

## **Attachment B**

**WSUP20-0002**



# Board of Adjustment Staff Report

Attachment B  
Page 2

Meeting Date: April 16, 2020

Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0002 (Boneyard Flat Grading Phase 2)

BRIEF SUMMARY OF REQUEST: Excavation of approximately 1,000,000 cubic yards of earthen material to be used as fill material and to increase the holding capacity of the Boneyard Flat flood pool.

STAFF PLANNER: Roger Pelham, MPA, Senior Planner,  
775.328.3622  
[rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

## CASE DESCRIPTION

Special Use Permit Case Number WSUP20-0002 (Boneyard Flat Grading Phase 2) – For possible action, hearing, and discussion to approve a special use permit to allow the excavation of approximately 1,000,000 cubic yards of earthen material from the Boneyard Flat area to be used as fill material throughout the Eagle Canyon residential area and the Spanish Springs Business Park industrial area. The project is also intended to increase the holding capacity of the Boneyard Flat flood pool.

Applicant: Spanish Springs Associates, LP.

Property Owner: Spanish Springs Associates, LP.

Location: North of the terminus of the Sha-Neva haul road and south and west of the Pebble Creek Subdivision

Assessor's Parcel Number: 538-020-01 & 538-010-12

Parcel Size: ±262 and ±128 acres

Master Plan Categories: Rural (R) and Open Space (OS)

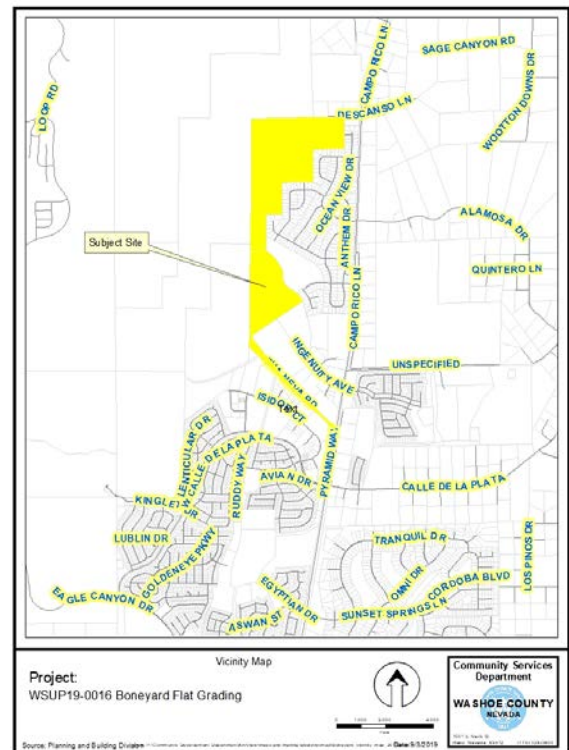
Regulatory Zone: General Rural (GR) and Open Space (OS)

Area Plan: Spanish Springs

Citizen Advisory Board: Spanish Springs

Development Code: Authorized in Article 438, Grading and Article 810, Special Use Permits

Commission District: 4 – Commissioner Hartung



## STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

## POSSIBLE 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 Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0002 for Spanish Springs Associates, LP, having made all five findings in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on Page 10)

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**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 Board of Adjustment 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 conditions of approval for Special Use Permit Case Number WSUP20-0002 are attached to this staff report and will be included with the action order, if approval is granted.

The subject property is designated as General Rural (GR) and Open Space (OS). The proposed excavation of approximately 1,000,000 cubic yards for fill material and to increase the holding capacity of the Boneyard Flat flood pool is permitted in General Rural (GR) and Open Space (OS) with a special use permit per WCC 110.438 and 110.810. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.





**Site Plan**



**Overhead Photo**

**Project Evaluation**

The applicant, Spanish Springs Associates, LP is seeking approval of a special use permit to excavate up to 1,000,000 cubic yards of earthen material from the subject site to be used as fill material for nearby development. The area proposed for the majority of the excavation functions as flood water storage area. The removal of material from this area will increase the holding capacity of that flood water storage area. This is phase 2 of the project. In October of 2019 the applicant received approval for phase one of the excavation consisting of 500,000 cubic yards of earthen material for the same purpose, which has already been removed from the site.

It is anticipated that material that is unsuitable to be used as fill material will be stockpiled on the subject site and then later back-filled into the excavated areas. This will create the benefit of the organic materials such as plants and seeds being returned to their native areas and thus encouraging revegetation. All disturbed areas are required to be revegetated.

Conditions of approval have been recommended that stockpile areas will be located substantial distances from nearby dwellings and that all cut and fill be located an appropriate distance within the subject site, not directly adjacent to the property lines. Cut slopes are proposed to be a maximum of 4 horizontal to 1 vertical (4:1), to blend with the natural contour of the landscape. Typical conditions of approval, to ensure compliance with generally applicable standards, have also been recommended.

**Spanish Springs Citizen Advisory Board (SS CAB)**

The proposed project was presented by the applicant's representative at the regularly scheduled Spanish Springs Citizen Advisory Board meeting on March 4, 2020. The CAB unanimously recommended approval of the request, with no particular concerns expressed.

**Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects Division
- Washoe County Health District
  - Air Quality Management Division
  - Vector-Borne Diseases Program
  - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County Sheriff
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Nevada Department of Wildlife
- NDF – Endangered Species
- Nevada Department of Mining
- Nevada Department of Environmental Protection
- Bureau of Indian Affairs

- NRCS
- US Army Corps of Engineers
- US Fish and Wildlife
- City of Sparks
- Pyramid Lake Paiute Tribe
- Reno / Sparks Indian Colony
- Nevada State Historic Preservation Office

Four out of the twenty-two above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Building Division addressed the grading standards and imposed operational conditions that will be in effect for the life of the project.  
**Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us**
- Washoe County Engineering and Capital Projects Division addressed the requirement for complete construction drawings, and technical considerations for grading and flood mitigation.  
**Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us**
- Washoe-Storey Conservation District provided the requirement that seed mixes for revegetation be weed-free.  
**Contact: Jim Shaffer, 775.857.8500, shafferjam51@gmail.com**
- US Army Corps of Engineers provided the comment that particular types of permitting may be required for grading within Waters of the US.  
**Contact: Jennifer C. Thomason, 775.784.5304, Jennifer.C.Thomason@usace.army.mil**

### **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 Board of Adjustment 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.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan.  
*Staff Comment:* There are no programs, policies, standards of the master plan or area plan that prohibit the approval of major grading for excavation of fill material and to increase flood water storage capacity. This is the second phase of this project.
2. 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:* There are no permanent structures or development proposed as part of this major grading. There are minimal improvements, primarily temporary haul-routes required for the major grading. For this reason, 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.

3. Site Suitability. That the site is physically suitable for major grading for excavation of fill material and to increase flood water storage capacity, and for the intensity of such a development.

Staff Comment: This site has been chosen for major grading for excavation of fill material and to increase flood water storage capacity, because it is at the appropriate elevation to contain flood water, currently retains flood water and that will increase retention.

4. 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: Issuance will not be detrimental, as one of the two goals of the project is to increase flood water storage capacity, which is a benefit to the surrounding area.

5. 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 area required to be noticed for this project. This finding is not applicable.

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0002 is being recommended for approval with conditions. Staff offers the following motion for the Board'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 Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0002 for Spanish Springs Associates, LP, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan.
2. 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.
3. Site Suitability. That the site is physically suitable for major grading for excavation of fill material and to increase flood water storage capacity, and for the intensity of such a development.
4. 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.
5. 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**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment 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 Board of Adjustment and mailed to the applicant.

