



Board of Adjustment Staff Report

Meeting Date: April 7, 2016

Subject: Special Use Permit Case Number SB16-002
Applicant(s): Truckee Meadows Water Authority
Agenda Item Number: 8B
Project Summary: Special Use Permit for a Public Service Yard and major grading in a special flood hazard zone.
Recommendation: Approval with Conditions
Prepared by: Eva M. Krause, AICP, Planner
Planning and Development Division
Washoe County Community Services Department
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Description

Special Use Permit Case Number SB16-002 (TMWA Lemmon Drive Public Service Yard) – Hearing, discussion, and possible action to approve a special use permit for the creation of a Public Service Yard on a 1.25 acre parcel located on the southeast corner of Lemmon Drive and Arkansas Drive and a major grading permit for the importation of more than 1,000 cubic yards of fill material within a special flood hazard zone.

- Applicant: Truckee Meadows Water Authority (TMWA)
- Property owner: TMWA
- Location: 100 Arkansas Drive
- Assessor's Parcel Number: 080-730-01
- Parcel Size: 1.25 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Public Semi Public (PSP)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 302 Allowed Uses, Article 438 Grading, and Article 810 Special Use Permit
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 26, T21N, R19E, MDM, Washoe County, NV

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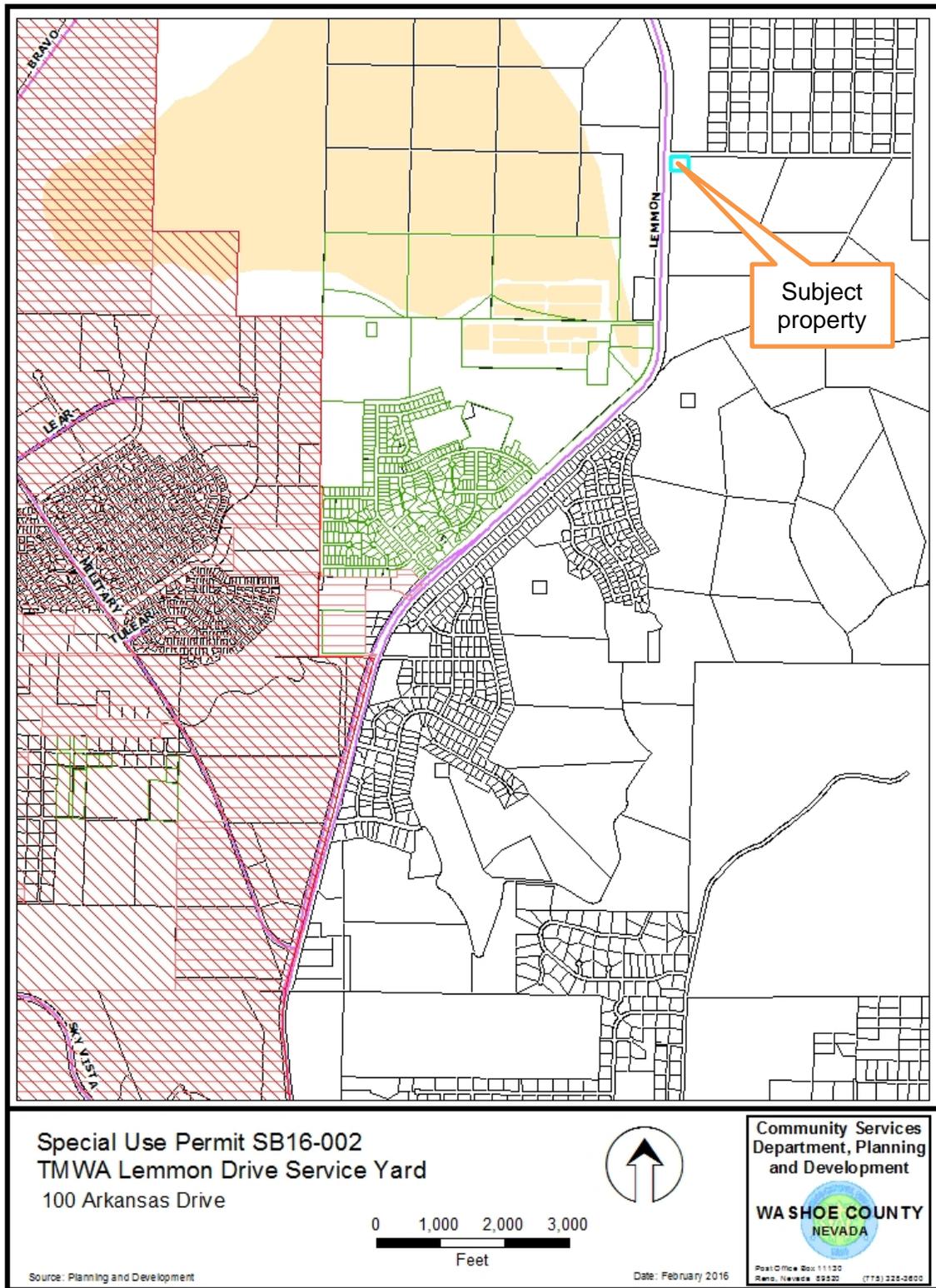
Project Application Exhibit H

