

STAKEHOLDER REVIEW PACKAGE



QUILICI RANCH

- VILLAGE 5B
- VILLAGE 9
- VILLAGE 10

AUGUST 2025

City of Reno – Development Services
Nathan Gilbert, Principal Planner
City of Reno
1 E. 1st Street
Reno, NV 89501

RE: Stakeholder Engagement Submittal

- **Condition No. 17 of LDC21-00017 (Santerra Quilici Properties)**
- **Condition No. 26 of LDC20-00018 (Meridian 120 South Villages 5 & 6)**

Dear Mr. Gilbert:

As you are aware, Toll Brothers is currently developing the Quilici Ranch project in Verdi. The majority of the development on the Toll Brothers property is governed by the Santerra Quilici Properties tentative map (LDC21-00017), however a small portion, what we are calling Village 5B, is governed by the Meridian 120 South Villages 5 & 6 tentative map (LDC20-00018). Both of the Conditions of Approval for each of these entitlements contain a condition relative to stakeholder engagement. For reference, each of the conditions are shown below:

Condition No. 17 of the City of Reno Clerk's approval letter for LDC21-00017 (Santerra Quilici Properties) dated March 31, 2021:

Prior to submitting each final map, the applicant shall participate in a staff-coordinated and staff led stakeholder engagement process to review the proposed final subdivision designs and the measures proposed to address conditions of approval for the final map. This is not a new subdivision review process, but rather a participatory approach to verifying that the final map is in substantial conformance with the tentative map approval, including conditions of approval. Staff shall evaluate feedback received during the stakeholder engagement process in the review of each final map. In addition to standard application fees, the applicant shall finance public noticing of the stakeholder engagement process using noticing requirements for tentative maps. This process does not allow for modifications to the Conditions of Approval or approved tentative map. The public review/comment process shall be open for up to two weeks.

Condition No. 26 of the City of Reno Clerk's approval letter for LDC20-00018 (Meridian 120 South Villages 5 & 6) dated June 18, 2020:

Prior to the final review and approval of each final map, the applicant shall participate in a staff-coordinated stakeholder engagement process to review the proposed final subdivision designs and the measures proposed to address conditions of approval for the final map. This is not a new subdivision review process, but rather a participatory approach to verifying that the final map is in substantial conformance with the tentative map approval, including conditions of approval. Staff shall consider feedback received during the stakeholder engagement process in the review of each final map. In addition to standard application fees, the applicant shall finance public noticing of the stakeholder engagement process using noticing requirements for tentative maps.

Toll Brothers has previously completed the stakeholder engagement process for Villages 7 and 8, initial backbone infrastructure, project theming, signage, lighting, fencing, etc. All portions of the project relative to that application have either been constructed, or are under construction. At time time, Toll Brothers would like to complete the stakeholder engagement process for Villages 5B, 9, 10, and the associated backbone infrastructure serving those villages. Due to the inclusion of Village 5B, the Conditions of Approval for Meridian 120 South Villages 5 & 6 will also be addressed.

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Grading

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August 8, 2025

City of Reno
Development Services Department
One East First Street,
Reno, NV 89504

**RE: Santerra Quilici Properties (LDC21-00017)
Response to Conditions of Approval – Villages 9 and 10.**

The purpose of this letter is to address the City of Reno Conditions of Approval for the above referenced project. The Conditions are individually addressed as follows:

Condition 1: The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.

Response: Noted

Condition 2: The applicant shall record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.

Response: Noted

Condition 3: Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.

Response: Noted

Condition 4: The applicant, developer, builder, property owner, or business proprietor as applicable shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.

Response: Noted

Condition 5: Prior to the issuance of each building permit for the construction of a residence or commercial building, a contribution for fire facilities in the amount of \$1,608 for every residential unit and \$1,608 for every 1,000 square feet of commercial building area, not including canopy structures, shall be required. This contribution shall be set aside by the City to be applied toward improvements associated with capital improvements for fire facilities to serve the project. The contribution amount may be adjusted prior to issuance of a building permit with the approval of the Community Development Department and Fire Department if the actual costs to construct the fire facilities necessary to serve the project exceed the amount estimated at the time of tentative map approval as determined at the time of building permit and to the approval of the Community Development and Fire Departments. In the event another mechanism to construct fire facilities is instituted for the contributing properties in the future, the new funding mechanism shall apply in lieu of the contribution set forth in this condition.

Response: Noted.

Condition 6: The project site is located in a High Hazard Wildland-Urban Interface Area. Per the State's adoption of the Wildland-Urban Interface Code under NRS 477 and NAC 477.281, a vegetation management plan must be submitted to the Reno Fire Department and the State Forester Firewarden for review and approval.