Applicant/Owner: Spanish Springs Associates, LP  
550 W. Plumb Lane, Suite B 505  
Reno, NV 89521

Representatives: Wood Rodgers  
Attn: Derek Kirkland  
1361 Corporate Blvd  
Reno, NV 89502

Action Order xc:





# Conditions of Approval

Special Use Permit Case Number WSUP20-0002

The project approved under Special Use Permit Case Number WSUP20-0002 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on April 16, 2020. 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 the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District 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 – Roger Pelham, (775)328-3622 [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**

- a. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building and grading permits) applied for as part of this special use permit.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit complete construction plans and initial building (grading) permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete grading within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. This special use permit shall be valid until April 2, 2025. No additional grading permits shall be approved after that date. Any grading permits issued prior to that date may be completed in accordance with the time specified by the building permits.
- e. All final slopes shall be 4 horizontal to 1 vertical (4:1) or flatter.
- f. No grading shall take place within 50 feet of any exterior property line.
- g. 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.

- h. The following **Operational Conditions** shall be required for the life of the special use permit:
  - i. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.
  - ii. Grading shall take place during daylight hours only.

**Washoe District Health, Air Quality Management Division**

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

**Contact Name – Mike Wolf, 775.784.7206, [mwolf@washoecounty.us](mailto:mwolf@washoecounty.us)**

- a. The applicant shall obtain a dust control permit prior to any grading activity. The permit must be maintained throughout the life of the project.



**Washoe County Engineering and Capital Projects**

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

**Contact Name – Leo Vesely, (775)328-2313, lvesely@washoecounty.us**

- a. 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 (BMPs) 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 onto adjacent property.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
- d. All mitigation shall be done in accordance with the Washoe County June 15, 2019 Boneyard Flat Closed Basin Interim Drainage Policy and updates.
- e. The cut slope adjacent the Pebble Creek Estates residential area shall be setback at least 50 feet from the subdivision boundary and shall be no steeper than 4:1, all other cut and fill slopes, shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- h. All grading shall be in accordance with Article 110.438 Grading Standards.
- i. Grading plans shall identify the basis of elevation. NAVD88 is preferred for design. If NAVD88 is not used, the conversion factor to NAVD88 shall be provided.
- j. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- k. For each project which proposes to utilize material excavated from Boneyard Flat as mitigation of volume of fill material placed at or below the 100-year, 10-day flood pool elevation, the following shall be apply:
  - i. For each grading permit submitted for approval, a table shall be provided on the grading plan which estimates both the project volume of fill and the borrow area volume of excavation which shall be reported for each incremental foot of elevation (incremental volume) and cumulative volume. The incremental and cumulative volume of excavation from the mitigation area shall exceed the incremental and cumulative volume placed on the project site.
  - ii. There shall be no volume mitigation credited for excavation within the borrow area at an elevation greater than the established 100-year, 10-day flood pool.

- l. A project specific drainage report shall be prepared for each grading permit and shall address the flow velocities of the existing drainage channels that enter Boneyard Flat and any required mitigation of increased volume of runoff and/or displaced flood water storage volume.
- m. Provide the design of erosion control measures will be installed in the existing drainage channels where they enter the playa. Drop-off into the playa may require energy dissipating structures such as rock gabions or other approved design.
- n. All topsoil and non-structural materials stockpile locations shall be shown on the grading plans. All stockpile locations shall be at least 100 feet from all property lines and shall be at least 200 feet from any dwelling. Slopes shall not be steeper than 3:1. Stockpile locations shall not be placed on any natural slopes of 15% or greater.
- o. Add note shall be added to the plans requiring an as-built topographic survey documenting final fill and excavation quantities affecting the Boneyard Flat base flood elevation (BFE) shall be submitted prior to any permit CofO or final.
- p. Contractors exporting, at least 10,000 cubic yards or more, of material from Boneyard Flat and importing to projects utilizing Washoe County roadways shall submit a haul route plan to the Washoe County Engineering Division for review and approval prior to the export of material. A Haul Route Mitigation Fee may be assessed for each project utilizing County roadways as compensation for the accelerated deterioration of roadway used as a construction haul route.

\*\*\* End of Conditions \*\*\*



## Spanish Springs Citizen Advisory Board

Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held March 4, 2020 6:00 p.m. at the Spanish Springs Library at (7100A Pyramid Lake Highway).

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** – The meeting was called to order at 6:00 p.m.

**MEMBERS PRESENT:** Sam Metz, Ken Theiss, Matt Lee, Sean Gephardt (Alternate filling in for Stan

**MEMBERS ABSENT:** Bruce Parks (alternate), Stan Smith (excused), Donald Christensen (not excused)

**2. \*PLEDGE OF ALLEGIANCE** – The pledge was recited.

**3. \*PUBLIC COMMENT** –

**Sean Gephardt**

There were no requests for public comment, Ken Theiss closed the public comment period.

**4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF MARCH 4, 2020:**

Matt Lee moved to approve the agenda for the meeting of **MARCH 4, 2020**. Sam Metz seconded the motion to approve the agenda of **MARCH 4, 2020**. Motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF FEBRUARY 5, 2020.** Matt Lee moved to approve the minutes of **FEBRUARY 5, 2020**. Sam Metz seconded the motion to approve the minutes of **FEBRUARY 5, 2020**. Motion passed unanimously.

**6.A. Special Use Permit Case Number WSUP20-0002 (Boneyard Flat Grading**

**Phase 2)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit to allow the excavation of approximately 1,000,000 cubic yards of earthen material from the Boneyard Flat area to be used as fill material throughout the Eagle Canyon residential area and the Spanish Springs Business Part industrial area. The project is also intended to increase the holding capacity of the Boneyard Flat flood pool. (for Possible Action)

- Applicant\Property Owner: Spanish Springs Associates, LP
- Location: North of the terminus of the Sha-Neva Hail road and south and west of the Pebble Creek subdivision
- Assessor's Parcel Number: 538-020-01 & 538-010-12

- Staff: Roger Pelham, Senior Planner, (775) 328-3622; [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on April 2, 2020

Roger Pelham, Senior Planner, said he welcomes a recommendation. He said this is for second phase of another 1 million cubic yards excavated from the Boneyard flats. He said he was available for policy, code, and process question.

Derek Kirkland, representative from Wood Rogers, spoke about phase 1. He said this request is to dig area deeper in the same area. He this project will increase capacity of the flood storage and the excavated fill can be used for proposed development. There will be no changes to the surrounding area with re-vegetation.

Sam Metz asked for the current depth. Steve Strickland, project engineer, said the next phase will dig 10 feet below where it is today. Sam Metz asked about drainage in regard to an inlet and outlet of nuisance water. He asked if it would breed mosquitos. Mr. Strickland said there is standing water there currently, and function will stay the same as a retention basin.

Sean Gephardt said he surveyed the site. He was concerned about noxious weed with contamination of the fill. He spoke with homeowners. He said there were concerns with the water being too high. He said the neighbors were ok with shaving it down to lower the water level.

There were no requests for public comment.

Sam Metz asked Roger Pelham regarding retention basin design requirements. If it's a closed detention center, what controls over mosquitos. Mr. Pelham said he can't speak to what the Health Department techniques are for combating mosquitos. Mr. Pelham said they will review and provide appropriate conditions. It will meet the appropriate code.

