

1150 CORPORATE BLVD.
RENO, NV 89502
775.856.1150
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**SPANISH SPRINGS AGGREGATE PIT
AMENDMENT TO CONDITIONS OF APPROVAL**

AUGUST 15, 2016



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Project Request

The Spanish Springs Aggregate Pit is located at the west end of Sha Neva road, approximately 1 ½ mile west of State Route 445 (Pyramid Highway). The site area encompasses approximately 658 acres of land zoned General Rural (GR) and master planned Rural (R). The two parcels (APN 089-160-51 & 089-170-02) are part of the Spanish Springs Area Plan.

The Washoe County Development Code, Section 110.332.40, requires the Planning Commission to review aggregate plants without a stated interval of review in their conditions of approval at least every 5 years. On January 7, 2013, the Washoe County Planning Commission reviewed the Spanish Springs Aggregate Pit conditions of approval and extended the 5-year review until 2018.

This application is a request to complete the 5-year review of the conditions of approval to ensure they adequately provide for compatibility between aggregate operations and surrounding land uses, and to amend one condition. The Spanish Springs Aggregate facility produces road base, drain rock, rip-rap, decomposed granite, chips and other rock and sand products for construction uses in Washoe County. The operation conforms to Washoe County's approved zoning and special use permits and the approved land uses by the Bureau of Land Management (BLM).

This application package includes a request to amend the Conditions of Approval #15 from Major Project Review Case No. MPR 7-6-88 as follows:

Existing: The applicant shall ensure that operation of any equipment or machinery shall be limited to the hours of 6:00 a.m. to 12:00 a.m., but may be reviewed if operation during these hours creates a nuisance.

Proposed: The applicant shall ensure that operation of any equipment or machinery shall be limited to the hours between 6:00 a.m. and 12-midnight., inclusive, but may be reviewed if operation during these hours creates a nuisance. On-site asphalt batch plants and on-site redi-mix concrete plants may be operated on a 24-hour basis to supply materials for night operations, as specified by contract.

On June 2, 1998, the Washoe County Planning Commission approved an amendment to Condition #15 of the Major Project Review application to allow the Spanish Springs Aggregate Pit asphalt batch plant to be operated on a 24-hour basis in order to supply material for night paving operations as specified by contract. However, the condition language was not properly written into the conditions of approval and a formal request is needed to update the conditions of approval.

Granting of the amendment will allow 24-hour operation of the hot batch plant or redi-mix concrete plant when night work is required. This demand is in response to the Nevada Department of Transportation (NDOT) and other large users that require paving operations to be conducted at night. It is not possible to pave at night without a 24-hour source of material. This material must be applied fresh as it comes from the plant, and cannot be produced during the day and stockpiled for night time use.

The amended condition does not permit night time crushing, excavation or other operations at the facility. Impacts will be limited to those resulting from the production of asphalt or concrete and additional night time truck traffic. The impacts of night asphalt or concrete production are more than offset by the reduction in traffic congestion caused by paving during the daylight hours, when traffic is much heavier.

The property has been in use as an aggregate pit since 1984. The operation is isolated from other developments and is serviced by a haul road, exclusive to the mining operations, that is approximately 1 ½ miles from Pyramid Highway. The plant is surrounded by business park and industrial/commercial uses and by BLM land to the west.

The Spanish Springs Area Plan expressly recognizes and approves of mining and aggregate uses as described in the Character Statement and in the goals and policies described in goal #10.

The Character Statement within the Spanish Springs Area Plan acknowledges that “*Aggregate mining is a significant component of the local landscape and is found in both the suburban and rural areas.*”

Land Resources – Mining

Goal Ten: Maintain the existing and future viability of aggregate mining operations in the Spanish Springs planning area.

Policies

SS.10.1 New development will not impair the ability to meet the conditions of a special use permit for aggregate mining.

SS.10.2 The encroachment of industrial, commercial and residential uses on aggregate facilities will not be grounds to limit or eliminate aggregate facilities.