Response: A vegetation management plan for the Quilici project has previously been prepared and approved by the State Forester Firewarden and the Reno Fire Department.

Condition 7: Prior to the issuance of the first certificate of occupancy for a residential unit within the Project, the applicant shall demonstrate that the secondary remote emergency access has been constructed, to the approval of the Fire Department.

Response: Noted. The secondary remote emergency access is currently under construction under permits BLD24-11914E and BLD24-07103E.

Condition 8: Prior to the issuance of any final map, the developer shall provide an irrevocable offer for dedication of the approximately ±18.12-acre park located on the northwest side of the site plan for dedication to the City of Reno or other approved entity. Until such time as the offer for dedication is accepted, the park shall be maintained as open space by a homeowners or landscape maintenance association.

Response: The dedication package for the park site parcel has previously been delivered to the City.

Condition 9: Prior to the approval of each final map, the applicant shall provide the City with an updated signal warrant analysis for the Boomtown-Garson Road/Boomtown Access intersection for the City to review and determine if a traffic signal will be required with the final map.

Response: Noted.

Condition 10: Prior to the approval of the issuance of the first certificate of occupancy for a residential unit within the Project the developer shall realign and reconstruct the South Verdi Road/Gavica Lane intersection and demonstrate that the South Verdi Road/Gavica Lane intersection realignment has been approved by Washoe County and UPRR.

Response: Improvements to this point of access to the Quilici project have been designed and construction is currently underway under permit BLD24-07103E.

Condition 11: Prior to the recordation of any final map, the developer shall provide analysis and mitigation measures for development adjacent to the Steamboat Ditch. The analysis shall include a) Geotechnical Stability Analysis to evaluate geotechnical stability in relation for the appropriate factors of safety for seepage, slope stability erosion, and other modes of potential failures; b) Hydraulic and Hydrologic Analysis relating to the existing Steamboat Ditch to identify points of stormwater inflow stormwater outflow, and potential overtopping of the ditch embankment due to the combination of ditch conveyance flows and stormwater inflow; and c) Canal Embankment Breach Analyses to determine the risk of flood inundation as a function of location along the length of the ditch.

Response: Noted. The construction of Villages 9 and 10 does not contemplate any development directly adjacent to the Steamboat Ditch.

Condition 12: The applicant shall coordinate with the Steamboat Ditch Company for any required improvements to the Steamboat Ditch as the result of the development. Any required maintenance agreements between the development and the Steamboat Ditch Company shall be executed prior to the approval of the first permit or final map.

Response: The construction of Villages 9 and 10 does not propose any improvements involving the Steamboat Ditch.

Condition 13: Prior to the recordation of the first final map, the applicant shall: a) identify wildlife corridors; b) develop a wildlife mitigation plan that is consistent with RMC I 8.08.406(i)(II)(e) "Wildlife Corridors, as amended;" which plan shall include the following elements, at a minimum: i a noxious and invasive plant species plan to help avoid introduction and spreading of further detrimental species to surrounding areas; ii) a fencing plan that ensures open view or semi-open view fencing adjacent to wildlife corridor areas, as determined by Community Development staff in coordination with NDOW personnel; iii) a program to address land conversion and habitat loss (e.g., through

design standards for open space, parks, trail corridors, revegetation seed mix and wildlife-friendly landscaping in public spaces, and/or drainageway crossing designs); iv) avian powerline interaction design standards; v) traffic management standards; vi) a public awareness and education program that informs homeowners about the project's proximity to wildlife, and methods to protect these areas and mitigate the impacts of development; and vii) a compensatory mitigation program."

Response: A wildlife mitigation plan has been prepared and previously submitted to the City of Reno. Also, payment of the compensatory mitigation for habitat improvement for Phase 1 has previously been made to NDOW.

Condition 14: Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays, excluding dust control and Storm Water Pollution Prevention Plan measures. A note to this effect shall be placed on the title sheet of all building permit plan sets and a sign shall be posted at the construction site. If the construction hours need to be varied for the pouring of concrete slabs, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of the Administrator.

Response: Noted

Condition 15: Prior to issuance of a grading permit, the applicant shall have final grading plans approved demonstrating that the edges of all created cut and fill slopes will be feathered and rounded to properly transition into the adjacent undisturbed slopes. Talus slopes, embedded boulders, rockery walls or other similar methods can also be used to break up these slopes. All areas disturbed by project grading shall be revegetated with a seed mix consistent with the adjacent undisturbed slopes and the revegetation standards of the MGOD.

Response: The submitted grading plans have been designed with sculpted edge conditions which limit the interface between natural slopes and graded areas.

Condition 16: Prior to the issuance of any building permit for retaining walls on the site, the applicant shall have plans approved demonstrating the walls will be contoured to match the surrounding topography and provide visual interest. No standard concrete masonry unit (CMU) block wall shall be permitted.

