

APPENDIX F

Boron Management Plan

APPENDIX F

BORON MANAGEMENT PLAN

October 26, 1995

*South Meadows Properties
14325 Quiet Meadow Drive
Reno, NV 89511*

*Attn: Roger Norman
Re: Boron study and plant list.*

Dear Roger,

We have taken soil tests in areas of suspected high boron and salts. These tests were taken in Hidden Valley, Rosewood Lakes, Hidden Cove, and along McCarran Boulevard by Mira Loma Shopping Center. These tests when compared to similar tests taken on the South Meadows property show boron levels far in excess of any tests on South Meadows Properties. A copy of the test results are enclosed.

We have done a more complete survey of existing desirable landscape plant material in these high boron areas. Accordingly I am sending you a copy of a modified boron resistant plant list. This list should satisfy one of the conditions in our agreement with the City of Reno.

I would like this list to be the basis for our first test plot which we are currently planting. This list should also serve as a basis for landscape design in your project. As per our agreement we will modify the list as observation and collected data warrants. If you have any questions please give me a call. Thank you.

Sincerely,

*John D. Glossi
G & H Industries Inc.*

*JDG:llg
enclosure:*

BORON RESISTANT PLANT LIST
THE DOUBLE DIAMOND RANCH AND SOUTH MEADOWS PROJECT

DECIDUOUS TREES:

Acer negundo, Box elder
Acer ginnala, Amur maple
Acer plantanoides, Norway maple
Ailanthus altissima erythrocarpa, Tree of heaven
Catalpa bignonioides "nana", Umbrella catalpa
Catalpa speciosa, Western catalpa
Celtis occidentalis, Common hackberry
Celtis riticulata, Western hackberry
Crataegus phaenopyrum, Hawthorn
Elaeagnus angustifolia, Russian olive
Fraxinus americana, White ash
Fraxinus pennsylvanica, Green ash
Fraxinus pennsylvanica, Summit green ash
Gleditsia triacanthos, Honey locust
Koeleruteria paniculata, Golden rain
Malus species, Crabapple
Morus alba, Mulberry
Pyrus calleryana, Bradford/Aristocrat pear
Quercus coccinea
Quercus lobata, Valley oak
Quercus macrocarpa, Bur oak
Quercus rubra, Northern red oak
Quercus shumardii
Robinia ambigua, Idahoensis, Idaho flowering locust
Robinia pseudoacacia, Black locust
Sorbus, Mountain ash
Tamarix parviflora, Tamarix

SHRUBS:

Acer ginnala, "Compactum"
Acer ginnala, "Flame"
Amelanchier, species
Arctostaphylos patula
Aronia arbut, "Brilliantissima"
Artemisia arbor, Powis castle

SHRUBS CONTINUED:

Acer ginnala, Compactum
Acer ginnala, Flame
Amelanchier, species
Artemisia tridentata, Big sagebrush
Arctostaphylos patula
Aronia arbut, Brilliantissima
Artemisia arbor, Powis castle
Artemisia tridentata
Atriplex canescens
Buddleia davidii, species
Berberis, species
Caragana arborescens
Caryopteris, species
Cercocarpus, species
Chaenomeles, Flowering quince
Chamaebatiaria millefolium
Chrysothamnus nauseosus
Cornus stolonifera, Red twig dogwood
Coloneaster, species
Cydonia, species
Cytisus, species
Elaeagnus angustifolia
Euonymus alata, Burning bush
Euonymus, Colorata
Fallugia paradoxa
Forestiera neomexicana
Forsythia, species
Genista lydia
Holodiscus dumosus
Juniper, species
Kolkwitzia amabilis
Lonicera, species
Perovskia, species
Potentilla, species
Prunus bessayi
Prunus cistena-
Prunus glandulosa, "Roses"
Prunus triloba
Prunus vari
Prunus virginiana, "Chubert"
Purshia tridentata
Rhus, species
Salix purpurea, "Nana"
Sherpherdia argentea
Spiraea, species
Symphoricarpos, species
Syringa meyeri, species
Viburnum, species
Weigela, species
Yucca filamentosa
Yucca filamentosa, "Variegata"

EVERGREENS:

Abies Concolor, White fir-mod
Calocedrus decurrens, Incense cedar
Cedrus atlantic, Blue atlas cedar, species
Cedrus deodora, Deodor Cedar
Cypressus glabra, Arizona cypress
Juniper species, Juniper upright
Picea pungens glauca, Colorado blue spruce-mod.
Pinus aristata, Bristlecone pine
Pinus densiflora umbracilifera, Tanyosho pine
Pinus flexis, Limber pine
Pinus monticola, Western white pine
Pinus mugo mugo, Mugo pine
Pinus nigra, Austrian pine
Pinus parviflora, Japanese white pine
Thuja, species

VINES:

Lonicera, species
Parthenocissus quinquefolia, Virginia creeper
Polygonum aubertii, Silver lace vine

PERENNIALS:

Achillea, Yarrow
Aquilegia, Columbine
Armeria, Thrift
Aster, species
Cerastium tomentosum, Snow in summer
Chrysanthemum, Daisy
Coryopsis, vari
Digitalis, Foxglove
Echinacea, Coneflower
Gaillardia grandiflora, species
Geum
Heemerocallis, Daylilly
Iberis sempervirens, Candytuft
Iris, species
Kniphofia uvaria, Red hot poker
Lavandula, Lavender
Lupinus, Russell hybrids
Oenothera berlandii, Mexican evening primrose
Papaver orientale, Oriental poppy
Penstemon vairi, species
Perovskia, Russian sage
Phlox subulata
Ranunculus, species
Rudbeckia, Black eyed susan
Sedum spectabile & spurium
Santolina vari

Report to C. 3691
 RON GUSTAFSON - UHS
 UNITED HORTICULTURAL SPLY
 SPARKS, NV 89431

Table 5. ORNAMENTAL
 SOIL TEST AND RECOMMENDATION REPORT

G&H LANDSCAPE & NURSERY
 900 S ROCK BLVD
 SPARKS, NV 89431



CLC LABS

REPORT REF. NUMBER	RESULTS OF ANALYSIS						CALCULATED VALUES						RESULTS OF ANALYSIS						
	Soil pH	Buffer pH	Pounds per Acre Available Nutrient				Cation Exchange Capacity	% Base Saturation					Pounds per Acre Available Nutrient				Na lbs/A	SS	B lbs/A
			P	K	Ca	Mg		K	Ca	Mg	H	Na	Fe	Mn	Zn	Cu			
1 199300	8.9		46	382	2840	818	14.9	3.3	48	23	0.0	26.0					1785	33	20+
2 199301	8.5		71	184	7024	1197	25.6	5.9	69	19	0.0	6.1					714	47	20+
3 199302	9.2		162	2000+	4823	306	23.9	10.7	50	5	0.0	33.4					3672	149	0.1
4 199303	8.5		48	1418	7638	991	25.8	7.0	74	14	0.0	2.9					339	19	20+
5 199304	7.9		41	496	1689	448	6.9	9.2	61	27	0.0	2.2					69	7	3.6
6 199305	8.5		27	232	2742	703	11.5	2.4	60	25	0.0	12.5					663	43	20+
7 199306	8.0		131	1072	5067	734	17.5	7.9	72	17	0.0	2.4					193	15	20+
8 199307	8.7		2	1452	5973	938	22.9	8.1	65	17	0.0	9.7					1020	28	0.1
9 199308	8.7		78	970	4529	1180	21.4	5.8	53	23	0.0	18.1					1785	69	0.1
10 199309	7.7		73	1473	4137	879	17.2	11.0	60	21	0.0	7.7					612	13	20+
11 AVERAGE RESULTS →			62	1068	4646	819	18.8	7.2	61	19	0.0	12.1					1085	42	12.4

DISPLAY OF AVERAGE RESULTS

SURPLUS		*								*									*
HIGH		*								*									*
MEDIUM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
LOW	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

REPORT REF. NUMBER	SAMPLE INFORMATION				FERTILIZER RECOMMENDATIONS IN LBS. PER 1,000 SQ. FT.							COMMENT	
	SAMPLE IDENTIFICATION	PLANT TYPE	AREA TYPE	FERT. MAINT. LEVEL	LIME LBS/M	NITROGEN	P-O	K-O	Mg				
1	ROSEWOOD NE	WOODY ORN.	GENERAL	EST.		1.0 - 1.5	M	4.0	0.5				See All
2	MCCAREN PLANT	WOODY ORN.	GENERAL	EST.		1.0 - 1.5	M	6.0	0.0				See All
3	RES. AREA E. FENCE	WOODY ORN.	GENERAL	EST.		1.0 - 1.5	M	0.5	0.0	6.0			See All
4	TEST A DISTURB	WOODY ORN.	GENERAL	EST.		1.0 - 1.5	M	4.0	0.0				See All
5	TEST A UH DIST	WOODY ORN.	GENERAL	EST.		1.0 - 1.5	M	4.0	0.0				See All
6	ROSE HOUSING	WOODY ORN.	GENERAL	EST.		1.0 - 1.5	M	6.0	1.0				See All
7	HIDDEN MEADOWS	WOODY ORN.	GENERAL	EST.		1.0 - 1.5	M	1.0	0.0				See All
8	EAST THOMAS CK	WOODY ORN.	GENERAL	EST.		1.0 - 1.5	M	6.0	0.0				See All
9	HIDDEN COVE	WOODY ORN.	GENERAL	EST.		1.0 - 1.5	M	2.0	0.0				See All
10	ROSEWOOD NE	WOODY ORN.	GENERAL	EST.		1.0 - 1.5	M	2.0	0.0				See All

UNDERSTANDING YOUR SOIL TEST REPORT

ANALYTICAL RESULTS

LIME AND FERTILIZER RECOMMENDATION COMMENTS

A. SOIL pH: a measure of acidity or alkalinity in water according to the following: pH 7.0 is neutral, pH <7.0 is acidic and pH >7.0 is alkaline. Most turf and ornamentals prefer a pH of 6.5 - 7.5. Certain acid-loving shrubs prefer a pH <6.0.

B. BUFFER pH: a measure of the soil's ability to acidify a buffered solution. Buffer pH is used to determine the lime requirement. Water pH alone should not be used to determine lime needs.

C. PHOSPHORUS - P: shows the amount of available phosphorus (Bray 1) found in the sample expressed in pounds of available phosphorus per acre.

D. POTASSIUM - K: shows the amount of available potassium (Exchangeable-K) found in the sample expressed in pounds of potassium per acre.

E. CALCIUM - Ca and Magnesium - Mg: shows the amount of available (exchangeable) calcium and magnesium found in the soil sample expressed in pounds of calcium or magnesium per acre, when these tests are requested.

F. CALCULATED VALUES

1. CATION EXCHANGE CAPACITY - CEC: a calculated value showing the relative nutrient holding capacity of the soil for the cations K^+ , Ca^{2+} , Mg^{2+} , H^+ (hydrogen), when the Complete Test Package is requested. CEC will include the Na^+ (sodium) cation, when a Sodium test is requested.

Typical CEC Ranges	Soil Texture	Relative Nutrient Holding Capacity	CEC
0-12	Coarse (sandy)	Low	<10
8-30	Medium (loamy)	Medium	10-22
22-40	Fine (clayey)	High	>22
30-50+	Organic soil		

2. % BASE SATURATION - calculated values showing the percentage of the CEC occupied by each cation, when the Complete Test Package is requested. Most turfgrasses and ornamentals perform best when the cations are in balance in the ranges shown below.

Potassium - K	2-7%	When present: Hydrogen - H	0-5%
Calcium - Ca	65-85%	When tested: Sodium - Na	0-5%
Magnesium - Mg	10-20%		

G. DISPLAY OF AVERAGES RESULTS - the average results printed on line 11 are displayed graphically. This provides a visual interpretation of the relative status of the results of all

H. MICRO & SECONDARY NUTRIENTS - the nutrient content of the soil is shown for each micro and secondary nutrient; test requested expressed in pounds of available nutrient per acre. Relative values are shown below.

RELATIVE VALUES	IRON (Fe)	MANGANESE (Mn)	ZINC (Zn)	COPPER (Cu)	SULFUR (S)	BORON (B)
LOW	<15	<10	<1	<0.5	<20	<0.5
MEDIUM	15-170	10-50	2-5	0.5-5.0	20-80	0.5-3.0
HIGH	>170	>50	>5	>5.0	>80	>3.0

I. ORGANIC MATTER - OM: shows the organic content of the soil (by weight), when an organic matter test is requested. Most mineral soils contain 2-6% organic matter.

COMBUSTION TEMPERATURES:
OM2=360°C, OM3=440°C, OM4=750°C

J. SOLUBLE SALTS - SS: shows the soluble salts content of the soil when soluble salts test is requested. A soluble salts test is used to determine if excessive salts exist in the soil, typically from over-fertilization or de-icing compounds. The relative degree of plant injury is shown below.

Soluble Salts (mgos X 10 ²)	Potential Plant Injury
0-75	Very Low
76-150	Low
151-200	Medium (sensitive plants may be injured)
201-300	High
>300	Very High (most plants injured)

K. NOTES:

1. Optimum levels of plant nutrients vary with plant type, use and fertility/maintenance level. These factors along with soil test information are used to make specific fertilizer recommendations. Bar graphs show relative amounts for soils in general.

2. To convert lbs. of nutrient per acre to parts per million divide reported values by 2.

3. Results followed by a "*" are outside the normal test range. Actual values are higher than shown.

CLC LABS uses soil testing methods published by the NCR-13 Committee of the U.S.D.A. Agricultural Research Service. These methods are widely accepted and used by many state university soil testing laboratories. CLC LABS performs extensive in-house quality control procedures and maintains soil testing certifications by the U.S.D.A. ASCS in several states to insure accuracy of results.

CAUTION! To avoid plant injury, consult a professional in the turf or ornamentals industry or your County Cooperative Extension Service before using recommended fertilizers or lime. Split applications of recommended lime and/or nutrients may be appropriate to avoid injury.

1. ALL RECOMMENDATIONS represent a typical range for the plant type, its use and fertility/maintenance level as represented by the sample information provided and the soil test results. Actual fertility management, its rate and timing of application, nutrient source and application method, etc. may vary widely with different cultural practices.

2. LIME RECOMMENDATIONS are given in pounds (lbs.) per 1,000 sq. ft. or tons per acre of agricultural ground limestone (TNP = 90%). Recommendations are for the amount needed to correct soil conditions. Do not over-apply lime to established turf areas. Incorporate recommended amount into the root zone at establishment. **LIME TYPE -** When calcium and magnesium tests are performed, the lime type recommended will be indicated as high calcium lime (Ca) or high magnesium/dolomitic lime (Mg).

3. NITROGEN RECOMMENDATIONS are given in lbs. per 1,000 sq. ft. or lbs. per acre of actual nitrogen (N). **APP TYPE -** Recommendations for application frequency given on a per season (S) basis should be split into multiple applications. Recommendations may also be given on a per month (M) or growing season or month of establishment basis. When NEW/ESTB. is selected as the Fertility/maintenance level then the establishment recommendations are for incorporation into the soil at the time of planting (preferred) or for application during the first month or more of establishment.

4. PHOSPHATE RECOMMENDATIONS are given in lbs. per 1,000 sq. ft. or lbs. per acre of P_2O_5 . Recommendations are given as the annual requirement for maintenance; the corrective amount, if low; or the amount to be used during the establishment phase.

5. POTASSIUM RECOMMENDATIONS are given in lbs. per 1,000 sq. ft. or lbs. per acre of K_2O . Recommendations are given as the annual requirement for maintenance; the corrective amount if low; or the amount to be used during the establishment phase. Do not over apply potassium.

6. OTHER NUTRIENT RECOMMENDATIONS are given in lbs. per 1,000 sq. ft. or lbs. per acre of elemental magnesium (Mg), iron (Fe), manganese (Mn) or zinc (Zn). Recommendations are given as the corrective amount for maintenance or the amount to be used during the establishment phase. Do not over apply micronutrients.



GWT

Industries, Inc.

640 South Rock Blvd
Sparks, Nevada 89431
(702) 358 1700
Fax 358 2540

June 23, 1996

Ms. Laura Tuttle
City of Reno
P.O. Box 1900
Reno, NV 89405

Re: South Meadows Properties

Dear Ms. Tuttle:

I received your letter concerning our proposal to establish a plant test nursery in the Northeast quadrant of the Double Diamond Ranch, South Meadows Properties. I agree the proposal was brief, as time was short. This letter would address your concerns and give you an outline of how we plan to proceed.

1) We have already scouted areas of high salts and boron where desirable landscape species currently exist. Soil samples have been taken and are being tested at this time. This will be an on going part of our plan. As new varieties or species are noted we will strive to add them to our test list.

2) Soil samples have been taken on the ranch in suspected areas to confirm the presence of salts and boron. We would like to have an area of worst case scenario and an area of average concentration to compare. Once the areas are selected we will test the soil criteria as suggested by Mr. Bill Carlos of the UNR Cooperative Extension Agency. i.e. Test each plot for boron, sodium (SAR) and exchangeable salts (EI), check pH of each plot (alkalinity), determine soil texture of each plot using the jar method with soil texture triangle.

3) We will record ground water depth monthly.

4) Percolation rates will be checked initially

5) Irrigation water quality and application rates will be recorded.

6) Planting methods, soil amendments and fertilizer will be recorded.

7) Plants will be observed and recorded monthly assessing growth rates and tolerance capabilities.

5) Fertilizers will be tested.

6) On going reports will be kept and a yearly report will be compiled.

7) The omission of evergreen trees was an oversight and is included in the copy of

Bill Carlos has agreed to observe and advise as he is quite excited about this test program. If you have any questions please do not hesitate to give me a call. Thank you.

Sincerely,

John B. Gioia
President
G. and B. Landscaping & Nursery

01/06/03



P.O. Box 1900
Reno, Nevada 89505

John D. Giossi
G & H Industries
900 South Rock Boulevard
Sparks, Nevada 89431

June 19, 1995

Subject: South Meadows Properties

Dear Mr. Giossi:

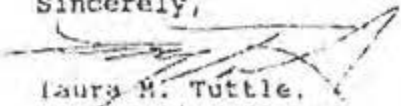
I am in receipt of your proposal to establish a plant nursery at the North east corner of the South Meadows Properties. The purpose of the nursery would be to develop a list of plant species suitable for use in landscaping throughout the non-wetland portions of the project. It does appear that the nursery has the potential to provide immediate and reasonably accurate data on plant mortality and hardiness.

The proposal is very brief, and would have, no doubt included additional details if time were not so short. I am willing to try this approach with the following additions:

1. Addition of evergreen trees to the initial plant list for testing;
2. Monitor base line conditions: soil characteristics, hydrologic conditions (depth to groundwater, presence of surface water, water quality), quality of irrigation water;
3. Record planting methods, soils amendments or fertilizer if used;
4. Monitor plant hardiness, including a qualitative assessment of growth rates observed, and consumption of irrigation water;
5. Prepare at least one report per growing season for the entire list of plants for two years at a minimum. Monitor tree vitality once a year for five years, modify the plant list as necessary.

Please send a copy of the final nursery proposal for my files.

Sincerely,


Laura H. Tuttle,
Supervising Planner



DWT

Industries, Inc.

6740 South Rock Road
Sparks, Nevada 89431
702) 358 1700
fax 352 2540

June 16, 1993

Mr. Lance Tuttle
City of Reno
P.O. Box 1900
Reno, Nevada 89503

Re: South Meadows Property

Dear Mr. Tuttle:

We are writing on behalf of the South Meadows Limited Partnership to confirm their efforts and commitment with DWT Landscaping & Nursery Company in providing a Master-Planned Development. We understand that this program must be approved by Reno planning staff, and address the potential plant life impact resulting from potential erosion in the Double Diamond Ranch, South Meadows Business Park area.

In this regard please be advised that DWT Landscaping & Nursery Company has been involved in landscape design and commercial/residential installation for 15 years in the Reno Sparks trade area and has gained considerable experience for plant selection and anticipated mortality rates in areas of low to medium salinity. You may also be aware that we have landscape experience in the Tonopah Valley district with areas of high alkaline content, and more importantly were the landscape contractor selected to install the plant material at Rosewood Lakes Golf Course north of the Double Diamond Ranch. This planting area's boron and alkaline values far exceed those anticipated for the Double Diamond Ranch project and much of this plant material has managed to survive in a worst case scenario.

We installed the South Meadows Rosewood Park Phase I common area landscaping in 1992 in addition to landscaping the Lockheed Mountain Gate Facility. Please be aware that all South Meadows Mountain Gate planting was implemented in the existing "natural" soils, without soil amendment or any "special" planting applications. The extensive plant list utilized in both projects has enjoyed multiple growing seasons, and should be considered as a healthy and thriving plant community in a commercial project.

G & H Landscaping & Nursery Company has prepared a list of preliminary recommended plant species attached hereto as exhibit "A" for immediate utilization on the Double Diamond Ranch, South Meadows Division Park Phase II projects. The list should be considered as a base line for residential, and commercial applications. The list will be expanded as additional plant species are identified as acceptable in the "on site" test areas.

In this regard the South Meadows Partnership has committed to G & H Landscaping & Nursery Company an "on site" growing ground "plant test" area in the North East quadrant of the Double Diamond ranch in an area that test positive for boron content these growing grounds will use existing soils, with an acceptable water source and samples of all plant material on the recommended plant list. G & H Landscaping & Nursery Company with the assistance and advice of Mr. Bill Carlos of the Washoe County Extension Service and Mr. Ron Gustafson of United Horticultural Supply (soil tests) will set up, maintain and monitor the planting areas for several growing seasons. This will allow us to verify stable plant species and expand the acceptable plant list with tested species.

The plant list will be modified after a survey of existing desirable landscape plant material in areas of high boron and salt is completed. Soil tests will be taken in areas such as Rosewood Lakes, Hidden Valley, and Lemmon Valley and be analyzed in comparison to the Double Diamond Ranch.

We submit that this "on site" test program with verifiable growth verification should serve to satisfy all parties. The attached plant list (Exhibit A) can be proven to be stable in planting areas with boron contamination levels that potentially exceed the Double Diamond Ranch area, and should serve to provide a plant list for the development that may require immediate landscape installation in 1996.

Please review the enclosed and advise.

Sincerely,

John D. Grossi
President
G & H Landscaping & Nursery

JDC:lg
encl: 2

BORON RESISTANT PLANT LIST
THE DOUBLE DIAMOND RANCH AND SOUTH MEADOWS PROJECT

DECIDUOUS TREES:

Western Hackberry, *Celtis reticulata*
Common Hackberry, *Celtis occidentalis*
Northern Red Oak, *Quercus rubra*
Boxelder, *Acer negundo*
Tree of Heaven, *Ailanthus altissima erythrocarpa*
Black Locust, *Robinia pseudoacacia*
Western Catalpa, *Catalpa speciosa*
Umbrella Catalpa, *Catalpa bignonioides "nana"*
Idaho Flowering Locust, *Robinia ambigua "Idahoensis"*
Amur Maple, *Acer ginnala*
Russian Olive, *Elaeagnus angustifolia*
Bur Oak, *Quercus macrocarpa*
White Ash, *Fraxinus americana*
Goldenrain, *Koelreuteria paniculata*
Tamarix, *Tamarix parviflora*
Honey Locust, *Gleditsia triacanthos*
Crabapple, *Malus species*
Bradford/Aristocrat Pear, *Pyrus calleryana "Bradford"*
Hawthorn Washington, *Crataegus phaenopyrum*
Green Ash, *Fraxinus pennsylvanica*
Valley Oak, *Quercus lobata*

SHRUBS:

Acer ginnala, "Compactum"
Acer ginnala, "Flame"
Amelanchier, species
Arctostaphylos patula
Aronia arbut, "Brilliantissima"
Artemisia arbor, Powis castle
Artemisia, tridentata
Atriplex, canescens
Buddleia davidii, species
Caragana arborescens
Caryopteris, species
Cercocarpus, species
Chamaebatiaria, millefolium
Chrysothamnus, nauseosus

SHRUBS CONTINUED:

Cotoneaster, species
Cydonia, species
Cytisus, species
Elaeagnus angustifolia
Fallugia paradoxa
Forestiera neomexicana
Forsythia, species
Genista lydia
Holodiscus dumosus
Juniper, species
Kolkwitzia amabilis
Lonicera, species
Perovskia, species
Potentilla, species
Prunus besseyi
Prunus cistena
Prunus glandulosa, "Rosea"
Prunus triloba
Prunus virginiana, "Chubert"
Purshia tridentata
Rhus, species
Salix purpurea, "Nana"
Sherpherdia argentea
Symphoricarpos, species
Syringa meyeri, species
Viburnum, species
Weigela, species
Yucca filamentosa
Yucca filamentosa, "Variegata"

EVERGREENS:

Austrian pine, *Pinus nigra*
Western white pine, *Pinus monticola*
Mugo pine, *Pinus mugo mugo*
Tan-yoshi pine, *Pinus densiflora umbracilifera*
Bristlecone Pine, *Pinus aristata*
Lumber pine, *Pinus flexilis*
Japanese white pine, *Pinus parviflora*
Arizona cypress, *Cypressus glabra*
Incense cedar, *Calocedrus, decurrens*
Deodor cedar, *Cedrus deodora*
Blue atlas cedar, *Cedrus atlantic "species"*
White fir-mod, *Abies concolor*
Colorado blue spruce-mod, *Picea pungens glauca*
Juniper upright, *Juniper species*

APPENDIX G

Parks, Open Space Trails Program

APPENDIX G

PARKS, OPEN SPACE, & TRAILS PROGRAM

**PARKS, OPEN SPACE, AND TRAILS
PROGRAM**

FOR

**SOUTH MEADOWS
PHASE III**

JUNE 1995

FIRST REVISION - DECEMBER 1996

PREPARED FOR:

**SOUTH MEADOWS PROPERTIES LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP**

PREPARED BY:

CFA, INC.

