

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



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

Telephone: 775.328.6100



Washoe Community Services Department
1001 E 9th St, Reno, NV 89512

Date: 2025-02-14

**Subject: WSUP21-0027
Amendment of Conditions Application
Conditions Narrative**

**RENG Project No.
1-1591-01.003**

Dear Washoe County;

The Board of Adjustment approved the subject Major Grading Special Use Permit in an Action Order dated November 4, 2021.

Thereafter, improvement plans were approved under WBLD23-102017 on 2023-09-01, and construction commenced in that month until the originally proposed drainage channel north of APN 530-620-02 owned by Truckee Meadows Water Authority (TMWA) was denied by that authority due to potential encroachment on existing underground water pipelines. The Applicant, Robison Engineering Company, Inc (RENG), as Agent and Engineer to Eagle Canyon North Association (ECN) negotiated with TMWA and obtained approval to construct an underground culvert in the south portion of the TMWA parcel in February, 2024. Grants of Easement between TMWA and ECN to facilitate both the stormwater project and TMWA's future infrastructure and maintenance plans were approved and filed in October, 2024.

In the course of construction and inspection, multiple site visits including revegetation seeding and maintenance were performed and regular observations of OHV use were made by RENG and ECN.

Following these observations and after coordination with the Reno-Sparks Indian Colony (RSIC), we make this application to amend several of the Conditions of Approval of the subject SUP, as follows:

Condition No.	Original Condition	Proposed Amended Condition
1.c.i.	Boulders of at least 24" in diameter shall be placed along the entire perimeter of the project site. Boulders shall be spaced not more than 48" apart.	Omit in favor of revised Condition No. 1.c.iii



- | | | |
|---------|--|---|
| 1.c.ii | A chain-link fence of at least 6 feet in height shall be constructed surrounding the detention pond area. All materials shall be non-reflective. | A split-rail fence reinforced with steel bollards or posts at critical access points, at least 4 feet in height with lockable gates including Knox Box emergency access approved by the Truckee Meadows Fire Protection District shall be constructed surrounding the detention pond. All materials shall be non-reflective. |
| 1.c.iii | Boulders of at least 36" in diameter shall be placed to inhibit vehicular access at all trails, paths and roads adjacent to the project site, with the exception of roads required for maintenance vehicles. Access to roads required for maintenance vehicles shall be gated. | Boulders of at least 36" in diameter shall be placed <u>in coordination with the Reno-Sparks Indian Colony</u> to inhibit vehicular access at all trails, paths and roads adjacent to the project site <u>which are subject to deterioration and erosion on RSIC lands</u> , with the exception of roads required for maintenance vehicles. Access to roads required for maintenance vehicles shall be gated. |
| 1.f | The applicant shall provide a landscape plan for the project are that complies with all generally-applicable standards of the Washoe County Development Code | No change in language of condition: see Discussion below. |

Discussion of proposed Amended Conditions:

Condition No.	Discussion
---------------	------------

- | | |
|--------------------|---|
| 1.c.i.,
1.c.iii | Boulders along the property line would prevent routine access on existing maintenance roads, which follow topography and vary in and out of the ECN and RSIC properties. Constructing new roads only on ECN property would require retaining and other features of lower stability than the current access. |
|--------------------|---|

Furthermore, OHV incursion, in re-establishing trails solely on the RSIC property, would approximately double the existing disturbance and erosion potential currently existing, causing additional enforcement and maintenance effort by RSIC



- 1.c.ii A chain link fence is appropriate to protect TMWA infrastructure, in which tanks, valves, electronics, and other sensitive features are obscured and benefit from prevention of most trespass and vandalism.

However, the ECN Common Area parcels are recreational features regularly used by dog walkers, joggers, mountain bikers, and other non-destructive use by residence of Eagle Canyon North. An existing split-rail fence north of the TMWA property has never been damaged or breached, despite its similar protection of an 'attractive nuisance' drainage swale and open earth area. With a neighborhood of observant and proud residents watching out for nuisance ingress, the more attractive split-rail fence with enhanced features as described in the proposed Amended condition statement.

- 1.f RENG is a licensed Landscaping Contractor (C10 No. 86924) specializing in revegetation of disturbance on public and private lands such as mining exploration and remote residential and commercial development. Our staff includes a PhD botanist and our coordination with the Washoe-Storey Conservation District and other authoritative agencies is a routine part of our practice. Out of our approximately 120 successful revegetation projects, NONE have required irrigation to achieve vegetative success, and one of our standards of practice is "if it needs irrigation, I don't want it in my seed mix" due to the unsustainability of such species.

After construction in fall 2023, RENG reseeded all disturbed areas with an approved seed mix (see condition 5.a) in December 2023. Species density and diversity were successful in that first growing season and will be re-monitored for continued success in 2025 and 2026. Irrigation does not appear to be required, and we request that future building permits related to this site acknowledge careful seeding and maintenance as a substitute for temporary irrigation.

If you have any questions or require further information, please contact this office.

Respectfully submitted;
ROBISON ENGINEERING COMPANY

Nathan Robison, PE
775-852-2251 x700
nathan@robisoneng.com

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: Permanent Flood Control for Eagle Canyon North & TMWA			
Project Description: Permanent Flood Controls and Stormwater and Grading Improvements			
Project Address: 0 Fuggles Dr., 1285 W. Calle De La Playa			
Project Area (acres or square feet): 3.5 AC. TOTAL DISTURBANCE AS APPROVED			
Project Location (with point of reference to major cross streets AND area locator): Northwest corner of Eagle Canyon Drive adjacent to Calle De La Playa			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
530-830-03	2.658	530-620-02 (adjacent)	2.020
530-620-05	5.130		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Special Use Permit Case No. WSUP21-0027			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Equus Management Group		Name: Robison Engineering Company	
Address: 5480 Reno Corporate Dr.		Address: 846 Victorian Way Suite 20	
Reno, NV	Zip: 89511	Sparks, NV	Zip: 89431
Phone: (775) 852-2224	Fax:	Phone: (775) 852-2251	Fax:
Email: vanessa@equusmanagement.com		Email: permits@robisoneng.com	
Cell: (775) 284-2050	Other:	Cell: 775-240-7652	Other:
Contact Person: Vanessa Schom		Contact Person: Nathan Robison	
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:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

See attached narrative letter and overall site map from the approved construction plans illustrating and explaining the existing and proposed conditions.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

Granting the proposed amendments will improve public health, safety and welfare:

- discouraging additional off-highway vehicle disturbance on each site of the previously proposed line of boulders.
- improving visual appeal and maintenance accessibility to the existing/improved stormwater control pond, and allow emergency access by equipment larger than routine maintenance.

Potential impacts are the ineffectiveness of each of these improvements due to vandalism or neglect; the former is mitigated by coordination with the neighboring Reno-Sparks Indian Colony and TMWA, and the latter is mitigated by the existence of a maintaining and professionally represented HOA for the community.

