



# Planning Commission Staff Report

Meeting Date: August 4, 2026

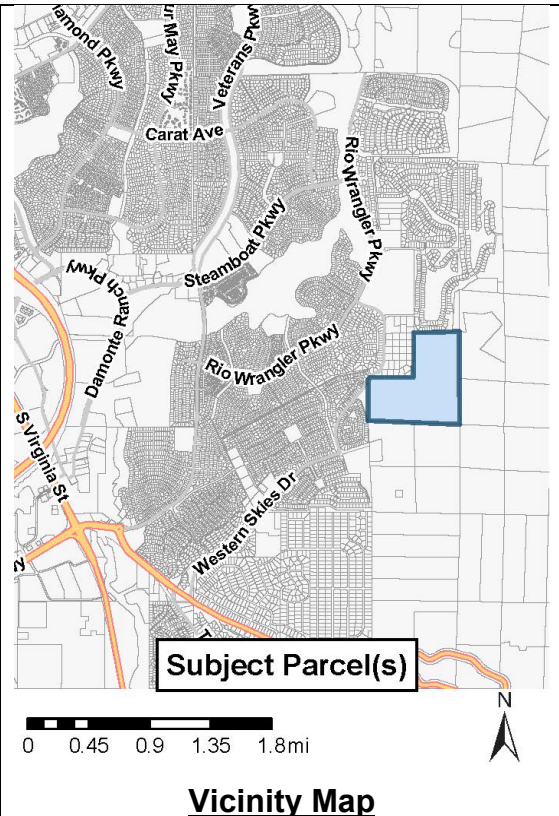
Agenda Item: 8A

|                                 |                                                                                                                                         |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL USE PERMIT CASE NUMBER: | SP-34-76W (Rilite Quarry)                                                                                                               |
| BRIEF SUMMARY OF REQUEST:       | 5-year review of Conditions of Approval                                                                                                 |
| STAFF PLANNER:                  | Eric Young, Senior Planner<br>Phone Number: 775.328.3613<br>Email: <a href="mailto:eyoung@washoecounty.gov">eyoung@washoecounty.gov</a> |

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve a 5-year review of conditions of approval for aggregate operations for SP-34-76W, the Rilite quarry. The purpose of this review is to examine the conditions of approval to ensure they adequately provide for compatibility between aggregate operations and surrounding land uses in accordance with WCC 110.332.40. The Development Code requires that a date be established for the next scheduled review of conditions of approval.

The applicant is Rilite Aggregate. The property owner is Lightweight Properties LLC. The location is 9208 Western Skies, APN: 016-730-61. The parcel size is 119 acres. The Master Plan designation is Rural and the Regulatory Zone is General Rural 93% and Medium Density Rural 7%. The Planning Area is the Southeast Truckee Meadows. Development Code Article 332, Aggregate Facilities authorizes this application. The County Commission District is number 2, represented by Commissioner Clark.



## STAFF RECOMMENDATION

**APPROVE**

**APPROVE WITH  
CONDITIONS**

**DENY**

**POSSIBLE MOTION**

I move that the Washoe County Planning Commission approve the 5-year review of the conditions of approval for aggregate operations for Special Use Permit Case Number SP-34-76W, the Rilite quarry, on the grounds that the conditions of approval adequately provide for compatibility between the facility's operations and the surrounding land uses. The next scheduled review of the conditions of approval shall occur no later than August 4, 2031.

*(Motion with Findings on Page 4)*

**Staff Report Contents**

|                         |   |
|-------------------------|---|
| Site Plan.....          | 3 |
| Background.....         | 4 |
| Project Evaluation..... | 4 |
| Reviewing Agencies..... | 4 |
| Recommendation.....     | 5 |
| Motion.....             | 5 |

**Exhibits Contents**

|                              |           |
|------------------------------|-----------|
| Conditions of Approval ..... | Exhibit A |
| Agency Comments .....        | Exhibit B |
| Project Application .....    | Exhibit C |



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Arial Image

### **Background**

Washoe County Code (WCC) Section 110.332.40, *Periodic Review of Conditions*, requires a review of the conditions of approval of an aggregate facilities at least every five (5) years. WCC requires a date to be established for the next scheduled review of conditions at the review hearing. The purpose of this review is to examine the current conditions of approval to ensure that they adequately provide for compatibility between aggregate operations and surrounding land uses. WCC has no required procedures, findings, or notification requirements for these reviews.

The Rilite aggregate facility was approved 50 years ago in May of 1996. The original conditions of approval (Exhibit A) have been satisfied and maintained during this time. The last 5-year review was completed in February of 2021, and the aggregate operations were found to be in compliance with the conditions of approval for SP-34-76W, and no additional conditions were found to be necessary at that time.