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Parks, Open Space, and Trails Program

This report has been prepared to comply with the Conditions of Approval for South Meadows Phase III (Case No. 66-92/Files 10 and 11). Specifically, the following conditions are relevant:

53. Within one year of City Council approval, or prior to approval of any residential subdivision map or special use permit, submit an Open Space Program identifying the affected property, proposed use and development, trails maintenance, and city park areas.
54. Phased with development to the satisfaction of the Community Development Department staff, dedicate three neighborhood and one community park totaling 38 acres to the City of Reno.

This Parks, Open Space, and Trails Program has been prepared to address these conditions. The plan was approved by Laura Tuttle, Supervising Planner of the Community Development Department, on May 18, 1995, and by the Reno Recreation and Parks Commission on May 24, 1995. (Refer to Attachments.) The first revision was reviewed and approved by City staff (Community Development and the Parks, Recreation and Community Services Departments), and incorporated into the Design Guidelines for South Meadows FUD, Phase III.

Parks

In October 1993, the city staff developed a Parks and Open Space Guide. The following excerpts are from the city's guide.

Neighborhood parks are viewed as the most important type of city parks. These parks are meant to serve the basic recreational needs of the population in the surrounding neighborhood. As such the park must be centrally located within its service area to accommodate pedestrian access. The service area should not be divided by natural or artificial barriers, such as arterial roads, railroads, commercial, or industrial areas.

Neighborhood parks are encouraged adjacent to elementary and middle schools. This combination allows joint use of facilities, to the benefit of both the School District and the city.

The facilities and activities in a neighborhood park will depend on the family type and needs of the residents within the service area. However, these parks will generally consist of some combination of the following features: ballfields, hard courts, children's play equipment, picnic facilities, and landscaped areas ... The site selected should contain areas of relatively level terrain and stable soils.

Community parks offer a wide range of recreational opportunities for either the entire park district or community. While the neighborhood park focuses on a specific combination of activities, the community park provides both a wider range and often a larger number of activities.

Community parks are often located adjacent to other public facilities such as golf courses and federally-owned land. The facilities and activities provided at community parks include those provided at neighborhood parks, plus specialized facilities such as swimming pools, tennis complexes, nature study areas, and large areas for community events ... The community parks may contain areas of significant relief, floodplains, and other natural features which should be preserved and enhanced.

-- Parks and Open Space Guide, pgs 2-3

To site the community and neighborhood parks in South Meadows Phase III, the locational criteria listed in Table 1 from the city's Parks and Open Space Guide were used:

Table 1
Locational Characteristics

<u>Park Type</u>	<u>Service Area</u>	<u>Service Population</u>	<u>Park Size</u>
Neighborhood	1/2 mile radius	3,000-6,000	5-10 acres
Community	1-2 mile radius	20,000-40,000	10-50 acres

At build-out, South Meadows Phase III will have 4,554 dwelling units -- 3,201 of those units will be single-family dwellings and the remaining 1,353 units will be multi-family. The city staff uses an average household size of 2.63 persons per household for single family units and 2.01 persons per household for multi-family dwellings. This results in a population, at build-out, of approximately 11,138 residents.

Based on the service area population presented above, there is a need for approximately four neighborhood parks (i.e., roughly one 5-acre park per 3,000 residents) and one community park (i.e., approximately one 10-acre park per 20,000 residents). The Parks, Open Space and Trails Plan on page 4 identifies the following park sites:

- a. A 3.2-acre neighborhood park on the north side of South Meadows Parkway adjacent to the multi-family and employment areas.
- b. A 5.0-acre neighborhood park on the southeast corner of Double Diamond Parkway and Carat Avenue.
- c. A 5.0-acre neighborhood park near the north end of Wilbur May Boulevard adjacent to an elementary school.
- d. A 5.0-acre neighborhood park near the south end of Wilbur May Boulevard adjacent to an elementary school.
- e. A 1.8-acre neighborhood park at the southeast corner of The Meadows subdivision adjacent to an elementary school.
- f. A 10.0-acre community park on the corner of Wilbur May Boulevard and Carat Avenue adjacent to the middle school.
- g. A 15.7-acre linear park and drainage corridor that extends from South Meadows Parkway on the north to Wilbur May Boulevard on the south. This linear park and drainage corridor extends through the Double Diamond Residential Development in a north-south alignment approximately 150 -feet wide. This park will be owned and maintained by an owner's association, but will be available for public use.

The developer will dedicate any neighborhood or community park at any time after approval of this Parks, Open Space, and Trails Program, upon request by city staff, when a park is ready to be developed subject to reimbursement by the City of Reno from fees collected in South Meadows Phase III from the Residential Construction

Tax for the value of the land. South Meadows Properties Limited Partnership or its successor will be responsible for preparing a parcel map or final map to create the park parcels.

South Meadows Properties Limited Partnership or its successor anticipates entering into an agreement with the City of Reno whereby the developer constructs and is reimbursed for all or a portion of the facilities in the neighborhood and community parks, based on an agreed upon phasing schedule, and is reimbursed by the City of Reno from fees collected in South Meadows Phase III from the Residential Construction Tax for the value of the land. The purpose of this agreement is to ensure that recreational facilities are developed in a time frame that coincides with development. The facilities constructed in the South Meadows neighborhood and community parks will be determined after a series of neighborhood meetings to identify what the residents want. Facilities and features typically found in a neighborhood park include some combination of the following: ballfields, hard courts, children's play equipment, picnic facilities, and landscaped areas. The City of Reno will be responsible for maintenance of all dedicated parks, except for neighborhood parks smaller than 5 acres. There are two such parks in South Meadows that will be dedicated to the City and maintained by an owner's association (i.e., see parks a and e on page G-3).

Multi-Purpose Trails

The Parks, Open Space, and Trails Plan on page 4 identifies where the major trails will be located. The purpose of this map is to show that connections will be made to adjacent properties on the north, south, east, and west. A system of internal paths may also be developed, and the location will be determined by the internal street system and/or parcelization. (Additional information pertaining to internal pathways can be found in the Design Guidelines for the South Meadows PUD Phase III and the Double Diamond Ranch PUD Design Guidelines.)

Trails Along Streets - The major arterials in South Meadows are primary boulevards that extend to other parts of the city. The major streets will provide an identity for the project through the selective use of landscaping, signage, and entry monumentation. All major streets will have pedestrian paths in a landscape corridor.

- Along Double R Boulevard an 8-foot wide off-street, concrete or asphalt, meandering walk/bicycle path on each side. (Refer to approved Design Guidelines for the South Meadows PUD Phase III.) These improvements will be built by the developer. Maintenance will be performed by either the South Meadows Association, a nonprofit owners' association (currently maintaining open space and common area in South Meadows Phases I and II), or a successor owners' association, pursuant to a common area landscaping and trails easement for maintenance.
- Along South Meadows Parkway an 8-foot wide off-street, concrete or asphalt, meandering walk/bicycle path (Refer to the Design Guidelines for South Meadows PUD Phase III.) From Double R Boulevard to the east side of the elementary school, the path will be constructed on both sides of the road. East of that point, the path will only be constructed on the south side of South Meadows Parkway. These improvements will be built by the developer. Maintenance will be performed by either the South Meadows Association, a nonprofit owners' association, or a successor owners' association, pursuant to a common area landscaping and trails easement for maintenance.
- Along minor arterials in the residential areas (e.g., Double Diamond Parkway), a 5-foot wide off-street, concrete, meandering pedestrian path on both sides of the street and a shared bicycle/travel lane on each side of the road will be constructed. (Refer to the Double Diamond Ranch PUD Design Guidelines.) These improvements will be built by the developer. Maintenance will be performed by either the developer or a successor homeowners' association, pursuant to a common area landscaping and trails easement for maintenance.
- Along collector streets in the residential areas (e.g., Wilbur May Boulevard, Carat Avenue), a 5-foot wide off-street, concrete, meandering pedestrian path will be constructed on each side of the street. (Refer to the Double Diamond Ranch PUD Design Guidelines.) These improvements will be built by the developer. Maintenance will be performed by either the developer or a successor homeowners' association, pursuant to a common area landscaping and trails easement for maintenance.

- Along collector streets in the non-residential areas, either (1) an 8-foot wide, concrete or asphalt, meandering walk/bicycle path will be constructed on one side of the street when the individual parcel is not connected to any other paths or (2) a 5-foot wide, concrete or asphalt, meandering walk on one side of the street. (Refer to approved Design Guidelines for the South Meadows PUD Phase III.) Under either scenario, these improvements will be built by the developer. Maintenance will be performed by either the South Meadows Association or a successor owners' association, pursuant to a common area landscaping and trails easement for maintenance.

Trail to Huffaker Hills - Huffaker Park is located near the northwest corner of South Meadows Phase II. As part of that approval, 30 acres were dedicated to the City of Reno for inclusion in the park. Along the north property line of Phase II, an 8-foot, asphalt, meandering trail has been constructed from Huffaker Park to Double R Boulevard. As shown on the Parks, Open Space, and Trails Plan, this trail will be extended to the hillside areas located on the east side of Double R Boulevard. The exact location of trails that are not adjacent to streets has not been determined. These trails will be 8-feet wide, constructed of asphalt, and installed by the individual Parcel Developer prior to issuance of a certificate of occupancy. The trail will be maintained by either the South Meadows Association or a successor owners' association. (As shown on the map, a segment of the trail will be located on land that will be dedicated to the City of Reno. This trail may be constructed and maintained by the city.)

A pedestrian path is planned between the Huffaker Hills and the neighborhood park adjacent to the multi-family site on the north side of South Meadows Parkway. Most of this path will follow either a collector or a local street and the resulting path must comply with the street sections adopted in the Design Guidelines for the South Meadows PUD Phase III. Streets with a path on one side only will have the path on the same side of the street as the neighborhood park (i.e., west side). In locations where the path is not along the street, it will be 8-feet wide, constructed of asphalt, and installed by the individual Parcel Developer prior to issuance of a certificate of occupancy.

Linear Park and Drainage Corridor - A linear park and drainage corridor extends through the Double Diamond Ranch Residential Development in a north-south

alignment forming a central "spine" and organizing feature for adjacent neighborhoods. The 150-foot corridor will feature an 8-foot wide meandering pedestrian/bike path that will provide a safe route away from the streets for children to walk or ride to the schools and parks. Landscaping within this corridor will consist of informal massings of drought-tolerant, low-maintenance trees and shrubs and large areas of turf. Bridges will be constructed across the low-flow channel. (Refer to Figure 1, which is from the Double Diamond Ranch PUD Design Guidelines.) Lotting patterns adjacent to the corridor will result in front-on or side-on units that will provide many "eyes to the open space" and will enhance the perception of safety. Side-on lots will have open-type fencing. Residential lotting patterns adjacent to the corridor will be consistent with the Double Diamond Ranch PUD Design Guidelines.

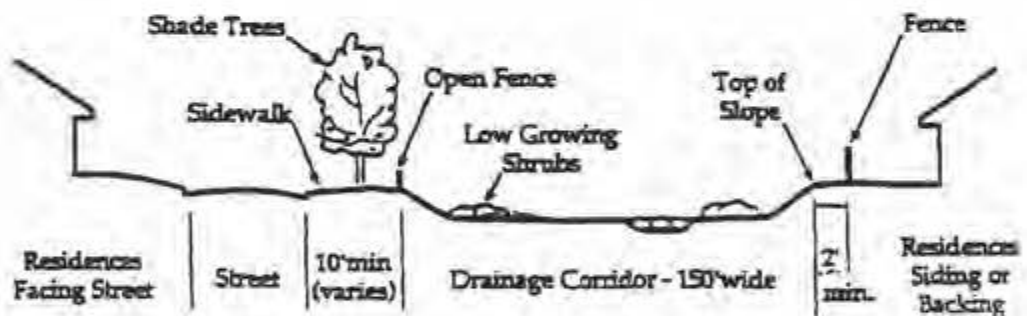


FIGURE 1
CONCEPTUAL SECTION THROUGH DRAINAGE CORRIDOR

Trails along Thomas and Brown's Creeks - Thomas Creek and Whites Creek are meandering streams that traverse South Meadows Phase III. In addition, a meandering creek, historic Brown's Creek, will be restored. These areas provide a substantial amount of open space adjacent to both residential and employment uses.

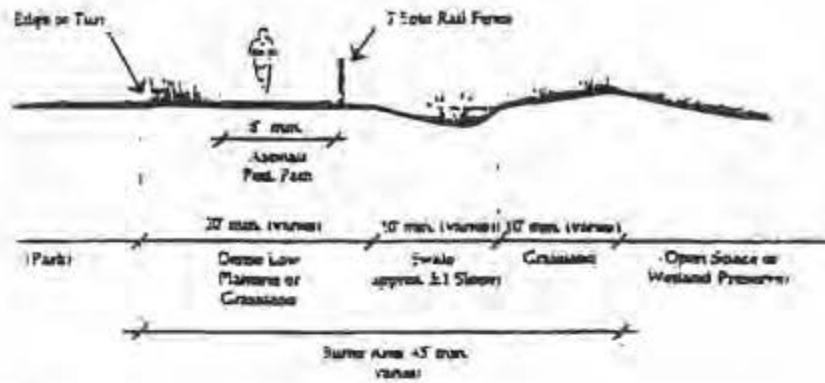


FIGURE 2
CONCEPTUAL HYDROLOGIC BREAK BETWEEN PARK AND OPEN SPACE USES

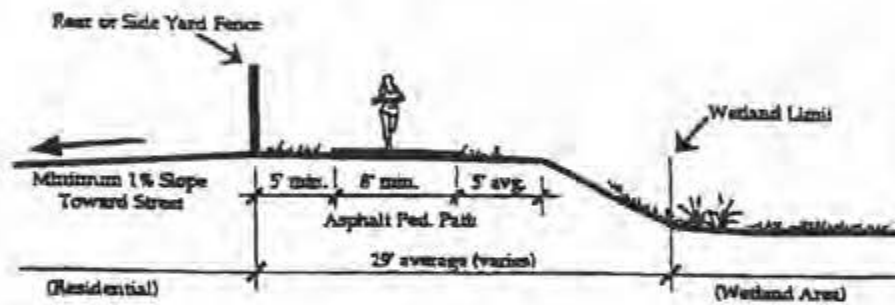


FIGURE 3
CONCEPTUAL HYDROLOGIC BREAK BETWEEN RESIDENTIAL AND OPEN SPACE USES

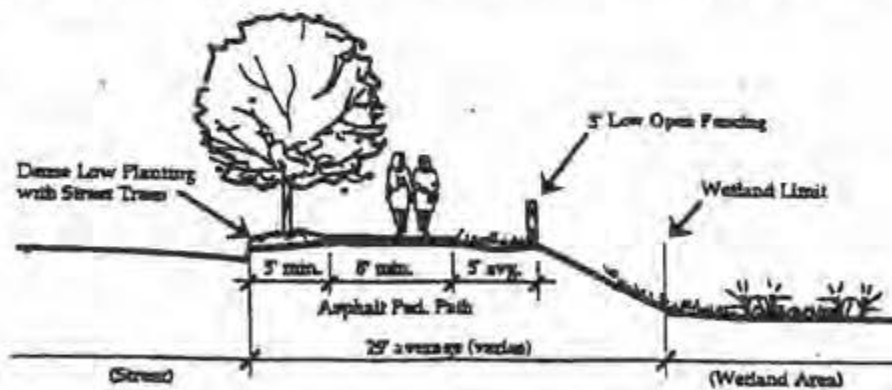


FIGURE 4
CONCEPTUAL HYDROLOGIC BREAK BETWEEN STREET AND OPEN SPACE USES

These open space edges provide abundant opportunity for pedestrian and bicycle trails, as well as for views to the open space areas and adjacent land uses.

The trail along historic Browns Creek is located within the Double Diamond Ranch Residential Development and, therefore, the Double Diamond Ranch PUD Design Guidelines explain how this trail will be developed. An 8-foot wide asphalt, pedestrian path within a buffer area is proposed. (Refer to Figures 2, 3 and 4, which are from the Double Diamond Ranch PUD Design Guidelines.) Development along Thomas Creek is controlled by the Design Guidelines for the South Meadows Planned Unit Development Phase III. As shown in Figure 5, an 8-foot wide asphalt path is proposed along the north side of the Thomas Creek open space.

Pedestrian Crossings - Three pedestrian crossings are proposed. The approximate location of these crossings is shown on the Parks, Open Space, and Trails Plan – one crossing of Thomas Creek is located between the multi-family residential site and the neighborhood park, a second crossing over historic Brown's Creek connects the Double Diamond Ranch Residential Development with the elementary school on South Meadows Parkway, and a third crosses the drainage corridor between the elementary school and the adjacent residential neighborhoods. As shown in Figure 6, a low-flow structure is proposed. The structure will be constructed at the bottom of the channel to allow flood waters to pass over the top.

Huffaker Hills

The hillsides at the north end of the project site encompass 98 acres which will be dedicated to the City of Reno. The hillsides will be dedicated to the city concurrently with recordation of the final plan for South Meadows Phase III. (Condition #61 for Case No. 66-92/File 10 and 11 states that a final plan must be recorded within 18 months of project approval.)

Thomas, Brown's, and Whites Creeks

Thomas Creek and Whites Creek are meandering streams that traverse South Meadows Phase III. Thomas Creek, which originates in the Carson Range, meanders through South Meadows Phase I and through the northern portion of South Meadows Phase III. Whites Creek also originates in the Carson Range.

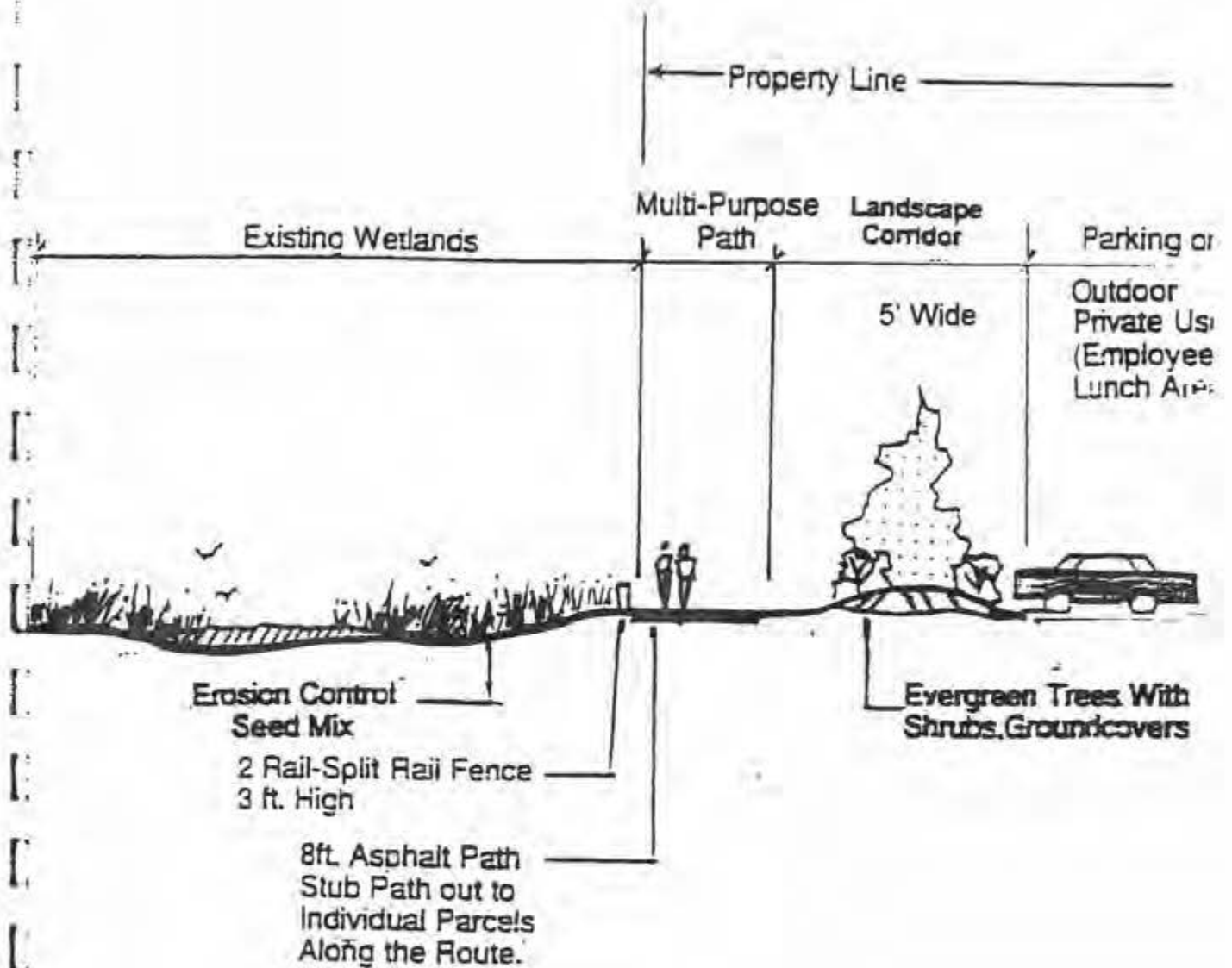


FIGURE 5
SECTION THROUGH WETLANDS-COMMERCIAL/OFFICE

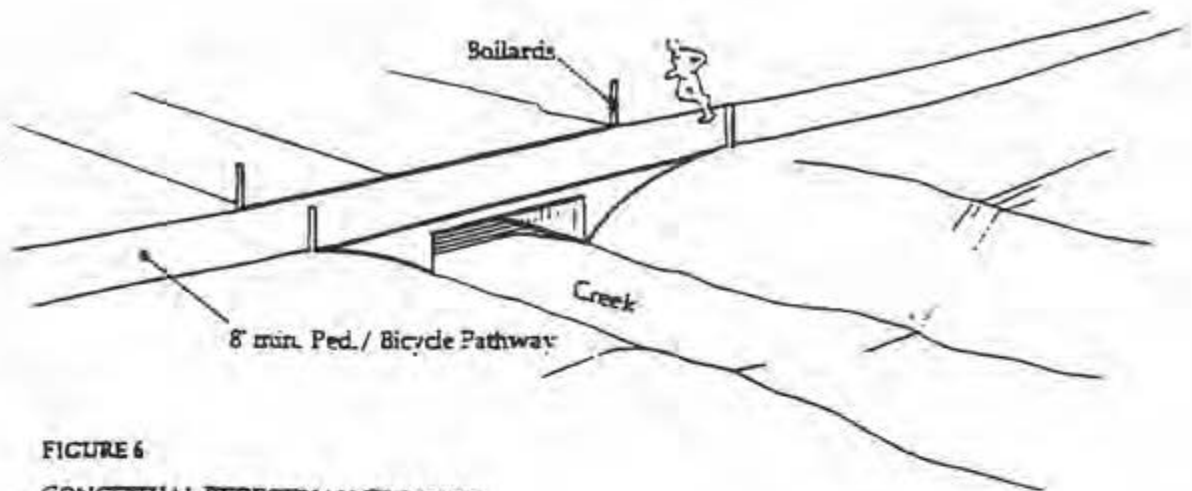


FIGURE 6
CONCEPTUAL PEDESTRIAN CROSSING

Further to the west, Whites Creek breaks into four distinct branches; however, by the time the water has reached South Meadows, the branches are not so clearly defined. The wetlands at the south end of the site are created by one of the branches of Whites Creek. In addition to these two streams, a meandering creek, historic Brown's Creek, will be restored. Brown's Creek is the historic north branch of Whites Creek. Brown's Creek historically terminated on the Double Diamond Ranch because all waters flowing in the creek were used for irrigation and ranching purposes.

These areas provide a substantial amount of open space adjacent to residential and employment uses. The open space edges provide abundant opportunity for pedestrian and bicycle trails, as well as for views to the open space areas and adjacent neighborhoods.

The flood-control channels and wetlands will be owned and maintained by the South Meadows Association or a successor homeowners' association. Any activities within these areas must comply with the Final Wetlands Mitigation Plan Approved under Corps of Engineers Individual Permit under Section 404 of the Clean Water Act (Regulatory Section Permit No. 199400487) as prepared by the Reno office of Huffman and Associates and the Flood Control and Stormwater Master Plan, 2nd draft dated March 9, 1995, prepared by Nimbus Engineers.

As mentioned in the earlier discussion on trails, a path is proposed along Thomas Creek and along historic Brown's Creek adjacent to the large wetlands complex. The paths will be constructed outside delineated wetlands. The location of these paths is shown on the Parks, Open Space, and Trails Plan on page 4. Specifics about the trail system were presented earlier in this document and can also be found in the Design Guidelines for South Meadows Planned Unit Development Phase III and the Double Diamond Ranch PUD Design Guidelines.

Single-Family Residential Orientation to Open Space - Many single-family residential neighborhood will be defined by the adjacent open space. The open space will provide scenic views and, in locations with trails and parks, interaction with the natural environment. Four alternative lotting patterns are proposed adjacent to the open space. Any of these or similar alternatives may be used in the design of individual neighborhoods.

1. **Residential loop system** which allows for visual and/or physical access to open space. Residences at the end of the loop front toward open space to provide residents with a direct view of the open space. (Refer to Figure 7 from the Double Diamond Ranch PUD Design Guidelines.) In locations with a trail, this alternative creates interest by providing views of the fronts of adjacent residences. Also, the perception of security is enhanced by orienting the residences toward the open space.
2. **Cul-de-sacs abutting open space**, thereby, providing direct visual and/or physical access. (Refer to Figure 8 from the Double Diamond Ranch PUD Design Guidelines.) This alternative allows for visual monitoring of the trail and attractive open space views for adjacent residents. Periodic views into the adjacent streets will provide for breaks in the monotony of side and rear yard fencing.
3. **Residences front onto open space adjacent to a single-loaded residential street.** (Refer to Figure 9 from the Double Diamond Ranch PUD Design Guidelines.) This allows for direct visual monitoring of the open space by adjacent residences. Convenient access should be provided by allowing perpendicular streets to "tee" into the single-loaded street every 600 to 1000 feet, or through the provision of a pedestrian access corridor between residential lots.

