



Planning Commission Staff Report

Attachment B

Page 1

Meeting Date: November 20, 2025

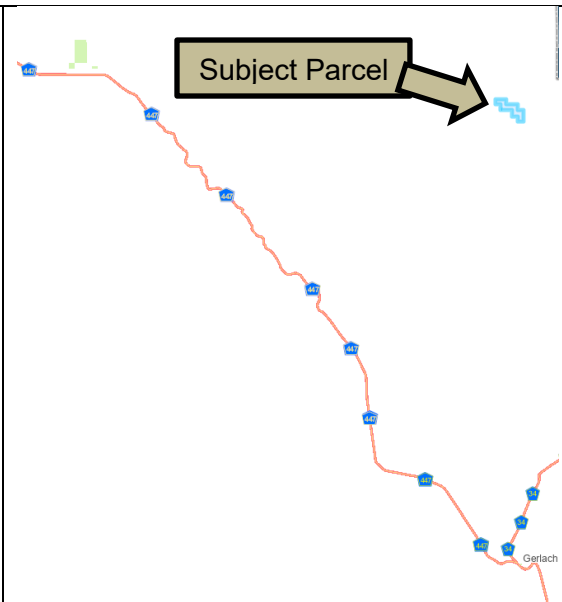
Agenda Item: 8A

SPECIAL USE PERMIT CASE NUMBER:	WSUP25-0018 (Iveson Ranch)
BRIEF SUMMARY OF REQUEST:	Special Use Permit to allow for General Industrial-Heavy, High Tech Industrial, and a Private Airstrip in the High Desert planning area
STAFF PLANNER:	Chris Bronczyk, Senior Planner / Jolene Bertetto; 775.328.3612 / 775.328.6106; cbronczyk@washoecounty.gov jbortetto@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a high technology industrial use type for drone research and testing and for a private air strip use type; and to recommend approval to the board of county commissioners of a hazardous materials special use permit for a general industrial – heavy use type to include explosives testing and use and storage of certain hazardous materials in the High Desert planning area, as required by NRS 278.147 and Washoe County Code section 110.810.42. The project site is 320 acres and is surrounded by public land. The hazardous materials that are proposed to be on site have the following CAS numbers: 121-82-4 (RDX), 118-96-7 (TNT), 78-11-5 (PETN), 2691-41-0 (HMX), and 7790-98-9 (AP). The proposed special use permits include outdoor storage, and also include modifications to standards relating to landscaping, parking, noise, and paving.

Applicant:	BRDR Properties, LLC, c/o G. Barton Mowry
Property Owner:	BRDR Properties, LLC, c/o G. Barton Mowry
Location:	2001 State Route 34, Gerlach, Nevada 89412
APN:	066-030-05
Parcel Size:	320 acres
Master Plan:	Rural
Regulatory Zone:	General Rural
Planning Area:	High Desert (HD)
Development Code:	Authorized in Article 810, Special Use Permits



1001 E. Ninth St., Reno, NV 89512-2845

Telephone: 775.328.6100

www.washoecounty.gov/csd/planning_and_development

WSUP25-0018
IVESON RANCH

Commission District: 5 – Commissioner Herman	
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STAFF RECOMMENDATION		
APPROVE	APPROVE WITH CONDITIONS	DENY

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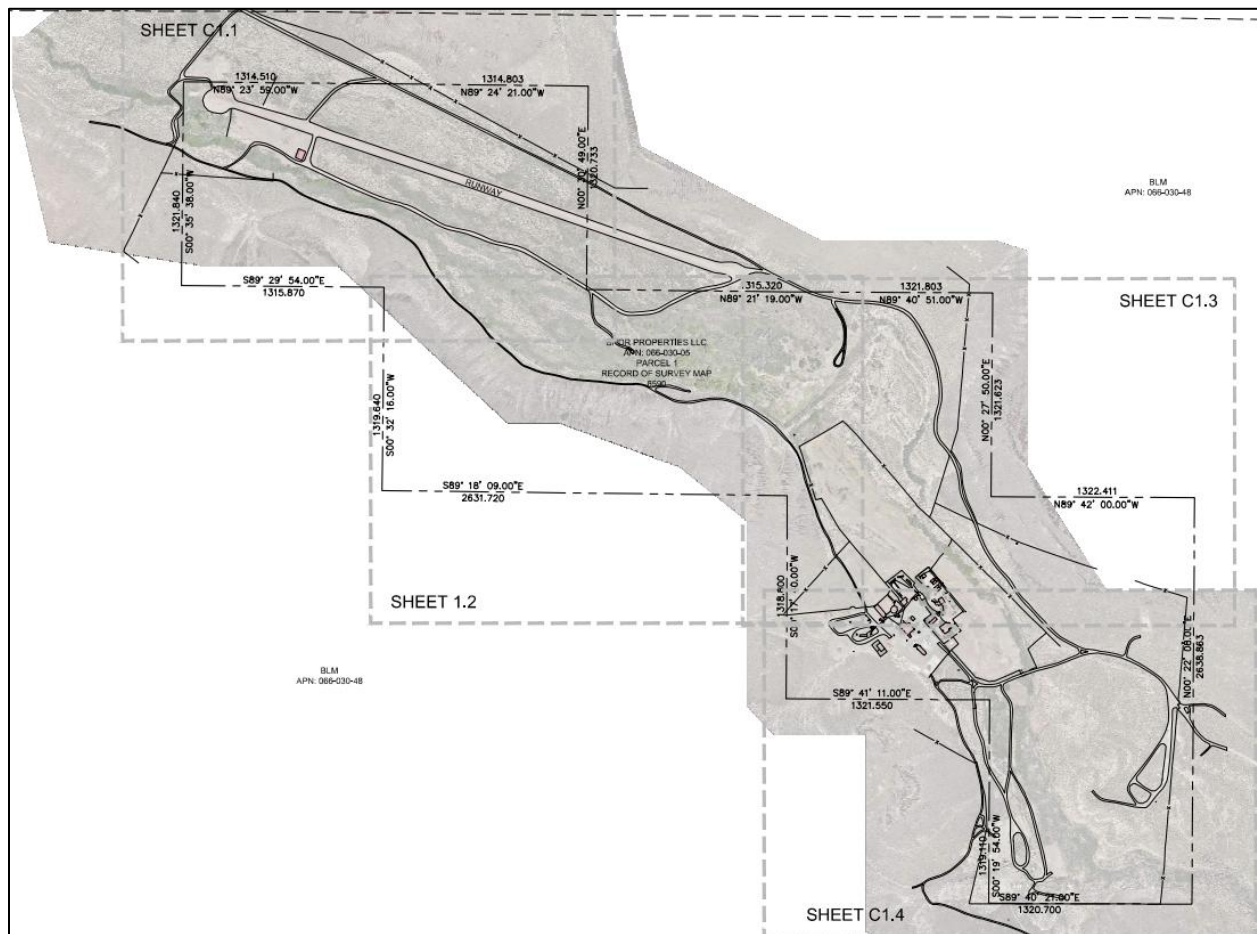
The technical reports submitted with the project application are extensive. To review the complete project application with technical reports on-line click [here](#) or contact Planning at Planning@washoecounty.gov to have a copy sent by email.

Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The proposed conditions of approval for Special Use Permit Case Number WSUP25-0018 are attached to this staff report; and if approved, will be included with the action order.

**Site Plan****Project Evaluation**

The subject parcel (APN: 066-030-05) is 320 acres, and is approximately 26 miles north of Gerlach, Nevada, known as Iveson Ranch. The subject property previously operated as a guest ranch; however, there is currently no business license activity on this property. Existing facilities include sleeping quarters, restrooms, showers, and a kitchen, with capacity to accommodate approximately 20 individuals. These facilities stem from the property's history as a guest ranch. The existing developed portion of the property encompasses approximately 8.5 acres, accounting for roughly 2.6% of the total 320-acre parcel. This area is proposed for adaptive reuse to support operational needs, including office space and accommodation for visiting researchers and scientists conducting drone and energetics (explosives) testing. The existing airstrip is intended to be used as an alternative transportation option, facilitating direct access to the site for project personnel.

The property is remote, and the applicants intend to use the parcel as a facility for software engineers to design and test drone applications, as well as the testing of energetics (explosives). The Iveson Ranch project plans to incorporate several facilities to support its overall operations, including an existing airstrip, designated energetics testing areas, a kitchen and dining hall, administrative offices, and outdoor storage areas. The "materials" proposed to be stored in these outdoor storage areas include trailers (semi, camper flatbed, cargo and similar), cargo containers (empty and for storage of

tools, materials and supplies for the site), building materials, fleet vehicles that are used less frequently and fire safety vehicles or related equipment for use on-site. Energetics storage will occur in an appropriately secure cargo container(s) in the energetics area within the magazine. The Iveson Ranch site was selected for this facility based on its remote setting and the absence of nearby residential development. A small number of large-acreage parcels are located northwest of the project area, across CR 34, with the nearest residence situated approximately 1.3 miles from the Iveson Ranch property boundary. The subject parcels are bordered on three sides by BLM lands.

During active research and testing periods, Iveson Ranch is expected to host 10 to 15 individuals, with roughly 75% arriving by aircraft and the remainder traveling by carpool. Activities will primarily occur Tuesday through Thursday, with visiting personnel housed onsite and 2 to 3 staff members present throughout the week to support operations. Existing facilities are considered adequate for both resident and visiting personnel, and company vehicles will be used for on-site and local transportation. Access to the property is provided via County Road 34 through a Bureau of Land Management (BLM) right-of-way at the western boundary. Internal roads connect the residential area, airstrip, and testing zones, with only minor upgrades proposed to meet fire safety standards. The applicants are asking to waive the paving requirements due to the site's remote location, consistent with current conditions, and traffic impacts are expected to remain minimal.

Drones:

The Iveson Ranch site is proposed as a site for software testing of small unmanned aerial systems (UAS), many of which are approximately the size of a dinner plate. Testing activities will occur over the subject property and adjacent BLM land. Drone operations at the Ranch will adhere to Federal Aviation Administration (FAA) Part 107 regulations governing commercial UAS use. The applicant further states that the nearest restricted airspace is located over 100 miles from Iveson Ranch, making the site well suited for the proposed testing activities.

Grading:

A preliminary grading plan and associated cut / fill map were included in the application materials. The proposed grading is limited to the onsite access road serving this energetics operation and the construction of 9-foot berms around the testing area. Estimated earthwork quantities are approximately 3,242 cubic yards of cut and 3,212 cubic yards of fill, resulting in a net balance of about 30 cubic yards of cut. It's anticipated that the grading will be balanced on site without requiring any import or export of earthen materials. The total disturbance area is estimated at 115,264 square feet (2.64 acres). The proposed grading does not exceed thresholds for major grading per Article 438 of the Washoe County Development Code.

Lighting:

No new lighting is proposed as part of this special use permit. Facility operations, including aircraft flights, energetics activities, and drone testing, are planned to occur during daylight hours. Existing lighting on the site is considered adequate to support these activities.

Future Planning:

Following the initial startup of the facility, future expansion of operations is anticipated but the applicant states they have not been fully defined. Any enlargement of the facility to

Iveson Ranch Future Overall Concept Plan



Iveson Ranch Future Concept Plan (Main Area)



Iveson Ranch Future Concept Plan (Flight Ops Area)

Private Airstrip:

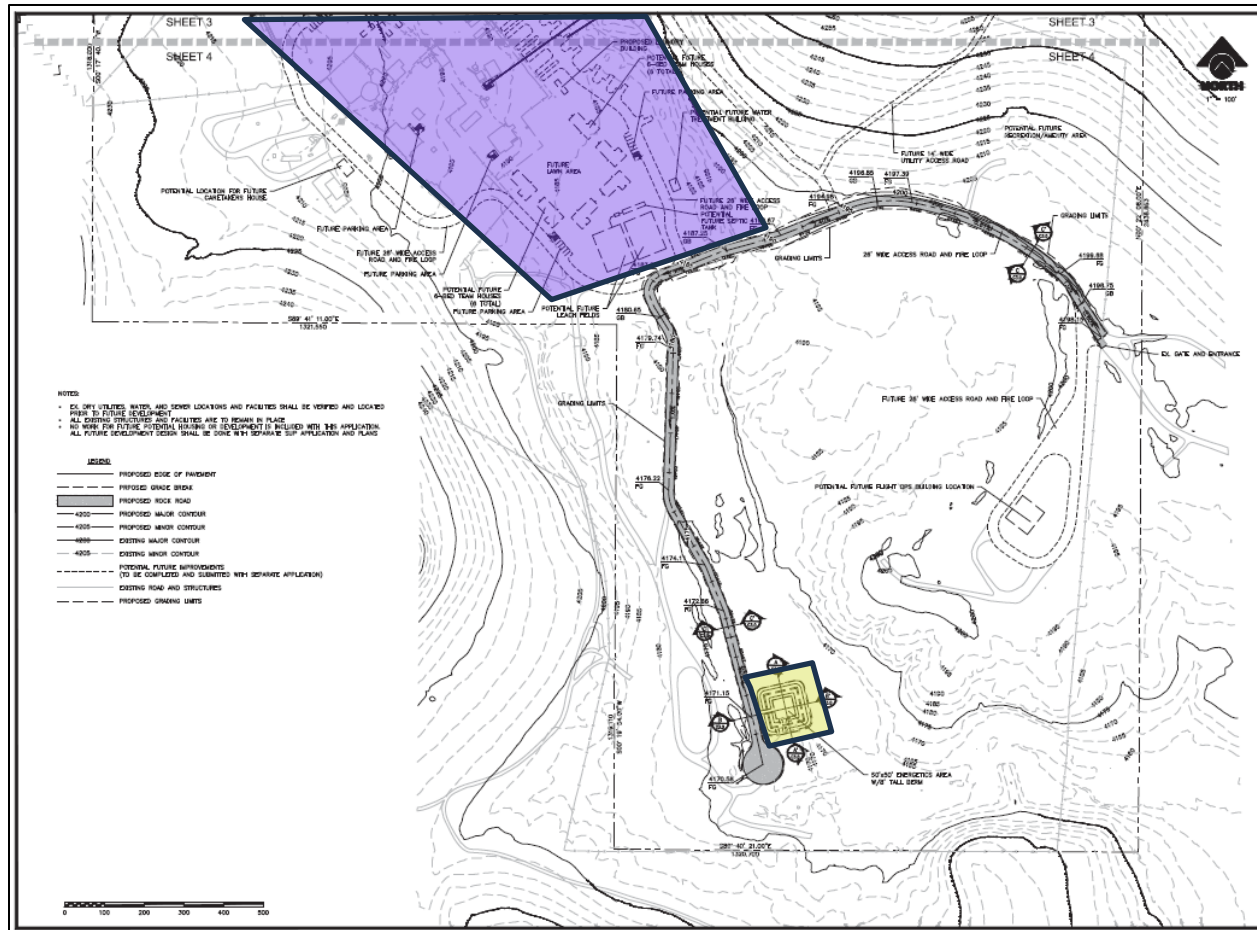
The property contains an existing airstrip located at the northern end of APN 066-030-05. Under Washoe County Code and the High Desert Planning Area Modifiers, the use is classified as "private airstrips and glider ports," which requires approval of a special use permit (SUP). Approximately two-thirds of the airstrip lies within APN 066-030-05, while

the remaining one-third extends onto adjacent Bureau of Land Management (BLM) property. The applicant reports that discussions with BLM are underway to secure the necessary approvals for continued use. Because the airstrip crosses both private and federal land, certain standards in Section 110.306.50(a), including the requirement for 300-feet of separation from any exterior property line and the requirement for a 65-decibel Ldn limit as measured at the property line, cannot be met due to parcel configuration. The applicant is therefore requesting relief from these standards in accordance with WCC 110.810.20(e), and staff is supportive of the request given the site's remote location. The applicant is also requesting relief from Section 110.306.50(c), which requires a vehicle parking space for every aircraft which is stored. Staff is supportive of this waiver.

The airstrip was improved in the mid-2010s, and as mentioned earlier, extends partially into the BLM parcel APN 066-030-48. The BLM has indicated to the applicant's representative that they have no objection to the existing airstrip or its use, and no conflicts are anticipated since the adjoining BLM land is open space. The property owner intends to rely on the airstrip for transporting personnel and materials, with an estimated 75% of site access occurring by air rather than by road. The applicant is coordinating with the BLM Black Rock Field Office to formalize legal use of this portion through either a lease or acquisition. The applicant will be required to provide the County with written approval from the BLM for use of the airstrip prior to utilizing the airstrip.

General Industrial-Heavy

The proposed use of the property also involves energetics. This term is commonly used within the aerospace industry to encompass materials such as pyrotechnics, propellants (gunpowder and fireworks), and explosives used in applications such as mining and construction. For this project, the property owner is proposing the storage and use of small quantities necessary for limited testing, with a focus on innovative scientific and engineering research. Testing of these materials will occur within a fixed, designated area of the site, located away from other activities and inhabited portions of the property. The energetics location is highlighted in the map below with the energetics location in yellow, and the ranch area in blue:



All activities will be conducted in compliance with applicable local, state, and federal regulations. The Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) regulates multiple aspects of energetics, including required separation distances from housing and occupied areas. All testing at the Ranch will meet or exceed ATF standards. The use of energetics, including explosives, is permitted within the General Rural (GR) regulatory zone of the High Desert Planning Area as a heavy industrial use, subject to approval of a special use permit (SUP). This allowance is provided under the High Desert Planning Area General Rural Regulatory Zone Area Modifier (WCC section 110.206.10(b)(4)).

Energetics Testing:

The proposed activities at Iveson Ranch focus on small scale scientific and engineering efforts. The applicant states that all handling and testing of energetic materials will be conducted by qualified energetics industry subject matter experts and limited to controlled, small scale applications. The image below provides a list of explosive materials that the applicant will be allowed to use onsite. All of these explosive materials listed are typically used in this type of testing, are well documented, and widely recognized as industry standards.

TABLE 1: LIST OF ENERGETIC MATERIAL ON SITE

List of Energetic Material		
<i>CAS #</i>	<i>Explosive</i>	<i>Expected Applications</i>
121-82-4	RDX	Composition C-4, A5
118-96-7	TNT	Hexolite, Pentolite
78-11-5	PETN	Detasheet, Blasting Caps, Detonating Cord
2691-41-0	HMX	NONEL, PBX 9501
7790-98-9	AP	Hobby Rocket Motors

The application also included a list of explosives and included URL links to the Safety Data Sheets (SDSs). While the specific vendor or product may vary depending on availability at the time of procurement, these SDSs are considered indicative of the materials that will be received and utilized onsite.

TABLE 2: SAMPLE SAFETY DATA SHEETS

Safety Data Sheets (SDS)	
<i>Item</i>	<i>Link</i>
Detasheet	https://docs.fortordcleanup.com/ar_pdfs/AR-OE-0297B/Appendix_I_MSDS/MSDS.pdf
Hobby Rocket Motor	https://www.apogeerockets.com/downloads/MSDS/Aerotech/Motors.pdf
Composition C-4	https://swordenergetics.com/wp-content/uploads/2025/05/M112-Demolition-Block-Composition-C-4-SDS.pdf
TNT	https://swordenergetics.com/wp-content/uploads/2025/05/SWORD-Energetics-TNT-MSDS-1.pdf
RDX	https://swordenergetics.com/wp-content/uploads/2025/05/SWORD-Energetics-RDX-MSDS.pdf
Detonating Cord	https://www.dynonobel.com/siteassets/product-hub/safety-data-sheets/1121-det-cord-special.pdf
Pentolite	https://www.dynonobel.com/siteassets/product-hub/safety-data-sheets/1108-cast-booster.pdf
NONEL	https://www.dynonobel.com/siteassets/product-hub/safety-data-sheets/1124-nonel-lead-line.pdf
Blasting Cap	https://www.dynonobel.com/siteassets/product-hub/safety-data-sheets/1122-detonators-nonel-11.pdf

Energetic material testing anticipated at Iveson Ranch will typically involve quantities of approximately ten pounds per test, depending on the specific objectives and desired outcomes. Testing activities consist of the controlled initiation of small amounts of energetic material to evaluate key performance metrics, including energy output and reaction behavior. These assessments are conducted to determine the safety, reliability, and effectiveness of the materials and associated devices. All testing occurs within a secure range and is remotely operated to ensure personnel safety. Materials must be carefully contained and managed to prevent unintended impacts beyond the designated test area.

Hazardous Materials SUP and Noticing

A hazardous materials SUP is required based on the type of materials being stored and used on the property. NRS 278.147 provides that the use and storage of explosives and certain hazardous materials (as defined in NRS Chapter 459 and NAC 459.9533) require a hazardous materials SUP issued by the applicable governing body of the County. As a result, this special use permit must be heard by the Planning Commission and the Planning Commission's decision will be forwarded to the Board of County Commissioners (BCC). The BCC is the entity that takes final action on the hazardous materials SUP.

As part of the hazardous materials special use permit, longer noticing periods, additional noticing and consultation was required, to include:

- Noticing by mail at least thirty (30) days before the meeting in accordance with WCC 110.810.42(c)(1).
- Noticing in a newspaper of general circulation published at least thirty (30) days before the Planning Commission's scheduled public hearing on the special use permit.

The following agencies were also noticed as is required by WCC 110.810.42(c) and NRS 278.147(2)(a)(6-9).

- The members of the Gerlach/Empire citizens advisory board.
- Kelly Thomas, The Nevada Division of Environmental Protection of the Nevada State Department of Conservation and Natural Resources.
- Albert Ruiz and Nicole Hoekstra of the Nevada State Fire Marshal Division.
- Marc Stewart, Industrial Hygiene Supervisor with the Division of Industrial Relations of the Nevada State Department of Business and Industry.
- Nicholas Lafronz, Safety Manager with the Division of Industrial Relations of the Nevada State Department of Business and Industry.

The following agencies were consulted as is required by WCC 110.810.42(b)(3) and NRS 278.147(4)(a)(1-6).

- Kelly Thomas, The Nevada Division of Environmental Protection of the Nevada State Department of Conservation and Natural Resources.
- Albert Ruiz and Nicole Hoekstra of the Nevada State Fire Marshal Division.
- Marc Stewart, Industrial Hygiene Supervisor with the Division of Industrial Relations of the Nevada State Department of Business and Industry.
- Nicholas Lafronz, Safety Manager with the Division of Industrial Relations of the Nevada State Department of Business and Industry.
- And the governing body of any city or county that may be affected by the issuance of the special use permit. In this instance, notice was sent through Jan Galassini – the County Clerk.

Comments were received from the State Fire Marshal's division indicating the need for a hazardous materials permit. Additionally, the State Fire Marshal's Division indicated that since the use is not on State property, the review and approval would fall to the local jurisdiction. No comments or conditions were received from Washoe County Emergency Management and Homeland Security, or the Division of Industrial Relations of the Nevada State Department of Business and Industry.

NDEP responded with comments stating that the Iveson facility will not fall under the Chemical Accident Prevention Program (CAPP), because the ammonium perchlorate maximum intended inventory is stated to be 1,000 lbs. which is lower than the threshold quantity of 7,500 lbs; and because the facility will not be manufacturing explosives for sale. NDEP did not provide any conditions of approval.

ATF Explosive Licensing:

The Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) issues explosive licenses. The ATF specifically regulates storage, recordkeeping, and storage notifications in association with explosive licenses.

Storage: The ATF ensures that the licensee is storing explosives in the correction magazine (storage container) based on the classification of explosives they will be utilizing. A table of distance is also utilized that shows the reviewers how much explosives a licensee wants to store, and the required distance they need to be from inhabited buildings, public highways, and passenger railways.

Record Keeping: The ATF requires explosive licensees and permittees to keep permanent records of the acquisition, disposition, and inventory of explosive materials. The ATF utilizes the records kept by the licensee to conduct explosive inspections to verify that all products are accounted for, that nothing is missing, and that the licensee did not go over the storage limit.

Storage Notifications: The ATF requires any person who stores explosive materials to notify the authority having jurisdiction for fire safety in the locality in which the explosive materials are stored. Notification must include the type, magazine capacity, and location of each site where such explosive materials are stored.

The ATF provided a response that they have inspected the locations that Iveson Ranch is proposing to store explosive materials, and that the storage on site is acceptable for the explosives they wish to store. The licensee has already been informed of the maximum amount of explosives that can be stored and where the magazines are located.

Outdoor Storage:

Site operations will require the storage of materials, trailers, and storage containers for periods exceeding the 72-hour threshold that defines “outdoor storage” under Washoe County Code section 110.306.35. Therefore, the applicant is requesting the allowance of outdoor storage through this special use permit and to vary the outdoor storage standards as part of this application. The “materials” proposed to be stored in these outdoor storage areas include the following:

- Trailers (semi, camper flatbed, cargo and similar);
- Cargo containers (empty and for storage of tools, materials and supplies for the site);
- Building materials;
- Fleet vehicles that are used less frequently;
- Fire safety vehicles or related equipment for use on-site; and similar items.

Regularly used company/fleet vehicles will park around the site where most convenient for use when employees are at the site. The applicant states that **no energetics will be stored in the outdoor storage areas**. Energetics storage will occur in an appropriately secure cargo container(s) in the energetics area within the magazine.

The project site plan includes and identifies the areas where outdoor storage is anticipated to occur.



Given the remote location of the property, screening of these storage areas is not considered necessary. Therefore, the applicant is requesting that screening requirements for outdoor storage be waived under this special use permit. Staff is supportive of this modification.

Safety Response on Site

All activities at Iveson Ranch will be carried out by qualified professionals with expertise in their respective fields. The applicant contends that BRDR Properties, LLC. maintains comprehensive emergency response plans and coordinates regularly with local fire, law enforcement, and emergency management agencies to ensure preparedness. On-site fire response resources currently include two 4,000-gallon water trucks equipped with aft spray bars (one featuring a high-pressure water cannon with 360-degree coverage), three utility terrain vehicles (UTVs) outfitted with 80-gallon QTAC fire skids, and multiple sets of wildfire hand tools, personal protective equipment (PPE), and handheld fire extinguishers.

Article 410 – Parking and Loading Modification

The applicant is requesting a modification to parking standards found in WCC 110.410.10(d) to eliminate the requirement of one parking space per employee during peak employment shift for the General Industrial- Heavy use type. The remoteness of the site and the availability of the on-site airstrip indicates that many of the employees travelling to and from the site will transit by plane, rather than by car, and typical parking ratios will not be in use. It is anticipated that up to 10-15 people may be at the site working during peak shifts, with 75% or more arriving by aircraft. Those not arriving by aircraft would drive to the site with 2-4 people or more per vehicle. Company vehicles would transport workers to and from the airstrip, different parts of the site, and excursions to Gerlach or other locations. For the instances where parking is necessary, the applicant is proposing the continued use of ample, undeveloped areas around the site that have historically been used for parking vehicles.

The applicant is also requesting approval to use graded, graveled, decomposed granite, or other all-weather pervious surfaces in place of asphalt or concrete. The applicant states that this approach is consistent with existing access conditions, as pavement on County

Road 34 ends approximately four miles south of the site. Based on the submittal, the parking standards found in WCC 110.410.25 (c-g) may be considered excessive, and as a result staff is supportive of this modification.

Article 412 – Landscaping Modification

The applicant is requesting a modification to the landscaping standards found in WCC Article 412 to eliminate minimum landscaping requirements, which includes the standards found in WCC 110.412.45 for Industrial and Agricultural Use Types. The project as proposed provides no landscaping plans. The site is in a remote, high desert environment consisting of sage brush and other native, low-level vegetation, with trees only along riparian corridors and strategically planted around inhabited areas for shade and wind buffering. Landscaping requirements as set forth in Article 412 would not be appropriate for the entirety of the project site due to the character of the property and its remoteness. The site is surrounded on all sides by Bureau of Land Management land with a few larger acreage parcels to the northeast of the project site, across CR 34. The closest residential structure is ±1.3 miles from the Iveson Ranch property line.

Staff is supportive of this request to eliminate minimum landscaping standards due to the remoteness of the location, and the limited use of the location by the residents. However, any disturbance to undeveloped portions of a site will need to be mitigated. The applicant is proposing reseeding areas that will not have vehicular travel or operations with native vegetation, but a reseeding plan has not been provided. Staff will require that for reseeding, the applicant apply the standards found in WCC 110.412.67 Revegetation.

Formal Request on Conditions of Approval:

The applicant submitted a memo on October 22, 2025 to formally request that they be allowed to operate while working through the conditions of approval and that a period of one year be provided for such operations to occur while addressing all conditions.

Staff did not support this request. Washoe County's standard practice is to require all conditions of approval be satisfied before a business begins operation, or specific aspects of a new use come into operation. This practice is the primary and most effective mechanism the County has to ensure compliance from an applicant because revocation of a business license is a very difficult and long process. Allowing operations prior to completion of the conditions of approval substantially reduces enforceability and increases risk to public health, safety, and welfare.

This information was shared with the applicant and as a result a new memo was submitted by the applicant on November 5, 2025, which has replaced the previous request. The November 5, 2025, request is for segmentation of the different uses which the applicants describe as: (1) energetics, (2) airstrip, and (3) housing. Staff is supportive of this request.

In reviewing the memo submitted, Northern Nevada Public Health, Environmental Services provided comments and requirements based on what is being asked. If a business license is required to operate, the following must be provided and be completed in order for NNPH to approve any business license at this location for the proposed activities.

1. If a business license is required, the Health Department (NNPH) is required to have a commercial septic system approved by the State of Nevada, Bureau of Water Pollution Control.

- a. This is a standard requirement for any facility that was previously a residence and will now be used for ANY commercial use. Or any existing commercial building that either changes ownership, proposed new construction, requests a new or change in business license, changes in operations, or any additional building permit is proposed
 - b. This is required for any proposed business on the site and is not limited to overnight stays, housing, or other limitations.
 - c. If the facility is operating and there are restrooms, then a commercial septic approval is required for NNPH to approve the business license.
2. If the Energetics portion will be under the business license, or allowed to be conducted the following must be addressed due to concerns from NNPH, Washoe County Engineering, and NDEP Bureau of Water Pollution Control:
 - a. The site must install a minimum of 3 monitoring wells down gradient from the “energetics” testing area. This area is currently located in an area where groundwater movement could be contaminated. The purpose of a minimum of 3 monitoring wells is to determine the groundwater gradient, additional monitoring wells may be required, but all monitoring wells must be sampled quarterly once energetics testing has begun. Water monitoring and sampling shall be for all products utilized in the “energetics” testing and known byproducts produced from the energetics testing to ensure there is no offsite contamination or potential contamination to groundwater basins or waters of the US.
3. As part of the SUP and business license approval, the applicant must provide the total number of people who will be at the site per day, if they are staying overnight, the total number of visitors per day, per week, and per month with workers/persons/visitors present. This must be approved through NDEP, Bureau of Safe Drinking Water to determine if a permitted public water system is required in accordance with NAC 445A.

Staff is overall supportive of segmenting the conditions of approval. Reviewing agencies did provide responses and segmented their conditions. Northern Nevada Public Health’s conditions are applicable to all phases and all uses of the proposed project.

Neighborhood Meeting

A neighborhood meeting was conducted on July 28, 2025, via Zoom. There were 4 residents/business owners from the notified area that attended the meeting. A supplemental neighborhood meeting was conducted on August 6, 2025, with one resident attending. The resident who attended the meeting had concerns related to hazardous materials but had no opposition to the proposed project. The neighborhood meeting summary provided by the applicant can be found as Exhibit D.

Master Plan Evaluation

The proposed project aligns with applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 1.

Table 1: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Regional Form & Coordination Principle 2. Utilize land use and transportation decisions to support a healthy economic base.		
RCF 2.4 Promote new industrial land use and zoning where services are available or can be provided in accordance with the regional plan.		The project includes two industrial use types which will need to comply with conditions set forth by emergency services and Northern Nevada Public Health. The applicants will need to meet all requirements outlined by NNPH to ensure adequate service.
NCR Principle 1. Maintain scenic resources within the County.		
NCR 1.2 Maintain dark night skies.		The applicant is not proposing any new lighting. Existing lighting on the site is considered adequate. All lighting, existing or proposed, will be required to meet County lighting standards, which include down shielding.
NCR Principle 2. Coordinate development and conservation goals with State, tribal, and federal agencies.		
NCR 2.2. Work cooperatively with the USFS and the BLM to mitigate impacts of land uses on private land adjacent to or within the National Forest and the public lands.		In accordance with this policy, the project was submitted to both the BLM and the USFS for review. No comments or concerns were received from either agency.
NCR 2.3. Coordinate wildlife protection efforts with NDOW, USFS, USFWS, the Nevada Division of Natural Heritage, Nevada Division of Parks, Washoe County Regional Parks and Open Space		In accordance with this policy, the application was circulated to relevant wildlife and land management agencies for review, including Washoe County Regional Parks and Open Space, the U.S. Forest Service (USFS), U.S. Fish and Wildlife Service (USFWS), Nevada Department of Wildlife (NDOW), and the Nevada Division of Natural Heritage. Conditions were received from Washoe County Regional Parks and Open Space requiring the applicants to consult with NDOW and follow dark sky practices for lighting.
NCR Principal 3. Protect key wildlife and vegetation resources.		
NCR 3.1 Protect key wildlife and fishery habitats; habitats of threatened, endangered, or rare species; key		In accordance with this policy, the application was routed to NDOW, and NDOW requested a condition be placed

migration routes or critical seasonal habitats; and areas important for scientific study.	on the property to mitigate potential impacts on fawning mule deer and antelope in the nearby area. The condition limits when the project can conduct explosive testing in May and June to 3 hours after sunrise, and 2 hours before sunset, and only 50% of the weeks during the month of May and June can be utilized for explosive testing and blasting. Staff will be utilizing the time of 6:00 AM for sunrise, and 8:00 PM for sunset for May and June.
NCR 3.7 Coordinate with NDOW, NDF, and USFWS as necessary when analyzing or permitting management plans, projects, and other land use actions to provide adequate avoidance minimization and mitigation measures to protect wildlife and natural resources within Washoe County.	In accordance with this policy, the application was routed to NDOW, NDF, and USFWS. NDOW did respond and provided a condition of approval.

The proposed project aligns with applicable priority principles & policies for the High Desert planning area, as described in Table 2.

Table 2: Master Plan Conformance with High Desert Priority Principles & Policies

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Conservation of Natural and Cultural Resources Principle 1. Maintain scenic resources within the County.	
Policy 1.2 – Maintain dark night skies.	The applicant is not proposing any new lighting. Existing lighting on the site is considered adequate. All lighting, existing or proposed will be required to meet County lighting standards, which include down shielding.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
BLM - US Fish & Wildlife	X			
BLM - Winnemucca Dist. Office	X			
Environmental Protection	X			
NDF - Endangered Species	X			
NDOW (Wildlife)	X	X	X	Katie Andrie, kmandrie@ndow.org
NV Water Resources	X			
NV Division of State Lands	X			
NV Division of Natural Heritage	X			
Washoe County Building & Safety	X	X		
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Planning & Building Director	X			
Washoe County Risk Management	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
Washoe County Emergency Management Administrator	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio,
TMFPD	X	X	X	Richard Edwards; ; Jen Donohue
Airport Authority	X			

Agency review was also sent to:

- The Nevada Division of Environmental Protection of the Nevada State Department of Conservation and Natural Resources.
- The Nevada State Fire Marshal Division, the Division of Industrial Relations of the Nevada State Department of Business and Industry,
- The governing body of any city or county that may be affected by the issuance of the special use permit. In this instance, consultation was sent through Jan Galassini – the County Clerk.

NDEP responded but provided no conditions of approval. NDEP's response was related to the CAPP program.

The State Fire Marshall's office responded, stating that a hazardous material permit will be required, but that review and enforcement will be deferred to the local agencies, in this case Truckee Meadows Fire Protection District.

The Washoe County Clerk, and the Division of Industrial Relations did not provide a response to the County.

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert planning area.

Staff Comment: The proposed uses are consistent with the goals, policies, and action programs of the Washoe County Master Plan and the High Desert planning area. Most of the commercial/industrial activity will take place on an already developed location within the high desert, lessening overall construction impacts on the area. Since the project is largely going to utilize daylight operations, have no new lighting, and limited traffic, this proposal is limiting new disturbance while still protecting dark skies, visual quality of the region, and with the conditions of approval, respecting local wildlife. Additionally, the GR regulatory zone allows the proposed use types subject to the approval of a special use permit. With the conditions of approval provided by reviewing agencies, the proposed project does not conflict with the relevant maps or policy direction of the Washoe County Master Plan, as further detailed in this staff report.

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The property currently has residential septic but will be required to provide commercial septic plans and water supply plans that are approved by Northern Nevada Public Health. Additionally, Truckee Meadows Fire Protection District is requiring access roads to the site be upgraded to allow easier access for emergency vehicles.

- (c) Site Suitability. That the site is physically suitable for a high technology industrial use type for drone research and testing, a private air strip use type and a general industrial-heavy use type to include explosives testing, hazardous materials use and storage, outdoor storage, and for the intensity of such a development/project.

Staff Comment: The site is an existing developed location that is physically suitable for the proposed high technology industrial use type for drone research and testing. The site contains an existing airstrip and is remote to allow for energetics testing without substantial detriment to other properties.

The site's topography, size, and remoteness are also appropriate for the intensity of the proposed development. Should employee housing be required at a density that exceeds the GR regulatory zoning on the property (1du/40 acres), then a subsequent special use permit will be required.

- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The proposal will not be significantly detrimental to public health, safety, or welfare; will not be injurious to adjacent properties or improvements; and will not negatively affect the character of the surrounding area. The explosives are being regulated by the ATF, a hazardous materials permit will be required by the State Fire Marshals division, and additional fire requirements have been identified by Truckee Meadows Fire Protection District. The applicant states that they will have fire vehicles on site to assist in fire mitigation when necessary. The proposed project has been sent to Washoe County Emergency Management and Homeland Security, NDEP (Department of Conservation and Natural Resources); the State Fire Marshal, the Division of Industrial Relations of the Nevada State Department of Business and Industry, NDOW, Northern Nevada Public Health (NNPH), and Truckee Meadows Fire Protection District. NNPH provided updated conditions requiring a minimum of 3 monitoring wells downgradient from the energetics testing area due to concerns of contaminating groundwater. NNPH noted that additional monitoring wells may be required and that all monitoring wells must be sampled quarterly once energetics testing has begun. Other agencies which had concerns or required conditions to be placed on the proposed project provided staff with conditions of approval that will ensure compatibility and mitigate potential health and safety impacts.

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation in the vicinity of the subject property. This finding is therefore met.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP25-0018 is recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP25-0018 as it relates to the requested special use permit for a high technology industrial use type for drone research and testing and for a private air strip use type for BRDR Properties,

with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.

I further move to recommend approval with conditions to the board of county commissioners of a hazardous materials special use permit for a general industrial – heavy use type to include explosives testing and use and storage of certain hazardous materials in the High Desert planning area, as required by NRS 278.147 and Washoe County Code section 110.810.42 for BRDR Properties, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.42(d).

I further move to vary the development code standard in Table 110.410.10.4 to remove the parking requirements for employees; to waive the requirements of WCC Section 110.410.25 (c-g), Design of Parking Areas; to waive WCC 110.306.50(a) which requires runways be located a minimum of 300 feet from any property line, and to maintain a noise standard of 65 decibels; to waive WCC 110.306.50(c) which requires parking per airplane parked; and to waive landscaping requirements found in WCC 110.412.45.

WCC 110.810.30 & WCC 110.810.42(d) findings:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert planning area;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for a high technology industrial use type for drone research and testing, a private air strip use type and a general industrial – heavy use type to include explosives testing, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.



Conditions of Approval

Special Use Permit Case Number WSUP25-0018

The project approved under Special Use Permit Case Number WSUP25-0018 shall be carried out in accordance with the conditions of approval granted by the Washoe County Planning Commission on November 20, 2025, or granted by the Board of County Commissioners on December 16, 2025, as applicable. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk, Senior Planner, 775.328.3612, cbronczyk@washoecounty.gov

- a. **(Applicable to all uses)** - The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.
- b. **(Applicable to all uses)** - The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. **(Applicable to all uses)** - The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- d. **(Applicable to all uses)** - The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and all applicable building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- e. **(Applicable to all uses)** - A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. **(Applicable to Energetics only)** - Prior to operation of the energetics use, a business license shall be obtained. All conditions of approval associated with the **energetics** use, or **"applicable to all uses"** notation on the conditions of approval shall be satisfied prior to issuance.

- e. **(Applicable to Air Strip only)** - Prior to operation of the air strip use, the business license shall be updated to ensure the air strip use is captured. All conditions of approval associated with the **Air Strip** use, or “**applicable to all uses**” notation on the conditions of approval, shall be satisfied prior to issuance.
- f. **(Applicable to Housing only)** - Prior to operation of the employee housing/housing use, the business license shall be updated to ensure the employee housing/housing use is captured. All conditions of approval associated with the **Housing** use, or “**applicable to all uses**” notification on the conditions of approval shall be satisfied prior to issuance.
- g. **(Applicable to Air Strip only)** - Prior to use of the private air strip, BLM written approval for the airstrip shall be obtained and provided to Washoe County Planning.
- h. **(Applicable to all uses)** - The facility shall be exempted from the parking standard requirements found in the Washoe County Development Code (Chapter 110 of the Washoe County Code (“WCC”)) in section 110.410.25(c-g).
- i. **(Applicable to all uses)** - The project shall be exempted from the landscaping requirements found in WCC section 110.412.45.
- j. **(Applicable to all uses)** - The project shall be exempted from WCC section 110.306.50(a) which regulates decibels within 300 feet of the property line.
- k. **(Applicable to all uses)** - The project shall be exempted from WCC section 110.306.50(c) which regulates parking per aircraft.
- l. **(Applicable to Energetics only)** - There shall be no blasting or explosives during nighttime and crepuscular periods. Blasting and explosive testing may occur from 3 hours after 6:00 AM to 2 hours before 8:00 PM from May 1 through June 30 of each year to protect mule deer and antelope fawning. The blasting schedule shall occur no more than 50% of the weeks during the months of May and June.
- m. **(Applicable to Air Strip only)** - The project will need to meet the standards outlined in WCC section 110.306.50 (b),(d) and (e)
- n. **(Applicable to all uses)** - Any signage on the parcel shall adhere to the applicable requirements of WCC Article 505, *Sign Regulations*.
- o. **(Applicable to all uses)** - As part of the building permit application submittal for the project, a lighting plan showing the location and configuration of all proposed exterior lighting including a detail of any of the following: parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures shall be provided.
- p. **(Applicable to all uses)** - Pursuant to WCC section 110.414.21(a)(1), any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.
- q. **(Applicable to all uses)** - All structures similar in appearance to cargo containers shall be painted in compliance with WCC section 110.306.10(g).
- r. **(Applicable to all uses)** - The following **Operational Conditions** shall be required for the life of the business:

- i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
- ii. Failure to comply with any of the conditions of approval, as they relate to the specific use type, shall render this approval out of conformance and subject to revocation.
- iii. The applicant and any successors shall direct any potential purchaser/operator of the site to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or change in operator. Any subsequent purchaser/operator of the site shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- iv. This special use permit shall remain in effect as long as the applicant complies with all conditions of approval, the business is in operation, and the business maintains all valid business licenses.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

- a. **(Applicable to all uses)** - The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- b. **(Applicable to all uses)** - A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed to be conveyed onto adjacent property.
- c. **(Applicable to Air Strip only)** - Prior to permitted utilization of the airstrip for the project, the applicant shall demonstrate to the County that the use of that portion of the airstrip on BLM land is allowed with or without formal approval and that improvements to the airstrip conform with or are exempt from 43 CFR 1761 as applicable for the BLM determined level of use.
- d. **(Applicable to Air Strip only)** - Prior to permit utilization of the airstrip for the project, the applicant shall submit documentation that the airstrip is in Class G Airspace (uncontrolled) necessitating no formal approval or if it is determined that

the airstrip is not located in Class G Airspace, the applicant shall provide documentation of the required approvals.

- e. **(Applicable to all uses)** - Operations and Maintenance (O&M) Manual: The developer shall submit an O&M manual for use by the Property Owner and any successors, that identifies ongoing and long-term maintenance of infrastructure items including, but not necessarily limited to, private roadways, graded slopes, the airstrip, private storm drainage infrastructure, landscaping, community amenities, retaining walls, rockery walls, and pedestrian sidewalks or pathways for review and approval by the County Engineer prior to the approval of any grading or building permit for this project. The O&M manual shall address inspection frequency, storm intensity triggers for inspection and/or repair, types of equipment to be used for the operation and maintenance of the common open space area improvements, and a site plan that graphically depicts the access points and features that will be owned and maintained by the Property Owner and any successors.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

- f. **(Applicable to all uses)** - A detailed hydrology/hydraulic report, in conformance with the standards included in the Truckee Meadows Regional Drainage Manual, prepared by a professional engineer licensed in the State of Nevada shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates, and flood limits of all 5- and 100-year storm flows impacting onsite and offsite areas and the methods for handling those flows. The report shall include all storm drainpipe and ditch sizing calculations, including a discussion of mitigation measures designed for any impacts on existing offsite drainage facilities and properties. Additionally, any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storms shall be detained on site and attenuated to existing flow rates for discharge to the satisfaction of the County Engineer.
- g. **(Applicable to all uses)** - The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.

Washoe County Water Rights

- 3. The following conditions are requirements of the Water Rights Division, which shall be responsible for determining compliance with these conditions.

Contact Names – Timber Weiss, P.E., 775.954.4626, tweiss@washoecounty.gov

- a. **(Applicable to all uses)** - Several surface and underground water rights are appurtenant to this property; however, these rights are for specific manners of use. All surface water and groundwater used for quasi-municipal, commercial, or industrial purposes on this property shall have valid water rights to do so. Therefore, it is required that the applicant file with the Nevada State Engineer's Office applications to change the manners of use to satisfy the proposed use of water under this project. Approved water right permits must be acquired before any water is used on this property for the proposed uses.
- b. **(Applicable to Energetics only)** - Prior to the approval of the business license for any company operating on this property, the applicant shall submit to Washoe County approved water right permits with appropriate Manners of Use for the activities proposed with this portion of the Special Use Permit.
- c. **(Applicable to Housing only)** - Prior to the approval of any building permit for any housing on this property, the applicant shall submit to Washoe County approved water right permits with appropriate Manners of Use for the activities proposed with this portion of the Special Use Permit.
- d. **(Applicable to Air Strip only)** - Prior to the approval of any building permit for any grading for the air strip on this property, the applicant shall submit to Washoe County approved water right permits with appropriate Manners of Use for the activities proposed with this portion of the Special Use Permit.
- e. **(Applicable to all uses)** - A water plan, approved by the Nevada Division of Environmental Protection, is to be provided to Washoe County prior to the approval of any building permit under this Special Use Permit.

Northern Nevada Public Health

4. The following condition is a requirement of Northern Nevada Public Health, which shall be responsible for determining compliance with this condition. These conditions apply to **all uses and phases** associated with this special use permit.

Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.900.7239, jenglish@nnph.org

- a. The project is on a parcel which is served by onsite wells and onsite sewage disposal systems. Based on the remote location, this property and future development will be on a private water system and onsite sewage disposal system or systems.
- b. This SUP is for a commercial operation. Therefore, the onsite sewage disposal system must be designed and permitted by the State of Nevada.
- c. If the project is approved, all subsequent building plans and permits must be routed to EHS for review and subsequent approval.
- d. Prior to approval of people operating out of this site, the site must have approval from NDEP, Bureau of Water Pollution Control for the commercial use of all the septic systems present on the site. If those cannot be permitted, the facility/site must propose to construct onsite sewage disposal systems that will meet the proposed use. This is a requirement to conduct any operations on this site.
- e. The site must also submit the total proposed number of persons per day to be on the site, the total number of persons who will stay overnight on the site, and the

total number of visitors per day, per week, and per month. This is required to determine if the facility will be required to become a permitted public water system as required in Nevada Administrative Code (NAC) Chapter 445A.

- f. The site must install a minimum of 3 monitoring wells down gradient from the “energetics” testing area. This area is currently located in an area where groundwater movement could be contaminated. The purpose of a minimum of 3 monitoring wells is to determine the groundwater gradient. Additional monitoring wells may be required, but all monitoring wells must be sampled quarterly once energetics testing has begun. Water monitoring and sampling shall be for all products and known byproducts produced from the energetics testing to ensure there is no offsite contamination or potential contamination to groundwater basins or waters of the US.

Truckee Meadows Fire Protection District

5. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

**Contact Name – Jen Donohue, Fire Plans Examiner, 775.447.5780,
jdonohue@tmfpd.us**

- a. **(Applicable to all uses)** This project shall meet and comply with all applicable requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of business license inspection, construction permit, or operations at Iveson Ranch (whichever is earliest) to include infrastructure for fire apparatus access roads and water supply. See <https://tmfpd.us/fire-code/>. Alternative design methods and materials may be submitted in accordance with Chapter 1 of the International Fire Code (IFC). This may include access alternatives, water supply, and support apparatus. Fire code requirements shall be re-evaluated and adjusted as activities and/or on-site staff numbers increase for all uses.
- b. **(Applicable to all uses)** Fire apparatus access roads to all operational areas shall be provided and maintained in accordance with IFC Section 503 and Appendix D. Roads shall be all weather surface capable of supporting the transport of the heaviest/largest fire apparatus as confirmed by an applicant provided geotechnical report in accordance with 2018 IFC, Section 104.7.2. Roads shall be a minimum of 20 feet in width, and the grade shall not exceed 10%. Access roadways shall be void of any significant dips, ditches, or elevation changes that would create an issue for the angle of approach, angle of departure, or travel angle of the tractor and low-boy, and proper culverts shall be located in sections in which the road crosses a potential stream, creek, or riverbed (assuming flash flood flows).
- c. **(Applicable to all uses)** Address signage compliant with TMFPD amendment 505.1 for commercial occupancies shall be provided and maintained. Additional signage identifying all access roads, gates, and facility structures or locations shall be provided and maintained. NFPA 704, DOT placarding, and signage in accordance with NFPA 495 shall be provided and maintained (i.e., energetic materials and fuel storage, etc.).
- d. **(Applicable to all uses)** Provide an approved alternative water supply, to include a fixed supply of water to be used for firefighting purposes for both structural and wildland firefighting purposes.

- e. **(Applicable to all uses)** Provide a Vegetation Management Plan in compliance with the adopted International Wildland Urban Interface Code (IWUIC). The plan shall also include a safety zone for staff and emergency responders to seek shelter in the event of a threatening wildfire. The plan shall illustrate fragmentation and air blast mitigations to include orientation into berms/topography, barricades/walls, and any potential debris capture.
- f. **(Applicable to all uses)** Provide a Fire Protection Plan in accordance with WUI Section 405, to be reviewed and approved by TMFPD. The plan shall include means/methods to comply with the State adopted Wildland Fire Protection Plan (WFPP) for the Washoe Rural area. The plan shall also include details outlining the proffered on-site staff firefighting component as mentioned both in the project narrative (page 13) and during subsequent virtual meetings. Those details shall include but not be limited to the following:
 - i. Applicant provided firefighting personnel shall meet and maintain minimum NWCG qualification, or equivalent and approved by TMFPD.
 - ii. Provide training documentation and drill schedule for on-site staff (extinguishers, range firefighting, evacuation) in accordance with the IFC and NWCG qualifications, or equivalent and approved by TMFPD.
 - iii. Establish a communications plan to include means/methods for interoperability with responding agencies (coordinate with TMFPD and BLM).
 - iv. Applicant provided firefighting equipment shall comply with the most current edition of the NWCG Red Book. An inspection of equipment shall be conducted and approved either by TMFPD or a qualified/certified third party. Where applicable, inspection documentation shall be provided to TMFPD for review and acceptance.
- g. **(Applicable to Energetics and Airstrip)** Complex or major facilities as determined by the fire code official shall have a Fire Protection Report submitted prior to activities and/or operations commencing in accordance with IFC 104.12 (amended).
- h. **(Applicable to Energetics only)** Operational permits in accordance with the adopted International Fire Code shall be required for all explosives and shall comply with the IFC and NFPA for storage and use. Conditions of the operational permit for use shall include but not be limited to providing standby fire protection. The applicant shall provide standby fire protection during scheduled energetic testing sessions. Standby fire protection shall include water for fighting and qualified/trained firefighting personnel. This may be done through one of the following methods:

- applicant provided personnel and equipment (see item f requirements) as approved by TMFPD,
 - a contract for stand by fire protection with TMFPD,
 - by a qualified/certified third party provider. Where a contract for services shall be submitted to TMFPD for review and acceptance.
- i. **(Applicable to Energetics only)** Submit a Hazardous Materials Inventory Statement (HMIS) and Hazardous Materials Management Plan (HMMS) quantifying Net Explosive weight, types, storage method and maximum on site.
- j. **(Applicable to Energetics only)** Records and record keeping of explosives and hazardous materials storage and use including proposed scheduling of energetics testing, weather/ wind criteria, misfire procedures, communications, exclusion zones, and public notification protocols shall be kept in accordance with Chapter 56 of the IFC.
- k. **(Applicable to Energetics only)** Provide a site plan to identify outdoor storage footprints as well as any containers, boxes, trailers and magazine storage. The site plan shall illustrate clear fire lanes with access on all sides needed for firefighting and no stacking that impedes egress/apparatus in accordance with IFC Chapters 3 & 5.
- l. **(Applicable to Airstrip only)** If aircraft fueling is proposed in the future, the applicant shall submit a fueling operations plan, which shall include the fuel storage method on site, spill control procedures, emergency shutoffs procedures and minimum separation from hangar/structures.
- m. **(Applicable to all uses)** Submit a pre-incident plan to include site maps, hazards, water locations, Knox access and shutoffs.
- n. **(Applicable to all uses)** Provide an emergency action plan covering medical evacuation, air medical evacuation landing zone, and coordinated communication with Gerlach resources.

Washoe County Parks and Open Space

6. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Faye-Marie Pekar, Parks Planner, 775.328.3623,
fpekar@washoecounty.gov**

- a. **(Applicable to Energetics only)** - Consistent with the 2008 Regional Open Space and Natural Resource Plan goals, it is recommended that the applicant use best practices for dark sky compliance and minimize night-time lighting as much as possible.
- b. **(Applicable to Energetics only)** - Consistent with the 2008 Regional Open Space and Natural Resource Plan goals, applicant shall consult with Nevada Department of Wildlife (NDOW) for impacts the proposed development may have on protected species in the area.

Nevada State Police

7. The following conditions are requirements of the Nevada State Police, which shall be responsible for determining compliance with these conditions.

Contact Name - Nicole Hoekstra, Business Process Analyst III, 775.684.7526,
nrhoekstra@dps.state.nv.us

- a. **(Applicable to Energetics only)** - The applicants shall obtain a Hazardous Materials Permit. You can find more information and begin the application process at: <https://fire.nv.gov/bureaus/FPL/Hazmat/>

*** End of Conditions ***



Date: November 6, 2025

To: Chris Bronczyk, Senior Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Iveson Ranch WSUP25-0018**
APN 066-030-05

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff have reviewed the above referenced application. The Special Use Permit is for the use of an airstrip and energetics/explosives and is located on approximately 320 acres approximately 20 miles north of Gerlach on State Route 34. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Code and are based upon our review of the site and the application prepared by the applicant. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
2. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed to be conveyed onto adjacent property.
3. Prior to permitted utilization of the airstrip for the project, the applicant shall demonstrate to the County that the use of that portion of the airstrip on BLM land is allowed with or without formal approval and that improvements to the airstrip conform with or are exempt from 43 CFR 1761 as applicable for the BLM determined level of use.
4. Prior to permitted utilization of the airstrip for the project, the applicant shall submit documentation that the airstrip is in Class G Airspace (uncontrolled) necessitating no

WSUP25-0018
EXHIBIT B

formal approval or if it is determined that the airstrip is not located in Class G Airspace, the applicant shall provide documentation of the required approvals.

5. Operations and Maintenance (O&M) Manual: The developer shall submit an O&M manual for use by the Property Owner and any successors, that identifies ongoing and long-term maintenance of infrastructure items including, but not necessarily limited to, private roadways, graded slopes, the airstrip, private storm drainage infrastructure, landscaping, community amenities, retaining walls, rockery walls, and pedestrian sidewalks or pathways for review and approval by the County Engineer prior to the approval of any grading or building permit for this project. The O&M manual shall address inspection frequency, storm intensity triggers for inspection and/or repair, types of equipment to be used for the operation and maintenance of the common open space area improvements, and a site plan that graphically depicts the access points and features that will be owned and maintained by the Property Owner and any successors.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. A detailed hydrology/hydraulic report, in conformance with the standards included in the Truckee Meadows Regional Drainage Manual, prepared by a professional engineer licensed in the State of Nevada shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates, and flood limits of all 5- and 100-year storm flows impacting onsite and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations, including a discussion of and mitigation measure design for any impacts on existing offsite drainage facilities and properties. Additionally, any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storms shall be detained on site and attenuated to existing flow rates for discharge to the satisfaction of the County Engineer.
2. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Conditions:

1. No traffic related conditions.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Katrina Pascual, P.E. (775) 954-4648

Conditions:

1. No utilities related conditions.

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EXHIBIT B



WSUP25-0018 (Iveson SUP) Updated (11/07/25 by Applicant request) TMFPD Conditions of Approval

This project shall meet and comply with all applicable requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of business license inspection, construction permit, or operations at Iveson Ranch (whichever is earliest) to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/> Alternative design methods and materials may be submitted in accordance with Chapter 1 of the International Fire Code (IFC). This may include access alternatives, water supply, and support apparatus. Code requirements will be re-evaluated and adjusted as activities and/or on-site staff numbers increase.

- a. (Applicable to all phases) Fire apparatus access roads to all operational areas shall be provided and maintained in accordance with IFC Section 503 and Appendix D. Roads shall be all weather surface capable of supporting the transport of the heaviest/largest fire apparatus as confirmed by an applicant provided geotechnical report. Roads shall be a minimum of 20 feet in width, and the grade shall not exceed 10%. Access roadways shall be void of any significant dips, ditches, or elevation changes that would create an issue for the angle of approach, angle of departure, or travel angle of the tractor and low-boy, and proper culverts located in sections in which the road crosses a potential stream, creek, or riverbed (assuming flash flood flows).
- b. (Applicable to all phases) Address signage compliant with TMFPD amendment 505.1 for commercial occupancies shall be provided and maintained. Additional signage for all access roads, gates, and facility structures or locations shall be identified. NFPA 704, DOT placarding, and signage in accordance with NFPA 495 shall be provided and maintained (i.e., energetic materials and fuel storage, etc.).
- c. (Applicable to all phases) Provide an approved alternative water supply, to include a fixed supply of water to be used for firefighting purposes for both structural and wildland firefighting purposes.
- d. (Applicable to all phases) Provide a Vegetation Management Plan in compliance with the adopted International Wildland Urban Interface Code (IWUIC). The plan shall also include a safety zone for staff and emergency responders to seek shelter in the event of a threatening wildfire. The plan shall illustrate fragmentation and air blast mitigations to include orientation into berms/topography, barricades/walls, and any potential debris capture.
- e. (Applicable to all phases) Provide a Fire Protection Plan in accordance with WUI Section 405. The plan shall include means/methods to comply with the State adopted Wildland Fire Protection Plan (WFPP) for the Washoe Rural area. The plan shall also include details outlining the proffered on-site staff firefighting component as mentioned both in the project narrative (page 13) and during subsequent virtual meetings. Those details shall include but not be limited to the following:

1. Applicant provided firefighting personnel shall meet and maintain minimum NWCG Qualification or equivalent and approved by TMFPD.
 2. Provide training documentation and drill schedule for on-site staff (extinguishers, range firefighting, evacuation) in accordance with the IFC, NWCG qualifications, or equivalent as approved by TMFPD.
 3. Establish a communications plan to include means/methods for interoperability with responding agencies (coordinate with TMFPD and BLM)
 4. Applicant provided firefighting equipment shall comply with the most current edition of the NWCG Red Book and/or an inspection of equipment shall be conducted and approved either by TMFPD or a qualified/certified third party. Where applicable, inspection documentation shall be provided to TMFPD for review and acceptance.
- f. (Applicable to Energetics and Airstrip- A & B) Complex or major facilities as determined by the fire code official shall have a Fire Protection Report submitted prior to activities and/or operations commencing in accordance with IFC 104.12 (amended).
- g. (Applicable to Energetics -A) Operational permits in accordance with the adopted International Fire Code shall be required for all explosives and shall comply with the IFC and NFPA for storage and use. Conditions of the operational permit for use shall include but not be limited to providing standby fire protection. The applicant shall provide standby fire protection during scheduled energetic testing sessions. Standby fire protection shall include water for fighting and qualified/trained firefighting personnel. This may be done through applicant provided personnel and equipment (see item e), contracted with TMFPD, or by a qualified/certified third party provider. Where applicable, a contract for services shall be submitted to TMFPD for review and acceptance.
- h. (Applicable to Energetics-A) Submit a Hazardous Materials Inventory Statement (HMIS) and Hazardous Materials Management Plan (HMMS) quantifying Net Explosive weight, types, storage method and maximum on site.
- i. (Applicable to Energetics-A) Records and record keeping of storage and use including proposed scheduling, weather/ wind criteria, misfire procedures, communications, exclusion zones, and public notification protocols shall be kept in accordance with Chapter 56 of the IFC.
- j. (Applicable to Energetics-A) Provide a site plan to identify outdoor storage footprints, maintain clear fire lanes and control ignition sources in accordance with IFC Chapters 3 & 5.
- k. (Applicable to Energetics-A) Containers/boxes/trailers must have access on all sides needed for firefighting and no stacking that impedes egress/apparatus.
- l. (Applicable to Airstrip-B) If aircraft fueling is proposed in the future, submit a fueling operations plan, fuel storage method, spill control, emergency shutoffs and separation from hangar/structures.
- m. (Applicable to all phases) Submit a pre-incident plan to include site maps, hazards, water locations, Knox access and shutoffs.

- n. (Applicable to all phases) Provide an emergency action plan covering medical evacuation, air medical evacuation landing zone, and coordinated communication with Gerlach resources.

Jen Donohue

Contract Fire Plans Examiner

Truckee Meadows Fire & Rescue

jdonohue@tmfpd.us | Cell: 775.447-5780

3663 Barron Way, Reno, NV 89511

September 25, 2025

Washoe County Community Services
Planning and Development Division

RE: Iveson SUP; 066-030-05
Special Use Permit; WSUP25-0018

Dear Washoe County Staff:

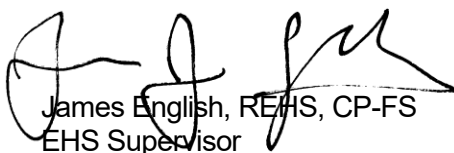
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is on a parcel which is served by onsite wells and onsite sewage disposal systems. Based on the remote location, this property and future development will be on a private water system and onsite sewage disposal system or systems.
- c) Condition #3: This SUP is for a commercial operation. Therefore, the onsite sewage disposal system must be designed and permitted by the State of Nevada.
- d) Condition #4: If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,


James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health

From: [Rubio, Wesley S](#)
To: [Bronczyk, Christopher](#)
Cc: [Donohue, Jen](#); [Lloyd, Trevor](#); [Smith, Dwayne E.](#)
Subject: RE: WSUP25-0018 - Variation to Standard Letter
Date: Thursday, October 30, 2025 2:40:53 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Chris,

NNPH, Environmental Health Services does not agree with the proposed waiver for additional time to meet all conditions.

1. Prior to approval of persons operating out of this site, the site must have approval from NDEP, Bureau of Water Pollution Control for the commercial use of all the septic systems present on the site. If those cannot be permitted the facility/site must propose to construct on site sewage disposal systems that will meet the proposed use. This is a requirement to conduct any operations on this site.
2. The site must also submit the total proposed number of persons per day to be on the site, the total number of persons who will stay overnight on the site, and the total number of visitors per day, the week, and per month. This is required to determine if the facility will be required to become a permitted public water system as required in NAC 445A.
3. The site must install a minimum of 3 monitoring well down gradient from the “energetics” testing area. This area currently located in an area where groundwater movement could be contaminated. The purpose of a minimum of 3 monitoring well is to determine the groundwater gradient, additional monitoring wells may be required, but all monitoring will must be sampled quarterly once energetics testing has begun. Water monitoring and sampling shall be for all products and known byproduct produced from the energetics testing to ensure there is no offsite contamination or potential contamination to groundwater basins or waters of the US.

Please let me know if you have any questions regarding the above.

From: [Rubio, Wesley S](#)
To: [Bronczyk, Christopher](#); [Thomas, Janelle K](#); [Donohue, Jen](#)
Cc: [Evans, Timothy](#); [Lloyd, Trevor](#); [Gustafson, Jennifer](#); [Hickman, Elizabeth](#); [Giesinger, Chad](#)
Subject: RE: Iveson Ranch SUP - Condition Segmentation Request
Date: Friday, November 7, 2025 3:30:32 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
Importance: High

Chris,

NNPH, Environmental Services has reviewed the attached information. I have included the below requirements based on the discussion and what is being asked. If a business license is required to operate, the following must be provided and be completed in order for NNPH to approve any business license at this location for the proposed activities.

1. If a business license is required, the Health Department (NNPH) is required to have a commercial septic system approved by the State of Nevada, Bureau of Water Pollution Control.
 - a. This is a standard requirement for any facility that was previously a residence and will now be used for ANY commercial use. Or any existing commercial building that either changes ownership, proposed new construction, requests a new or change in business license, changes in operations, or any additional building permit is proposed
 - b. This is required for any proposed business on the site and is not limited to overnight stays, housing, or other limitations.
 - c. If the facility is operating and there are restrooms, then a commercial septic approval is required for NNPH to approve the business license.
2. If the Energetics portion will be under the business license, or allowed to be conducted the following must be addressed due to concerns from NNPH, Washoe County Engineering, and NDEP Bureau of Water Pollution Control:
 - a. The site must install a minimum of 3 monitoring wells down gradient from the “energetics” testing area. This area currently located in an area where groundwater movement could be contaminated. The purpose of a minimum of 3 monitoring well is to determine the groundwater gradient, additional monitoring wells may be required, but all monitoring wells must be sampled quarterly once energetics testing has begun. Water monitoring and sampling shall be for all products utilized in the “energetics” testing and known byproducts produced from the energetics testing to ensure there is no offsite

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EXHIBIT B

contamination or potential contamination to groundwater basins or waters of the US.

3. As part of the SUP and business license approval, the applicant must provide the total number of persons who will be at the site per day, if they will be staying overnight, the total number of visitors per day, per week, and per month with workers/persons/visitors present. This must be approved through NDEP, Bureau of Safe Drinking Water to determine if a permitted public water system is required in accordance with NAC 445A.

Please let me know if you need further clarification on what is required. But basically, if a business license is required, then the facility must be in compliance with the above which are the minimum requirements to operate in Washoe County.

Wes



Wesley Rubio
REHS Supervisor
Environmental Health

O: [775-328-2434](tel:775-328-2434)
1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](https://nnph.org) | [!\[\]\(3e2231b1ad3ca8da8658228c00dd08e0_img.jpg\)](#) [!\[\]\(96a82dd1250f57fd139c5f3b80c9d977_img.jpg\)](#) [!\[\]\(3fd2f8db37e12aa5bbcaf4dfbd320f6c_img.jpg\)](#) [!\[\]\(e0326b4151c040481d9d39947d969a7a_img.jpg\)](#) [!\[\]\(6f6ed6fc9826399634bf9176c1715113_img.jpg\)](#)

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Date: October 25, 2025

To: Chris Bronczyk, Senior Planner; Jolene Bertetto, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Special Use Permit Case Number WSUP25-0018 (Iveson SUP)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a special use permit for a General Industrial – Heavy Hazardous Materials, and Private Air Strip use type in the high desert planning area. The proposed application includes outdoor storage, and also includes modifications to standards relating to landscaping, parking, noise, lighting, and paving.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

All - Several surface and underground water rights are appurtenant to this property, however, are for specific manners of use. All surface water and groundwater used for quasi-municipal, commercial, or industrial purposes on this property shall have valid water rights to do so. Therefore, it is required that the applicant file with the Nevada State Engineer's Office applications to change the manners of use to satisfy the proposed use of water under this project. Approved water right permits must be acquired before any water is used on this property for the proposed uses.

Energetics - Prior to the approval of the business license for any company operating on this property, the applicant shall submit to Washoe County approved water right permits with appropriate Manners of Use for the activities proposed with this portion of the Special Use Permit.

Housing - Prior to the approval of any building permit for any housing on this property, the applicant shall submit to Washoe County approved water right permits with appropriate Manners of Use for the activities proposed with this portion of the Special Use Permit.

Air Strip - Prior to the approval of any building permit for any grading for air strip on this property, the applicant shall submit to Washoe County approved water right permits with appropriate Manners of Use for the activities proposed with this portion of the Special Use Permit.

**WSUP25-0018
EXHIBIT B**

All - A water plan, approved by the Nevada Division of Environmental Protection, is to be provided to Washoe County prior to the approval of any building permit under this Special Use Permit.



Date: October 3, 2025

To: Chris Broncznk, Senior Planner and
Jolene Bertetto, Planner

From: Faye-Marie Pekar, Park Planner

Re: Special Use Permit Case Number WSUP25-0018 (Iveson SUP)
APN: 066-030-05

GENERAL COMMENTS

Washoe County Park staff have reviewed the above referenced application. The Amendment of Conditions case is for hearing, discussion, and possible action to approve a Special Use Permit to allow for a General Industrial- Heavy Hazardous Materials, and Private Air Strip use type in the high desert planning area. The proposed application includes outdoor storage, and also includes modifications to standards relating to landscaping, parking, noise, lighting, and paving.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Faye-Marie Pekar, Park Planner. (775) 328-3611

Recommendations Regarding All Applicant Requests:

Open Space and Regional Parks Division recommends the following conditions based upon our review of the site and the application prepared by Gunderson Law:

The Washoe County 2008 Regional Open Space and Natural Resource Management Plan aim to protect the region's natural resources and open space through a series of goals and policies. Under Visual and Scenic Character, Goal 3 states to "Preserve the remaining integrity of our region's dark night sky". Under Biodiversity Support, Goal 1 states to "Protect and re-establish migration corridors."

Given these considerations, the Open Space and Regional Parks Division requires the following conditions of approval:

1. Consistent with the 2008 Regional Open Space and Natural Resource Plan goals, it is recommended that the applicant use best practices for dark sky compliance and minimize night-time lighting as much as possible.
2. Consistent with the 2008 Regional Open Space and Natural Resource Plan goals, applicant shall consult with Nevada Department of Wildlife (NDOW) for impacts the proposed development may have on protected species in the area.

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EXHIBIT B

From: [Hamorski, Kevin J. \(ATF\)](#)
To: [Bronczyk, Christopher](#)
Cc: [Bertetto, Jolene](#)
Subject: RE: Iveson Ranch SUP
Date: Wednesday, October 8, 2025 11:56:01 AM
Attachments: [image001.png](#)

Good afternoon Chris,

When it comes to ATF's Explosive Licenses, we regulate the following information: Storage, Recordkeeping and Storage Notification. I will give a little break down of each of those for you.

Storage: ATF regulates the safe storage of explosive materials. We make sure that the licensee is storing explosives in the correction magazine (storage container) based on the classification of explosives that they will be utilizing. We also utilize a table of distance that shows us based on how much explosives an licensee wants to store the required distance they will need to be from inhabited buildings, public highways and passenger railways.

Record Keeping: ATF require explosives licensees and permittees to keep permanent records of the acquisition, disposition, and inventory of explosive materials. We utilize the records that are kept by the licensee to conduct explosive inspections to verify that all product is accounted for and not missing or they went over the storage limit.

Storage Notification: ATF requires any person who stores explosive materials must notify the authority having jurisdiction for fire safety in the locality in which the explosive materials are being stored. Notification must include the type, magazine capacity, and location of each site where such explosive materials are stored.

As for Iverson Ranch, I have personally inspected the location that they wish to utilize for their proposed activities. The storage they have on site is acceptable for the explosives that they wish to store. The licensee has been informed of the maximum amount of explosives that can be stored based on where the magazines are located. Licensee is aware of all record keeping requirements that they will need to follow. Licensee has also notified the local fire department of intentions on storage of explosives on site.

Any other questions or concerns feel free to reach out to me.

Kevin Hamorski, Industry Operations Investigator
Bureau of Alcohol, Tobacco, Firearms and Explosives
San Francisco Field Division
Reno Satellite Office
Phone: 775-229-2801
Fax: 775-784-5933

WSUP25-0018
EXHIBIT B

From: [COOPER, CLIFFORD E](#)
To: [Bronczyk, Christopher](#)
Subject: WSUP25-0018 (Iveson SUP)
Date: Friday, September 19, 2025 11:51:18 AM
Attachments: [image001.png](#)

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Chris,
AT&T does not have any adverse comments regarding this proposal.
Thanks,

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com

TEXTING and DRIVING...It Can Wait

From: BROOK, SHANNON R <sb2565@att.com>
Sent: Thursday, September 18, 2025 12:47 PM
To: COOPER, CLIFFORD E <cc2132@att.com>
Subject: FW: FSM25001 Mark IV Phase C

For your review.

From: Lisa Warner <lwarnar@cityoffernley.org>
Sent: Thursday, September 18, 2025 10:19 AM
To: Lydia Altick <laltick@cityoffernley.org>; Lisa Warner <lwarnar@cityoffernley.org>; Michele Rambo <mrambo@cityoffernley.org>; Alisa Johansson <ajohansson@cityoffernley.org>; James Umbach <jumbach@cityoffernley.org>; Treston Rodriguez <trerodriguez@cityoffernley.org>; Barry Williams <bwilliams@cityoffernley.org>; Olivia John <ojohn@cityoffernley.org>; Maria Paz Fernandez <mpazfernandez@cityoffernley.org>; Alex Lopez Martinez <almartinez@cityoffernley.org>; Tasha Lowrey <tlowrey@cityoffernley.org>; Chuck Reno <creno@dowl.com>; Charity Birkel <cbirkel@cityoffernley.org>; Jessica Murdock <jmurdock@cityoffernley.org>; Kaitlin Constantine <kconstantine@dowl.com>; Lisa Pruitt <lp Pruitt@dowl.com>; Aaron Wilson <allpointsg grill@gmail.com>;

**WSUP25-0018
EXHIBIT B**

From: [NVSQ Web Mail, BLM NV](#)
To: [Roman, Brandon](#)
Subject: Automatic reply: [EXTERNAL] October Agency Review Memo IV
Date: Friday, October 17, 2025 12:04:07 PM

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Due to the lapse in appropriations, this mailbox is not being monitored. If you are a member of the news media and have questions related to the government shutdown, please reach out to interior_press@ios.doi.gov. We will respond to non-shutdown related queries when appropriations have been enacted.

WSUP25-0018
EXHIBIT B

From: [Huff, Shawn](#)
To: [Bronczyk, Christopher](#)
Subject: Iverson Ranch
Date: Wednesday, September 24, 2025 12:10:37 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Chris,

With regard to this project, building was assigned a review. There is not enough substantive information at this time to perform any building analysis.