Special Use Permit

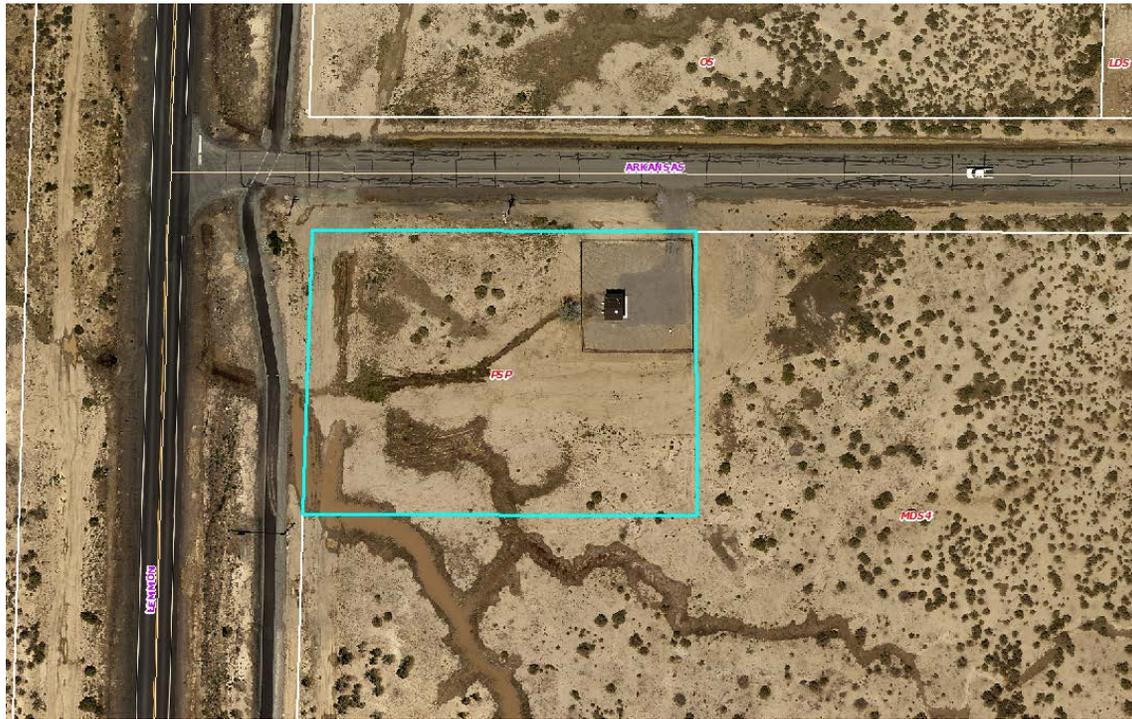
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case Number SB16-002 are attached to this staff report and will be included with the Action Order.

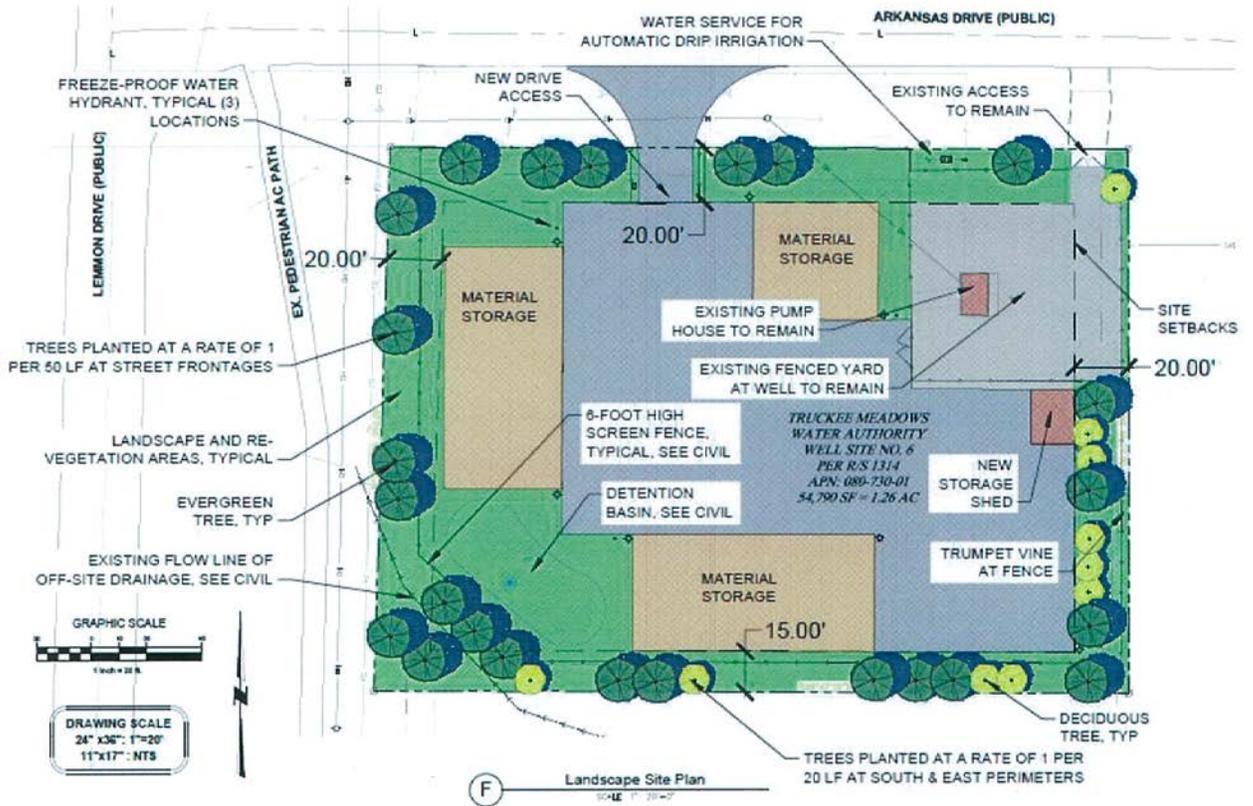


Vicinity Map



Aerial Photo

3 - Site Plan



Site Plan

Project Evaluation

This application is a request for a special use permit to allow Truckee Meadows Water Authority (TMWA) a Utility Service, to construct an equipment storage yard use in the Public/Semi-Public (PSP) zoning district. The 1.25 acre site is located south of Arkansas Drive and east of Lemmon Drive in the North Valleys Planning Area. The parcel is surrounded on four sides by land that was recently annexed into the City of Reno. The properties to the north and west are zoned Open Space. The parcel to the east and south is zoned SF-15.