SS.10.3 Sand and rock resources are currently being mined within the Spanish Springs Area Plan. These common minerals are among the most important in Nevada in terms of market value based on annual production and to fill community needs for construction materials. The Spanish Springs Area Plan attempts to maintain the status quo regarding aggregate mining (aggregate facilities) and allows continued production of aggregates within the Spanish Springs Area Plan.

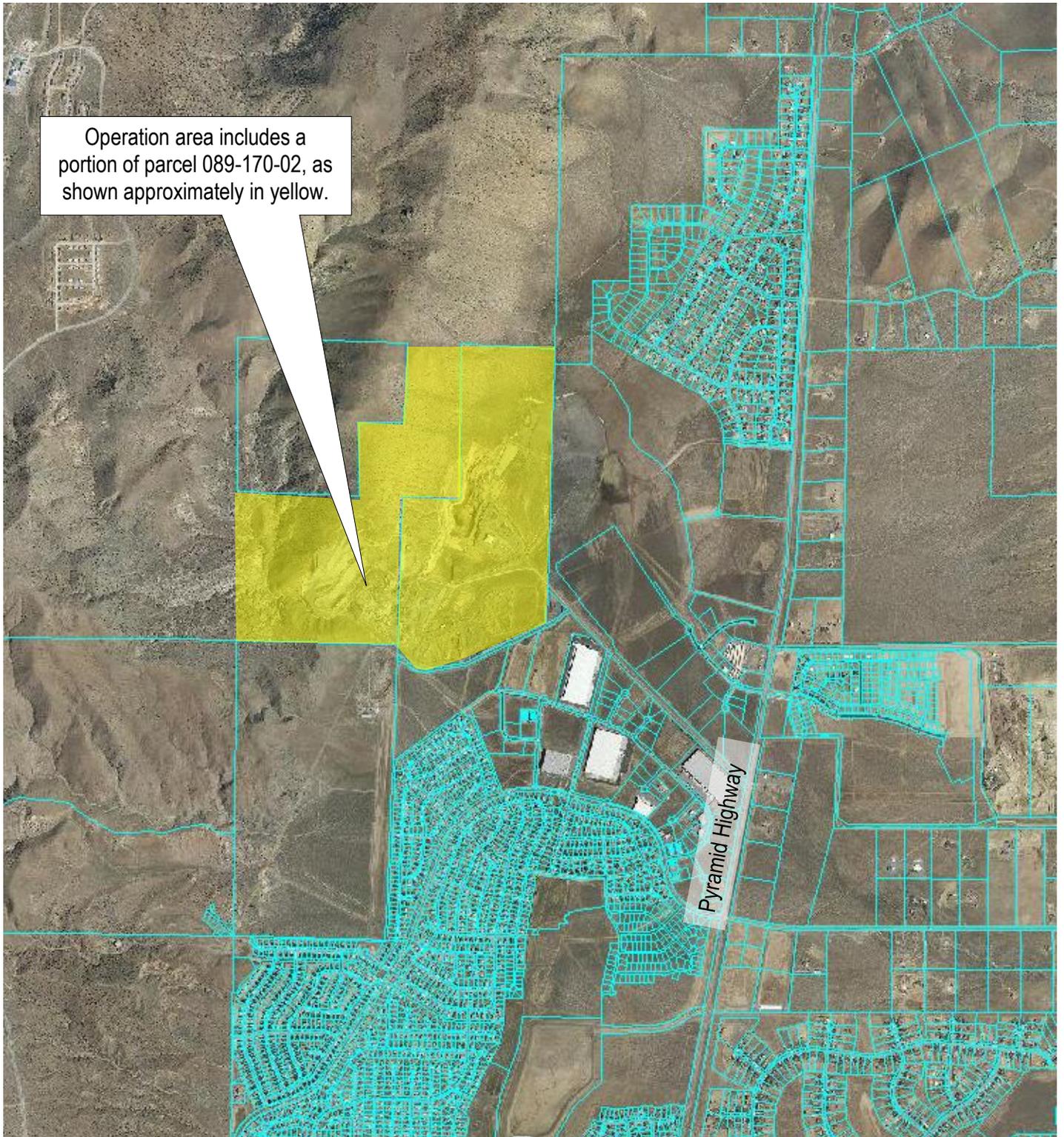


Figure 1 - Vicinity Map



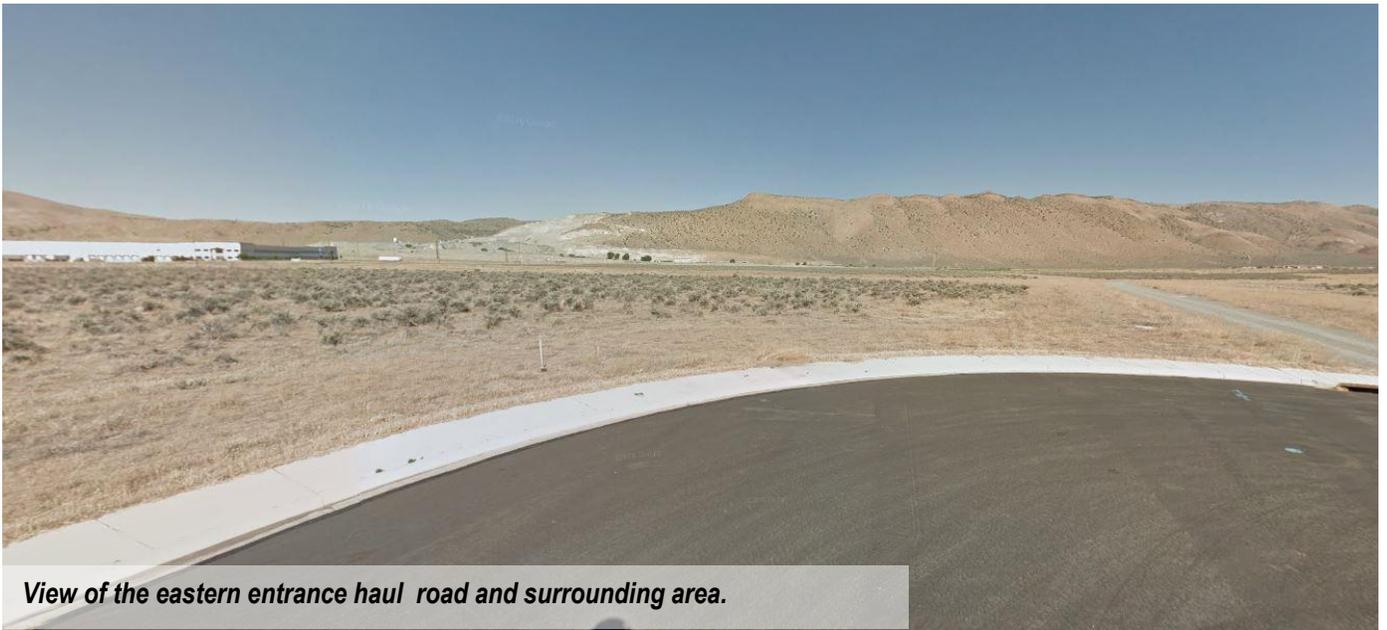


Figure 3 - Site Photographs

Special Use Permit Findings

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

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

The proposed amendment is consistent with the action programs, policies, standards and maps of the Washoe County Master Plan and the Spanish Springs Area Plan as specified below:

The Character Statement within the Spanish Springs Area Plan acknowledges that “*Aggregate mining is a significant component of the local landscape and is found in both the suburban and rural areas.*”

Specific goals and policies are directed at mining operations and the continued production of aggregate facilities in the Spanish Springs area.

Land Resources – Mining

Goal Ten: Maintain the existing and future viability of aggregate mining operations in the Spanish Springs planning area.

Policies

SS.10.1 New development will not impair the ability to meet the conditions of a special use permit for aggregate mining.

SS.10.2 The encroachment of industrial, commercial and residential uses on aggregate facilities will not be grounds to limit or eliminate aggregate facilities.