**MOTION: Matt Lee moved to recommend approval of Special Use Permit Case Number WSUP20-0002. Sean Gephardt seconded the motion. The motion moved 3 to 1 with Sam Metz opposed due to questions not answered.**

**6.B. Abandonment Case Number WAB19-0001 (Ingenuity Industrial Center) -**

Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to abandon a portion of Ingenuity Avenue prior to the dedication of a subsequent roundabout further down Ingenuity Avenue. (for Possible Action)

- Applicant/Property Owner: Avenue 55\Ingenuity Industrial Center
- Location: Approx. .5 miles west of the intersection of Pyramid Way and Ingenuity Ave.
- Assessor's Parcel Number: 538-010-11
- Staff: Dan Cahalane, Planner, (775) 328-3628; [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Planning Commission on April 7, 2020

Dan Cahalane, Washoe County Planner, said he was available to answer questions.

Mr. Theiss asked about the roundabout. Mr. Cahalane explained the request to abandon a portion of Ingenuity Avenue, and then dedicate the roundabout further down Ingenuity.

Sam Metz said he doesn't see anything wrong with this.

There were no requests for public comment. Ken Theiss closed the public comment period.

**MOTION: Sam Metz recommend to approval of Abandonment Case Number WAB19-0001. Sean Gephardt seconded the motion. The motion carried unanimously.**

**7. \*WASHOE COUNTY COMMISSIONER UPDATE-** Commissioner Hartung was not present. He can be reached at (775) 328-2007 or via email at [vhartung@washoecounty.us](mailto:vhartung@washoecounty.us)

**8. \*CHAIRMAN/BOARD MEMBER ITEMS-** None.

**9. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –**

Sandra L. stated she is running for a State Assembly District seat. She introduced herself and invited everyone to speak with her afterwards.

With no further requests for public comment, Ken Theiss closed the public comment period.

**ADJOURNMENT –** Meeting adjourned at 7:30 p.m.

Number of CAB members present: 4

Number of Public Present: 15

Presence of Elected Officials: 0

Number of staff present: 2

**From:** [Thomason, Jennifer C CIV USARMY CESPK \(USA\)](#)  
**To:** [Pelham, Roger](#)  
**Subject:** FW: February Agency Review Memo (UNCLASSIFIED)  
**Date:** Tuesday, March 3, 2020 10:32:20 AM  
**Attachments:** [image001.png](#)  
[February Agency Review Memo.pdf](#)

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[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

CLASSIFICATION: UNCLASSIFIED

Hi Roger,

In response to this request I have reviewed the information available for the Boneyard Flat Grading Phase 2. The Corps has not received or reviewed any project specific materials for this project. If the project would result in filling jurisdictional waters of the U.S. then the applicant will likely need authorization from the Department of the Army to discharge fill material under Section 404 of the Clean Water Act. If the project would not impact jurisdictional waters of the U.S. then no permit would be required. If you have any questions regarding the U.S. Army Corps of Engineers Regulatory Program, please let me know.

Thanks,

Jennifer C. Thomason  
Senior Project Manager  
Nevada Utah Section  
Reno Regulatory Office  
(775) 784-5304

**From:** [Gil, Donald](#)  
**To:** [Pelham, Roger](#)  
**Subject:** FW: February Agency Review Memo  
**Date:** Monday, February 24, 2020 4:41:26 PM  
**Attachments:** [February Agency Review Memo.pdf](#)  
[image001.png](#)  
**Importance:** High

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Roger,

I have reviewed items #3,#4, and #6 and the Washoe County Sheriff's Office Patrol Division has no issues with those projects.

Thank you,

Don

**Don Gil**  
Captain – Patrol Division  
911 Parr Blvd. Reno, NV 89512  
Desk: 775-328-3354  
Email: [dgil@washoecounty.us](mailto:dgil@washoecounty.us)  
Web: [www.WashoeSheriff.com](http://www.WashoeSheriff.com)



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects**

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: March 2, 2020

To: Roger Pelham, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP19-0016 – Boneyard Flat Grading Phase 2**  
APN 538-010-12 and 538-020-01

**GENERAL PROJECT DISCUSSION**

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for grading to create additional flood water storage capacity within the Boneyard Flat playa, to provide stormwater volume mitigation for fill placed within the 100-year, 10-day flood Boneyard flood pool and to provide fill material for other projects. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Wood Rogers. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

**GENERAL CONDITIONS**

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. 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 (BMPs) 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 onto adjacent property.
2. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
4. All mitigation shall be done in accordance with the Washoe County June 15, 2019 Boneyard Flat Closed Basin Interim Drainage Policy and updates.
5. The cut slope adjacent the Pebble Creek Estates residential area shall be setback at least 50 feet from the subdivision boundary and shall be no steeper than 4:1, all other cut and fill slopes, shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE



Subject: WSUP20-0002 – Boneyard Flat Grading Phase 2  
Date: March 2, 2020  
Page: 2

6. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
7. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
8. All grading shall be in accordance with Article 110.438 Grading Standards.
9. Grading plans shall identify the basis of elevation. NAVD88 is preferred for design. If NAVD88 is not used, the conversion factor to NAVD88 shall be provided.
10. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
11. For each project which proposes to utilize material excavated from Boneyard Flat as mitigation of volume of fill material placed at or below the 100-year, 10-day flood pool elevation, the following shall be apply:
  - a. For each grading permit submitted for approval, a table shall be provided on the grading plan which estimates both the project volume of fill and the borrow area volume of excavation which shall be reported for each incremental foot of elevation (incremental volume) and cumulative volume. The incremental and cumulative volume of excavation from the mitigation area shall exceed the incremental and cumulative volume placed on the project site.
  - b. There shall be no volume mitigation credited for excavation within the borrow area at an elevation greater than the established 100-year, 10-day flood pool.
12. A project specific drainage report shall be prepared for each grading permit and shall address the flow velocities of the existing drainage channels that enter Boneyard Flat and any required mitigation of increased volume of runoff and/or displaced flood water storage volume.
13. Provide the design of erosion control measures will be installed in the existing drainage channels where they enter the playa. Drop-off into the playa may require energy dissipating structures such as rock gabions or other approved design.
14. All topsoil and non-structural materials stockpile locations shall be shown on the grading plans. All stockpile locations shall be at least 100 feet from all property lines and shall be at least 200 feet from any dwelling. Slopes shall not be steeper than 3:1. Stockpile locations shall not be placed on any natural slopes of 15% or greater.
15. Add note shall be added to the plans requiring an as-built topographic survey documenting final fill and excavation quantities affecting the Boneyard Flat base flood elevation (BFE) shall be submitted prior to any permit ~~CofO~~ or final.



Subject: WSUP20-0002 – Boneyard Flat Grading Phase 2  
Date: March 2, 2020  
Page: 3

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**  
Contact Information: Leo Vesely, P.E. (775) 328-3600

1. Drainage comments included in General Conditions. .

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**  
Contact Information: Mitchell Fink (775) 328-2050

1. Contractors exporting, at least 10,000 cubic yards or more, of material from Boneyard Flat and importing to projects utilizing Washoe County roadways shall submit a haul route plan to the Washoe County Engineering Division for review and approval prior to the export of material. A Haul Route Mitigation Fee may be assessed for each project utilizing County roadways as compensation for the accelerated deterioration of roadway used as a construction haul route.



1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

## Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

March 2, 2020

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP20-0002 (Boneyard Flat Grading Phase 2)

Dear Roger,

In reviewing the special use permit for excavation of material from Boneyard Flat, the Conservation District has the following comments.

To prevent the spread of noxious weeds the applicant shall collaborate with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

With the excavated areas creating a 4:1 slope, the District will require the placement of 6-8 inch rock on the slope reducing sediment in fill in the playa.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

**From:** [Wines-Jennings, Tammy L](#)  
**To:** [Pelham, Roger](#)  
**Cc:** [Schull, Shyanne](#)  
**Subject:** Agency Review Memo WSUP20-0002  
**Date:** Monday, February 24, 2020 3:49:22 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Hello,  
We do not see and issues from a WCRAS perspective.