The parcel currently houses a well house on the northeast corner. The area around the building is already fenced and access is through a gated chain link fence. TMWA owns the subject site and intends to use the property to store equipment and materials needed for maintenance of water infrastructure in the North Valley's area. No maintenance or work will be done at the site, other than delivering or picking up materials. The majority of the materials will be stored outside, with the exception of smaller equipment, which will be kept in a small shed on the eastern side of the parcel. Semi-trucks will deliver materials to the site approximately 12 times a year, and based on need. TMWA employees will access the site for pick-up of materials, averaging six times per month. During some months, the trips will be more frequent, while other months, the trips will be less. Overall, the traffic impacts will be minor and should not impact the surrounding parcels. Trucks may need to enter the site in the evening hours, depending on the maintenance need. As a result, 12' tall light poles with down lighting will be located at the gate entrance and in the corners, near the material storage areas.

The parcel is located within the AE FEMA flood zone. The fenced area of the existing well house will be left untouched and the rest of the site will be modified to be built up above the AE flood zone. Approximately 4,200 cubic yards of material will be imported. The parking and storage areas will be surfaced with Asphalt Concrete (AC) pavement. The remainder of the parcel outside of the paved area, will be landscaped.

Per Washoe County development codes, a minimum of 20% or 10,960 SF of the site is required to be landscaped. Of that total square footage, 50% or 5,480 can be inert material. The landscape plan provides for a total of 19,880 SF of landscaping. That includes 5,480 SF of planting materials and 8,920 SF of revegetation. The site is adjacent to public roads on the north and west sides, where new trees will be planted at a rate of one tree for every 50 linear feet of street frontage. A total of 10 trees are shown in this area. The site is also adjacent to residentially zoned property to the east and south, where trees are proposed to be planted at a rate of one tree every 20 linear feet.

While the property is in Washoe County, it is entirely surrounded by the City of Reno. The City has recommended that the additional landscaping be required on the Lemmon Drive and Arkansas Drive frontage to be compatible with City of Reno Standards. Staff has included the City of Reno's requested landscaping requirements as a condition of approval.

The entire parcel will be fenced with a 6' tall colored vinyl chain link fence with 1' three-strand barbed wire located on top. While the adjacent parcels to the south and east are zoned SF-15, under the City of Reno designation, the land is presently vacant. Future development of the parcel is unknown at this time. Screening will consist of trees planted at a rate of one tree every 30 feet per Reno's requirements. The parcel will be accessed from Arkansas and will include a card reader access pad at the gate. The gate will be set back 20' inside the property line to give vehicles adequate space to get off the street and access the gate into the property.

Analysis

The property is part of the North Valley's Area Plan and within the Lemmon Valley Suburban Character Management Area (SCMA). The proposed special use permit is consistent with the action programs, policies, standards and maps of the area plan including:

NV.6.2 In HDS, LDU, MDU, NC, PSP regulatory zones, single-family, multi-family, commercial and other non-residential development projects will meet the following minimum standards:

- a. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscape yard.
- b. Any lighting proposed must show how it is consistent with the current best practice “dark-sky” standards.
- c. The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to the policy.

NV.15.1 Development within the North Valleys will conform to Regional Water Plan Policy 3.1.c, “Flood Plain Storage Outside the Truckee River Watershed,” as well as locally specific flood control requirements as adopted by Washoe County.

Conservation Element – The proposed special use permit does not increase the intensity of use of the land. The majority of the goals and policies within the Conservation Element are related to mitigating the impact of increased development. Allowing a Public Service Yard use in the PSP zoning district will allow for more efficient maintenance of TMWA water lines and infrastructure in the area.

Housing Element – The proposed special use permit does not implement, nor does it hinder or conflict, with any of the Housing Element’s goals and policies.

Land Use and Transportation Element – The proposed special use permit provides for land use patterns that assist in maintaining a balanced distribution of land use patterns. This includes a variety of land uses, services and facilities to serve the population. The proposed use is compatible with the existing neighborhood that consists of vacant land zoned for Open Space and residential development. The proposed use will not intensify the permitted uses in the area.

LUT.4.1 Maintain a balanced distribution of land use patterns to:

- a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population.
- b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents.

LUT.21.2 Nonresidential development shall be compatible with the nearby neighborhoods, service and facility capacities, and the surrounding environment.

Population Element – The proposed special use permit does not aid in the potential to increase population outside of the Truckee Meadows Service Area.

Open Space and Natural Resource Management Element – The proposed development will not adversely impact the goals of the Open Space and Natural Resource Management Element.

Public Services and Facilities Element – The proposed special use permit will help to further ensure that public services and facilities are provided in appropriate locations.

PSF.5.4 Ensure that appropriate levels of public services and facilities are provided

North Valleys Citizen Advisory Board (NVCAB)

The North Valleys CAB did not have a regularly scheduled meeting during the review period for this project. The application was sent to the Citizen Advisory Board members for their review and comment.