### **Project Evaluation**

The Mustang Quarry produces rock, sand and asphalt products.

The application was distributed to relevant agencies for review and comment. The project was determined to be in conformance with the conditions and no changes or additional conditions were recommended. (see Exhibit B).

No complaints have been filed with Washoe County Code Enforcement concerning the facility's operations over the past five (5) years and there are no open code enforcement cases. The Air Quality Division of the Northern Nevada Public Health Department reports that occasional dust events have been cited, and that the property owners and operators have been cooperative and responsive in these instances. The Air Quality Division does not recommend additional conditions.

There has been no change in uses of surrounding properties, so the current conditions are effective in minimizing impacts to surrounding properties, and do not necessitate any changes at this time. A detailed review of the project file, agency comments received for this 5-year review, and the conditions of approval from 2018 was conducted by staff and the project is compliant with all conditions.

### **Reviewing Agencies**

The conditions of approval for the Rilite facility are largely focused on site improvements that were required to be completed. These improvements have been completed and maintained. The ongoing operational condition regards the required approval from Northern Nevada Public Health department. The Air Quality division of NNPH conducts an annual review of the facility and issues a separate permit to continue operation of the facility. The current permit is valid through March of 2028.

No additional conditions were recommended by other agencies, and the project was found to be in compliance with the conditions set forth in Exhibit A.

**Recommendation**

After a thorough analysis and review, the 5-year review of conditions of approval for Special Use Permit Case Number SP-34-76W is being recommended for approval with no additions to the conditions (Exhibit A). Staff offers the following motion for the Commission's consideration:

**Motion**

I move that the Washoe County Planning Commission approve the 5-year review of the conditions of approval for aggregate operations for Special Use Permit Case Number SP-34-76W on the grounds that the existing conditions of approval adequately provide for compatibility between the facility's operations and the surrounding land uses. The next scheduled review of the conditions of approval shall occur no later than August 4, 2031.

**CONDITIONS FOR  
SPECIAL USE PERMIT CASE NO. SP-34-76W  
(As adopted by the Washoe County Planning Commission on December 4, 2001)**

**\*\*\*IMPORTANT—PLEASE READ\*\*\***

**UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A 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 ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.**

**COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL USE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SPECIAL USE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.**

**ANY OPERATIONS CONDITIONS ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE RENEWAL OF A BUSINESS LICENSE EACH YEAR. FAILURE TO ADHERE TO THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL CONDITIONS ARE COMPLIED WITH TO THE SATISFACTION OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.**

**WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.**

**FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, “MAY” IS PERMISSIVE AND “SHALL” OR “MUST” IS MANDATORY.**

**GENERAL CONDITIONS OF SPECIAL USE PERMIT EXTENSION**

1. Map and plot plan as submitted.
2. Full compliance with all applicable ordinances, rules and regulations of Washoe County.
3. If requested by the County Engineer, applicant will submit aerial photos or any other reasonable information deemed necessary to indicate compliance with approved plans.
4. Road from State Route 17 (SR341) to area of operation to be paved.
5. Post 30 m.p.h. speed limit signs in area.
6. Approval of the Washoe County Health Department.
7. Final slopes to be a maximum of 2 to 1.
8. Sprinkler system to be installed to reduce dust in the area.

9. Bond in the amount deemed necessary by the County Engineer to assure compliance with grading plan and revegetation.
10. The following conditions required by the Development Code shall be met by April 1, 2002:
  - A. Section 110.332.15(b), Drainage Preservation: Applicant shall submit a hydraulic report containing plans that shall allow for and conserve the historic topographical drainage. In so complying, the applicant shall in no way increase drainage and/or runoff water to or from any adjacent property. The Engineering Division shall determine compliance with this condition.
  - B. Section 110.332.20(h), Provision of restoration and/or reuse of the site: Applicant needs to submit a reclamation plan for the pit for approval by the Engineering Division.
  - C. Section 110.332.20(i), Provision of a bonding program commensurate with the total costs of requirements imposed: Applicant shall submit a bond or other assurance to which the County is a party in an amount agreed to by the Engineering Division for reclamation of the pit site.
  - D. Section 110.332.30, Noncompliance with Conditions: Compliance with conditions shall be reviewed on an annual basis. This review shall be based upon submittal of a yearly report by the applicant detailing compliance with conditions of the special use permit.
  - E. The next Planning Commission review of Special Use Permit No. SP-34-76W shall be before December 31, 2006. Applicant shall submit an application for project review at this time in conformance with Section 110.332.40.
  - F. Failure to meet conditions A. through E. by April 1, 2002, may result in this approval being null and void.