Thank you,  
Tammy



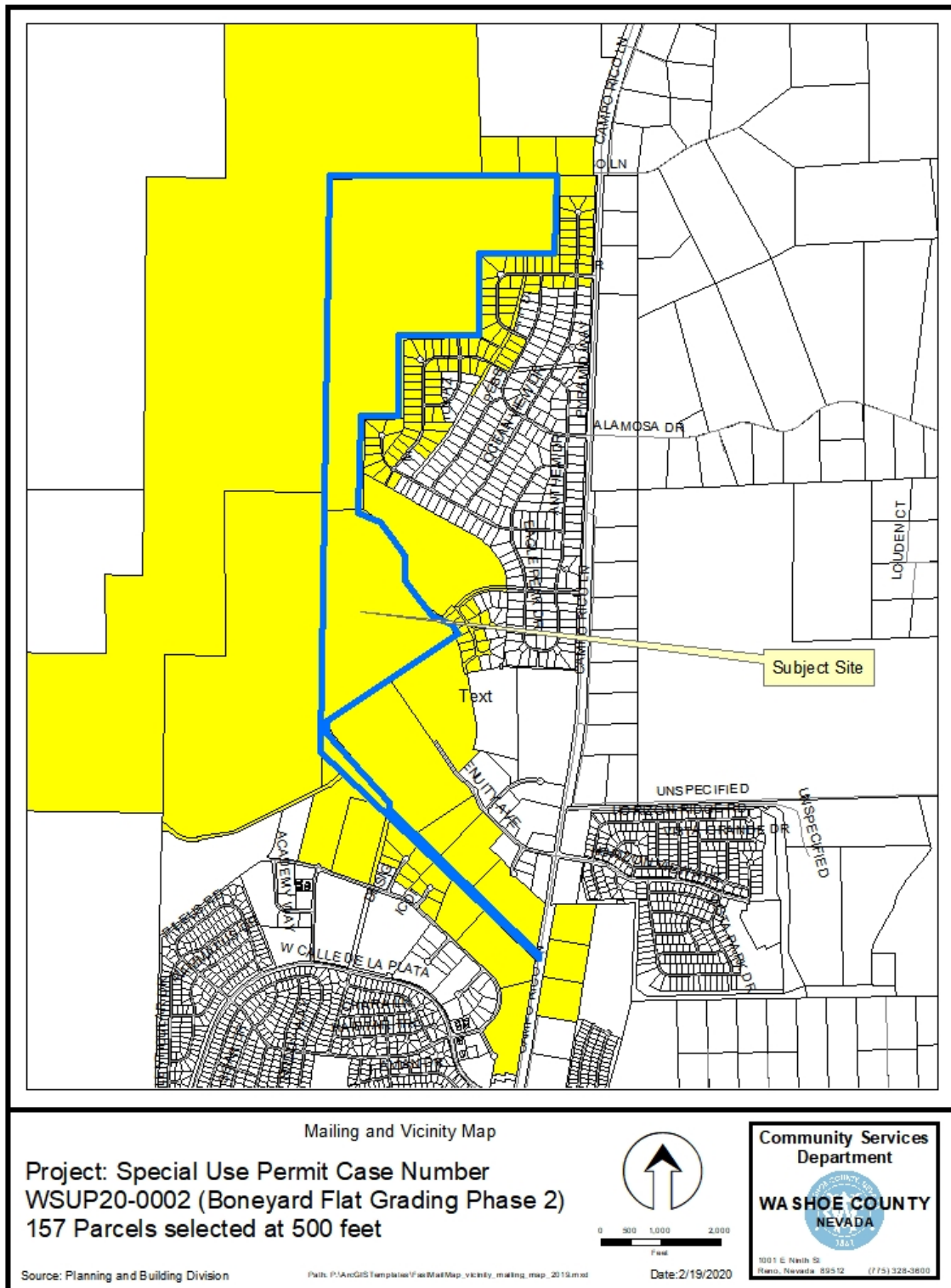
**Tammy Wines-Jennings**

**Assistant Director | Washoe County Regional Animal Services**

[twines-jennings@washoecounty.us](mailto:twines-jennings@washoecounty.us) | Office: 775-353-8945 | Dispatch 775-322-3647

2825 Longley Lane, Suite A, Reno, Nv 89502





# Special Use Permit **Boneyard Flat Grading Phase 2**

Submitted to Washoe County  
February 18, 2020

WSUP20-0002, Exhibit E

Prepared for

Spanish Springs Associates, LP.  
550 W. Plumb Lane Ste. B 505  
Reno, NV 89509

Prepared by



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • [www.woodrogers.com](http://www.woodrogers.com)

**WSUP20-0002  
EXHIBIT E**

## **Table of Contents**

- ❖ Washoe County Application Forms
  - Washoe County Development Application
  - Owner Affidavit
  - Application for Special Use Permit for Grading
- ❖ Project Description
  - Executive Summary
  - Background
  - Project Evaluation
  - Findings
- ❖ Maps and Supporting Information
  - Vicinity Map
  - Aerial Map
  - Assessor's Parcel Map
  - Existing Zoning Map
  - Existing Master Plan Map
  - Grading Plan

## 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.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Property Owner Affidavit

**Applicant Name:** Spanish Springs Associates Limited Partnership

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 NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, JESSE HAW  
(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): 538-020-01 and 538-010-12

Printed Name JESSE HAW

Signed [Signature]

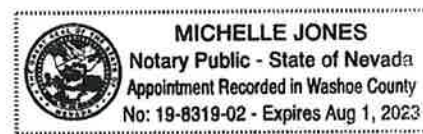
550 W. PLUMB LANE, SUITE 13 #35  
Address RENO NV 89505

Subscribed and sworn to before me this  
13th day of February, 2020.

(Notary Stamp)

Michelle Jones  
Notary Public in and for said county and state

My commission expires: 08/01/2023



\*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



Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Washoe County Treasurer  
Tammi Davis

## Account Detail

[Back to Account Detail](#)[Change of Address](#)[Print this Page](#)

## CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

## Pay Online

## Washoe County Parcel Information

Parcel ID	Status	Last Update
53802001	Active	2/13/2020 2:10:07 AM

**Current Owner:**  
SPANISH SPRINGS ASSOCIATES LP

550 W PLUMB LN STE B  
RENO, NV 89509-3686

**SITUS:**  
0 PYRAMID WAY  
WCTY NV

**Taxing District**  
4000

**Geo CD:**

## Legal Description

Township 21 Section Lot A2 Block Range 20 SubdivisionName \_UNSPECIFIED

## Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$4,466.40	\$4,466.40	\$0.00	\$0.00	\$0.00
2018	\$4,466.41	\$4,466.41	\$0.00	\$0.00	\$0.00
2017	\$4,466.57	\$4,466.57	\$0.00	\$0.00	\$0.00
2016	\$4,466.43	\$4,466.43	\$0.00	\$0.00	\$0.00
2015	\$4,466.26	\$4,466.26	\$0.00	\$0.00	\$0.00
Total					\$0.00

## Disclaimer

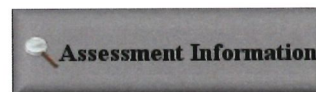
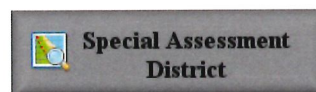
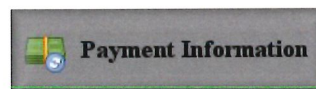
- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

## Pay By Check

Please make checks payable to:  
WASHOE COUNTY TREASURER

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845



Washoe County Treasurer  
Tammi DavisWashoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

## Account Detail

[Back to Account Detail](#)[Change of Address](#)[Print this Page](#)

## CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

## Pay Online

## Washoe County Parcel Information

Parcel ID	Status	Last Update
53801012	Active	2/13/2020 2:10:07 AM

**Current Owner:**  
SPANISH SPRINGS ASSOCIATES LP550 W PLUMB LN STE B  
RENO, NV 89509-3686**SITUS:**  
0 SHA NEVA RD  
WASHOE COUNTY NV**Taxing District**  
4000**Geo CD:**

## Legal Description

Township 21 Section 14,23 Lot 4 Block Range 20 SubdivisionName \_UNSPECIFIED





## Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$1,435.51	\$1,435.51	\$0.00	\$0.00	\$0.00
2018	\$1,369.78	\$1,369.78	\$0.00	\$0.00	\$0.00
2017	\$1,314.72	\$1,314.72	\$0.00	\$0.00	\$0.00
Total					\$0.00

## Disclaimer

- 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.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

## Pay By Check

Please make checks payable to:  
WASHOE COUNTY TREASURER**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845 **Payment Information** **Special Assessment District** **Installment Date Information** **Assessment Information**

**Special Use Permit Application  
for Grading  
Supplemental Information**  
(All required information may be separately attached)

1. What is the purpose of the grading?

Create additional flood pool capacity at Boneyard Flat by generating more fill material that can be used on adjacent or nearby properties for development.

2. How many cubic yards of material are you proposing to excavate on site?

**Increase the 500,000 cubic yards of excavation approved under WSUP19-0016 by adding another 1,000,000 cubic yards for a total of 1,500,000 cubic yards of excavation.**

3. How many square feet of surface of the property are you disturbing?

**No new surface area will be disturbed under this request. The additional export material would be generated from deeper cuts within the previously approved 188 acres (8,189,280 s.f.) approved under WSUP19-0016.**

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

**This request proposes to amend the current SUP (WSUP19-0016) to add an additional 1,000,000 c.y. of export material from Boneyard Flat, increasing the export material from 500,000 c.y. approved under WSUP19-0016 to a total of 1,500,000 c.y. of export.**

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

**No. The primary purpose of the project is to export a large quantity of material in order to increase the flood pool capacity of Boneyard Flat.**

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

**Yes. Grading activities approved under WSUP19-0016 are currently underway.**

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

**Yes. See attached grading plan.**

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

**The disturbed area will be visible from uphill areas of Spanish Springs Valley north of Calle de la Plata, primarily on the east side of Pyramid Highway. Boneyard Flat is an existing borrow pit and flood pool area that has been previously disturbed.**

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

**Yes, neighboring and nearby properties will be recipients of fill material excavated as part of this project. The exported material will also create additional flood storage capacity that will be a benefit to neighboring properties as well as for all of North Spanish Springs.**

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

**Maximum slope will be 4:1 on edges of the excavated areas. Most of the area will be flatter slopes and part of the flood pool area.**

11. Are you planning any berms?

Yes	No	<input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
-----	----	-------------------------------------	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

**There will be no retaining walls constructed.**

13. What are you proposing for visual mitigation of the work?

**Boneyard Flat is an existing borrow pit and flood pool area. Visual mitigation will be limited to grading curvilinear edges to blend the cut slopes. Revegetation will be provided and approved by the Washoe County Engineer.**

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

**There will be no tree removal.**

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

**Revegetation will primarily be accomplished by reusing and spreading the stock piled strippings. When reveg is necessary through seeding a native seed mix recommended by WCSD will be used.**

16. How are you providing temporary irrigation to the disturbed area?

**Water trucks will be used to provide water during periods of excavation.**

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

**No.**

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	<b>X</b>	No	If yes, please attach a copy. <b>See WSUP19-0016 Conditions of Approval</b>
-----	----------	----	---



## Project Description

### Executive Summary

District #: 4 – Commissioner Hartung  
Applicant: Spanish Springs Associates, LP  
APN Number: 538-020-01 & 538-010-12  
Request: A request has been made to revise the current special use permit (WSUP10-0016) to allow the excavation of an additional 1,000,000 cubic yards of earthen material from the current Boneyard Flat project area in order to increase the flood pool capacity and provide fill material for nearby developments.  
Location: The 390± acre site is located in Washoe County north of the terminus of the Sha-Neva haul road and west of the Pebble Creek Subdivision in the Spanish Springs Area Plan.

### Background

The subject property (APN 538-020-01 & 538-010-12), commonly referred to as Boneyard Flat, is designated as General Rural (GR) and Open Space (OS) within the Spanish Springs Area Plan. Boneyard Flat is currently identified as a flood pool area by Washoe County. The project provides two main benefits to the Spanish Springs closed hydrologic basin: (1) material is removed from the Boneyard Flat borrow pit, or flood pool area, creating additional flood storage capacity benefiting the north Spanish Springs area. (2) The excavated material from the Boneyard Flat borrow pit, or flood pool area, can be used as fill material for nearby developments as the material was excavated within the closed basin. These activities are allowed within the GR and OS designations. A vicinity map, aerial map, and APN map are included with this application.

On October 3, 2019 the Board of Adjustments approved a Special Use Permit (Permit# WSUP19-0016) for the Applicant to excavate up to 500,000 cubic yards of export material at a ±188-acre project site at Boneyard Flat. To date the Applicant has received all the appropriate permits and has started excavation.

### Project Evaluation

Since the approval of the previous SUP the need for additional flood storage capacity has been identified by Washoe County. There has also been increased demand for the fill material exceeded the original expectations of the original approved 500,000 cubic yards of excavation approved under WSUP19-0016. Increasing the amount of excavation in order to provide additional fill material for nearby developments will create a huge benefit in increasing the flood storage capacity of Boneyard Flat.

The Applicant is requesting approval to revise the currently approved SUP (WSUP19-0016) to excavate an additional 1,000,000 cubic yards of fill material expanding the previous excavation approvals from 500,000 cubic yards to 1,500,000 cubic yards. Although the amount of excavation is increasing, the overall surface area (Project Area) **will not** increase from the originally approved ±188-acres. The additional excavation will only increase depths of cut

within the already approved Project Area. The area of the grading is identified in the grading plan and exhibits included with this application packet.

## **Findings**

### **Special Use Permit Findings (110.810.30)**

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

**Response:** There are no programs, policies, standards of the Master Plan or Spanish Springs Area Plan that would prohibit the approval of major grading for excavation of fill material to increase flood water storage. Therefore, the proposed grading is consistent with the General Rural and Open Space designations on the property.

- (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;*

**Response:** There are no permanent structures proposed with this project. Temporary improvements such as haul routes required for grading will be provided as necessary for the project. Public utilities are not necessary for the proposed grading.

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

**Response:** The project site is an existing borrow pit and flood pool area where material has already been excavated. This area was originally selected for a flood pool area given the elevation to contain flood water. The site currently retains flood water and that retention capacity will be increased with this project.

- (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*

**Response:** The proposed grading will not be detrimental as the Boneyard Flat area is an existing borrow pit and flood pool. This request to revise the currently approved SUP (WSUP19-0016) will not increase the surface area (Project Area) already approved. Only depth of cuts will be increased. The proposed excavation and grading request will be beneficial to the surrounding area as removing additional material will create additional flood storage capacity.