- **Applicant / Property Owner:** BRDR Properties, LLC, c/o G. Barton Mowry
- **Location:** 2001 State Route 34, Gerlach, Nevada 89412
- **Assessor's Parcel Number(s):** 066-030-05
- **Parcel Size:** 320 acres
- **Master Plan Category:** Rural
- **Regulatory Zone:** General Rural
- **Area Plan:** High Desert (HD)
- **Development Code:** Authorized in Article 810, Special Use Permits
- **Commission District:** 5 – Commissioner Herman
- **Staff:** Chris Bronczyk, Senior Planner; Jolene Bertetto, Planner
Washoe County Community Services Department
Planning and Building Division
- **Phone:** Chris: 775.328.3612; Jolene: 775.328.6106



Shawn Huff
Building Official/Building Manager | Community Services Department
SHuff@washoecounty.gov | Office: 775.328.2021
1001 E 9th St, Reno, NV 89512

From: [Program, EMS](#)
To: [Bronczyk, Christopher](#)
Cc: [Program, EMS](#)
Subject: FW: September Agency Review Memo II - Special Use Permit Case Number WSUP25-0018 (Iveson SUP)
Date: Wednesday, September 24, 2025 12:37:39 PM
Attachments: [September Agency Review Memo II.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Afternoon,

The EMS Program has reviewed the September Agency Review Memo II - Special Use Permit Case Number WSUP25-0018 (Iveson SUP), and has no concerns or questions at this time based on the information provided.

Thank you



April Miller
Sr. Office Specialist
Population Health Division

O: [775-326-6049](tel:775-326-6049)
1001 E Ninth St. Bldg. B Reno, NV 89512

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From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Thursday, September 18, 2025 12:57 PM
To: Huff, Shawn <SHuff@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Pekar, Faye-Marie <FPekar@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Ertell, Doreen <DErtell@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Rigdon, Kimberly <KRigdon@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>

WSUP25-0018
EXHIBIT B

From: [Roman, Brandon](#)
To: [Bronczyk, Christopher](#)
Subject: FW: September Agency Review Memo II
Date: Monday, September 22, 2025 10:24:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Outlook-A picture .png](#)

Response for you.

From: Albert Ruiz <albert.ruiz@dps.state.nv.us>
Sent: Monday, September 22, 2025 10:07 AM
To: Roman, Brandon <BRoman@washoecounty.gov>
Subject: Re: September Agency Review Memo II

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Roman,

\

will the proposed location be on state property? if not, the review and approval would fall to the local jurisdiction

please advise

thank you

Commencing September 1, 2025, the Nevada State Fire Protection Division will transition to a centralized portal for ALL fire permitting, plan submittals, inspections, and code enforcement. All transactions will be channeled through Tyler Technologies. The move will allow for a paperless fire prevention program that will facilitate easier inspection scheduling and improve data collection. This is a cloud-based system that will provide better flexibility and facilitate transactions online. As with all changes, there will be a learning curve, and we appreciate your patience and understanding during this transition.

From: [Jessica Purcell](#)
To: [Bronczyk, Christopher](#)
Cc: marth@projecteagle.net; [Kelly Thomas](#); [Jeff Kinder](#)
Subject: Iveson Ranch NDEP-CAPP Applicability
Date: Thursday, November 6, 2025 9:05:51 AM

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Good Morning Chris,

NDEP-CAPP staff has reviewed the Washoe County special use permit application and held a phone call with facility representatives to determine applicability to the Chemical Accident Prevention Program (CAPP).

At this time, the Iveson Ranch facility does not fall under the requirements of CAPP because of the following:

- The Ammonium Perchlorate maximum intended inventory was stated to be 1,000 lbs. which is lower than the threshold quantity of 7,500 lbs. as defined in NAC 459.9533.
- NAC 459.95247 defines an explosive manufacturing operation as “a process that involves the manufacture of explosives for sale even if highly hazardous substances are also used in the explosives manufacturing operation. The term includes the manufacture of devices containing explosives and explosive storage sites that are incidental to the manufacture of explosives for sale.” The explosives testing process at the facility does not appear to meet the definition of an explosive manufacturing operation. The explosives are not intended to be manufactured onsite for sale.

If the facility changes their process in the future, they may be subject to the requirements of CAPP. It is the responsibility of the owner or operator of the facility to determine if the process is subject to the program and reach out to us.

Facility representatives are also copied on this email for notification.

Please feel free to call me or Kelly Thomas (CAPP Supervisor, 775-600-3763) if you have any questions.

Thank you,

Jessica Purcell
Staff Engineer | Chemical Accident Prevention Program
Nevada Division of Environmental Protection

WSUP25-0018
EXHIBIT B



Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 4001, Carson City, Nevada 89701
j.purcell@ndep.nv.gov
Office: 775-687-9363 | Mobile: 775-443-7597
[Facebook](#) | [Instagram](#) | [LinkedIn](#)



From: [Nicole Hoekstra](#)
To: [Bronczyk, Christopher](#); [Evans, Timothy](#)
Cc: [Albert Ruiz](#); [Kelly Hutter](#)
Subject: RE: October Agency Review Memo IV
Date: Tuesday, October 21, 2025 8:46:03 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[October Agency Review Memo IV.pdf](#)

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Good morning,

After reviewing this memo, if approved, you will need to obtain a Hazardous Materials Permit. You can find more information and begin the application process at: <https://fire.nv.gov/bureaus/FPL/Hazmat/>.

Also, you may need to be reaching out to our Engineering Bureau – Albert Ruiz to see what, if any extra planning requirements the state has for this project. I have cc'ed him in this email for your convenience.

Thank you!



Nicole Hoekstra

Business Process Analyst III | Bureau Chief – Licensing, Permitting, & Prevention

Department of Public Safety

Nevada State Police | State Fire Marshal Division

107 Jacobsen Way, Carson City, NV 89711

T: 775-684-7526 | C: 775-546-3761 | E: nrhoekstra@dps.state.nv.us

Website: fire.nv.gov

ARSON HOTLINE: 1-844-NV ARSON (682-7766)

From: Roman, Brandon <BRoman@washoecounty.gov>

Sent: Friday, October 17, 2025 12:02 PM

Cc: Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; Hickman,

WSUP25-0018
EXHIBIT B



JOE LOMBARDO
Governor

State of Nevada

DEPARTMENT OF WILDLIFE

1100 Valley Road

Reno, Nevada 89512

Phone (775) 688-1500 • Fax (775) 688-1595

Attachment B

Page 55

ALAN JENNE
Director

JORDAN GOSHERT
Deputy Director

CALEB MCADOO
Deputy Director

MICHAEL SCOTT
Deputy Director

October 21, 2025

Chris Bronczyk
Washoe County Community Services Department
Planning and Building Division
1001 E. 9th St.
Bldg. A
Reno, NV, 89512

Re: Special Use Permit Case Number WSUP25-0018 (Iveson SUP)

Dear Mr. Bronczyk,

The Nevada Department of Wildlife (the "Department") appreciates this opportunity to provide comment on the Special Use Permit for the Iveson Ranch project. As the state agency responsible for the management, conservation, and restoration of Nevada's fish and wildlife resources, the Department provides science-based guidance to ensure development projects avoid, minimize, and mitigate impacts to wildlife and their habitats. Both direct and indirect disturbances from development projects, particularly associated with noise from blasting and use of explosives, can affect wildlife by altering movement and seasonal use patterns, breeding and nesting behavior, and overall demographic rates. Even when a project's physical footprint is relatively small or does not overlap with critical habitat or designated seasonal use areas, indirect and cumulative impacts from ongoing habitat encroachment can still lead to habitat loss, degradation, and fragmentation, resulting in significant long-term effects on wildlife populations.

The Department reviewed the Iveson Ranch project area and determined that it supports mule deer, antelope, and a variety of other wildlife species, including migratory birds, small mammals, and reptiles. To protect mule deer and antelope during the fawning season and conserve associated habitats, the Department recommends the following minimization measures:

Recommendation 1 (Preferred): The Department recommends a stoppage of blasting or explosives from May 1 through June 30 of each year to protect the mule deer and antelope fawning season and associated habitats.

Recommendation 2: The Department recommends a stoppage of blasting or explosives during nighttime and crepuscular periods. Between May 1 through June 30 the Department recommends active hours for blasting from 3 hours after sunrise to 2 hours before sunset year to protect the mule deer and antelope fawning season and associated habitats. The Department also recommends that the blasting schedule is active for no more than 50% of the week through May and June.

WSUP25-0018
EXHIBIT B

The Department appreciates continued coordination on this project and remains available to discuss further. Please do not hesitate to reach out directly to me with any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Katie Andrie".

Katie Andrie
Western Region Supervising Habitat Biologist
Nevada Department of Wildlife
(775) 688-1145
kmandrie@ndow.org

From: [Hamorski, Kevin J. \(ATF\)](#)
To: [Bronczyk, Christopher](#)
Cc: [Bertetto, Jolene](#)
Subject: RE: Iveson Ranch SUP
Date: Wednesday, October 8, 2025 11:56:01 AM
Attachments: [image001.png](#)

Good afternoon Chris,

When it comes to ATF's Explosive Licenses, we regulate the following information: Storage, Recordkeeping and Storage Notification. I will give a little break down of each of those for you.

Storage: ATF regulates the safe storage of explosive materials. We make sure that the licensee is storing explosives in the correction magazine (storage container) based on the classification of explosives that they will be utilizing. We also utilize a table of distance that shows us based on how much explosives an licensee wants to store the required distance they will need to be from inhabited buildings, public highways and passenger railways.

Record Keeping: ATF require explosives licensees and permittees to keep permanent records of the acquisition, disposition, and inventory of explosive materials. We utilize the records that are kept by the licensee to conduct explosive inspections to verify that all product is accounted for and not missing or they went over the storage limit.

Storage Notification: ATF requires any person who stores explosive materials must notify the authority having jurisdiction for fire safety in the locality in which the explosive materials are being stored. Notification must include the type, magazine capacity, and location of each site where such explosive materials are stored.

As for Iverson Ranch, I have personally inspected the location that they wish to utilize for their proposed activities. The storage they have on site is acceptable for the explosives that they wish to store. The licensee has been informed of the maximum amount of explosives that can be stored based on where the magazines are located. Licensee is aware of all record keeping requirements that they will need to follow. Licensee has also notified the local fire department of intentions on storage of explosives on site.

Any other questions or concerns feel free to reach out to me.

Kevin Hamorski, Industry Operations Investigator
Bureau of Alcohol, Tobacco, Firearms and Explosives
San Francisco Field Division
Reno Satellite Office
Phone: 775-229-2801
Fax: 775-784-5933

SUMMARY

Project Name: Iveson Ranch

Meeting Location: Zoom

Meeting Date: July 28, 2025

Virtual Meeting Option Provided: ☒ YES ☐ NO

Hosted By (Name): Catherine Reichenberg

(Company): Gunderson Law Firm

Contact (Email): creichenberg@gundersonlaw.com

(Phone): 7758291222

Public Concerns:

1. What are you doing
2. Are drones going over private property
3. How close is it to owned property/hunting locations
4. How large are the explosives and are they being dropped by drones
5. Will it be loud

Changes Made to Proposal (if applicable):

1. None
- 2.
- 3.
- 4.
- 5.

Any Additional Comments:

Attendees were Catherine Reichenberg and Mike Arth from Iveson. We had noticed the meeting for 5pm. The County noticed it at 5:30pm. We had two meetings: one with Chuck Jeannes and one with a woman named Tina who is the closest neighbor. Received a few comments in emails that individuals had a hard time getting on the call.

Iveson Ranch

Energetics, Airstrip & Outdoor Storage Special Use Permit Application

Prepared for:

BRDR Properties, LLC

Prepared by:



Gunderson
Law Firm

Bowman



CWX ARCHITECTS INC.



September 8, 2025

Amended - November 3, 2025

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PROJECT NARRATIVE

Project Plans and Exhibits

Preliminary Site & Grading Plans Slope Analysis Map **TAB B**

Project Reports

Energetics Exhibit/Document, ATF Email/License Approval, Geotechnical Report,
Preliminary Hydrology Letter **TAB C**

Supplemental Information

Proof of Property Tax Payment, Neighborhood Meeting Summary..... **TAB D**

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Iveson Ranch Energetics & Airstrip SUP			
Project Description: Special Use Permit to allow for an Airstrip and Energetics/explosives) testing, and Outdoor Storage. Additional requests for modification to standards relating to landscaping, parking, noise/lighting and paving.			
Project Address: 2001 State Route 34, Gerlach, Nevada 89412			
Project Area (acres or square feet): 320 acres			
Project Location (with point of reference to major cross streets AND area locator): Approximately 20 (straight line) miles north of Gerlach, west of Mile Marker 24 on State Route 34. Reference Vicinity Map attached.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
066-030-05	320		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: BRDR Properties, LLC, c/o G. Barton Mowry		Name: See Following List of Consultants	
Address: 4785 Caughlin Parkway		Address:	
Reno, NV	Zip: 89519	Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Tom Gallagher	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Property Owner		Name: Catherine Reichenberg, Esq.	
Address:		Address: 3895 Warren Way	
Zip:		Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775-829-1222	Fax:
Email:		Email: creichenberg@gundersonlaw.com	
Cell:	Other:	Cell: 775-722-5587	Other:
Contact Person:		Contact Person: Catherine Reichenberg	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Iveson Ranch

List of Consultants

R. David Snelgrove, AICP
Bowman Consulting Group, Ltd.
1150 Corporate Blvd.
Reno, NV 89502
775-856-7073
dsnelgrove@bowman.com

Thomas H. Gallagher, PE, PLS
6560 S. McCarran Blvd., Suite A
Reno, NV 89509
Office - 775-750-8803
Cell - 775-750-8803
thomashgallagher@outlook.com

Property Owner Affidavit

Applicant Name: BRDR PROPERTIES, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF New York)
COUNTY OF New York)

I, James Parker
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 066-030-05

Printed Name James Parker

Signed JP Parker

Address 2350 Broadway

Ste. 315, New York, NY 10024

Subscribed and sworn to before me this
27th day of August, 2025.

Olivia M. Marine
Notary Public in and for said county and state

My commission expires: 11/17/28

(Notary Stamp)

Olivia M. Marine
Notary Public, State of New York
No. 01MA6196792
Qualified in Nassau County
Certificate Filed in New York County
Commission Expires 11/17/28

*Owner refers to the following: (Please mark appropriate box.)

- ☐ Owner
- ☐ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- ☐ Power of Attorney (Provide copy of Power of Attorney.)
- ☒ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- ☐ Property Agent (Provide copy of record document indicating authority to sign.)
- ☐ Letter from Government Agency with Stewardship

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Requested is a Special Use Permit to allow for the use of a private Airstrip, Hazardous Materials (Energetics - explosives testing), and Outdoor Storage. Additionally, modifications or waivers from certain code sections and requirement is also sought addressing, parking, paving, and landscaping is also sought. Please see project narrative for a more detailed description of the project requests.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Please see project plans and exhibits provided in Tab B with this application package.

3. What is the intended phasing schedule for the construction and completion of the project?

The proposed project requests the allowance for the necessary drone and energetics testing to commence at the site. The property owner/applicant does have vision for an expanded operation, but the expanded plans and information for use above what is currently proposed will be provided in a latter special use permit applicaiton. A copy of the conceptual master plan is provided with this application such that the County can get an ideal of the potential future plans. It should be noted that the conceptual master plan is subject to change and modification as it is still in process.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Iveson Ranch is in a remote location and its topography creates a natural buffer making it a well-suited area. The location provides the necessary separation from other land uses and is compatible with the scale and nature of the proposed activities.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

- Increased private investment in in a historically underdeveloped region of Washoe County
- Creation of employment and contract opportunities within Washoe County
- Spillover benefits to Gerlach from increased use and private investment.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

- Temporary noise associated with of energetics testing and aircraft takeoffs and landings -- Negligible impact due to remoteness. See attached Exhibit 2 containing supplemental information regarding energetics. Airstrip is existing and fully compliant with FAA regulations and applicant has begun work with the BLM to secure necessary land rights in association with the portion of the Airstrip that is located on federal land.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Waivers are requested for landscaping and parking due to the remote hight desert location. No signs or lighting are not proposed to be included in this project with this application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

☐ Yes	☒ No
------------------------------	--

9. Utilities:

a. Sewer Service	existing septic - upgraded system will be provided for improvements
b. Electrical Service	Existing solar and backup generator -system will be upgraded with improvements
c. Telephone Service	STARLINK
d. LPG or Natural Gas Service	LPG
e. Solid Waste Disposal Service	Walker Lake Disposal
f. Cable Television Service	STARLINK
g. Water Service	Well with water storage tank

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #	09463, 11145, 09251	acre-feet per year	54.16 AF
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

Water Rights were transfered with property purchase of 066-030-05 and 066-080-25 name on permits may not have been changed yet by State.

10. Community Services (provided and nearest facility):

a. Fire Station	Gerlach Volunteer Fire Department
b. Health Care Facility	Gerlach Medical Center (250 Short Street) - per web Listing and Careflight
c. Elementary School	Not Applicable
d. Middle School	Not Applicable
e. High School	Not Applicable
f. Parks	Not Applicable
g. Library	Not Applicable
h. Citifare Bus Stop	Not Applicable

Director's Modification of Standards Supplemental Information

(All required information may be separately attached)

1. What modification or deviation are you requesting? **Be specific.**

Modification/waiver of the requirements associated with Landscaping, (Article 412) & Parking (Article 410) standards. Additionally a modification to typical paving standards are requested as part of this application

2. Why is the modification or deviation necessary to the success of the project/development? **Be specific.** Are there any extenuating circumstances or physical conditions on the proposed project/development site?

The property is very remote and rural in nature (surrounded by BLM property) The natural vegetation character of the property and unpaved graded accesses that serve this entire area indicated that typical suburban/urban level landscape, parking and paving requirements are inappropriate and unnecessary for the environment in which the project is proposed.

3. Are you proposing to mitigate the effect of the modification or reduction?

There is not mitigation seen as necessary as we have requested that no landscape be required to conform and match the existing environment in this remote location. Reseeding with native vegetation is proposed in areas that will not have vehicular travel or operations associated with the proposed uses.

4. What section of code are you requesting to modify or deviate? **Be specific.** List the code section and if there are specific requirements for the modification, provide detailed information. For deviation, provide the percentage of the deviation.

Requirements of Article 412 associated with tree and shrub planting and irrigation and associated typical required suburban and urban level treatments are requested to be waived. vehicular travel around the site will be limited and similar to an agricultural type use, which paving of accesses park paved parking spaces would not be required.

5. For Minor Deviation request; list what properties/parcels are affected by the deviation? Explain if there will be any impacts to the affected neighboring properties. (At a minimum, affected property owners are those owners of parcels that immediately abut the location of the proposed minor deviation.)

BLM parcels 066-030-48 surrounds the subject parcel as there are many access roads crossing the BLM property, but no enhanced/artificial landscape treatment that has been applied. Only the use of revegetation techniques, as is proposed for this project are typical with ground disturbance on BLM properties.

Special Use Permits

Washoe County Code (WCC) Chapter 110, Article 810, Special Use Permit, provides a method of reviewing proposed uses as listed in Article 302, Allowed Uses, which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation systems, or public facilities in the vicinity. The Planning Commission, Board of Adjustment, or Hearing Examiner may require conditions of approval necessary to eliminate or minimize, to an acceptable level, any potentially adverse effects of the use. See WCC 110.810, for further information

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

- to be paid on OneNV.us
1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
 - X 2. **Development Application:** A completed Washoe County Development Application form.
 - X 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
 - X 4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
 - X 5. **Neighborhood Meeting:** This project may require a Neighborhood Meeting to be held prior to application submittal. Please contact Washoe County Planning at Planning@washoecounty.gov or by phone at 775-328-6100 to discuss requirements.
 - X 6. **Application Materials:** The completed Special Use Permit Application materials.
 - X 7. **Proposed Site Plan Specifications (Special Use Permit and Stables):**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all existing and proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all existing and proposed easements.
 - d. Show locations of parking, landscaping, signage and lighting.
 - e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - f. Property boundary lines, distances and bearings.
 - g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.

- i. If any portion of the land within the boundary of the development is subject to inundation or water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
- j. Existing and proposed roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
- k. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- l. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- m. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- n. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- o. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- p. Boundary of any wetland areas and/or floodplains within the project site.
- q. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- r. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

X

8. **Site Plan Specifications for Grading:**

- a. Location and limits of all work to be done.
- b. Existing contours and proposed contours.
- c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
- d. Existing draining (natural and man-made) and proposed drainage patterns.
- e. Sufficient elevation data to show the drainage will work as proposed.
- f. Quantities of excavation fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
- g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
- h. Limiting dimensions of cut and fill.
- i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
- j. Cut and fill slopes setback from the property boundary.
- k. Structure setbacks from a slope.

X

- 9. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**

- 9. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are

encouraged to contact Washoe County Engineering and Capital Projects staff prior to preparing a traffic impact report.

10. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.
- a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
- Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
 - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
 - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
 - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
 - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
- b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
11. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
14. **Submission Packets:** Two (2) packets and a flash drive. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** The applicant is required to submit a list of mailing addresses for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).
- (vi) Please be advised that the Washoe County Director of Planning and Building or their designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

Director's Modification

Parking standards may be modified by the Director of Planning and Building per Washoe County Code Chapter 110.410.35 – Modification of Standards

Landscaping standards may be modified by the Director of Planning and Building per Washoe County Code Chapter 110.412.05(d) – Review of Extenuating Circumstances.

Grading standards may be modified by the Director of Planning and Building per Washoe County Code Chapter 110.438.45- Grading of Slopes

Minor Deviation Standards may be granted by the Director of Planning and Building per Washoe County Code Section 110.804.35 – Minor Deviations, for a deviation of less than 10% of the applicable Development Code standards.

Development Application Submittal Requirements

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

to be paid on
OneNV.us

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
- X 2. **Development Application:** A completed Washoe County Development Application form.
- X 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
- X 4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
- X 5. **Application Materials:** The completed Director's Modification Supplemental Information. (You are encouraged to meet with a planner to determine the applicability of individual requirements.)
6. **General Modifications:** Provided a site plan which includes all buildings on the property, location of the modification and any other useful details.

Waiver of
formal parking
requested

- a. **Parking Modifications:** If the modification is for parking, a site plan shall be provided which includes all buildings on the property, all parking areas, stripping plan, handicap parking plan, and number of proposed parking spaces and the proposed surface materials.

Waiver of tree
and shrub
planting
requested

- b. **Landscaping Modifications:** If the request is for a modification of landscaping requirements, landscaping plans of the proposal are required. The landscape plan must include: type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan. The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.

- Location, spacing, size, and genus and/or species of proposed plantings, and identification of existing plants;
- Existing vegetation, natural features, and site improvements on adjoining properties within ten (10) feet of the property line; and
- Plant list which includes the following: quantity of proposed plants; existing plants to remain; number of proposed trees; number of existing trees to be preserved; amount of paved area; and the amount of turf.
- Irrigation Plan Specifications.

- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller;
- Temporary or permanent water irrigation systems;
- Specifications of irrigation equipment identified by manufacturer's name and equipment identification number; and
- An approved backflow prevention device is required on all landscape irrigation systems.

c. **Minor Deviation Plot Plan or Vicinity Map:**

- The location of the proposed deviation;
- Location of adjoining neighboring parcels;
- Location of all existing structures on site;
- Clearly show property lines, streets, easements, and setback measurements from property lines;
- Any other information supporting your request or illustrates the need of the deviation; and
- Signed written consent from owners of all properties affected by deviation (properties abutting the property).

7. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

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Deviation from paving requirement on access roads and site is requested - Justification provided in narrative

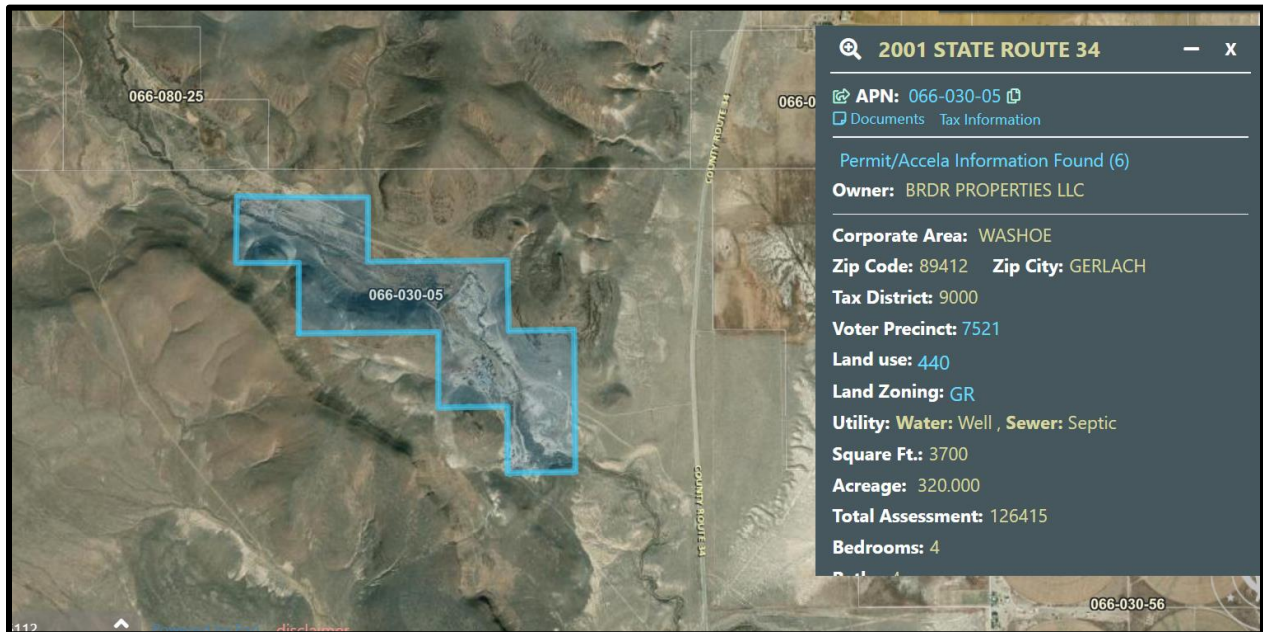
Submitted with SUP application

Tab A

Project Summary

The property owner/applicant (BRDR Properties, LLC) is seeking Special Use Permits (SUPs) and appropriate modifications to certain code standards on a 320-acre parcel known as the Iveson Ranch. The parcel is located approximately 26 miles north of Gerlach, Nevada, west of County Route 34 and is recognized by the Washoe County Assessor's office as APN 066-030-05. Two vicinity maps are provided below showing the subject parcel location. The first shows the subject property location relative to Gerlach, Nevada and the second shows a closer view with County Route 34 and the nearest surrounding uses.





The remotely situated subject property is proposed to be used as a facility for the work of software engineers for the design and testing of drone applications and the testing of energetics (explosives). An existing unpermitted airstrip is located on the property (partially) that is also proposed for official allowance of use by Washoe County.

Part of the testing at the site will include the drone operations and testing along with the energetic testing. Facilities that are proposed and associated with the overall operation of the Iveson Ranch project include an (existing) airstrip with a hanger, energetics testing areas, kitchen/dining hall, offices, outdoor storage areas.

Property Background

The Iveson Ranch/subject property operated previously as a guest/dude ranch offering rooms, RV spaces and tent camping along with other amenities. The inhabited and accommodations portion of the Ranch provides many buildings in an oasis area with large trees for shade and wind shielding. There are sleeping, toilet, shower and cooking facilities that can currently accommodate 20 people on the site as a carryover from the previous use of the site as a guest/due ranch. Surrounding the existing structures and accommodations are large trees similar to what you would find on most remote agricultural properties around living area.

Below is an aerial perspective of the inhabited portion of the Ranch highlighting the existing structures and large rural ranch vegetation around this small portion of the site. The inhabited portion of the site only accounts for 8.5+/- acres (+/-2.6%) of the 320-acre parcel.



The existing airstrip is located to the north of the inhabited portion of the ranch with approximately 2/3 of the airstrip on the Iveson Ranch property and the remaining 1/3 located on BLM property (APN 066-030-48).

Project Purpose & Proposed Uses

The Iveson Ranch parcel was purchased by BRDR Properties, LLC with plans for an appropriately situated/remote facility where drone and energetic testing and research can occur in a wide-open area. The inhabited portion of the site is planned for adaptive reuse to provide offices and accommodations suitable for the researchers and scientists who will come to the Ranch for their drone and energetics testing. The existing airstrip will provide a convenient option for the researchers and scientists to get to the site to do their work.

It is anticipated that up to 10-15 people may be at the Ranch working on research and testing with the predominance arriving by aircraft (estimated to be +/-75%). Those not arriving by aircraft would drive to the site, typically in a carpooled fashion with 2-4 people per vehicle or more. Anticipated periods where research and testing would typically occur is Tuesdays thru Thursdays – 3 day per week where those traveling researchers and testers would be housed at the Iveson Ranch facilities. There are 2-3 ranch workers and employees who would also be at the site 7 days per week. As such, the existing accommodations from the prior use can easily address the proposed needs for the facility. Company vehicles would transport workers to different parts of the site for their testing and research work, transport to and from the airstrip and excursions to Gerlach or other locations.

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Drone development is a rapidly growing field in Nevada and globally. At the Iveson Ranch, engineers will test software on small drones—many the size of a dinner plate—over BRDR's property and adjacent BLM land. Drones are allowed to be flown in Nevada for recreational and commercial use, subject to Federal Aviation Administration (FAA) regulations. Drone operations at Iveson Ranch comply with FAA Part 107 regulations which governs commercial drone use. Drones can fly up to 400 feet in the air without prior authorization nearly everywhere, including over BLM land, unless the area is restricted. The nearest restricted airspace to the Iveson Ranch is more than 100 miles away making this site ideally located for the intended purpose.

Access

Access to the Iveson Ranch site is currently served from CR 34 through a BLM ROW grant to connect to the property on the western edge. Existing access roads are located on the site that travel to and through the inhabited area and to and from the airstrip and other points on the site to the southeast and northwest. Only limited improvement to the site access routes is proposed to the level necessary to meet county fire access standards. No asphalt paving is proposed under this plan due to the remoteness of the site. This is justified and supported by the fact that CR 34 is not asphalted at the point of connection to the site.

A traffic generation letter is provided in Tab C with this application. The trip generation letter was written to look predominately at the potential future build-out of the site that would need additional application review to add necessary housing, water and sewer facilities. Nonetheless this letter explains that the majority of any researchers and scientists that would come to the site will be flown in and the limited amount of traffic that would be generated, even in a possible expanded scenario would be very light and would not trip the requirement for a traffic report.

Grading & Hillside Ordinance Review

A preliminary grading plan and cut and fill map are provided in Tab B with this application package. Proposed grading is limited to the onsite access road accessing the energetics site and the grading (9-foot berms) around the energetics testing area. The estimated amount of cut and fill is 3,242+/- CY and 3,212+/- CY, respectively. The net estimated earthwork is 30+/- CY of cut. The total area of disturbance is estimated to be 115,264 SF (2.64+/- AC). Neither the depth, volume nor area of grading trip the code thresholds for a grading special use permit.

Hillside Ordinance (No Applicability)

A slope analysis map is provided showing the slopes on the entire 320-acre parcel. Looking only at the slope cell breakdown on this map would indicate that the project trips the threshold for a hillside development review. However, the area of proposed improvements and operations is

predominately within the 0% to 15% slope areas. As such, the hillside ordinance does not apply as all other portions of the site will not be disturbed with the proposal project.

Signage

No signage is proposed with this special use permit.

Lighting

No lighting is proposed with this special use permit. The facility's use/operations for aircraft flights, energetics and drone testing is proposed to occur from dawn to dusk and existing lighting is sufficient for those uses.

Future Conceptual Master Plan

After the initial startup of the facility, as requested under this SUP, future growth of the operation is anticipated but not yet fully defined. It is understood that expansion of use of the facility to include additional workers and testing areas on this and other commonly owned properties will necessitate additional housing units and facilities to service an expanded workforce at the site. Any such expansion will require the review and approval of an additional SUP.

The property owner and design team have been actively working on conceptual plans for long run expansion of the site, but those plans are still in process. There is an immediate need to get the proposed drone and energetics testing going on the site and any future expansion is understood to necessitate a following SUP review.

The conceptual site plan shows a number of housing units that is beyond the current code allowed number of employee housing units. The applicant has submitted a development code amendment (DCA) requesting that employee housing in the GR zoned areas of the High Desert Area be allowed to exceed the standard limitation per code (1 DU/40 acres) with review and approval of a SUP. Due to the remoteness of most of the High Desert Area (including this proposed project site), any non-residential operations or agricultural uses could benefit by the allowance requested through the DCA. If the DCA is approved, it is anticipated that the follow-up SUP will request additional employee housing beyond current GR designation allowances.

Provided on the following page is a copy of the current conceptual site plan for the site that shows future anticipated new buildings for employee housing, RV spaces, recreation areas, a water tank and expanded septic system to accommodate additional uses foreseen with future growth of the Iveson Ranch facility.

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The Iveson Ranch location for this facility was chosen due to its remote location and absence of nearby residences. A few larger acreage parcels exist to the northwest of the project site, across CR 34 with the closest residential structure being 1.3+/- miles from the Iveson Ranch property line. The subject parcels are directly surrounded on three sides by extensive Bureau of Land Management (BLM) land.

Project Requests

Requested are special use permits for the following uses or considerations:

- Airstrip;
- Energetics;
- Outdoor Storage

Additionally, variation from code standards or a formal common understanding are sought for the following development-related items:

- Parking (Modification of Standards Request);
- Paving (Waiver Request)
- Landscaping (Director's Modification); and
- Noise (formal common understanding)

Each of the above listed uses or design requirements is discussed below, providing additional information regarding the proposed use, allowance within the code. Legal finding review for each permit or development variation is provided at the end of this project narrative.

Airstrip SUP

The property has an existing airstrip located at the northern end of APN 066-030-05. The use type under the County Code that fits this use is "Non-municipal airstrips and glider ports." This use requires a SUP. The section of code that provides regulatory specifics for non-municipal airstrips is 110.306.50.

The western 2/3 of the existing airstrip is located on APN 006-030-05 and the eastern 1/3 of the airstrip is located on BLM property. Discussions and necessary permitting to formalize the use of the existing airstrip have commenced with the BLM and are ongoing.

An aerial image of the airstrip location relative to the private and BLM properties is provided below. Because the airstrip crosses a private/federal property line, the requirement contained within 100.306.50(a), requiring a 300-foot distance separation and a maximum 65 decibels Ldn cannot be met, solely because of the existing parcel ownership situation relative to this existing

IVESON RANCH ENERGETICS & AIRSTRIP – SPECIAL USE PERMIT**PROJECT NARRATIVE**

airstrip. As such, acknowledged relief from this requirement, due to the site location and existing ownership conditions, is sought with this special use permit. BLM has stated to the applicant's representative that it does not have an issue with the existing airstrip or its use, and given that the BLM land is open space, it does not appear that this provides an issue.

Due to its remote location, BRDR intends to use the existing private airstrip to bring people and materials to the Iveson Ranch. It is expected that +/-75% of the personnel travel to and from the Iveson Ranch will use the airstrip rather than traveling by road.

The airstrip, originally improved by prior owners perhaps sometime in the mid-2010's partially extends into BLM parcel APN 066-030-48. Approximately 1/3 of the existing airstrip is located on the federal land. The property owner/applicant is actively working and coordinating with Jonah Blustain, Field Manager for the BLM Black Rock Field Office, to secure legal use of this land, pursuing both a lease and acquisition of the portion of federal land containing a section of the airstrip.

**Energetics SUP**

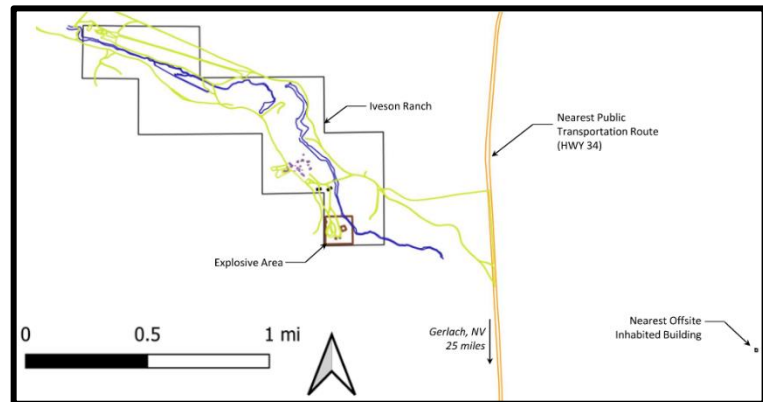
A limited component of BRDR's use of its land involves energetics. Energetics is a common and comprehensive industry term used to more accurately encompass and describe aspects of our project. Put simply, energetics are materials ranging from pyrotechnics and propellants, like gunpowder and fireworks, to explosives used for mining and construction. However, BRDR plans on storing and using only what is required for small-scale testing as the work is focused on small and innovative scientific and engineering endeavors. The small energetics will be tested in a fixed, designated area of the site, away from the other activities and the inhabited area of the site, in compliance with local, state and federal regulations. Below is an exhibit showing the proposed energetics testing location on the Iveson Ranch property. Provided in Tab C with this

PROJECT NARRATIVE

application is an Energetics Exhibit/document that presents information regarding energetics testing, procedures, safety and locations at the site.

The Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) regulates many aspects of energetics, including how close energetic testing can occur to housing and people. All testing at the Iveson Ranch will meet or exceed the ATF's regulations.

