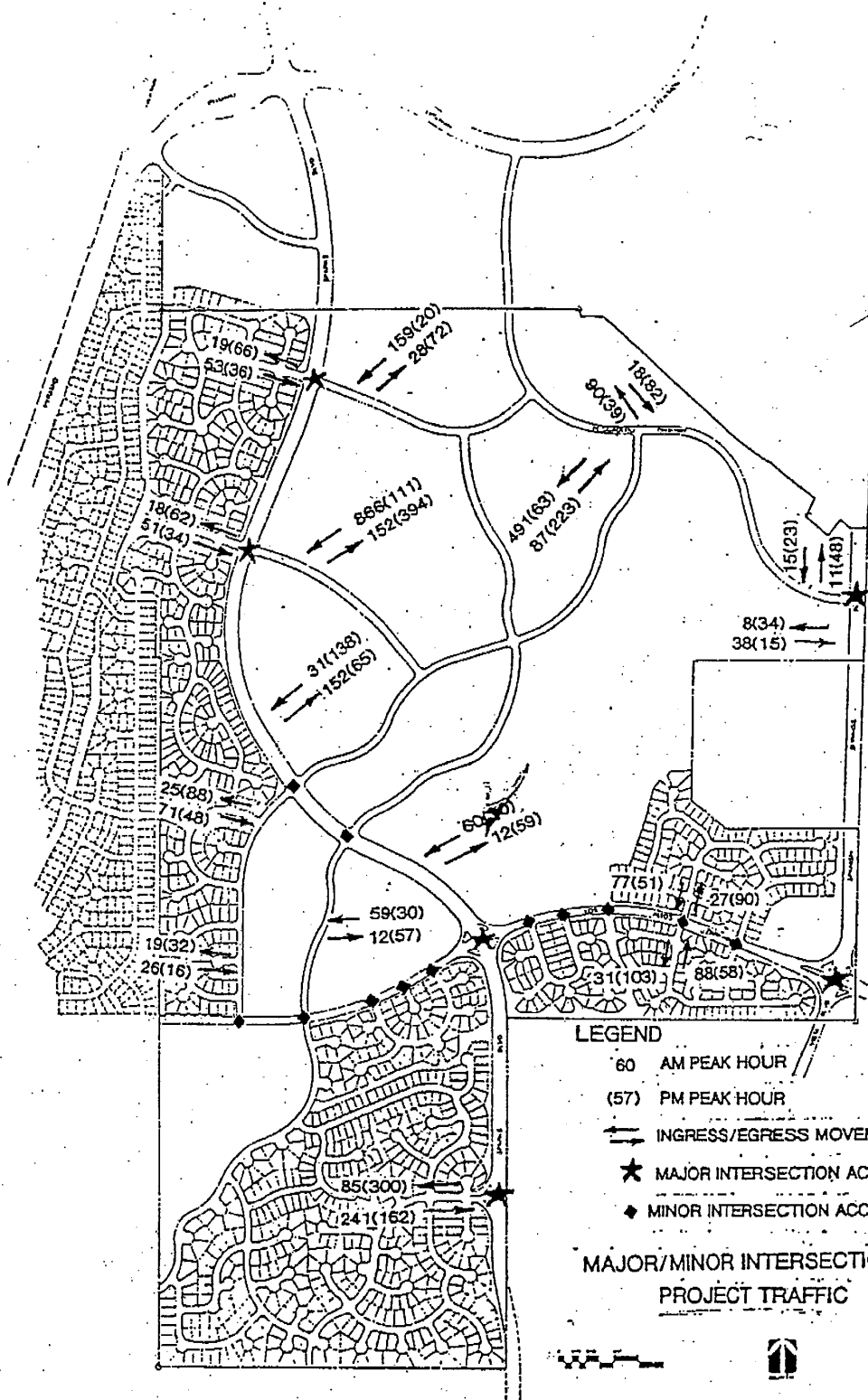


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5. Allow full movements at all primary intersections.
6. Minor intersection may have to have some restricted movements in the future, subject to actual traffic movements and reevaluation.
7. Raised median.

Los Altos Parkway

1. Right-of-way for 4 thru-lanes
2. Construct 2 thru-lanes
3. Construct continuous dual left turn lane
4. Full movements at all intersections with the exception that the two intersections (one east, one west) closest to Sparks Boulevard may have to restrict some movements in the future, subject to actual traffic volumes.

Spanish Springs Road

Staged Construction: (Refer to Section VIII, Infrastructure Phasing Plan)

1. 2 thru-lanes
2. Right-of-way for 6 lanes
3. Left turn pockets at all intersections
4. Initially, allow full movements at all intersections. As traffic increases some movements may have to be restricted or intersections signalized.

SECTION VIII - UTILITIES/INFRASTRUCTURE & SERVICES PHASING PLAN

A. PHASE I

1. Sanitary sewer

Service line facilities

The first phase of the south development division will utilize capacity in the existing 10" sewer draining from northeast to southwest through the south development division. It will also utilize the existing 8" line stubbed to the south property line in the existing Sparks Blvd. roadway. The existing 8" line will be extended up the proposed Sparks Blvd. right of way, to the collector street that serves the single family neighborhoods IC & ID. Additional 8" lines will be extended off the 10" line to serve single family neighborhoods IA & IB. Refer to plate VIIIA, Phase I infrastructure phasing plan plate VIIIB.