Response: Noted. Any CMU walls shown will incorporate split-face block.

Condition 17: Prior to submitting each final map, the applicant shall participate in a staff-coordinated and staff led stakeholder engagement process to review the proposed final subdivision designs and the measures proposed to address conditions of approval for the final map. This is not a new subdivision review process, but rather a participatory approach to

verifying that the final map is in substantial conformance with the tentative map approval, including conditions of approval. Staff shall evaluate feedback received during the stakeholder engagement process in the review of each final map. In addition to standard application fees, the applicant shall finance public noticing of the stakeholder engagement process using noticing requirements for tentative maps. This process does not allow for modifications to the Conditions of Approval or approved tentative map. The public review/comment process shall be open for up to two weeks.

Response: This letter is in support of the Villages 9 and 10 stakeholder review.

Condition 18: Prior to recordation of the first final map creating residential lots within Village 12, the applicant shall i) demonstrate that easements or other rights for primary and secondary access to Village 12 have been granted and improvement plans for the construction of such access to Village 12 have been approved by the City; and ii) provide a traffic report update to identify whether any roadway improvements are necessitated by development within Village 12. Density in Village 12 shall be restricted to no more than one dwelling unit per acre.

Response: Village 12 is not a part of this stakeholder review package.

Condition 19: All homes within the Santerra Quilici development shall be installed with residential fire sprinklers.

Response: Noted.

Condition 20: Prior to the issuance of a certificate of occupancy for the 25th residence within the Project, Developer shall provide for the temporary use of an appropriately modified single-family home or commercial building (the "Residential Station") for purpose of housing a two-person public safety crew and collocated ambulance, police fire and/or EMS equipment. The Residential Station shall provide direct access to a collector or an arterial road at a specific location to be mutually agreed upon by Developer and the City prior to approval of the first final map, and shall be available for use until the City acquires or constructs a fire station with a six-minute response time to the Project.

Response: Noted.

Condition 21: Prior to recordation of the first final map, the Developer will contribute \$150,000 to the City of Reno for roadway safety improvements in the Verdi/MGOD area.

Response: This contribution has previously been made.



Condition 22: An Affordable Housing charitable donation of \$1,000 per residential dwelling unit shall be donated to the Reno Land Trust or its designee for affordable housing projects in the City of Reno. The donation shall be made at the time of building permit of each residential unit in the Project.

Response: Noted.

If you have any questions or require additional information, please do not hesitate to contact me at (775) 815-8425.

Sincerely,
RCI Engineering

A handwritten signature in blue ink that reads 'Chris Coombs'.

Chris Coombs, P.E.



August 8, 2025

City of Reno
Development Services Department
One East First Street,
Reno, NV 89504

**RE: Meridian 120 South Villages 5 & 6 (LDC20-00018)
Response to Conditions of Approval – Village 5B**

The purpose of this letter is to address the City of Reno Conditions of Approval for the above referenced project. The Conditions are individually addressed as follows:

Condition 1: The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.

Response: Noted

Condition 2: The applicant shall record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.

Response: Noted

Condition 3: Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.

Response: Noted

Condition 4: Prior to the recordation of each final map for Villages 3, 4, 5, and 6, the applicant shall provide documentation that either an amendment to the Mortensen Garson Overlay District (MGOD) standards has been approved to increase the number of units allowed within Planning Area 3 or a mutually agreed upon reallocation of units is in place to accommodate the number of units proposed with the final map. Additionally, prior to the recordation of each final map within Villages 3 & 4, the applicant shall demonstrate than an amendment to the MGOD has been adopted that establishes criteria to evaluate residential development on commercially zoned properties. **Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4) and LDC20-00018 (Meridian 120 South Villages 5 & 6).**

Response: Noted. A reallocation of units within Planning Area 3 has been agreed to. Documentation will be provided prior to final map recordation.

Condition 5: Prior to recordation of each final map, the applicant shall submit a final sanitary sewer report demonstrating that adequate capacity is available in the existing and proposed sanitary sewer system to adequately convey the anticipated sanitary sewer flows from the project site to the closest sewer interceptor.

Response: Noted, a sanitary sewer report will be provided.

Condition 6: Prior to the recordation of each final map or the issuance of any grading or site improvement permit, the applicant shall submit a final hydrology report which depicts the overall on-site and off-site contributing drainage basins and addresses on-site and off-site storm water flows, detention and facility capacities for the pre-development and post-development site conditions. The bottoms of all detention facilities shall be rock lined to promote infiltration and aid in ground water recharge.

Response: Noted.