SS.10.3 Sand and rock resources are currently being mined within the Spanish Springs Area Plan. These common minerals are among the most important in Nevada in terms of market value based on annual production and to fill community needs for construction materials. The Spanish Springs Area Plan attempts to maintain the status quo regarding aggregate mining (aggregate facilities) and allows continued production of aggregates within the Spanish Springs Area Plan.

The Area Plan exempts aggregate facilities from certain design guidelines as described below:

Applicability

The Spanish Springs Character Management Plan map depicts the geographic area of applicability wherein these guidelines will be enforced. With the exception of land uses associated with mining and educational, and airport uses, these guidelines will be applied to all non-residential uses within the area designated on the Character Management Plan map.

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.

No changes have been requested in relation to utilities. The site provides for adequate utilities, roadways, sanitation, water supply, drainage and other necessary facilities have been provided in accordance with Division Seven.

c. Site Suitability – The site is physically suitable for the type of development and for the intensity of development.

The Spanish Springs mining operations were originally established in 1984. The operation is isolated from other developments and is serviced by a haul road exclusive to the mining operations, located approximately 1 ½ miles from Pyramid Highway. The nearest surrounding uses are industrial and business park. In addition to the 5-year review and approvals, yearly reports detailing their compliance with the conditions of approval have been submitted to Washoe County for review.

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;

The proposed request to amend condition #15 and allow the asphalt batch plant and redi-mix concrete plant to operate on a 24-hour basis will allow for night paving operations. This will significantly benefit the public, at large, because night paving reduces traffic congestion caused by paving during the daylight hours, when traffic is much heavier. The facility has been in operation since 1984. The operation is isolated from other developments and is serviced by a haul road exclusive to the mining operations, located approximately 1 ½ miles from Pyramid Highway. The nearest surrounding uses are industrial and business park.

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.

The project has no effect on military installations. The aggregate facility has been in operation for over 3 decades and has not had a detrimental effect on military installations.

Special Review Considerations

No changes are proposed with this application that would impact the review elements of Section 110.332.20 (a)-(j). The project is in compliance with the following considerations:

- (a) Conservation of topsoil
- (b) Protection of surface and subsurface water
- (c) Conservation of natural vegetation, wildlife habitats and fisheries
- (d) Control of erosion

- (e) Control of drainage and sedimentation
- (f) Provision of visual and noise buffering
- (g) Accommodation of heavy traffic on roadways
- (h) Provision of restoration and/or reuse of the site
- (i) Provision of a bonding program commensurate with the total costs of requirements imposed
- (j) Preservation of the recreation opportunities, air quality, archeological resources, character of the area and other conditions as necessary

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Spanish Springs Aggregit Pit Amendment to Conditions of Approval			
Project Description: Request to amend Condition #15 of MPR 7-6-88			
Project Address: 1500 Sha Neva Road			
Project Area (acres or square feet): +/-658 Acres			
Project Location (with point of reference to major cross streets AND area locator): Western terminus of Sha-Neva Road in Spanish Springs area			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
089-160-51	269		
089-170-02	portion of 7,185		
Section(s)/Township/Range: Section 15, T21N, R20E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s) MPR 7-6-88			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Martin Marietta Materials, Inc.		Name: CFA	
Address: 10170 Church Ranch Way, Suite 201		Address: 1150 Corporate Blvd.	
Westminster, CO	Zip: 80021	Reno, NV	Zip: 89502
Phone: (720) 245-6400	Fax:	Phone: 775-856-1150	Fax: 775-856-1160
Email: pat.walker@martinmarietta.com		Email: afuss@cfareno.com	
Cell:	Other:	Cell: 771-6408	Other:
Contact Person: Pat Walker		Contact Person: Angela Fuss	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Martin MariettaMaterials, Inc.		Name:	
Address: 7381 W. 133rd Street, Suit 401		Address:	
Overland Park, KS	Zip: 66213		Zip:
Phone: 913-378-1805	Fax: 913-390-6476	Phone:	Fax:
Email: james.nicholson@martinmarietta.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: James Nicholson		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application

(Information may be attached separately)

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)**.

