

May 10, 2021

McGinley Project Number: FRM002

Washoe County Community Services Department
Planning and Building
1001 E. Ninth Street, Bldg. A
Reno, NV 89512

ATTN: Trevor Lloyd

RE: Special Use Permit Application - Silver Strike Concrete, Inc. - Lockwood, Nevada

Mr. Lloyd:

On behalf of Folsom Ready Mix, owners of Silver Strike Concrete, Inc. (SSC), McGinley & Associates, Inc. (McGinley) has prepared this Special Use Permit Application for the facility referenced above. The facility is located in Lockwood, Nevada off of I-80 and Canyon Way at Exit 22 on Assessor Parcel Number (APN) 084-060-37 which is owned by Granite Construction Company (Granite) and is zoned General Rural (GR). Granite currently operates a materials and aggregate mine at this location. The subject SSC facility is a ready mix, concrete batch plant that operates completely within the property and operations boundary of Granite's aggregate and materials operation (Figure 1). Given that the SSC plant is located and operated completely within a pre-existing and operating materials and aggregate mine, no significant or negative impact to the adjacent properties is anticipated to occur.

A completed Washoe County Development Application is provided as Appendix A. A discussion of the attachments included in the submittal are provided in Section 1. The information requested in the *Special Use Permit Application Supplemental Information* is provided under Section 2.

1. APPLICATION SUBMITTAL REQUIREMENTS

1-5. General requirements: The fees, development application, owner affidavit, proof of property tax payment, and applications materials are provided as Attachment A to this cover letter.

6. Proposed Site Plans: Figures 1 through 4 are provided in Attachment B and depict the site location within the Granite owned parcels. As previously indicated, the SSC facility is leased land located on property entirely owned and operated by Granite. A contour map is provided as Figure 2. No buildings were removed as part of the work and all currently existing buildings will remain in place as indicated in Figure 3. There is no sewer or septic system onsite, only portable toilets are used. Water is provided by Granite. Figure 4 depicts the traffic flow path and signage associated with the SSC.

7 - 8. Site Plan Specifications for Grading: No major grading is anticipated to occur as part of this work. The area being leased from Granite, had previously been cleared, graded, and leveled for storage of equipment under Granite's existing development plans and permits.

9. Traffic Impact Report: No trip impact report has been prepared for this project as it is not generating weekday peak hour trips exceeding the requirement. Additionally, based on current use, it

appears that the project is not impacting traffic and is consistent with normal traffic to and from the Granite facility.

10. Landscaping: Based on the location of this project within an active materials and aggregate mine and hidden from view of I-80 by natural topography, SSC is requesting a waiver for landscaping requirements for this project.

11. Signage Plan: Signage locations are indicated on Figure 4. All signage will be located on Granite property and is intended to direct the user to the right location within the facility. No signage will be located on public roads.

12. Lighting Plan: The facility will be lit such that operations can be conducted at night. No lighting will be added to the public roadways. Additionally, due to the location of the plant and the natural topography, the lighting cannot be directly seen from I-80 which is the closest public feature. Photographs of the plant lighting at night are provided in Attachment C.

13. Building Elevations: All building elevations are consistent with other Granite facility infrastructure. The only structure located on the site is the office trailer which includes a small employee parking lot. Photographs of the buildings and equipment are provided in Attachment C.

2. SPECIAL USE PERMIT APPLICATION SUPPLEMENTAL INFORMATION

1. What is the project being requested?

In general, the project being requested is a ready mix, concrete batch plant. The project includes one onsite office trailer, a parking area, and the ready mix, concrete batch equipment which includes aggregate bins and conveyors, product silos, a propane-fired hot water heater, and ancillary support equipment.

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.)