Condition 7: Prior to the issuance of each building permit to construct residences within Villages 3, 4, 5, and 6, a per unit contribution for fire facilities in the amount of \$1,608 shall be required. This contribution will be set aside by the City to be applied toward fire facilities or equipment to serve the project. At the time that each final map is submitted, the per unit contribution may be adjusted. Adjustments to the per unit contribution may be made based upon approved land use changes, development approvals, or actual cost to construct the fire facilities to serve the project as determined at the time of final map submittal and to the approval of the Community Development and Fire Departments. In the event another mechanism to construct fire facilities is instituted for the contributing properties in the future, the new per unit rate shall be applied to all permits in lieu of the per unit contribution. **Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4) and LDC20-00018 (Meridian 120 South Villages 5 & 6).**

Response: Noted.

Condition 8: Prior to the recordation of a final map that contains the 256th residence within Planning Area 3, the applicant shall demonstrate that easements for secondary remote emergency access have been granted, and improvement plans for the construction of a secondary remote fire access have been approved. With each residential permit, or package of permits, the applicant shall submit an accounting of the overall number of previously issued residential permits, number of permits associated with the current package, and the overall number of certificates of occupancy that have been issued within Planning Area 3. As an alternative to continuous accounting of permits and certificates of occupancy, the applicant may demonstrate that the secondary remote emergency access

has been constructed prior to the recordation of a final map within Planning Area 3 that contains the 256th residential lot. The 256th certificate of occupancy shall not be issued until the secondary remote emergency access has been constructed, to the approval of the Fire Department.

Response: Noted. The secondary remote emergency access is currently under construction under permits BLD24-11914E and BLD24-07103E. This access road will be completed prior to the first certificate of occupancy within Quilici Ranch.

Condition 9: Prior to the recordation of the first final map within Villages 3, 4, 5, or 6, the applicant shall dedicate a minimum five-acre park site to the City of Reno. The size of the park may be reduced to a minimum of three acres in size if the additional acreage is shown to be dedicated as part of another park site located within other areas of Planning Area 3 or within Planning Area 1.

Response: Noted.

Condition 10: Prior to the recordation of the first final map, the applicant shall: a) identify wildlife corridors for all of Planning Area 3; b) at a minimum, include a wildlife mitigation plan that is consistent with RMC 18.08.406(i)(11)e “Wildlife Corridors, as amended;” c) provide a noxious and invasive plant species plan to help avoid introduction and spreading of further detrimental species to surrounding areas; and 3) at a minimum dedicate a +/-17 acre portion of APN 038-120-23, less necessary right-of-way as proposed, to the City of Reno or designee for wildlife purposes and dedicate an easement to the City of Reno or designee on APN 038-090-62 (north of I-80) for wildlife corridor purposes. Said easement shall not permit uses of land that would interfere with wildlife migration over and through the parcel.

Response: Noted. A wildlife mitigation plan and a noxious weeds plan have already been prepared for the Quilici Ranch project. The dedications mentioned within the condition will be addressed prior to recordation of the first final map.

Condition 11: Construction hours, including grading and road construction activities, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays and on State of Nevada recognized holidays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours need to be varied for the pouring of concrete or other construction needs, a plan detailing the construction operations and provisions to minimize impacts on residences shall be submitted and approved to the satisfaction of the Administrator.

Response: Noted

Condition 12: Prior to the recordation of the first final map, the applicant shall demonstrate that: Washoe County has approved plans for the redesign and construction of Old Town and Blue Heron Circle. The plans shall include the mapping required for abandonment of this segment of Old Town Road. The applicant shall be required to complete the abandonment of this section of Old Town Road prior to the City's acceptance of any roadways associated with the first final map or dedication map.

Response: This work has been completed.

Condition 13: Prior to the recordation of the first final map, the developer shall design and obtain permits for the roundabout at the Boomtown Garson Road/I-80 Eastbound Ramp intersection subject to the satisfaction of Nevada Department of Transportation (NDOT). All improvements associated with said roundabout shall be completed prior to the issuance of the first Certificate of Occupancy.

Response: This work has been completed and the roundabout is constructed.

Condition 14: Prior to the recordation of the first final map, the applicant shall irrevocably offer to the City of Reno sufficient right of way for the final design and construction of the Boomtown Garson Road/Warrior Lane roundabout inclusive of all required public improvements associated with said project.

Response: This work has been completed and the roundabout is constructed.

Condition 15: Prior to the recordation of the first final map within Villages 3, 4, 5, or 6, the applicant shall have plans approved to connect bicycle and pedestrian path facilities within Planning Area 3 to existing pedestrian sidewalk facilities located on the north side of I-80. These improvements shall be at least six feet in width and shall be completed prior to the issuance of the first Certificate of Occupancy within the village that proposes said improvements. The applicant shall be responsible for all necessary design, permits, bonds, and the construction of said facilities. **Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4) and LDC20-00018 (Meridian 120 South Villages 5 & 6).**

Response: Based on improvements either under construction, or already constructed, this condition will be satisfied prior to the recordation of the Village 5B final map.