- One CAB member responded stating that he had no concerns.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capital Projects
 - Building and Safety
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- City of Reno
- Washoe – Storey Conservation District
- Nevada State Division of Environmental Protection
- Nevada State Division of Water Resources

Nine out of the eleven above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order

- Washoe County Planning and Development reviewed the applicant's proposal for consistency with Washoe County development requirements and the recommendations of affected agencies.
Contact: Eva Krause, 775.328.3628 ekrause@washoecounty.us
- Engineering and Capital Projects Division provided a list of construction design requirements for grading in the flood area.
Contact: Leo Vesely, P.E., 775.325.8032, lvesely@washoecounty.us
- Environmental Health Division provided conditions related to drainage, water infiltration, water retention facility design and maintenance.
Contact: J.L. Shaffer, 775.785.4599, jshaffer@washoecounty.us
James English, EHS Supervisor, 775.328.2610 jenglish@washoecounty.us
- Truckee Meadows Fire Protection District stated that the development shall meet all requirements of Washoe County Code 60, including International Wildland Urban Interface and the International Fire Code.
Contact: Amy Ray, 326-6000, aray@fmfpd.us
- Regional Transportation Commission stated that the Lemmon Drive, Arkansas Drive area is included in the 2035 Regional Transportation Plan, and the requirement to maintain LOS D. While sidewalks are included in the 2035 Regional Transportation

plan, they may not be appropriate at this time, that is why RTC has not made this a requirement of this project.

Contact: Rebecca Kapuler, 775.348.0400, rkapular@RTC.org

- City of Reno requires landscaping on the north and west property line to be installed to Reno's standards; the parking area to be paved and any structures be designed to be compatible with the surrounding residences.

Contact: Claudia Hanson, 775.334.2381, hansonc@reno.gov

- Nevada Division of Water Resources stated that water rights are required. Staff spoke to Mr. Shell to clarify that TMWA was the water provider, therefore the condition that a will serve letter and State Engineer approval is required does not apply.

Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov

- Washoe Storey Conservation District noted that the property drains in to Swan Lake and may require an Army Corp of Engineer permit. The applicant needs to contact the Reno office of the Corp to determine if a permit is required. In addition LID design standards should be used in the development of the property.

Contact: Kevin J. Roukey 775.232.1571, kevinjr_51@att.net.

Staff Comment on Required Findings

Section 110.810.30 of Article 810, *Special Use Permits*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan.

Analysis: The applicant's proposal addresses the North Valley's non-residential minimum standards for landscaping, 'dark-sky' and impacts on surrounding properties. The reviewing agencies provided conditions that provide detailed requirements to address the impacts on the Swan Lake Nature Study Area, the Regional Transportation Plan and City of Reno's concerns.

2. Improvements. That 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.

Analysis: The proposed development will have very little impact on any roadway improvements or utilities. The purpose of the special use permit is to allow the site to be used for storage of materials for TMWA so that they have readily available access to materials and equipment when they need to repair water infrastructure in the North Valley's area. Approximately 4,200 cubic yards of material will be brought in to raise the site above the AE Flood Zone. A drainage basin will be constructed along the southwestern corner to allow the continuation of storm water to run across the site and be piped under Lemmon Drive to Swan Lake. The site will be fenced and landscaped for screening. The gate access off of Arkansas Drive will be set back 20'

from the property line to allow vehicles to safely enter and exit the site through the gated entry, without backing up traffic on Arkansas Drive.

3. Site Suitability. That the site is physically suitable for a public service yard, and for the intensity of such a development.

Analysis: The subject property was owned and operated by Washoe County Utility Department, until it was turned over to TMWA in 2014. There is currently a fenced area with a well house on the property. TMWA is requesting to fence the entire property and grade the site to create an outdoor equipment storage yard. The proposed use as an equipment storage area for a public service provider will have very little impact on the surrounding properties. The site will be used to store materials such as lumber, material and equipment, needed for maintenance purposes. Semi-trucks will deliver materials approximately 6-12 times a year. On average, TMWA employees will enter the site six times per month to pick up material. The proposed use has very low impact in terms of noise, traffic and activity. The parcel is surrounded by vacant land on all four sides. The property to the north and west is zoned Open Space. The land to the east and south is vacant and zoned SF-15, under the City of Reno zoning designation.

4. Issuance Not Detrimental. That 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.

Analysis: The proposed use as a public service yard will improve the site by cleaning up the existing conditions, fencing the property and adding landscaping. The site is surrounded by vacant land and will have no negative impacts on adjacent properties. Trees will be planted along the perimeter of the parcel to screen the property.

5. 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.

Analysis: There are no known military installations in the vicinity of the site. The proposed amendment will not affect the location, purpose and mission of the military installation.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SB16-002 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number SB16-002 for TMWA Public Service Yard, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;

2. Improvements. That 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;
3. Site Suitability. That the site is physically suitable for public service yard, and for the intensity of such a development;
4. Issuance Not Detrimental. That 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;
5. 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.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

xc: Applicant/Property Owner: Truckee Meadows Water Authority hednunson@twma.com

Representatives: CFA, Angela Fuss afuss@cfareno.com

Staff Report xc: Washoe-Storey Conservation District, City of Reno, Regional Transportation Commission



EXHIBIT A

Conditions of Approval

Special Use Permit Case Number SB16-002

The project approved under Special Use Permit Case Number SB16-002 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 7, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or 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 assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact: Eva Krause, 775.328.3628, ekrause@washoecounty.us