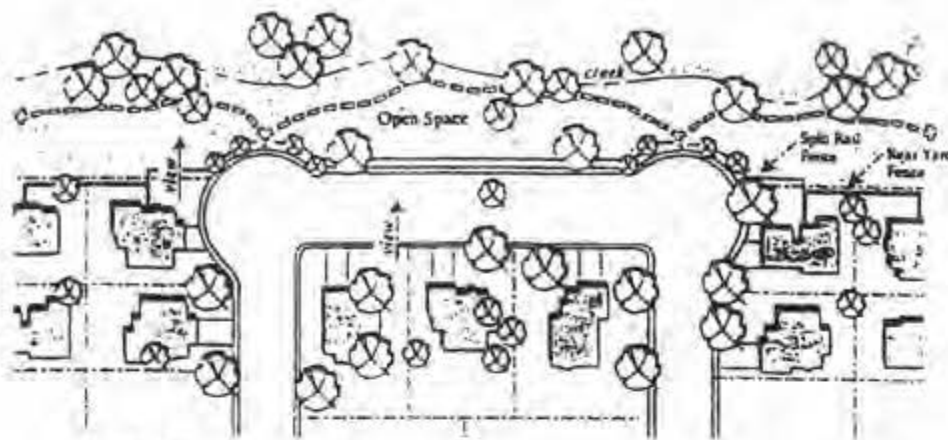


FIGURE 7
LOOP STREET ADJACENT TO OPEN SPACE

4. **Residences back onto open space.** (Refer to Figure 10 from the Double Diamond Ranch PUD Design Guidelines.) This alternative is aesthetically the least desirable because it diminishes the "eyes to the open space," however, views and surveillance of the open space may be enhanced through the use of open-type fencing, such as wrought iron, rather than solid fencing.

Two types of perimeter fencing will be allowed. One type is a solid fence which is provided where privacy or noise attenuation may be necessary (e.g., near arterials and schools). The other type of perimeter fencing is open fencing, which is provided where views out to the open space are necessary.

Solid perimeter fences will be approximately 6' in height, constructed of wood or masonry, and painted a neutral color. Open fences are located adjacent to the open space areas and the drainage corridor/pedestrianway. The height of these fences will vary between 3'-6" and 6' and will consist of black-painted wrought iron. Split-rail fencing may also be used in some locations (e.g., between wetlands and parks). Split-rail fencing will be 3' tall.

Multi-Family Residential Orientation to Open Space - Both multi-family neighborhoods are adjacent to open space. Residents will not only have a view of the open space but will also have access to the trail system and to a neighborhood park.

Multi-family development adjacent to the open space or park must be sensitive to the relationship they create with these important community open spaces. Multi-family development will be required to comply with the following guidelines:

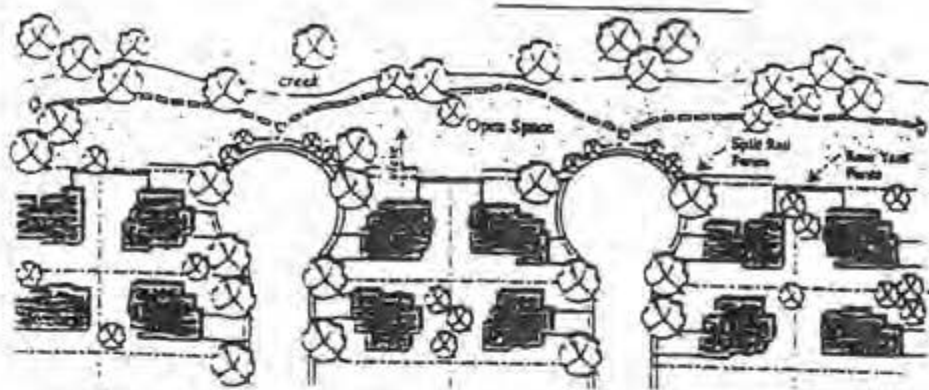


FIGURE 8
CUL-DE-SAC ADJACENT TO OPEN SPACE

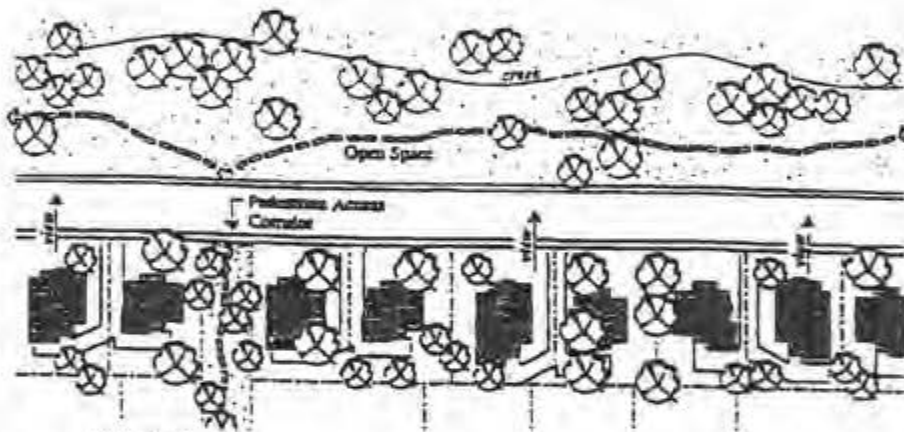


FIGURE 9
SINGLE-LOADED STREET ADJACENT TO OPEN SPACE

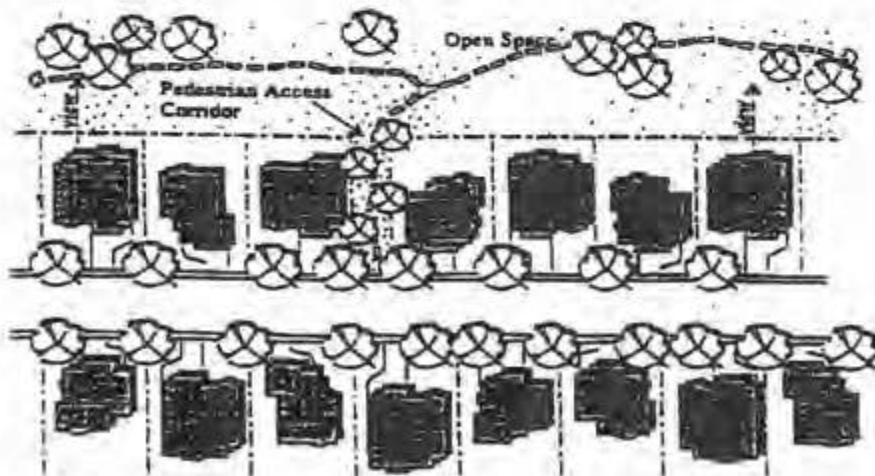


FIGURE 10
RESIDENCES BACKING TO OPEN SPACE

- Loading areas, equipment areas, and other similar uses shall be screened from public view.
- Views of refuse collection areas shall be screened.
- To the extent possible, views of parking areas shall be screened.
- Buildings will be arranged to enhance pedestrian spaces. Building forms should be varied to create a desirable architectural appearance from open space areas.
- View "windows" will be provided to create views of the open space.
- Landscaping will be used to soften the view of the buildings from the open space areas.
- Walls, fences, and/or landscaping may be appropriate to limit potential conflicts between these uses. Two types of perimeter fencing will be allowed. One type is a solid fence which is provided where privacy or noise attenuation may be necessary (e.g., near arterials). The other type of perimeter fencing is open fencing, which is provided where views out to the open space are necessary. Solid perimeter fences will be approximately 6' in height, constructed of wood or masonry, and painted a neutral color. Open fences are located adjacent to the open space area. The height of these fences will vary between 3'-6" and 6' and will consist of black-painted wrought iron. Split-rail fencing may also be used in some locations (e.g., between wetlands and parks).

Non-Residential Orientation to Open Space - Much of the employment and commercial area is bounded by open space. How development on these sites interacts with the open space will be very important. Non-residential development will be required to comply with the following guidelines:

- Loading areas, equipment areas, and other similar uses shall be screened from public view.

- Views of refuse collection areas shall be screened.
- To the extent possible, views of parking areas shall be screened.
- Buildings will be arranged to enhance pedestrian spaces. Building forms should be varied to create a desirable architectural appearance from open space areas.
- View "windows" will be provided to create views of the open space.
- Landscaping will be used to soften the view of the buildings from the open space areas.
- Walls, fences, and/or landscaping may be appropriate to limit potential conflicts between these uses. As discussed in the Design Guidelines for South Meadows Phase III, low fences between wetlands and private parcels will be split-rail. Solid-view screening walls may be used in some locations where noise attenuation or privacy is necessary. Walls will also screen service areas and trash enclosures. Integral color blocks consistent with the building material will be used with a split-face texture. An accent band of an oversized block will be added for horizontal pattern.

Enhancements Within Wetlands and Flood-Control Channels - Any enhancements within these areas must be consistent with the Final Wetland Mitigation Plan Approved under Corps of Engineers Individual Permit under Section 404 of the Clean Water Act (Regulatory Section Permit No. 199400487) as prepared by the Reno office of Huffman and Associates and the Flood Control and Stormwater Master Plan, 2nd draft dated March 9, 1995, prepared by Nimbus Engineers.

APPENDIX H

Supplemental Design Guidelines for Warehouse & Distribution Facilities

APPENDIX H

**SUPPLEMENTAL DESIGN GUIDELINES FOR
WAREHOUSE AND DISTRIBUTION FACILITIES**

PURPOSE

The purpose of this Addendum is to compliment the existing Design Guidelines for South Meadows Planned Unit Development Phase III ("Guidelines") and address the unique and specific constraints and activities which occur in warehouse and distribution facilities. The purpose of this Addendum is to both reinforce the goals and philosophy of the Design Guidelines while, where appropriate, modify them to accommodate specific conditions. Specific issues regarding site planning, landscaping, and architectural style are addressed herein. Where silent, the master Design Guidelines shall prevail.

SITE PLANNING STANDARDS

Site Planning

Truck docks may either face the street, side, or rear yard areas. Additional buffering shall be provided where truck loading and dock doors face the street. Buffering may take the form of increased landscape density and mounding of landscape areas, low screen walls, or other means whose ultimate effect is the interruption of the long continuous row of dock doors.

Truck trailer parking or exterior storage areas shall be treated in similar fashion. Adequate clearance and maneuvering room shall be provided on-site for all truck deliveries. No parking for automobile vehicles, truck tractors, or truck trailers shall be permitted on any street, drive, or public conveyance.

Site Coverage

As permitted in the Guidelines.

Building Square Footage

Buildings may be constructed of any size or configuration as permitted by the Uniform Building Code and other adopted codes and ordinances.

Building Height

No building shall exceed 45 feet in height as measured from floor slab to bottom of roof structure. No adjacent out building or structure shall exceed the overall height of the main building structure. A variance to exceed main building or out building height limitation may be obtained by seeking specific approval from the Master Developer and through the City of Reno's variance process.

Rainwater Drainage

Gutters and downspouts shall be used to capture roof rainwater and transmit to collection points. Gutters and downspouts where exposed shall be either painted to match adjacent building surfaces or treated as architectural detail and features.

LANDSCAPE STANDARDS

Land Planning

All site areas not covered by buildings, paving or other improvements shall be landscaped. Landscaping shall be prioritized first to areas contiguous with the street, second to areas which interface with pedestrians (office entries), and lastly in dock areas and rear yards. Landscaping and walkways shall be designed to integrate with the overall plan of the South Meadows PUD, minimum landscape requirements shall be as per the City of Reno adopted codes and ordinances.

Signs

All signage shall conform to the requirements stated in the Guidelines.

ARCHITECTURAL STANDARDS

In addition to the purpose of architectural standards stated in the Guidelines, it must be noted that warehouse and distribution facilities present a unique challenge to the architect or building designer. The very nature of the use of these facilities demands large structures that are as open as possible so as not to inhibit the free flow of goods within them. Large open floors without obstructions or intrusions lend themselves to the most efficient operations. These facilities require security for goods stored, minimal amounts of office spaces and thus discourages large quantities of glass. Glass, where used, shall be concentrated in office areas.

Architectural Styles

Though no one architectural style is required, all buildings should have a contemporary appearance. The use of Greek, Italian, Mediterranean, or other themes is discouraged. Where more than one structure is built in a complex or unit, all shall have a similar style or theme. Architectural style should be simple with careful attention given to concentrate details and fenestration along street elevations and at building entries.

Materials

The use of precast concrete, cast-in-place concrete or concrete tilt-up is encouraged. Masonry and/or concrete block is acceptable. Metal, where used as an accent or architectural feature on a building, is acceptable. No metal buildings will be permitted.

Glass at entries and windows shall be blue or green with silver accents as required in the PUD.

Building Massing

The function and use of warehouse and distribution buildings by their very nature requires long rectangular buildings. Building mass shall be broken up by the creative design of entries and the use of color, texture, reveals, and landscaping.

Rooftop Screening

Roof-mounted equipment shall be screened from adjacent public streets with architecturally integrated screens. Screening may be either integral to the building structure or added, freestanding elements. Roof parapets may be continuous, stepped or varied in height or omitted where roof screening is not required.

APPENDIX I

Negative Easement for Multi-Family

APPENDIX I

**NEGATIVE EASEMENT FOR
MULTI-FAMILY SITE**

WHEN RECORDED, RETURN TO:

Apartment Investments I, LLC
9585 Prototype Court, Suite A
Reno, Nevada 89521

**ADVERSE IMPACTS EASEMENT
AND NEGATIVE COVENANTS**

This Adverse Impacts Easement And Negative Covenants ("Easement") is executed by **APARTMENT INVESTMENTS I, LLC**, a Nevada limited liability company ("Grantor"), granting easements to and creating covenants for all owners ("Grantees") of the real property described on Exhibit "B" attached hereto (the Benefitted Parcels").

1. GENERAL.

1.1 Grantor owns certain real property in the City of Reno, Washoe County, Nevada, more particularly described on Exhibit "A" (the "Burdened Parcels"), which has allowed uses for multi-family residential (apartments).

1.2 The Burdened Parcels and the Benefitted Parcels are all a part of the South Meadows Planned Unit Development, City of Reno Case No. 66-92, (the "PUD").

1.3 This instrument grants easements and imposes negative covenants in favor of Grantees, who are the owners of the Benefitted Parcels, due to the fact the Benefitted Parcels have zoning and allowed uses under the PUD for a broad range of commercial, industrial, warehousing and office uses, which may disturb residents on the Burdened Parcels by producing truck traffic noise, offensive odors, loading and unloading activity, 24-hour operation, dust, light, view impairment, and other adverse impacts ("Adverse Impacts") on the Burdened Parcels. Adverse Impacts may be alleged by residents on the Burdened Parcels in the future to constitute a nuisance and otherwise impair the use and enjoyment of the Burdened Parcels or portions thereof. The term "Adverse Impacts" is intended to be construed liberally to include all adverse consequences of any allowed uses on any Benefitted Parcels under the PUD which adversely effect use and enjoyment on the Burdened Parcels of Grantor or its licensees, invitees, tenants, successors and assigns relating to the Burdened Parcels or residents on the Burdened Parcels.

2. EASEMENT/NEGATIVE COVENANTS.

2.1 Grantor grants nonexclusive easements on the Burdened Parcels to Grantees to create Adverse Impacts. The grant of easement contained herein shall also be a grant of negative covenants.

2.2 This easement and negative covenants shall be perpetual and shall inure to the benefit of Grantees, and its successors and assigns.

2.3 All rental agreements with apartment tenants on the Burdened Parcels shall contain the following provisions in bold, capitalized type:

TENANT ACKNOWLEDGES THAT THE PROJECT IS SURROUNDED BY PROPERTIES IN THE SOUTH MEADOWS BUSINESS CENTER ZONED FOR LIGHT INDUSTRIAL, WAREHOUSING AND DISTRIBUTION, MANUFACTURING, OFFICE AND OTHER NONRESIDENTIAL USES, WHICH USES WILL GENERATE ADVERSE IMPACTS FOR RESIDENTS, INCLUDING WITHOUT LIMITATION EXCESSIVE NOISE, LOADING AND UNLOADING ACTIVITY, DUST, VIEW IMPAIRMENT, BRIGHT NIGHT LIGHTING, 24-HOUR OPERATION, HEAVY CAR AND TRUCK TRAFFIC AND OBNOXIOUS ODORS. TENANT ACKNOWLEDGES FURTHER THAT EXISTING NONRESIDENTIAL USES MAY CHANGE OR INTENSIFY, CAUSING NEW OR ADDITIONAL ADVERSE IMPACTS AS DESCRIBED ABOVE. THESE ADVERSE IMPACTS ARE ALLOWED AND APPROPRIATE USES UNDER THE ZONING IN SOUTH MEADOWS BUSINESS CENTER. TENANT HEREBY AGREES TENANT SHALL NOT COMPLAIN NOR BRING ANY CLAIMS AGAINST LANDLORD OR ANY OWNER OF NONRESIDENTIAL PROPERTY IN THE SOUTH MEADOWS BUSINESS CENTER FOR ADVERSE IMPACTS WHICH ANNOY, HARM OR CAUSE DAMAGE TO TENANT. TENANT WAIVES ALL SUCH CLAIMS. ALL OWNERS OF ADJACENT OR ABUTTING REAL PROPERTIES TO THE PROJECT ARE HEREBY MADE THIRD PARTY BENEFICIARIES TO THE PROVISIONS OF THIS PARAGRAPH.

3. **COVENANTS RUN WITH THE LAND.** The provisions hereof shall be covenants and burdens on the Burdened Parcels for the benefit of the Benefitted Parcels, which shall run with the land. To the extent these restrictive covenants cannot be enforced as covenants running with the land or for any other reason, the parties agree that the restrictions herein shall be enforceable as equitable servitudes.

4. **SUCCESSORS AND ASSIGNS.** The provisions hereof shall be binding upon any party having any interest in all or any portion of the Burdened Parcels, its heirs, personal representatives, successors, assigns, lessees, sublessees; as well as tenants, occupants, employees, contractors, agents, invitees and licensees.

5. **TIME.** Time is of the essence.

6. **MODIFICATION AND TERMINATION.** This Easement may not be modified in any respect whatsoever or terminated, in whole or in part, except with the written consent of the Grantor and Grantees, which consent must be recorded in the office of the Recorder of Washoe County to be effective.

7. **WAIVER.** The failure to insist upon strict performance of any of the other terms and conditions contained herein shall not be deemed a waiver of any rights or remedies, and shall not be deemed a waiver of any subsequent breach or default in the performance, or other terms and conditions contained herein.

8. **ATTORNEY'S FEES.** In the event a party initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Easement, the prevailing party in any such action or proceeding shall be entitled to recover from the losing party in any such action or proceeding its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal). For the purpose of this Agreement, the "prevailing party" means the party that prevails (whether affirmatively or by means of a successful defense) with respect to the claims having the greatest value or importance as reasonably determined by the court with jurisdiction over the matter.

9. **SEVERABILITY.** If any term or provision of this Easement or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Easement or the application of such term or provision to persons or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Easement shall be valid and shall be enforced to the extent permitted by law.

10. **CAPTIONS AND HEADINGS.** The captions and headings in this Easement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, Easements, conditions or agreements contained herein.

11. **CONSTRUCTION.** In construing the provisions of this Easement and whenever the context so requires, the use of a gender shall include all other genders, the use of the singular shall include the plural, and the use of the plural shall include the singular.

12. **RECORDATION.** This Agreement shall be recorded against the Burdened Parcels in the office of the Washoe County Recorder.

DATED this _____ day of _____, 2003

APARTMENT INVESTMENTS I, LLC,
a Nevada limited liability company

By: _____
ROBERT M. SADER, Manager

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____, 2003 by
ROBERT M. SADER as Manager of APARTMENT INVESTMENTS I, LLC, a Nevada limited
liability company.

NOTARY:

NOTE ON EXHIBIT "A"

Prior to recording of the easement, the legal descriptions for Assessor's Parcel Numbers 160-620-06 and 160-620-08 shall be attached as Exhibit "A".

See attached APN map

NOTE ON EXHIBIT "B"

Prior to recording of the easement, legal descriptions of the following Assessor's Parcel Numbers shall be attached as Exhibit "B":

APN: 160-620-07
160-620-02
160-620-03
160-620-04
160-620-09

See attached APN map

160-62

PORTIONS OF SECTIONS 5 & 4 T18N - R20E

160-48

PROTOTYPE DRIVE

TECHNOLOGY WAY

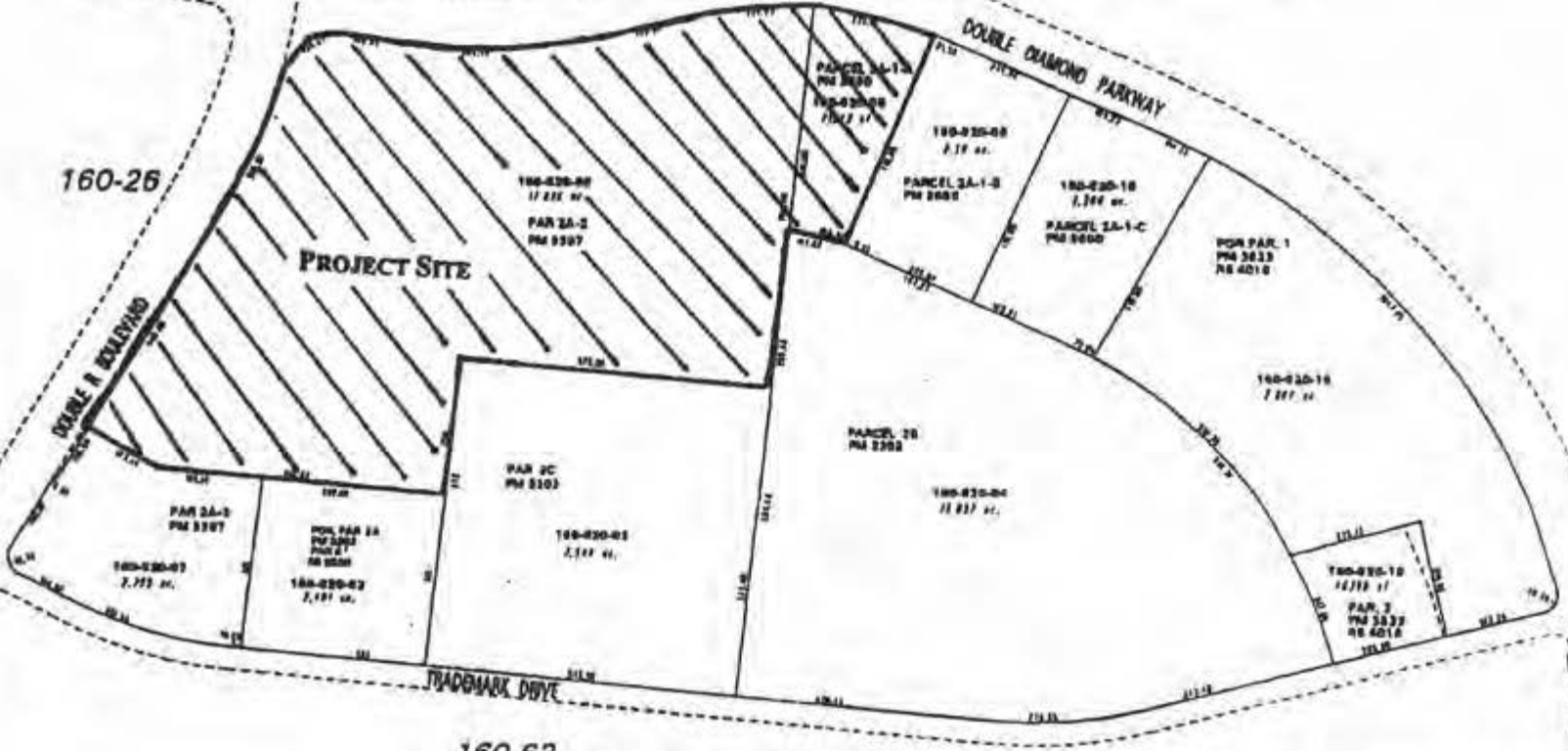
DOUBLE DIAMOND PARKWAY

160-26

DOUBLE R BUILDING

PROJECT SITE

L-1



160-63

* Parcels within an individual subdivision pursuant to NRS 274.324

This area previously shown on 110-01

Drawn by **ASD** 02/11/02
 Revised **DR/ASD/ASD** 02/16/02
 Date **02/02/02** NCR 124021 NCR 1/2/02

NOTE: Areas of parcels which are less than 3 acres are shown in square feet.

NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Robert W. McGowan



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

Tonia Meyers
Signature

5/11/05
Date

Tonia Meyers
Printed Name

APPENDIX J

Boulevard South Planning Unit K-1

APPENDIX J

PLANNING UNIT K-1

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BOULEVARD SOUTH

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Chapter 1 - Introduction

Project Location

Boulevard South, or Planning Unit K-1, consists of 16.2± acres. Primary access to the project is from Double R Boulevard, north of the intersection with South Meadows Parkway. Figure 1-1 (below) depicts the project location, while Figure 1-2 (following page) depicts the project site plan, including access points. Figure 1-3, page 1-3, depicts the phasing by block.