- (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.*

**Response:** Not applicable as there are no military installations within the project area.





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Vicinity**  
**Boneyard Flat Grading Phase 2 SUP**  
Reno, NV  
February 2020

  
**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard  
Reno, NV 89502  
Tel: 775.823.4068  
Fax: 775.823.4066

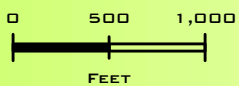
**WSUP20-0002**  
**EXHIBIT E**





— Site Location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Aerial**  
**Boneyard Flat Grading Phase 2 SUP**  
Reno, NV  
February 2020

  
**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard  
Reno, NV 89502  
Tel: 775.823.4068

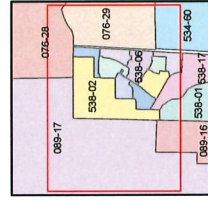
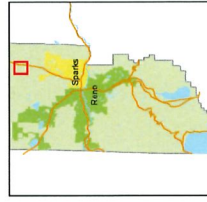
**WSUP20-0002**

**EXHIBIT E**





Feet  
0 200 400 600 800  
1 inch = 800 feet

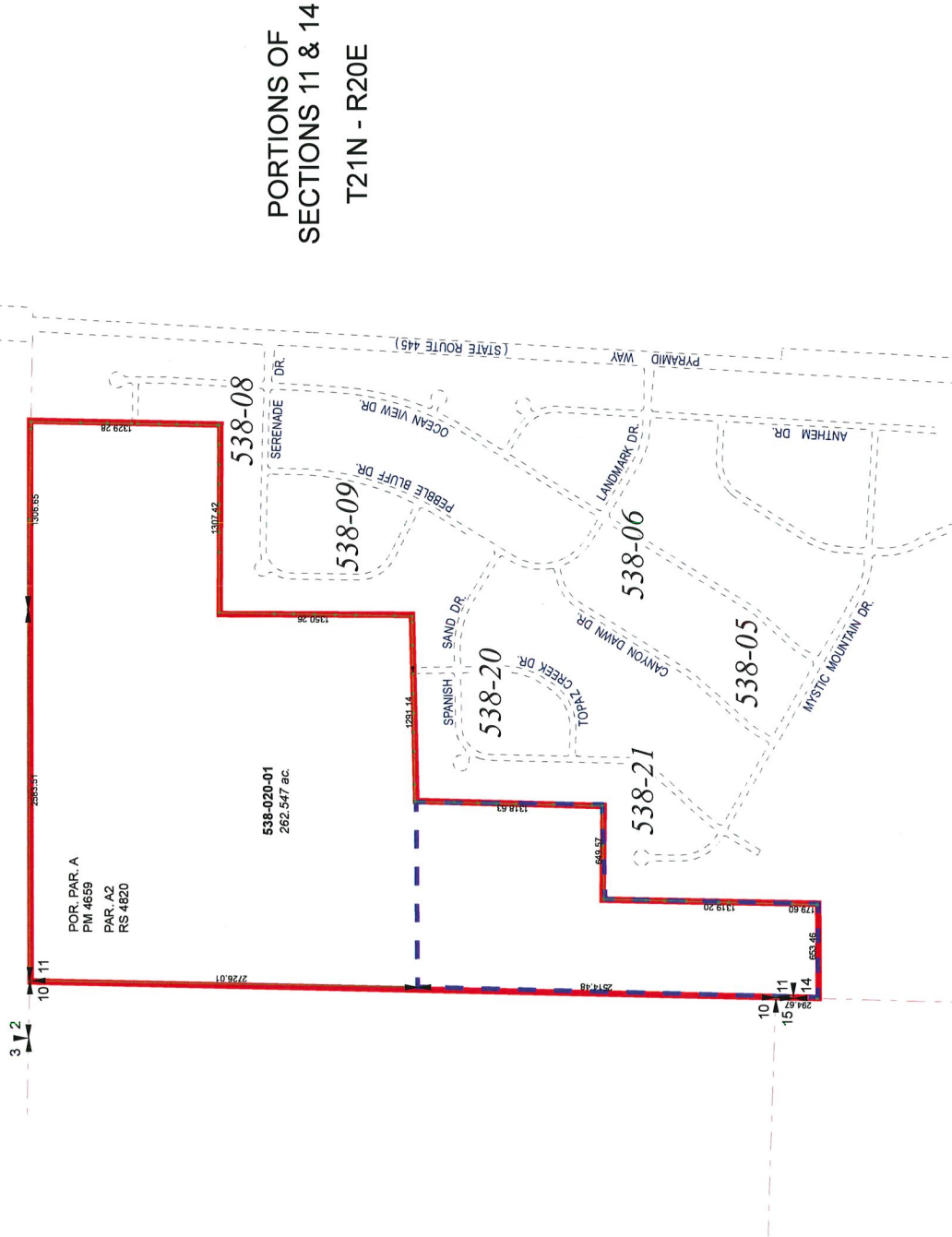


created by: KSB 10/14/2013  
last updated: KSB 7/23/14 KSB 3/24/15

area previously shown on map(s)  
530-28

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey and should not be relied upon as to the sufficiency or accuracy of the delineated herein.

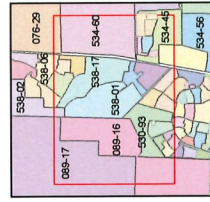
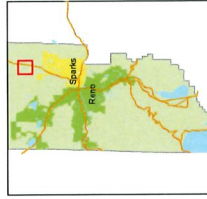
— Subject parcel  
— Proposed Grading Area



STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
 Michael E. Clark, Assessor  
 1001 East Ninth Street  
 Reno, Nevada 89512  
 (775) 338-2231



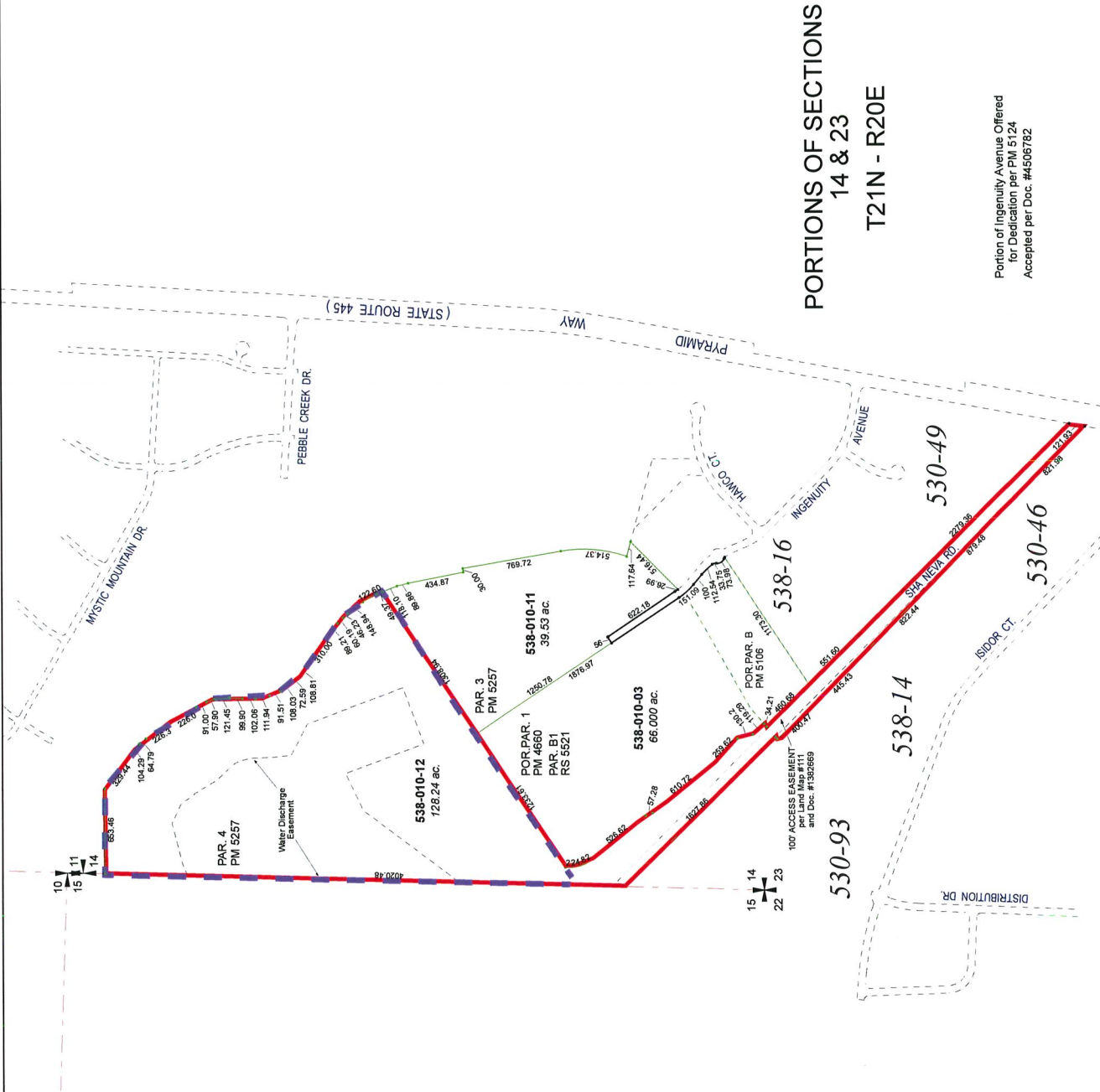
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 1 inch = 800 feet