- a. Per the Washoe-Storey Conservation District's conditions, the applicant shall contact the Sacramento District Corps of Engineers, Reno Field Office to obtain a determination whether or not a Jurisdictional Determination and Department of the Army Permit is required for the project. A copy of the determination letter shall be attached to the building permit application.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.
- c. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- d. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- f. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance.
- g. The following **Operational Conditions** shall be required for the life of the project:

- i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
- ii. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
- iii. The applicant and any successors shall direct any potential purchaser and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- iv. The special use permit is for storage and parking only. No Maintenance work shall be done on site.
- v. All site lighting shall be maintained to “dark sky” standards.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering and Capitol Projects, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, P.E., 775.325.8032, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The owner/applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the WC Stormwater Inspection Fee prior to obtaining a grading/building permit. The Engineering Division shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. The FEMA 100-year floodplain shall appear on the site plan to the satisfaction of the County Engineer. All construction and fill in these areas shall be in conformance with the Washoe County Code Article 416.
- f. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and

ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

- g. Any increase in storm water runoff resulting from the development of the site shall be detained on site to the satisfaction of the Engineering Division.
- h. The owner/applicant shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.

Washoe County Health District

- 3. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact: James English, EHS Supervisor, 775.328.2610 jenglish@washoecounty.us
J.L. Shaffer, Vector Control, 775.785.4599, jshaffer@washoecounty.us

- a. A percolation testing is required at or near the design grade of the proposed detention basin representative materials (geotech) to determine the soils' ability to receive & infiltrate storm water. The maximum drain time of 7 days is required after a storm event per Truckee Meadows Regional Drainage Manual (Section 1302.1). The maximum drain time of 7 days is required as well for nuisance water runoff.
- b. Any proposed detention basin will require the Health District's standard design of a cobble rock lined low flow channel, one foot deep and 2-3 feet wide connecting the inlet(s) to the outlet pipe. In addition, we will require over excavating below the low flow channel with a cobble lined infiltration trench design 2 feet wide and 3 feet deep the length of the basin to reduce the downstream effects of storm water runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.023).
- c. The proposed cut-off channels requires 4-6 inch cobble rock in the low-flow section or flow line of the channel to reduce the downstream transport of sediment (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
- d. A low flow channel and or meandering swale is required within the trapezoidal channel with all inlets connected to the low flow and or meandering swale to convey nuisance water runoff. In addition, a 4-6 inch cobble rock in the low flow and or flow line of the meandering swale of the trapezoidal channel is also required.
- e. Vegetation planted in the detention basin and or drainage channel system(s) shall be one foot away from the low flow channel. The following maintenance language shall be noted on the civil plans and in the Maintenance Association document; "All vegetation, debris and blockages shall require removal in the low flow channel including one foot on either side of the channel on an annual basis. Maintenance of the detention will mitigate insect development by preventing standing water from ponding longer than 7 days." (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.022).
- f. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

Regional Transportation Commission (RTC)

4. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions. The Regional Transportation Commission is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that board.

Contact: Rebecca Kapuler, 775.348.0400, rkapular@RTC.org

- a. The applicant shall maintain arterial capacity in accordance with the 2035 Regional Transportation Plan access management standards.
- b. The applicant shall meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

City of Reno

5. The following conditions are requirements of the City of Reno, modifications or changes to these conditions must be approved by the City of Reno planning staff.

Contact: Claudia Hanson, 775.334.2381, hansonc@reno.gov

- a. The applicant shall install one tree and six shrubs for every 300 square feet of landscaping along the west and north property lines.
- b. Washoe County landscaping standards of one tree per 20 linear feet along the east and south property line is acceptable.
- c. The applicant shall install a landscape berm along Lemmon Drive.
- d. All parking areas shall be paved.
- e. Any new structures shall be architecturally compatible with surrounding residential development.

Washoe-Storey Conservation District

6. The following conditions are requirements of the Washoe Storey-Conservation District, which shall be responsible for determining compliance with these conditions.

Contact: Kevin J. Roukey, 775.232.1571, kevinjr_51@att.net

- a. The applicant states that the off-site storm water currently runs across the site and travels through a 24" storm drain pipe under Lemmon Drive into Swan Lake. This flow shall be maintained and a detention basin shall be installed on the southwestern portion of the property.
- b. The drainage on the site does flow into Swan Lake which may be considered a Jurisdictional Water of the United States and therefore may require a Jurisdictional Determination (JD) and a Department of the Army Permit under Section 404 of the Clean Water Act. The applicant shall contact the Sacramento District Corps of Engineers, Reno Field Office, 300 Booth Street, Reno, NV, Ms.

Kristine Hansen, Office Chief to obtain a determination whether or not a JD and Department of the Army Permit may be necessary for the project.

- c. The applicant shall coordinate with the WSCD to develop the landscaping plan to include native vegetation and a seed mix approved by the NRCS.
- d. It is recommended that the applicant use LID pervious AC on paved areas to allow precipitation to absorb into the landscape rather than run off into the drainage system.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: March 10, 2016
TO: Eva Krause, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **SB16-002**
APN 080-730-01
TMWA LEMMON DRIVE SERVICE YARD

I have reviewed the referenced special use permit case and have the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The owner/applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the WC Stormwater Inspection Fee prior to obtaining a grading/building permit. The Engineering Division shall determine compliance with this condition.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. The FEMA 100-year floodplain shall appear on the site plan to the satisfaction of the County Engineer. All construction and fill in these areas shall be in conformance with the Washoe County Code Article 416.
6. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

SB16-002
EXHIBIT B

7. Any increase in storm water runoff resulting from the development of the site shall be detained on site to the satisfaction of the Engineering Division.
8. The owner/applicant shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.