Condition 16: Prior to the recordation of each final map or building permit, the applicant shall demonstrate that all trails, trailheads, and pedestrian facilities located on private property will be privately owned and maintained and open to the public.

Response: Noted. The facilities described above will be owned and maintained by the homeowner's association, as well as being open to the public.

Condition 17: Prior to the recordation of each final map within Villages 3 & 4, the applicant shall demonstrate that the connected sidewalks are constructed in front of parking lot areas that are greater than 27 feet in width, including landscape and lighting islands. **Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4)**

Response: This condition does not apply to Village 5B.

Condition 18: Prior to the recordation of each final map, the applicant shall demonstrate that all improvements have been designed to be located outside the potential wetland areas unless otherwise allowed by RMC 18.08.406(i) (Mortensen Garson Overlay District) standards. **Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4)**

Response: This condition does not apply to Village 5B.

Condition 19: Prior to the recordation of any final map or the issuance of any building permit, the developer shall provide analysis and mitigation measures for development adjacent to the Steamboat Ditch. The analysis shall include a) Geotechnical Stability Analysis to evaluate geotechnical stability in relation for the appropriate factors of safety for seepage, slope stability erosion, and other modes of potential failures; b) Hydraulic and Hydrologic Analysis relating to the existing Steamboat Ditch to identify points of stormwater inflow stormwater outflow, and potential overtopping of the ditch embankment due to the combination of ditch conveyance flows and stormwater inflow; and c) Canal Embankment Breach Analyses to determine the risk of flood inundation as a function of location along the length of the ditch.

Response: Noted. The construction of Village 5B does not contemplate any development directly adjacent to the Steamboat Ditch.

Condition 20: Prior to the recordation of each final map or the issuance of each building permit for site improvements, the applicant shall demonstrate all operation of control structures along the Steamboat Ditch have been approved by the Steamboat Ditch Company, to the approval of the Reno Public Works Department.

Response: Noted. The construction of Village 5B does not include any alterations or improvements to the Steamboat Ditch.

Condition 21: Prior to the recordation of the first final map or the issuance of the first permit for site improvements, the applicant shall provide written documents from the Steamboat Ditch Company that all proposed realignments of irrigation facilities and proposed pedestrian trail system have been accepted. Any required maintenance agreements between the development and the Steamboat Ditch Company shall also be executed prior to the issuance of the first permit or the recordation of the first final map.

Response: Noted. The construction of Village 5B does not include any alterations or improvements to the Steamboat Ditch.

Condition 22: Prior to the recordation of the first final map, the applicant shall have plans approved that include a final geotechnical report. The final geotechnical report shall address any concerning soils, possible over-excavation of subgrade, and the City of Reno minimum R-Value for subgrade on streets and shall be in accordance with the Public Works Design Manual (PWDM).

Response: Noted. A final geotechnical report will be included with the formal submittal of Village 5B to the City.

Condition 23: Prior to the recordation of each final map within Villages 1 & 2 and 5 & 6, the applicant shall have plans approved to provide front yard landscape. These plans shall provide for four different front yard landscaping options, including the one for corner lots. Each front yard landscape option shall include at least two trees and ten shrubs. Said landscaping shall be installed prior to the issuance of a certificate of occupancy for each residence.
Condition related to LDC17-00061 (Meridian 120 South Villages 1 & 2) and LDC20-00018 (Meridian 120 South Villages 5 & 6)

Response: Noted. Typical front yard landscape plans will be included with the formal submittal of Village 5B to the City.

Condition 24: All project signage shall adhere to residential zoning sign standards.

Response: Noted.

Condition 25: Prior to the recordation of each final map, the applicant shall have final grading plans approved demonstrating that the edges of all created cut and fill slopes have been designed with a combination of 2:1, 3:1, and 4:1 slopes in addition to feathered and rounded transitions into undisturbed slopes. Talus slopes, embedded boulders, rockery wall or other similar methods can also be used to break up these slopes. All areas disturbed by project grading shall be revegetated with a seed mix consisting of native shrubs and grasses consistent with the adjacent undisturbed slopes and the revegetation standards of the MGOD. A note shall be added to each grading sheet as follows:

GRADING NOTE: UPON COMPLETION OF THE GRADING AND PRIOR TO THE APPLICATION OF THE REVEGETATION MATERIALS, REPRESENTATIVES FROM THE DEVELOPER, THE CONTRACTOR, THE ENGINEER OF RECORD AND CITY OF RENO SHALL MEET ON THE SITE TO DETERMINE THE FINAL SLOPE GRADING AND SLOPE TREATMENTS.