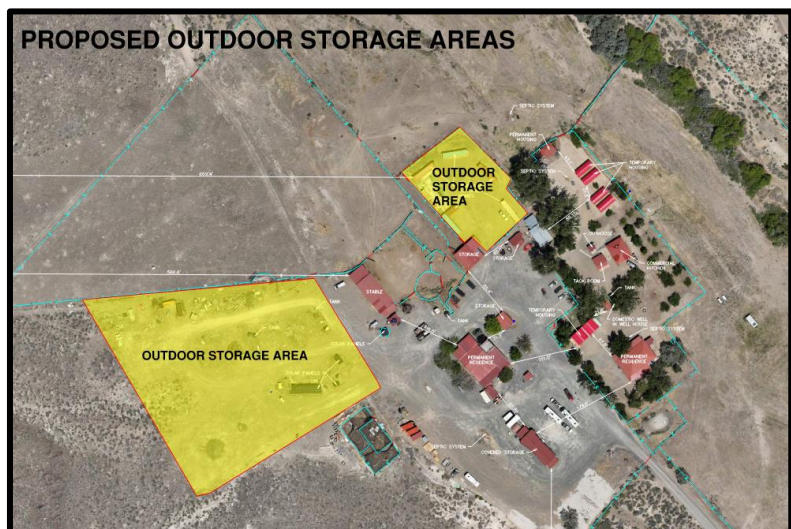
Energetics/the use of explosives is allowed within the GR zone in the High Desert Area as a heavy industrial use with approval of a special use permit. This allowance is provided in the High Desert Area General Rural Regulatory Zone Area Modifier (110.206.10). The proposed use and testing of energetics on the property, pursuant to NRS 278.147.



Outdoor Storage SUP

Operation on the site will necessitate the storage of materials, trailers and storage boxes that will often exceed the 72-hour limitation for consideration as "outdoor storage." As such, the allowance of outdoor storage is requested on the site. Locations of where outdoor storage is likely to occur have been identified on the project site plan sheet included in Tab B with this application.

Due to the remote nature of the site, there is no rational need for screening such areas, as would be typical in a suburban or urban environment. As such, it is requested that all requirements for screening outdoor storage be waived as part of this special use permit. To the right is an aerial image of the proposed outdoor storage areas near the existing



inhabited area of the Iveson Ranch.

Code Variation Requests

Parking (Modification of Standards Request) – a modification of parking standards is allowed under 110.410.35. The remoteness of the site and the availability of the on-site airstrip dictates that much of the employee travel to and from the site will occur by plane, rather than by car. As such, it is not expected that typical parking ratios will be experienced. Additionally, the remote rural nature of this site makes the provision of suburban/urban level and designed parking inappropriate. There are ample areas around the site that have been used for decades for parking vehicles and it is proposed that this use in the current design and condition continue in this use with the proposed project.

Paving (Waiver Request) – Access to the subject property is served through a rural driveway that crosses BLM property (APN 066-030-48) before entering the Iveson Ranch parcel. Due to the remoteness, non-connectivity to any paved roadway and driveway use serving the property, it is requested that paving in and around the facility be provided in a graded, graveled, decomposed granite or other non-pervious all-weather surface rather than asphalt or concrete. The reasonable availability of some materials may be challenging due to the remote location of the site. As such, it is requested that any condition of approval addressing paved surfaces provide flexibility relative to materials that may be used.

This request is justified by the remote nature of the site and the fact that the primary access to the site (CR 34) is not a formally paved roadway. Pavement ends on CR 34 approximately 4 miles south of access to the Iveson Ranch. It would make no sense to require or provide AC or similar non-pervious paving within a site where access is provided in a graded, pervious all-weather surface. A pervious surface will be provided in all required accessible parking spaces, to meet ADA standards.

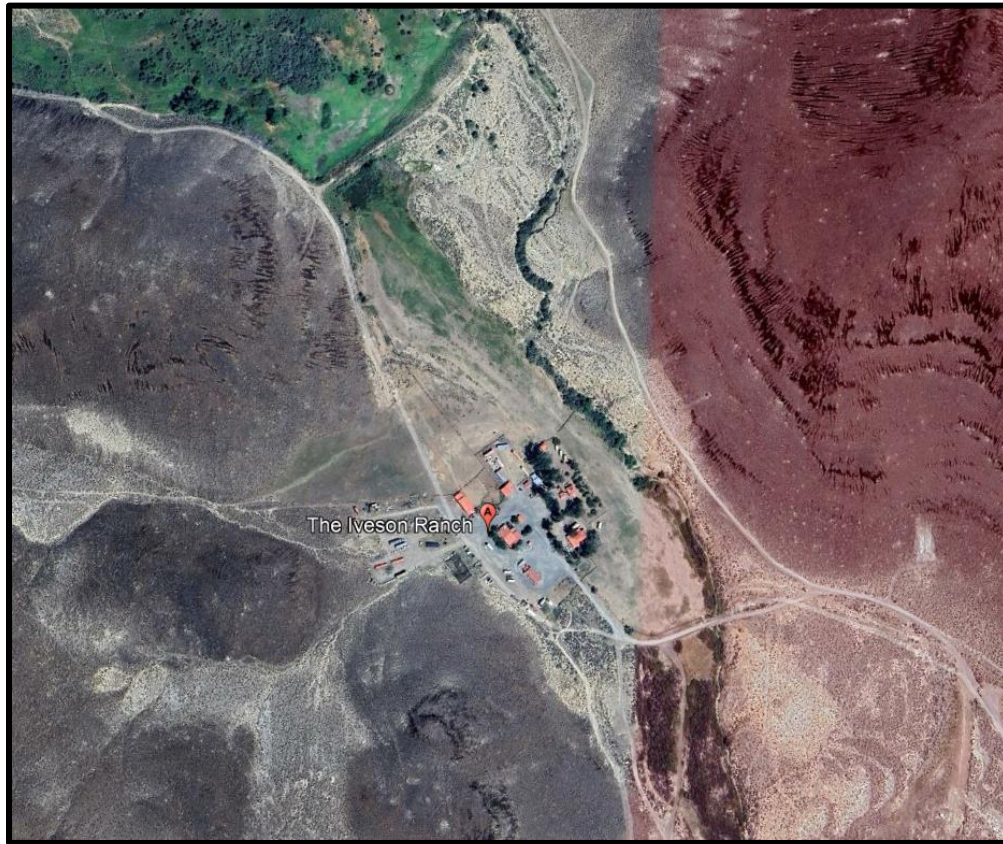
***Pavement's End on CR 34, 4+
Miles South of Project Entry***



***Existing pavement at
material and condition at
access to Iveson Ranch
from CR 34***

Landscaping (Director's Modification) – A director's modification of standards relative to landscaping is requested per allowances set forth in 110.412.05(d). It is requested that all requirements of Article 412 (Landscaping) be waived for this SUP request based on property location, remoteness and surrounding vegetation character and limited nature of improvements proposed.

The area in which this project site is located is a remote, high desert area and that is characterized by natural/native vegetation that would be typical in this environment. In such climates and/or sparsely populated rural and agricultural areas, it is typical to only see trees in riparian areas or strategically planted around inhabited areas for shade and wind buffering. Shrubs consist of sage brush and other natural low-level vegetation and to incorporate ornamental plantings for the purpose of meeting code language would not be responsive to the project area. Following is an aerial view of the property where it is clear that trees only exist in the areas noted previously in this paragraph and within irrigates areas of the surrounding land.



The landscape requirements of the Washoe County Development Codes have been written primarily for suburban and high rural level development areas. Such requirements, while understood and well-intended, present a rigid and unnecessary pallet and placement requirement for the truly rural areas. The level of improvements proposed with this special use permit, consisting of access road improvements, berms and grading for the energetics area and the allowance of the use of the existing airstrip are not meritorious of any landscape treatment.

Noise (Formal Common Understanding) – The existing Iveson Ranch Airstrip is located partially on a private parcel (066-030-05) and a BLM parcel (066-030-48). Additionally, the energetics area will have isolated noises that will exceed thresholds (on individual instances) identified, but it is not expected that the average noise level would exceed the code threshold. While it not anticipated that either use will exceed the Day-Night Average Sound Level (Ldn) identified in code, it is understood that individual instances will surpass the decibel level and we request that it be clearly noted that noise-related restrictions as associated with the proposed uses be waived due to the remote nature of the site. Due to the potential for misinterpretation of the requirements of the noise ordinance requirements and thresholds, it is requested that the uses proposed are formally identified as meeting the ordinance requirements.

Safety and Emergency Response

All activities at Iveson Ranch will be conducted by experts in their fields. BRDR maintains emergency response plans and coordinates regularly with local fire, police, and emergency management agencies. BRDR has engaged with Becky Kling (State Fire Marshal), Dale Way (Deputy Fire Chief, Truckee Meadows Fire & Rescue), and Russell Bierle (former head of the Gerlach Fire Department) to ensure safety standards are met. Recognizing the current volunteer status of the Gerlach Fire Department, BRDR has offered support to help maintain its equipment and readiness, benefiting both the Iveson Ranch and the surrounding community.

In addition, BRDR currently has two 4000-gallon water trucks with aft spray bars, one of which has a high-pressure water cannon with approximately 360 degrees of coverage, three UTVs with 80-gallon QTAC fire skids, and multiple sets of wildfire hand tools, PPE and handheld fire extinguishers on site.

Environmental and Community Stewardship

Environmental protection is a core value at BRDR. Environmental testing will be conducted regularly to ensure operations remain within applicable standards. Energetics testing will be restricted to business hours and will comply with Washoe County noise ordinances. In addition, the Iveson Ranch will provide ample employment opportunities in many disciplines and will bring resources to Gerlach and the rest of Washoe County.

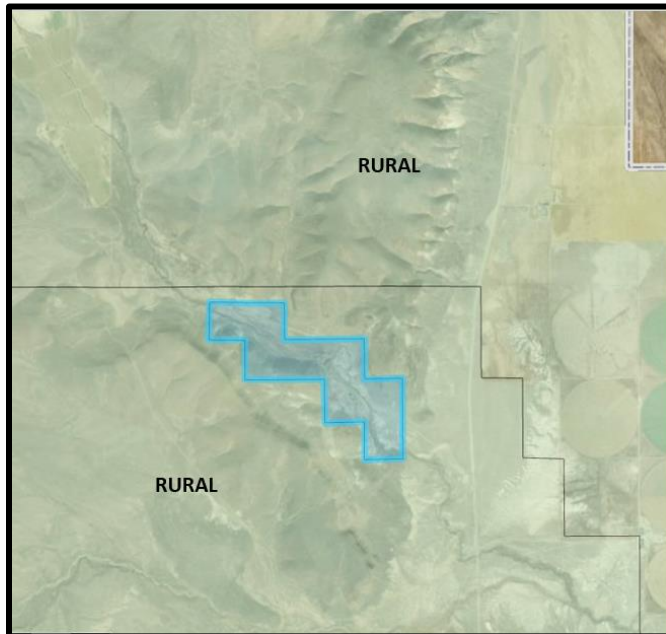
The applicant has met with NDOW (Katie Andriele) who said that NDOW will not have jurisdiction over this private land development as there is no subdivision proposed. Additionally, Ms. Andriele noted that any suggested conditions that NDOW may provide through any preliminary plan review would be advisory only and not required.

Neighborhood Meeting

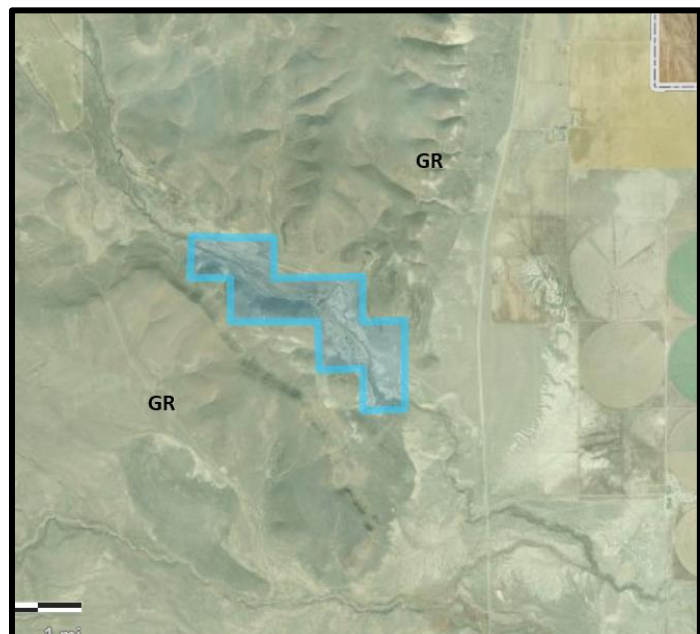
A neighborhood meeting was conducted on July 28, 2025, via Zoom. There were 4 residents/business owners from the notified area that attended the meeting. The comments concerning the application were supportive. A supplemental neighborhood meeting was conducted on August 6, 2025, with one resident attending. Again, the comments were supportive and generally curious. Video and documentation concerning the neighborhood meeting have been uploaded on the HUD website.

Master Plan and Zoning Conformance

The subject property is master planned Rural and zoned General Rural (GR). The uses that are proposed under this special use permit application are all allowed under standard zoning code or through the High Desert Area with the approval of a special use permit. Images of the Existing Master Plan and Existing Zoning of the subject property and surrounding area are provided below.



Existing Master Plan Exhibit



Existing Zoning Exhibit

Legal Findings Review

Washoe County Special Use Permit Legal Findings

Section 110.810.30 Findings. Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

- (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

The proposed uses fit withing the General Rural designation as defined in the Washoe County Development Code and expanded in definition and allowances under Article 208.

- (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

The proposed improvement to use the site for drone testing, energetics and allowance of the use of the existing airstrip will not create significant increases to the need for these infrastructure and utilities. The proposed occupancy on the site is similar to the prior use as a guest/dude ranch and appropriate and necessary safety precautions will be taken in the areas of the energetics, as described in the Energetics Exhibit in Tab B of this application package.

- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

The remote location of the proposed site makes it ideal for the proposed use.

- (d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

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All activities at Iveson Ranch will be conducted by experts in their fields. BRDR maintains emergency response plans, vehicles and tools and coordinates regularly with local fire, police, and emergency management agencies. BRDR has engaged with Becky Kling (State Fire Marshal), Dale Way (Deputy Fire Chief, Truckee Meadows Fire & Rescue), and Russell Bierle (former head of the Gerlach Fire Department) to ensure safety standards are met. Recognizing the current volunteer status of the Gerlach Fire Department, BRDR has offered support to help maintain its equipment and readiness, benefiting both the Iveson Ranch and the surrounding community.

The remoteness of the project site presents a situation where no other properties could be reasonably damaged, nor would the proposed use be deemed detrimental to the surrounding area.

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Not applicable – There are no military installations within the area of the project.

Additional Legal Findings/Considerations

NRS 278.147(4)(b) requires the consideration of the following with approval of a facility using hazardous substances, as is proposed with the use of energetics at the Iveson Ranch site.

- (1) The health and safety of the residents of the city, county or region.

As noted in the response to Washoe County, finding, above, all activities at Iveson Ranch will be conducted by experts in their fields. BRDR maintains emergency response plans, vehicles and tools and coordinates regularly with local fire, police, and emergency management agencies. BRDR has engaged with Becky Kling (State Fire Marshal), Dale Way (Deputy Fire Chief, Truckee Meadows Fire & Rescue), and Russell Bierle (former head of the Gerlach Fire Department) to ensure safety standards are met. Recognizing the current volunteer status of the Gerlach Fire Department, BRDR has offered support to help maintain its equipment and readiness, benefiting both the Iveson Ranch and the surrounding community.

The remoteness of the project site presents a situation where no other properties could be reasonably damaged, nor would the use be deemed detrimental to the surrounding area.

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As such, no health or safety issues are apparent with the approval and ultimate use of the site in the manner proposed.

- (2) The safety and security of any military installation in the city, county or region.

There are no military installations within the area of the project that would be impacted by the location and proposed uses on this project site.

Director's Modification Considerations

110.804.35(b) states that the Director must find that the following considerations can be made in the affirmative for approval of director's modifications or administrative level decisions:

- (1) The requested modification of standards does not result in a substantial detriment to the public good

The project site is remote and the provision of contrived landscaping (beyond seeding with natural revegetation materials), paved roads and paved, striped and formal parking spaces are miles away from the subject property. The nearest commercial use to this site is the Fly Ranch an Fly Geyser and no paved roads, parking or landscaping are provided. One would need to be in Gerlach (a different character management area of the High Desert Area) to begin to find paving, formal parking and formal landscape requirements enforced. Due to the surrounding use and general remote nature of the site, the requested modifications will not present detriment to the public good.

- (2) The requested modification of standards does not impair the purpose of the zoning district or any regulations adopted by Washoe County.

The GR zoning district in the High Desert Area is intended to provide the typical county standard uses allowed in GR but also presents many business and industrial level use opportunities (as is proposed with the Iveson Ranch). The additional use allowances are provided for in the Modifiers contained in Article 208. Given the location, BLM land surrounding and the fact that you need to get into a different character management area of the High Desert Area before you begin to see the requested waived or modified suburban and urban level improvements (landscape, parking and paving). It is for these reasons that it is firmly believed that the requested modifications/waivers will not impair the purpose of the GR zoning district in the High Desert Area.

Tab B

Attachment B
Page 94

PROFESSIONAL SEAL
STATE OF NEW YORK
JULIAN J. BROWN
No. 12357
SHEET TOTAL
14

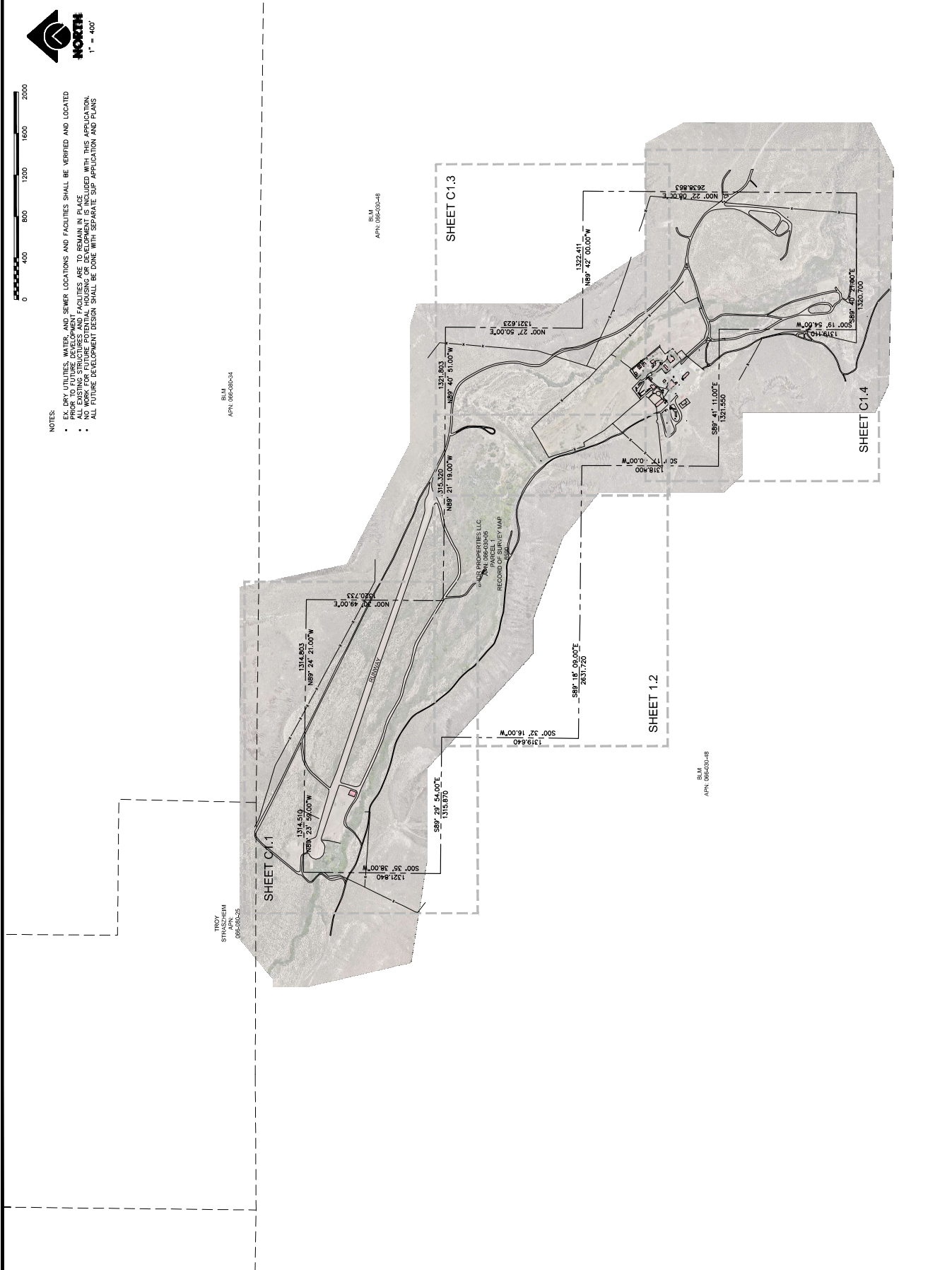
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SPECIAL USE PERMIT PLANS FOR
WESON RANCH - ENERGETICS & RUNWAY
OVERALL EXISTING CONDITIONS
WASHINGTON COUNTY
NEWADA

REV.	DATE	DESCRIPTION	BY	APP'D

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sanbell
Sustainable Infrastructure Engineering



- NOTES:
- EX. DRY UTILITIES, WATER, AND SEWER LOCATIONS AND FACILITIES SHALL BE VERIFIED AND LOCATED PRIOR TO CONSTRUCTION.
 - ALL EXISTING STRUCTURES AND FACILITIES ARE TO REMAIN IN PLACE.
 - NO WORK FOR FUTURE POTENTIAL HOUSING OR DEVELOPMENT IS INCLUDED WITH THIS APPLICATION.
 - ALL FUTURE DEVELOPMENT DESIGN SHALL BE DONE WITH SEPARATE SUP APPLICATION AND PLANS.



REV.	DATE	DESCRIPTION	BY	APP'D

NEVADA
WASHOE COUNTY

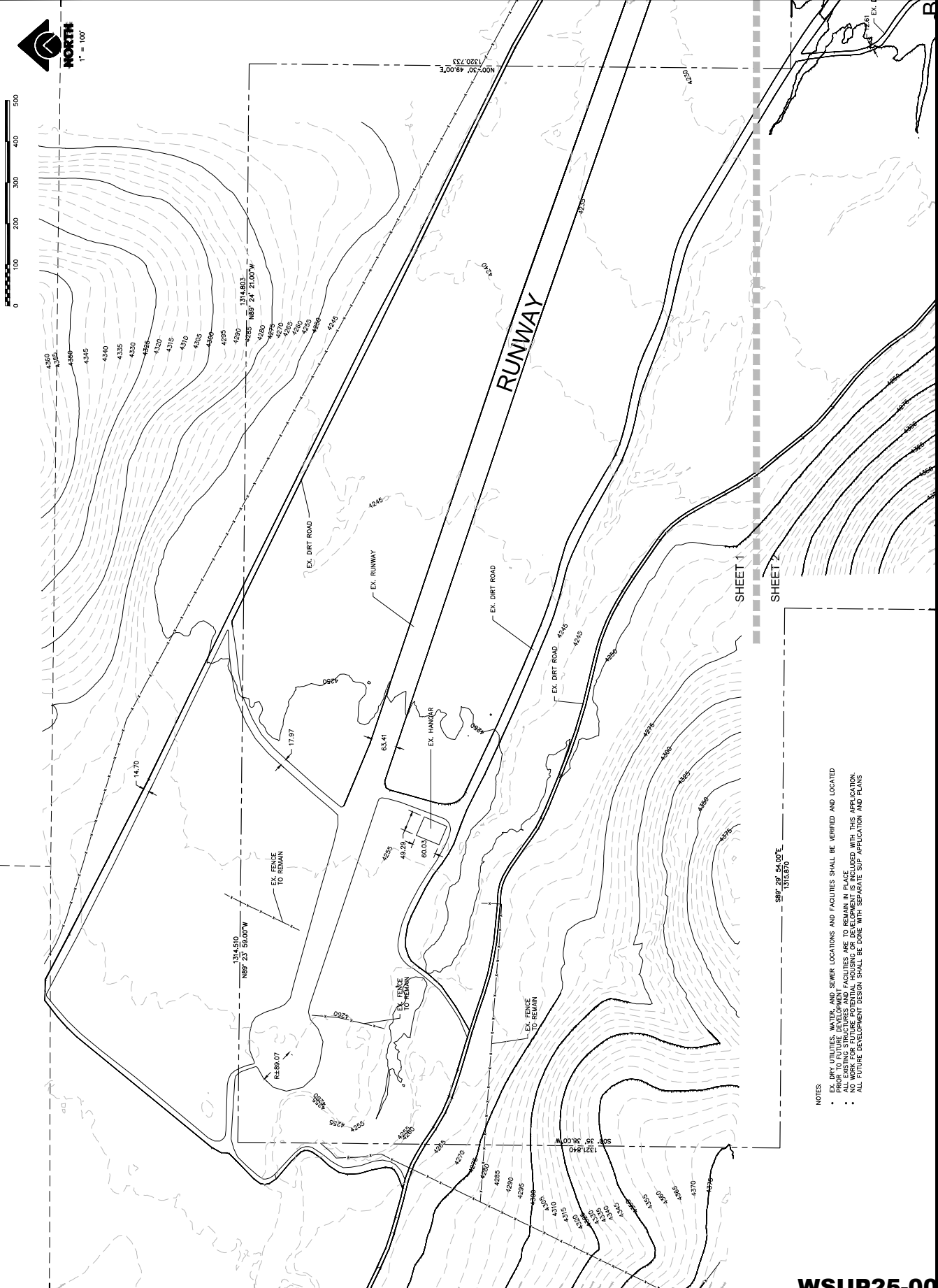
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IVESON RANCH - ENERGISTICS & RUNWAY
EXISTING CONDITIONS**

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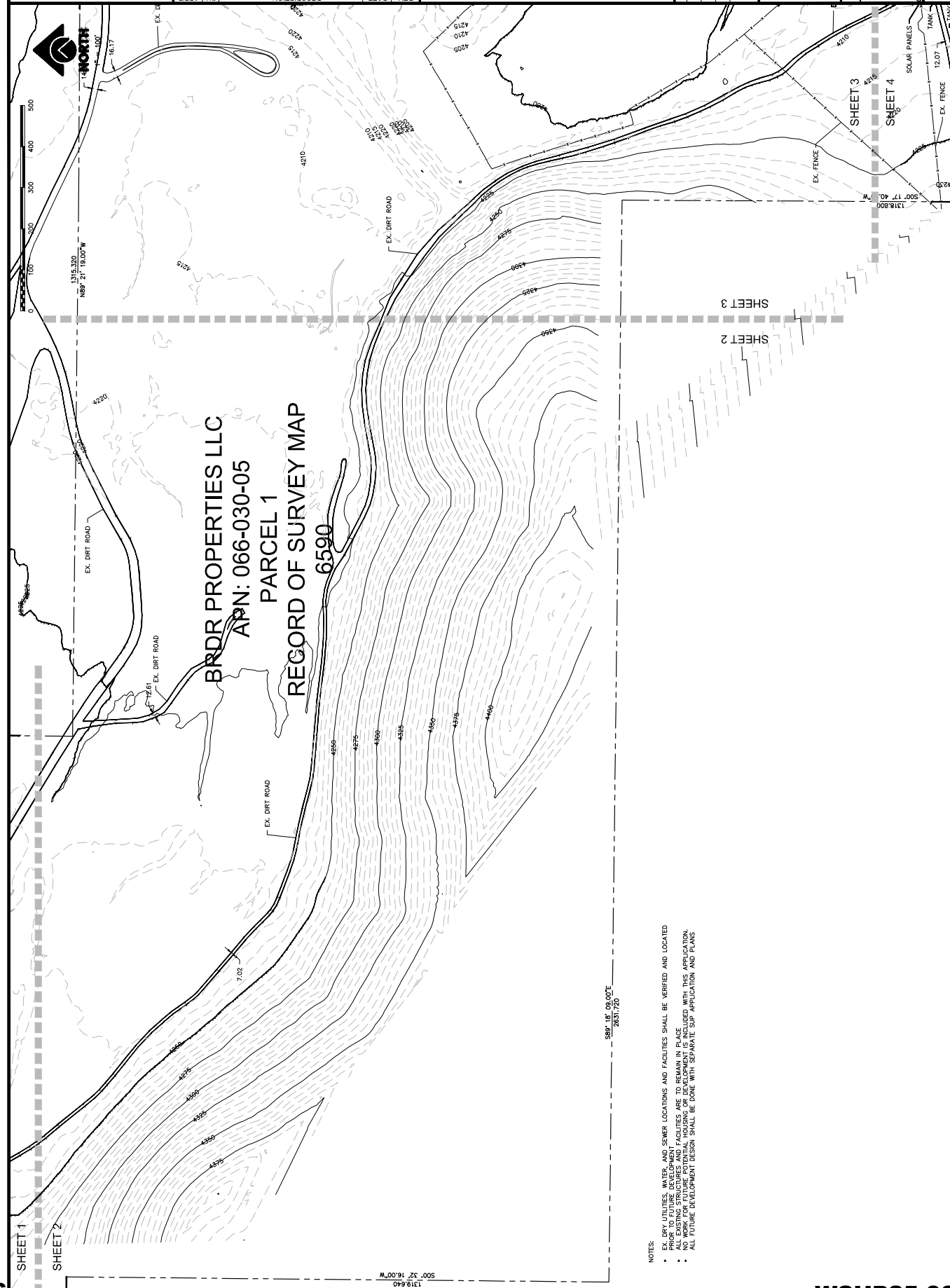


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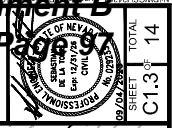
SHEET TOTAL
C1.1 OF 14



JOB NO:	250592
DRAWN BY:	bgrove
DESIGNED BY:	SD
CHECKED BY:	SD
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VERT:	
SCALE	

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- NOTES:
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**SPECIAL USE PERMIT PLANS FOR
IVESON RANCH - ENERGETICS & RUNWAY**

EXISTING CONDITIONS

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CHECKED BY:	SD
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HORIZ.	1"=100'
VERT.	

NEVADA

WASHOE COUNTY

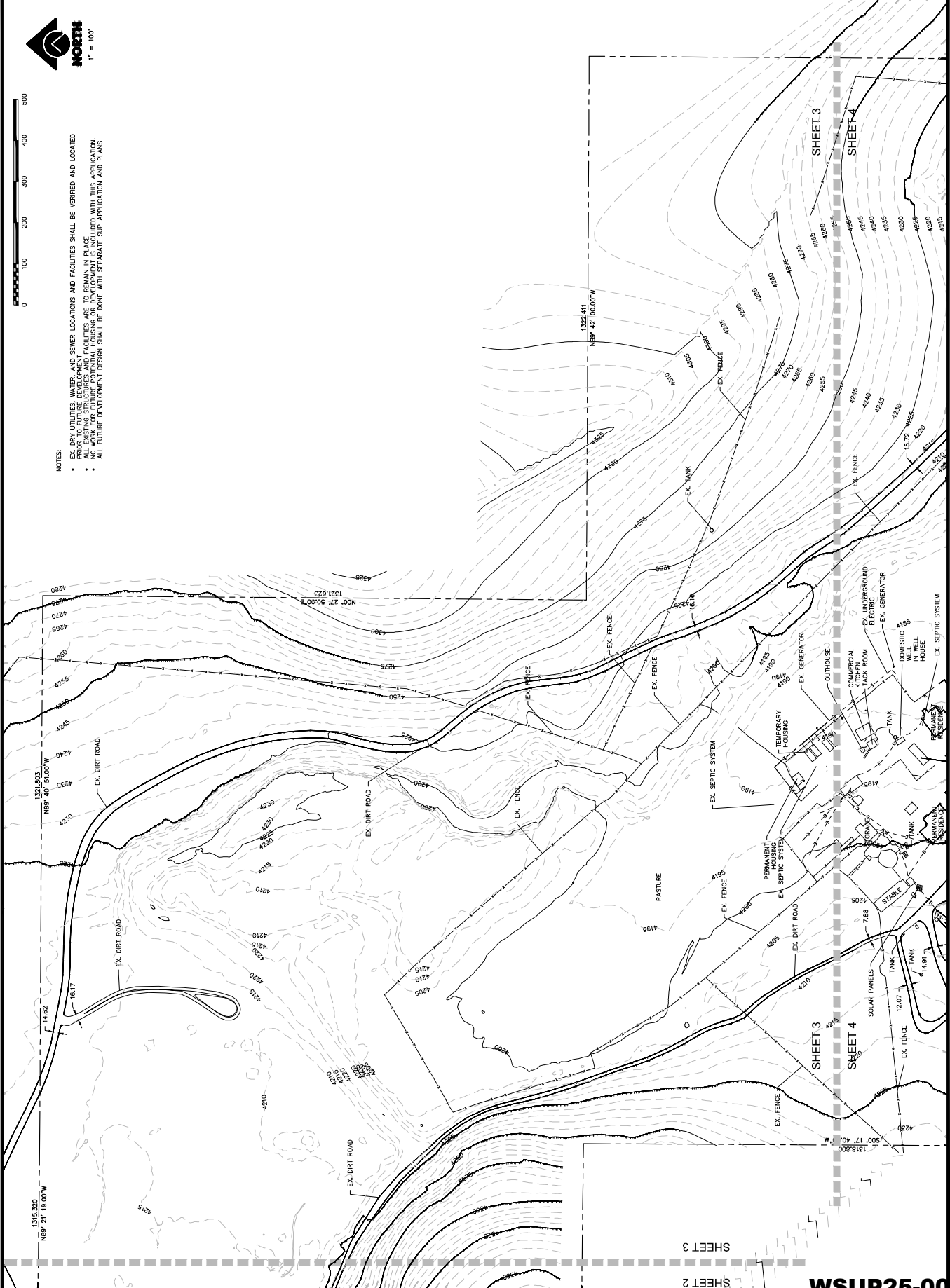
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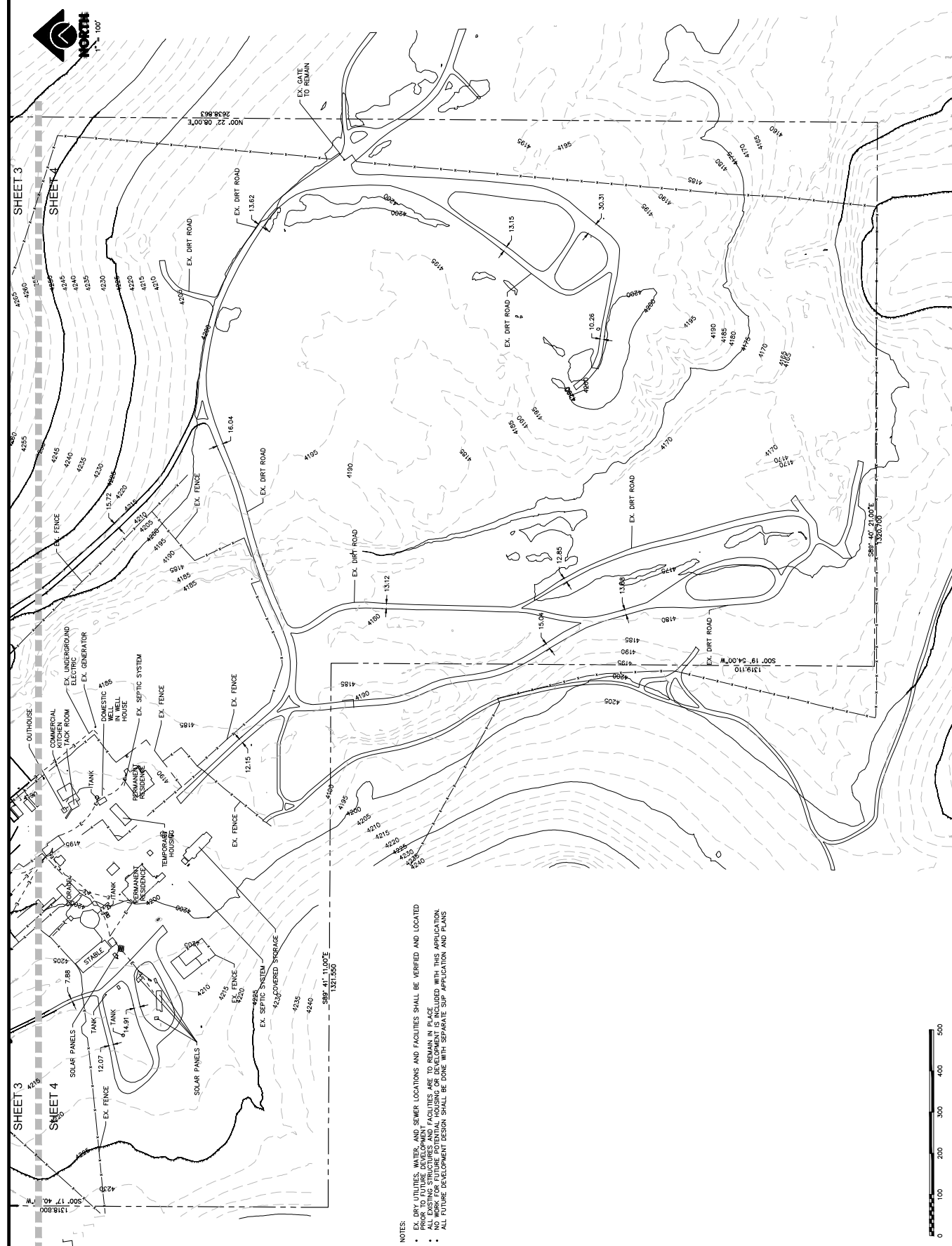


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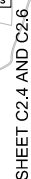