LRV/lrv

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

March 8, 2016

Eva M. Krause, AICP, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: TMWA; APN: 080-730-01: Special Use Permit; SB16-002

Dear Mrs. Krause:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. This special use permit is to allow a public service yard and associated grading. Approval by this Division is subject to the following conditions:

1. The WCHD does not have any objections to the approval of this project as proposed.
2. The Health District will require percolation testing at or near the design grade of the proposed detention basin representative materials (geotech) to determine the soils' ability to receive & infiltrate storm water. The maximum drain time of 7 days is required after a storm event per Truckee Meadows Regional Drainage Manual (Section 1302.1). The maximum drain time of 7 days is required as well for nuisance water runoff.
3. Any proposed detention basin will require the Health District's standard design of a cobble rock lined low flow channel, one foot deep and 2-3 feet wide connecting the inlet(s) to the outlet pipe. In addition, we will require over excavating below the low flow channel with a cobble lined infiltration trench design 2 feet wide and 3 feet deep the length of the basin to reduce the downstream effects of storm water runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.023).
4. The proposed cut-off channels will require 4-6 inch cobble rock in the low-flow section or flow line of the channel to reduce the downstream transport of sediment (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
5. District Health will require a low flow channel and or meandering swale within the trapezoidal channel with all inlets connected to the low flow and or meandering swale to convey nuisance water runoff. In addition, we will require 4-6 inch cobble rock in the low flow and or flow line of the meandering swale of the trapezoidal channel.
6. Vegetation planted in the detention basin and or drainage channel system(s) shall be one foot away from the low flow channel. The following maintenance language shall be noted on the civil plans and in the Maintenance Association document; "All vegetation, debris and blockages shall require removal in the low flow channel including one foot on either side of the channel on an annual basis. Maintenance of the detention will mitigate insect development by preventing standing water from ponding longer than 7 days." (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.022).
7. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520

775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health

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Public Health
District
SB16-002 EXHIBIT C

March 28, 2016
Epic Wireless; APN: 055-270-11
Special Use Permit; SB16-001
Page 2

If you have any questions regarding the foregoing, please call James English at 328-2610 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialist Supervisor
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

JE/JS:/je

cc: File - Washoe County Health District
Angela Fuss afuss@cfareno.com



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 2, 2016

FR: Chrono/PL 183-16

Ms. Eva Krause, Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

RE: SB16002 (TMWA Lemmon Drive Service Yard)

Dear Ms. Krause,

The RTC has reviewed this request for a special use permit for the creation of a Public Service Yard on a parcel that is approximately 1.25 acres. This site is located on the southeast corner of Lemmon Drive and Arkansas Drive.

The 2035 Regional Transportation Plan (RTP) identifies Lemmon Drive from North Virginia Street to Ramsey Way as an arterial with moderate-access control (MAC). To maintain arterial capacity, the following RTP access management standards need to be adhered to.

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of existing conditions, planned signalized intersections, and other relevant factors impacting corridor level of service.

³ Minimum spacing from signalized intersections/spacing other driveways.

⁴ If there are more than 60 inbound right-turn movements during the peak-hour.

The policy Level of Service (LOS) standard for Lemmon Drive is D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This Project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 332-0174 if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Kapuler". The signature is fluid and cursive, with the first name being larger and more prominent than the last name.

Rebecca Kapuler
Planner

RK/jm

Copies: Bill Whitney, Community Services Department
Debra Goodwin, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/875 TMWA Lemmon Drive Service Yard

From: [Fagan, Donna](#)
To: [Krause, Eva](#)
Subject: FW: FW: Second February Agency Review Memo
Date: Wednesday, March 09, 2016 1:12:54 PM

Eva,

Comments from City of Reno.

~ Donna ~

From: Claudia Hanson [mailto:hansonc@reno.gov]
Sent: Wednesday, March 09, 2016 1:03 PM
To: Fagan, Donna
Subject: Re: FW: Second February Agency Review Memo

Hi Donna,

Thank you for this opportunity. Since this project is surrounded by City of Reno we would like to see landscaping on the north and west property lines installed at one tree and six shrubs per 300 sq ft of landscape area. Trees along the south and east are fine at the 1:20 linear feet. Berming from Lemmon should also be required to further screen. It seems that all driving and parking surfaces are paved which we would require. Any building should be articulated to complement surrounding residential development - pitched roof, change in materials on north and west elevations.

Please let me know if you have any more questions.

Claudia

On Mon, Mar 7, 2016 at 12:33 PM, Fagan, Donna <DFagan@washoecounty.us> wrote:
Hi Claudia,

This is a reminder that comments are due on item #2 by Thursday, March 10, 2016.

Thank you,

~ Donna ~

From: Fagan, Donna
Sent: Monday, February 22, 2016 12:11 PM
To: 'hansonc@reno.gov'
Subject: Second February Agency Review Memo

Hi Claudia,

Please find the attached Agency Review Memo with the cases received this month by Washoe County Planning and Development.

You've been asked to review item #2. Click on the blue highlighted item description for a link to the application.