Response: Noted.

Condition 26: Prior to the final review and approval of each final map, the applicant shall participate in a staff-coordinated stakeholder engagement process to review the proposed final subdivision designs and the measures proposed to address conditions of approval for the final map. This is not a new subdivision review process, but rather a participatory approach to verifying that the final map is in substantial conformance with the tentative map approval, including conditions of approval. Staff shall consider feedback received during the stakeholder engagement process in the review of each final map. In addition to standard application fees, the applicant shall finance public noticing of the stakeholder engagement process using noticing requirements for tentative maps.

Response: This letter is in support of the Village 5B stakeholder review.

Condition 27: Prior to the recordation of any final map, the applicant shall offer the ±2.9-acre fire station property for dedication to the City of Reno.

Response: The 2.9-acre fire station site has already been dedicated to the City of Reno.

Condition 28: Prior to an application for any final map, the application to rezone the ±8.3 acre Industrial Commercial (IC) portion of the site located southwest of Villages 1 & 2 to Open Space (OS) shall be submitted. A City Council hearing for the rezoning application shall be completed prior to recordation of any final map.

Response: This rezoning has already occurred.

Condition 29: Prior to the recordation of any final map, the applicant shall have plans approved to construct and provide public access along a six-foot-wide temporary pedestrian and bicycle path extending from sidewalk improvements within each final map to existing sidewalk infrastructure on the north side of Interstate 80. The path shall be constructed with compacted decomposed granite, asphalt, or alternative all-season surface material to the satisfaction of staff. The temporary path shall remain in place until permanent sidewalk and trail facilities provide connections between sidewalk improvements within each final map and existing sidewalk infrastructure on the north side of Interstate 80.

Response: Based on improvements either under construction, or already constructed, this condition will be satisfied prior to the recordation of the Village 5B final map.

Condition 30: Prior to the recordation of final maps for Villages 1 & 2, the applicant shall have plans approved to fully landscape all lots abutting existing residential development. Landscaping within 20 feet of lot lines abutting existing residential development shall be coordinated with the abutting property owner as part of the stakeholder engagement process. Abutting owners may request the planting of up to one code size tree and three code size shrubs for every 30 feet of shared property line. Trees and shrubs may be selected from a list of approved plant species to be provided by the applicant and approved by staff. The applicant shall plant all trees requested by the abutting owner in

accordance with this condition. The applicant shall also establish deed restrictions or alternative mechanisms to require the maintenance of all landscaping within 20 feet of abutting existing residential development in perpetuity; and to prohibit the removal of the landscaping without written consent of the abutting property owner. **Condition related to LDC17-00061 (Meridian 120 South Villages 1 & 2) and the LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development)**

Response: This condition does not apply to Village 5B.

Condition 31: Prior to the issuance of any final map, the applicant shall have plans approved to construct a second point of emergency access to Interstate 80. Said secondary emergency access route shall be a minimum of 20 feet in width and shall be constructed with compacted decomposed granite, asphalt, or alternative all-season surface material to the satisfaction of staff. The temporary emergency access route shall remain in place until permanent secondary remote emergency access is construction in accordance with **Condition NO. 8.**

Response: The secondary remote emergency access is currently under construction under permits BLD24-11914E and BLD24-07103E. This access road will be completed prior to the recordation of the Village 5B final map.

Condition 32: Within 30 days of the issuance of the approval, the applicant shall request dismissal of litigation against the City related to the Meridian 120 project site or this approval shall be null and void.

Response: The litigation against the City has been dismissed.