BOULEVARD SOUTH

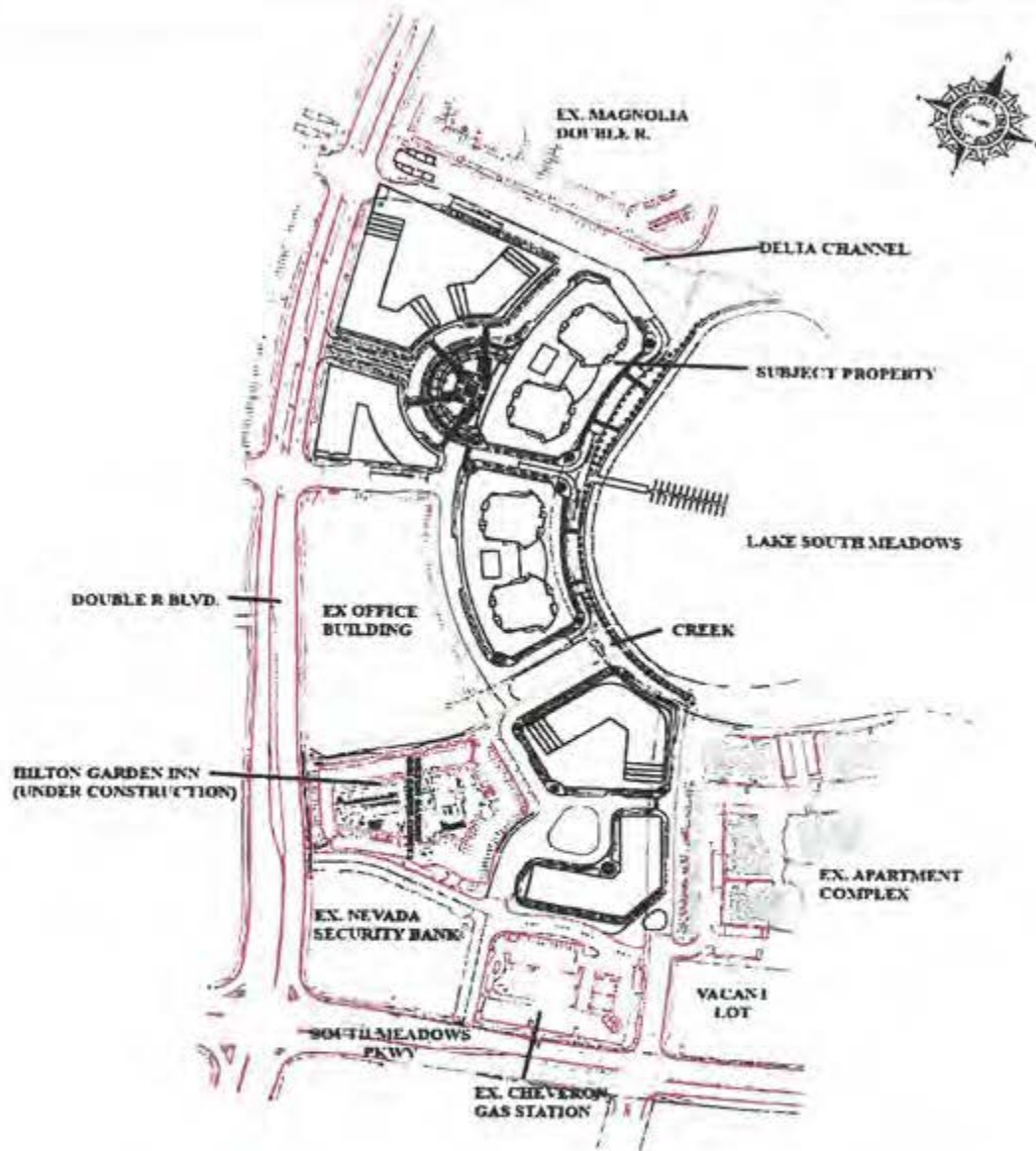


Figure 1-2- Site Plan

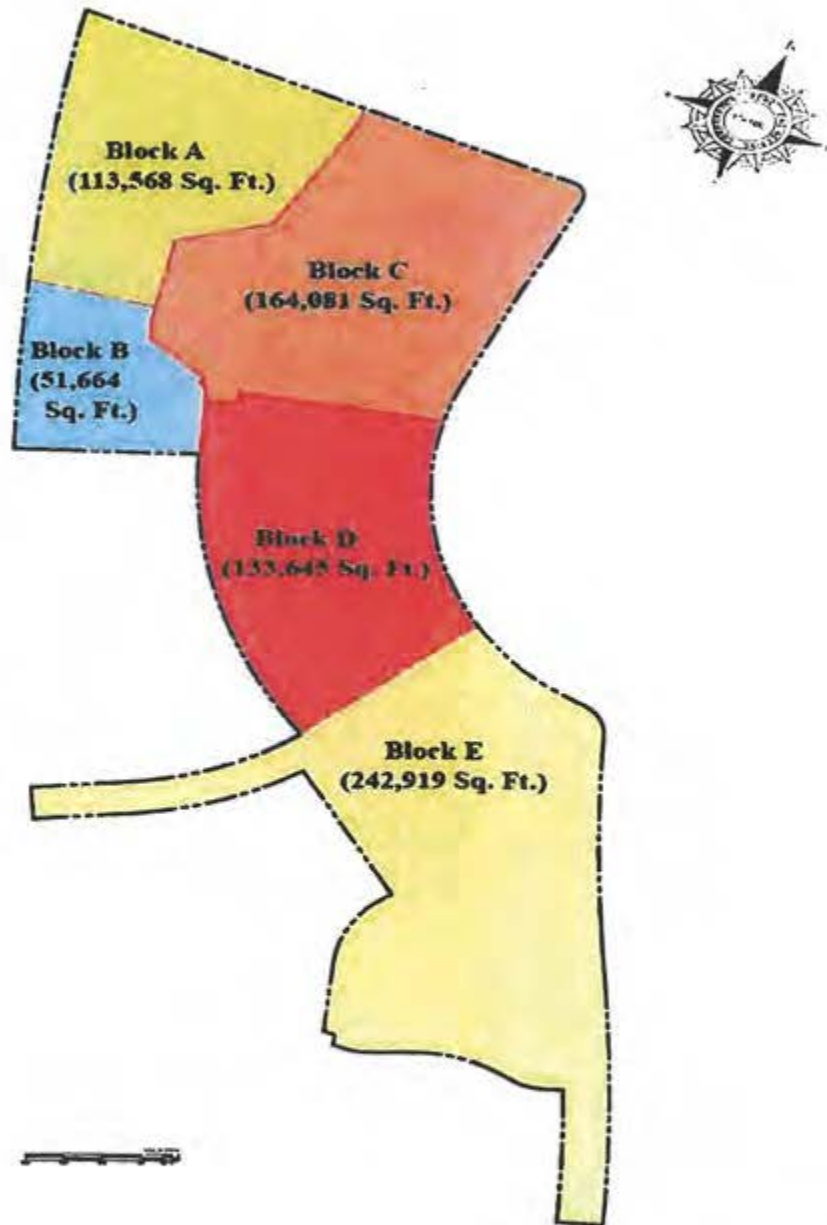


Figure 1-3- Project Block Phasing

Definitions

There are a variety of words and phrases that are used commonly throughout this Supplemental Design Standards Handbook for Boulevard South. The following is a brief list defining the terms that are used throughout this document:

1. **Administrator:** - "Administrator" shall mean the City of Reno Community Development Director or his/her lawfully designated representative.
2. **Architect:** - "Architect" shall mean the design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Developer, tenant, or user, and who is registered to practice architecture in the State of Nevada.
3. **City:** - "City" shall mean The City of Reno, Nevada.
4. **Code:** - "Code" shall refer to Title 18 of the City of Reno Municipal Code, as amended.
5. **Conformance:** Any building or structure erected, placed, established, relocated, created or maintained in the Boulevard South development shall conform to all standards, procedures, and all other requirements of Appendix J of the South Meadows Phase 3 PUD and where silent the applicable section of Code, as amended, shall prevail.
6. **Design Standards:** - "Design Standards" shall refer to the contents of this Appendix J and any subsequent revisions approved by the City of Reno.
7. **Master Developer:** - "Master Developer" shall mean Boulevard South, LLC its subsidiaries or subsequent owners, of all or part of this project contained in Planning Unit K-1 collectively referred to as "Master Developer."
8. **Residential Use:** - Residential uses within Planning Unit K-1 include attached condominiums, town homes, lofts, Senior Housing, live-work and other similar for sale dwelling units.
9. **Senior Housing:** - Senior Housing includes for lease Independent Living, Assisted Living, Respite Care, and Memory Care (Alzheimer/Dementia). * If the senior project is built then it must conform to the standards in Appendix J-1.

Chapter 2 – Development Standards

The Boulevard South project emphasizes development through specific design standards. Although the handbook provides for options, there is little flexibility in terms of architectural quality, required landscaping, streetscape treatments, etc.

The Design Standards promote compatibility with adjacent uses, ensure that the development relates properly to the surrounding environment, provide for proper arrangement of buildings, ensure adequate parking will be provided, create aesthetic appeal, and provide for project amenities.

Standards Not Addressed

Any design standards not specifically addressed in this handbook, shall be subject to the requirements set forth in the City of Reno Municipal Code Title 18 Annexation and Land Development as amended in effect at the time a tentative map or building permit is processed.

Land Uses

Project Vision:

The Boulevard South's PUD purpose is to provide high density housing offering ownership and leasing opportunities, a non-gaming hotel, first-class office space, retail and entertainment attractions, public open space, and a variety of resident amenities. The project will be unified through the use of a consistent design theme of contemporary architecture, materials, and complementary color schemes. Support and lakefront retail, dining and professional office opportunities will also be accommodated in the plan to promote a walkable neighborhood, provide convenience to residents, and serve the area as a whole.

The residential component of Boulevard South allows both "for sale" and "for lease" products with the target market of young professionals, retirees and baby boomers. A master set of CC&R's will be established for the entire project area to ensure the enforcement of these design standards including the establishment of an Architecture Review Committee. Supplemental CC&R's will be recorded as each phase is approved to provide an owners association to ensure the enforcement of these design standards within each phase. Boulevard South will utilize Low Impact Development techniques (LID) and will be LEED Certified to a minimum of silver standard.

The residential unit types may vary depending on market conditions and will consist of high rise condominium towers, mid-rise loft towers, low rise condominiums, live-work loft units and senior housing.

Allowed Uses:

The following list identifies uses that are specially allowed within Boulevard South.

Allowed uses:

All residential uses as defined on page 1-4 in this Appendix J.

Senior Housing uses as defined on page 1-4 in this Appendix J.

Non Gaming Hotel uses.

All retail and office uses contained in Code unless specifically prohibited under "Prohibited Uses".

All other non-residential uses allowed within the South Meadows PUD unless specially prohibited under "Prohibited Uses" in this Appendix J.

Prohibited Uses:

The following list identifies specific uses that would otherwise be allowed within the South Meadows PUD but are not allowed within Boulevard South.

Prohibited uses:

Amusement parks

Animal kennels

Animal and animal byproduct processing

Automobile repair

Automobile, mobile home, RV sales, truck, trailer and other motor vehicle sales

Boarding houses

Bus or other transportation terminals

Business schools, vocational, or trade schools

Car washes

Chemical processing and/or manufacturing

Churches

Collection stations

Drive through facilities except those associated with financial institutions

Funeral parlors

Gaming, restricted and non restricted

Hospitals

Indoor manufacturing, processing, assembly, and fabrication businesses

Laboratories

Maintenance, repair, and renovation businesses

Manufacturing, processing, wholesaling, distributing, or storage activities which produce, transport, or store hazardous waste

Open parking lot

Outdoor storage

Outdoor manufacturing, processing, assembly and fabrication businesses

Overhead power lines carrying more than 25kv

Pawn shops

Plant nursery

Power substations and other public facilities

Recording studios
Recreational vehicle parks
Retail outlets incidental to manufacturing or wholesaling
Rifle ranges
Satellite or microwave stations
Schools and colleges
Septic tank services
Service stations
Tattoo parlors
Taxidermists
Transmission towers
Truck, bus, or transportation terminals
Warehousing and/or distribution businesses
Wholesale businesses

Subsequent Review:

Boulevard South is envisioned to be constructed in 9 phases. (see Table 2-1 on the following page) beginning near the north end of the site. Each individual phase will require the approval of a Tentative Subdivision Map by the Reno Planning Commission with subsequent final maps to be approved by the City of Reno. As portions of Boulevard South are submitted for building permits, City of Reno Community Development Department staff shall evaluate the projects for conformance with this adopted set of design standards and any conditions placed on the tentative maps (as applicable). If the proposal is determined by Staff to be in substantial conformance with the design standards and conditions contained in this Appendix J then no further Site Plan Review, Planning Commission, or City Council actions shall be required and a building permit shall be issued.

Use Restrictions

1. The maximum number of residential dwelling units within Boulevard South shall not exceed 1,726 units.
2. The total square feet of, commercial, hotel, or office may fluctuate as the project progresses from phase to phase. However, at no time shall am and pm peaks, or average daily trips (ADT), exceed the trip generation as approved in the July 2007 traffic study.

Special Use Permits

Only the uses listed below will require approval of a special use permit.

Pool and billiard parlors
Non-residential uses operating between the hours of 12 midnight and 6 am

Unit Count and Project Phasing

Boulevard South will consist of a maximum of 1,726 residential units and will be built in 9 phases (see Table 2-1 and figure 2-1 below). Phases, Components and Building Heights may vary depending on market conditions. Individual Building Heights as shown in Table 2-1 below shall not be increased by more than 9.99%, except that building heights in phases VIII and IX shall be limited to 220 feet and 150 feet respectively. No increase in height above 360 feet shall be allowed for any building. Each phase will require a tentative map to be approved by the City of Reno.

Table 2-1 – Phasing Plan

Phases	Components	Building Heights
Phase I	12 story building at main entrance and Double R	150 Ft.
Phase II	15 story loft building at northwest corner	180 Ft.
Phase III	15 story condo building immediately east of Phase II	180 Ft.
Phase IV	20 story tower at northeast property corner	240 Ft.
Phase V	25 story tower immediately south of Phase IV	300 Ft.
Phase VI	30 story tower immediately south of Phase V	360 Ft.
Phase VII	20 story tower immediately south of Phase VI	240 Ft.
Phase VIII	18 story condo building immediately south of Phase VII	220 Ft.
Phase IX	12 story building immediately south of Phase VIII	150 Ft.



Figure 2-1- Site Plan

Mass Grading

Mass grading of the site may occur but must be associated with an approved final map. If the site is mass graded, temporary perimeter landscaping consisting of turf, trees and shrubs shall be planted. Any grading in areas not included in the phase under construction will either be seeded with turf or treated with a Washoe County District Health Department approved dust palliative with perimeter fencing in order to ensure that blowing dust does not occur. Perimeter landscaping work shall begin at the earliest possible date that does not cause conflicts with on site and off site construction. Completion of perimeter landscaping shall not be required at locations subject to disturbance from a subsequent project phase. The extent and location of perimeter landscaping shall be determined with the associated tentative map or building permit plans.

Project Build Out (Estimated)

Subject to market conditions, the estimated time to begin construction for Boulevard South is late 2008. It is estimated the project will have a 15 year build-out.

Site Planning

Setbacks:

The standards included in this Appendix J are intended to complement adjacent developments, as well as promote a uniform landscaped streetscape along Double R Boulevard. The standards outlined below will provide flexibility in locating buildings and ensure a varied appearance. (See pages 2-32 thru 2-40 for sections).

Table 2-2 – Perimeter Building Setback

Location	Requirement	Section
North Property Line	35 Feet	E-E
Double R Boulevard Frontage	20 Feet	A-A
Southwest Property Line	30 Feet	
East Property Line - Adjacent to Apartments	39 Feet	F-F
East Property Line - Lakefront - N 150'/S 150' of Block D & C	0 Feet	G-G*
East Property Line - Lakefront - Block C & E **	63 Feet	C-C
East Property Line - Lakefront - Block D	40 Feet	H-H

*Prior to any approval to relocate the lakefront path, a public use easement shall be granted to ensure that public access to the path around the lake is provided in perpetuity. The zero foot setback shall be restricted to the construction of a lakefront restaurant. All other uses shall utilize section C-C or H-H as applicable.

** A 63' setback for Block E if senior project is not built.

Building setbacks from internal property lines may be zero. There shall be a minimum 10 foot wide sidewalk and landscape buffer around the perimeter of each building, unless otherwise modified by the Sections discussed on pg 2-8 and as depicted by figures 2-17 thru 2-22.6.5.

All parking structures below grade may have a zero setback to the property line. See figure 2-18, page 2-33.

No shadowing shall be allowed on any residential buildings surrounding the project site between the

hours of 10:00am–2:00 pm on December 21st.

Building Height

The maximum building height within the Boulevard South project boundary shall be 360 feet. The height shall be measured from an average of the finished grade surrounding the building, not counting below-grade entry points, to the highest point of the roof. The overall height of the tallest building cannot exceed a maximum of 4,832 ft. above mean sea level. No more than one tower building will be allowed at the maximum height of 360 feet as shown in Figure 2-5 on page 2-14.

Parking:

Parking shall be provided in accordance with city wide requirements for each use consistent with 18.12-8; as amended. Guest parking will be provided at a rate of 1 space for every 10 residential units.

Required parking will be determined with the associated tentative map. The master developer may request the administrator to reduce the parking requirement below the minimum citywide requirements by submitting an updated parking study in accordance with code (18.12.1102) as amended substantiating a reduction.

All commercial and residential parking areas will be clearly designated with appropriate signage. Parking methods such as tandem parking (residential only) and elevated parking lifts may be used and counted as one space.

Parking lot design (i.e. driveways, access, paving, etc.) shall conform to the design requirements of the Reno Municipal Code, Section 18.12.1104, as amended.

At full project build-out, parking will be located within a parking structure except for limited commercial and guest surface parking areas, as designated on the streets or in guest lots which will be determined with each associated tentative map or building permit. Temporary surface parking and parking lots must be designated as such on each tentative map and are allowed. At full project build out they shall be eliminated.

Temporary parking shall not exceed 25% of the required parking for any building. Temporary surface parking lots for a specific building shall be removed after 3 years; with the possibility of one, two year time extension as approved via the special use permit process. Temporary parking lots shall be identified on each tentative map and landscaped in accordance with code. Temporary surface parking lots shall be constructed a minimum of 100 feet from the edge of the lake.

Pedestrian Walking Path Around Lake

The lakeside pedestrian walking path may be relocated within the project provided that it is connected to the north and south trails as shown below. (See figure 2-1.5 on the next page). The path shall provide a continuous connection around the lake even during construction/relocation. The path shall be 8' wide and the materials used to surface the relocated path shall be consistent with the existing path. Lighting for security shall be provided. If the lakefront restaurant is constructed then an additional 8 ft. wide unobstructed public use easement through or adjacent to the east side of the restaurant adjacent to the lake, shall be provided.

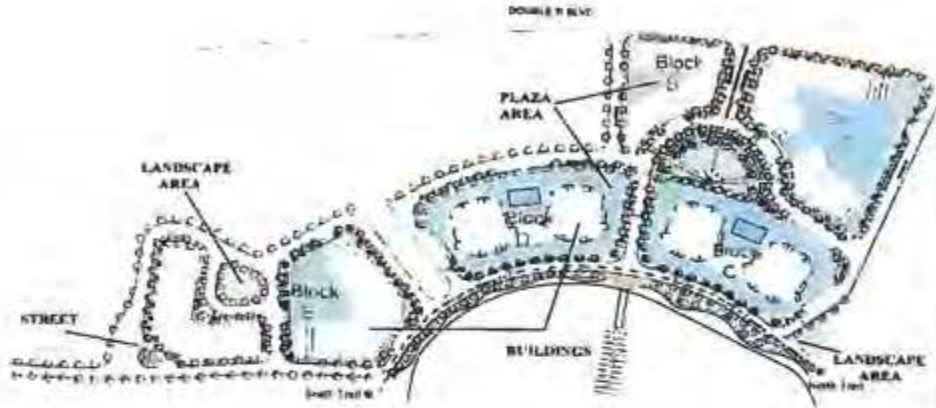


Figure 2-1.5 – Pedestrian Trail Map

Site Coverage

See Table 2-3 below for the total site coverage within Boulevard South. With the submittal of each tentative map, the actual site coverage by category may vary except that the total Plaza Area and Landscape Area shall not be less than 40%. No more than 25% of the total plaza areas will be used for mechanical and maintenance purposes.

The Plaza Areas will be located over the parking structures and will include landscape features to enhance the project such as pools and spas, fountains and other landscape and hardscape features. Landscape Areas will include all landscape areas, paths and walkways. The Building site coverage area includes only the roof area above the parking structure. (See Figure 2-2 below).

Table 2-3 – Total Site Coverage

	Block A	Block B	Block C	Block D	Block E	Total
Plaza Area (Over Parking Structure)	15%	32%	28%	34%	10%	22%
Landscape Area	21%	18%	43%	24%	46%	35%
Streets	32%	18%	13%	21%	19%	19%
Buildings	32%	32%	17%	21%	24%	24%
Total Site Coverage	100%	100%	100%	100%	100%	100%



Figure 2-2- Site Plan

All common areas within Boulevard South shall be privately owned and maintained by the association. The public may use any part of the common areas provided they are used in conjunction with the commercial uses.

Access and Circulation

Access and circulation standards developed for Boulevard South promote safe and efficient vehicular and pedestrian access to and from and within the project (see Figure 1-2, page 1-2 and Figures 2-17 through 2-22.6.5, pages 2-32 through 2-40). Street Cross Sections A-A, B-B, C-C, D-D, E-E, F-F, G-G, and H-H (pages 2-32 through 2-40) provide for street, sidewalk and landscape widths and setbacks within Boulevard South. The widths and setbacks may change at final design; however, there shall be a minimum 10ft. wide sidewalk and landscape buffer around the perimeter of each building with the exception of section G-G and a minimum of 20ft. building setback along Double R Boulevard (see setbacks provision).

Section A-A depicts the street section along Double R Boulevard. A 20ft setback along Double R Boulevard will have an 8ft sidewalk on center with a 6ft landscape buffer on each side.

Section B-B depicts the street cross section of the road between Block C and Block E. There is a 15ft landscape buffer from each building with a 24ft typical driveway.

Section C-C depicts the street section along the northwest and southwest quadrant of the lake (Block C and E). There is a 10ft landscape buffer (includes 5' sidewalk/ 5' landscape) from the building, a 24ft typical driveway, a 5ft landscape area, a 5ft walkway, with additional landscaping to the lake.

Section D-D depicts the street cross section along the main entry of the project area. There is a 15ft landscape buffer from each building with a 24ft typical driveway.

Section E-E depicts the minimum typical street cross section not otherwise shown above. There is a 10ft landscape buffer (includes 5' sidewalk/ 5' landscape.) with a 24ft typical driveway and a minimum of 1ft landscape area.

Section F-F depicts the minimum typical street cross section adjacent to the Vintage apartments. There is a 10ft landscape buffer (includes 5' sidewalk/ 5' landscape) with a 24ft typical driveway and a minimum of a 5ft landscape buffer.

Section G-G depicts the minimum typical street cross section within the N 150'/S 150' of blocks C and D adjacent to the lake. From the property line (which is in the lake), there is a zero setback from the building. The zero foot setback shall be restricted to construction of a lakefront restaurant. All other uses shall utilize the C-C or H-H sections as applicable per Table 2-2 on page 2-5 and figures 2-17 thru 2-22.6.5.

Section H-H depicts the minimum typical street cross sections along the east property line of Block D. From the property line (which is in the lake), there is a 40' setback from the building. Additional landscape buffers will be determined upon final design of the building and landscape plan but typically a 5' minimum. There is a 20' driveway, then a 12'-18' terrace buffer to the building.

The above street sections provide safe pedestrian connections between uses through internal paths and walks that are integrated into the development. Emergency vehicle access to all portions of the site shall be provided to each phase of the project. Any existing emergency vehicle access points on adjoining sites will be maintained. General access and circulation goals include: the provision of safe, attractive, and logical connections to major building entrances and destinations; locating parking aisles and main pedestrian walkways perpendicular to primary building entrances and pedestrian destinations whenever possible; defined pedestrian paths and walkways with landscaping, low walls or fencing, decorative paving treatments, or architectural features such as overhead trellises; and the provision of appropriate lighting for safe path and walkway use at night.

General Standards:

1. A combination of decorative pavers and tinted or stamped concrete will be utilized in selected focal point areas such as project entries, commercial and residential entries and waterfront areas (see Figure 2-13, page 2-28). All other walkways and paths will have either pavers, tinted or stamped concrete. The walkways and paths will connect the commercial and residential areas and will be located around the perimeter of each building. The selection of materials and locations of sidewalks and walkways shall be determined with each tentative map.
2. Ownership and maintenance of paths and walkways within the boundaries of Boulevard South shall be the responsibility of the Master Developer or homeowners association/owners association.
3. Provide minimum 5-foot wide tinted or stamped concrete or decorative paver sidewalks within the project boundaries.

Employee Trip Reduction Program

Condition #9 of Exhibit B as attached to this Appendix J requires that a TRP (Trip Reduction Program) be established with the first final map or building permit. Each subsequent project is required to be incorporated into the TRP which shall be continuously maintained throughout the life of the project.

Architecture

The architectural standards established for Boulevard South reflect a contemporary, low-rise to high-rise theme that provide consistency within Planning Unit K-1. The project architecture sets the theme for all project elements, including landscaping, signs, site features, etc. The architectural standards outlined below, and as depicted in Figures 2-3 through 2-6, pages 2-12 through 2-15, apply to all uses and buildings within the project. The project architecture shall remain substantially comparable to the elevations as depicted in Figures 2-3 through 2-6, pages 2-12 through 2-15.

General Standards:

The final architecture for each phase will be provided and reviewed with each associated tentative map or building permit.

Full colored renderings of all sides of each building shall be submitted with each associated tentative map

or building permit.

Building materials shall include steel, colored glass, and precast detailing. See Figure 2-7, page 2-16 for examples of colors and materials. Contrasting panels, building articulation, dramatic roof elements, and curved facades will provide variety to exterior surfaces and building profiles.

Signage, lighting, and their associated materials shall have a contemporary look for the retail and office spaces.

Flexibility will be allowed in the design of individual retail spaces as depicted in figure 2-10, page 2-19. However, all uses will adhere to sign and lighting standards for planning unit K-1.

Stylized façade treatments which complement the intended architectural character shall be permitted. Exterior building colors shall be consistent with the architectural styles and renderings illustrated in this Appendix J, including tinted glass, painted steel, and precast concrete elements.