S.O.I. major trunk line facilities

Prior to initial development of phase II, the first portion of the Sphere of Influence trunk line will need to be constructed to the future extension of Los Altos Parkway. This 30" line will be constructed with a temporary lift station to lift the sewage to the existing 15" trunk line at the southwest corner of the South Development Division. This portion of the line will be subject to reimbursement/credit to the Nevada Hereford Ranch or its assigns who will be paying for the construction of this line. (refer to financing plan) Based on the cash flow analysis included with the financing plan, impact fees collected from the first three phases of construction will be sufficient to cover the first two phases of trunk line construction.

2. Water

Initial service provider

An application for service district expansion has been submitted to Westpac to serve the first two phases of the south development division as an initial service area. (refer to plate VIIIA1) Whether the County or Westpac will serve the remaining portion of the south development division is unknown at this time. The existing 16" water main in Sparks Blvd. to the south and the 24" line in Vista Blvd. to the east, can clearly provide immediate service to this portion of the south development division. The nearest county system, over half a mile to the west, is at capacity requiring additional water supply and distribution systems to serve phase I and II.



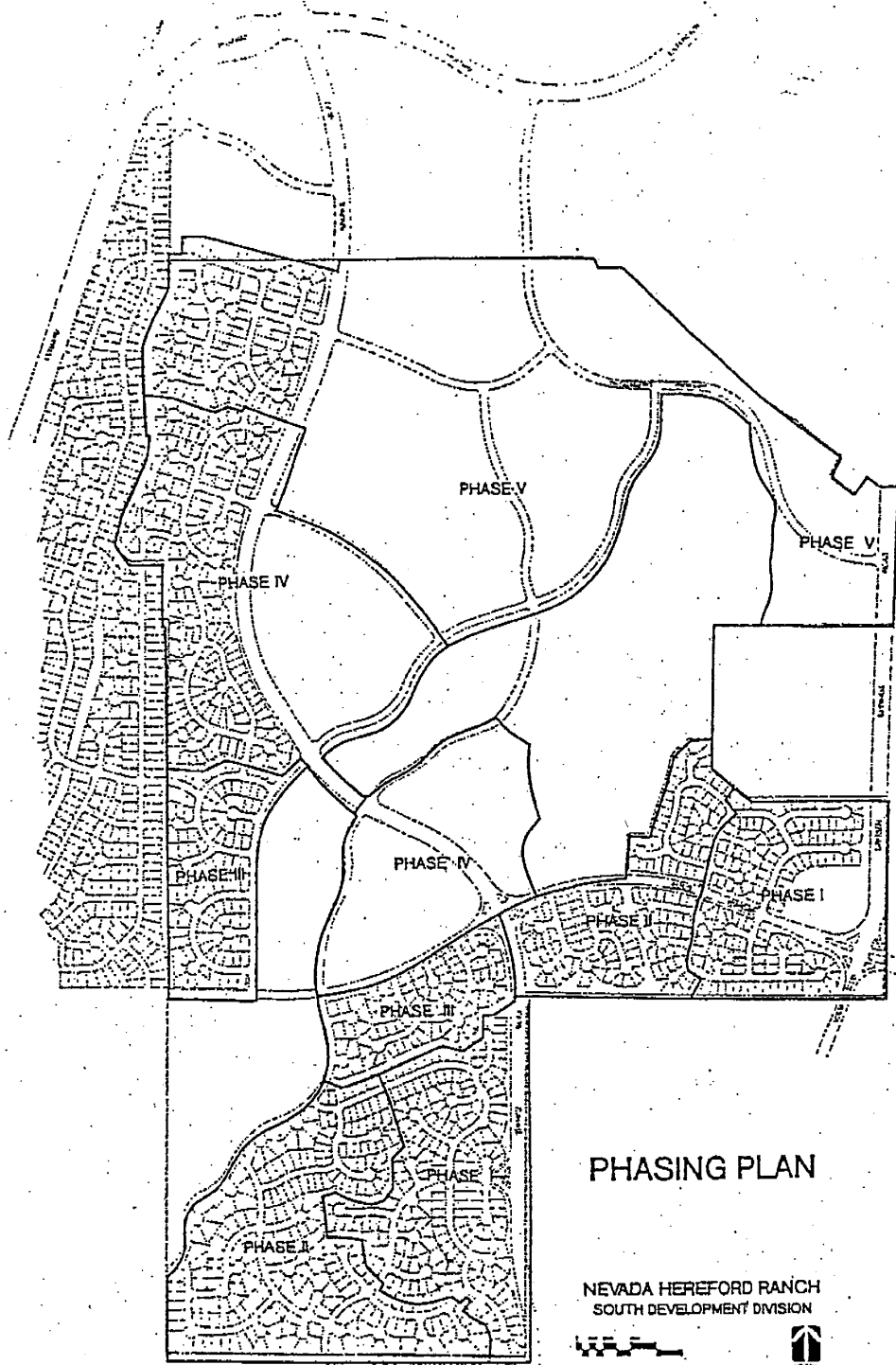
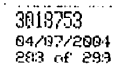


PLATE VIII A



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