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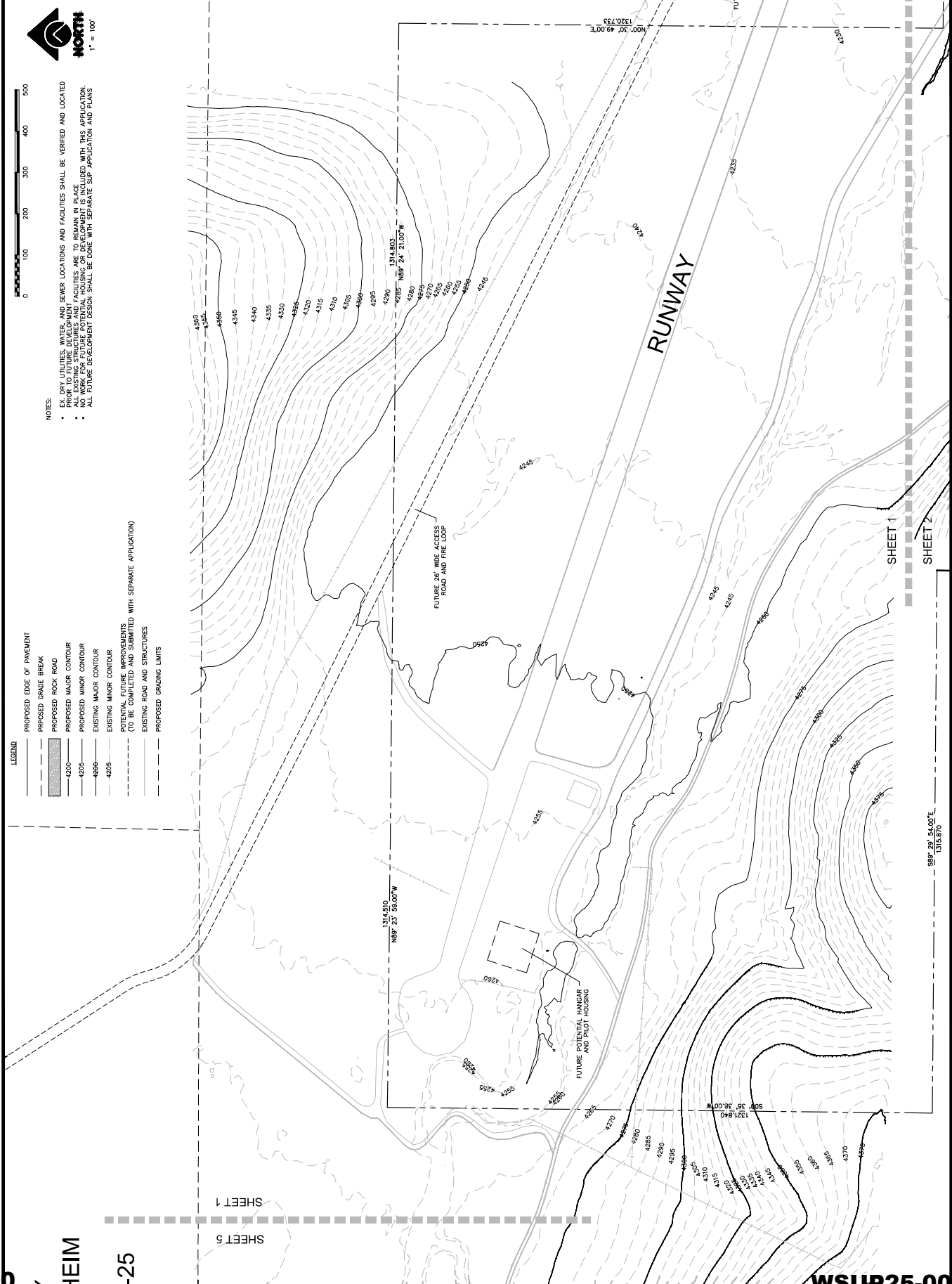




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STATE OF NEVADA
SEBASTIAN
DE LA TORRE
Exp: 12/31/26
CIVIL
No. 07952
PROFESSIONAL ENGINEER



Attachment B
Page 100

PROFESSIONAL SEAL
STATE OF NEVADA
No. 0257
Exp. 12/31/2025

SPECIAL USE PERMIT PLANS FOR
IVESON RANCH - ENERGETICS & RUNWAY
PRELIMINARY SITE AND GRADING PLAN

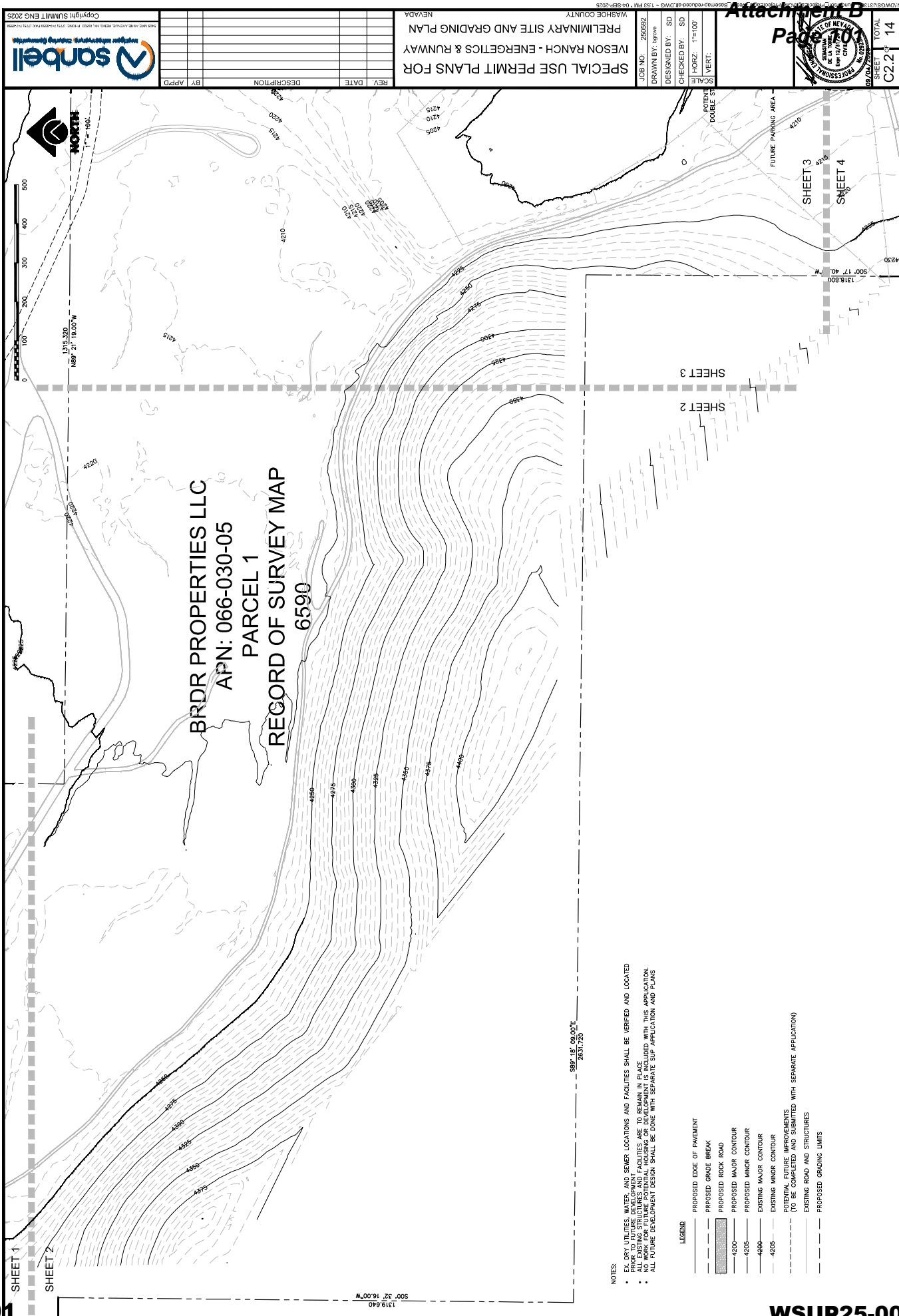
WASHOE COUNTY
NEVADA

Job No.: 250592
Drawn By: SD
Designed By: SD
Checked By: SD
Scale: 1"=100'
Horz: 1"=100'
Vert:

sanbell
SPECIALTY SURVEYING & ENGINEERING, INC.

REV.	DATE	DESCRIPTION	BY	APPD.

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NOTES:

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- ALL EXISTING STRUCTURES AND FACILITIES ARE TO REMAIN IN PLACE
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED WITH THIS APPLICATION
- ALL FUTURE DEVELOPMENT DESIGN SHALL BE DONE WITH SEPARATE SUB APPLICATION AND PLANS

- LEGEND
- PROPOSED EDGE OF PAVEMENT
 - PROPOSED GRADE BREAK
 - PROPOSED ROCK ROAD
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - POTENTIAL FUTURE IMPROVEMENTS
(TO BE COMPLETED AND SUBMITTED WITH SEPARATE APPLICATION)
 - EXISTING ROAD AND STRUCTURES
 - PROPOSED GRADING LIMITS

Attachment B
Page 10



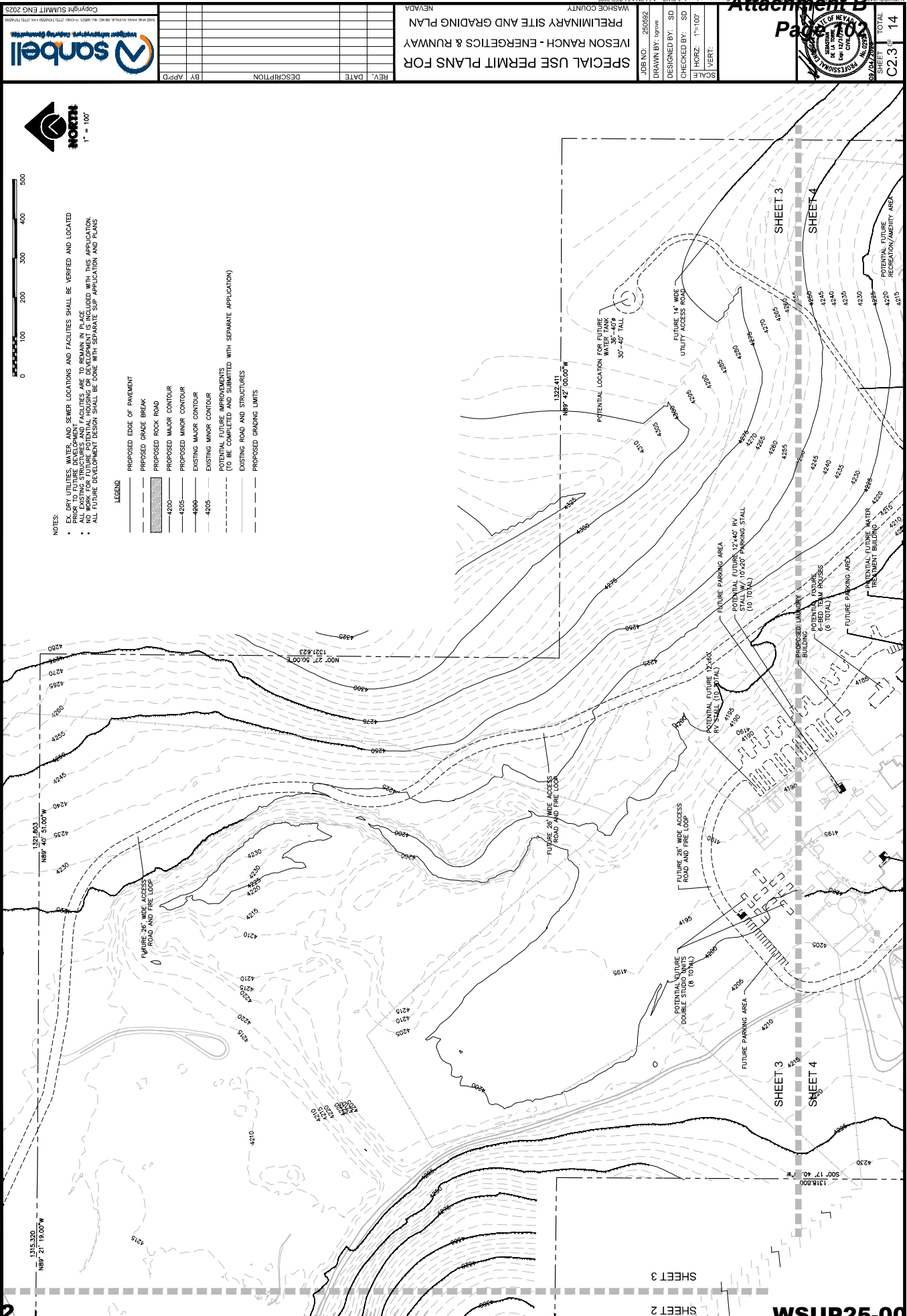
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SPECIAL USE PERMIT PLANS FOR
IVESON RANCH - ENERGETICS & RUNWAY
PRELIMINARY SITE AND GRADING PLAN
WASHOE COUNTY
NEVADA

JOB NO.: 2505592
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DESIGNED BY: SD
CHECKED BY: SD
HORIZ: 1"=100'
VERT: 1"=100'
SCALE

REV.	DATE	DESCRIPTION	BY	APPD.





NOTES:

- EX. RY UTILITIES, WATER AND SEWER LOCATIONS AND FACILITIES SHALL BE VERIFIED AND LOCATED PRIOR TO FUTURE DEVELOPMENT.
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LEGEND:

- PROPOSED EDGE OF PAVEMENT
- PROPOSED GRADE BREAK
- PROPOSED ROCK ROAD
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- POTENTIAL FUTURE IMPROVEMENTS (TO BE COMPLETED AND SUBMITTED WITH SEPARATE APPLICATION)
- EXISTING ROAD AND STRUCTURES
- PROPOSED GRADING LIMITS



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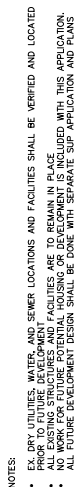
SPECIAL USE PERMIT PLANS FOR
IVERSON RANCH - ENERGETICS & RUNWAY
PRELIMINARY SITE AND GRADING PLAN
WASHINGTON COUNTY
NEVADA

JOB NO. 250552
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DESIGNED BY: SD
CHECKED BY: SD
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VERT: 1"=10'

Attachment B
Page 10

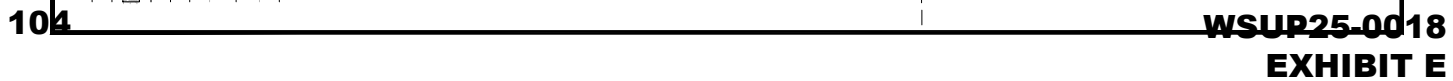
STATE OF NEVADA
DEPT. OF CONSTRUCTION
DIVISION OF PLANNING
AND DEVELOPMENT
PLANNING SECTION
RECEIVED
JUN 10 2025
STAMP NO. 250552

C2.3
SHEET TOTAL
14



- LEGEND**
- | | |
|--|------------------------------|
| — | PROPOSED EDGE OF PAVEMENT |
| — | PROPOSED GRADE BREAK |
| — | PROPOSED ROCK ROAD |
| 4200 | PROPOSED MAJOR CONTOUR |
| 4205 | PROPOSED MINOR CONTOUR |
| 4250 | EXISTING MAJOR CONTOUR |
| 4305 | EXISTING MINOR CONTOUR |
| POTENTIAL FUTURE IMPROVEMENTS
(TO BE COMPLETED AND SUBMITTED WITH SEPARATE APPLICATION) | |
| — | EXISTING ROAD AND STRUCTURES |
| — | PROPOSED GRADING LIMITS |







Number	Minimum Elevation	Maximum Elevation	Color
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2	0.000	5.000	
3	5.000	9.500	

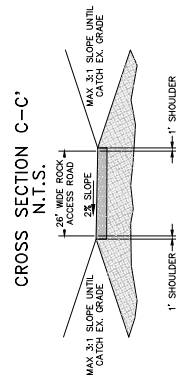
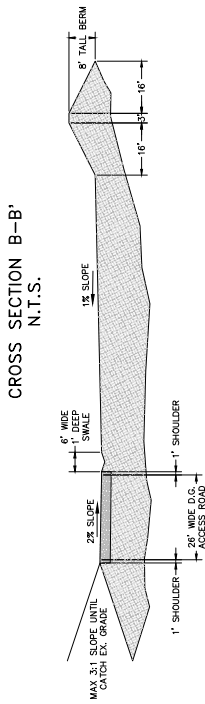
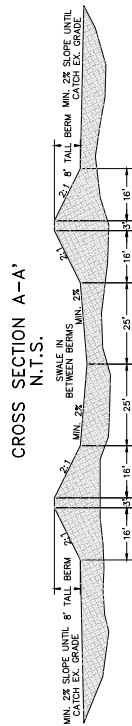
NOTES:

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1321.550

PRELIMINARY EARTHWORK QUANTITIES

TOTAL CUT= 3,242 CY
TOTAL FILL= 3,212 CY
NET CUT= 40 CY
TOTAL DISTURBED AREA= 115,264 SF



Tab C

ENERGETICS EXHIBIT

The following information provides a comprehensive overview of the energetics testing operations related to the Special Use Permit for Iveson Ranch. Material contained in this exhibit provides background into energetics testing, review of relevant industry standards, and the methods in which the company will comply with federal, state, and local regulation.

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Project Description.....	2
Land Description	2
Energetics Description	3
Energetics Testing Description.....	4
Determining Blast Limits	5
Airblast	5
Industry Standard Airblast Limits.....	5
Department of Defense Explosive Safety Board (DDESB) Model	6
Hopkinson-Cranz Scaling Law	6
Typical Mitigations	7
Fragmentation	7
United Nations Guidelines	8
Defense Explosive Safety Regulation (DESR) 6055.09	8
Pollution	8
Standard Operating Procedures (SOPs)	10
SOP Policy.....	10
Personnel Qualification Policy	11
Fire Protection	12
Site Plan	13

Project Description

This section describes the permitted areas for energetics use and the energetics operations themselves.

Land Description

The property consists of one parcel - Iveson (APN 066-030-05) totaling 320 acres in unincorporated Washoe County, approximately 26 miles north of Gerlach on public state highway 34 (Figure 1). The primary access to the property is a 0.45 mi unpaved and maintained gravel road from highway 34 through Bureau of Land Management (BLM) land.



FIGURE 1: LOCATION OF IVESON

Energetic operations are isolated from other ranch operations and centralized to the southernmost quarter-quarter (40 acres) section of land shown in Figure 2. Located in this area is an Alcohol, Tobacco, Firearm (ATF) approved explosive storage container, called a magazine, and placed at a distance from highway 34 and inhabited buildings appropriate for the storage of 2,000 pounds of net explosive weight (NEW)



FIGURE 2: IVESON ENERGETICS OPERATIONS

Energetics Description

The term “Energetics” is a common and comprehensive industry term for materials that can release chemical energy. Put simply, these are materials ranging from pyrotechnics and propellants, like gunpowder and fireworks, to explosives used for mining and construction.

We are focused on small and innovative scientific and engineering endeavors at the small scale and applications of common energetic material are performed by industry subject matter experts (SMEs) at the small scale. Table 1 is a list of explosive material typical in this type of testing. The list contains thoroughly studied and documented industry standard materials used in commercial projects like mining and demolition as well as typical aerospace and defense applications.

TABLE 1: LIST OF ENERGETIC MATERIAL ON SITE

List of Energetic Material		
CAS #	Explosive	Expected Applications
121-82-4	RDX	Composition C-4, A5
118-96-7	TNT	Hexolite, Pentolite
78-11-5	PETN	Detasheet, Blasting Caps, Detonating Cord
2691-41-0	HMX	NONEL, PBX 9501
7790-98-9	AP	Hobby Rocket Motors

The energetics described above are utilized in quantities totaling tens of thousands of pounds annually across the United States. While these materials are likely familiar to the public, they may not be widely recognized by their specific names. Figure 3 illustrates their common applications in demolition, defense, hobby rocketry, and academic research.

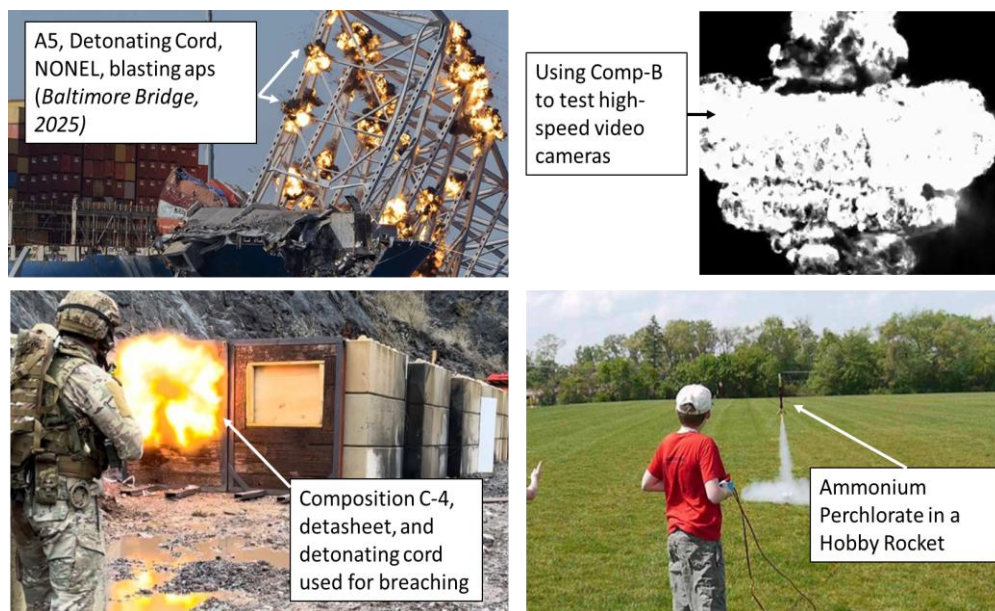


FIGURE 3: COMMON APPLICATIONS OF ENERGETICS

Below is a list of explosives accompanied by representative Safety Data Sheets (SDSs). While the specific vendor or product may vary depending on availability at the time of procurement, these SDSs are considered indicative of the materials that will be received.

TABLE 2: SAMPLE SAFETY DATA SHEETS

Safety Data Sheets (SDS)	
Item	Link
Detasheet	https://docs.fortordcleanup.com/ar_pdfs/AR-OE-0297B/Appendix_I_MSDS/MSDS.pdf
Hobby Rocket Motor	https://www.apogeerockets.com/downloads/MSDS/Aerotech/Motors.pdf
Composition C-4	https://swordenergetics.com/wp-content/uploads/2025/05/M112-Demolition-Block-Composition-C-4-SDS.pdf
TNT	https://swordenergetics.com/wp-content/uploads/2025/05/SWORD-Energetics-TNT-MSDS-1.pdf
RDX	https://swordenergetics.com/wp-content/uploads/2025/05/SWORD-Energetics-RDX-MSDS.pdf
Detonating Cord	https://www.dynonobel.com/siteassets/product-hub/safety-data-sheets/1121-det-cord-special.pdf
Pentolite	https://www.dynonobel.com/siteassets/product-hub/safety-data-sheets/1108-cast-booster.pdf
NONEL	https://www.dynonobel.com/siteassets/product-hub/safety-data-sheets/1124-nonel-lead-line.pdf
Blasting Cap	https://www.dynonobel.com/siteassets/product-hub/safety-data-sheets/1122-detonators-nonel-11.pdf

Energetics Testing Description

A typical quantity of energetics tested at a single time is roughly ten pounds depending on the objective of the test and results needed. Upper limits are described in a later section.

Testing consists of the controlled initiation of small quantities of energetic material to measure performance characteristics such as energy output and reaction behavior to evaluate the performance, safety, and reliability of these materials and devices. All testing is conducted at a secure range using remote operation to ensure safety, with materials contained or managed to prevent unintended effects outside the immediate test area.

Determining Blast Limits

Explosive limits for intentional detonations at Iveson are as follows:

TABLE 3: INITIATION LIMITS

	NEW Limits for Detonations
Category	Iveson
1.1 Fragmenting	30 lbs.
1.1 Non-Fragmenting	200 lbs.

This section reviews hazards associated with intentional detonations and provides background and justification for determining these limits. Explosive hazards can be generalized by:

- Pressure/airblast/noise/shockwave/overpressure
- Fragmentation (primary or secondary)
- Ground vibration (not relevant)

Airblast

Industry standard airblast predictions and limits allow for intentional limits of up to 200 – 500 pounds with negligible risk of damage to public structures from overpressure. Realistically, a typical NEW limit of under 10 pounds will be used to protect private structures internal to the ranch and reduce publicly perceived nuisance noise.

The primary hazard of mass detonating material (Hazard division 1.1) - airblast is well understood and predicted with simple empirical modelling or cubed root modelling.

Industry Standard Airblast Limits

The International Society of Explosives Engineers (ISEE) provides guidance for the explosive industry that most states and local governments adopt when setting airblast limits. Most guidance is written for the mining industry since they consume 95% of explosives in the US and explosive events can be in the tens of thousands of pounds. Blasting limits and usage permits ([NV License](#)) are typically governed by the state fire marshal office and permitted blasters are tested and certified to the international standard.

For example:

- Las Vegas Fire and Rescue limits airblast limits at the nearest external structure to 120 dBa.
- Henderson, NV requires: "Ground vibrations and airblast shall be monitored with blasting seismographs that meet the current International Society of Explosives Engineer's guideline entitled "Performance Specifications for Blasting Seismographs" (www.isee.org) and approved by the fire chief and building and fire safety director." And "Airblast shall not exceed the maximum limit of 120 dBL sound pressure level equivalent of air pressure measured on a linear-weighted scale at the location of any building. Exception: The maximum limit may be raised to 133 dBL with written permission of all building owner(s) within the distance as shown in Figure 2."

The ATF, under 27 CFR, determines appropriate siting locations (table in 555.218 for high explosives) for explosive storage according to nearby structures or activities and prescribes minimum distances as **Inhabited Building Distance (IBD)**, and **Public Transportation Routed Distance (PTRD)**. These two categories will be used to verify minimum safe distances for blasting operations at the test site.

Self-imposed limits, in lieu of fire marshal or county provided limits and in accordance with the International Society of Explosives standards and industry best practices, will be 120 dBL at the nearest structure.

To achieve 120 dBL at the county road from Iveson would require ~200lbs of high explosives. A similar response at the private residence would require detonation of nearly 2 tons of explosives.

However, these limits are not practical and detonations are planned around the 10-pound scale given the proximity to the structures internal to the ranch.

Department of Defense Explosive Safety Board (DDESB) Model

The Department of Defense Explosive Safety Board (DDESB) published an empirical model based on the Kingery and Bulmash polynomials (widely accepted as the preeminent engineering predictions and the basis of Conventional Weapons Effects Programs (CONWEP) for the US COE for predicting pressure at a given distance, formulation, air temperature, altitude, etc. Pressure is most sensitive to the distance an explosive event is from a point. For example, using a typical explosive weight of 10 pounds, results fall below the predictable value of these equations at the distance of 1,620 feet to internal structures. 30 pounds begins to reveal the lower limits of predictability where air pressure experienced by the ranch structure in negligible and window breakage is 1% for a 50 ft² window.

Hopkinson-Cranz Scaling Law

It's intuitive to understand airblast will decrease at a given point the further it is from an explosive. The reduction of airblast, specifically is as a cubed-root of the distance. This also leads to factors that may be used to scaled distances given specific explosive weights:

$$Z = \frac{R}{W^{1/3}}$$

Where Z is the "scaled distance", R is the distance or range from the explosive to the target, and W is the weight of the explosive. The Department of Defense (DoD) and United Nations (UN) both publish guidelines for recommending scaled distance coefficients for a given explosive charge. *Note:* UN tends to use Z and DOD uses K.

Example K factors used by the DoD (DA Pam 385-64, Table 8-1, Safe Separation Distances and Expected Severities (HC/D 1.1)) and Defense Explosives Safety Regulation 6055.09, for example when determining the layout of an explosive site for high explosives, are:

TABLE 4: K-FACTORS FOR DETERMINING SITE LAYOUT

Exposure	K-Factor	Incident Pressure (PSI)
Inhabited Building (IBD) (<100,000 lbs)	40	1.2 psi
Public Traffic Route (PTRD) Distance (<100,000 lbs)	24	2.3 psi
Absolute Safe Distance	328	

As an example, using these factors to predict DoD allowable distances for 200 and 10 pounds of 1.1 HE:

Exposure	K-Factor	Distance (ft) for 200 lbs	Distance (ft) for 10 lbs
Inhabited Building (IBD) (<100,000 lbs)	40	233.9	86.2
Public Traffic Route (PTRD) Distance (<100,000 lbs)	24	140.4	51.7
Absolute Safe Distance	328	1918.2	706.7

Typical Mitigations

Noise complaints are the most likely impact to the public because of the abrupt nature of a shockwave, regardless of strength. Typical mitigations include providing monitoring service at the address of complaint, awareness/education on effects and industry standards, reduction in frequency, pre-shot warnings or awareness of schedule, limiting to specific business hours, etc.

Fragmentation

Because of the variety of fragments expected, each test will be considered and orientation, topography, and barriers (bin blocks, steel/concrete walls) will be used if needed to reduce the risk of escaping fragments.

Fragments are typically categorized into two sources: primary and secondary. Primary fragments result from the direct shattering of material in direct contact with explosive material and are typically very small and fast. Secondary fragments are from materials in proximity to the device and driven by airblast or airblast. These are larger but slower.

Fragmentation hazards vary depending on the type of charge used. Because of the R&D nature of this operation, fragments tend to be of interest and are captured and studied by the range operator. Orientation of the device and topography is also used to limit the travel distance of primary fragments. Predictions are made depending on the device according to: initial Mach numbers and drag coefficients, fragment shape, Gurney energy and velocity, mass distribution according to Mott's equations/coefficients, and length distribution.

Compared to the mining or construction industry – as opposed to specific airblast requirements, the requirement to control fly rock (mining equivalent) is typically simplified as, “provide methods to prevent fly rock from damaging structure” The same approach will be used since the formation of primary and secondary fragments will be dependent on the situation.

United Nations Guidelines

The international Ammunition Technical Guidelines (IATG) 01.80 offers conservative guidelines according to metric Z factors (for scaled-law approximations).

For example, a 30-pound fragmenting charge results in a minimum safe distance of 2,250 feet. Note that this is a distance at which no more than 1 fragment is expected to fall.

Defense Explosive Safety Regulation (DESR) 6055.09

Ground vibration, similar to airblast, is predictable and periodically measured for buried charges. However, we are not expected to test buried charges and minimal ground coupling occurs with airblast and surface testing. ISEE guidelines will be followed if there is a transition to buried targets.

Pollution

At the projected rate of 360 tests per year, the company does not require a permit from the Air Quality Management Division (AQMD) of the Nevada Department of Environmental Protection (NDEP) of Washoe County. The volume of testing necessary to reach threshold levels for criteria pollutants exceeds the scale and scope of the planned operations at this location

Any pollution source located in Washoe County must obtain a permit if it emits, or has the potential to emit, air pollutants in amounts equal to or exceeding the thresholds specified in the table below:

TABLE 5: WASHOE COUNTY DISTRICT BOARD OF HEALTH REGULATIONS GOVERNING AIR QUALITY MANAGEMENT GENERAL SOURCE PERMITTING APPLICABILITY – 030.020

Regulated Criteria Pollutant	Minor Source Potential to Emit (PTE) Threshold (tons/year)	Major Source Potential to Emit (PTE) Threshold (tons/year)
PM10	5	100
PM2.5	5	100
Carbon Monoxide (CO)	5	100
Volatile Organic Compounds	5	100
Nitrous Oxides (NOx)	5	100
Sulfur Dioxide (SO2)	5	100
Lead (Pb)	0.3	100
Hazardous Air Pollutants (HAP)	-	10/25

The majority of planned operations involve small scale detonations of standard explosive materials and devices and static rocket motor testing. For the purpose of these calculations, an optimistic test frequency is in the below table. This is equivalent to a 1-week test series once or twice a month:

TABLE 6: TYPICAL ANNUAL TEST FREQUENCY

Number of Tests per Day	5
Test Days per Week	4
Test Weeks per Year	18
Total # of Tests per Year:	360

A “standard” reference test was used to estimate the number of emissions per year.

The Environmental Protection Agency (EPA) publication AP-42 compiles air emission factors from stationary sources to support the estimation of pollutant and hazardous material emission rates. This analysis uses Chapter 15: *Ordinance Detonation* to estimate emission rates for the materials and devices listed in Table 3.

Using the data above, the expected annual emission factors for criteria pollutants and Hazardous Air Pollutants (HAPs) were calculated to estimate total yearly emissions based on the projected testing rate. At a rate of 360 tests per year, HAPs represent the largest emission category, with an estimated output of approximately 1.2 tons annually. Note that this calculation does not account for VOCs separately and they are instead included in the HAP category.

TABLE 7: IVESON RANCH EMISSION RATES SHOWN AGAINST THRESHOLD LIMITS

Regulated Criteria Pollutant	Minor Source Potential to Emit (PTE) Threshold (tons/year)	Ivesone Potential to Emit (tons/year)
PM10	5	0.019
PM2.5	5	0.041
Carbon Monoxide (CO)	5	0.244
Volatile Organic Compounds	5	<i>Note 1</i>
Nitrous Oxides (NOx)	5	0.024
Sulfur Dioxide (SO2)	5	0.027
Lead (Pb)	0.3	0.00014
Hazardous Air Pollutants (HAP)	5 (major)	1.2
<i>Note 1: VOCs are included in HAP calculation</i>		

Based on this rate, HAP emissions would reach the 5-ton threshold at approximately 1,503 tests per year, exceeding the number of “standard” tests per year.

TABLE 8: REQUIRED TESTS TO ACHIEVE FIVE TONS OF HAP OUTPUT

Tons of Criteria Pollutant / Yr	No. of Tests/Yr	
	360	1503
PM10	0.018684	0.078004804
PM2.5	0.040695	0.16990029
Carbon Monoxide (CO)	0.243684	1.017380355
Nitrous Oxides (NOx)	0.023677	0.098850982
Sulfur Dioxide (SO2)	0.027105	0.113163475
Lead (Pb)	0.000145	0.000604777
Hazardous Air Pollutants (HAPs)	1.196937	4.997212151

Standard Operating Procedures (SOPs)

Standard Operating Procedures (SOPs) are used to explicitly provide direction to employees who interact with energetics and the company policy dictates only the specific steps in the procedure are permitted. This means an energetic operating procedure contains proprietary and business sensitive steps that may expose the safety and operational security of the personnel and company if provided to the general public. It is general practice to provide an outline or table of contents of an SOP when desired to ensure appropriate topics have been addressed and the specific implementation is the responsibility of the company in accordance with applicable regulations. Below is a list of sections in the SOP governing energetics operations:

TABLE 9: ENERGETIC SOP CONTENTS

SOP Table of Contents
1. Background
2. Roles & Responsibilities
3. Daily Risk Management
4. Storage Operations
5. Onsite Transportation
6. Energetic Handling Safety
7. Test Procedure
8. Mishap Procedures
9. Emergency Procedures

SOP Policy

A general Standard Operating Procedure dictating procedures for conducting explosive operations at Iveson Ranch is established and followed prior to beginning operations on the property. This procedure shall detail specific steps for meeting federal, state, and local regulations and establish safe working practices for typical explosive handling operations. The procedure must address the following areas:

- Roles and responsibilities

- Hazard Control Briefing
- Magazine operations
 - o Inspection requirements and frequency
 - o Storage requirements in accordance with ATF regulations
 - o Magazine access control
 - o Receipt of shipped goods
- On-site transportation
- General explosive handling safety
- Site Security
- Explosive Mishap procedures
- Emergency Procedures
 - o Environmental (Heat, water, lightning)
 - o Medical

All other procedures shall be subordinate to the above general SOP.

Personnel Qualification Policy

Company policy describes the required qualifications and certifications of personnel involved with or participating in energetic operations and the method through which the company shall authorize and manage this process.

All personnel required to have physical or constructive possession of explosive material must be designated as an **Employee Possessor** under the company's federal explosive license through the ATF.

Roles and responsibilities of employees will be determined by their level of experience, training, and knowledge of certain explosive operations. Risk is managed through a team member/lead program with the following roles:

- Team Member - Ability to participate in explosive operations while under the direct control of a team lead. This designation is meant for personnel new to either explosives in general or federal, state, and local regulations. This is the expected designation for most personnel while developing the knowledge and abilities needed for independent work.
- Team Lead - Ability to work independently and train and oversee Team Member employees.

The goal of this progression is to ensure employees are trained to and can and will comply with all federal, state, and local regulations and follows industry standard best practices. This minimizes both risk to the health and safety of the employees and reduces the liability of the company.

Certification areas will include:

- Magazine Operations - Employees certified in this area will demonstrate competency and knowledge of rules and regulations governing the stowage and storage of explosive materials in order to comply with industry best practices and federal ATF storage requirements. An example of employee certified to magazine operations includes a site or facility manager who would conduct a weekly visual inspection of a magazine. Magazine operators may also receive magazine

keys at the beginning of a shift to open and dispense explosive materials while ensuring daily inventory is up to date.

- On-Site Transportation - While restricted to private property, on-site transportation shall follow DOT guidelines and best practices.
- High Explosive Handling - Certified employees are familiar with safe work practices of handling low sensitivity high explosives. This includes handling, packing, loading, assembling bulk high explosives or devices containing high explosives.
- Low Explosive Handling - Certified employees are familiar with safe work practices of handling low sensitivity low explosives. This includes handling, packing, loading, assembling propellant, rocket motors, and other pyrotechnics.
- Initiator Handling - Because of their ability to initiate and promote detonation, deflagration, and combustion events at a low impetus, employees required to handle initiating devices shall undergo additional training, either on-the-job, formal, or both before certifying to initiator handling.