On May 21, 1998, the Washoe County Planning Commission approved an amendment to Condition #15 of the Major Project Review application to allow the asphalt batch plant to be operated on a 24 hour basis to supply material for night paving operations as specified by contract. However, the condition language did not carry forward to today's Conditions of Approval. This is a request to add that language back into the Condition. The request is proposed to be amended as follows:

Existing: The applicant shall ensure that operation of any equipment or machinery shall be limited to the hours of 6:00 a.m. to 12:00 a.m., but may be reviewed if operation during these hours creates a nuisance.

Proposed: The applicant shall ensure that operation of any equipment or machinery shall be limited to the hours between 6:00 a.m. and 12-midnight., inclusive, but may be reviewed if operation during these hours creates a nuisance. On-site asphalt batch plants and on-site redi-mix concrete plants may be operated on a 24-hour basis to supply material for night operations, as specified by contract.

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 of the amendment will allow 24-hour operation of the hot batch plant or redi-mix concrete when night work is required. This demand is in response to the Nevada Department of Transportation (NDOT) and other large users that require paving operations to be conducted at night. It is not possible to pave at night without a 24-hour source of material. This material must be applied fresh as it comes from the plant, and cannot be produced during the day and stockpiled for night time use. The amended condition does not permit night time crushing, excavation, or other operations at the facility. Impacts will be limited to those resulting from the production of asphalt or concrete and additional night time truck traffic. The impacts of night asphalt production are more than offset by the reduction in traffic congestion caused by paving during the daylight hours, when traffic is much heavier.

The property has been in use as an aggregate pit since 1984. The operation is isolated from other developments and is serviced by a haul road, exclusive to the mining operations, that is approximately 1 1/2 miles from Pyramid Highway.

MARTIN MARIETTA MATERIALS, INC.

ASSISTANT SECRETARY'S CERTIFICATE

I, Eric S. Brown, do hereby certify that:

1. I am the duly appointed, qualified and acting Assistant Secretary of Martin Marietta Materials, Inc., a North Carolina Corporation (the "Corporation").

3. The person listed below has been duly elected or appointed to hold the office of the Corporation set forth opposite his name and is currently serving in such capacity.

<u>Name</u>	<u>Title</u>
Patrick Walker	President, Rocky Mountain Division

WITNESS my hand and seal of this Corporation this 10th day of August, 2016.



[SEAL]

Eric S. Brown
Assistant Secretary

Washoe County Treasurer
Tammi Davis

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

Bill Detail

Washoe County Parcel Information		
Parcel ID	Status	Last Update
08916051	Active	8/12/2016 2:09:25 AM
Current Owner: ROCKY ACRES INC PO BOX 8040 FORT WAYNE, IN 46898		SITUS: 1500 SHA NEVA RD WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Range 20 Township 21 SubdivisionName _UNSPECIFIED Lot A		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$8,283.14	\$0.00	\$0.00	\$8,283.14
INST 2	10/3/2016	2016	\$8,283.14	\$0.00	\$0.00	\$8,283.14
INST 3	1/2/2017	2016	\$8,283.13	\$0.00	\$0.00	\$8,283.13
INST 4	3/6/2017	2016	\$8,283.13	\$0.00	\$0.00	\$8,283.13
Total Due:			\$33,132.54	\$0.00	\$0.00	\$33,132.54

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$1,740.46	(\$2.14)	\$1,738.32
Truckee Meadows Fire Dist	\$5,528.53	(\$6.81)	\$5,521.72
Washoe County	\$14,248.25	(\$17.55)	\$14,230.70
Washoe County Sc	\$11,655.99	(\$14.35)	\$11,641.64
SPANISH SPRINGS WATER BASIN	\$0.16	\$0.00	\$0.16
Total Tax	\$33,173.39	(\$40.85)	\$33,132.54