Exterior elements and materials shall be limited in number and be compatible with one another, while being in scale with the building.

All buildings within Boulevard South shall be architecturally finished on all sides.

The exterior facades of all parking garages shall be covered with residential or commercial units. Where no commercial or residential units are located, the exterior facades of the parking garages shall be treated to be architecturally consistent with the adjacent residential and commercial components.

Wall Standards:

1. The design, location, scale and size of all walls will be determined with each tentative map or building permit and will be consistent with the project architecture.
2. Walls shall be made of traditional materials and finishes such as natural stone, wood, brick masonry, stucco, and decorative masonry/block.
3. The color palette and materials chosen for walls shall be coordinated with that of the architecture of the building it serves.
4. Walls shall step, rather than slope, to accommodate grade changes.
5. Horizontal breaks, jogs, and variations in wall height shall be used to minimize the monotonous "corridor" effect of long continuous walls.

Fencing Standards:

1. The design, location, scale and size of all fencing will be determined with each associated tentative map or building permit and will be consistent with the project architecture.
2. Fencing shall be limited and decorative/see through in nature to delineate public and private spaces.

Delivery Areas and Trash Enclosures

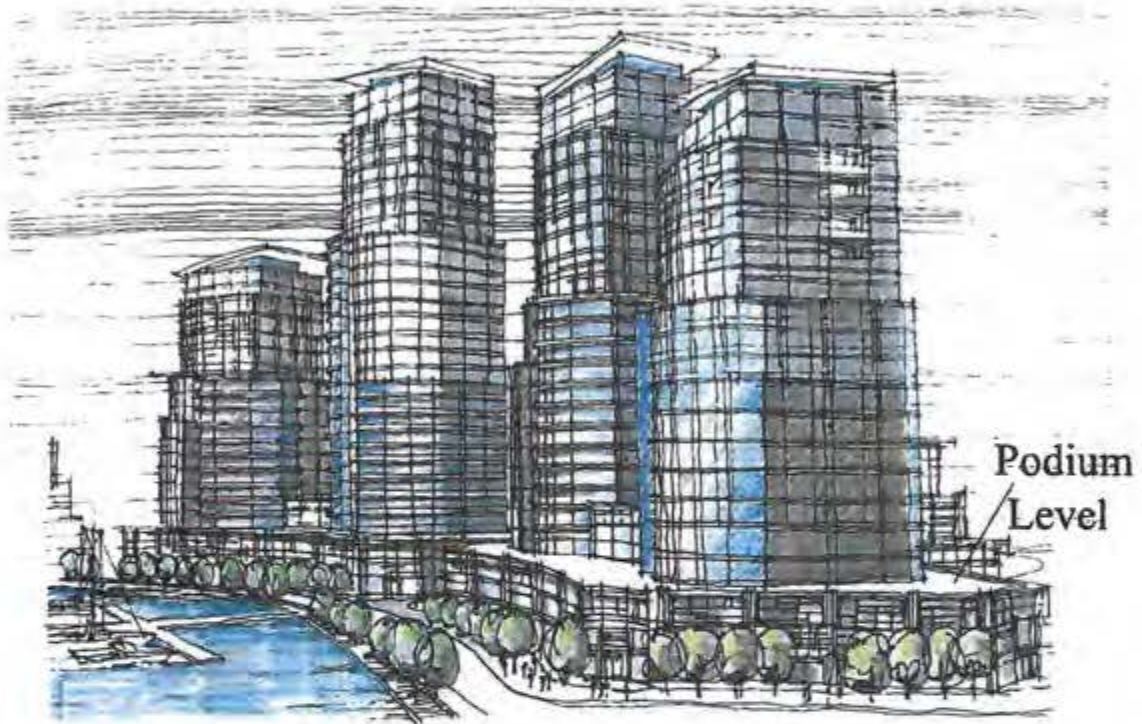
Delivery areas and trash enclosure standards provide for necessary functions while screening these areas from view. All delivery areas and trash enclosures shall be consistent with the project architecture. The design, location, scale, and size of the delivery areas and trash enclosures shall be defined with each tentative map or building permit.

General Standards:

1. Externally visible delivery areas including truck loading docks shall be prohibited within Boulevard South. Commercial delivery areas will be screened or located within enclosed building areas.
2. Trash enclosures visible from streets, primary parking lots, plazas, and adjacent properties shall be screened with a combination of walls and evergreen plant material, combining both tree and shrub varieties, as well as vines. Colors and materials of the enclosure must match the overall architectural theme of the project. The planter area shall be a minimum of 5 feet wide surrounding three sides of the trash enclosure.
3. A minimum of two 6-foot tall (at time of planting) evergreen trees and 5 shrubs (5-gallon minimum) shall be planted on each of the three sides of the trash enclosure.
4. Trash enclosure openings shall include gates that provide for a minimum 95% solid view screening of dumpster areas. Chain-link and slatted chain-link gates shall be prohibited.
5. Trash enclosures at the back sides of buildings do not require landscape treatments as long as they are screened through the use of masonry walls which blend with the building architecture (colors and materials).



Figure 2-3 – Conceptual Architecture Looking West



**Figure 2-4 – Conceptual Architecture - Commercial Space
Below Podium Level**

BOULEVARD SOUTH

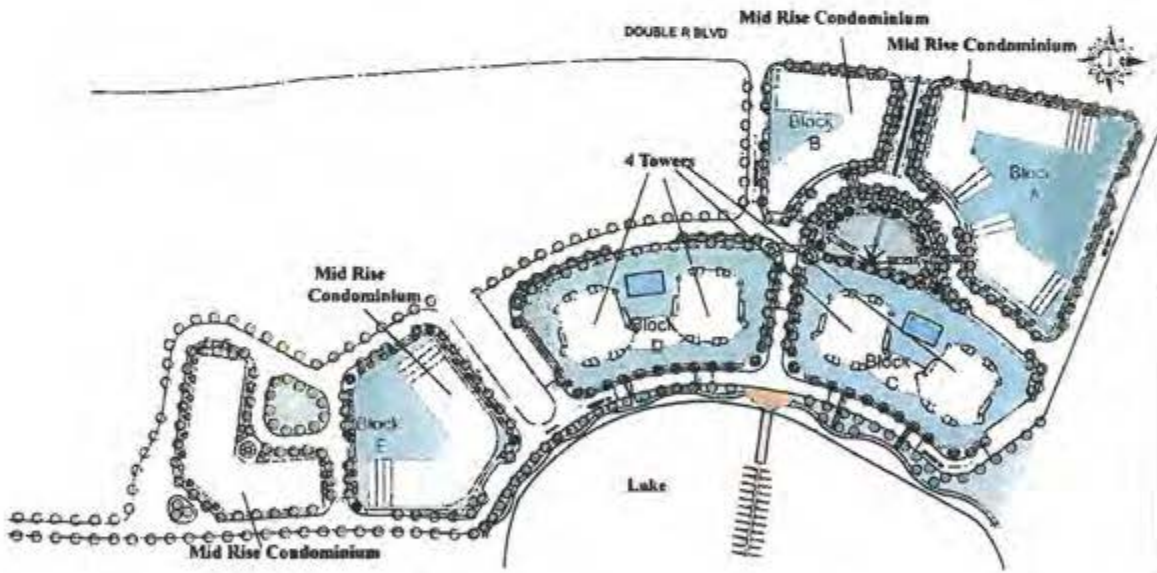


Figure 2-5 – Conceptual Architecture (By Unit Type Summary)

Tower - Typical



Mid Rise - Typical

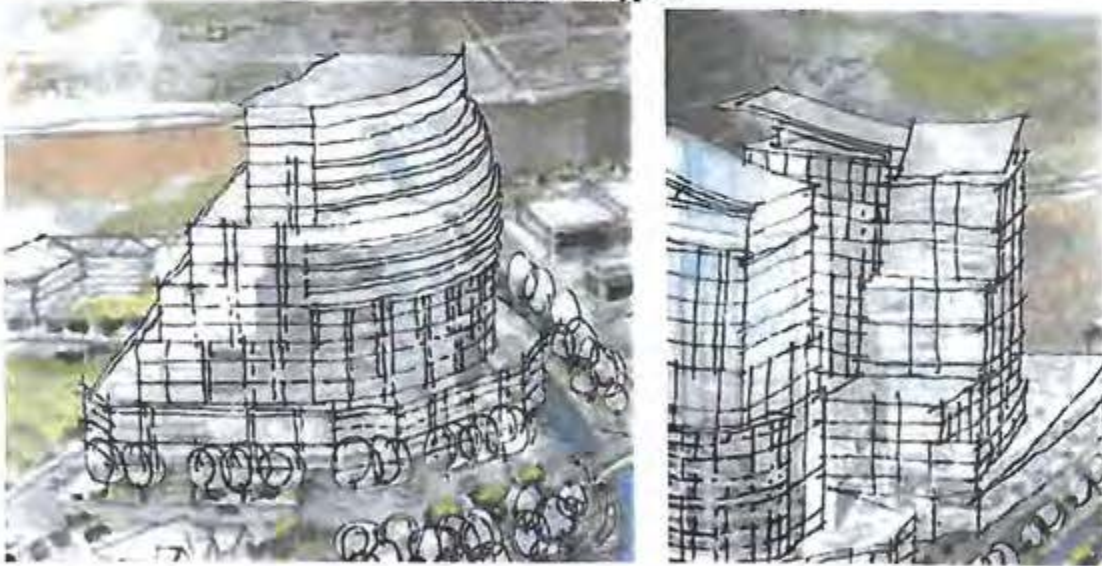
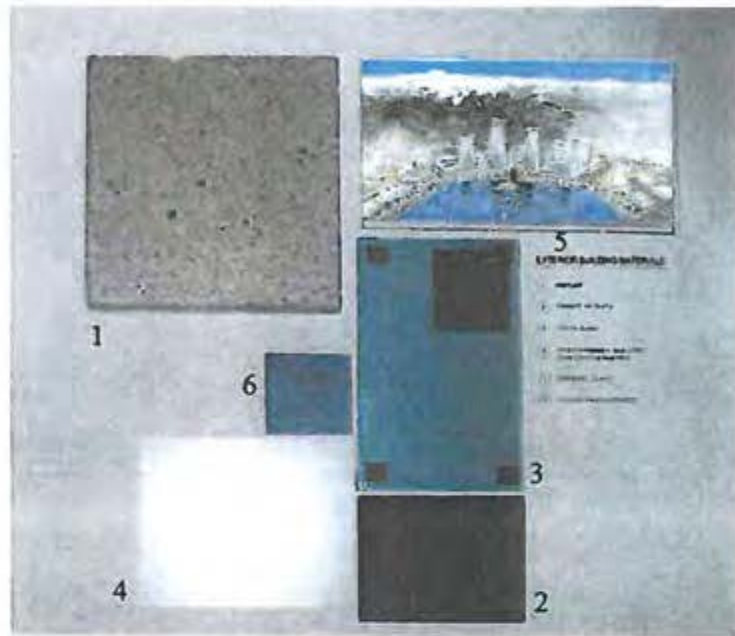


Figure 2-6 – Conceptual Architecture (By Unit Type)



- 1. PRECAST
- 2. GRANITE ACCENTS
- 3. VISION GLASS
- 4. WINDOW FRAMES, MULLIONS, SLAB COVERINGS, & RAILINGS
- 5. SPANDREL GLASS
- 6. ACCENT PANELS (TOWER)

Figure 2-7 – Building Material Samples



Figure 2-8 – Conceptual Central Public Park Area/Plaza Area



Figure 2-9– Conceptual Podium Level/ Plaza Area

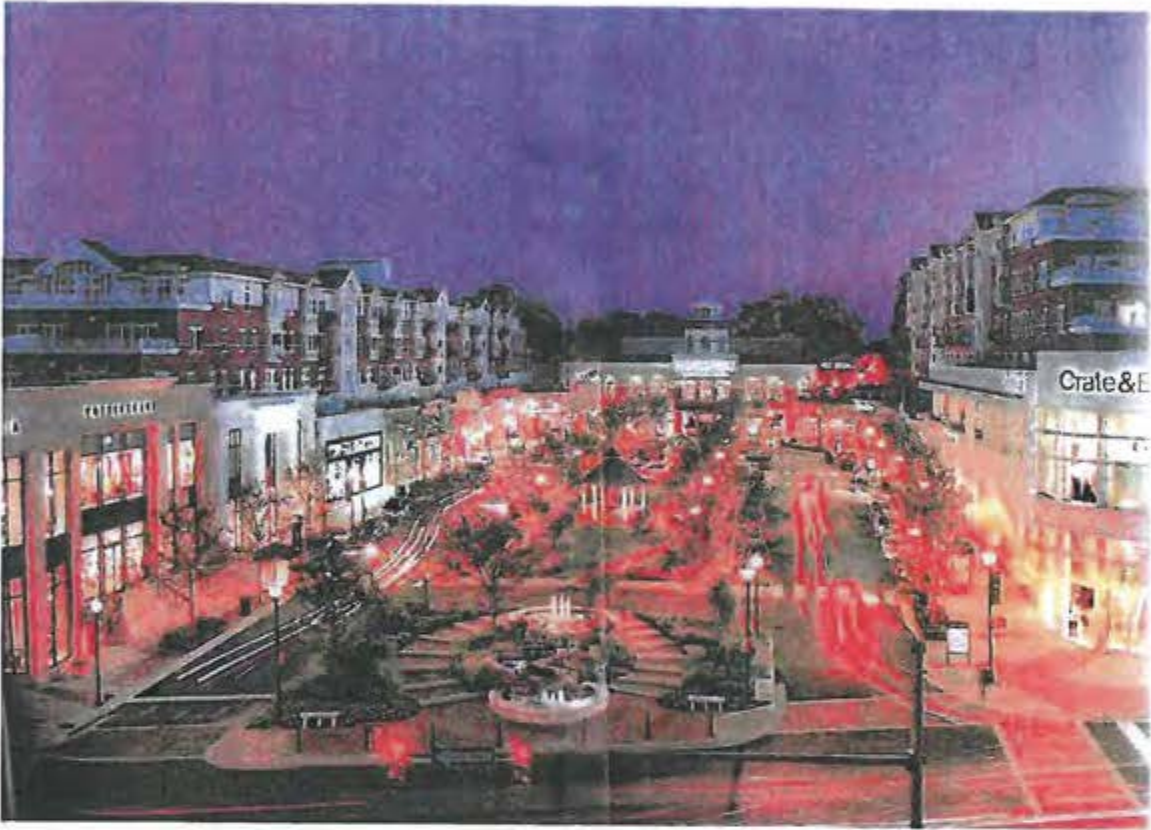


Figure 2-10 – Typical Retail

Lighting

The design, location, scale and size of all lighting will be determined with each associated tentative map or building permit and will be consistent with the project architecture. Lighting design shall conform to Illuminating Engineering Society of North America (IESNA) recommended practices, particularly in regard to "dark sky" lighting. Lighting will be designed to enhance safety and function within the project. The overall lighting design concept within Boulevard South is to create a cohesive hierarchy of lighting with clear delineations of use areas and to prevent spillover of night lighting to adjacent properties. The illumination of key public spaces such as entries, plazas, etc. will reinforce the overall project theme and intent of the space as well as providing for pedestrian and vehicular safety.

General Standards:

1. The design, location, scale and size of all lighting will be determined with each associated tentative map or building permit and will be consistent with the project architecture.
2. Lighting shall be used to encourage and discourage movements within the site, as appropriate. Greater illumination shall occur within areas more intensely developed such as commercial activity centers, or in areas where people tend to gather such as plazas. Lighting design will conform to Illuminating Engineering Society of North America (IESNA) Recommended Practices, particularly with regard to "dark sky" lighting standards.
3. On-site lighting shall be designed to contain light within the property lines through the careful selection, location, and mounting of the fixtures. Timers to reduce the non essential lighting levels between 10PM and dawn shall be installed.
4. Lighting design will be in conformance with energy conserving objectives by using metal halide, fluorescent and LED sources.
5. Accent lighting, including the use of up-lighting, may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.
6. Accent and decorative lighting will use full cutoff, cutoff, or semi-cutoff light distributions as defined by the Illuminating Engineering Society of North America (IESNA) and illustrated in Figure 2-11, page 2-22.
7. A photo metric plan for each associated tentative map will be submitted showing conformance with "dark sky" and all the lighting standards contained in Code as amended.

The following areas have specific lighting requirements:

Street Lighting along Double R Boulevard (Adjacent to Boulevard South Site):

Any new streetlights will meet N.V. Energy standards and City of Reno approval. At the discretion of the Master Developer, off-site street lighting may be changed pending approval from N.V. Energy.

Project and Building Entries:

Points of entering and exiting Boulevard South will be identified by distinctive lighting. The lighting of these areas will provide more illumination than that of surrounding areas and may be coordinated with distinctive architectural elements and any special directional signage. Since entrances and exits often are at the edge of a building or public space, this type of lighting will be coordinated with perimeter lighting to avoid conflict and excess illumination.

Pedestrian Plaza Area Standards:

1. The use of pedestrian-scale post-top light fixtures and bollards shall occur within pedestrian oriented spaces.
2. Fixtures shall be located in pedestrian areas at intervals that provide consistent and appropriate illumination for pedestrian circulation. Integration of fixtures with planters and retaining walls is encouraged.

Building Mounted Lighting Standards:

1. Decorative building mounted lighting will be used to illuminate adjacent pedestrian pathways for safety and to integrate with building architecture. The selected fixture style will be determined with the first tentative map and will be consistent throughout the project. Lighting for tenant and residential patios will be limited to recessed lighting.
2. Architectural accent lighting such as up lighting shall be designed to minimize light spill beyond the target. Such lighting will be restricted to retail and entertainment uses.
3. Wall sign lighting shall comply with the lighting standards addressed in this handbook.
4. Service area lighting shall be contained within the service area boundaries and enclosure walls.

Structured Parking Lot Lighting Standards:

1. Parking lot lighting within the structures is required for public safety. Such lighting shall use full cut-off or cut-off light distributions to minimize light pollution and prevent view of the light source from above or outside of the parking structures.

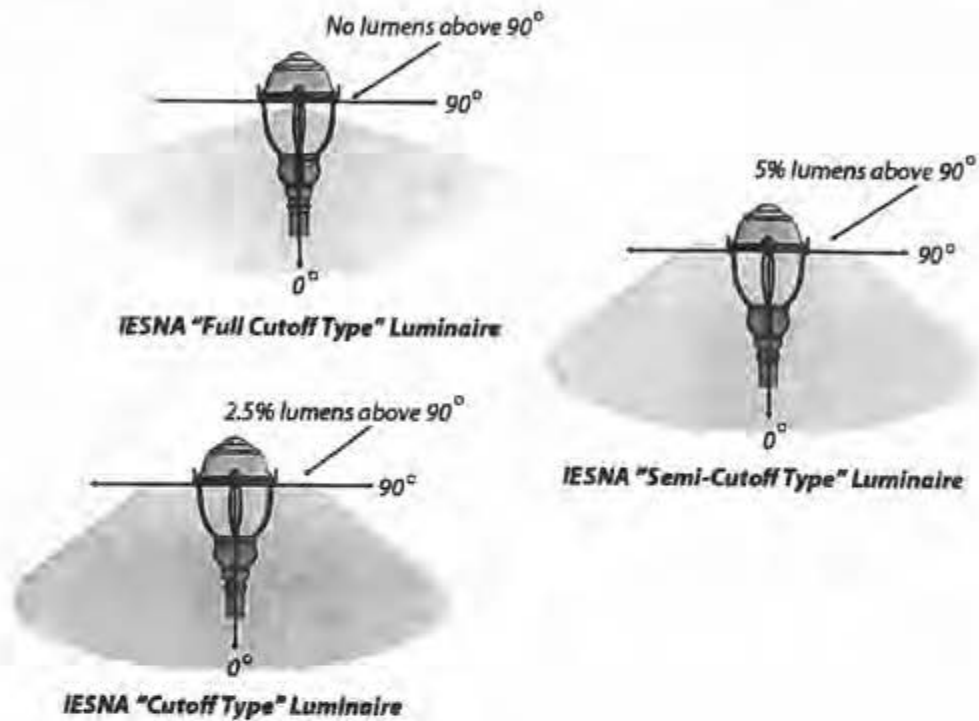


Figure 2-11 – Acceptable Light Distributions

Landscape Lighting:

1. Softscape lighting of planted materials at entries to the site and buildings and in the plaza area shall define and soften these areas and may be integrated into hardscape materials.
2. Hardscape lighting of fountains, outdoor sculptures, and arbors in the plaza and pedestrian areas shall be from contained fixtures to minimize light beyond the intended target.
3. Landscape lighting will be minimized and limited to low wattage fixtures in planted areas adjacent to building entrances and pedestrian pathways and focused on the landscaped area to minimize any spillover.

Landscaping:

Landscaping is an important element of the Boulevard South project and significant design effort has been focused on establishing and maintaining a high quality development and accommodating "Low Impact Development Standards". All landscaping including oversized plantings and materials, which includes trees, plants, bollards, pots, etc, will be determined with each associated tentative map or building permit and must be consistent with the project theme and architecture. As such, areas of the project requiring special landscaping standards are addressed below. However, in the interest of simplicity, the project relies on existing City of Reno Municipal Code to the greatest extent possible. Any landscaping standard not specifically addressed by the standards outlined in this handbook shall be subject to the provisions of Section 18.12.1201 thru 18.12.1213 of the Reno Municipal Code as amended.

Landscaping will take into account storm water runoff as required by the Reno Development Code as amended. In all cases, storm runoff provisions will meet or exceed the Code standards, including the City's "Low Impact Development Standards".

General Requirement:

Landscape standards will require the use of decorative hardscape, plazas and streetscape including stamped and colored concrete and interlocking pavers. (See Figures 2-12 through 2-16, page 2-27 through 2-31.

Focal point areas as shown in Figure 2-13, page 2-28 will have oversized landscape plantings which exceed the Reno City Code requirements. Potted plants, benches, walls or fountains will also be used. The design, location, scale, size and materials will be determined with each associated tentative map or building permit.

Linear planting areas adjacent to streets, sidewalks or project perimeters shall provide trees at a minimum of 30ft on center. Non linear focal areas such as plazas shall provide one tree for every 300 feet of area. Above grade plazas shall provide landscape and hardscape features as discussed in the plaza areas on page 2-24.

Existing street trees shall be protected and preserved to the greatest extent possible provided LID can be accommodated.

Upsized trees as required below will consist of a minimum 3inch caliper for deciduous and 12ft tall for evergreen. A minimum of 6 shrubs per required tree shall be provided.

Specific Requirements:

Streetscape and Boundary Areas

Streetscape areas shall be subject to the following landscape standards:

A minimum 20-foot wide landscape and sidewalk buffer shall be provided adjacent to the Double R Boulevard. See figure 2-18, page 2-33. The streetscape shall provide for variation in width but may expand in certain focal point areas in order to provide visual interest. No parking shall encroach into this area.

BOULEVARD SOUTH

A 5' foot linear concrete sidewalk, within a public use easement, shall be constructed around the perimeter of each building and adjacent to the streets (see Figures 2-17-2-22.5). This sidewalk is not to take the place of the landscape buffer except where it traverses the property line to connect with off-site sidewalks and where traffic sight lines need to be maintained.

Trees shall be planted within the streetscape which include a mix of evergreen ($\pm 40\%$) and deciduous trees ($\pm 60\%$) in a clustered form in order to create visual interest and frame project architecture, entries, etc. Upsized trees with a minimum of 30 feet on center will be used.

Use of lawn, berming, and landscape boulders shall be incorporated into the streetscape design.

Decorative paving (i.e. colored or stamped concrete, interlocking pavers, etc.) shall be used at primary entries. Contrasting paving colors shall be permitted if they complement the overall architectural theme. Public right-of-way areas will conform to the City of Reno Development Code as amended.

Retaining walls within the landscape buffer shall be permitted and included within the landscape calculation. They shall have a minimum 8 foot bench with landscaping, including trees and shrubs.

East Property Boundary:

Adjacent to Lake:

Upsized trees planted a minimum of 30 feet on center shall be clustered to allow for open views to the lake from within the project boundaries. The overall tree ratio shall consist of $\pm 60\%$ evergreen and $\pm 40\%$ deciduous with 6 shrubs per required tree.

The landscape design shall include hardscape elements, including paths and walkways that provide access to the lake area. The lake is to be protected and preserved to the greatest extent possible.

Adjacent to Apartments:

Minimum 12 foot tall evergreen trees will be planted 30 feet on center along the east property line to screen the existing residential apartments. The landscape planters adjacent to the apartments shall be a minimum of 5 feet in width.

Retaining walls within the eastern landscape area shall be permitted and included within the landscape calculation. Planting benches between the walls shall be a minimum of 8 feet wide.

Plaza Areas:

Plaza areas within Boulevard South are located on top of subterranean and podium level parking garages. These areas consist of landscaping and hardscape components (see Figures 2-8-2-9, pages 2-17 and 2-18).

1. Plaza areas will incorporate decorative paving that complements the overall design theme of the project. Paving colors shall complement the colors of the primary building to which they are associated.
2. Parking garages below plaza areas do not allow for tree plantings. Therefore, plazas may include

BOULEVARD SOUTH

- a 100% hardscape surface but shall include plant pots as outlined below in item 4; and other features as outlined in item 7 below.
3. A minimum of 2 paving patterns shall be incorporated into plaza areas to provide visual interest and break-up large expanses of impervious area.
 4. Potted plantings shall be located throughout plaza areas to provide color and visual breaks within the space. Pot mix, size, type and design will be determined with each associated tentative map and will be consistent with the project architecture.
 5. Turf may be used within plaza areas, provided a minimum 12 inches of topsoil is provided.
 6. Any planted areas within plazas shall include plans approved by a licensed Landscape Architect in the State of Nevada.
 7. Other hardscape components such as arbors, trellises and benches can be used in lieu of trees to provide shade. The design will be consistent with the project architecture and will be determined with each associated tentative map.
 8. LID techniques shall be incorporated into plaza design as discussed below in lawn area.