The Director of Explosive Operations is responsible for certifying them at a specific level and verifying all other policies are being followed, either through past experience or through a Team Lead.

A list of explosively qualified and certified employees is maintained by the company and will be periodically reviewed.

Fire Protection

This section describes fire protection and fire fighting responses as it relates to the energetic operations on Iveson. These are steps taken from the standard operating procedure and other mitigations taken to ensure a safe working environment and appropriate response.

Fires involving explosives will never be fought. Any emergency response shall be alerted of the presence of or potential of explosives involved in a fire. In the event of a fire involving explosives, the onsite team lead shall evacuate everyone to a safe distance. Efforts will be focused on containing the fire at a safe distance to protect the surrounding area.

Mitigations for encroaching wildfires includes compliance with ATF, OSHA, and IFC codes and regulations that state keeping a 25-foot area around the storage magazine clear of combustibles such as rubbish, brush, dry grass, small trees, and other debris. Additionally, the site will maintain more stringent NASA and U.S. Navy explosive safety standards by keep a 50-foot area clear of combustibles as a fire break to minimize hazards.

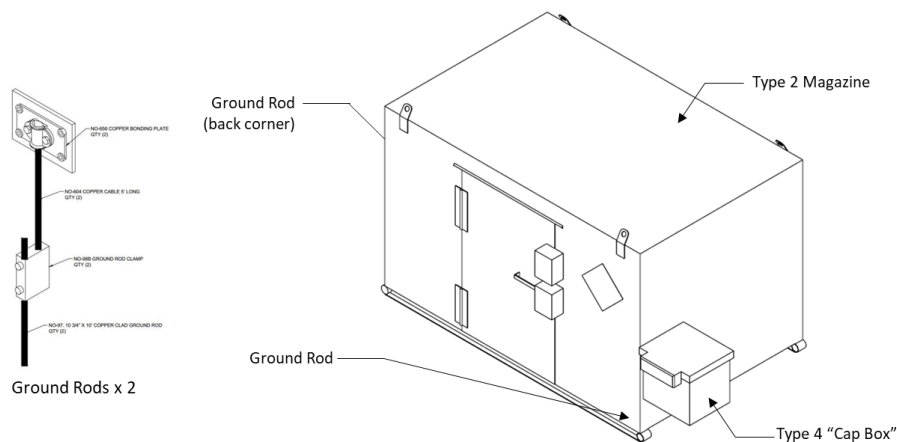
Berms or barricades will be maintained around the test area to contain the blast effects and, as part of immediate post-blast inspections, a fire watch is implemented to inspect the immediate area for any smoldering remains that may have been ejected. Personnel are experienced with responding to smoldering remains or small spot fires with flappers or a UTV equipped with water and a sprayer (Figure 4).

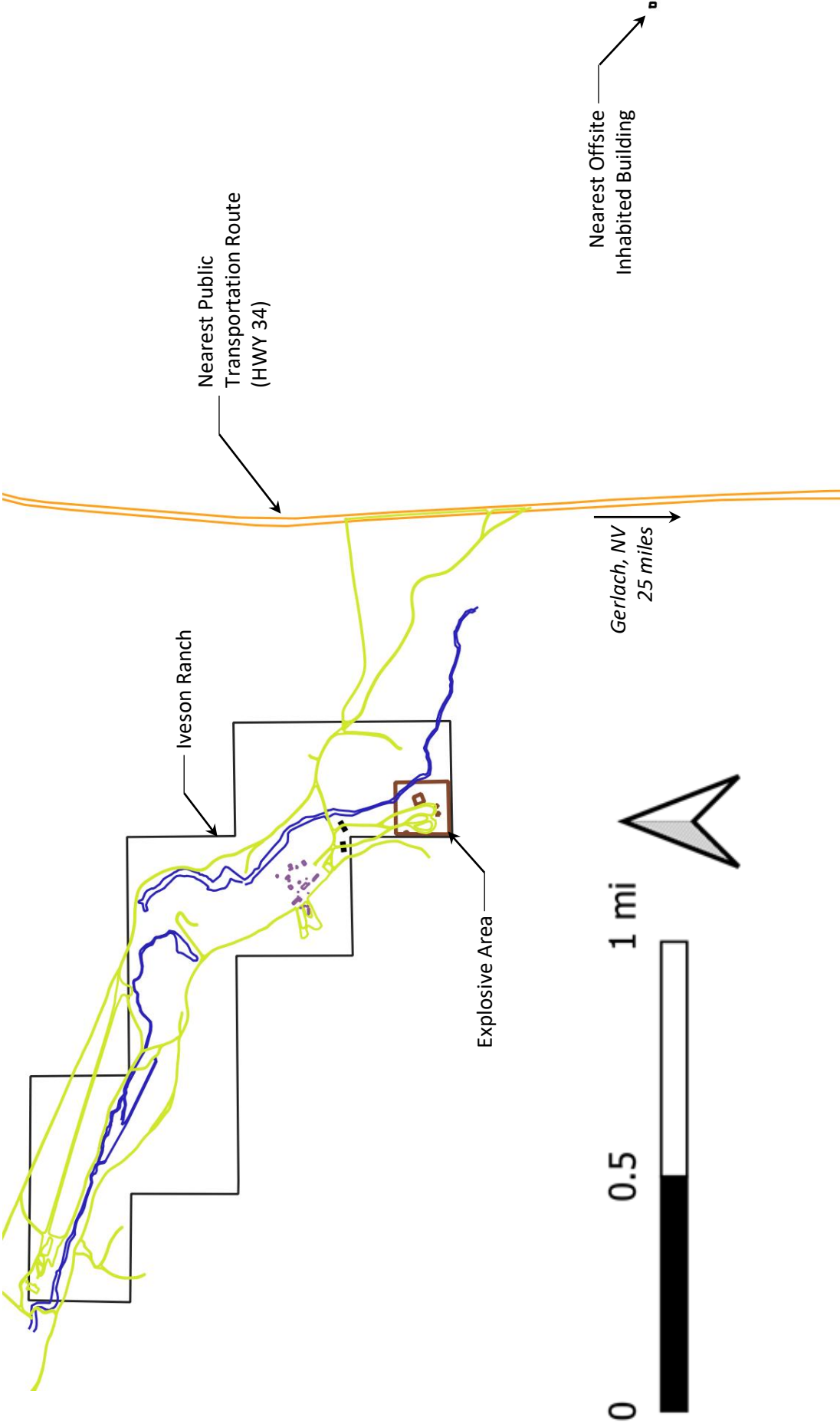


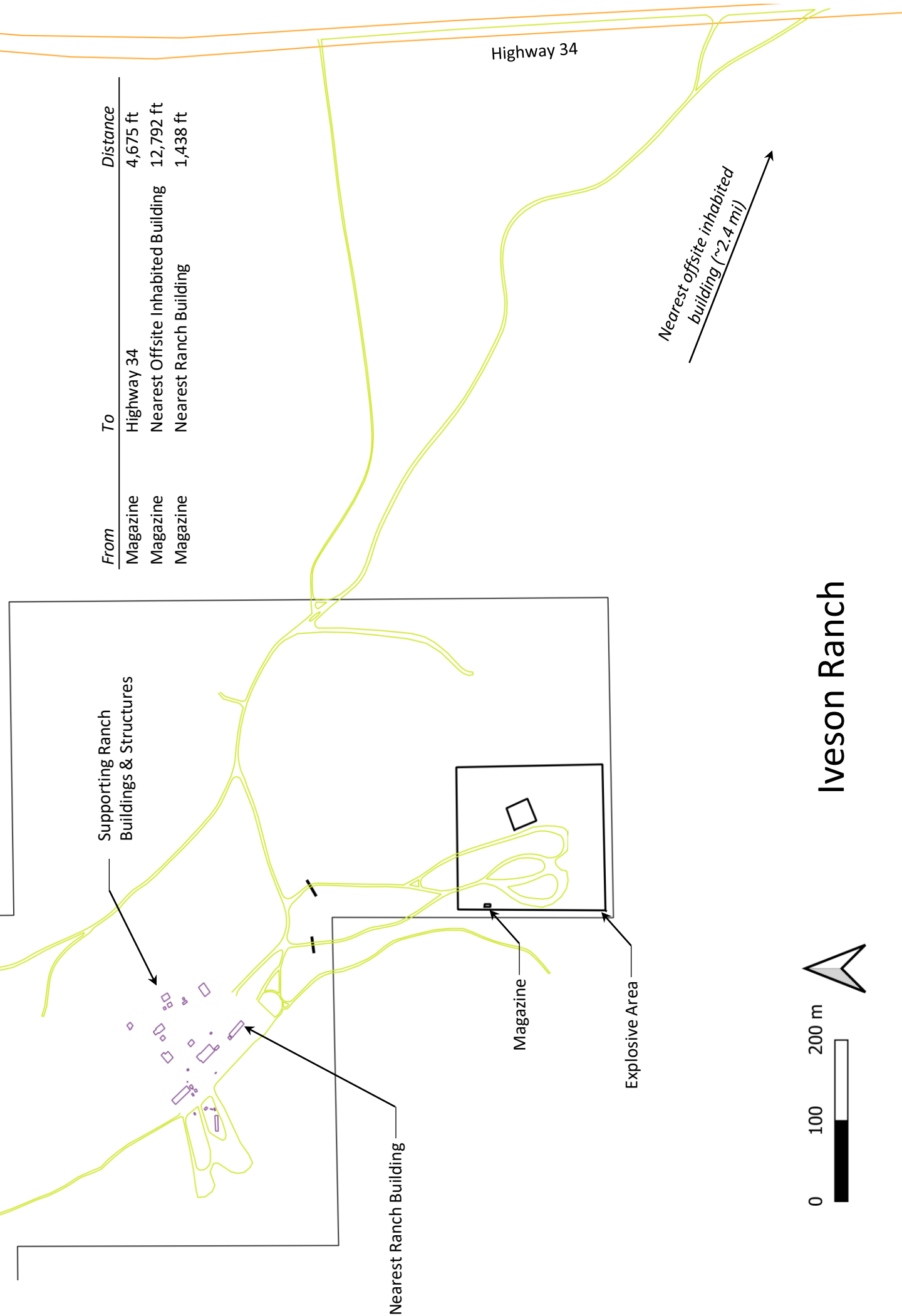
FIGURE 4: FIRE FLAPPER (LEFT) AND UTV WITH SKID SPRAYER (RIGHT)

Site Plan

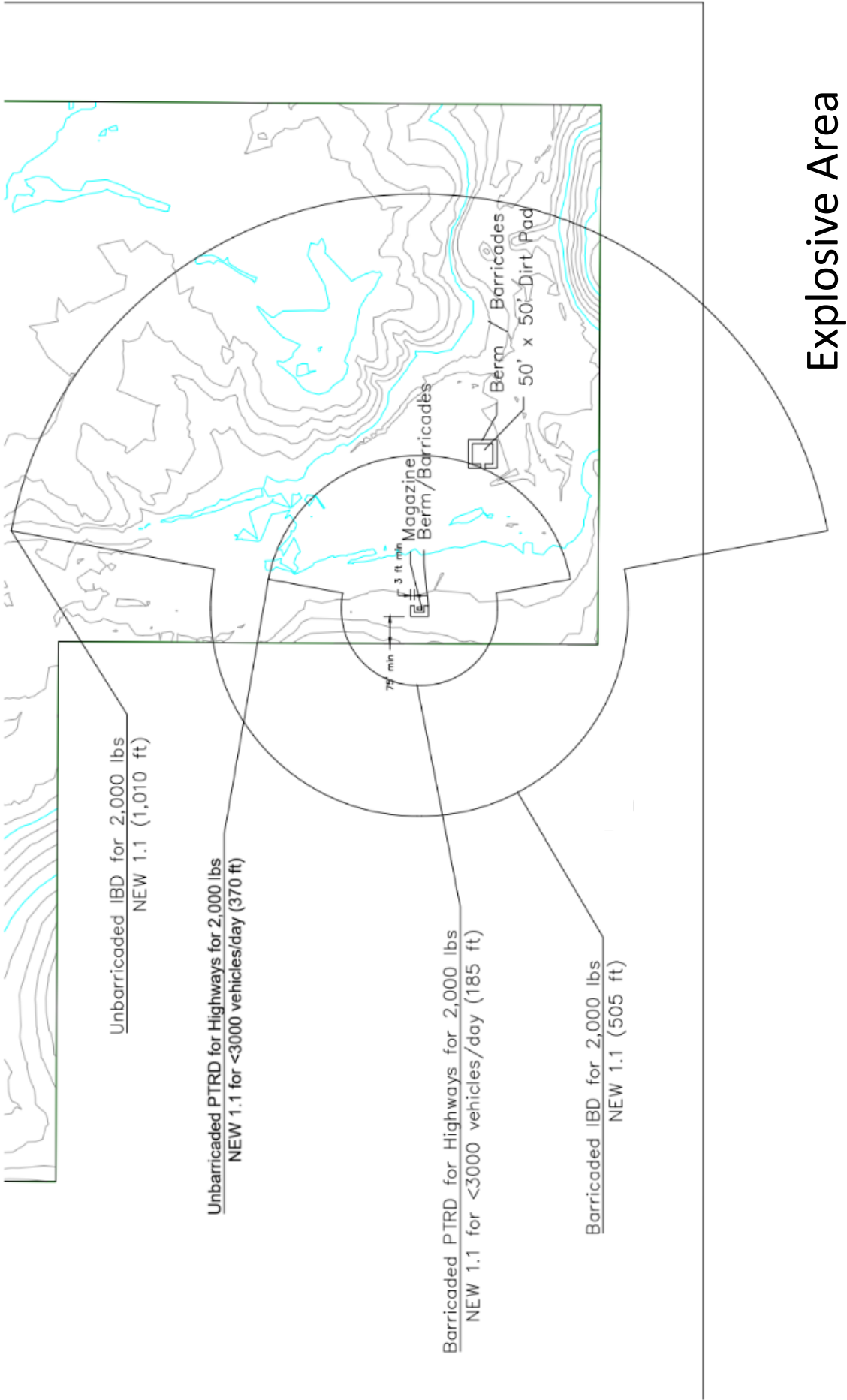
The energetics area on the property has a single structure: an explosive storage magazine. This existing magazine meets ATF specification (27 CFR Section 555.208) for Type 2 explosive storage with an attached Type 4, class BC detonator magazine. Purchased new from ARMAG corporation. The magazine is considered an above ground portable magazine and is installed on flat level ground with manufacture provided NFPA grounding rounds on opposing corners. Hazard Class/Division 1.1 will be stored in the magazine. The magazine is also set back at least 75 feet from the property boundary.







Iveson Ranch





ATF Federal Explosives License

1 message

Hamorski, Kevin J. (ATF) <Kevin.Hamorski@atf.gov>

Thu, Sep 4, 2025 at 11:05 AM

To: [REDACTED]

To whom it may concern,

This email is to inform you that [REDACTED] has completed all requirements for an explosives license with the Bureau of Alcohol, Tobacco, Firearms & Explosives and will be issued a license. If you have any questions or concerns don't hesitate to reach out.

Kevin Hamorski, Industry Operations Investigator

Bureau of Alcohol, Tobacco, Firearms and Explosives

San Francisco Field Division

Reno Satellite Office

Phone: 775-229-2801

Fax: 775-784-5933

PRELIMINARY
GEOTECHNICAL INVESTIGATION FOR
IVESON RANCH
GERLACH, NV

File No. 31364

September 4, 2025

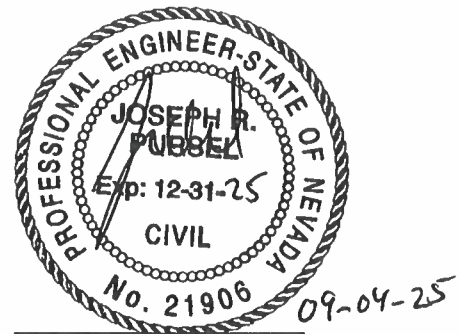


Prepared For:

Mr. Mike Arth
BRDR

Prepared By:

Sanbell
5405 Mae Anne Avenue
Reno, Nevada 89523



Joseph R. Pursel, P.E.
Geotechnical Manager



September 4, 2025

Mike Arth
BRDR

Job No. 31364

RE: Preliminary Geotechnical Investigation
Iveson Ranch
APN 066-030-05
Gerlach, NV

Dear Mr. Arth:

Attached please find the results of our PRELIMINARY geotechnical investigation for the proposed Iveson Ranch. Sanbell excavated 8 exploratory test pits to characterize the site for phased construction of a research campus. Material testing is currently being performed on samples obtained from the site. Preliminary field analysis of soils found during excavations are shown in the excavation logs. Final results of the analyses and logs of the test pits will be present in a forthcoming final report.

The site is currently a working ranch in remote Northern Nevada. Preliminary field analysis indicates that mostly silty sands (SM) were encountered on this site. Based on preliminary findings, the site appears to be suitable for the proposed development.

The following report provides PRELIMINARY geotechnical recommendations and guidelines for the design and construction of the project. Laboratory analysis of soils encountered during investigation is currently in progress. A final soils report will be issued once all laboratory work has been completed. **DESIGN VALUES IN THIS REPORT ARE PRELIMINARY AND MAY CHANGE SIGNIFICANTLY IN THE FINAL DRAFT.** We wish to thank you for the opportunity of providing our services. We are readily available to answer any related questions.

Sincerely,

SANBELL

Joseph R. Pursel, P.E.
Geotechnical Division Manager

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**PRELIMINARY GEOTECHNICAL INVESTIGATION
IVESON RANCH
GERLACH, NV**

I. INTRODUCTION

A. Project Description

This report presents the results of our Geotechnical Investigation to evaluate Iveson Ranch, APN 066-030-05 for a phased research campus in Gerlach. Exploration has conducted to provide preliminary geotechnical recommendations for the design and construction of the project.

The subject property is located in remote northern Nevada, approximately 22 miles north of Gerlach, Nevada. Sheet 1 presents a vicinity map. Sheets 3-5 presents the project site with test pit locations.

It is our understanding that the proposed development will entail the phased construction of research campus, ultimately including multiple team housing units, RV spaces, new hanger, a flight operations center, an energetics area, new water systems, new septic systems and new solar power generation array.

The site will have access from County Road 34.

B. Purpose and Scope

The purpose of this preliminary investigation was to determine subsurface soil and bedrock conditions and to provide geotechnical design criteria for the proposed development. The scope of this investigation included surface reconnaissance, subsurface exploration, analysis of field and laboratory data (in progress), research of pertinent geologic literature and report preparation. This report provides Preliminary conclusions and recommendations concerning:

- General subsurface conditions and geology
- Site preparation and earthwork
- Engineering properties of the soils and bedrock that will influence design of future structures, including:
 - Bearing capacities
 - Settlement potential
 - Lateral earth pressures

- Portland cement concrete
- Asphalt concrete
- Seismic design criteria

The provided design criteria could change in the final report based on currently in progress laboratory testing.

C. Field Exploration and Laboratory Testing

Sanbell conducted the subsurface investigation by excavating 8 exploratory test pits and 4 exploratory percolation trenches to a maximum depth of up to 18 feet below existing grade. The exploratory excavations were excavated with a with a Caterpillar 315 tracked excavator and a Caterpillar 317 tracked excavator. Representative samples of the soil were collected from the excavations. Selected samples are currently undergoing testing at Sanbell's laboratory and other outside laboratories. A Professional Engineer supervised the logging of the subsurface conditions encountered. Sheet 1 shows the vicinity map and Sheet 2-5 presents a site maps with the locations of the test pits. Sheet 6 shows the geologic data surrounding the site. Sheet 7 shows the faults in the surrounding area. Sheets 8 through 19 display the logs of soils and bedrock encountered in the excavations. Sheet 20 provides a key to the excavation logs as well as a copy of the Unified Soil Classification System used to identify the site soils.

Representative bulk samples were taken from the excavations at every significant lithologic change. Representative samples are currently being tested as follows: 1) sieve analyses tests (ASTM D422); 2) moisture content tests (ASTM D2216); 3) Atterberg limits tests (ASTM 4318), to confirm field soil classifications; 4) an R-value test (ASTM D2844) to determine a surface road structural section; and 5) a soluble sulfates test to determine if the native soils are reactive with Portland cement concrete. The index test results can be used to estimate engineering properties of the native soil/bedrock. All laboratory testing is being conducted in accordance with the applicable standards.

II. DISCUSSION

A. Site Description

The site is located in remote northern Nevada, north of Gerlach. The site consists of a working ranch. Surrounding the subject site are other ranches and open range land.

B. Site Geology

The project is located north of Gerlach, NV. The most current geologic area map is the Geologic Terrane Map of Nevada. The rock types encountered were identified by those authors as the following:

Qal: Quaternary Sediments and Rock (Holocene and Pleistocene): Alluvium, undifferentiated.

C. Regional Seismicity

The property, according to International Building Code 2018 and ASCE 7-16, may be subject to strong seismic acceleration, 0.234 (S1) ground acceleration, a major seismic event. The effect of seismic shaking, therefore, is an important consideration.

The site has native soil profile of D-Default, since the upper 100' soils profile is not fully known. The following table summarizes seismic design parameters for the 2018 International Building Code/ASCE 7-16 criteria for structural design of the project:

IBC SEISMIC DESIGN

Site Class	D – Default
Risk Category	II
Soil Shear Wave Velocity ($\bar{v}_s$)	600 to 1,200 ft/s
Standard penetration resistance (N)	15 to 50
Soil undrained shear strength (s_u)	1,000 to 2,000 lb/cf
Site Coefficient (F_a) w/ short accel. (s_s)	1.287
Site Coefficient (F_v) w/ 1-sec. accel. (s_1)	*
Max. ground motion, 0.2-sec SA (S_s), %g	0.641
Max. ground motion, 1.0-sec SA (S_1), %g	0.234
Design acceleration, S_{DS} , g	0.55
Design acceleration, S_{D1} , g	*

NOTE *: Structural Engineer shall determine these values in accordance with ASCE 7-16, Section 11.4.8, Exception 2.

The site is located in North of Gerlach, Nevada. Earthquake activity is difficult to predict and it is not known which documented fault system may produce an earthquake event and associated surface rupture. Current research by the Nevada Bureau of Mines and Geology and the University of Nevada, Reno indicates that a local earthquake event of Richter scale magnitude 7.0 would not be unlikely.

At the present time, there are not any local codes that provide guidelines for the evaluation of seismic risk or surface rupture hazard associated with Quaternary (Holocene and Pleistocene) faults, except a minimum 50 foot set back from occupied structures. The State of Nevada requires the use of seismic provisions set by the IBC, as well as adoptions of appropriate local standards (NRS 278.580.5). For the purposes of assessing seismic hazard and potential fault rupture hazard, standard engineering practice is to pursue the most diligent investigation of those faults deemed to be most likely to be active. Most geological consultants in Nevada follow the conventions established by the Nevada Earthquake Safety Council, whose guidelines are based on the Alquist-Priolo Act of 1972 in California. Per these guidelines, faults with evidence of movement in Holocene time (past 12,000 years) are considered “Holocene active”. Those faults with evidence of displacement during Late Pleistocene time (10,000 to 130,000 years ago) would be considered “Late Quaternary active”. Faults with evidence of last displacement having occurred during middle and early Quaternary time (130,000 years to 1,600,000 years ago) are considered “Quaternary Active Faults” (formerly “potentially active”). Faults with last displacement older than 1,600,000 years are deemed “inactive”. Active faults are afforded a greater degree of study and analysis than those regarded as inactive. Normally, any fault suspected of being active, as demonstrated by offset of the argillic (topsoil) horizon, poses a greater risk to development and requires a minimum setback of 50 feet for occupied structures. **No mapped active faults cross the site or are within 50 feet of the site (Sheet 7) nor were any encountered during this investigation** The seismic hazard at Iveson Ranch is probably no greater than other comparable locations in the area that are located at comparable distances to identified faults.

Occupied structures have been built over and adjacent to inactive faults in the greater Reno area for decades, without significant harm to residents from temblors affecting the area. Building codes have evolved in recent years to provide adequate structural protection to residents for the level of tremors experienced to date. Summit Engineering does not recommend siting occupied structures across any fault, regardless of activity classification.

Groundwater was encountered during the exploratory work by Sanbell. In limited areas. Liquefaction, a hazard in seismic zones where water-saturated, loose soils lose their bearing during seismic shaking, is not anticipated to be a problem on the project site due to the depth and location of groundwater as well as the relatively light proposed building loads.

D. Subsurface Materials and Conditions

Based on the exploratory excavations completed to date in this area, the native material appeared to be the only material present and there was no evidence of uncontrolled fill on the site. The native material was present throughout the test pits up to the depth of excavation. Preliminary field analysis of the encountered soils indicates majority of this material was silty sands (SM). All material on-site meeting structural fill parameters in Appendix A will be suitable to be used to provide suitable support for proposed structures.

Groundwater was encountered on the site. Groundwater is not anticipated to impact development of the site.

III. PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

From a geotechnical engineering standpoint, it is our preliminary opinion that the site at Iveson Ranch is suitable for the construction of the proposed phased improvements provided that the recommendations contained in this report are incorporated into design and construction. The following sections present our preliminary conclusions and recommendations concerning the proposed project. **THESE VALUES COULD DIFFER FROM THOSE THAT WILL BE PRESENTED IN THE FINAL REPORT.**

A. Foundation Considerations

Native non-expansive gravels and sands will be suitable to provide direct foundation support. If any clay or expansive silts are found they should not be used to provide direct foundation support. Preliminary field analysis indicates native materials (SM (Silty Sands)) that can typically support up to **2,000 pounds per square foot** for dead plus long term live loads, on spread type footings with less than 1 inch of total settlement and less than 1/2 inch of differential settlement across the length of the structures.

In silty sands (SM), passive soil resistance to lateral movement may be calculated using an equivalent fluid weight of 150 pounds per square foot per foot of depth and a coefficient of friction of 0.25. Active lateral soil pressure may be calculated using an equivalent fluid weight of 45 pounds per square foot per foot of depth. The at-rest soil pressure may be calculated using an equivalent fluid pressure of 60 pounds per square foot per foot of depth. These values assume that the native non-expansive granular soils and bedrock will provide direct foundation support.

B. Grading and Filling

Any uncontrolled fill materials and clayey sand, if encountered, shall be removed prior to placing any fill. These materials are unsuitable for use as fill in structural areas due to the amount of deleterious materials observed. Therefore, these materials shall only be placed as the final lift of fill in landscaped areas.

All areas that are to receive fill or structural loading shall be scarified to a depth of at least 12 inches, moisture conditioned to within 2 percent of optimum, and re-compacted to at least 90 percent relative compaction (ASTM D 1557). If the native subgrade is too coarse to density test, then moisture conditioning and compaction shall be completed to the satisfaction of the Geotechnical Engineer. A proof rolling program of a minimum 5 complete passes with a minimum 10 ton roller or a Cat 825 self propelled sheepfoot may be acceptable. For footing trenches, 3 complete passes with hand compactors may be adequate.

All fill, except rock fill (<30% retained on the ¾" sieve), shall be placed in 12-inch maximum lifts, moisture conditioned to within 2 percent of optimum, and compacted to at least 90 percent (ASTM D1557). It is anticipated that many of the on-site materials will be amenable to density testing.

In structural areas, the maximum particle size shall be 12 inches. This material shall be placed in 12 inch lifts (maximum) moisture conditioned and compacted to the satisfaction of the Geotechnical Engineer. Care should be taken to insure that voids between cobbles and boulders are filled with finer materials. Five complete passes with a minimum 10 ton roller or a Cat 825 Sheepsfoot compactor may achieve adequate compaction. Acceptance of the density requirements shall be by observation of lift thickness, moisture conditioned, and applied compaction effort.

Any imported material for use in structural areas shall meet the specifications of Appendix A, Section 3.2 "structural fill material". (Per the Standard Specifications for Public Works Construction 2016).

The following guideline specification is provided if it is decided to import structural cap material to the site.

<u>Sieve Sizes</u>	<u>Percentage Passing (by weight)</u>
6 Inch	100
¾ Inch	70-100
No. 40	15-50
No. 200	10-30
Liquid Limit (max.)	38
Plastic Index (max.)	15
Expansion Index (max.)	20
R-value (min.)	30

All imported structural cap material shall be moisture conditioned to within 2 percent of optimum and placed in 12 inch (max) finished lifts and compacted to a minimum 90 percent compaction relative to ASTM D 1557.

C. Surface and Subsurface Drainage

Surface drainage shall be diverted away from all buildings and not be permitted to pond or pool adjacent to foundations. It is recommended that all crawlspaces be lined with Visqueen sheeting, and that positive crawlspace drainage be provided to a collection point. A small diameter pipe (2 to 4-inch) may be placed beneath and perpendicular to the footing, sloped to drain to daylight, or the drain rock bedding of the sewer service lateral to the street may be utilized to drain the crawlspace. Slab-on-grade foundation systems may

require subsurface drainage dependent on conditions encountered during grading. The Geotechnical Engineer shall determine whether subsurface drainage is required at that time.

Grading plans should be designed to minimize the potential for infiltrated precipitation or yard irrigation to migrate laterally and down slope along the cut/fill interface and surfacing in down slope lots. Roof gutters and downspouts are recommended to discharge water well away from foundation areas.

D. Slope Stability and Erosion Control

The results of our exploration and testing indicate that 2:1 (H:V) slopes will be stable for on-site materials in cut and fill. All cut and fill slopes should incorporate brow ditches to divert surface drainage away from the slope face. Any major cut or fill slopes shall include mid-height benches in accordance with International Building Code standards.

The potential for dust generation, both during and after construction, is moderately high at this project. Dust control will be mandatory on this project in order to comply with air quality standards. The contractor shall submit a dust control plan and obtain the required permit from Northern Nevada Public Health prior to commencing site grading.

Stabilization of all slopes and areas disturbed by construction will be required to prevent erosion and to control dust. Stabilization may consist of riprap, re-vegetation and landscaping, or dust palliative. Slopes steeper than 3:1 (H:V) will require stabilization.

E. Trenching and Excavation

All trenching and excavation shall be conducted in accordance with all local, state, and federal (OSHA) standards. In general, all soil encountered during exploration meets the criteria for OSHA Type C soils. Any oversized material loosened during excavation will require scaling prior to permitting workmen to enter the trench.

Any area in question should be examined by the Geotechnical Engineer. The following table is reproduced from Occupational Safety and Health, Subpart P, 1926.652, Appendix B:

TABLE B-1
MAXIMUM ALLOWABLE SLOPES

SOIL OR ROCK TYPE	MAXIMUM ALLOWABLE SLOPES (H:V) ^[1] FOR EXCAVATIONS LESS THAN 20 FEET DEEP ^[3]
STABLE ROCK	VERTICAL (90°)
TYPE A ^[2]	3/4:1 (53°)
TYPE B	1:1 (45°)
TYPE C	1 1/2:1 (34°)

NOTES

1. Numbers shown in parentheses next to maximum allowable slopes are angles expressed in degrees from the horizontal. Angles have been rounded off.
2. A short-term maximum allowable slope of 1/2 H:1V (63°) is allowed in excavations in Type A soil that are 12 feet (3.67 m) or less in depth. Short-term maximum allowable slopes for excavations greater than 12 feet (3.67 m) in depth shall be 3/4 H:1V (53°).
3. Sloping or benching for excavations greater than 20 feet deep shall be designed by a registered professional engineer.

Bedding and initial backfill over the pipe will require import to meet the specifications of the utility having jurisdiction. On-site soils may be used for trench backfill, provided particles over 4 inches in diameter are removed. Imported structural cap material or native silty sands or native gravels will be required within 3 feet below bottom of footing and 2 feet below bottom of pavement subgrade. All trench backfill shall be placed in 8 inch (max.) finished lifts, moisture conditioned to within 2 percent of optimum, and densified to at least 90 percent relative compaction (ASTM D1557). If metal pipes are to be utilized, corrosion protective measures shall be taken.

H. Anticipated Construction Problems

The site has a strong potential for dust generation, and will require constant dust suppression measures during construction.

LIMITATIONS

This report is prepared solely for the use of Sanbell's client. Any entity wishing to utilize this report must obtain permission from them prior to doing so. Our services consist of professional opinions and recommendations made in accordance with generally accepted soil and foundation engineering principles and practices. The analyses and recommendations contained in this report are based on our site reconnaissance, the information derived from our field exploration and laboratory testing, our understanding of the proposed development, and the assumption that the soil conditions in the proposed building and grading areas do not deviate from the anticipated conditions.

Unanticipated variations in soil conditions could exist in unexplored areas on the site. If any soil or groundwater conditions are encountered at the site that are different from those discussed in this report, our firm should be immediately notified so that our recommendations can be modified to accommodate the situation. In addition, if the scope of the proposed construction, including proposed loads or structural location, changes from that described in this report, our firm should be notified.

Recommendations made in this report are based on the assumption that an adequate number of tests and inspections will be made during construction to verify compliance with these recommendations. Such tests and inspections should include, but not necessarily be limited to, the following:

- . Review of site construction plans for conformance with soils investigation.
- . Observation and testing during site preparation, grading, excavation and placement of fill.
- . Observation and testing of materials and placement of asphalt concrete and site concrete.
- . Foundation observation and review.
- . Consultation as may be required during construction.

The findings in this report are valid as of the present date; however, changes in the conditions of the property can occur with the passage of time, whether they are due to natural processes or to the works of man on this or adjacent lands. In addition, changes in applicable or appropriate standards occur, whether they result from legislation or from the broadening of knowledge. Accordingly, the findings in this report might be invalidated, wholly or partially, by changes outside of our control.

REFERENCES

Manual of Concrete Practice, American Concrete Institute, 2008

International Code Council, 2018, International Conference of Building Officials.

Nevada Bureau of Mines and Geology: <http://www.nbmng.unr.edu>

Standard Specifications for Public Works Construction 2016.

ASCE online hazard tool: ascehazardtool.org

U.S. Geological Survey: <http://geohazards.usgs.gov/designmaps/us/application.php>

APPENDIX A

APPENDIX A
SPECIFICATIONS FOR
SITE PREPARATION, EXCAVATION, COMPACTION
STRUCTURAL FILL AND SUBGRADE PREPARATION

1.0 GENERAL

- 1.1** Standard Specifications - Where referred to in these specifications, "Standard Specifications" shall mean the Standard Specifications for Public Works Construction (2012, Revision 8 edition).
- 1.2** Scope - All work shall be done in accordance with the Standard Specifications except as may be modified by the specifications outlined below. The work done under these specifications shall include clearing, stripping, removal of unsuitable material, excavation and preparation of natural soil, placement and compaction of on-site and/or imported fill material, or as specifically referred to in the plans or specifications.
- 1.3** Geotechnical Engineer - When used herein, Geotechnical Engineer shall mean the engineer or a representative under the engineer's supervision. The work covered by these specifications shall be inspected by a Geotechnical Engineer, who shall be retained by the Owner. The Geotechnical Engineer will be present during the site preparation and grading to inspect the work and to perform the tests necessary to evaluate material quality and compaction. The Geotechnical Engineer shall submit a report to the Owner, including a tabulation of all tests performed.
- 1.4** Soils Report - A "Geotechnical Investigation" report, prepared by Summit Engineering Corporation, is available for review and may be used as a reference to the surface and subsurface soil and groundwater conditions on these projects. The Contractor shall make his own interpretation with regards to the methods and equipment necessary to perform the excavations.

- 1.5** Percent Relative Compaction - Where referred to herein, percent relative compaction shall mean the in-place dry unit weight of soil expressed as a percentage of the maximum dry unit weight of the same material, as determined by ASTM D-1557, laboratory compaction test procedure. Optimum moisture content is the moisture content corresponding to the maximum dry density determined by ASTM D-1557.

2.0 SITE PREPARATION AND EARTHWORK

- 2.1** All earthwork and site preparation should be performed in accordance with the requirements of this report and attached specifications, and the Standard Specifications.
- 2.2** Clearing - Areas to be graded shall be cleared of brush and debris. These materials shall be removed from the site and discarded by an acceptable means approved by the owner.
- 2.3** Stripping - Surface soils containing roots and organic matter shall be stripped from areas to be graded and stockpiled or discarded as specified by the plans and specifications or at the discretion of the owner. Strippings may be used as the final lift of fill for areas to be planted.
- 2.4** Dust Control - The contractor shall prevent and maintain control of all dust generated during construction in compliance with all federal, state, county, and city regulations. The project specifications should include an indemnification by the contractor of the engineer and owner for all dust generated during the entire construction period.
- 2.5** Materials - All material not suitable for use as structural fill, shall be removed from the sites by the Contractor, or placed in non-structural fill areas. The Geotechnical Engineer shall determine the suitability of material for reuse as structural fill.
- 2.6** Ground Surface - The ground surface exposed by stripping and/or excavation shall be scarified to a minimum depth of 12 inches, moisture conditioned, by aerating or adding water, to within 2 percent of optimum moisture content and compacted to 90 percent relative compaction, unless otherwise specified. Compaction of the ground surface shall be approved by the Geotechnical Engineer prior to placement of fill, structural fill, aggregate base, and/or Portland cement concrete.

- 2.7** Backfill of test pits and trenches – Our exploration pits and trenches were backfilled without mechanical compaction. In structural areas, backfill in the pits should be removed and replaced in lifts with compactive effort.

3.0 **FILL MATERIAL**

- 3.1** Fill material shall be free of perishable, organic material. Rock used in the fill shall be placed in such a manner that no voids are present, either between or around the rock, after compacting the layer.
- 3.2** Structural Fill Material (SSPWC) - Material shall consist of suitable non-expansive soils having a plasticity index less than 12, and a minimum “R”-value of 30. The gradation requirements shall be as follows:

<u>Sieve Sizes</u>	<u>Percentage Passing (by weight)</u>
4"	100
3/4"	70 - 100
#40	15 - 50
#200	10 - 30

Materials not meeting the above requirements may be suitable for use as structural cap material at the discretion of the Geotechnical Engineer. Samples of imported fill proposed for use as structural cap material shall be submitted to the Geotechnical Engineer and approved before it is delivered to a site.