**From:** [Restori, Joshua](#)  
**To:** [Young, Eric](#)  
**Subject:** RE: Rilite agg pit review  
**Date:** Wednesday, June 10, 2026 4:18:53 PM

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Hello Eric,

Per our review of the 'Rilite Aggregate Special Use Permit SP-34-76W' report provided Rilite Aggregate, Northern Nevada Public Health Air Quality Management Division has determined Rilite Aggregate is complying with the requirements identified in the report since the last review date of February 19, 2021.

**Rilite Aggregate Special Use Permit SP-34-76W**

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**Requirement 6.** Approval of the Washoe County Health Department. Washoe County Health Department aka Northern Nevada Public Health reviews Rilite Aggregate's operation on an annual basis and issues permits to operate. Our current permit number is AAIR16-0722 and is valid thru March 01, 2028.

**AQMD Response:** Rilite Aggregate is currently operating under Air Quality Permits to Operate AAIR16-0722, which covers the main crushing and screening plant, and AAIR26-0001 for a temporary Powerscreen unit. Since February 19, 2021, the Air Quality Management Division (AQMD) has developed six enforcement cases involving alleged and confirmed violations of the requirements in Permit to Operate AAIR16-0722. Following each notification of an alleged violation, Rilite Aggregate has been responsive in addressing the issues, correcting the instances of noncompliance, and working toward sustained permit compliance at the aggregate mining facility. Currently, Rilite Aggregate has no outstanding enforcement cases with the AQMD.

**Requirement 8.** Rilite utilizes a sprinkler and misting system on the crushing plant and conveyor belts. We also have 4 water trucks for the traffic areas and stockpiles.

**AQMD Response:** Rilite Aggregate is currently operating under Air Quality Permits to Operate AAIR16-0722 and AAIR26-0001. Both permits require the installation and operation of water-suppression systems on the crushing and screening circuits, conveyor belts, and the implementation of dust-mitigation measures throughout the mine site.



Thank you for the opportunity to review these requirements and determine compliance with Compatibility Review Request for these facilities. Please let us know if you require any additional information.

Best,

**Joshua Restori**

*Air Quality Supervisor - Permitting & Compliance  
Air Quality Management Division*

O: [775-784-7202](tel:775-784-7202)

1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](http://NNPH.org) | ☐ ☐ ☐ ☐ ☐

Have some kudos to share about a Community Services Department employee or experience?  
[Submit a Nomination](#)

**RILITE AGGREGATE**  
**3025 MILL STREET**  
**RENO, NV 89502**  
**775-329-8842**

March 30, 2026

Trevor Lloyd  
Washoe County Planning & Building Community Services Department  
1001 East Ninth Street  
Reno, NV 89512

RE: Rilite Aggregate Special Use Permit SP-34-76W

Dear Trevor:

Rilite Aggregate is the operator of an aggregate facility at 9208 Western Skies Drive. Our Special Use Permit (SP-34-76W) which was originally approved on May 28, 1976 has conditions that the company must comply with, one of those being a five-year review. The last five-year review was completed on February 19, 2021. The following is the status of Rilite Aggregate's compliance with the list of conditions.

1. **Map and Plot Plan as submitted.** We submitted a mining and reclamation plan in April of 2002. We are still mining under that same plan. We are getting closer to the final reclamation of the facility and hired Wood Rodgers in 2024 to assist us in the final reclamation.
2. **Full compliance with all applicable ordinances, rules and regulations of Washoe County.** We are complying with all applicable ordinances rules and regulations to the best of our knowledge.
3. **If requested by the County Engineer, applicant will submit aerial photos or any other reasonable information deemed necessary to indicate compliance with approved plans.** If the County Engineer needs the aerial photos, Rilite Aggregate had the deposit flown in the last 30 days and can produce the aerial photo.
4. **Road from State Route 17 (SR341) to area of operation to be paved.** Rilite Aggregate paved the access road to the pit in 1976. We maintained the road so that it was suitable for truck traffic. The road has been relocated and paved by Diloretto Construction and Toll Brothers for access to the Caramella Ranch housing subdivision as well as the Rilite Aggregate operation.
5. **Post 30 m.p.h speed limit signs in the area.** Speed limit signs were placed on the road by Rilite Aggregate. They have since being replaced by Diloretto Construction and Toll Brothers.
6. **Approval of the Washoe County Health Department.** Washoe County Health Department aka Northern Nevada Public Health reviews Rilite Aggregate's operation on an annual basis and issues permits to operate. Our current permit number is AAIR16-0722 and is valid thru March 01, 2028.
7. **Final slopes to be a maximum of 2 to 1.** All slopes will be a maximum of 2 to 1 at the cessation of our operations in accordance with the 2002 Mining and Reclamation Plan. We are currently benching the final slope 2 to 1 with a 15 foot bench every 30 feet.