Building Entries:

Building entries shall provide contrasting paving materials to distinguish pedestrian and vehicular areas, and to establish project identity. These areas shall incorporate the same planting standards as Plaza Areas.

Bollards and plant pots shall be used to separate vehicles from pedestrian areas.

All planters located adjacent to buildings shall be planted with shrubs (5 gallon) and living groundcovers (1 gallon) so that mature size plants will grow together and cover the ground.

Vehicular paving shall be different from pedestrian area paving.

Lawn Area

"Water catchment areas" shall utilize LID techniques. The final LID design will be determined with each associated tentative map or building permit and will be consistent with the project architecture. Planting beds, or other low impact development techniques, shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff. In areas where turf is used, the tree and shrub standards for the applicable perimeter or other areas shall apply.

Water Features

Water features will be used within Boulevard South to create a sense of place, add aesthetic appeal, and reinforce the architectural theme of the project. Water features shall incorporate aerating and recirculating systems (i.e. pumps, fountains, etc.) to ensure that stagnant water does not occur. Fountains used within Boulevard South shall reflect the design theme of the project and will be determined with each associated tentative map or building permit.

Wall Planting

Retaining walls may be used within Boulevard South in order to ensure proper slope stabilization. The design, location, scale and size of all trees and shrubs shall be determined with each associated tentative map or building permit and shall be consistent with the project architecture.



Figure 2-12 – Landscape Plan



Figure 2-13- Focal Point Areas

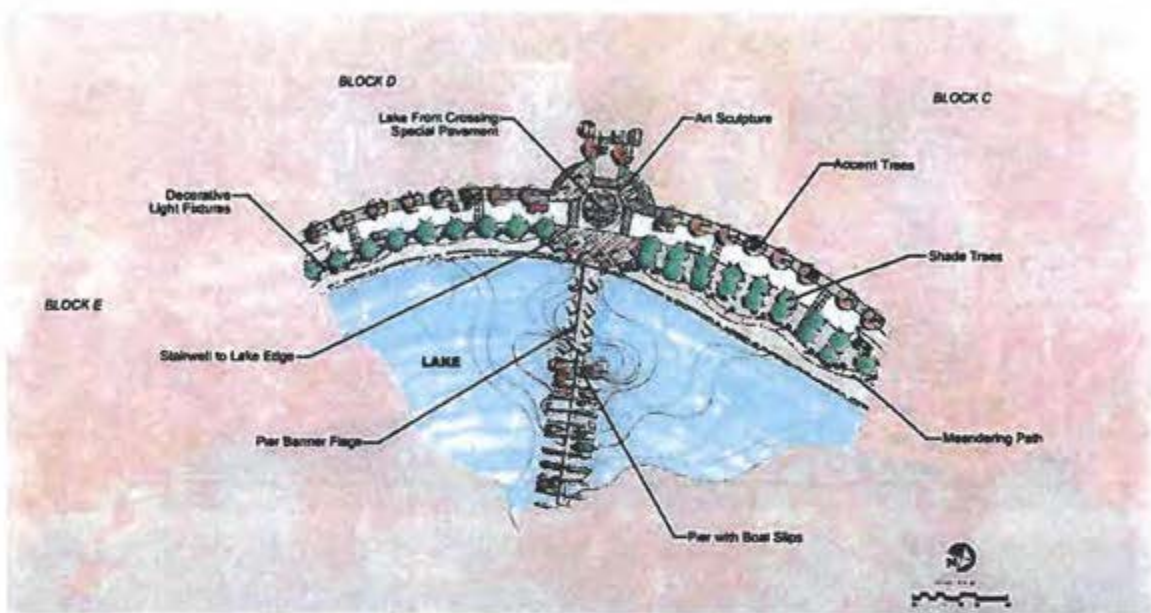
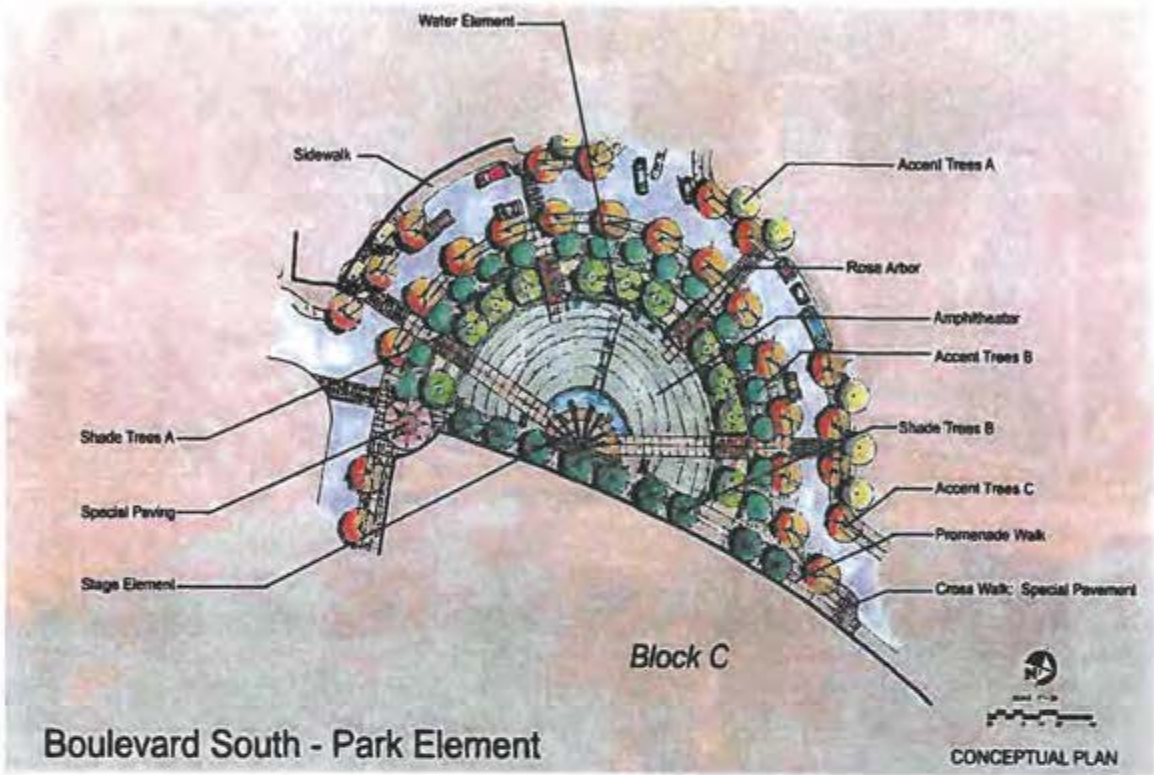


Figure 2-14-Landscape Plan (Lakefront)



Boulevard South - Park Element

Figure 2-15- Landscape Plan (Park Element)



Figure 2-16-Landscape Plan (Amenity Deck)

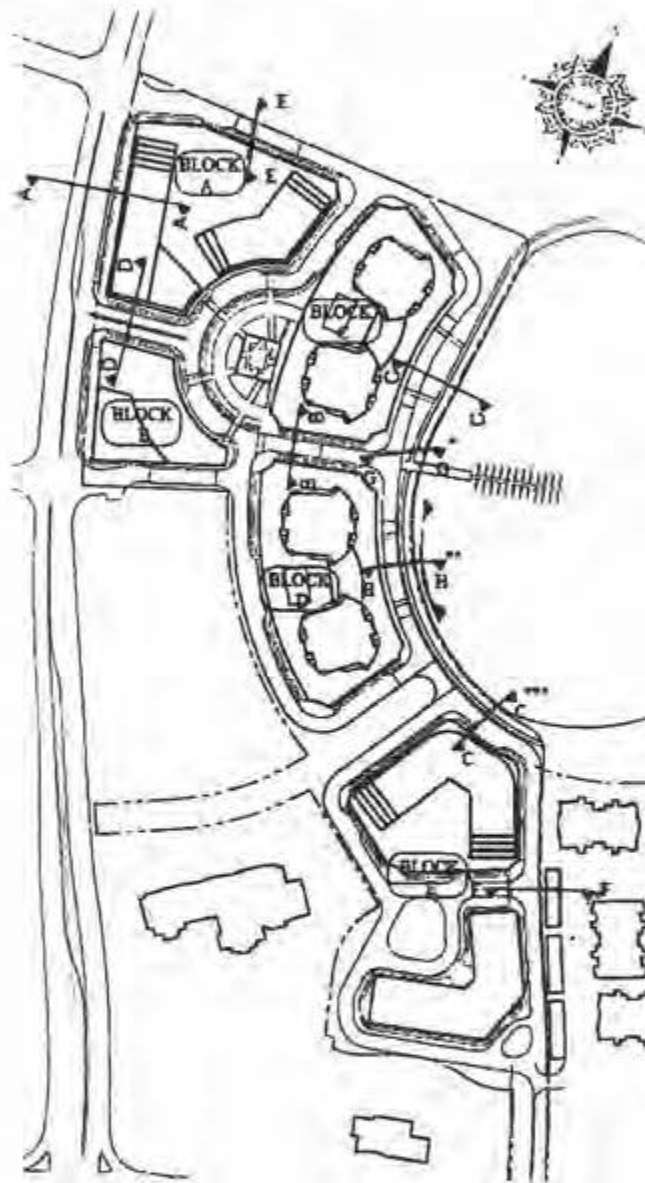


Figure 2-17- Street Cross Section (Summary)

G-G * - Refer to Table 2-2 and setback text on page 2-5, and the Access and Circulation text on page 2-8 for specifics.

H-H ** - Refer to Table 2-2 and setback text on page 2-5, and the Access and Circulation text on page 2-8 for specifics.

C-C *** - This section applies if the senior project is not built

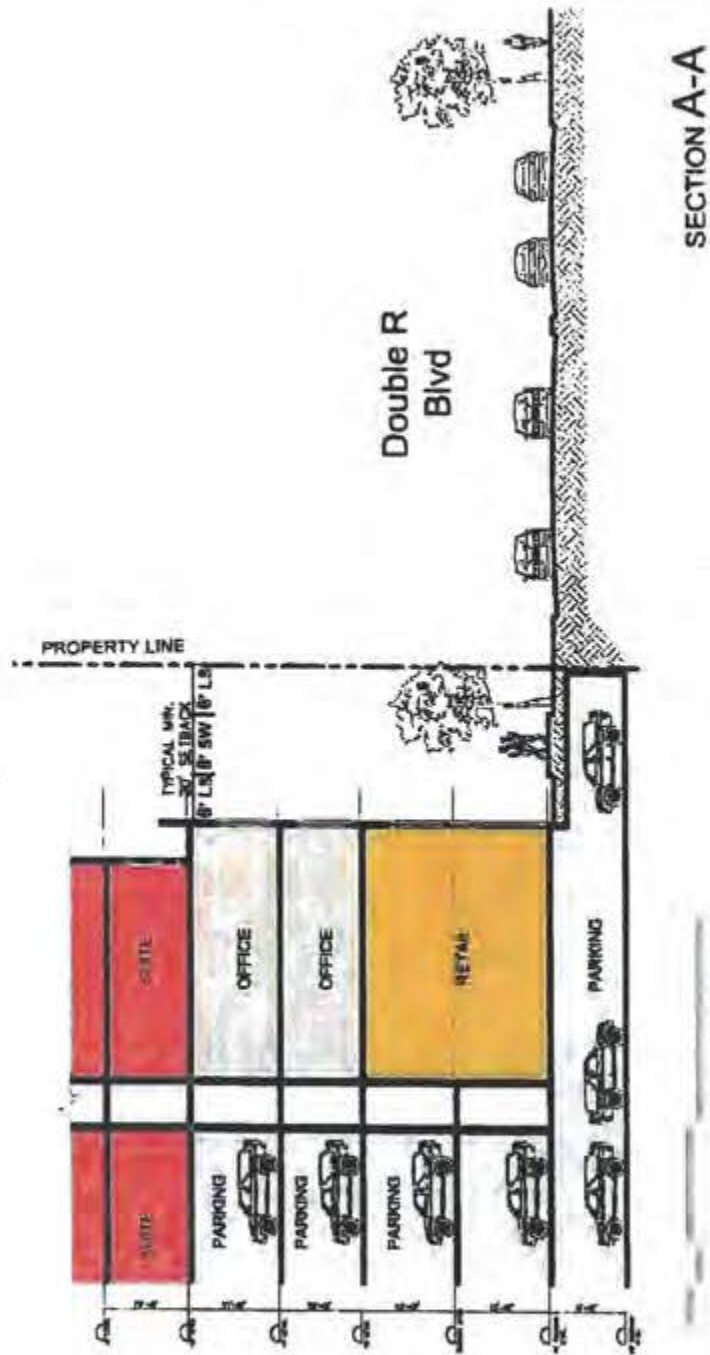
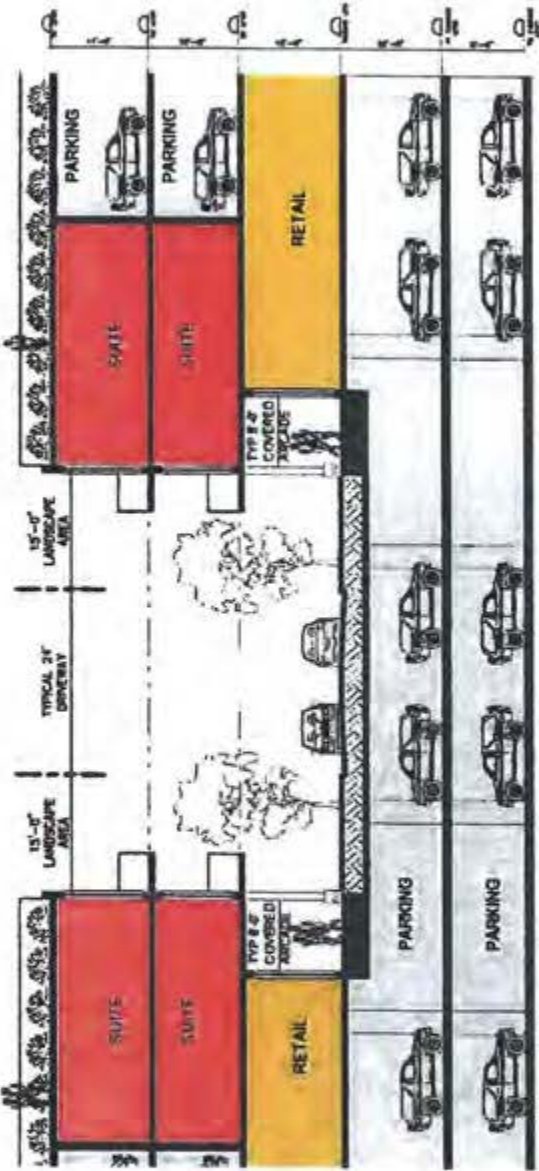


Figure 2-18-Street Cross Section (Section A-A)



SECTION B-B

Figure 2-19-Street Cross Section (B-B)

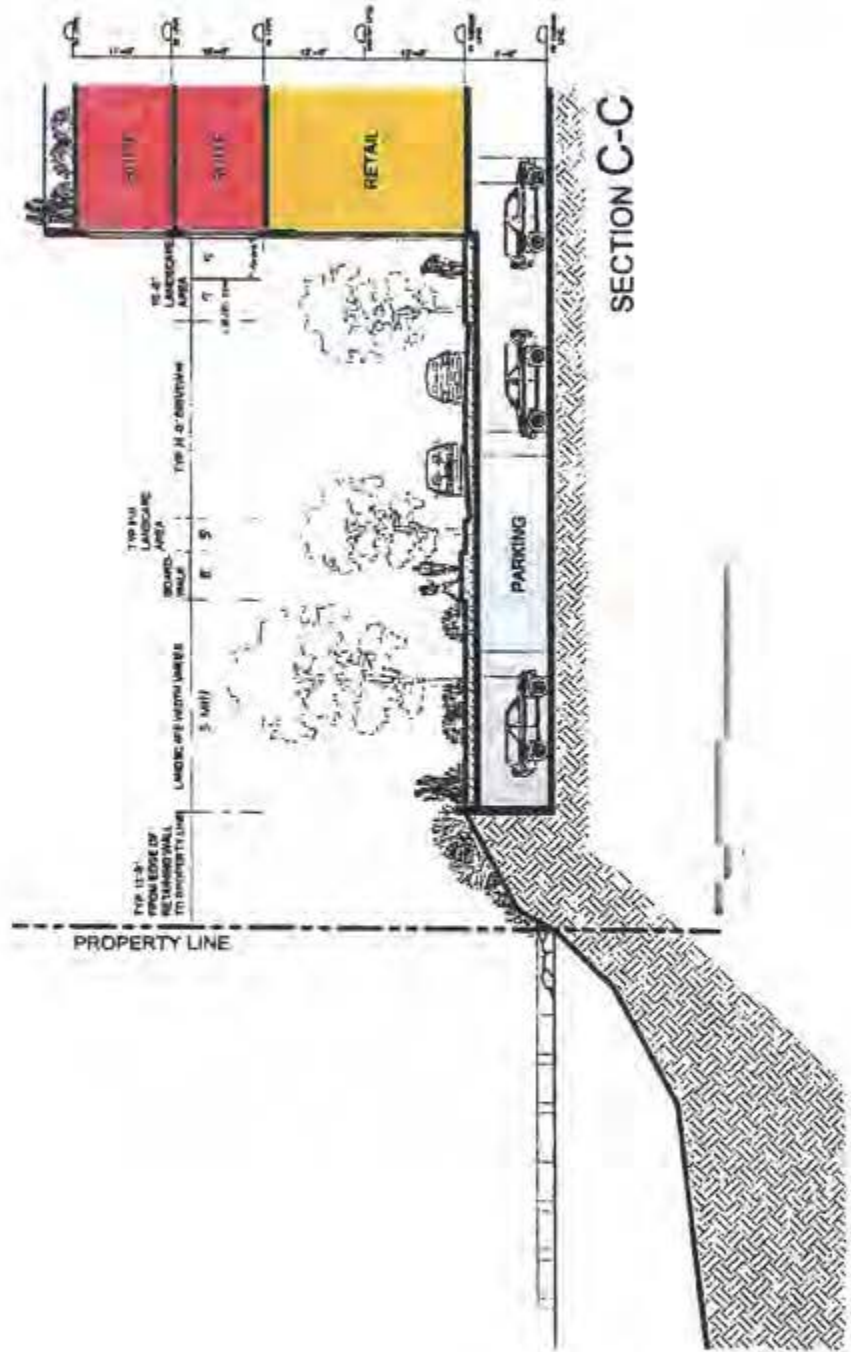
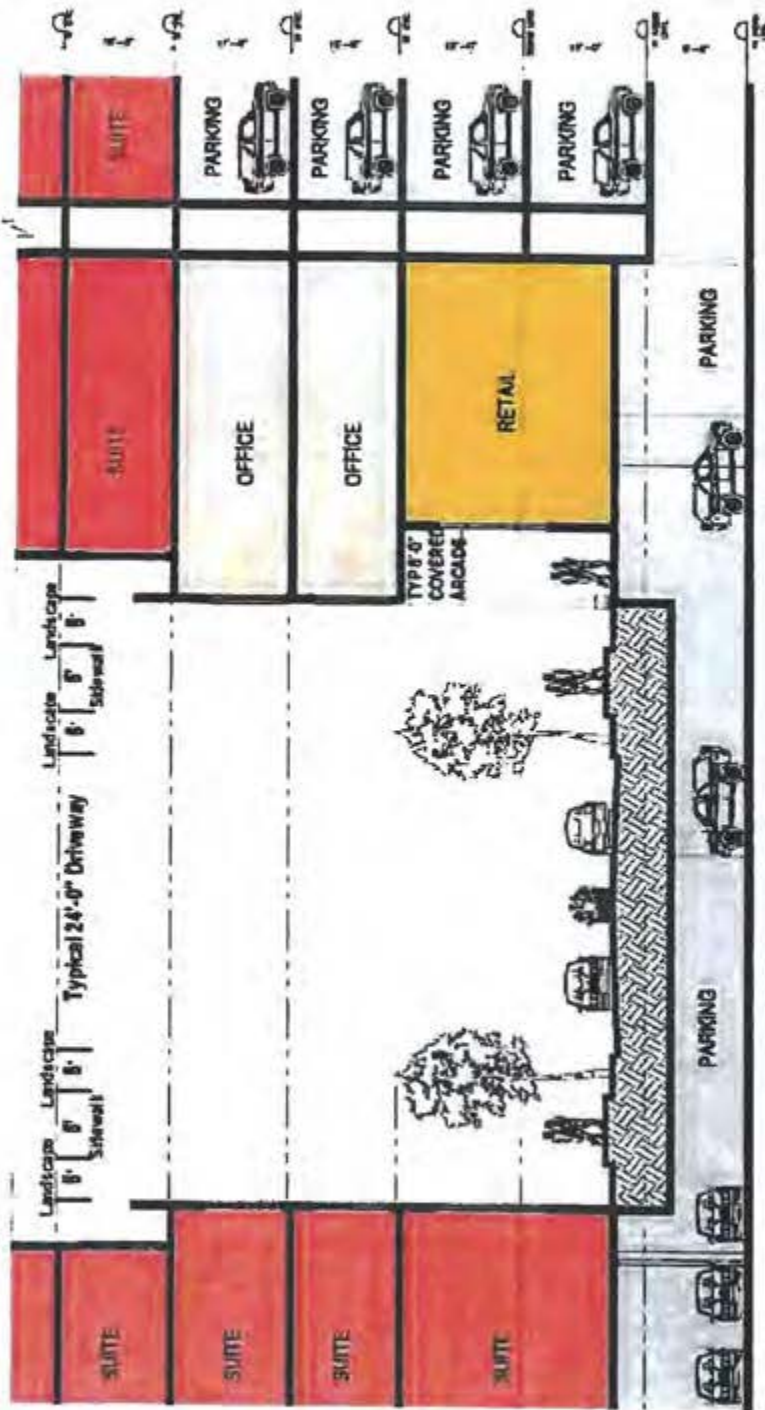


Figure 2-20-Street Cross Section (Section C-C)



SECTION D-D

2-21-Street Cross Section (Section D-D)

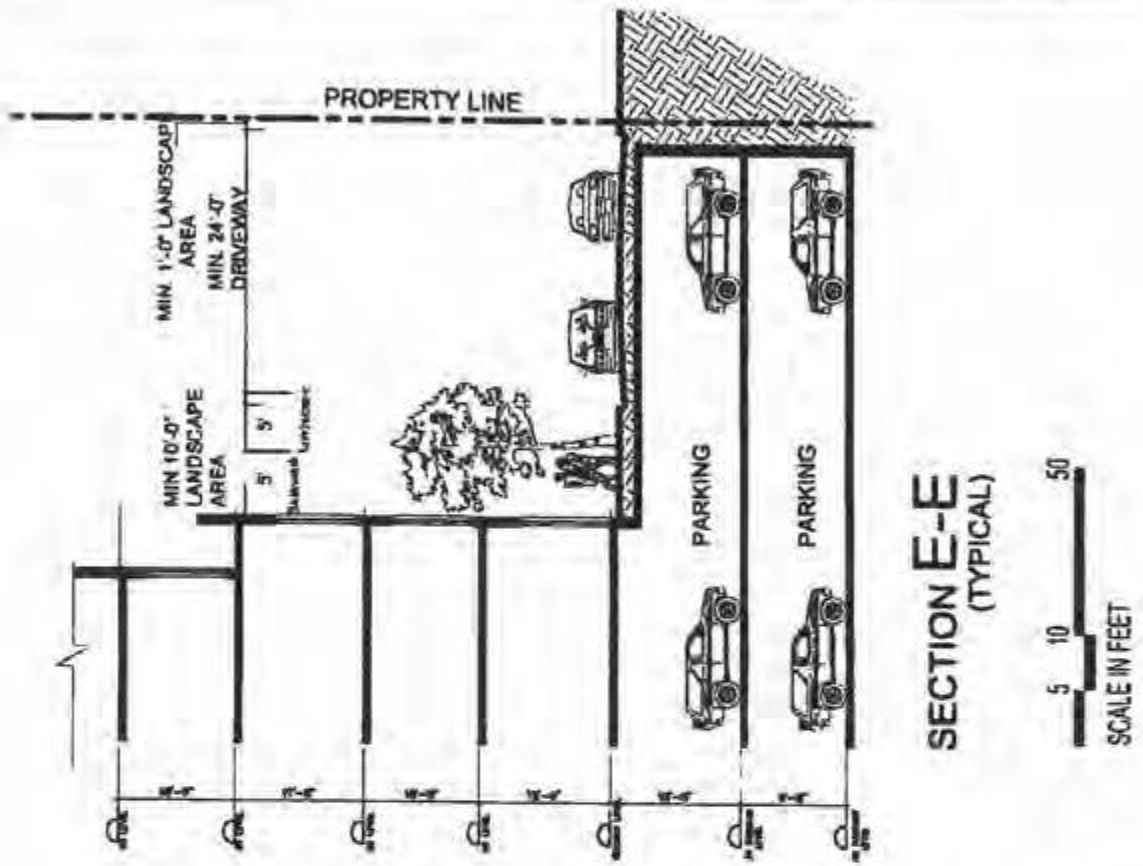


Figure 2-22 – Street Cross Section (Section E-E)