- 3.3** Rock Fill - Fill material containing over 30 percent (by weight) of rock larger than 3/4 inches in greatest dimension is defined as rock fill. Rock Fill located five or more feet below finished grade may be constructed in loose lifts up to the maximum size of the rock in the material but not exceeding diameters of 18 inches. The voids around the rock in each rock fill lift shall be filled with granular material and fines and compacted to the satisfaction of the Geotechnical Engineer. Rocks larger than 18 inches in diameter shall be placed in non-structural areas or in deep fills at the discretion of the geotechnical engineer. Care should be taken to fill all voids with finer grained materials. No nesting of larger rocks shall be allowed. Rock fill shall not be used for slab-on-grade construction without the approval of the Geotechnical Engineer. The maximum allowable particle size shall be

decreased by the Geotechnical Engineer if the achieved compaction is not satisfactory to the Geotechnical Engineer or “nesting” is observed by the Geotechnical Engineer.

4.0 EARTHWORK AND FILL PLACEMENT

- 4.1** Placement - Fill material shall be placed in layers that shall not exceed 12 inches of compacted thickness, unless otherwise approved by the Geotechnical Engineer. Each layer shall be evenly spread and moisture conditioned to within 2 percent of optimum moisture content. Unless otherwise specified, each layer of earth fill shall be compacted to 90 percent relative compaction. Compaction shall be approved by the Geotechnical Engineer. Rock fill shall be placed in accordance with the appropriate sections of the Standard Specifications. Rock fill placement and compaction shall be approved by the Geotechnical Engineer. Full time inspection of fill placement is required in structural areas and areas designated as dedicated improvement for the City of Reno, unless otherwise approved by the Engineer.
- 4.2** Keyways - Where the fill extends onto native slopes with gradients greater than 5:1, the fill shall be keyed into the native soils. The keys will have a minimum width of equipment width or 10 feet, whichever is lesser, and constructed with a minimum 5 percent slope into the hillside.
- 4.3** Compaction Equipment - The Contractor shall provide and use equipment of a type and weight suitable for the conditions encountered in the field. The equipment shall be capable of obtaining the required degree of compaction in all areas including those that are inaccessible to ordinary rolling equipment.
- 4.4** Reworking - When, in the judgment of the Geotechnical Engineer, sufficient compaction effort has not been used, or where the field density tests indicate that the required compaction or moisture content has not been obtained, subgrade and/or fill materials shall be reworked and compacted as needed to obtain the required density and moisture content. This reworking shall be accomplished prior to the placement of fill, structural fill, aggregate base, and/or Portland cement concrete.

- 4.5** Unstable Areas - If pumping or other indications of instability are noted, fill and/or subgrade materials shall be evaluated by the Geotechnical Engineer, scarified, left to dry, and re-compacted or removed and replaced as needed to obtain the required density and moisture content. This work shall be accomplished prior to the placement of fill, structural fill, aggregate base, and/or Portland cement concrete.
- 4.6** Frozen Materials – Fill shall not be placed on frozen materials, nor shall frozen material be utilized as fill.

5.0 EXCAVATION AND SLOPE REQUIREMENTS

- 5.1** Finished cut slopes shall not exceed 2 horizontal to 1 vertical and fill slopes should not exceed ratios of 2 horizontal to 1 vertical. Slopes steeper than three horizontal to one vertical or more than ten feet in height should be protected from erosion using riprap, vegetation, or a similar designated and acceptable means meeting the applicable standards.
- 5.2** Temporary, unsupported construction slopes less than ten feet in height may stand at a slope as steep as 1:1 (H:V) provided that the length of the unsupported slope does not exceed twenty feet. These temporary slopes should not remain unsupported for extended periods of time.

6.0 FOUNDATIONS AND FOOTING DESIGN

- 6.1** Spread type continuous and column footings should be designed, to impose a maximum net dead plus long-term live load of **2,000 pounds per square foot**. Net bearing pressures of up to one-third in excess of the given bearing value are permitted for transient live loads from wind and earthquake.
- 6.2** Exterior footings should be embedded a minimum of 24 inches below the lowest adjacent final compacted subgrade to provide adequate frost protection and confinement. Isolated interior footings should be imbedded per IBC requirements. The recommendations of this report are applicable to all footings.
- 6.3** The design coefficient of friction is 0.25. The passive soil pressure was calculated as 150 pounds per cubic foot (150 psf per foot of depth). The active soil pressure was similarly

was calculated as 45 pounds per cubic foot. The at-rest soil pressure, when walls are braced on the top and the bottom, was calculated as 60 pounds per cubic foot. These design values assume the non-expansive granular soils that meet parameters for structural fill are providing vertical and lateral support. All exterior footings shall be embedded a minimum 24 inches below adjacent finished grade for frost protection, and a minimum of four feet above groundwater.

6.4 Backfill of footing excavations or formed footings should be moisture conditioned to within 2 percent of optimum moisture content and compacted to a minimum of 90 percent relative compaction.

6.5 All footing excavations should be clear of loose material prior to placement of concrete. The bottom of the footing excavation should be scarified to a depth of 12 inches, moisture conditioned to within 2 percent of optimum moisture content, and compacted to a minimum of 90 percent relative compaction.

7.0 UTILITY TRENCH BACKFILL

7.1 Bedding Material - Bedding material shall meet one of the following gradation requirements listed below and shall be non-plastic:

Bedding will require import to meet one of the following specifications:

	CLASS A BACKFILL	CLASS B BACKFILL	CLASS C BACKFILL
SIEVE SIZE	% PASSING	%PASSING	% PASSING
1"	-	-	100
¾"	-	-	90-100
½"	-	100	-
3/8"	100	-	10-55
#4	90-100	0-15	0-10
#50	10-40	-	-
#100	3-20	-	-
#200	0-15	0-3	-

Bedding as defined in this report shall be within 6 inches of the bottom of the pipe, within 12 inches of the sides of the pipe, and within 12 inches, or to a depth required from the top of the pipe to the top of the groundwater table, whichever is greater, over the pipe. Where groundwater is encountered, filter fabric or filter material shall encapsulate the bedding, if Class B or Class C backfill is utilized. The filter fabric shall be a 10 oz./sq. yd. non-woven geotextile.

Individual utility companies may have additional specifications, which should also be followed.

- 7.2** Placement and Compaction - Bedding material shall first be placed so that the pipe is supported for the full length of the barrel with full bearing on the bottom segment of the pipe equal to a minimum of 0.4 times the outside diameter of the barrel. Bedding shall also extend to one foot above the top of the pipe. Pipe bedding within 6 inches of the pipe shall be placed in thin layers not exceeding 8 inches in loose thickness, conditioned to the proper moisture content for compaction. Class A backfill shall be compacted to at least 90 percent relative compaction. Class B and/or C backfill shall be compacted to the satisfaction of the Geotechnical Engineer. All other trench backfill shall be placed in thin layers not exceeding 8 inches in loose thickness, conditioned to within 2 percent of optimum moisture content, and compacted as required for adjacent fill, or if not specified, to at least 90 percent compaction in areas under structures, utilities, roadways, parking areas, and concrete flatwork.

- 7.3** Drain Rock - Any necessary subsurface drainage systems shall use drain rock conforming to the following Class C gradation:

<u>Sieve Sizes</u>	<u>Percentage Passing (by weight)</u>
1"	100
3/4"	90-100
3/8"	10-55
#4	0-10

8.0 CONCRETE SLAB-ON-GRADE AND FLATWORK CONSTRUCTION

- 8.1** Slab-on-grade - When used in this report, slab-on-grade shall refer to all interior concrete floors.

- 8.2** Concrete flatwork - A general term, flatwork refers to all exterior concrete site work including sidewalks, driveways, curb and gutters, and patios.
- 8.3** Subgrade - The upper twelve inches of subgrade beneath the aggregate base under concrete flatwork and slabs-on-grade shall be scarified, moisture conditioned to within 2 percent of optimum moisture content, and compacted to 90 percent relative compaction. Compaction shall be approved by the Geotechnical Engineer.
- 8.4** Concrete Mix Design - The contractor shall submit a concrete mix design to the Geotechnical Engineer for review and approval 1 week prior to placement of any concrete. The exterior concrete mix design shall utilize a minimum of 6 sacks of Portland Cement Concrete and a maximum water cement ratio of 0.45. Exterior concrete shall also meet the following specifications:

Minimum 28 day compressive strength = 4000 psi.
Air content = 4.5 – 7.5%
Maximum slump = 4 inches

Interior concrete mix designs shall comply with the structural plans and the tables included in Section G of this report.

Admixtures - All admixtures incorporated in the mix design shall be approved by the Geotechnical Engineer.

Finishing - All finishing shall be done in the absence of bleed water. No water shall be added to placed concrete during finishing.

- 8.5** Over-excavation - Soils within three feet of flatwork or five feet of slab-on-grade shall be over-excavated. Over-excavations should extend at least two feet laterally beyond the edge of the flatwork/slab-on-grade section.
- 8.6** Base - Base material shall be compacted to 95 percent relative compaction. Compaction shall be approved by the Geotechnical Engineer. Type II Class B aggregate base meeting the following requirements shall be used:

Gradation Requirements

<u>Sieve Size</u>	<u>Percentage Passing (by weight)</u>
1"	100
3/4"	90-100
#4	35-65
#16	15-40
#200	2-10

Plasticity Index should meet the following requirements:

<u>Percentage Passing #200 (by weight)</u>	<u>Plasticity Index Maximum</u>
0.1 to 3.0	15
3.1 to 4.0	12
4.1 to 5.0	9
5.1 to 8.0	6
8.0 to 11.0	4

Other Requirements

R-value	Minimum of 70
Fractured faces	Minimum of 35%
LA Abrasion	Maximum of 45%
Liquid Limit	Maximum of 35%

- 8.7** Concrete slab-on-grade thickness and compressive strength requirements shall be in accordance with design criteria provided by the Structural Engineer. Minimum slab thickness and compressive strength for flatwork shall be in accordance with the applicable requirements.
- 8.8** Concrete work shall conform to all requirements of ACI 301-2008, Specifications for Structural Concrete for Buildings, except as modified by supplemental requirements.
- 8.9** To facilitate curing of the slab, base materials shall be kept moist until placement of the concrete.
- 8.10** Excessive slump (high water cement ratio) of the concrete and/or improper curing procedures used during hot or cold weather could lead to excessive shrinkage, cracking or curling of slabs and other flatwork.

9.0 RETAINING WALLS

- 9.1** Retaining walls should be designed using a passive pressure calculated as 150 pounds per cubic foot and active soil pressure calculated as 45 pounds per cubic foot. A base coefficient of 0.25 should be used for resistance to sliding.
- 9.2** Footings should be placed at least 24 inches below the lowest adjacent finished grade. Subgrade shall be prepared as per these specifications.
- 9.3** In addition to active soil pressures the effects of any surcharge from adjacent structures or roadways should be included in calculating lateral pressures on retaining walls.
- 9.4** The design pressures given assume the soils retained are granular, non-expansive and free draining.
- 9.5** Retaining wall backfill should be moisture conditioned to within 2 percent of optimum and compacted to 85 percent in non-structural areas and 90 percent in structural areas. The use of heavy compaction equipment could cause excessive lateral pressures, which may cause failure of the wall.
- 9.6** Installation of weep holes or a continuous drain along the base of the wall is recommended to prevent water from being retained behind the wall.
- 9.7** An interceptor swale should be provided at the top of all retaining walls.

10.0 ASPHALTIC CONCRETE PAVEMENT

- 10.1** Material and Procedure - The asphalt-concrete material and placement procedures shall conform to appropriate sections of the "Standard Specifications". Aggregate materials for asphaltic concrete shall conform to the requirements listed for Type 3 aggregate in Section 200.02.02 of the "Standard Specifications, 2016". A Type 3, 50-blow, Marshall mix design with 2 to 4 percent air voids is recommended for the light traffic parking areas. A Type 2, 75-blow, Marshall mix design with 2 to 4 percent air voids is recommended for the heavy

traffic areas. PG64-28NV is also recommended for this project. The Contractor shall submit proposed asphalt-concrete mix designs to the Geotechnical Engineer for review and approval 1 week prior to paving. Asphalt materials should be compacted to a minimum of 92 percent of its theoretical maximum specific gravity or 96 percent of its Marshall density.

10.2 Subgrade Preparation - After completion of the utility trench backfill and prior to the placement of aggregate base, the upper 12 inches of finished subgrade soil or structural fill material shall be moisture conditioned to at within 2 percent of optimum and compacted to at least 90 percent. This may require scarifying, moisture conditioning and compacting.

10.3 Aggregate Base Rock - After the subgrade and/or structural fill is properly prepared, the aggregate base material shall be placed uniformly on the approved areas. Aggregate base shall be placed in such a manner as to prevent segregation of the different sizes of material and any such segregation, unless satisfactorily corrected, shall be cause for rejection at the discretion of the Geotechnical Engineer. The aggregate base material shall be spread for compaction in layers not to exceed six inches; moisture conditioned to within 2 percent of optimum, and compacted to at least 95 percent compaction. Aggregate base materials shall meet the requirements of Section 200.01.03 of the "Standard Specifications, 2012" for Type 2, Class B aggregate base. The aggregate base materials shall be approved by the Geotechnical Engineer prior to incorporation into the pavement structure.

11.0 SEISMIC DESIGN

11.1 Design of structures should include an allowance for earthquake loading. Structures should be designed in conjunction with IBC 2018/ASCE 7-16 criteria for seismic acceleration of 0.234g in soil profiles.

APPENDIX B
PERCOLATION RESULTS

SANBELL
PERC RATE TEST

PROJECT NAME:	Iveson Ranch	PROJECT NUMBER:	31364
TEST SPECIFICATIONS:			
	NDEP fast perc	DATE:	7/24/2025
TECHNICIAN:			
	J. Pursel		

Hole No.	PT-1	Perc Rate:	4 min/in		
Depth from native ground to gravel: 3-4' BSG					
Soil Description: Silty Sands					
Notes: 12" water perc'd in 17 minutes Started test at 10:36					
Time	Initial Depth (in)	Final Depth (in)	Inches Drop (in)	Time Interval (min.)	Min/in
10:46	6	9 5/16	3 5/16	10	3.0
10:57	6	9 7/16	3 7/16	10	2.9
11:08	6	9 7/16	3 7/16	10	2.9
11:19	6	9 3/16	3 3/16	10	3.1
11:30	6	9 2/16	3 2/16	10	3.2
11:43	6	9 4/16	3 4/16	10	3.1
11:54	6	9 2/16	3 2/16	10	3.2

Hole No.		PT-1	Perc Rate:			3 min/in
Depth from native ground to gravel: 8-9' BSG						
Soil Description: Silty Sands						
Notes: 12" water perc'd in 18 minutes						
Started test at 10:40						
Time	Initial Depth (in)	Final Depth (in)	Inches Drop (in)	Time Interval (min)	Min/in	
10:50	6	9 10/16	3 10/16	10	2.8	
11:01	6	10	4	10	2.5	
11:12	6	9 12/16	3 12/16	10	2.7	
11:23	6	9 12/16	3 12/16	10	2.7	
11:34	6	9 6/16	3 6/16	10	3.0	
11:45	6	9 5/16	3 5/16	10	3.0	
11:56	6	9 5/16	3 5/16	10	3.0	

SANBELL
PERC RATE TEST

PROJECT NAME:	Iveson Ranch	PROJECT NUMBER:	31364
TEST SPECIFICATIONS:			
	NDEP fast perc	DATE:	7/24/2025
TECHNICIAN:			
	J. Pursel		

Hole No.	PT-2	Perc Rate:	5 min/in		
Depth from native ground to gravel: 3-4' BSG					
Soil Description: Silty Sands					
Notes: 12" water perc'd in 15 minutes Started test at 14:40					
Time	Initial Depth (in)	Final Depth (in)	Inches Drop (in)	Time Interval (min.)	Min/in
14:50	6	9 3/16	3 3/16	10	3.1
15:02	6	8 11/16	2 11/16	10	3.7
15:12	6	8 12/16	2 12/16	10	3.6
15:22	6	8 8/16	2 8/16	10	4.0
15:32	6	8 6/16	2 6/16	10	4.2
15:43	6	8 5/16	2 5/16	10	4.3

Hole No.		PT-2		Perc Rate:		27 min/in	
Depth from native ground to gravel: 5.5-6.5' BSG							
Soil Description: Clayey sands							
Notes: Started test at 14:55							
Time		Initial Depth (in)	Final Depth (in)	Inches Drop (in)	Time Interval (min.)	Min/in	
15:05		6	6 9/16	9/16	10	17.8	
15:15		6	6 7/16	7/16	10	22.9	
15:26		6	6 9/16	9/16	10	17.8	
15:36		6	6 7/16	7/16	10	22.9	
15:46		6	6 6/16	6/16	10	26.7	
15:56		6	6 6/16	6/16	10	26.7	

SANBELL
PERC RATE TEST

PROJECT NAME:	Iveson Ranch	PROJECT NUMBER:	31364
TEST SPECIFICATIONS:			
	NDEP fast perc	DATE:	8/21/2025
TECHNICIAN:			
	J. Pursel		

Hole No.	PT-3	Perc Rate:	4 min/in		
Depth from native ground to gravel: 3.5-4.5					
Soil Description: Silty sands					
Notes: 12" Water perc'd in 17 minutes Started test at 13:35					
Time	Initial Depth (in)	Final Depth (in)	Inches Drop (in)	Time Interval (min)	Min/in
13:45	6	10 15/16	4 15/16	10	2.0
13:55	6	10 2/16	4 2/16	10	2.4
14:05	6	10	4	10	2.5
14:15	6	9 12/16	3 12/16	10	2.7
14:25	6	9 8/16	3 8/16	10	2.9
14:35	6	9 4/16	3 4/16	10	3.1
14:45	6	9 4/16	3 4/16	10	3.1

Hole No.	PT-3	Perc Rate:	>1	min/in	
Depth from native ground to gravel: 9-10' BSG					
Soil Description: Sandy Gravels					
Notes: 12" Water perc'd in 3 minutes Started test at 13:40					
Time	Initial Depth (in)	Final Depth (in)	Inches Drop (in)	Time Interval (min)	Min/in
13:40	6	12	6	1.83	0.3
13:52	6	12	6	1.75	0.3
14:02	6	12	6	1.83	0.3
14:12	6	12	6	1.92	0.3
14:22	6	12	6	1.92	0.3
14:32	6	12	6	1.78	0.3
14:42	6	12	6	1.82	0.3

SANBELL
PERC RATE TEST

PROJECT NAME:	Iveson Ranch	PROJECT NUMBER:	31364
TEST SPECIFICATIONS:	NDEP fast perc	DATE:	
TECHNICIAN:	J. Pursel		

Hole No.	PT-4	Perc Rate:	2-3' BSG		3 min/in
Depth from native ground to gravel:					
Silty sand with gravel					
Notes: 12" Water perc'd in 17 minutes Started test at 13:48					
Time	Initial Depth (in)	Final Depth (in)	Inches Drop (in)	Time Interval (min)	Min/in
13:56	6	12	6	8	1.3
14:08	6	11 2/16	5 2/16	10	2.0
14:18	6	11 4/16	5 4/16	10	1.9
14:28	6	11 2/16	5 2/16	10	2.0
14:38	6	10 15/16	4 15/16	10	2.0
14:48	6	10 12/16	4 12/16	10	2.1
14:58	6	10 13/16	4 13/16	10	2.1
15:08	6	10 12/16	4 12/16	10	2.1

Hole No.	PT-4	Perc Rate:	5.5-6.5' BSG		5 min/in
Depth from native ground to gravel:					
Silty Sands					
Notes: 12" water perc'd in 22 minutes Started test at 13:47					
Time	Initial Depth (in)	Final Depth (in)	Inches Drop (in)	Time Interval (min)	Min/in
13:57	6	9 1/16	3 1/16	10	3.3
14:07	6	8 8/16	2 8/16	10	4.0
14:17	6	8 9/16	2 9/16	10	3.9
14:27	6	8 5/16	2 5/16	10	4.3
14:37	6	8 5/16	2 5/16	10	4.3
14:47	6	8 4/16	2 4/16	10	4.4
14:57	6	8 3/16	2 3/16	10	4.6
15:07	6	8 4/16	2 4/16	10	4.4

SHEETS



VICINITY MAP FOR
IVESON RANCH
GERLACH, NV

JOB NUM: 31364

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MAP DATE: 7/3/2020 FAX: 775-787-2325



OVERALL SITE MAP FOR
IVESON RANCH
GERLACH, NV

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OVERALL SITE MAP (DWG 747-85506) 04-SEP-25



**SITE MAP FOR
IVESON RANCH
GERLACH, NV**

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**SITE MAP FOR
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**SITE MAP FOR
IVESON RANCH
GERLACH, NV**

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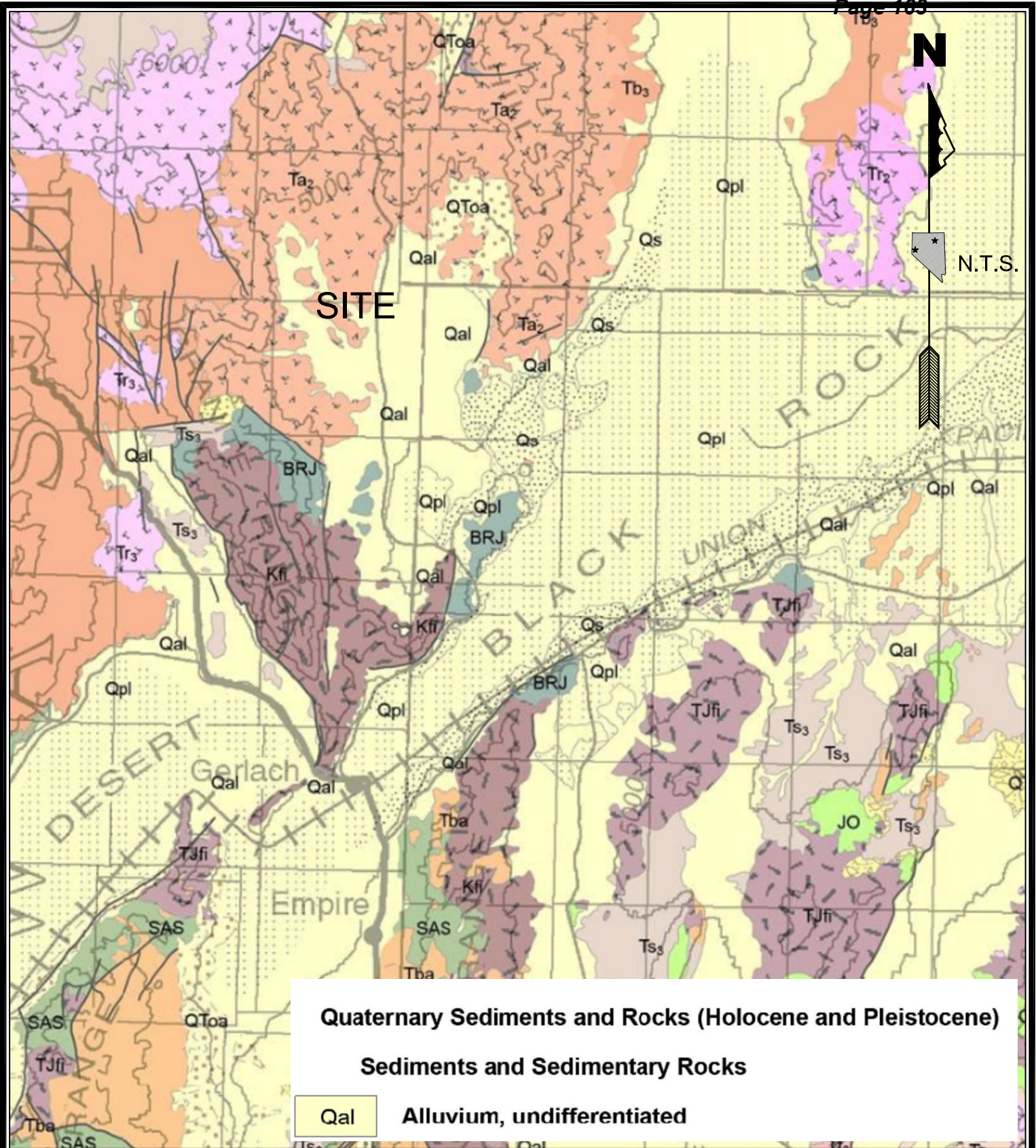
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**GEOLOGIC MAP FOR
IVESON RANCH
GERLACH, NV**

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N:\DWGS\J31364_Gunderson_ProjectEagle\Geotech\PreliminaryReport\ACAD\6_GeoMap.DWG PLOT DATE: 7/17/2025

PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE	LOG OF TP-1
						SM	0-1.5' BSG: SILTY SANDS SILTY SANDS. SOME SURFACE GRAVELS ESTIMATE 70% SANDS, 30% FINES. DRY. GRAY TO TAN. SOME MINOR ORGANICS FIRST 12".
				2		SC	1.5-7.5' BSG: CLAYEY SANDS INCREASE IN MOISTURE AND FINES AT 1.5' BSG. CLAYEY SANDS. ESTIMATE 60% SANDS, 40% SLIGHTLY PLASTIC FINES. DARK BROWN. DAMP DENSE.
				4			
				6			
				8		SC	7.5-14' BSG: CLAYEY SANDS FURTHER INCREASE IN MOISTURE AND FINES AT 7.5' BSG. CLAYEY SANDS. ESTIMATE 55% FINE SANDS, 45% SEMI- PLASTIC FINES. BROWN. DAMP DENSE.
				10			
				12			GROUNDWATER AT 12' BSG
				14			BOH @ 14' BSG. GROUNDWATER @ 12' BSG.

PRELIMINARY TEST PIT LOG FOR
IVESON RANCH
TEST PIT 1

JOB NUM: 31364

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PLASTICITY INDEX

% PASSING #200

MOISTURE CONTENT
% OF DRY WT.DRY DENSITY
(PCF)

DEPTH (FT.)

SAMPLE LOCATION

MATERIAL TYPE

LOG OF TP-3

EQUIPMENT: CAT 317

DATE: 08-21-25 ELEV.

SM

0-1' BSG: SILTY SANDS
SILTY SANDS. MINOR SURFACE GRAVELS.
SPARSE VEGETATION.

SP

1-10' BSG: POORLY GRADED SANDS
INCREASE IN COARSENESS AT 10' BSG.
POORLY GRADED SANDS. ESTIMATE 80%
COARSE SANDS, 10% FINES, 10% GRAVELS.
DRY. TAN TO BROWN. DENSE.

DRY. TAN TO BROWN. DENSE.
SOILS BECOME DAMP

BOH @ 10' BSG. NO GROUNDWATER

PRELIMINARY TEST PIT LOG FOR
IVESON RANCH
TEST PIT 3

JOB NUM: 31364

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PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE	LOG OF TP-4
							EQUIPMENT: CAT 317
							DATE: 08-21-25 ELEV.
				2		SM	0-3' BSG: SILTY SANDS SILTY SANDS. SOME SURFACE GRAVELS. SPARSE VEGETATION. SOME LENSES OF CEMENTATION. ESTIMATE 60% SANDS, 40% FINES. GRAY TO TAN. DRY. MODERATELY DENSE.
				4		SP	3-8' BSG: POORLY GRADED SANDS INCREASE IN COARSENESS AT 3' BSG. POORLY GRADED SANDS. ESTIMATE 90% SANDS, 10% FINES. DAMP. TAN
				6			
				8		SM	8-11.5' BSG: SILTY SANDS INCREASE IN FINES AND MOISTURE AT 8' BSG. SILTY SANDS. ESTIMATE 55% SANDS, 45% FINES. BROWN. DENSE. DAMP
				10			
				12			BOH @ 11.5' BSG. NO GROUNDWATER
				14			

PRELIMINARY TEST PIT LOG FOR
IVESON RANCH
TEST PIT 4

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PLASTICITY INDEX

% PASSING #200

MOISTURE CONTENT
% OF DRY WT.DRY DENSITY
(PCF)

DEPTH (FT.)

SAMPLE LOCATION

MATERIAL TYPE

LOG OF TP-5

EQUIPMENT: CAT 317

DATE: 08-21-25 ELEV.

						SM	0-1' BSG: SILTY SANDS SILTY SANDS/SANDY SILTS. ESTIMATE 50% SANDS 50% FINES. DRY. TAN.
						SM	1-13' BSG: SILTY SANDS INCREASE IN MOISTURE AT 1' BSG. SILTY SANDS. ESTIMATE 60% SANDS, 40% FINES. LIGHT BROWN SLIGHTLY CEMENTED. DAMP. MODERATELY DENSE
				2			
				4			
				6			
				8			
				10			
				12			
				14		SP	13-14' BSG: POORLY GRADED SAND INCREASE IN COARSENESS AT 13' BSG. ESTIMATE 80% SANDS, 10% FINES, 10% MINOR GRAVELS. BROWN. DAMP. DENSE BOH @ 14' BSG. NO GROUNDWATER

PRELIMINARY TEST PIT LOG FOR
IVESON RANCH
TEST PIT 5

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PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE	LOG OF TP-6
							EQUIPMENT: CAT 317
							DATE: 08-21-25 ELEV.
				2		SM	0-3' BSG: SILTY SANDS SILTY SANDS, SOME GRAVELS. ESTIMATE 60% SANDS, 30% FINES, 10% GRAVELS. TAN. DRY. MODERATELY DENSE.
				4		SM	3-8.5' BSG: SILTY SANDS DECREASE IN GRAVELS AT 3' BSG. SILTY SANDS. ESTIMATE 65% SANDS, 35% FINES. SOME LENSES OF SLIGHT CEMENTATION. TAN TO BROWN.
				6			
				8			
				10		SP	8.5-11.5' BSG: POORLY GRADED SANDS DECREASE IN FINES AT 8.5' BSG. POORLY GRADED SANDS. ESTIMATE 90% SANDS, 10% FINES, GRAY. DRY. SLIGHTLY LOOSE.
				12			BOH @ 11.5' BSG. NO GROUNDWATER.
				14			

PRELIMINARY TEST PIT LOG FOR
IVESON RANCH
TEST PIT 6

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PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE	LOG OF TP-7
						SM	0-1' BSG: SILTY SANDS WITH GRAVEL SILTY SANDS WITH GRAVELS. ESTIMATE GRAY. DRY. DENSE.
				2		SM	1-10' BSG: SILTY SANDS INCREASE IN MOISTURE AND FINES AT 1' BSG. SILTY SANDS. ESTIMATE 65% FINE SANDS, 35% FINES. DRY. TAN TO BROWN. SOME LENSES OF CEMENTATION.
				4			
				6			
				8			
				10		SM	10-13' BSG: SILTY SANDS INCREASE IN COARSENESS AT 10' BSG. SILTY SANDS. ESTIMATE 70% SANDS, 30% FINES. BROWN. MODERATELY DENSE.
				12			
				14			
							BOH @ 13' BSG. NO GROUNDWATER.

PRELIMINARY TEST PIT LOG FOR
IVESON RANCH
TEST PIT 7

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PLASTICITY INDEX

% PASSING #200

MOISTURE CONTENT
% OF DRY WT.DRY DENSITY
(PCF)

DEPTH (FT.)

SAMPLE LOCATION

MATERIAL TYPE

LOG OF TP-8

EQUIPMENT: CAT 317

DATE: 08-21-25 ELEV.

							SM	0-3' BSG: SILTY SANDS SILTY SANDS/SANDY SILTS. SOME ORGANICS FIRST 12". ESTIMATE 50% FINE SANDS, 50% FINES.
						3	SP	3-9' BSG: POORLY GRADED SANDS INCREASE IN MOISTURE AND COARSENESS AT 3' BSG. POORLY GRADED SANDS. ESTIMATE 90% SANDS, 10% FINES. TAN TO BROWN. SLIGHTLY DAMP. DENSE.
						6		
						9	SP	9-12' BSG: POORLY GRADED SANDS FURTHER INCREASE IN SAND COARSENESS AT 9' BSG. POORLY GRADED SANDS. ESTIMATE 90% COARSE SANDS, 10% FINES. TAN TO BROWN. DENSE. DAMP.
						12	SM	12-15' BSG: SILTY SANDS DECREASE IN COARSENESS AT 12' BSG. SILTY SANDS. ESTIMATE 60% SANDS, 40% FINES. TAN. DRY.
						15		BOH @ 15' BSG. NO GROUNDWATER.
						18		
						21		

PRELIMINARY TEST PIT LOG FOR
IVESON RANCH
TEST PIT 8

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PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE	LOG OF PT-1
							EQUIPMENT: CAT 315
							DATE: 07-24-25 ELEV.
				2		SM	0-3' BSG: SILTY SANDS SILTY SANDS, MINOR ORGANICS FIRST 12". ESTIMATE 55% FINE SANDS, 45% FINES. SLIGHTLY CEMENTED. TAN. DRY. DENSE.
				4		SM	3-7.5' BSG: SILTY SANDS DECREASE IN CEMENTATION AT 3' BSG. SILTY SANDS. ESTIMATE 60% SANDS, 40% FINES. DRY. TAN. MODERATELY DENSE PERCOLATION TEST AT 3-4' BSG. PERCOLATION RATE 4 MPI.
				6			
				8		SM	7.5-13.5' BSG: SILTY SANDS FURTHER DECREASE IN CEMENTATION AT 7.5' BSG SILTY SANDS. ESTIMATE 75% SANDS, 25% FINES. TAN. DRY. MODERATELY DENSE. PERCOLATION TEST AT 8-9' BSG. PERCOLATION RATE 3 MPI.
				10			
				12			
				14			
BOH @ 14' BSG. NO GROUNDWATER							

PRELIMINARY PERCOLATION TRENCH LOG
IVESON RANCH
PERCOLATION TRENCH 1

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PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE	LOG OF PT-2
							EQUIPMENT: CAT 315
							DATE: 07-24-25 ELEV.
						SM	0-5.5' BSG: SILTY SANDS SILTY SANDS. SPARSE VEGETATION. SOME SLIGHT CEMENTATION. ESTIMATE 60% SANDS, 40% FINES. DRY. TAN TO BROWN. MODERATELY DENSE.
				2			
				4			PERCOLATION TEST AT 3-4' BSG. PERCOLATION RATE 5 MPI.
				6		SC	5.5-12' BSG: CLAYEY SANDS INCREASE IN PLASTICITY AT 5.5' BSG. CLAYEY SANDS. ESTIMATE 70% SANDS, 30% PLASTIC FINES. DAMP. BROWN. MODERATELY DENSE. PERCOLATION TEST AT 5.5-6.5' BSG PERCOLATION RATE 27 MPI
				8			
				10			
				12		SM	12-13' BSG: SILTY SANDS INCREASE IN COARSENESS AT 12' BSG. SILTY SANDS, SOME MINOR GRAVELS. ESTIMATE 70% SANDS, 25% FINES, 5% GRAVELS. GROUNDWATER AT 12' BSG. BOH @ 13' BSG. GROUNDWATER AT 12' BSG
				14			

PRELIMINARY PERCOLATION TRENCH LOG
IVESON RANCH
PERCOLATION TRENCH 2

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PLASTICITY INDEX

% PASSING #200

MOISTURE CONTENT
% OF DRY WT.DRY DENSITY
(PCF)

DEPTH (FT.)

SAMPLE LOCATION

MATERIAL TYPE

LOG OF PT-3

EQUIPMENT: CAT 317

DATE: 08-21-25 ELEV.

									ML	0-2' BSG: SANDY SILTS SANDY SILTS. SOME SURFACE GRAVELS. MINOR ORGANICS TO 8" BSG. ESTIMATE 40% SANDS, 60% FINES. TAN. DRY.
									SM	2-9' BSG: SILTY SANDS INCREASE IN SANDS AT 2' BSG. SILTY SANDS. SLIGHTLY CEMENTED. ESTIMATE 65% SANDS, 35% FINES. TAN. DRY. MODERATELY DENSE. PERCOLATION TEST AT 3-4' BSG. PERCOLATION RATE 4 MPI
				3						
				6						
				9					SM	9-15' BSG: SILTY SAND W/GRAVEL INCREASE IN COARSENESS AT 9' BSG. SILTY SAND WITH GRAVEL. ESTIMATE 40% SANDS, 25% FINES, 35% GRAVELS TO 2" MINUS. SLIGHTLY DAMP. SLIGHTLY LOOSE. TAN TO BROWN. PERCOLATION TEST AT 8-9' BSG. PERCOLATION RATE >1 MPI
				12						
				15						BOH @ 15' BSG. NO GROUNDWATER.
				18						
				21						

PRELIMINARY PERCOLATION TRENCH LOG
IVESON RANCH
PERCOLATION TRENCH 3

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PLASTICITY INDEX

% PASSING #200

MOISTURE CONTENT
% OF DRY WT.DRY DENSITY
(PCF)

DEPTH (FT.)

SAMPLE LOCATION

MATERIAL TYPE

LOG OF TP-4

EQUIPMENT: CAT 317

DATE: 08-21-25 ELEV.