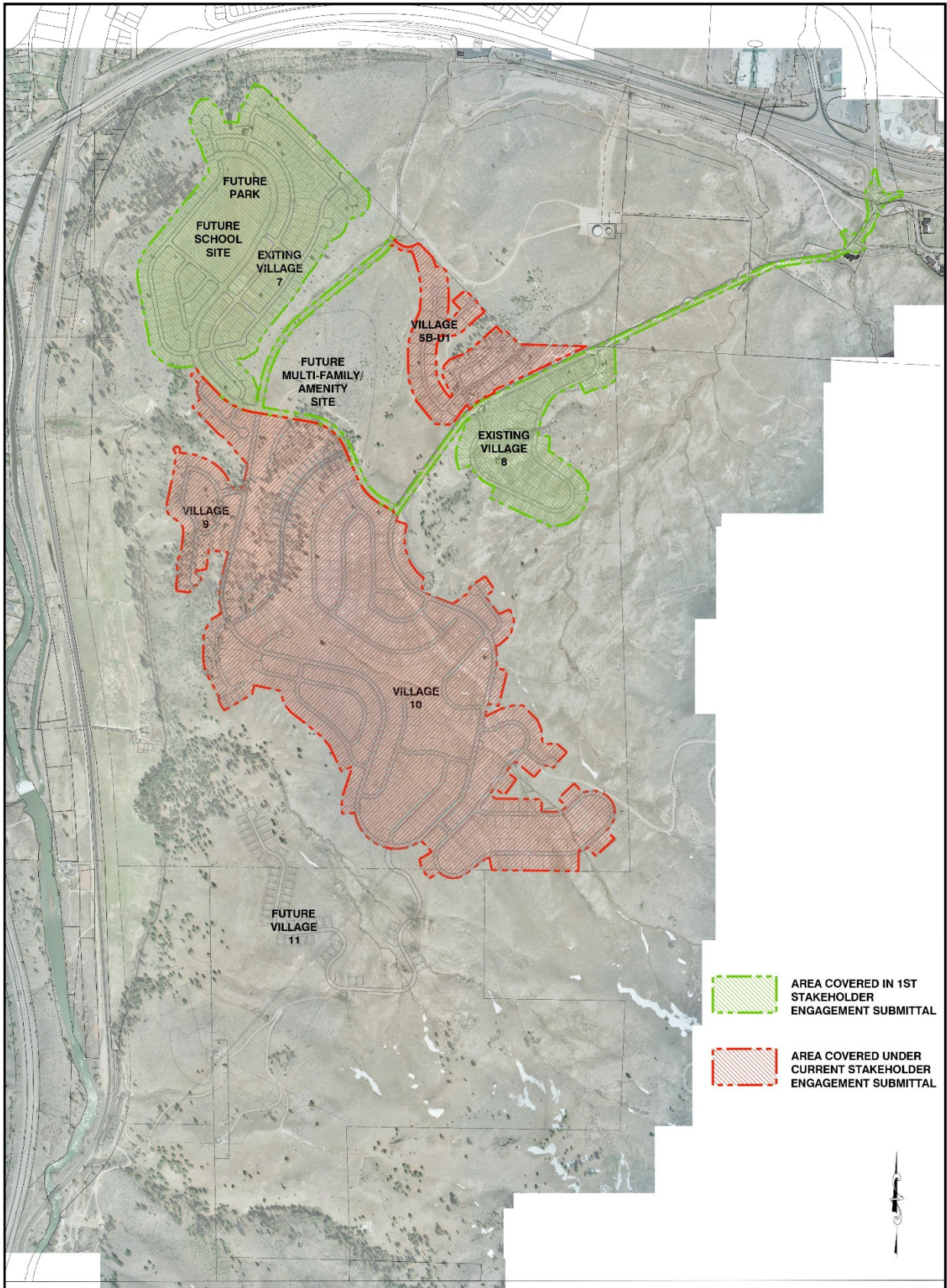
If you have any questions or require additional information, please do not hesitate to contact me at (775) 815-8425.

Sincerely,
RCI Engineering



Chris Coombs, P.E.