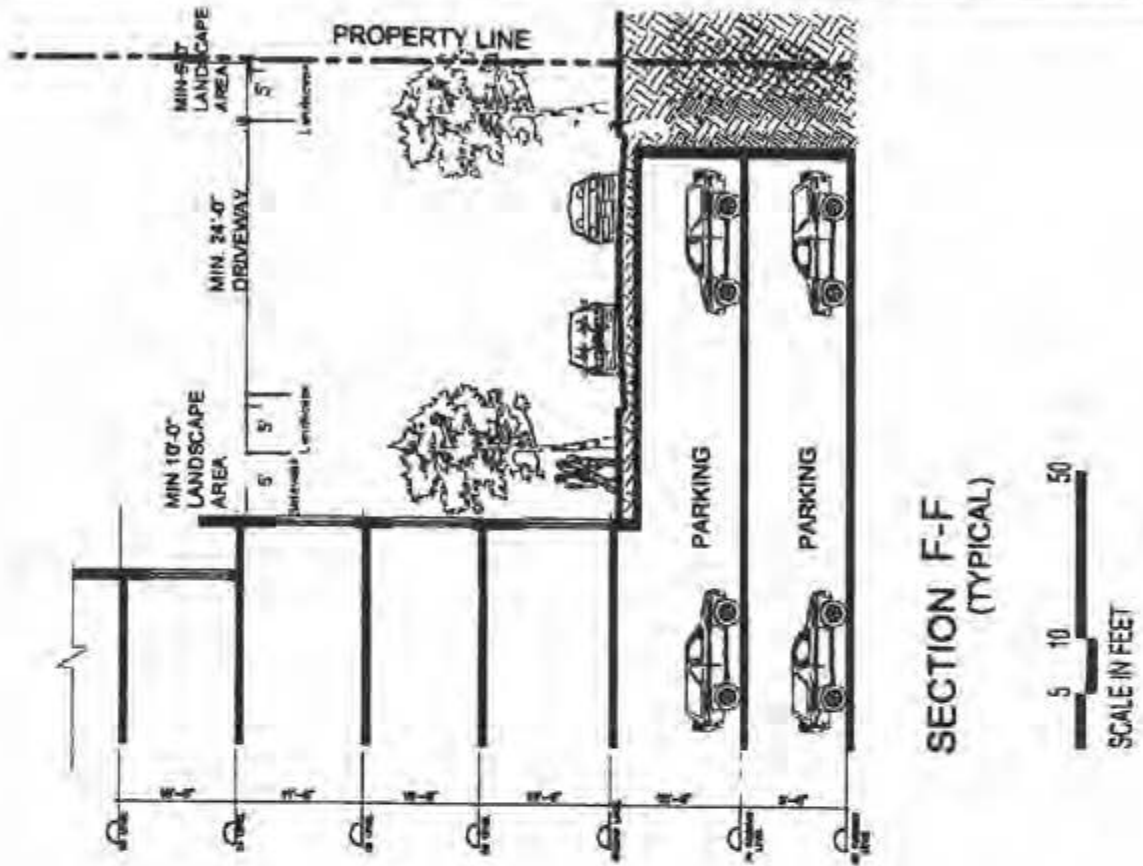


Figure 2-22.5 - Street Cross Section (Section F-F)

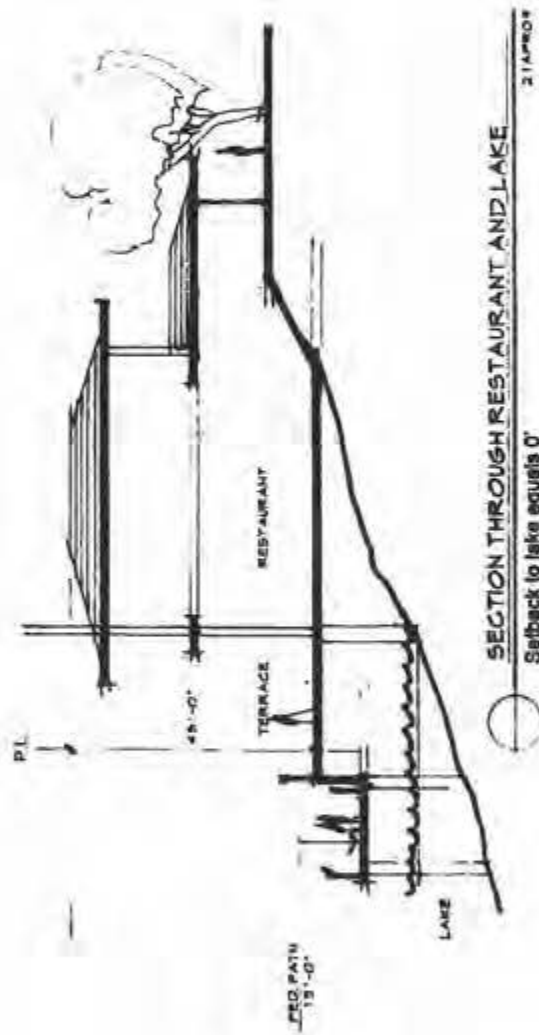


Figure 2-22.6 – Street Cross Section (Section G-G)

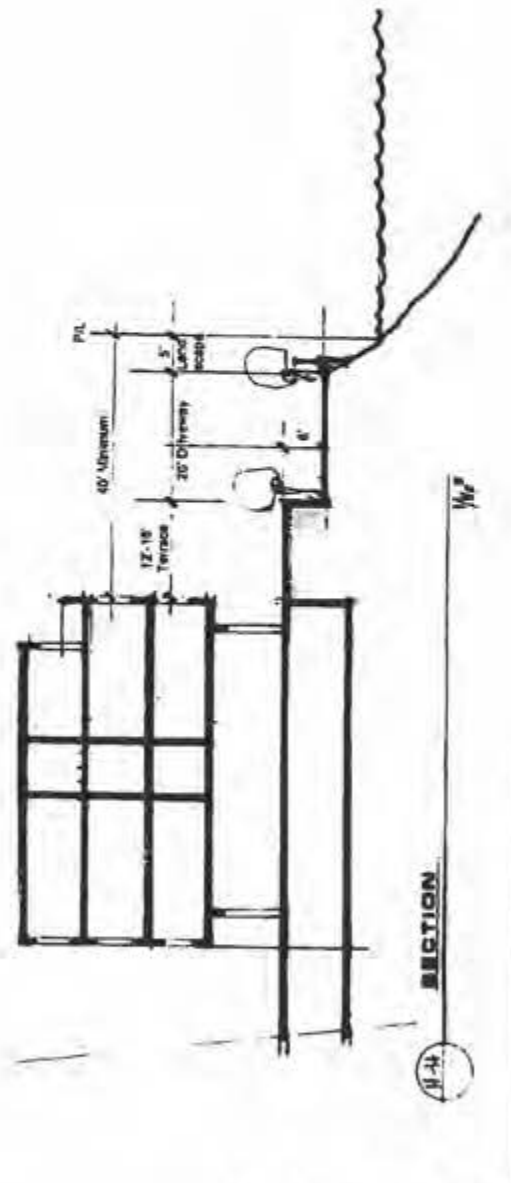


Figure 2-22.6.5 – Street Cross Section (Section H-H)

Signs

The signs standards describe the use, location, scale and design of signs to properly convey information, avoid clutter, and add to the aesthetic value of Boulevard South. They shall be an integral part of the architectural design of buildings whenever possible. Standards for prohibited signs shall conform to the Reno Development Code, as amended. Signs shall be clear and direct, relating the required information with minimal confusion. The design, location, scale, and size for each sign will be determined with each associated tentative map or building permit and will be consistent with the project architecture.

General Standards:

1. Only monument and wall mounted signs are allowed.
2. Special community events and election related signs shall be permitted two (2) weeks prior to and one (1) week following said event. Community event signs shall not exceed 100 square feet in area and election related signs shall not exceed 8 square feet in area and 6 feet in height.

Project Identification:

1. There shall be a maximum of three project identification monument signs located on Double R Boulevard near the project entries, and one project identification monument sign on South Meadows Parkway, east of the intersection with Double R, (4 signs maximum). The location of the project identification signs will be determined with each tentative map or building permit (see figure 2-22.6).
2. The maximum square footage of the 4 project identification signs shall be sixty five (65) square feet with a maximum height of fifteen (15) feet and a maximum width of twelve (12) feet. These signs may be illuminated. If illuminated, lighting for these signs shall conform to the Lighting Standards section of this Appendix J.
3. The project identification signs shall incorporate the use of materials and colors which match or complement the overall project architectural theme.

Building Identification:

Two building identification monument signs may be located at the primary driveway entrance or within landscaped Plaza areas adjacent to primary building entries. Entry monument signs may also be integrated into site water features. The location of the building identification signs will be determined with each tentative map or building permit (see figure 2-22.6).

Entry monument signs shall not exceed sixty four (64) square feet in size and shall be limited to a maximum height of twelve (12) feet and width of ten (10) feet. The signs and features shall incorporate the use of materials and colors which match or complement the overall building architecture.

Directional and Regulatory Signs:

1. Directional signs shall be a maximum of four (4) square feet with a maximum height of five (5) feet. Directional signs may be placed throughout the site as needed.

2. On-site regulatory signs shall incorporate decorative posts which complement the overall design theme. These signs are to be maintained by the Master Developer, Tenant's Association or Homeowner's Association(s). Off-site regulatory signs will be subject to City Code standards, as amended.
3. All regulatory sign faces shall comply with applicable City/State requirements in terms of size, color, reflectiveness, etc.

Commercial Signs:

1. Each commercial use is allowed one wall sign which shall be a maximum of one (1) square foot of sign area per two hundred fifty (250) square feet of gross floor area. All wall signs combined shall not exceed 400 square feet per building within Boulevard South.
2. Small monument signs, not to exceed five (5) feet in height and four (4) feet in width shall be permitted at the primary pedestrian entrance of commercial uses. These signs consist of shared tenant panels not to exceed ten (10) square feet per tenant panel and shall not be illuminated. The maximum number of tenant panels shall be four (4). These signs shall incorporate the use of materials and colors which match or complement the overall building architecture.
3. One exterior mounted 8 square foot blade sign for each non-residential use located at street level is allowed.

**Project
Identification
Signs ■**

**Building
Identification
Signs ●**

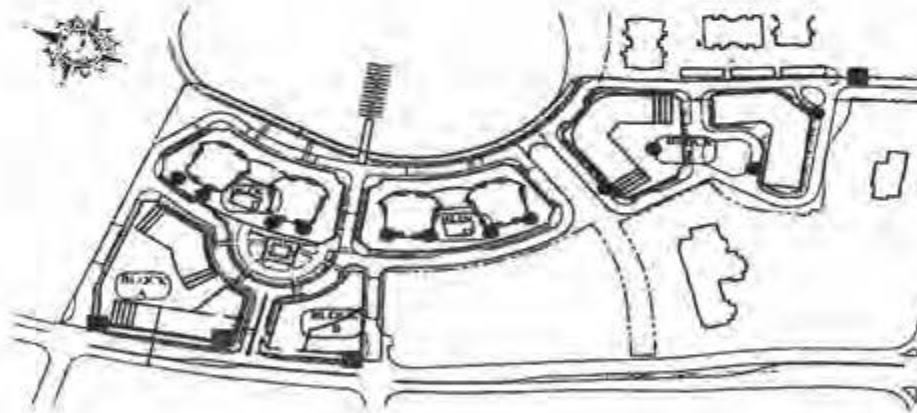


Figure 2-22.7 – Project/Building Identification Signs

Site Grading

Grading will occur to ensure that buildable pads are created within Boulevard South, to provide proper relationships with adjoining properties, appropriate drainage, etc. All site grading will be determined with each associated tentative map or building permit.

General Standards:

Transitions at top and toe of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or where less than 5' in height. Transitions should also provide horizontal and vertical changes in slopes in order to provide a natural "rolling" appearance.

Naturalistic grading will be used where complex re-contouring and revegetation must occur. Continuous expanses of land forms will be created to look natural as opposed to contrived or manmade. Where used, architectural or structured berms (i.e., retaining walls or berms) will be an integral part of the architectural and landscape theme of the project, including consideration of color. Darker colors are preferred except where native materials are used. When native materials are used, they must match the area in which they are placed.

Retaining walls consisting of materials such as native stone are encouraged when grading dictates. Wall Colors must be consistent with the area in which they are placed. Walls will be terraced if they exceed 8 feet in height. Bench widths may vary, but shall be no less than 8 feet. Rockery walls shall utilize Permeon or an approved substitute color stain in order to blend rockery walls with the surrounding environment, as needed.

All grading standards not addressed here shall be subject to the City of Reno Development Code as amended.

Maintenance

Maintenance of all building exteriors, common areas, parking lots, perimeter landscaping, streetscape, etc. as well as the general upkeep of Boulevard South shall be the responsibility of the Master Developer or it's successor.

Prior to approval of the first final map or building permit, the Master Developer will form a Tenant's Association or Homeowner's Association and an Architectural Review Committee. Each additional final map or building permit will be incorporated into the Master Association. Additionally, the Master Developer will record Covenants, Conditions and Restrictions (CC&R's) for each building to ensure continuous conformance with the standards within Planning Unit K-1. Any Association(s) formed shall conform to Nevada Revised Statutes.

Infrastructure/Public and Private Improvements

All design and construction shall conform to applicable City of Reno and Nevada Department of Transportation standards and specifications and all onsite private improvements shall be certified to the Community Development Department.

Administrative Approval for Minor Revisions

The Administrator shall have the authority at his or her discretion to administratively approve minor changes to the plans, standards, and guidelines as requested by the Master Developer prior to the submission of a final development plan for each phase or pad area as long as the changes are equal to or better than the Design Standards Handbook contained in this Appendix J for planning Unit K-1. Minor

changes include, but are not limited to, standards for parcel configurations, parcel sizes, irregular lots, setback conditions, etc. and shall not exceed 10%. The maximum building height and unit count is explicitly excluded from this and are not permitted to increase beyond 360 Ft for building height and 1,726 residential units. Any major deviation or modification that substantially does not conform to the original project for planning unit K-1 will require an amendment to this Appendix J.

Design Flexibility

The final development plan, standards, and regulations contained in this Appendix J are intended to depict the general architecture and design of the development proposed within Boulevard South. Sufficient flexibility in the configuration of development parcels may be allowed, and phases may be altered, from what is shown on the Conceptual Site Plan to accommodate detailed site conditions and to permit detailed planning and design at time of actual development provided that such deviation does not exceed 10%. The land uses and maximum intensity described in this Appendix J shall not be altered.

LAKE IMPROVEMENTS

Subject to obtaining approval from the South Meadows Business Park Association, the Applicant agrees to make the following improvements:

- 1) All improvements described in Figure 2-23 below (other than those within the project area).

The schedule for making these improvements shall be as follows:

- a) 25% upon the certificate of occupancy of the 250th condominium unit;
- b) 50% upon the certificate of occupancy of the 500th condominium unit;
- c) 75% upon the certificate of occupancy of the 750th condominium unit;
- d) 100% upon the certificate of occupancy of the 1,000th condominium unit;

- 2) The lake improvements shall consist of improvements to approximately 2500 lineal feet of meandering walking path area, placement of 1 code sized tree per every 25 ft., and overlook terraces and bridge elements similar to what is depicted on figures 2-23.1 and 2-23.2 on page 2-44.

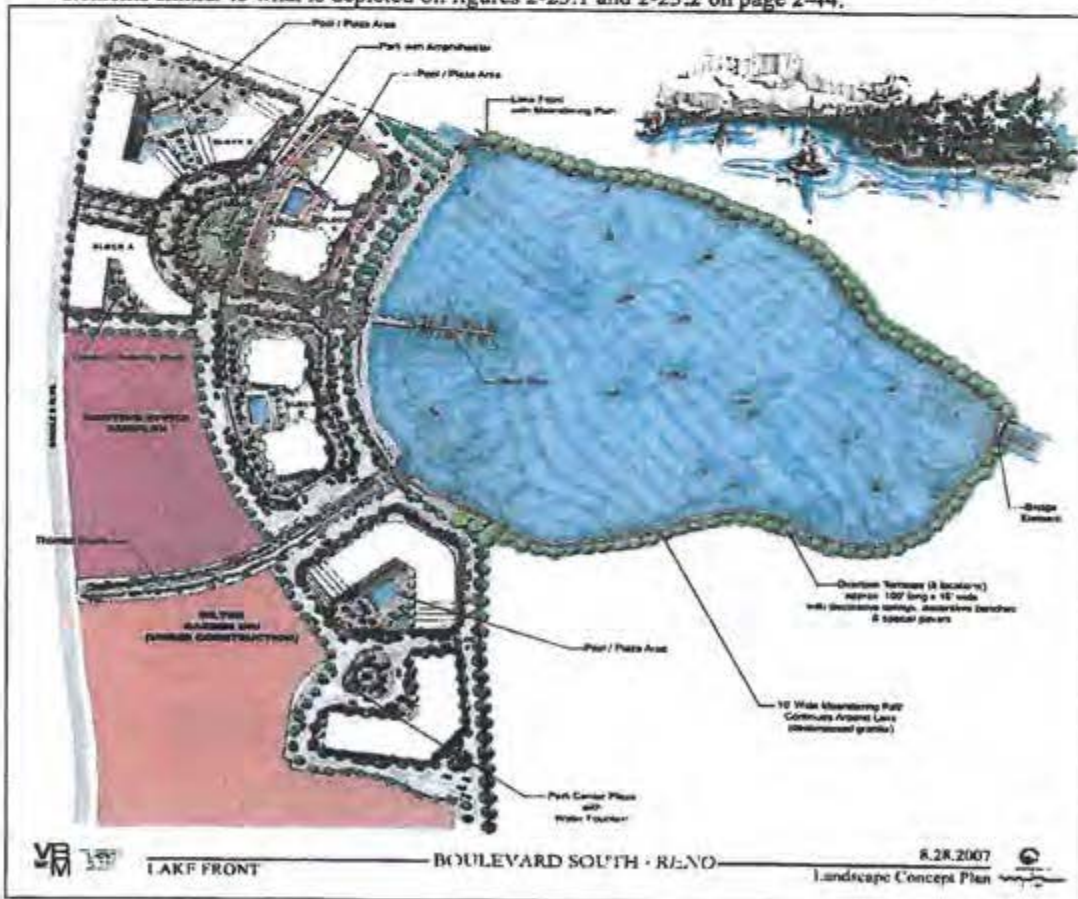


Figure 2-23



Figure 2-23.1 – Conceptual Meandering Path/Bridge Element



Figure 2-23.2 – Conceptual Overlook Terrace

395/SOUTH MEADOWS PARKWAY LANDSCAPE IMPROVEMENTS

Subject to obtaining approval from NDOT, the Applicant agrees to make the following offsite landscape improvements:

- 1) Landscape and beautify the vacant corners along Interstate 395 and South Meadows Parkway (see Figure 2-24 below).

The schedule for making these landscape improvements shall be as follows:

- a) The eastern side of Interstate 395 upon the certificate of occupancy of the 500th condominium unit;
- b) The western side of Interstate 395 upon the certificate of occupancy of the 1000th condominium unit;

This area is 17.03 acres in size and the minimum areas to be landscaped shall be 60%. These landscaped areas shall include trees, shrubs, ground covers and grasses in accordance with city code standards as amended.



Figure 2-24

CONDITIONS OF APPROVAL

Police fees:

Pay to the City of Reno no less than a minimum of \$500,000.00 for construction of the South Reno Police station, to be paid prior to approval of the first final map or first building permit if no map is required.

South Meadows Parkway Widening:

Prior to approval of the first final map, the applicant shall have plans approved to widen South Meadows Parkway between Double R Boulevard and US 395 to 8 lanes as determined necessary by Regional Transportation Commission staff, to the satisfaction of City staff. Said improvements, as necessary, shall be constructed, prior to issuance of the first building permit. If widening of South Meadows is determined not to be necessary, then the applicant shall pay to the City of Reno 1.726 million dollars at a rate of \$1,000.00 per residential unit to be paid prior to approval of each final map or building permit, if no final map is required based upon the total number of units contained within each final map or building permit for construction of the South Reno Police station.

Restriping of South Meadows Parkway:

Restriping of the north, westbound lane on South Meadows Parkway located between Double R Boulevard and US 395 including modifications to landscaping adjacent to this lane to make this a through lane, subject to City approval. This improvement shall be completed, if approved by the City within 3 months of the date this PUD Amendment is certified and recorded;

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Carmi D. Gunderson
Chief Deputy City Clerk
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gunderson@ci.reno.nv.us



Office of the City Clerk
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Parking Tickets (775)334-2279

Steven D. Whitaker, CRM
Records Systems Manager
(775) 326-6633

May 29, 2009

MT3 Partners, LLC
Attn: Kyle Collinsworth
8725 Technology Way, Ste. C2
Reno, NV 89521

FILED THIS DATE
6/1/09
BY: *[Signature]*
CITY CLERK

RE: Case No. LDC09-00061 (Boulevard South) - Request for Certification of the Planned Unit Development (PUD) Handbook

Dear Applicant:

At a regular meeting held May 27, 2009, the City Council certified the amended Design Guidelines for the South Meadows Phase III PUD (Planned Unit Development) Standards Handbook, which was tentatively approved by the City Council on April 22, 2009. The site is located northeast of the Double R/South Meadows Parkway intersection in the South Meadows Phase III PUD and consists of ±16.2 acres.

In order to effectuate the amendments, the handbook must be recorded at the Washoe County Recorder's Office in accordance with NRS 278A.

Sincerely,

[Handwritten signature of Carmi D. Gunderson]

Lynnette R. Jones
City Clerk

LRJ:edg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission

Lynnette R. Jones
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775-331-2030
ljones@ci.reno.nv.us

Carmi D. Gundersen
Chief Deputy City Clerk
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cgunders@ci.reno.nv.us



Office of the City Clerk
Central Conference Room
775-331-2030
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Steven D. Whitaker, CRM
Records Systems Manager
775-326-6633

May 4, 2009

MFS Partners, LLC
Attn: Kyle Collinsworth
8725 Technology Way, Ste. C2
Reno, NV 89521

FILED THIS DATE
5/11/09
BY: [Signature]
CITY CLERK

RE: Case No. 1 DC'09-00061 (Boulevard South)

Dear Applicant:

At a regular meeting held April 22, 2009, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request for a zoning text amendment to Planning Unit K-1 of the South Meadows Phase III PUD (Planned Unit Development) on a ±16.2 acre site located northeast of the Double R/South Meadows Parkway intersection in the South Meadows Phase III PUD consisting of the following:

- (1) adding for lease independent/assisted living, respite care and memory care facilities for seniors to the list of allowed uses which will be located on the southern ±6.6 acre portion of the site;
- (2) reduce the setback adjacent to the southwest quadrant of the lake from 63 feet to zero feet;
- (3) allow surface parking lots for the senior facility;
- (4) allow temporary surface lots on an interim basis throughout the rest of the project until full project build out;
- (5) allow the senior housing project to be approved subject to meeting the revised standards in this amendment in lieu of a tentative map;

MT3 Partners, LLC
Case No. LD(09-0006) (Boulevard South)
May 4, 2009
Page 2

- (6) allow a hotel within the project subject to meeting maximum building height limits and total traffic generation numbers contained in the original 2007 Traffic Report for this project; and
- (7) remove the 140,000 square feet of total office/retail space and the 15,000 square foot single tenant maximums, subject to the entire project not exceeding the approved 2007 Traffic Report generation numbers.

The above approval is subject to the following Conditions and modifications/additions to the text of Appendices J and J-1 of Planning Unit K-1 of the south Meadows Phase III PUD.

CONDITIONS:

- A. Approval of the amendment to South Meadows Phase III Design Guidelines is subject to the modifications to the Handbook as noted in Exhibit A and Conditions A and No. 1 attached to the April 1, 2009 Planning Commission staff report; and the modifications made by the Planning Commission and City Council at their respective public hearings as listed below in this letter. The revisions shall be incorporated into the Design Guidelines Handbook and submitted to staff in both paper and electronic versions for review within two (2) months of the date of City Council approval; and certified by the City Council within four (4) months of the date of City Council approval. Failure by the applicant to conform with either time deadline shall render this approval null and void.

FIRE CONDITION

1. Applicant MT3 Partners, LLC and the Reno Fire Department have discussed the issue of fire protection and the need for a 100 ft. aerial platform truck ("Aerial Truck"), which meets the specifications of the Reno Fire Department, to serve the project and the community. Based upon this discussion and in recognizing public safety and fire concerns, Applicant MT3 Partners, LLC immediately stepped forward and offered to purchase and donate the Aerial Truck on or before the date that the certificate of occupancy for the first high-rise tower within phase 2 of the Project is issued by the City of Reno. The Reno Fire Department appreciates the donation and recommends that such donation satisfies the fire protection concerns of the Reno Fire Department with regard to the Project, excluding those detailed in the Staff Report under public safety.

Applicant MT3 Partners, LLC recognizes that a twelve month lead period is needed to purchase an Aerial Truck, and Applicant or its successors or assigns has the option to either (i) purchase and donate the Aerial Truck to the Reno Fire Department, or (ii) pay an amount not to exceed the actual cost of the Aerial Truck or the sum of \$900,000, plus 2.5% annual adjustments, prorated and beginning the date the PUD is certified by Council, whichever amount is less. The purchase of the Aerial Truck or payment of the above described amount shall be tendered to Reno Fire Department twelve months prior to the expected issuance of the certificate of occupancy for the first high-rise tower within phase 2 of the Project to allow the Aerial Truck to be in service at the time of issuance of the certificate of occupancy for the first high-rise tower within phase 2 of the Project.

TEXT MODIFICATIONS/ADDITIONS:

1. Add language to page 2-8 of Appendix J as attached to the April 22, 2009 Planning Commission Report to City Council.
2. Gaming: Restricted and non-restricted gaming will be added to the list of prohibited uses for Planning Unit K-1 in Appendix J.
3. Setbacks adjacent to the Lake: The existing minimum 63 foot building setback will be maintained for Block C (northwest quadrant of the lake). A minimum 40 foot building setback will be maintained for Block D (southwest quadrant of the lake). The only exception to these minimum setbacks is for a restaurant (zero feet) located within the south 150 feet of Block C and the north 150 feet of Block D. If the restaurant is not built then the respective 63 and 40 foot setbacks from the Lake for Blocks C and D would be maintained. If the senior project is not built in Block E then the 63 foot setback required for Block C would apply. Graphics and text within Appendix J of Planning Unit K-1 will be revised to reflect these changes.
4. Public access around the Lake: Revise the text and cross sections of Appendix J to show how the existing pedestrian path, including a public use easement will be provided. In the event the lakeside restaurant is constructed, the path will be rerouted to the west around the restaurant with pedestrian connections maintained to the north and south sections of the path. In addition, an 8 foot wide unobstructed public use easement will be provided from both ends of the path through the deck areas located on the east side of the restaurant adjacent to the lake.