						SM	0-5.5' BSG: SILTY SANDS SILTY SANDS. SOME SURFACE VEGETATION. ESTIMATE 65% SANDS, 35% FINES. DRY. TAN. SLIGHTLY CEMENTED. SOME LENSES OF COARSE SAND AND GRAVEL THROUGHOUT. PERCOLATION TEST AT 2-3' BSG. PERCOLATION RATE 3 MPI
				3			
				6		SM	5.5-9' BSG: SILTY SANDS INCREASE IN COARSNESS AND MOISTURE AT 5.5' BSG. SILTY SANDS. ESTIMATE 65% SAND, 25% FINES, 10% GRAVELS. BROWN. DAMP. PERCOLATION TEST AT 5.5-6.5' BSG. PERCOLATION RATE 5 MPI
				9			
				12		ML	9-18' BSG: SANDY LOAM INCREASE IN FINES AT 9' BSG. SANDY LOAM. ESTIMATE 30% SANDS, 70% FINES. BROWN. DAMP TO WET. HIGH WATER MARK AT 12' BSG. WATER AT 17' BSG, STABILIZED AT 15' PRIOR TO BACKFILL.
				15			
				18			
				21			

BOH @ 18' BSG. GROUNDWATER AT 12' BSG

PRELIMINARY PERCOLATION TRENCH LOG
IVESON RANCH
PERCOLATION TRENCH 4

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MAJOR DIVISIONS		GRAPHIC SYMBOL	GROUP SYMBOL	TYPICAL NAMES	
COARSE GRAINED SOILS LESS THAN 50% PASSING No. 200 SIEVE	GRAVELS LESS THAN 50% COARSE FRACTION PASSES THE No.4 SIEVE		GW	WELL GRADED GRAVELS, GRAVEL/SAND MIXTURE	
			GP	POORLY GRADED GRAVELS, GRAVEL/SAND MIXTURE	
			GM	SILTY GRAVEL, POORLY GRADED GRAVEL/SAND/SILT MIXTURE	
				GC	CLAYEY GRAVEL, POORLY GRADED GRAVEL/SAND/CLAY MIXTURE
	SANDS MORE THAN 50% COARSE FRACTION PASSES THE No.4 SIEVE		SW	WELL GRADED SANDS, GRAVELLY SANDS	
			SP	POORLY GRADED SANDS, GRAVELLY SANDS	
			SM	SILTY SANDS, POORLY GRADED SAND/CLAY MIXTURES	
				SC	CLAYEY SAND, POORLY GRADED SAND/CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% PASSING No. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50			ML	INORGANIC SILTS & VERY FINE SANDS OF LOW PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, LEAN CLAYS
				OL	ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50			MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
ORGANIC RICH SOILS			PT	TOPSOIL, PEAT, ORGANIC RICH SOILS	
OTHER SOILS			F	FILL MATERIALS	

UNIFIED SOIL CLASSIFICATION SYSTEM

UNDISTURBED
SAMPLE

BULK SAMPLE



NO RECOVERY

WATER LEVEL
AT TIME OF DRILLINGSTATIC WATER LEVEL
AFTER DRILLINGSOILS KEY FOR
IVESON RANCH
GERLACH, NV

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Preliminary Hydrology Letter for Iveson Ranch Energetics & Runway Special Use Permit

Date: September 4th, 2025

Prepared for: BRDR Properties LLC, Attn: Mike Arth

Prepared by: Sanbell, Sebastian De La Torre

This letter serves the purpose of showing the difference in runoff between proposed and existing conditions. Time of concentration will be 10-minutes or less throughout the site. Manning's coefficient C's are as follows: 0.20 & 0.50 for existing conditions and 0.25 & 0.50 for proposed conditions. The rainfall intensities were acquired from NOAA Atlas 14 and the corresponding table has been included within this letter.

	C-Values (unitless)		Intensities (in/hr)		Area (Acres)	Runoff Flow (cfs)	
	5 year	100 year	5 year	100 year		5 year	100 Year
Existing	0.20	0.50	1.58	4.07	2.64	0.83	5.37
Proposed	0.25	0.50	1.58	4.07	2.64	1.04	5.37
Increase in Runoff						0.21	0.00

As shown in the table above, the increase in runoff produced on-site is negligible. At the 5-year storm event, there is a very slight increase in runoff and at the 100-year storm event, there is no increase at all. This letter only analyzes proposed energetics area and access road. Any other developments not included in this letter should be reanalyzed.



Sebastian De La Torre



NOAA Atlas 14, Volume 1, Version 5
Location name: Gerlach, Nevada, USA*
Latitude: 40.9511°, Longitude: -119.4681°
Elevation: 7016 ft**
* source: ESRI Maps
** source: USGS

**POINT PRECIPITATION FREQUENCY ESTIMATES**

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.21 (1.03-1.40)	1.54 (1.28-1.79)	2.08 (1.76-2.45)	2.60 (2.18-3.07)	3.47 (2.83-4.14)	4.32 (3.43-5.18)	5.35 (4.10-6.49)	6.62 (4.87-8.16)	8.80 (6.07-11.1)	10.9 (7.13-13.9)
10-min	0.918 (0.786-1.07)	1.16 (0.984-1.36)	1.58 (1.34-1.87)	1.98 (1.67-2.34)	2.65 (2.16-3.14)	3.29 (2.62-3.95)	4.07 (3.12-4.94)	5.04 (3.70-6.21)	6.69 (4.62-8.42)	8.29 (5.43-10.6)
15-min	0.760 (0.648-0.884)	0.964 (0.812-1.12)	1.31 (1.11-1.54)	1.64 (1.38-1.93)	2.19 (1.78-2.60)	2.72 (2.16-3.26)	3.36 (2.58-4.08)	4.16 (3.06-5.13)	5.53 (3.82-6.96)	6.85 (4.49-8.76)
30-min	0.512 (0.436-0.596)	0.648 (0.546-0.758)	0.880 (0.748-1.04)	1.10 (0.928-1.30)	1.47 (1.20-1.75)	1.83 (1.45-2.20)	2.27 (1.74-2.75)	2.80 (2.06-3.45)	3.72 (2.57-4.69)	4.61 (3.02-5.90)
60-min	0.317 (0.270-0.369)	0.402 (0.338-0.469)	0.545 (0.462-0.642)	0.682 (0.574-0.806)	0.911 (0.744-1.08)	1.13 (0.900-1.36)	1.40 (1.08-1.70)	1.74 (1.28-2.14)	2.30 (1.59-2.90)	2.86 (1.87-3.65)
2-hr	0.207 (0.184-0.239)	0.261 (0.230-0.299)	0.340 (0.298-0.391)	0.412 (0.357-0.473)	0.524 (0.445-0.605)	0.622 (0.519-0.724)	0.742 (0.604-0.873)	0.898 (0.711-1.07)	1.16 (0.883-1.46)	1.43 (1.04-1.84)
3-hr	0.165 (0.148-0.187)	0.207 (0.186-0.235)	0.263 (0.234-0.298)	0.311 (0.275-0.352)	0.381 (0.332-0.434)	0.441 (0.379-0.507)	0.519 (0.438-0.603)	0.623 (0.515-0.733)	0.800 (0.641-0.984)	0.972 (0.759-1.24)
6-hr	0.117 (0.107-0.130)	0.147 (0.133-0.164)	0.183 (0.165-0.205)	0.212 (0.190-0.238)	0.252 (0.223-0.284)	0.282 (0.247-0.319)	0.314 (0.273-0.359)	0.360 (0.309-0.415)	0.451 (0.380-0.528)	0.537 (0.445-0.635)
12-hr	0.077 (0.069-0.086)	0.097 (0.087-0.108)	0.123 (0.111-0.138)	0.144 (0.129-0.161)	0.173 (0.153-0.194)	0.196 (0.172-0.222)	0.220 (0.191-0.250)	0.244 (0.209-0.281)	0.277 (0.232-0.324)	0.314 (0.259-0.373)
24-hr	0.046 (0.040-0.052)	0.058 (0.051-0.066)	0.075 (0.066-0.085)	0.089 (0.078-0.102)	0.110 (0.096-0.125)	0.127 (0.109-0.144)	0.145 (0.124-0.165)	0.164 (0.139-0.188)	0.191 (0.160-0.221)	0.214 (0.176-0.249)
2-day	0.027 (0.024-0.030)	0.034 (0.030-0.039)	0.045 (0.040-0.051)	0.054 (0.047-0.062)	0.067 (0.059-0.077)	0.079 (0.068-0.090)	0.091 (0.078-0.105)	0.105 (0.088-0.121)	0.124 (0.103-0.145)	0.141 (0.114-0.166)
3-day	0.019 (0.017-0.022)	0.025 (0.022-0.028)	0.033 (0.029-0.037)	0.040 (0.035-0.045)	0.050 (0.044-0.057)	0.058 (0.050-0.066)	0.068 (0.058-0.077)	0.078 (0.066-0.090)	0.093 (0.077-0.108)	0.105 (0.086-0.124)
4-day	0.016 (0.014-0.018)	0.020 (0.018-0.023)	0.027 (0.024-0.031)	0.033 (0.029-0.037)	0.041 (0.036-0.047)	0.048 (0.042-0.055)	0.056 (0.048-0.064)	0.065 (0.054-0.074)	0.077 (0.064-0.090)	0.088 (0.071-0.103)
7-day	0.011 (0.009-0.012)	0.014 (0.012-0.016)	0.018 (0.016-0.021)	0.022 (0.020-0.025)	0.028 (0.024-0.032)	0.033 (0.028-0.037)	0.038 (0.033-0.044)	0.044 (0.037-0.051)	0.053 (0.043-0.061)	0.060 (0.048-0.070)
10-day	0.008 (0.007-0.009)	0.011 (0.009-0.012)	0.014 (0.013-0.016)	0.017 (0.015-0.020)	0.022 (0.019-0.024)	0.025 (0.022-0.028)	0.029 (0.025-0.033)	0.033 (0.028-0.038)	0.039 (0.032-0.045)	0.044 (0.036-0.051)
20-day	0.005 (0.005-0.006)	0.007 (0.006-0.008)	0.009 (0.008-0.010)	0.011 (0.009-0.012)	0.013 (0.011-0.015)	0.015 (0.013-0.017)	0.017 (0.015-0.019)	0.019 (0.016-0.022)	0.022 (0.019-0.025)	0.024 (0.020-0.028)
30-day	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.010 (0.009-0.011)	0.012 (0.010-0.013)	0.013 (0.011-0.015)	0.015 (0.013-0.017)	0.017 (0.014-0.019)	0.019 (0.016-0.022)
45-day	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.011 (0.009-0.012)	0.012 (0.010-0.014)	0.014 (0.011-0.016)	0.015 (0.012-0.017)
60-day	0.003 (0.002-0.003)	0.004 (0.003-0.004)	0.005 (0.004-0.005)	0.006 (0.005-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.008-0.011)	0.011 (0.009-0.013)	0.012 (0.010-0.014)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
Please refer to NOAA Atlas 14 document for more information.

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PF graphical

THOMAS H. GALLAGHER^{PC}

IVESON RANCH DEVELOPMENT TRAFFIC GENERATION

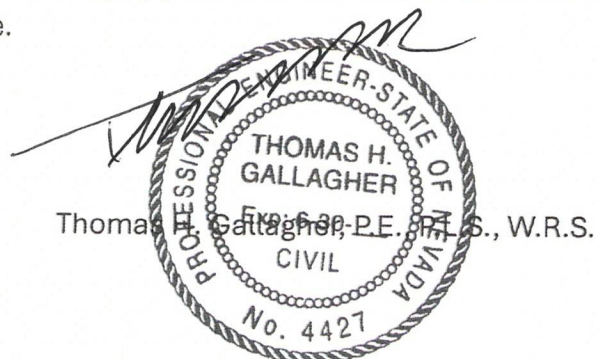
The access to the Iveson Ranch is north from Gerlach, Nevada on County Road 34, approximately 24 miles to its intersection with BLM access NVN 060581 (serial number NVNV106176576) then along said 25' access to the west approximately 2,800 feet to the eastern Iveson property line. BRDR is currently in the process of preparing an SF 299 application to expand the width of this access to 40 feet in conjunction with a 40-foot access license between the northern boundary of Iveson and the southern boundary of the recently acquired Troy Ranch parcel approximately 480 feet to the North.

Washoe County does not have any traffic data available for County Road 34 to Iveson Ranch other than that associated with the Burning Man event. Therefore, the best data comes from talking to locals regarding trip numbers. Roxy Dee, the Ranch Manager of Iveson Ranch, estimates that approximately 12 to 15 vehicles per day access the Ranch, including full time ranch employees, delivery vehicles, and other vehicles.

At full anticipated development, the Ranch and associated facilities would have a maximum of 75 people on site. The research teams could consist of approximately 36 members staying in monthly team housing and 18 team members in weekly housing units. Full-time ranch employees will constitute the balance of the occupants on-site.

The unique challenge in generating trip data to this site is that the majority of the employees (75%) that will occupy the new housing will be flown into the private landing strip located on the site and transported to housing, therefore not increasing traffic on CR 34.

At full development of the project, the anticipated impact to traffic on CR 34 should not be over 25 vehicles per day. This project in no way approaches the need for a full traffic analysis as required by Washoe County Code.



Tab D

 Account Information

Parcel/Identifier: 06603005
Owner: BRDR PROPERTIES LLC

Status: Active
Property Address: 2001 STATE ROUTE 34
WCTY

Last Update: 8/31/2025 4:26:46 PM

 Tax Bills

Add to cart then select cart icon () above to checkout.

For **PAST DUE** accounts there is a 10-day grace period before penalties will be applied.

Total Payable: \$0.00

+

Recently Paid

Installment	Due Date	Installment Tax Due	Payment Status
1	8/18/25	+ \$0.00	Paid
2	10/6/25	+ \$0.00	Paid
3	1/5/26	+ \$0.00	Paid
4	3/2/26	+ \$0.00	Paid

+

 Account Payment History *(Select to Expand)*

- i

Attention: Important Information, please be advised:
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- If payment confirmation is not received, please check the "SPAM" folder in your e-mail account. Add "**Payments@Bill2Pay.com**" to your safe-senders list in order to ensure that the payment confirmation is routed to your inbox.

SUMMARY

Project Name: Iveson Ranch

Meeting Location: Zoom

Meeting Date: July 28, 2025

Virtual Meeting Option Provided: ☒ YES ☐ NO

Hosted By (Name): Catherine Reichenberg

(Company): Gunderson Law Firm

Contact (Email): creichenberg@gundersonlaw.com

(Phone): 7758291222

Public Concerns:

1. What are you doing
2. Are drones going over private property
3. How close is it to owned property/hunting locations
4. How large are the explosives and are they being dropped by drones
5. Will it be loud

Changes Made to Proposal (if applicable):

1. None
- 2.
- 3.
- 4.
- 5.

Any Additional Comments:

Attendees were Catherine Reichenberg and Mike Arth from Iveson. We had noticed the meeting for 5pm. The County noticed it at 5:30pm. We had two meetings: one with Chuck Jeannes and one with a woman named Tina who is the closest neighbor. Received a few comments in emails that individuals had a hard time getting on the call.

November 5, 2025

Chris Bronczyk, Senior Planner
Washoe County
1001 East Ninth Street
Reno, NV 89512

RE: WSUP25-0018 (Iveson Ranch) – Condition Applicability Segmentation

Dear Chris:

As discussed with Catherine Reichenberg on Tuesday, November 4, 2025, Iveson Ranch is working to find a solution to segment the proposed conditions of approval such that they are appropriately tied to the applicable, specific uses at the property. This approach replaces our previous request for a general one-year timeframe for the applicant to operate while working to address all conditions of approval being required as outlined in our previous letter dated October 22, 2025.

The reason for this segmentation or order of conditions is that it is important to the project's success that the applicant be able to proceed with energetics operations at the site as soon as possible. It appears that some of the conditions apply only to the airstrip or to hosting people at the site overnight and not to the applicant's ability to conduct limited, small energetics testing. It is understood that the BLM, for example, is being asked for their input regarding the airstrip and that there are some upgrades to the facilities associated with the housing of employees that will need to be addressed. The applicant is working proactively on these items to address them as soon as possible. With that said, it is the primary goal of the applicant to meet all necessary conditions to begin energetics testing on property in the first quarter of 2026 and resolve all outstanding conditions regarding the airstrip and conditions related to housing thereafter.

We believe project can be segmented into three primary uses: A – Energetics, B – Airstrip, and C- Housing. Attached you will find a spreadsheet with the draft conditions of approval and the use to which we believe the specific conditions pertain. There are some conditions that we believe are applicable to all segments of the project and those are identified with A, B, and C. Additionally, there are a couple conditions that are identified/requested for removal shown in Red at the end of the listing provided table. The newly provided conditions from NNPH have been

added to the listing in the appropriate areas (segments of the proposed development) but the Iveson Ranch team has not yet had the opportunity to address these new conditions in depth.

Each condition has been color-coded to quickly identify those we have questions/need clarification or have significant concern. The color coding is:

green - acceptable,

yellow - needing clarification, and

red – concerning condition needing further discussion or removal.

We appreciate that the conditions come from diverse departments and intend to conduct discussions regarding those items marked in yellow or red with the applicable department as soon as possible.

Per our conversation, yesterday, it is understood that we would need to reach an agreement on this condition segmentation soon as the staff report needs to be finalized by November 12, 2025 for the November 20, 2025 Planning Commission hearing on Iveson's special use permit hearing. It is our desire to work with staff to find a solution that meets the call and concerns of the county while having the appropriate flexibility in the timing of the approval to meet the needs of a significant business looking to invest and operate in Washoe County.

We appreciate your time and consideration in helping us to make this project successful. Please feel free to contact Catherine Reichenberg and me to set up a meeting to discuss this request further or any other questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. David Snelgrove', with a long horizontal flourish extending to the right.

R. David Snelgrove, AICP
Planning Team Lead

Iveson Ranch SUP Draft Conditions Timing Applicability/Review

- A = Energetics
- B = Airstrip
- C = Housing
- significant issue - needs further discussion
- needs clarification / potential change
- acceptable

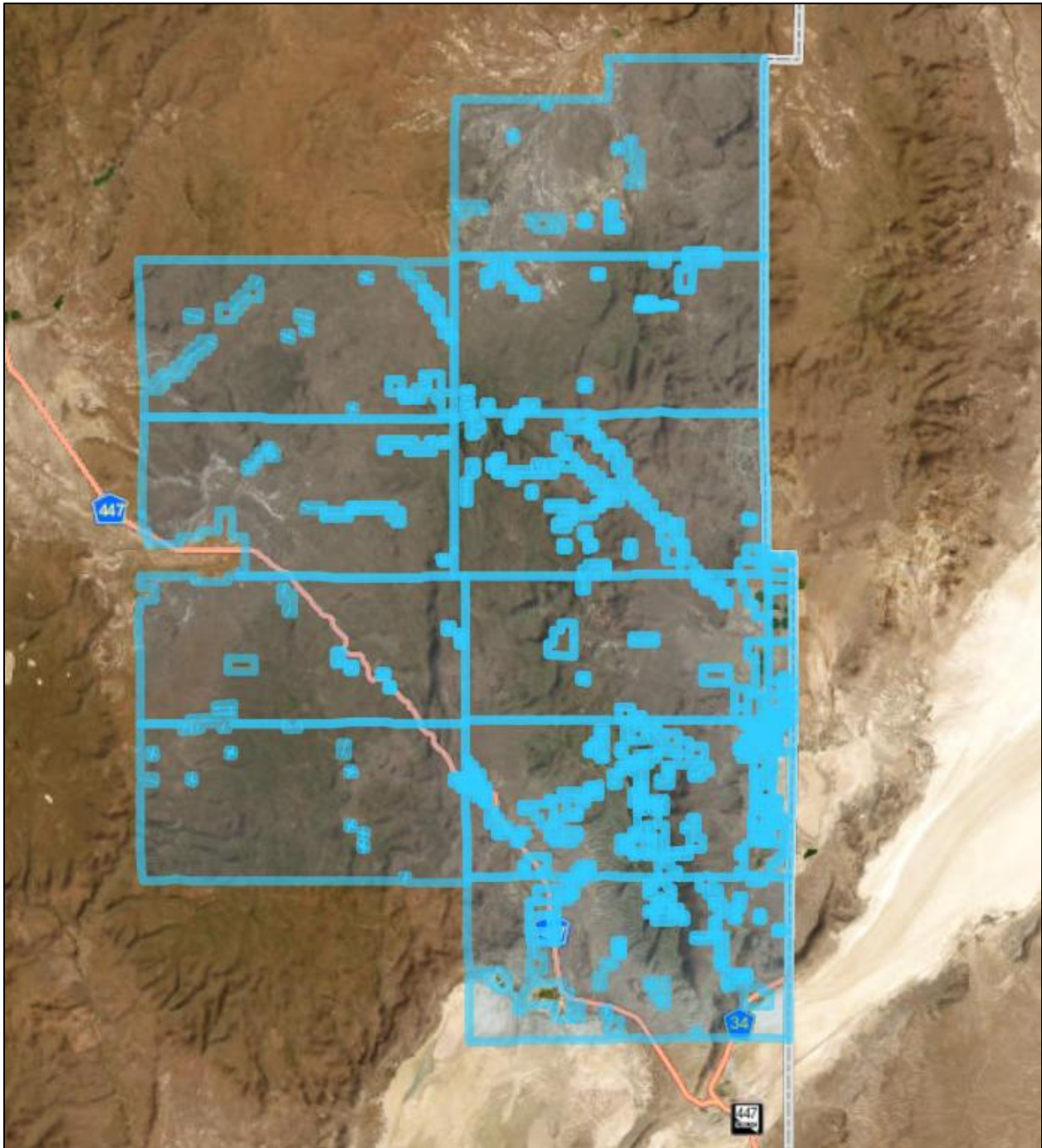
Recommended Condition #	Recommended Condition Language	Assumed Project Component Applicability	Comments - Notes Regarding Condition
1d(2) - 1f	Prior to operation, a business license shall be obtained for the new use.	A	This is understood but holding up one componet for an item or issue that is solely applicable to another component of the project does not seem to be reasonable or business friendly.
1j	There shall be no blasting or explosives during nighttime and crepuscular periods. Blasting and explosive testing may occur from 3 hours after 6:00 AM to 2 hours before 8:00 PM from May 1 through June 30 of each year to protect mule deer and antelope fawning. The blasting schedule shall occur no more than 50% of the weeks during the months of May and June.	A	this matches Option 2 that was provided by NDOW. Should be noted on plans
5g	Complex or major facilities as determined by the fire code official shall have a Fire Protection Report submitted prior to activities and/or operations commencing in accordance with IFC 104.12 (amended).	A	What is meant by "complex or major facilities?" We do not feel that we have any "major facilities." Energetics could be viewed to be "complex" only in the fact that it is different. Clarity to the intent of this condition is needed.
5h	Operational permits in accordance with the adopted International Fire Code shall be required for all explosives and shall comply with the IFC and NFPA for storage and use. Conditions of the operational permit for use shall include but not be limited to providing standby fire protection. The applicant shall provide standby fire protection during scheduled energetic testing sessions. Standby fire protection shall include water for fighting and qualified/trained firefighting personnel. This may be done through applicant provided personnel and equipment (see item e), contracted with TMFPD, or by a qualified/certified third party provider. Where applicable, a contract for services shall be submitted to TMFPD for review and acceptance.	A	It appears that this condition allows for alternative fire fighting or fire proection considerations. It is our belief that this could include expenditures by the applicant, but there would have to be tradeoffs that help make the financial commitment workable - this could be narrowing roadway requirements with pullouts or other cost reduction means.
5i	Submit a Hazardous Materials Inventory Statement (HMIS) and Hazardous Materials Management Plan (HMMS) quantifying Net Explosive weight, types, storage method and maximum on site.	A	
5k	Provide a site plan to identify outdoor storage footprints, maintain clear fire lanes and control ignition sources in accordance with IFC Chapters 3 & 5.	A	
5l	Containers/boxes/trailers must have access on all sides needed for firefighting and no stacking that impedes egress/apparatus.	A	
6a	Consistent with the 2008 Regional Open Space and Natural Resource Plan goals, it is recommended that the applicant use best practices for dark sky compliance and minimize night-time lighting as much as possible.	A	
6b	Consistent with the 2008 Regional Open Space and Natural Resource Plan goals, applicant shall consult with Nevada Department of Wildlife (NDOW) for impacts the proposed development may have on protected species in the area.	A	Condition 1j addresses Option 2 from NDOW and this condition is really not necessary to be included.
NNPH New 3	The site must install a minimum of 3 monitoring well down gradient from the “energetics” testing area. This area currently located in an area where groundwater movement could be contaminated. The purpose of a minimum of 3 monitoring well is to determine the groundwater gradient, additional monitoring wells may be required, but all monitoring will must be sampled quarterly once energetics testing has begun. Water monitoring and sampling shall be for all products and known byproduct produced from the energetics testing to ensure there is no offsite contamination or potential contamination to groundwater basins or waters of the US.	A	this comment received late (11/4/25) and team has not been able to review in full.
7a	The applicants shall obtain a Hazardous Materials Permit. You can find more information and begin the application process at: https://fire.nv.gov/bureaus/FPL/Hazmat/	A	
1a	a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.	A, B, C	
1b	a. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.	A, B, C	
1c	a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.	A, B, C	

1d	a. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and all applicable building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.	A, B, C	
1e	a. A note shall be placed on all construction drawings and grading plans stating: NOTE: Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff’s Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.	A, B, C	
1f	The facility shall be exempted from the parking standard requirements found in WCC 110.410.25.	A, B, C	
1g	The project shall be exempted from the landscaping requirements found in the Washoe County Development Code (Chapter 110 of the Washoe County Code), Article 412.	A, B, C	
1h	The project shall be exempted from Section 110.306.50 (a) which regulates decibels within 300 feet of the property line.	A, B, C	
1m	Any signage on the parcel shall adhere to the applicable requirements of WCC Article 505, Sign Regulations.	A, B, C	
1n	As part of the building permit application submittal for the project, a lighting plan showing the location and configuration of all proposed exterior lighting including a detail of any of the following: parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures shall be provided.	A, B, C	
1o	Pursuant to WCC Section 110.414.21(a)(1), any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.	A, B, C	
1p	All structures similar in appearance to cargo containers shall be painted in compliance with WCC 110.306.10(g).	A, B, C	Should be noted on plans
2a	The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.	A, B, C	Either this condition or #1b needs to be removed as they are duplicate
2a(2) - 2f	A detailed hydrology/hydraulic report, in conformance with the standards included in the Truckee Meadows Regional Drainage Manual, prepared by a professional engineer licensed in the State of Nevada shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates, and flood limits of all 5- and 100-year storm flows impacting onsite and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations, including a discussion of and mitigation measure design for any impacts on existing offsite drainage facilities and properties. Additionally, any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storms shall be detained on site and attenuated to existing flow rates for discharge to the satisfaction of the County Engineer.	A, B, C	Need detailed information on the 2 dams on Negro Creek, the Negro Creek Dam and the Iveson Ranch Dam
2b	A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP’s) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed to be conveyed onto adjacent property.	A, B, C	
2b(2) - 2g	a. The following note shall be added to the construction drawings; “All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.	A, B, C	
2e	Operations and Maintenance (O&M) Manual: The developer shall submit an O&M manual for use by the Property Owner and any successors, that identifies ongoing and long-term maintenance of infrastructure items including, but not necessarily limited to, private roadways, graded slopes, the airstrip, private storm drainage infrastructure, landscaping, community amenities, retaining walls, rockery walls, and pedestrian sidewalks or pathways for review and approval by the County Engineer prior to the approval of any grading or building permit for this project. The O&M manual shall address inspection frequency, storm intensity triggers for inspection and/or repair, types of equipment to be used for the operation and maintenance of the common open space area improvements, and a site plan that graphically depicts the access points and features that will be owned and maintained by the Property Owner and any successors.	A, B, C	Make Expandable per construction phase if not comprehensive at first publishing
3a	Several surface and underground water rights are appurtenant to this property, however, are for specific manners of use. All underground water used for commercial or industrial purposes on this property shall have valid water rights to do so.	A, B, C	
4d	If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.	A, B, C	The Building Dept. routes all permit apps to EHS and they approve. No specific Shaw action / work needed.
5a	a. This project shall meet and comply with all applicable requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of business license inspection, construction permit, or operations at Iveson Ranch (whichever is earliest) to include infrastructure for fire apparatus access roads and water supply. https://tmfpd.us/fire-code/ Alternative design methods and materials may be submitted in accordance with Chapter 1 of the International Fire Code (IFC). This may include access alternatives, water supply, and support apparatus. Code requirements will be re-evaluated and adjusted as activities and/or on-site staff numbers increase.	A, B, C	It appears that this condition offers some opportunity to lessen some of the on-site or access road costs if we can work with the TMFPD to find appropriate trade-offs in support for existing, community/region-wide fire safety improvements. If this is the case, we need to discuss further.
5c	a. Address signage compliant with TMFPD amendment 505.1 for commercial occupancies shall be provided and maintained. Additional signage for all access roads, gates, and facility structures or locations shall be identified. NFPA 704, DOT placarding, and signage in accordance with NFPA 495 shall be provided and maintained (i.e., energetic materials and fuel storage, etc.).	A, B, C	
5d	a. Provide an approved alternative water supply, to include a fixed supply of water to be used for firefighting purposes for both structural and wildland firefighting purposes.	A, B, C	A pumper vehicle with water sprayer exists on the site, now. does that meet this condition?
5e	a. Provide a Vegetation Management Plan in compliance with the adopted International Wildland Urban Interface Code (IWUIC). The plan shall also include a safety zone for staff and emergency responders to seek shelter in the event of a threatening wildfire. The plan shall illustrate fragmentation and air blast mitigations to include orientation into berms/topography, barricades/walls, and any potential debris capture.	A, B, C	

5fi	Applicant provided firefighting personnel shall meet and maintain minimum NWCG qualification .	A, B, C	Clarify and potentially remove NWCG qualification
5fii	Provide training documentation and drill schedule for on-site staff (extinguishers, range firefighting, evacuation) in accordance with the IFC and NWCG qualifications.	A, B, C	Clarify and potentially remove level of training and documentation
5fiii	Provide training documentation and drill schedule for on-site staff (extinguishers, range firefighting, evacuation) in accordance with the IFC and NWCG qualifications.	A, B, C	Clarify and potentially remove NWCG qualification
5fiv	Applicant provided firefighting equipment shall comply with the most current edition of the NWCG Red Book. An inspection of equipment shall be conducted and approved either by TMFPD or a qualified/certified third party. Where applicable, inspection documentation shall be provided to TMFPD for review and acceptance.	A, B, C	Clarify requirements
5n	Submit a pre-incident plan to include site maps, hazards, water locations, Knox access and shutoffs.	A, B, C	
5o	Provide an emergency action plan covering medical evacuation, air medical evacuation landing zone, and coordinated communication with Gerlach resources.	A, B, C	
1e(2) - 1g	Prior to obtaining a business license, BLM written approval for the airstrip shall be obtained and provided to Washoe County Planning.	B	There is no rational nexus to this condition timing relative to all aspects of the project and should be removed. There is an option to drive everyone in. it is not optimal, but it is an option.
1i	The project shall be exempted from Section 110.306.50 (c) which regulates parking per aircraft.	B	Should have 110.306.50(a) listed, also
1l	The project will need to meet the standards outlined in Section 110.306.50 (b)(d) and (e)	B	(b) airstrip surface, drainage, maintenance (d) may be problematic check with Mike (no Map of Airstrip) (e) maintain insurance limits / file insurance cert with WC
2c	Prior to the issuance of building permit applications for the project, the applicant shall demonstrate to the County that the use of that portion of the airstrip on BLM land is allowed with or without formal approval and that improvements to the airstrip conform with or are exempt from 43 CFR 1761 as applicable for the BLM <u>determined level of use</u> .	B	change bolded to "issuance of building permit"
2d	Prior to the issuance of building permit applications for the project, the applicant shall submit documentation that the airstrip is in Class G Airspace (uncontrolled) necessitating no formal approval or if it is determined that the airstrip is not located in Class G Airspace, the applicant shall provide documentation of the required approvals.	B	change bolded to "issuance of building permit". Confirm NV ENV letter meets this condition
5m	If aircraft fueling is proposed in the future, submit a fueling operations plan, fuel storage method, spill control, emergency shutoffs and separation from hangar/structures.	B	
3b	Prior to the approval of any building permit on this property, the applicant shall submit to Washoe County approved water rights with appropriate Manners of Use for the activities proposed with this Special Use Permit.	C	
3c	An approved water plan is to be provided to Washoe County prior to the approval of any building permit under this Special Use Permit.	C	Should be tied to housing
4b	The project is on a parcel which is served by onsite wells and onsite sewage disposal systems. Based on the remote location, this property and future development will be on a private water system and onsite sewage disposal system or systems.	C	this is code, does not need to be a condition - propose to remove. confirm exact requirements / scope
4c	This SUP is for a commercial operation. Therefore, the onsite sewage disposal system must be designed and permitted by the State of Nevada.	C	this is code, does not need to be a condition - propose to remove. confirm exact requirements / scope
5b	a. Fire apparatus access roads to all operational areas shall be provided and maintained in accordance with IFC Section 503 and Appendix D. Roads shall be all weather surface capable of supporting the transport of the heaviest/largest fire apparatus as confirmed by an applicant provided geotechnical report. Roads shall be a minimum of 20 feet in width, and the grade shall not exceed 10%. Access roadways shall be void of any significant dips, ditches, or elevation changes that would create an issue for the angle of approach, angle of departure, or travel angle of the tractor and low-boy, and proper culverts located in sections in which the road crosses a potential stream, creek, or riverbed (assuming flash flood flows)Address signage compliant with TMFPD amendment 505.1 for commercial occupancies shall be provided and maintained. Additional signage for all access roads, gates, and facility structures or locations shall be identified. NFPA 704 and DOT placarding shall be provided and maintained (i.e., energetic materials and fuel storage, etc.).	C	This is understood to be associated with increase in occupancy at the site. it is recognized that there may be some allowance to work with the roadways different (narrower width) fire condition 5a has been interpreted correctly (see comment above under 5a)
NNPH New 1	Prior to approval of persons operating out of this site, the site must have approval from NDEP, Bureau of Water Pollution Control for the commercial use of all the septic systems present on the site. If those cannot be permitted the facility/site must propose to construct on site sewage disposal systems that will meet the proposed use. This is a requirement to conduct any operations on this site.	C	this comment received late (11/4/25) and team has not been able to review in full.
NNPH New 2	The site must also submit the total proposed number of persons per day to be on the site, the total number of persons who will stay overnight on the site, and the total number of visitors per day, the week, and per month. This is required to determine if the facility will be required to become a permitted public water system as required in NAC 445A.	C	this comment received late (11/4/25) and team has not been able to review in full.
1	1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions. Contact Name – Chris Bronczyk, Senior Planner, 775.328.3612, cbronczyk@washoecounty.gov	Header to Conditions	
2	The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions. GENERAL CONDITIONS Contact Information: Robert Wimer, P.E. (775) 328-2059	Header to Conditions	
3	The following conditions are requirements of the Water Rights Division, which shall be responsible for determining compliance with these conditions. Contact Names – Timber Weiss, P.E., 775.954.4626, tweiss@washoecounty.gov	Header to Conditions	
4	The following condition is a requirement of the Northern Nevada Department of Public Health, which shall be responsible for determining compliance with this condition. Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.900.7239, jenglish@nnph.org	Header to Conditions	
5	The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition. Contact Name – Jen Donohue, Fire Plans Examiner, 775.447.5780, jdonohue@tmfpd.us	Header to Conditions	

6	The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions. Contact Name – Faye-Marie Pekar, Parks Planner, 775.328.3623, fpekar@washoecounty.gov	Header to Conditions	
7	2. The following conditions are requirements of the Nevada State Police, which shall be responsible for determining compliance with these conditions. Contact Name - Nicole Hoekstra, Business Process Analyst III, 775.684.7526, nrhoekstra@dps.state.nv.us	Header to Conditions	
1q	The following Operational Conditions shall be required for the life of the business:	Header to Conditions	
5f	a. Provide a Fire Protection Plan in accordance with WUI Section 405. The plan shall include means/methods to comply with the State adopted Wildland Fire Protection Plan (WFPP) for the Washoe Rural area. The plan shall also include details outlining the proffered on-site staff firefighting component as mentioned both in the project narrative (page 13) and during subsequent virtual meetings. Those details shall include but not be limited to the following:	Header to Conditions	
1qi	This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.	Operational	
1qii	Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.	Operational	
1qiii	The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.	Operational	
1qiv	This special use permit shall remain in effect as long as the applicant complies with all conditions of approval, the business is in operation, and the business maintains all valid business licenses.	Operational	
5j	Records and record keeping of storage and use including proposed scheduling, weather/ wind criteria, misfire procedures, communications, exclusion zones, and public notification protocols shall be kept in accordance with Chapter 56 of the IFC.	Operational	
1k	Prior to using an RV park, or RV spaces for living arrangements, the proposed project will need to meet all requirements outlined by Article 316, Recreational Vehicle Parks	Remove	PROPOSE DELETE -This is not necessary in this set of conditions as no RV park is proposed with this SUP
4a	EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.	Remove	Questionable as a Condition - Doesn't say anything

Project Noticing



Noticing Map

Notice was sent to 33 property owners within 75,000 ft., in accordance with WCC 110.810.25.

- 1) Notices were sent to all owners of real property that are the subject of the special use permit
- 2) Notices were sent on October 21, 2025. Which is 30 days before the Planning Commission meeting scheduled on November 20, 2025.
- 3) Notices were sent to the Gerlach/Empire Citizens Advisory Board as required.
- 4) Notices were sent to all owners of real property within one thousand (1,000) feet of the property which is the subject of the special use permit.
- 5) Notices were sent to the Gerlach General Improvement Districts (GIDs).
- 6) Kelly Thomas, The Nevada Division of Environmental Protection of the Nevada State Department of Conservation and Natural Resources.
- 7) Albert Ruiz and Nicole Hoekstra of the Nevada State Fire Marshal Division.
- 8) Marc Stewart, Industrial Hygiene Supervisor with the Division of Industrial Relations of the Nevada State Department of Business and Industry.
- 9) Nicholas Lafronz, Safety Manager with the Division of Industrial Relations of the Nevada State Department of Business and Industry.