



July 14, 2026

City of Reno
1 East 1st Street
Reno, Nevada 89501

**Re: Meridian 120 South Villages 1 & 2 Improvement Plans
Tentative Map Conditions Response Letter (LDC17-00061, LDC20-00013)**

To Whom It May Concern,

This letter is intended to address the conditions of approval for the Meridian South Villages 1 & 2 tentative map (listed above).

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

Noted.

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

The tentative map was approved 6/18/2020 and subsequently involved in two overlapping court actions, which were collectively pending July 12, 2020 through August 16, 2023. Thus, per Reno Municipal Code (RMC) Section 18.08.307(e)(4), the original deadline to present a final map for the Meridian 120 South project has been automatically extended from June 18, 2024 to July 22, 2027. This is applicable for cases LDC17-00061 (Meridian 120 South Villages 1&2), LDC20-00013 (Meridian 120 South Villages 1&2 Cluster Development), LDC18-00087 (Meridian 120 South Villages 3 & 4), and LDC20-00018 (Meridian 120 South Villages 5 & 6).

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

This letter addresses this condition.

4. Prior to the recordation of each final map for Villages 3, 4, 5, and 6, the applicant shall provide documentation that either an amendment to the Mortensen Garson Overlay District (MGOD) standards has been approved to increase the number of units allowed within Planning Area 3 or a mutually agreed upon reallocation of units is in place to accommodate the number of units proposed with the final map. Additionally, prior to the recordation of each final map within Village 3 and 4, the applicant shall demonstrate that an amendment to the MGOD has been adopted that establishes criteria to evaluate residential development on commercially zoned properties. Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4) and LDF20-00018 (Meridian 120 South Villages 5 & 6).

This condition has been removed as of the Reno City Council decision to approve a request to remove two conditions of approval on 5/25/2022.

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

A sanitary sewer letter has been submitted with this package justifying the sizes used within the development.

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

The overall drainage report and on-site drainage report have been provided with this submittal.

7. Prior to the issuance of each building permit to construct residences within Villages 3, 4, 5, and 6, a per unit contribution for fire facilities in the amount of \$1,608 shall be required. This contribution will be set aside by the City to be applied toward fire facilities or equipment to serve the project. At the time that each final map is submitted, the per unit contribution may be adjusted. Adjustments to the per unit contribution may be made based upon approved land use changes, development approvals, or actual cost to construct the fire facilities to serve the project as determined at the time of final map submittal and to the approval of the Community Development and Fire Departments. In the event another mechanism to construct fire facilities is instituted for the contributing properties in the future, the new per unit rate shall be applied to all permits in lieu of the per unit contribution. Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4) and LDF20-00018 (Meridian 120 South Villages 5 & 6).

This condition is not applicable for this permit.

8. Prior to the recordation of a final map that contains the 256th residence within Planning Area 3, the applicant shall demonstrate that easements for secondary remote emergency access have been granted, and improvement plans for the construction of a secondary remote fire access have been approved. With each residential permit, or package of permits, the applicant shall submit an accounting of the overall number of previously issued residential permits, number of permits associated with the current package, and the overall number of certificates of occupancy that have been issued within Planning Area 3. As an alternative to continuous accounting of permits and certificates of occupancy, the applicant may demonstrate that the secondary remote emergency access has been constructed prior to the recordation of a final map within Planning Area 3 that contains the 256th residential lot. The 256th certificate of occupancy shall not be issued until the secondary remote emergency access has been constructed, to the approval of the Fire Department.

This condition is not applicable for this permit.

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

to LDC18-00087 (Meridian 120 South Villages 3 & 4) and LDF20-00018 (Meridian 120 South Villages 5 & 6).

This condition is not applicable for this permit.

10. Prior to the recordation of the first final map, the applicant shall: 1) identify wildlife corridors for all of Planning Area 3; b) at a minimum, include a wildlife mitigation plan that is consistent with RMC 18.08.406(i)(11)(e) "Wildlife Corridors, as amended;" c) provide a noxious and invasive plant species plan to help avoid introduction and spreading of further detrimental species to surrounding areas; and d) at a minimum dedicate a 17 acre portion of APN 038-120-23, less necessary right-of-way as proposed to the City of Reno or designee for wildlife purposes and dedicate an easement to the City of Reno or designee on APN 038-090-62 (north of I-80) for wildlife corridor purposes. Said easement shall not permit uses of land that would interfere with wildlife migration over and through the parcel.

A public records request has been submitted to obtain relevant documents from previous developments in this area. We are awaiting response from this request to see if there are items that have already been provided to the City that could satisfy part or all of this condition. Regardless, these documents will be provided prior to the recordation of the first final map.

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

A note has been included on the title sheet of the improvement plans.

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

The approved Quilici Ranch Access Improvement Plans under permit number SIT22-00013 provided for design and construction of the associated improvements for Old Town Road and Blue Heron Circle. At the time of this letter, the abandonment of Old Town Road has been completed and dedication of Warrior Lane and the Boomtown Garson Road extension is awaiting slurry seal which is anticipated to be completed Spring of 2026.

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

These permits were obtained and construction of this roundabout has been completed. Acceptance of this roundabout by NDOT is pending slurry seal which is anticipated to be completed Spring of 2026.

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

The approved Quilici Ranch Access Improvement Plans under permit number SIT22-00013 provided for design and construction of the associated improvements for Old Town Road and Blue Heron Circle. At the time of this letter, dedication of Warrior Lane and the Boomtown Garson Road extension is awaiting slurry seal which is anticipated to be completed Spring of 2026.