created by: KSB 2/19/2010  
 last updated: EMG 9/29/16 JMO 11/10/16  
 area previously shown on map(s)  
 530-28

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed for any errors or omissions, or for any use of the information contained herein.

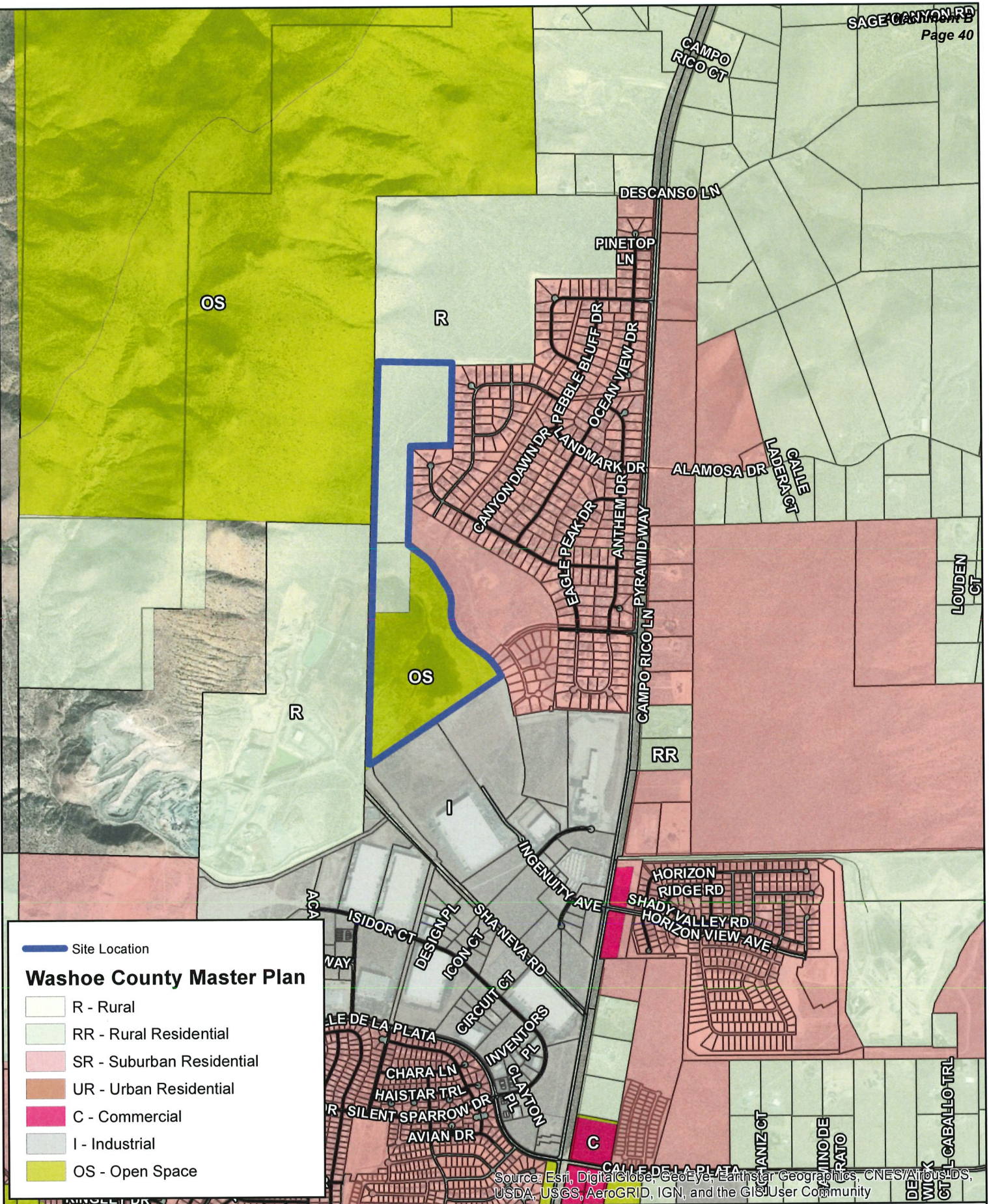
— Subject parcel  
 ■ Proposed Grading Area



**PORTIONS OF SECTIONS  
 14 & 23  
 T21N - R20E**

Portion of Ingenuity Avenue Offered  
 for Dedication per PM 5124  
 Accepted per Doc. #4506782





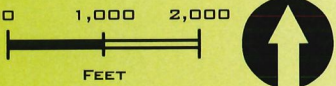
— Site Location

**Washoe County Master Plan**

- R - Rural
- RR - Rural Residential
- SR - Suburban Residential
- UR - Urban Residential
- C - Commercial
- I - Industrial
- OS - Open Space

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Existing Master Plan**  
**Boneyard Flat Grading Phase 2 SUP**  
 Reno, NV  
 February 2020