8. **Sprinkler system to be installed to reduce dust in the area.** Rilite utilizes a sprinkler and misting system on the crushing plant and conveyor belts. We also have 4 water trucks for the traffic areas and stockpiles.
9. **Bond in the amount deemed necessary by the County Engineer to assure compliance with grading plan and revegetation.** In lieu of a bond, in June of 2002 we submitted Certificate of Deposit (CD) at Wells Fargo Bank. The Certificate is in both names, Washoe County and Rilite Aggregate. The CD (# 197604978) is in the amount of \$156,461 and automatically renews yearly. (see Wells Fargo CD attached)
10. **Drainage Preservation.** The hydraulic report submitted in the Mining and Reclamation Plan in April 15, 2002 addressed drainage and has not changed since.  
**Provision of restoration and/or reuse of the site.** The Mining and Reclamation report submitted in April 15, 2002 addressed this provision and has not changed since. We are currently working with Wood Rodgers on a final plan for the site as a residential development after the site has been reclaimed.  
**Provision of a bonding program commensurate with the total cost of requirements imposed:** A Certificate of Deposit has been in place since 2002 for this provision as explained above in #9.  
**Compliance with conditions.** A yearly report and inspection has been performed by Washoe County each year.
11. The condition of a eight foot berm was completed and communicated to Washoe County by mail on October 3, 2007 (see letter attached)
12. **Five Year review.** The information contained in this letter addresses the conditions and information for the five-year review.
13. **Exposed and disturbed slopes re-vegetated.** All slopes that are not being actively mined have been revegetated with the seed mix approved by Washoe-Storey Conservation District as outlined in our reclamation plan April 2002.

I assume that you have a copy of our Mining and Reclamation Plan that was submitted April 15, 2002. If you need a copy please let me know. If there is any other information that you need please give me a call.

Sincerely,



Christopher D. Benna  
President

# Time Deposit Account Maturity Notice

March 6, 2026

DCCDWDITIX 000017 SP 01



RILITE, INC.  
3025 MILL ST  
RENO NV 89502-2136

Dear Customer:

We are writing to remind you that your Wells Fargo Time Deposit Account will mature on April 3, 2026. If you do nothing, your time deposit will automatically renew for the same term based on the value of the account and then current interest rate.

Here are important details about your Time Deposit Account:

|                               |                      |
|-------------------------------|----------------------|
| Account Number:               | 197604978            |
| Account Opened/Last Renewed:  | April 3, 2025        |
| Value at Maturity:            | \$156,461.00         |
| Term:                         | 12 months            |
| <b>Current Maturity Date:</b> | <b>April 3, 2026</b> |
| Grace Period End Date:        | April 13, 2026       |
| Next Maturity Date:           | April 3, 2027        |

You will have the opportunity to make the changes, listed below, from April 3, 2026 until April 13, 2026.

- **Add** funds to the account - larger balances may earn higher interest rates
- **Change** the term - longer terms may earn higher interest rates
- **Close** the account

For more information about your Time Deposit Account, backed by the strength and security of Wells Fargo Bank N.A., please contact your Relationship Manager at 915-526-2467. We appreciate your business and look forward to continuing to help you with your financial needs. Thank you for banking with Wells Fargo.

Wells Fargo Bank

Member FDIC.

**RILITE AGGREGATE COMPANY  
3025 MILL STREET  
RENO, NEVADA 89502  
(775) 329-8842**

October 3, 2007

Washoe County  
Department of Community Development  
PO Box 11130  
Reno, NV 89520-0027

Re: Rilite special use permit SP-34-76W

Rilite Aggregate has a special use permit that governs the operation of our aggregate operation. One of the conditions of our permit (condition #11) required that the west side of our operation be bermed by December 4, 2007.

We are writing today to notify you that we have taken the following steps to satisfy this condition. We have removed our original aggregate processing plant creating a natural berm between our existing plant operation and the landowners on the west side of the pit. We have seeded the area with the approved seed mixture in or reclamation plan submitted to Washoe County April 15, 2002. The berm is watered daily to promote the growth of the natural vegetation.

If you have any questions or if you would like to set up a time to meet at the sight please give me a call at (775) 742-6920

Thank You,



Christopher D. Benna  
President