Thank you,
Donna

Donna Fagan
Office Assistant III
Washoe County Community Services Department
[\(775\) 328-3616](tel:7753283616) (office)
dfagan@washoecounty.us
1001 E. Ninth St., Bldg. A, Reno, NV 89512



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Claudia C. Hanson, AICP
Planning Manager
Community Development Department
775-334-2381



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**Washoe-Storey
Conservation
District**

**Natural Resource
Conservation Service
1365 Corporate Blvd.
Reno, NV 89502**

**Tel: (775) 857-8500
ext. 131
Fax: (775) 857-8525**

Board of Supervisors:

**Bret Tyler
Chairman**

**James Shaffer
Secretary
County Appointee**

**Kevin Roukey
Director**

**Tory Friedman
Supervisor**

**Spencer Scott
Supervisor**

**John Muntin
Supervisor**

**OPEN
City Appointee**

**Roger Pelham, MPA, Senior Planner
Kelly Mullin, Planner
Eva M. Krause, AICP, Planner
Washoe County Community Services Department
Planning and Development Division
1001 E. Ninth St., Bldg. A
Reno, NV 89512**

February 29, 2016

Subject: February Agency Review – Case Nos. – SB16-001 (North Carson SC1 Wireless Communication Facility); SB16-002 (TMWA Lemmon Drive Service Yard); SB16-003(West Meadows Estates Power Line Relocation); VA16-001(Collins)

Roger, et al,

Thank you for providing us the February Agency Review and the opportunity to review and provide comments. We have reviewed the subject proposed projects as requested and we have the following comments:

Special Use Permit Case Number SB16-001 (North Carson SC! Wireless Communication Facility)

The proposed project is to approve a Special Use Permit to allow the construction and operation of a wireless communication facility consisting of four poles, each 17 feet in height, with one panel antenna attached to pole. Additionally there will be a two-foot-diameter microwave dish attached to one of the poles. We have the following comments on this proposed project.

1. Regarding Supplemental Information item 3 - The applicant states that each of the four poles will have 1 antenna on each pole, but the Detail Antenna Area Plan, Sheet A.2 and A.3, indicates a total of four total on each pole and his needs to clarified as this conflicts with Item 7 in which they state that the poles were kept as small as possible to hide the antennas better. the increase in the number of antennas and RRUs. This along with the stone-faced wall and the above ground propane tank could increase the negative impacts or effects the project will have on adjacent properties, yet the applicant makes no mention of any plans to mitigate this potential impact.
2. Regarding Supplemental Information item 10 - The applicant states that no landscaping is necessary. We would recommend that the County require the applicant to coordinate with the Washoe-Storey Conservation District (WSCD) to develop a revegetation plan for all exposed graded areas exposed after construction. The coordination would include WSCD coordination with the Natural Resources Conservation Service (NRCS) to obtain an approved seed mixture for replanting these areas to prevent chick weed or other invasive species from taking over these graded areas.

Special Use Permit Case Number SB16-021 (TMWA Lemmon Drive Service Yard)

The proposed project is to approve the creation of a Public Service Yard on a 1.25 acre parcel located on the southeast corner of Lemmon Drive and Arkansas Drive and a major grading permit for grading within a special flood area zone that results in the importation of more than 1,000 cubic yards of fill material.

1. Supplemental Information items - The applicant did not provide a Special Use Permit Application - Supplemental Information Sheet. Although the applicant's submittal

does provide much of the information needed for review and comment, we request the County require the applicant to provide the Supplemental Information Sheet.

2. General Comments:
 - a. The applicant states on page 2, paragraph four, that the off-site storm water currently runs across the site and travels through a 24" storm drain pipe under Lemmon Drive into Swan Lake. This flow will be maintained and a detention basin installed on the southwestern portion of the property.
 - b. The drainage on the site does flow into Swan Lake which may be considered a Jurisdictional Water of the United States and therefore may require a Jurisdictional Determination (JD) and a Department of the Army Permit under Section 404 of the Clean Water Act. We recommend the County require the applicant to contact the Sacramento District Corps of Engineers, Reno Field Office, 300 Booth Street, Reno, NV, Ms. Kristine Hansen, Office Chief to obtain a determination whether or not a JD and Department of the Army Permit may be necessary for the project.
 - c. The County should require the applicant to coordinate with the Washoe County Health Department, Vector Control, to ascertain if any treatment will be required for the detention basin..
 - d. The applicant states on Page 2, paragraph 2 that the site is required to be landscaped . We request the County require the applicant to coordinate with the WSCD to develop the landscaping plan to include native vegetation and a seed mix approved by the NRCS.
 - e. The applicant states on page 2, paragraph 1 states that the top section of the proposed 4,200 cubic yards of fill will be constructed with Asphalt Concrete (AC) pavement. We recommend the County require the applicant to utilize an LID pervious AC to allow precipitation to absorb into the landscape rather than run off into the drainage system.

Special Use Permit Case Number SB16-003 (West Meadows Power Line Relocation)

The proposed project is to allow for the construction and operation of a power pole to facilitate the relocation of a 120 kilovolt overhead powerline. We have the following comments on this proposed project.

1. Supplemental Information item 10 - The applicant indicates there is landscaping proposed. We request the County require the applicant to coordinate with the Washoe-Storey Conservation District and NRCS to review and approve the proposed revegetation of any excavated areas and approve a seed mix to ensure that native species are utilized.
2. Engineering Plans Set – Aerial Overlay – The proposed project is adjacent to a drainage channel that flows directly to the Truckee River (Approximately 600 feet away). Neither the application nor the plan drawings submitted contain any information regarding planning, installation and maintenance of Best Management Practices during the construction of the project. We request the County require the applicant to provide this information for review and comments. This is a critical element due to the fact that the site is adjacent to stream environment zone.
3. General Comments:
 - a. Corps of Engineers Approval – The applicant states that the two diversion structures will require approval from the Corps of Engineers. We request that the County require the applicant to coordinate with the Corps of Engineers to determine if any permitting will be required for the project. And provide the Washoe-Storey Conservation District to review and comment on.