Payment History
No Payment Records Found

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
Tammi Davis

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

Bill Detail

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

Washoe County Parcel Information		
Parcel ID	Status	Last Update
08917002	Active	8/12/2016 2:09:25 AM
Current Owner: UNITED STATES OF AMERICA NONE RENO, NV 00000		SITUS: 13000 EAGLE CANYON DR WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Township 21 SubdivisionName _UNSPECIFIED Range 20		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$4,275.61	(\$4,275.61)	\$0.00
Truckee Meadows Fire Dist	\$13,581.33	(\$13,581.33)	\$0.00
Washoe County	\$35,002.13	(\$35,002.13)	\$0.00
Washoe County Sc	\$28,633.99	(\$28,633.99)	\$0.00
Total Tax	\$81,493.06	(\$81,493.06)	\$0.00

Payment History
No Payment Records Found

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

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Address change requests may also mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

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This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

June 30, 2016

Bill Whitney - Director
Washoe County –
Planning and Development Division
P.O. Box 11130
Reno, Nevada 89520-0027

**Re: Martin Marietta Materials, Inc. – Spanish Springs Quarry
Special Use Permit Annual Report for 2015
MPR 7-6-88**

Dear Mr. Whitney:

This letter report is provided to satisfy the annual reporting conditions for the above referenced major project review permit.

Conditions:

1. All plans shall be in compliance with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal for any administrative permit.

It is Martin Marietta's understanding that this condition was met at the time the Special Use Permit was approved.

2. All plans submitted for any administrative permit shall be in substantial compliance with plans and documents approved with and made part of this major project special use permit. A copy of the approved special use permit shall be attached to any application for administrative permit.

Any future plans submitted by Martin Marietta will be in compliance with its approved major project special use permit. A copy of the approved special use permit will be attached to any future applications.

3. A dust control plan shall be submitted to and approved by the District Health Department. This plan must be in conformance with the Washoe County District Board of Health Air Pollution Control regulations.

Martin Marietta

7381 W. 133rd Street, Suite 401, Overland Park, Kansas 66213

t. (913) 378-1806 f. (913) 390-6476 m. (913) 481-1892 e. john.stafne@martinmarietta.com

www.martinmarietta.com

A dust control plan was submitted for the construction portion of quarry development. Conditions of the plan are incorporated into the current Permit to Operate for the processing facility and site activities.

4. A note shall be placed on all plans and construction drawings approved as part of an administrative permit stating: "Should any prehistoric or historic remains/artifacts be discovered during site development, work shall be halted for no more than seventy-two hours, unless an extended period of time is agreed to by the developer; in order to provide notice and provide opportunity for recording and photographing the site to the Division of Historic Preservation and Archeology, Department of Conservation and Natural Resources, State of Nevada."

Any plans and construction drawings, submitted as part of an administrative permit, will contain the required note.

5. All roadway improvements necessary to serve the project shall be designed and constructed to county standards and specifications and/or financial assurances in an appropriate form and amount shall be provided to the satisfaction of the Public Works Department.

No additional roadway improvements have been constructed or reconstructed since 1989. The roadway improvements are in compliance with Public Works Department regulations.

6. Occupancy permits shall be obtained from the Department of Transportation, State of Nevada (NDOT) for access to and from roads and highways maintained by NDOT to the satisfaction of the Public Works Department.

No additional occupancy permits have been applied for since the approval of the special use permit.

7. The applicant shall ensure that access to the unimproved road through Stormy Canyon is unrestricted, except for closures necessitated by the use of explosives, to the satisfaction of the Engineering Division and planning staff. This provision is not intended to require access across the area of the mining operation.

Access to Stormy Canyon has not been restricted by on site activities.

8. Should a street and highway fee be determined by the Board of County Commissioners for construction of off-site road and highway improvements prior to the issuance of an administrative permit, the developer shall pay the calculated fee.

No action required.

9. The applicant must demonstrate that the sewer facilities conform to the Washoe County District Board of Health Regulations governing sewage, wastewater, and sanitation to the satisfaction of the District Health Department.

No modifications have been made to the sewer system since the last annual report submittal. Martin Marietta understands its operations are in compliance with these requirements.

10. The developer shall offer for dedication to Washoe County, all water rights necessary to serve the project. Acceptance shall be by the Washoe County Board of County Commissioners upon recommendation of the District Attorney's Office and Public Works Department.