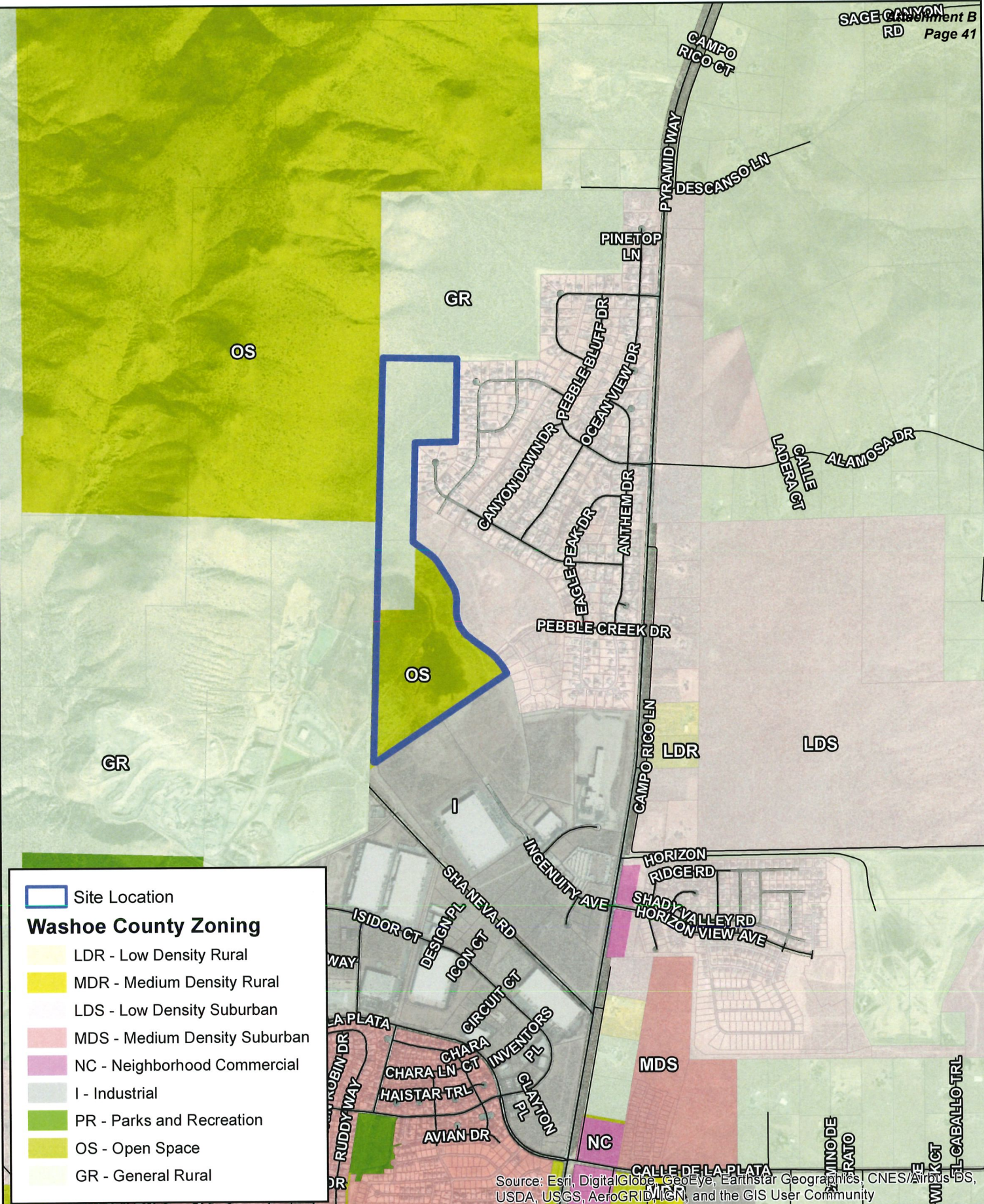


**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775.823.4068  
 Fax: 775.823.4066

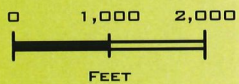
**WSUP20-0002**

**EXHIBIT E**





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



## Existing Zoning

## Boneyard Flat Grading Phase 2 SUP

Reno, NV

February 2020

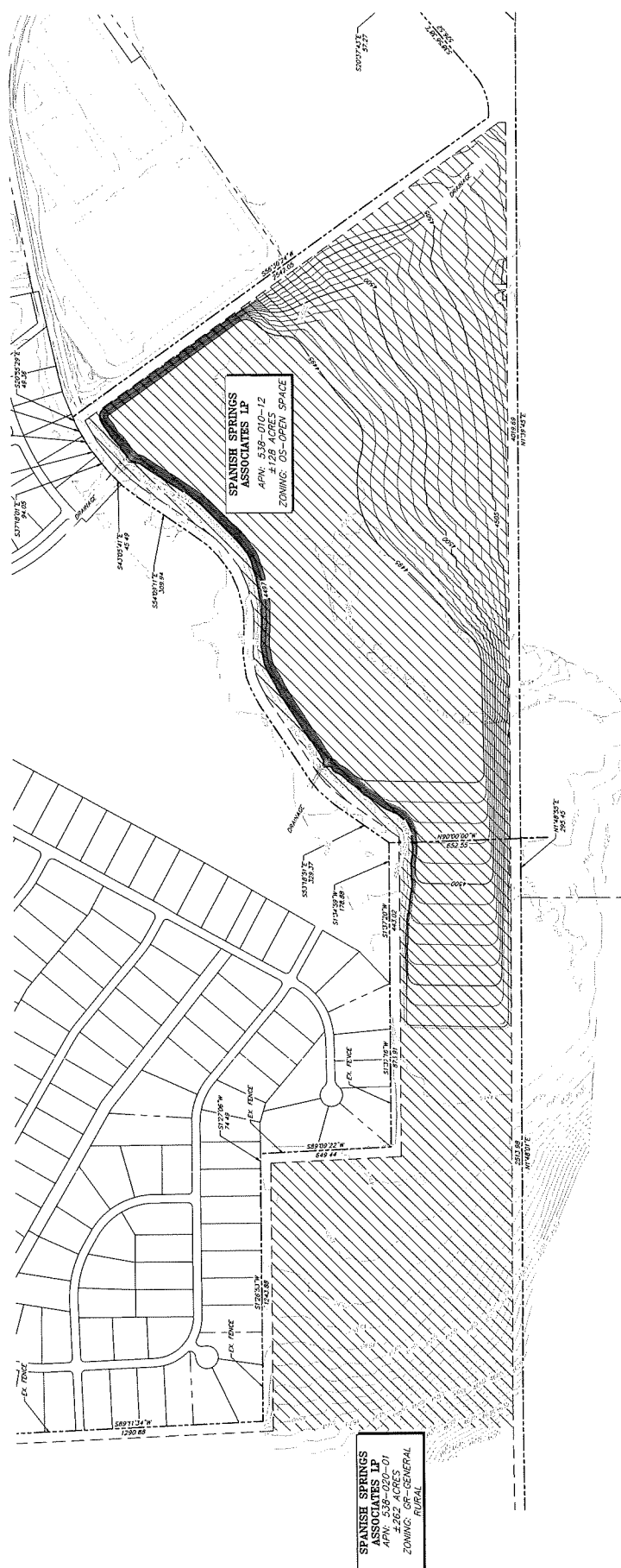


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Reno, NV 89502 Fax: 775.823.4066  
**W/S/ID20-000**

WSUP20-0002


**EXHIBIT E**





HAWCO BONEYARD SUP

SCALE: 1" = 250'



**LEGEND:**  
 POTENTIAL BORROW AREA

[illegible]

1. NATURAL DRAINAGE AND FLOW FROM EXISTING DRAINAGE CHANNELS AND DRAINAGE CANALS SHALL BE MAINTAINED.
2. EXISTING AND ADJACENT WETLANDS SHALL BE MAINTAINED OR ADJACENT WETLANDS PROTECTED. BODIES OF DISCHARGED WATER SHALL BE MAINTAINED OR ADJACENT WETLANDS PROTECTED. TRANSPORT OF MATERIALS TO BE PLACED WITHIN WETLANDS SHALL BE PROHIBITED. THE MAINTENANCE SHALL BE ON AN 800 FT. RADIUS.
3. NO REMAINS OF STRUCTURES ARE PROPOSED
4. CUT/FILL SLOPES 4:1 MAX.
5. ALL DRAINAGE MUST MEET PROVISIONS OF WASHOE COUNTY CODE, ARTICLE 43B
6. 1.0000' CY OF EXPOSED
7. PROPOSED SUBDIVISION FENCING EXISTS ON EASTERN BOUNDARY OF AIN 330-000' IS SET BACK
8. CUT SLOPES SHALL BE SET BACK 30' FROM FENCING. PROPOSED FENCING
9. MAXIMUM DISTURBED SURFACE AREA IS 18M ACRES
10. ALL EXISTING AND ADJACENT WETLANDS SHALL BE MAINTAINED AND PROTECTED. INTERVENTION SHALL BE PROHIBITED.