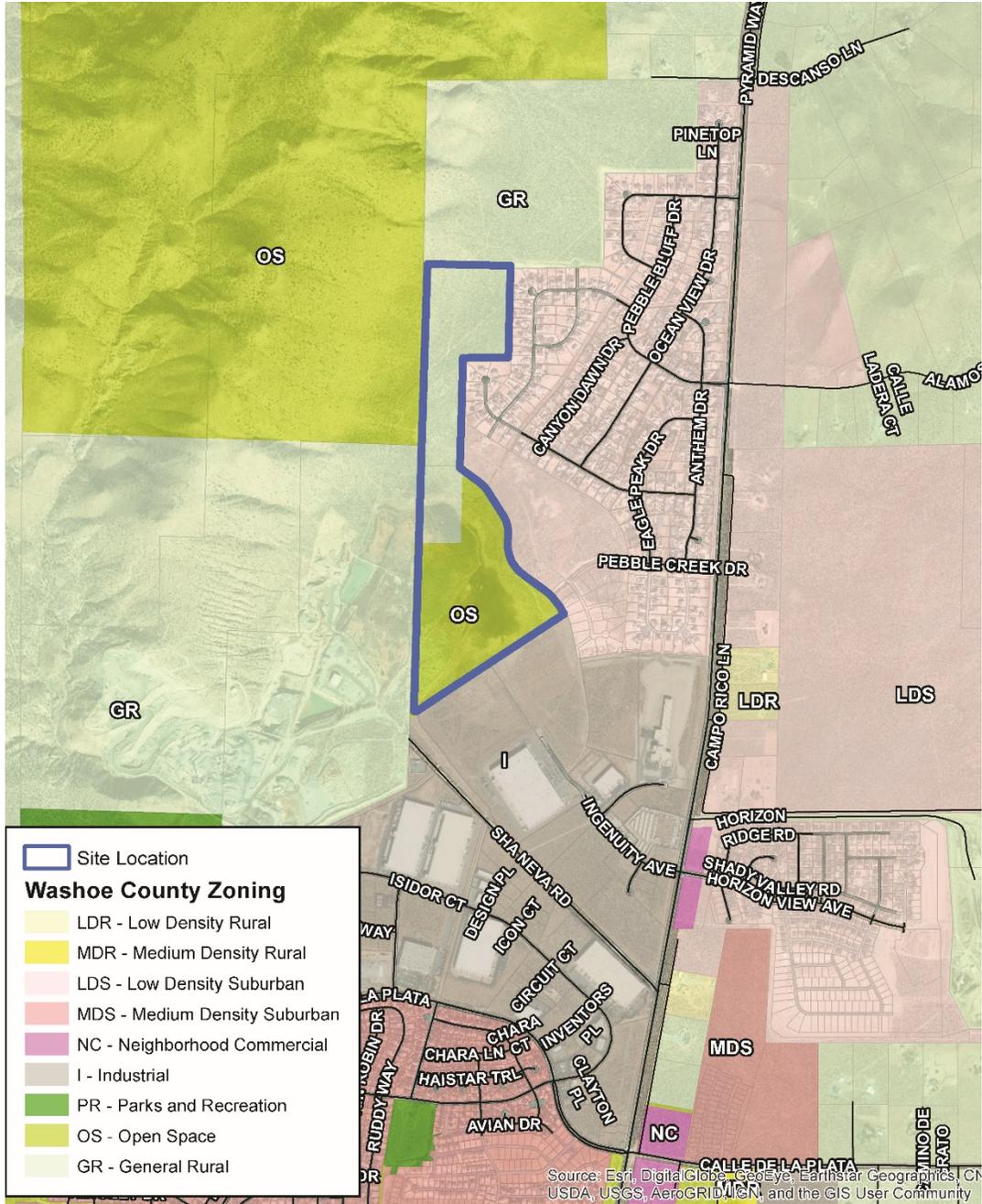


Boneyard Flat Phase 2

Special Use Permit BOA Appeal

BOARD OF COUNTY COMMISSION – AUGUST 25, 2020

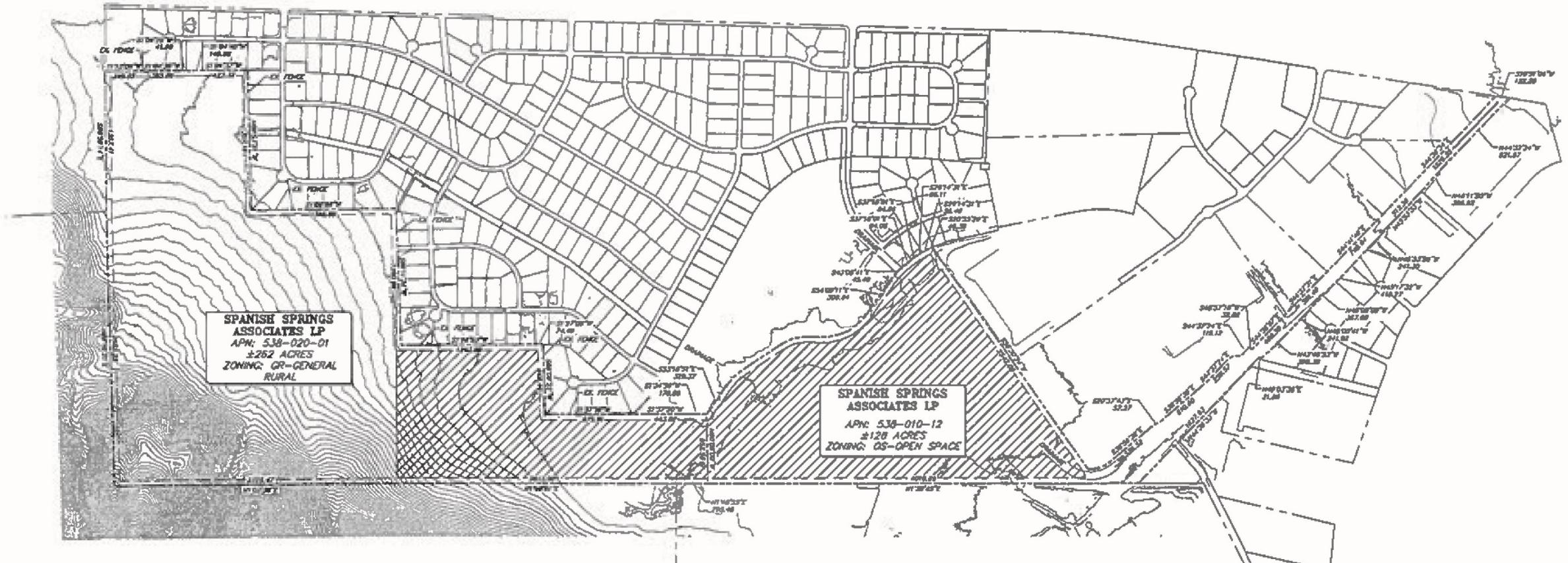


APNs 538-020-01
 & 538-010-12
 ±188 Acres



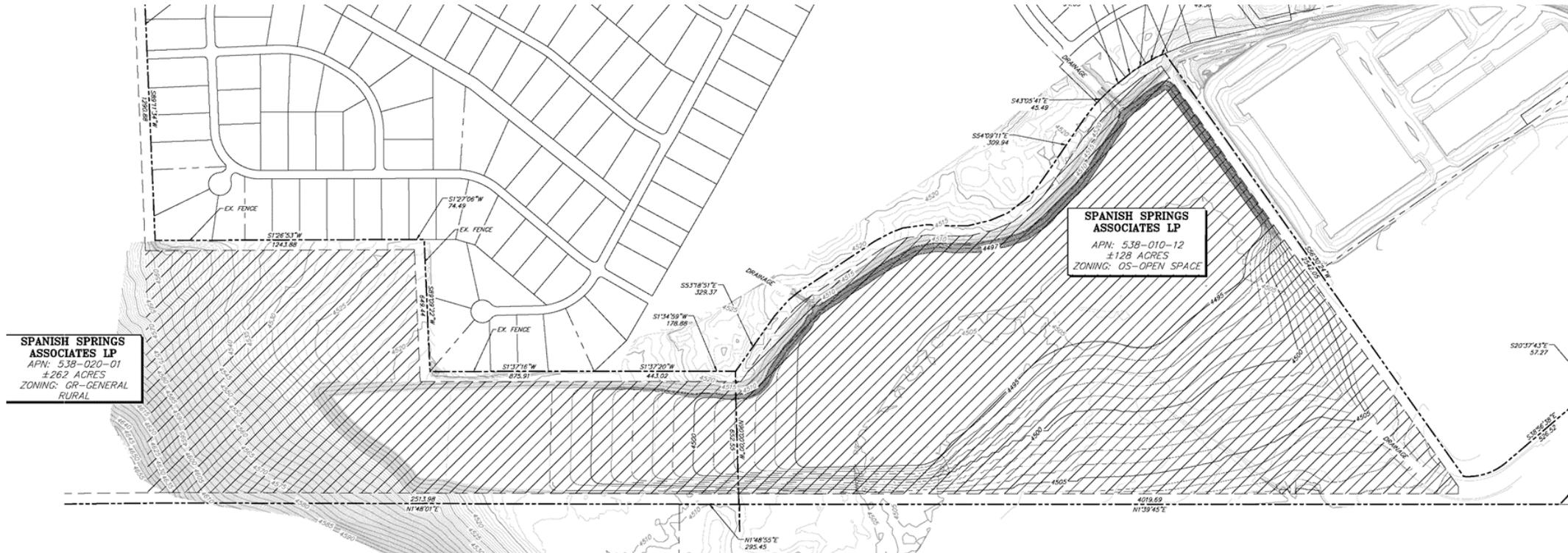
Boneyard Phase 1:

- **WSUP19-0016 Approved October 3, 2019**
- **±188 Ac Project Area**
- **500,000 CY of fill material**
- **Boneyard Flat is currently identified as a flood pool area by Washoe County**



Board of Adjustment Phase 2 SUP Denial April 16, 2020:

- Finding #3 – Site Suitability
- Finding #4 – Issuance Not Detrimental
- ✓ Washoe County Staff Recommended Approval
- ✓ Washoe County Director of Engineering, Dwayne Smith, Addressed BOA Questions and supported the Applicant's request
- ✓ Additional Soil Sampling Completed, NO detrimental impact to groundwater



Finding #3 – Site Suitability:

- **Phase 1 grading approved October 3, 2019 – Grading is underway**
- **Phase 2 grading within the same Project Location, simply excavating deeper**
- **Same conditions of approval as Phase 1**

- **Truck Traffic Concerns:**
 - **Temporary truck traffic will not impact the surrounding area any more than what is already approved for the adjacent Industrial Park**
 - **Additional grading will only result in ± 10 more trucks per hour**
 - **Temporary truck traffic is a typical activity associated with new development in the area**