15. Prior to the recordation of each final map for Villages 3, 4, 5, and 6, the applicant shall have plans approved to connect bicycle and pedestrian path facilities within Planning Area 3 to existing pedestrian path facilities located on the north side of I-80. These improvements shall be at least six feet in width and shall be completed prior to the issuance of the first Certificate of Occupancy within the village that proposes said improvements. The applicant shall be responsible for all necessary design, permits, bonds, and construction of said facilities. Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4) and LDF20-00018 (Meridian 120 South Villages 5 & 6).

This condition is not applicable for this permit.

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

The maintenance access road that is contained within the Steamboat Ditch Company easement area which serves as a trail through this portion of the Meridian 120S development will remain unaffected by the proposed improvement for this project.

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

This condition is not applicable for this permit.

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

This condition is not applicable for this permit.

19. Prior to the recordation of each final map or the issuance of any building permit, the applicant shall provide analysis and mitigation measures for development adjacent to the Steamboat Ditch. The analysis shall be subject to the review of the Steamboat Ditch Company and shall include a) geotechnical stability analysis to evaluate geotechnical stability in relation for the appropriate factors of safety for seepage, slope stability, erosion and other modes of potential failures; b) hydraulic and hydrologic analysis relating to the existing Steamboat Ditch to identify points of stormwater inflow, stormwater outflow, and potential overtopping of the ditch embankment due to the combination of ditch conveyance flows and stormwater inflow; and c) canal embankment

breach analyses to determine the risk of flood inundation as a function of location along the length of the ditch.

A detailed geotechnical analysis and additional drainage report demonstrating areas where stormwater will be routed in the event of the Steamboat Ditch overtopping have been provided with this submittal.

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

The submittal process outlined by the Steamboat Ditch Company is happening concurrently with submittals provided to the City of Reno. Once the Steamboat Ditch Company has approved of improvements within their easement, an approval document will be provided to the City.

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

The submittal process outlined by the Steamboat Ditch Company is happening concurrently with submittals provided to the City of Reno. Once the Steamboat Ditch Company has approved of improvements within their easement, an approval document will be provided to the City.

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

A detailed geotechnical report has been included with this submittal.

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

Landscape plans in compliance with this condition have been provided with this submittal.

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

Noted.

25. Prior to the recordation of each final map, the applicant shall have final grading plans approved demonstrating that the edges of all created cut and fill slopes have been designed with a combination of 2:1, 3:1, and 4:1 slopes in addition to feathered and rounded transitions into

undisturbed slopes. Talus slopes, embedded boulders, rockery walls or other similar methods can also be used to break up these slopes. All areas disturbed by project grading shall be revegetated with a seed mix consisting of native shrubs and grasses consistent with the adjacent undisturbed slopes and the revegetation standards of the MGOD. A note shall be added to each grading sheet as follows:

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

This note has been included on the grading sheets.

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

Following the initial submittal of the final map, the applicant will work with the City to provide public notices consistent with requirements for tentative maps for the staff-coordinated stakeholder engagement process.

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

The parcel located at 0 Old Town Road (APN 038-132-38) has already been dedicated to the City for this purpose.

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

Ordinance number 6630 demonstrating that this condition has been met has been provided with this submittal.

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

The existing Steamboat Ditch Trail serves as a publicly accessible multi-use pedestrian and bicycle facility that meets or exceeds the minimum six-foot width requirement. The Steamboat Ditch Trail already provides a continuous pedestrian

and bicycle connection between the project frontage and the existing pedestrian facilities located on the north side of Interstate 80.

Because the Steamboat Ditch Trail satisfies the intent of this condition by providing access for pedestrians and bicyclists, construction of a temporary pedestrian and bicycle path is not required. The Steamboat Ditch Trail will remain open and accessible and will continue to serve as the required connection until permanent sidewalk and trail facilities associated with the project are constructed.

30. Prior to the recordation of final maps for Village 1 and 2, the applicant shall have plans approved to fully landscape all lots abutting existing residential development. Landscaping within 20 feet of lot lines abutting existing residential development shall be coordinated with the abutting property owner as part of the stakeholder engagement process. Abutting owners may request the planting of up to one code size tree and three code sized shrubs for every 30 feet of shared property line. Trees and shrubs may be selected from a list of approved plant species to be provided by the applicant and approved by staff. The applicant shall plant all trees requested by the abutting owner in accordance with this condition. The applicant shall also establish deed restrictions or alternative mechanisms to require the maintenance of all landscaping within 20 feet of abutting existing residential development in perpetuity; and to prohibit the removal of the landscaping without written consent of the abutting property owner. Condition related to LDC17-00061 (Meridian 120 South Villages 1 & 2) and LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development)

Following the initial submittal of the final map, the applicant will work with the City during the staff-coordinated stakeholder engagement process noted in COA #26 to satisfy this condition.

31. Prior to the issuance of any final map, the applicant shall have plans approved to construct a second point of emergency access to Interstate 80. Said secondary emergency access route shall be a minimum of 20 feet in width and shall be constructed with compacted decomposed granite, asphalt, or alternative all-season surface material to the satisfaction of staff. The temporary emergency access route shall remain in place until permanent secondary remote access is constructed in accordance with Condition 8.

This condition has been removed as of the Reno City Council decision to approve a request to remove two conditions of approval on 5/25/2022.

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

This condition was satisfied.

Should you have any questions or wish to discuss this further, please do not hesitate to contact me at kcastle@woodrogers.com or 720-465-5321.

Sincerely,
WOOD RODGERS, INC.



Kyle Castle, P.E.