The site plan is provided in Figures 1 through 4 in the attached materials. The entire plant is located within the property and operation boundary of Granite's Lockwood Facility and will utilize Granite's pre-existing utilities (power and process water supply). There is no sewer service associated with this project, a portable restroom system at the onsite office trailer is utilized and is serviced weekly. The only structure located on the site is the office trailer which includes a small employee parking lot. None of the facility equipment or office trailer is visible from I-80. There are several small signs associated with the project, all located on private property. The purpose of the signs is to provide directions to the SSC plant within the Granite facility. Locations and pictures of the signage is shown on Figure 4.

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

As indicated, the SSC batch plant has already been constructed and is currently operational. No additional phases of construction and/or completion are planned.

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?

As indicated above, the SSC plant is located within the property and operations boundaries of the existing materials and aggregate mine operated and owned by Granite. The project location is already being used for this type of work including materials handling, roadways for heavy-duty truck traffic, and traffic flow patterns to handle the vehicle use. As such, the project location is ideal for the use.

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

This SSC plan provides a necessary service to support the improvements of infrastructure in the surrounding communities during this time of increased development. Leasing Granite land, additionally provides support to a local business and also provides construction companies “one stop” for all their material needs.

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

No negative impacts are anticipated as the use of this property as a ready mix, concrete batch plant fits in very well with the existing use of the surrounding area owned and operated by Granite.

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.

Due to the nature and location of the project, SSC is requesting a waiver for landscaping requirements. Currently, no landscaping is present or is proposed (see photos in Attachment C). There is a small employee parking lot located near the office trailer (Figure 3) and signage for the plant, intended to direct users to the location of the plan, is located on private property owned by Granite (Figure 4). The plant is lit such that operation can continue at night. These lights are consistent with other Granite equipment lighting. It should be noted that the SSC plant cannot be seen from the nearest public infrastructure (I-80) due to natural land topography.

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?

No

9. Utilities

See Community Development Application provided in Appendix A

10. Community Services

See Community Development Application provided in Appendix A

LIMITATIONS

The services performed by McGinley have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty, expressed or implied, is made. The use of the word "certify" in this document constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.

CLOSING

The information and data provided in this permit application represents the best information available at the time the application was prepared; however, some information/data is preliminary and may be subject to change. New or supplementary information/data pertinent to this permit application will be submitted to the Washoe County Community Services Department when and if it becomes available.

Included herein is a complete hard-copy of the application and figures along with a flash drive which contains an electronic copy.

Should you have any questions regarding the information provided herein please contact Caitlin Jelle of McGinley and Associates at (775) 829-2245.

Sincerely,

McGinley and Associates, Inc.



Caitlin Jelle, C.E.M., P.E.
Senior Project Manager

Attachment A

Washoe County Development Application

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND 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).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Granite Construction Company

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, Chris Burke, VP, Nevada Region
(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): 084-060-37

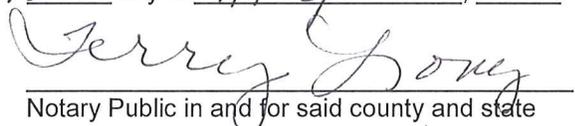
Printed Name Chris Burke

Signed 

Address 1900 Glendale Ave

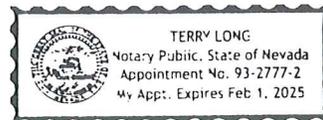
Sparks, NV 89431

Subscribed and sworn to before me this 10th day of May, 2021.


Notary Public in and for said county and state

My commission expires: 2/1/25

(Notary Stamp)



*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
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

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

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
08406037	Active	5/13/2021 1:40:15 AM

Current Owner:
 GRANITE CONSTRUCTION COMPANY

 PO BOX 50085
 WATSONVILLE, CA 95077

SITUS:
 0 CANYON WAY
 WCTY NV

Taxing District
 4000

Geo CD:

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$17,043.91	\$17,043.91	\$0.00	\$0.00	\$0.00
2019	\$17,046.83	\$17,046.83	\$0.00	\$0.00	\$0.00
2018	\$17,044.44	\$17,044.44	\$0.00	\$0.00	\$0.00
2017	\$17,046.37	\$17,046.37	\$0.00	\$0.00	\$0.00
2016	\$17,093.89	\$17,093.89	\$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