M13 Partners, LLC
Case No. LC09-00061 (Boulevard South)
May 4, 2009
Page 4

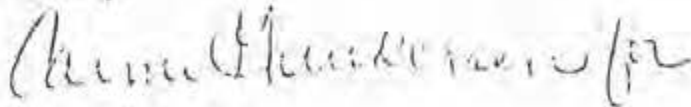
In addition to the above text modifications and additions the applicant has agreed to add provisions to Appendix J to restrict temporary surface parking lots as follows:

5. Temporary surface parking shall not exceed 25% of the required parking for any building.
6. Temporary surface parking lots for a specific building shall be removed after 3 years; with the possibility of one, two year time extension as approved via the special use permit process.
7. Temporary parking lots shall be identified on each tentative map and landscaped in accordance with code.
8. Temporary surface parking lots shall be constructed a minimum of 100 feet from the edge of the lake.

The Council approved the following modifications to the senior project in Appendix J-1:

1. Add one building identification sign to the senior project for a total of 3 such signs.
2. Reduce the building setback for Section C of Appendix J-1 from 96 feet to 72 feet. The 30 foot terrace will be required to provide landscaping and other amenities as required for the "Plaza Areas" discussed on pages 2-24 and 2-25 of Appendix J.
3. Modify the dimensions between the main building and the Casitas for Section D of Appendix J-1.
4. Add an exhibit to Appendix J which shows the restaurant adjacent to the Lake with a 15 foot pedestrian path adjacent to the Lake.

Sincerely,



Lynnette R. Jones
City Clerk

L.RJ:edg

cc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission

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Carmi D. Gundersen
Chief Deputy City Clerk
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Office of the City Clerk
Central Cashiering (775)334-2032
Parking Tickets (775)334-2279

Steven D. Whitaker, CRM
Records Systems Manager
(775) 326-6633

June 18, 2008

Tami Topol/Mark Kubinski
6155 Plumas St., Commons Building
Reno, NV 89519

FILED THIS DATE
6/18/08
BY: [Signature]
CITY CLERK

RE: Case No. LDC07-00308 (South Meadows PUD Amendment Planning Units K & L) -
NOTICE OF FINAL ACTION, DECISION OR ORDER

Dear Applicant:

On November 28, 2007, the Reno City Council approved the above referenced case, subject to conformance review by the Regional Planning Commission. On March 12, 2008, the Regional Planning Commission (RPC) held a public hearing and determined that the matter did not conform to the 2007 Regional Plan. (Please see attached letter dated March 13, 2008, from the Regional Planning Commission).

The City of Reno appealed the action of the Regional Planning Commission to the Regional Planning Governing Board, who on April 10, 2008, reversed the determination of the Regional Planning Commission and found that the proposed project of regional significance is in conformance with the Regional plan. (Please see attached letter dated April 11, 2008, from the Regional Planning Governing Board).

Sincerely,

[Signature of Carmi D. Gundersen]
Lynnette R. Jones
City Clerk

LRJ:cdg

Tami Topol/Mark Kubinski

Case No. LDC07-00308 (South Meadows PUD Amendment Planning Units K & L) -**NOTICE
OF FINAL ACTION, DECISION OR ORDER**

June 18, 2008

Page 2

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission
Derek Wilson, Jeff Codega Planning & Design
Barbara Ausherman, Appellant

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Steven D. Whitaker, CRM
Records Systems Manager
(775) 326-6633

June 4, 2008

Tami Topol/Mark Kubinski
P. O. Box 5035
Reno, NV 89513

FILED THIS DATE
6/4/08
BY: [Signature]
CITY CLERK

RE: Case No. LDC07-00308 (South Meadows Phase III PUD Amendment Planning Units K & L) – Certification of Planned Unit Development Handbook

Dear Applicant:

At a regular meeting held May 28, 2008, the City Council certified the amended Design Guidelines for the South Meadows Phase III Planned Unit Development (PUD), on property located northeast of the Double R/South Meadows Parkway intersection consisting of ±16.21 acres.

In order to effectuate the final plan, it must be recorded at the Washoe County Recorder's Office in accordance with NRS 278A.

Sincerely,

Carmi Gundersen for

Lynnette R. Jones
City Clerk

LRJ:cdg

Lynnette R. Jones
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Steven D. Whitaker, CRM
Records Systems Manager
(775) 326-6633

January 3, 2008

Tami Topol/Mark Kubinski
P. O. Box 5035
Reno, NV 89513

FILED THIS DATE
1/8/08
BY: [Signature]
CITY CLERK

RE: Case No. LDC07-00308 (South Meadows PUD Amendment Planning Units K & L)

Dear Applicant:

At a regular meeting held November 28, 2007, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request for a zoning text amendment to modify the development standards for portions of Planning Units K and L of the South Meadows Phase III PUD (Planned Unit Development) consisting of the following changes, subject to Condition A:

- (1) allowing commercial and office uses in Planning Unit K;
- (2) allowing residential units (condominiums) in Planning Unit K;
- (3) increasing the site coverage from 30% in Planning Unit L and from 50% in Planning Unit K to 90%;
- (4) modifying setbacks in Planning Units K and L;
- (5) increasing building height from 55 feet to 360 feet for Planning Units K and L;
- (6) modifications to the architectural standards; and
- (7) The following provisions and conditions shall be incorporated into the Design Guidelines for the South Meadows Phase III PUD as a part of Appendix J for those portions of Planning Units K & L (aka Planning Unit K-I) contained in this project:

- (a) Prior to approval of the first final map the applicant shall pay to the City of Reno \$500,000.00 for construction of the South Reno Police station.
 - (b) Prior to approval of the first final map, the applicant shall have plans approved to widen South Meadows Parkway between Double R Boulevard and US 395 to 8 lanes as determined necessary by Regional Transportation Commission staff, to the satisfaction of City staff. Said improvements, as necessary, shall be constructed, prior to issuance of the first building permit. If widening of South Meadows is determined not to be necessary, then the applicant shall pay to the City of Reno 1.726 million dollars at a rate of \$1,000.00 per residential unit to be paid prior to approval of each final map based upon the total number of units contained within each final map for construction of the South Reno Police station.
 - (c) Parking for all allowed uses shall be provided in accordance with RMC 18.12.1102/Table 18.12-8 Minimum City-Wide Requirements, as amended;
 - (d) All construction shall be LEED certified to a minimum Silver standard;
 - (e) Installation of the Lake Improvements per the phasing plan contained in Exhibits F & G attached to the October 3, 2007 memo from staff to the Planning Commission;
 - (f) Installation of 395/South Meadows Parkway Landscaping Improvements per the phasing plan contained in Exhibits F, H, and I attached to the October 3, 2007 memo from staff to the Planning Commission; and
 - (g) Restriping of the north, westbound lane on South Meadows Parkway located between Double R Boulevard and US 395 including modifications to landscaping adjacent to this lane to make this a through lane, subject to City approval. This improvement shall be completed, if approved by the City within 3 months of the date this PUD Amendment is certified and recorded;
- (8) other changes necessary to effectuate changes 1-7.

These changes will allow 140,000 square feet of office/retail/restaurant space; 1,726 residential condominium units, affecting ± 11.63 acres of Planning Unit K and ± 4.58 acres of Planning Unit L (± 16.21 total acres) (collectively renamed Planning Unit K-I), located northeast of the Double R Boulevard/South Meadows intersection in the South Meadows Phase III PUD.

Tami Topol/Mark Kubinsky

Case No. LDC07-00308 (South Meadows PUD Amendment Planning Units K & L)

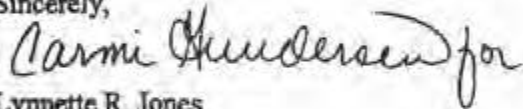
January 3, 2008

Page 3

Condition A:

Approval of the amendment to South Meadows Phase III Design Guidelines is subject to the modifications to the Handbook as noted in Exhibit A, the Conditions contained in Exhibit B and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Guidelines Handbook and submitted to staff in both paper and electronic versions for review within two (2) months of the date of Regional Planning approval of the Project of Regional Significance. The PUD amendment shall be approved and certified by the City Council within four (4) months of the date of Regional Planning's approval of the Project of Regional Significance. Failure by the applicant to conform with either time deadline shall render this approval null and void.

Sincerely,



Lynnette R. Jones

City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission
Derek Wilson, Jeff Codega Planning & Design
Barbara Ausherman, Appellant

CONDITIONS OF APPROVAL

LDC07-000308 (South Meadows PUD Amendment Planning Units K & L)

Traffic

1. Site circulation design, traffic control devices, and operational characteristics of the site accesses, common use driveways, on site drive aisles, emergency accesses, bike access lanes, pedestrian routes, sidewalks, and parking areas shall be in accordance with the Public Works Design Manual and shall meet with the approval of the City Fire and Community Development Departments.
2. Project accesses, including ingress and egress limitation controls, shall be located and designed in conformance with the master traffic study (prepared by Soladgui Engineers dated July 10, 2007 with all addenda and updates thereto) on file for the project and in accordance with the geometric standards of the Public Works Design Manual.
3. All traffic study updates shall provide analyses and review of the site plan and proposed mitigations for project generated impacts, with regards to the trip generation distribution estimates included in the July 10, 2007 master traffic study, on the adjacent roadway network, site accesses, pedestrian routes, and cut through traffic concerns.
4. Prior to the approval of each final map, the applicant shall provide a Transportation Management Plan for the project in accordance with the master traffic study and updates thereto. This plan shall stipulate specific strategies and management policies to control site generated traffic with regards to the operation of parking structures, site accesses, trip distributions from the site, pedestrian routes, off-site parking, shuttle service, loading zones/areas, metered parking, and mass transit utilization. This plan shall be on file with the Community Development Department and updated with each permit generating additional project traffic. This plan shall be continuously maintained in perpetuity, incorporated into the project Home Owners Association (HOA or equivalent) Covenants, Conditions, and Restrictions (CC&R's or equivalent), and a note shall be placed on each final map stating:

"The Transportation Management Plan, and all updates and addenda thereto, as required by Condition of Approval (#) for LDC07-000308 and finally approved by the City of Reno on (date), shall remain in full force and effect for the life of the South Meadows PUD Appendix J and subsequent modifications thereof. The Transportation Management Plan shall be maintained and enforced by the Home Owners Association (HOA or equivalent) and filed with the Reno Community Development Department."
5. Prior to the approval of each final map, the applicant shall submit an updated estimate of the traffic generated by this and all previously submitted final maps associated with South Meadows PUD Appendix J.

- ②
6. Prior to the approval of a final map for the combined portions of the project that will generate 50-percent (approximately 5,250 ADT) of the total project trips, the applicant shall have City approved traffic study and Transportation Management Plan updates for the project. This update shall evaluate background and project traffic patterns, site accesses, and pedestrian routes and review of the roadway capacities, intersection levels of service for the roadway network included in the project master traffic study and traffic signal warrants at the intersections of Double R Boulevard/Sandhill Drive and South Meadows Parkway/Double Diamond Parkway. Prior to issuance of any certificate of occupancy for the associated final map, the applicant shall have approved plans and securities in place for all recommended roadway or intersection improvements and/or shall provide alternate traffic mitigation plans as identified in the City approved 50 percent ADT traffic study update.
 7. Prior to the approval of a final map for the combined portions of the project that will generate 90-percent (approximately 9,450 ADT) of the total project trips, the applicant shall have City approved traffic study and Transportation Management Plan updates for the project. This update shall evaluate background and project traffic patterns, site accesses, and pedestrian routes and review of the roadway capacities, intersection levels of service for the roadway network included in the project master traffic study and traffic signal warrants at the intersections of Double R Boulevard/Sandhill Drive and South Meadows Parkway/Double Diamond Parkway. Prior to issuance of any certificate of occupancy for the associated final map, the applicant shall have approved plans and securities in place for all recommended roadway or intersection improvements and/or shall provide alternate traffic mitigation plans as identified in the City approved 90-percent ADT traffic study update.
 8. Prior to approval of any final map, the applicant shall provide a written response from RTC defining transit requirements for this project and shall dedicate rights of way or grant appropriate easements and construct transit improvement in accordance with RTC's requirements prior to the approval of any certificate of occupancy to the satisfaction of the Community Development Department staff.
 9. Prior to approval of the first final map, the applicant shall be required to develop a Trip Reduction Program (TRP), including an implementation schedule, for the project in accordance with the requirements of RTC to the satisfaction of the Community Development Department staff.
 10. Prior to approval of the final map that, collectively, will generate one third of the total project trip generation estimate, the applicant shall develop a rehabilitation plan in conjunction with requirements established by engineering staff to determine the extents and nature of upgrades, repairs, innovations, or reconstruction of the pavement structure and surface for the roadways identified as construction transportation and delivery routes within the project vicinity as depicted in the Construction Management Plan and all updates thereto. The rehabilitation plan shall establish milestone traffic generating occupancies for completion of the required roadway rehabilitation. Prior to the issuance of any certificate of occupancy associated with the improvements required by the rehabilitation plan, the applicant shall complete all pavement structure and roadway surface improvements necessary to sustain minimum roadway functional classifications within the project vicinity resulting from construction and project traffic impacts. The applicant shall replace all

roadway markings and striping affected or displaced by the pavement improvements

Public Safety and Improvements

- 11 Prior to the approval of each final map, the applicant shall have an approved Sewerage Report in accordance with the Public Works Design Manual. Adequate access shall be provided for all sanitary sewer improvements per the Public Works Design Manual. All required on-site and off-site sanitary sewer improvements necessary to serve the project shall be complete and functional prior to the issuance of any certificate of occupancy.
- 12 Prior to the approval of each final map, the applicant shall have approved plans for all proposed public sanitary sewer system improvements, abandonment's, modifications, or relocations. Plans to be approved by Community Development to the satisfaction of the Public Works Sanitation Engineering Division. All applicable improvements shall be constructed prior to issuance of any certificate of occupancy for the associated final map phase.
- 13 All proposed on-site sewer facilities and improvements shall be privately owned and maintained and shall be designed and constructed, with adequate access, in accordance with the City's minimum standards as set forth in the Public Works Design Manual.
- 14 Prior to the approval of each final map, the applicant shall have an approved Hydrology Report addressing on-site and off-site storm water flows and facility capacities for the pre-development and post-development site conditions. Specifically, the report shall analyze and provide mitigations for any impacts to floodwater flows in the South Meadows drainage way network related to the development of the project.
- 15 Prior to the approval of each final map, the applicant shall demonstrate on-site storm water facilities meet minimum water quality standards for discharge into the South Meadows drainage way network in accordance with RMC sections 12.16.530 and 12.12.555. Plans for the collection and treatment of roof top, parking garage area and elevator basin storm water effluent discharges shall be approved by Community Development to the satisfaction of the Public Works Sanitation Engineering Environmental Control Division.
- 16 On-site storm water management facilities and appurtenances will be privately owned and maintained. Adequate maintenance access shall be provided for all storm water management improvements per the Public Works Design Manual.
- 17 Prior to approval of each final map, applicant shall demonstrate how flood waters are to be accommodated through the building/site design in accordance with FEMA and City regulations.
- 18 Prior to the approval of each final map, the applicant shall demonstrate adequate gravity flow overland escape routes are provided for all roof top and surface storm water collection and conveyance facilities.

19. Prior to the approval of each final map, the applicant shall demonstrate compliance with flood control regulations regarding storm water detention and how the project will deal with parking garage levels that may be situated below flood elevations in the South Meadow drainage way network. The applicant shall demonstrate how the subterranean elements of this project will be protected from shallow ground waters in accordance with the project geotechnical report.
20. The applicant shall provide sidewalks and demonstrate accessible and ADA-compliant pedestrian routes from all adjacent public rights-of-way to the on-site buildings.
21. Prior to the approval of each final map, the applicant shall demonstrate adequate street lighting exists or shall propose street lighting in accordance with City standards for the project entrances and adjoining properties. If new lighting is required, a private on-site street light shall be installed at the back of sidewalk near the private roadway entrances. This street light can match other private on-site parking area lights provided adequate levels of lighting are achieved.
22. Prior to approval of each final map, the applicant shall demonstrate all necessary on-site and off-site easement vacations, relocations, and grants are complete or in place. These easements include, but are not limited to; project construction, site access and cross access, utility access, emergency access, maintenance access, sewer lines, surface drainage, storm drains, irrigation ditches and utility improvements. All required access, sewer, storm drainage, and utility improvements shall be constructed prior to the issuance of any certificates of occupancy.
23. Prior to approval of each final map, the applicant shall have plans approved and shall obtain associated encroachment and excavation permits. Additionally, the applicant shall provide necessary dedications for rights-of-way and/or public use easements for the roadway, sidewalk, and pedestrian ramp improvements proposed along each project frontage.
24. Prior to the approval of each permit, the applicant shall have a preconstruction meeting and an approved Construction Management Plan. This plan shall include provisions for on-site and off-site construction material storage, employee parking and shuttle services (as appropriate), and construction activity phasing and staging. The plan shall also depict the proposed construction transportation and delivery routes within the project vicinity. Access to adjacent businesses and properties shall be maintained during construction.
25. Prior to the approval of each final map, the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter VI, titles "Inspection, Testing and Verification" and "Quality Assurance Program".

Airport Authority



5

Reno-Tahoe International Airport

1700 East Reno Blvd., Reno, NV 89502-1700

1700 East Reno Blvd.

Ken Kloos
Senior Planner
City of Reno
Community Development
P.O. Box 1900
Reno, NV 89505

Re: Boulevard South (APN 163-050-05 & 163-050-06 & 163-050-07 & 163-050-08 & 163-050-09 & 163-050-10 & 163-050-14 & 163-050-19 & 163-050-21)

Dear Mr. Kloos:

The above-referenced project is within the Airport Air-space Plan for Reno-Tahoe International Airport and is located within the approach and transitional surfaces as defined by FAR Part 77. The maximum building height in this area is restricted. The project is also in the immediate vicinity of the South Hills Visual Approaches for runway 6L/6R and Reno Two, Mustang Five Departures for runways 16L/6R and will experience some aircraft overflights and/or noise. An aviation easement is needed for future protection of Reno-Tahoe International Airport and its operations. This aviation easement ensures the passage of aircraft in a safe and clear airspace over this property.

Should this project be approved, please include the following as condition of approval:

The property owner(s) shall grant an Aviation Easement to, and acceptable to, the Reno-Tahoe Airport Authority over the entire property. The property owner(s) shall provide the Planning Department with appropriate documentation indicating the Aviation Easement has been granted and accepted by the Reno-Tahoe Airport Authority prior to the issuance of a building permit.

Aviation easements have been executed and recorded for the following parcels: 163-050-07 (Document No. 3516672), 163-050-08 (Document No. 3516673), 163-050-09 (Document No. 3516674), 163-050-10 (Document No. 3516675), 163-050-19 (Document No. 3516676), 163-050-14 (Document No. 3516677) and 163-050-05 (Document No. 3516678).

An aviation easement is still needed over parcels 163-050-06 and 163-050-21.

The applicant and/or property owner(s) shall submit one executed form set of FAA Form 7060-1, Notice of Proposed Construction or Alteration, to the Chief Air Traffic Division, FAA Western Pacific Regional Office, for the proposed project. Any changes or special requirements requested by the FAA, in its review, shall be incorporated into the building plan.

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The applicant(s) and/or property owner(s) shall submit one executed form set of LAA Form 700-1, Notice of Proposed Construction or Alteration, to the Chief, Air Traffic Division, FAA Western Pacific Regional Office, for the erection or construction of temporary construction equipment which meets the noise criteria of FAR Part 77, Subpart B, i.e. cranes, derricks, etc. A copy of said notice shall be provided to the Building Department prior to issuance of a building permit.

The property owner shall incorporate an air conditioning system in all dwelling units.

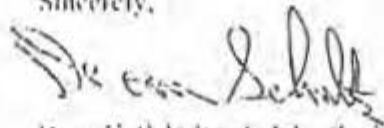
The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to an interior noise level of 50 dBA L_{eq} within the administrative office area, prior to the issuance of a building permit.

The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45 dBA L_{eq} prior to the issuance of a building permit.

The applicant(s) and/or property owner(s) shall include a formal noise disclosure relevant to aircraft overflights and noise, acceptable to the Airport Authority, as a separate document from the Title Agreement. This noise disclosure may be obtained from the Airport Authority and should be attached to any parcel map, tentative map or final map for approval.

Thank you for your continuous cooperation. If you have any questions, please call me at (775) 378-6469.

Sincerely,



Dean F. Schultz, A.M., Senior Director
Planning & Engineering

DFS/kb

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Landscaping and associated improvements around the lake adjacent to the east side of the project; and within the US 395/South Meadows Boulevard interchange.

1. Prior to approval of the first final map, the applicant shall provide suitable documentation for the installation of landscaping around the lake to the east (Lake South Meadows) consistent with Exhibits F and G of the October 3, 2007 staff memo to the Planning Commission for LDC07-00300. Installation of these improvements is contingent upon the applicant receiving approval from the South Meadows Business Park Association.
2. Prior to approval of the first final map the applicant shall provide documentation for the installation of landscaping within the US 395/South Meadows Parkway consistent with Exhibits F and H of the October 3, 2007 staff memo to the Planning Commission for LDC07-00308. Installation of these improvements is contingent upon the applicant receiving approval from the Nevada Department of Transportation.



GOVERNMENT SERVICES

EXHIBIT "F"
STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Gaillet Way
Sparks, Nevada 89431
September 21, 2007

SEAN MATHENSON PE JNCS

M13 Parcels
Yana Topol
4150 Plum St
Commons Building
Reno, NV, 89519

Re: Landscaping to I 550 South Meadows Interchange

Dear Ms. Topol:

As per your meeting on September 5, 2007 with the District II Permits Office, the Nevada Department of Transportation will entertain the placement of landscaping in our right of way at the South Meadows Interchange provided the proper paperwork, including agreement and occupancy permit, is completed to the Department's satisfaction and the project design is consistent with the Department's corridor landscaping and aesthetics plan.

Thank you for meeting with staff and we look forward to working with you on this project in the future. If you have any questions or need additional information, contact the Permit Office at 854-8330.

Sincerely,

Thor A. Dixon, P.E.
District Engineer
District II

JAD:jse

Cc: Janet Sue Reck, Permit Coordinator
Read File

PLANNING UNIT K-1
LEGAL DESCRIPTION

All that certain real property situate in the County of Washoe, State of Nevada, being portions of the E1/2 of Section 8, T.18N., R.20E., M.D.M.; more particularly described as follows:

APN 163-050-14:

Parcel 1A as shown on that Record of Survey Map Supporting a Boundary Line Adjustment for RR Boulevard Investments, LLC, recorded on October 19, 2004 as Record of Survey Map 4474, Document No. 3115062, Official Records of Washoe County, Nevada.
Containing 83,022 square feet, more or less.

APN 163-050-19:

Parcel 2B as shown on that Record of Survey Map Supporting a Boundary Line Adjustment for MT3 Partners, LLC, recorded on October 11, 2006 as Record of Survey Map 4807, Document No. 3449556, Official Records of Washoe County, Nevada.
Containing 3.27 acres, more or less.

APN 163-050-20:

Parcel D2 as shown on that Record of Survey Map Supporting a Boundary Line Adjustment for MT3 Partners, LLC, recorded on October 11, 2006 as Record of Survey Map 4807, Document No. 3449556, Official Records of Washoe County, Nevada.
Containing 17,468 square feet, more or less.

APN 163-050-22:

Parcel A-2 as shown on that Record of Survey Map Supporting a Boundary Line Adjustment for MT3 Partners, LLC, recorded on December 26, 2007 as Record of Survey Map 4998, Document No. 3605824, Official Records of Washoe County, Nevada.
Containing 51,649 square feet, more or less.

APN 163-050-23:

Parcel 4A as shown on that Record of Survey Map Supporting a Boundary Line Adjustment for MT3 Partners, LLC, recorded on December 26, 2007 as Record of Survey Map 4998, Document No. 3605824, Official Records of Washoe County, Nevada.
Containing 2.61 acres, more or less.

APN 163-050-24:

Parcel 3A as shown on that Record of Survey Map Supporting a Boundary Line Adjustment for MT3 Partners, LLC, recorded on December 26, 2007 as Record of Survey Map 4998, Document No. 3605824, Official Records of Washoe County, Nevada.
Containing 32,100 square feet, more or less.

APN 163-050-25:

Parcel 2A as shown on that Record of Survey Map Supporting a Boundary Line Adjustment for MT3 Partners, LLC, recorded on December 26, 2007 as Record of Survey Map 4998, Document No. 3605824, Official Records of Washoe County, Nevada.

Containing 39,847 square feet, more or less.

APN 163-050-26:

Parcel 1A as shown on that Record of Survey Map Supporting a Boundary Line Adjustment for MT3 Partners, LLC, recorded on December 26, 2007 as Record of Survey Map 4998, Document No. 3605824, Official Records of Washoe County, Nevada.

Containing 58,134 square feet, more or less.

APN 163-050-27:

Parcel C1 as shown on that Record of Survey Map Supporting a Boundary Line Adjustment for MT3 Partners, LLC, recorded on December 26, 2007 as Record of Survey Map 4998, Document No. 3605824, Official Records of Washoe County, Nevada.

Containing 3.07 acres, more or less.

APN 163-050-28:

Parcel C3 as shown on that Record of Survey Map Supporting a Boundary Line Adjustment for MT3 Partners, LLC, recorded on December 26, 2007 as Record of Survey Map 4998, Document No. 3605824, Official Records of Washoe County, Nevada.

Containing 34,000 square feet, more or less.



7/17/08

C and M Engineering
9498 Double R Boulevard, Suite B
Reno, NV 89521