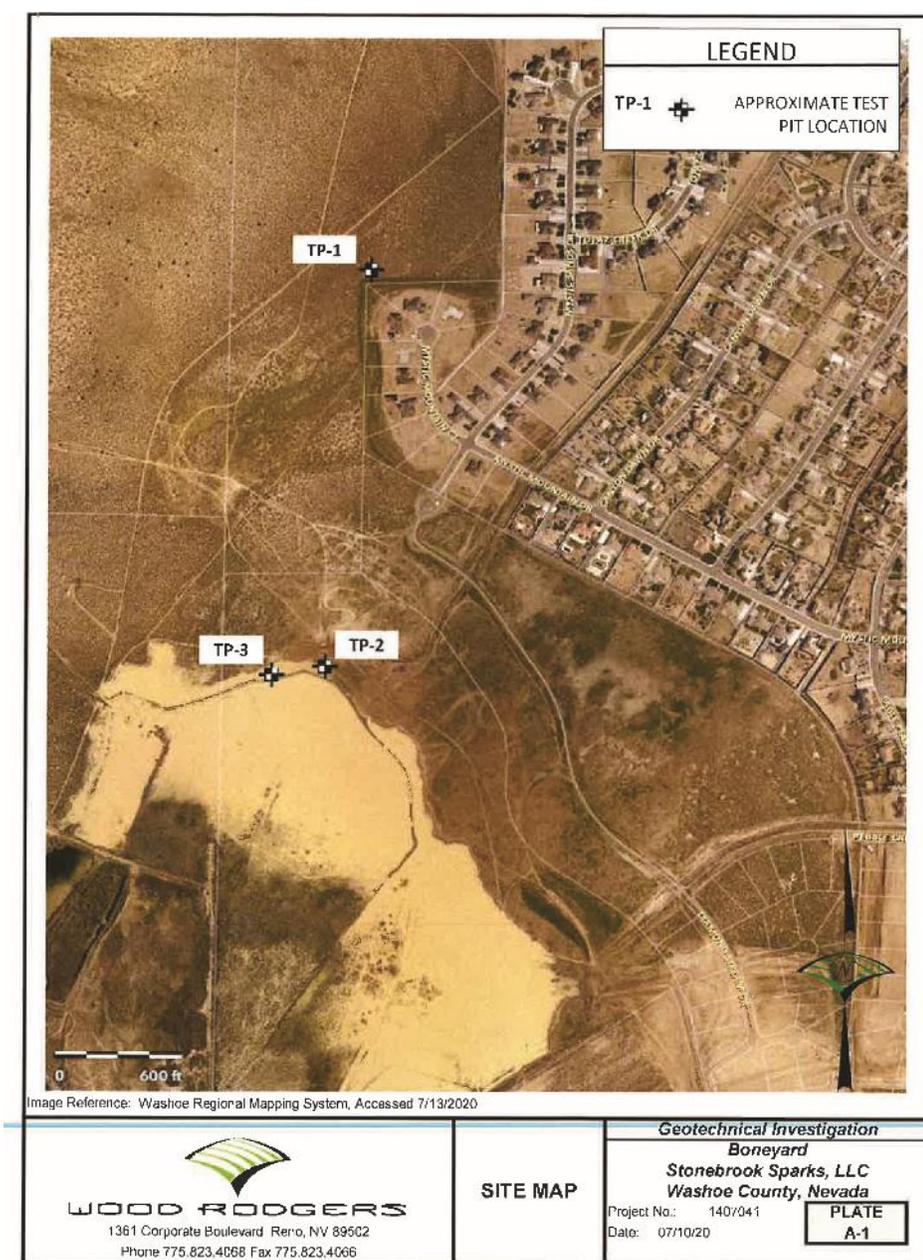
Finding #3 – Site Suitability was Addressed:

- **Flood Concerns:**
 - **Per Washoe County Staff: Naturally low area where water collects – Approved Flood Pool Area**
 - **Opportunity to create additional flood storage in a closed basin at no cost to Tax Payers (Reduction of approx. 1.7-feet for Spanish Springs)**
 - **Help prevent what occurred in North Valleys at Swan Lake**

- **Ground Water Concerns:**
 - **8 original test pits in the Project Area – Clay down to 11+ feet**
 - **Per Dwayne Smith’s BOA Presentation: Ground water table is below excavation limits**
 - **Ground water verified at 40+ feet by TMWA**
 - **Excavation only down to 10 feet**
 - **3 additional test pits dug to depth of 20’ with 11 soil samples tested for Nitrate**

Ground water testing results:

- Overall, the Nitrate levels are below the threshold set by EPA
- One sample in TP2 at a depth of 5' measured above the EPA threshold; that material will be removed with the proposed excavation
- Clays were found all the way to 20' in all test pits
 - 10' below the proposed excavation area
 - Clay liner of 10'+ will continue to protect the ground water



Finding #4 – Issuance Not Detrimental was Addressed:

- **Same reasons as identified in #3 Site Suitability**
 - **Haul Trucks using already approved Industrial roadways**
 - **Same Project Area as Approved Phase 1**
 - **Naturally low area ideal for additional Flood Storage Capacity**
 - **Will help prevent future flooding in a closed basin at no cost to Tax Payers**
 - **Groundwater testing completed – No impacts with proposed excavation**