EXHIBIT A – OVERALL COMMUNITY PLAN

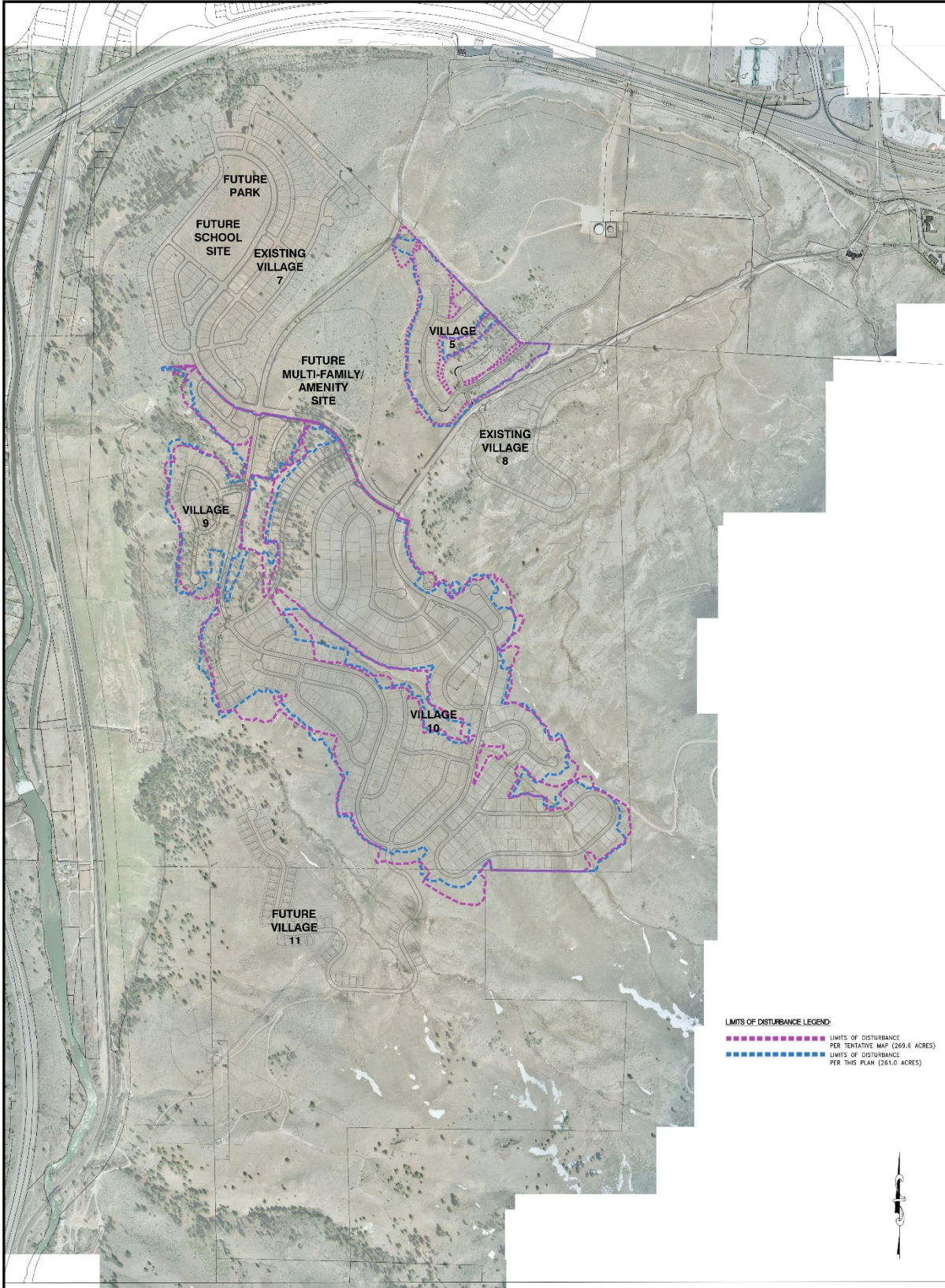


-  AREA COVERED IN 1ST STAKEHOLDER ENGAGEMENT SUBMITTAL
-  AREA COVERED UNDER CURRENT STAKEHOLDER ENGAGEMENT SUBMITTAL

EXHIBIT A <small>DATE: 08/11/2020</small>	QUILLICI RANCH VILLAGES 5B, 9 & 10 STAKEHOLDER REVIEW EXHIBIT A OVERALL PLAN	TOLL BROTHERS <small>10245 PROFESSIONAL CIRCL, SUITE 200 RENO, NEVADA 89501 (775) 785-8477</small>	<small>DATE: August 11, 2020</small> <small>HORIZ. SCALE: N/A</small> <small>VERT. SCALE: N/A</small> <small>DRAWN BY: N/A</small> <small>DESIGNED BY: N/A</small> <small>CHECKED BY: DJL</small> <small>APPROVED BY: DJL</small> <small>PROJECT # : E</small>	<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> <th>APPD</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DESCRIPTION	BY	APPD	DATE															
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<small>CITY OF RENO</small>	<small>NEVADA</small>	 RCI ENGINEERING <small>2100 CONVENT RD. SUITE 400 RENO, NV 89501 (775) 785-8477 www.rcieng.com</small>																						

EXHIBIT B

TENTATIVE MAP vs. FINAL GRADING LIMITS OF DISTURBANCE



LIMITS OF DISTURBANCE LEGEND:
 - - - - - LIMITS OF DISTURBANCE PER TENTATIVE MAP (269.8 ACRES)
 - - - - - LIMITS OF DISTURBANCE PER THIS PLAN (261.0 ACRES)

EXHIBIT B	QUILICI RANCH STAKEHOLDER REVIEW VILLAGES 5B, 9 & 10 LIMITS OF DISTURBANCE MAP EXHIBIT B	TOLL BROTHERS <small>1040 POKERFLING AVENUE, SUITE 200 RENO, NEVADA 89503 (775) 780-1411</small> RCI ENGINEERING <small>500 COMMERCIAL, 2ND FLOOR, SUITE 200 RENO, NEVADA 89503 (775) 780-1411</small>	DATE: 08/08/2020 DRAWN BY: MJD CHECKED BY: DJT APPROVED BY: DJT PROJECT: P	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> <th>APPD</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV	DESCRIPTION	BY	APPD	DATE																				
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