Dedication of 1.12 acre-feet of water to Washoe County was completed in 1989.

11. The plans submitted with a building permit application shall show evidence of compliance with the recommendations of the fire protection agency that has jurisdiction, concerning fire flows, fire hydrant location, access, firebreaks, fire resistant material, and sprinkling of structures.

No modifications have been made to the fire protection system since the last annual report submittal. Martin Marietta understands its operations are in compliance with these requirements.

12. The developer shall participate in any applicable General Improvement District or Special Assessment District formed by Washoe County in the Spanish Springs planning area.

No General Improvement District or Special Assessment District has been formed requiring participation.

13. The applicant shall submit a detailed mining plan, to include adequate measures addressing safety and environmental concerns, including but not limited to storm drainage and erosion control, both during operation and to restore the site upon cessation of the operation to the satisfaction of the Engineering Division, and once the plan is approved, shall post an adequate bond as required by the Washoe County Code to the satisfaction of the Engineering Division.

No modifications to the mining plan have been made since the last annual report submittal. Martin Marietta understands its operations are in compliance with these requirements.

14. The applicant shall ensure that all lighting shall be adjusted so that impact on residential areas will be minimal, said lighting to be shown on an approved mining plan to the satisfaction of the Engineering Division.

No modifications have been made to the lighting since the last annual submittal. Martin Marietta understands its operations are in compliance with these requirements.

15. The applicant shall ensure that operation of any equipment or machinery shall be limited to the hours of 6:00 am and 12:00 am, inclusive, but may be reviewed if operation during these hours creates a nuisance.

The hours of operation of all equipment and machinery are limited to the permitted hours or extended hours for asphalt plant night paving. Plant operations as permitted are not a nuisance.

16. The applicant shall notify all affected property owners prior to any use of explosives and post warning signs specifying the dates and times of explosives use. Said notifications shall be furnished to the Engineering Division prior to the event.

Martin Marietta began using explosives at the quarry in May of 2010. In a letter dated December 28, 2009 Martin Marietta notified Washoe County that we intended to start blasting in 2010. Martin Marietta met with the County Department of Community Development personnel and the Spanish Springs CAB to discuss our intentions regarding blasting and discussed our notification procedures prior to blasting.

The quarry posts a warning sign at the front gate to indicate whether or not blasting will occur that day. All blasting will occur between 11 a.m. and 3 p.m. The quarry also calls the following businesses and departments to notify them as to when blasting will occur:

*Spanish Springs Airport
Truckee Meadows Fire Protection District
Reno-Sparks Indian Colony Tribal Police Department (email)
NV Energy
On-site Customers*

All seismograph readings are forwarded to Washoe County Community Development following a blasting event.

17. (Delete) The applicant shall not oppose a commission-initiated zone change to change the M-1 (Industrial) zoning to an appropriate agricultural designation at such time as the excavation operation ceases.

This condition was deleted by the planning commission on January 9, 2007 status review.

17. The applicant and any successors shall direct any potential purchaser of the site and/or the special use permit to meet with the planning staff to review conditions of approval prior to the final sale of the site and/or special use permit. Any subsequent purchaser of the site and/or the special use permit shall notify the planning staff of the name, address, telephone number, and contact person of the new purchaser within 30 days of the final sale.

Any potential purchaser will be directed to meet with the planning staff to review conditions of the special use permit prior to any sale of the site or the permit.

18. The applicant shall ensure that any financial assurances required by the provisions of this special use permit are maintained for the life of the project to the satisfaction of the Engineering Division. Should transfer of the site or the special use permit occur without the continuation of the financial assurances, this special use permit shall become null and void.

Adequate and approved financial assurance is maintained by Martin Marietta and a reclamation bond has been approved and posted as security for conformance with this permit.