GRANITE CONSTRUCTION COMPANY

CERTIFICATE OF SECRETARY

RESOLVED, that, effective January 1, 2021 through December 31, 2021, the individuals named on the attached Exhibit 1 are authorized to negotiate, execute and/or attest electronic and paper documents and contracts necessary for the conduct of the Company's affairs with respect to the submission and execution of construction project bids, bid proposals, bid addenda and all other bid-related documents prepared and submitted on behalf of the Company not to exceed \$25 million, relating to any and all domestic construction projects arising out of the Company's operations.

RESOLVED, that, effective January 1, 2021 through December 31, 2021, the individuals named on the attached Exhibit 2 are authorized to negotiate, execute and attest electronic and paper documents and contracts necessary for the conduct of the Company's affairs with respect to the submission and execution of construction project bids, bid proposals, bid addenda and all other bid-related documents prepared and submitted on behalf of the Company not to exceed \$75 million, relating to any and all domestic construction projects arising out of the Company's operations.

RESOLVED FURTHER, that the authority provided for herein shall be in accordance with applicable policies, procedures, and limits of authority previously approved and the Granite Construction Incorporated Delegation of Authority and Policy then in effect.

I, M. Craig Hall, Secretary of GRANITE CONSTRUCTION COMPANY, a California corporation (the "Company"), do hereby certify that the following is a true and correct copy of resolutions duly adopted effective January 1, 2021 by a Unanimous Written Consent of the Board of Directors in accordance with the provisions of Article III, Section 9 of the Bylaws of the Company; that the Directors acting were duly and regularly elected; and that the resolutions adopted have not been repealed and are still in full force and effect:

Dated: January 1, 2021



M. Craig Hall



EXHIBIT 1

AUTHORIZED SIGNERS
Granite Construction Company
Northwest Group
Nevada Region

AUTHORIZED SIGNERS
Chris Burke, VP Nevada Region
Don Sawyer, Area Manager
Taylor Polan, Area Manager
Caleb Juve, Area Manager
Matt Cates, Area Manager
Brian Roll, Area Manager
Robert Smart, Chief Estimator

ATTESTORS
Don Sawyer, Area Manager
Taylor Polan, Area Manager
Caleb Juve, Area Manager
Matt Cates, Area Manager
Brian Roll, Area Manager
Robert Smart, Chief Estimator
Terry L. Long, Executive Assistant
Toni Trimble, Controller

EXHIBIT 2

AUTHORIZED SIGNERS
Granite Construction Company
Northwest Group

AUTHORIZED SIGNERS

Michael Tatusko, Senior VP Group Operations

Chris Burke, VP Nevada Region

Jason Klaumann, VP Utah Region

Derek Betts, VP Alaska Region

Todd A. Hill, VP Arizona Region

Michael A. Stein, VP Washington Region

Bradly Estes, VP Construction Materials

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

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.)

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

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?

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

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

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.

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.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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 #		acre-feet per year	
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).

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10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

Attachment B

Figures



FIGURE 1

TITLE:
**SITE LOCATION MAP
 -SHOWING-
 APN: 084-060-37 AND -38
 GRANITE
 CONSTRUCTION
 COMPANY**

JOB NO.:
FRM002

DATE:
4/23/2021

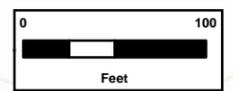
FILE:
Fig 1 - Site Location Map

COORDINATE SYSTEM:
NAD 1983 UTM Zone 11N

REF.	DESIGNED	ADT
	DRAWN	HC
	CHECKED	ADT
	APPROVED	CJ

REVISION:
 --





Legend

 Site Boundary



FIGURE 2

TITLE:

**SITE MAP
-SHOWING-
SITE BOUNDARY
GRANITE
CONSTRUCTION
COMPANY**

JOB NO.:

FRM002

DATE:

4/23/2021

FILE:

Fig 2 - Site Map

COORDINATE SYSTEM:

NAD 1983 UTM Zone 11N

REF. DESIGNED ADT

DRAWN HC

CHECKED ADT

APPROVED CJ

REVISION:

--



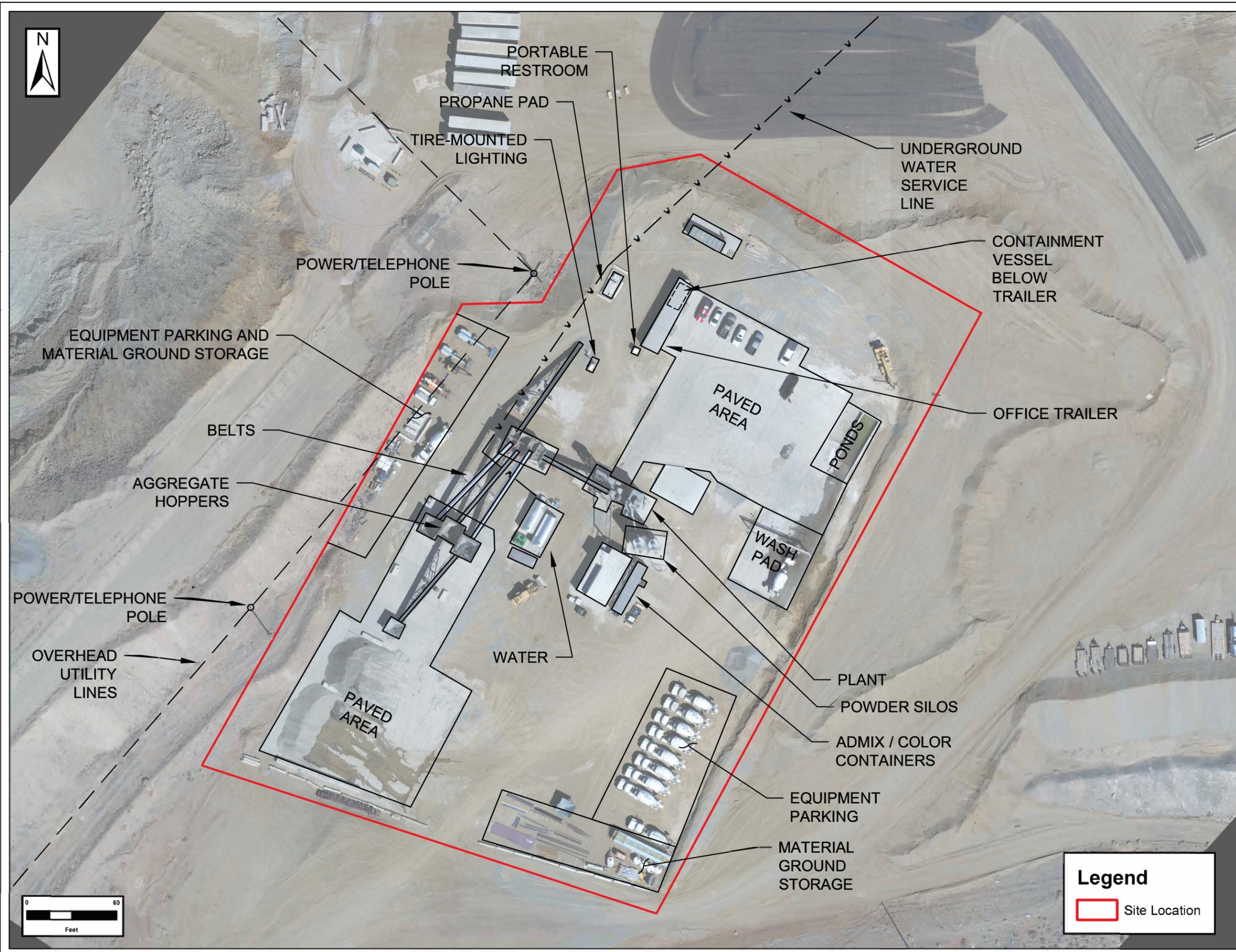


FIGURE 3
 TITLE:
SITE MAP
 -SHOWING-
LOCKWOOD FACILITY
SILVER STRIKE
CONCRETE, INC.
WASHOE COUNTY, NV

JOB NO.:
FRM002

DATE:
5/9/2021

FILE:
Fig 3 - Site Map

COORDINATE SYSTEM:
NAD 1983 UTM Zone 11N

REF.	
DESIGNED	ADT
DRAWN	PJ
CHECKED	ADT
APPROVED	ADT

REVISION:
 --

Legend
 Site Location





FIGURE 4

TITLE:
**SITE MAP
 -SHOWING-
 TRAFFIC PATTERN
 GRANITE
 CONSTRUCTION
 COMPANY**

JOB NO.:
FRM002

DATE:
5/5/2021

FILE:
Fig 4 - Traffic Pattern Map