19. The applicant shall submit an annual report, for review by the planning staff that specifically identifies the measures taken to comply with each of the conditions of approval of this special use permit, or any non-compliance and the reasons for such non-compliance. At this time the Engineering Division will review the adequacy of any financial assurances and, if necessary, shall recommend adjustments to be made by the Washoe County Board of County Commissioners. Should complaints about the operation be received or other un-addressed

concerns be identified, the planning staff may initiate amendment to the conditions of this special use permit. At a minimum, the conditions of approval may be amended or added to during each annual review of the special use permit through the process described by ordinance.

Martin Marietta complies annually with these requirements as approved by Washoe County.

20. The applicant shall obtain an Industrial Stormwater Discharge Permit from NDEP and provide a copy to the Engineering Division.

Martin Marietta has an Industrial Stormwater Discharge Permit from NDEP and provided a copy to the Engineering Division.

If you have any questions or concerns regarding this information please do not hesitate to contact me at 913-378-1806 or email @ john.Stafne@martinmarietta.com .

Sincerely,
Martin Marietta Materials, Inc.



John Stafne
Land Manager / Geologist



FINAL ORDER

CCVD - RENO
JUN 22 1998

Washoe County
Department of
Community
Development

1001 E Ninth St. Bldg A
Post Office Box 11130
Reno, NV 89520-0027
Tel: 702-328-3600
Fax: 702-328-3648

June 17, 1998

Rocky Ridge
11059 Pyramid Highway
Sparks, Nevada 89436

Dear Applicant:

As filed with the Department of Community Development, at its regular meeting of June 2, 1998, the Washoe County Planning Commission conditionally approved the following:

Amendment of Condition 15, Major Project Review Case No. MPR7-6-88: To amend the permitted hours of operation for the Rocky Ridge Aggregate Pit to allow 24 hour operation of the hot batch plant when night paving is required by contract. The ± 160 acre parcel is zoned General Rural (GR) and Specific Plan Area (SPA) in the Spanish Springs Area Plan. The property is located at 12435 Pyramid Highway in Spanish Springs and is within Section 15, T21N, R20E, MDM, Washoe County, Nevada. (APN: 89-160-14)

The approval of the amendment of Condition 15 was based on the following findings:

1. That the proposed amendment is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Spanish Springs Area Plan;
2. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities to support occasional 24 hour operation of the asphalt batch plant are constructed on the site, 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. That the site is physically suitable for occasional 24 hour operation of a asphalt batch plant;
4. That due to the conditions imposed by the previously approved Major Project Review, approval of the requested amendment 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
5. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

John B. Hester, AICP
Director

W. Dean Diederich AICP
Planning Manager

Jess S. Traver, P.E.
County Building
Official



As no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Planning Commission is final.

Yours truly,



W. Dean Diederich, AICP
Acting Secretary to the Planning Commission

WDD/REK/ma (MR688F1)

Attachments: Amended Condition 15; Clerk's Order 88-1081; Clerk's Order 90-92

xc: Rusty Nash, DA's Office; Judy Ramos, Assessor's Office; John Faullover, Chief Appraiser, Assessor's Office; Terri Svetich, Utility Division; Robert M. Sader Esq., 462 Court Street, Reno, NV 89501-1796; ~~ACPA Earth & Environmental~~, 737 E. Glendale Avenue, Sparks, NV 89431-6408; Bureau of Land Management, 1535 Hot Springs Road, Ste. 300, Carson City, NV 89706; Bureau of Land Management; Attn: Joe MacFarlan, Surprise Field Office, P.O. Box 460, Cedarville, CA 96104; Spanish Springs Citizen Advisory Board; Attn: Elizabeth Younger, Chair, 340 Descanso Lane, Sparks, NV 89436.

**AMENDMENT OF CONDITION 15
OF
MAJOR PROJECT REVIEW CASE NO. MPR7-6-98
(ROCKY RIDGE)**

(As approved by the Washoe County Planning Commission on June 2, 1998)

15. The applicant shall ensure that operation of any equipment or machinery shall be limited to the hours between 6:00 a.m. and 12:00 p.m., inclusive, but may be reviewed if operation during these hours creates a nuisance. The asphalt batch plant may be operated on a 24 hours basis to supply material for night paving operations as specified by contract.