COORDINATE SYSTEM:
NAD 1983 UTM Zone 11N

REF.	DESIGNED	ADT
	DRAWN	HC
	CHECKED	ADT
	APPROVED	CJ

REVISION:
 --

Legend

- Traffic Flow
- Sign
- Site Boundary



Attachment C

Site Photos



Photograph 1:
View of SSC Plant looking Southeast.



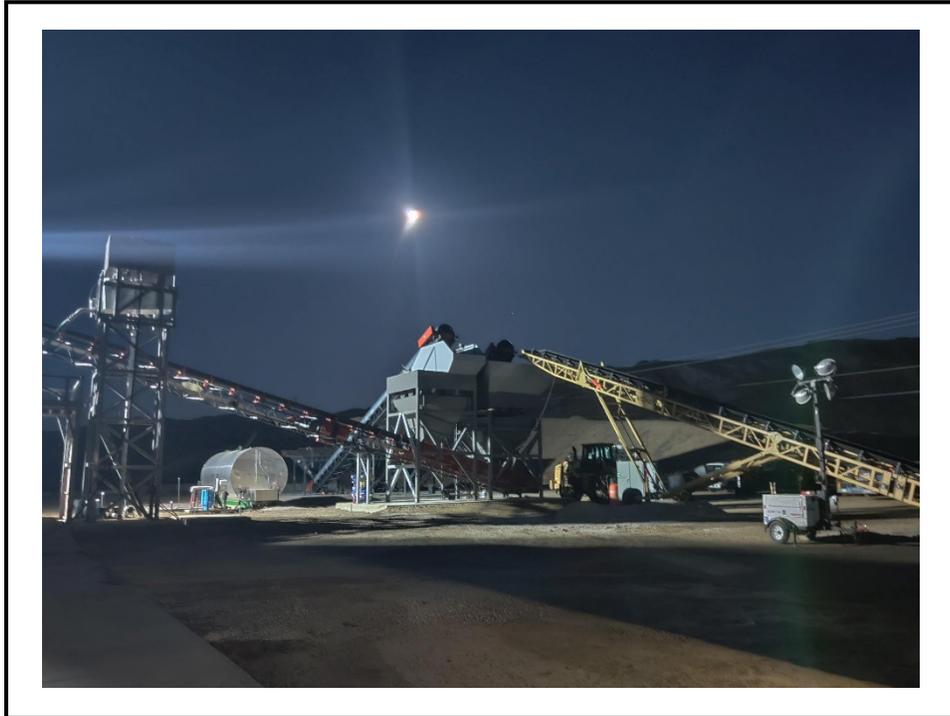
Photograph 2:
View of SSC Plant looking Southwest.



Photograph 3:
View of SSC Plant looking Northeast.



Photograph 4:
View of SSC Plant looking Northwest.



Photograph 5:
View of SSC Plant lighting looking South.



Photograph 6:
View of SSC and office lighting looking West.



Photograph 7:
View of SSC Plant lighting looking North.