Administrative Review Case Number VA16-001 (Collins)

The proposed project is to allow for approval of a variance reducing the rear yard setback from 20-feet to 2.5 feet for an addition to the existing residence. This project is located outside of the Washoe/Storey Conservation District Service Area so we have no comment. However, the project is located within the boundaries of the Nevada Tahoe Conservation District service area. We recommend you provide them copies of the proposed project for their review. Their contact information is:

Nevada Tahoe Conservation District
P.O. Box 915
Zephyr Cove, NV 89448
Jason Brand, District Manager
Tel. -775-586-1610 ext. 33

These are our comments and recommendations for the subject projects. We appreciate the opportunity to provide comments and recommendations on projects that may have impacts on our natural resources. Should you have any further questions please contact Kevin J. Roukey by phone at 775-232-1571 or email kevinjr_51@att.net.

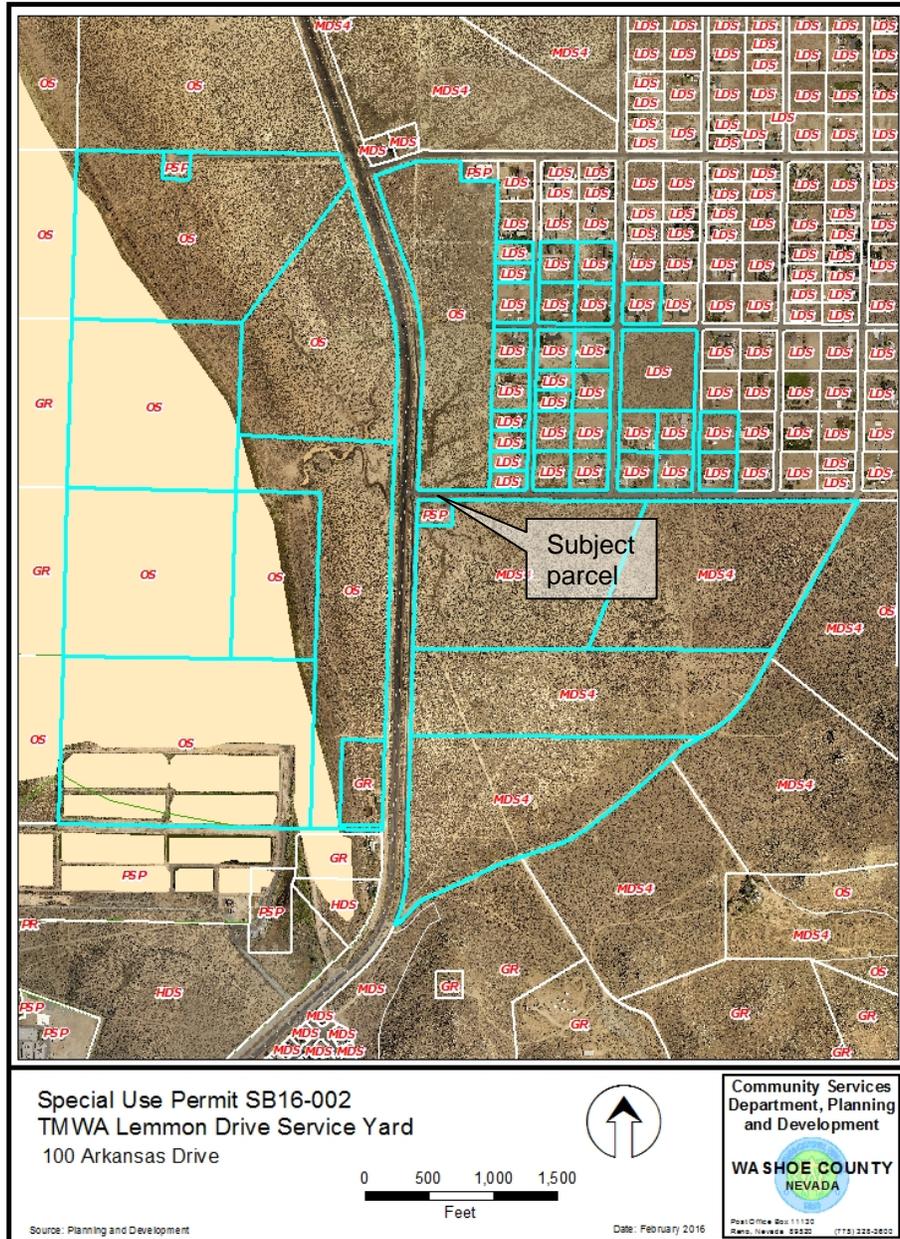
Sincerely,

Kevin J. Roukey, District Coordinator
Washoe/Storey Conservation District

Exhibit G

Public Notice

A public notification is required to be mailed to at least 30 separate property owners within a minimum 500 foot radius of the subject property at least 10 days before the public hearing date. Public notification for Special Use Permit Case Number SB16-002 was mailed to 44 parcels, with 34 separate property owners within a 2000 foot radius of the subject property.



NOTICING MAP

1150 CORPORATE BLVD.
RENO, NV 89502
775.856.1150
CFARENO.COM



**TMWA - LEMMON DRIVE
PUBLIC SERVICE YARD & MAJOR
GRADING PERMIT
SPECIAL USE PERMIT**

FEBRUARY 19, 2016



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Appendices

Washoe County Development Application, Owner Affidavit, Tax Receipt, Title Report (original)	A
Title Sheet	Sheet T1
Site-Utiliyt Plan	Sheet C1
Grading Plan.....	Sheet C2
Landscape Plan.....	Sheet L1

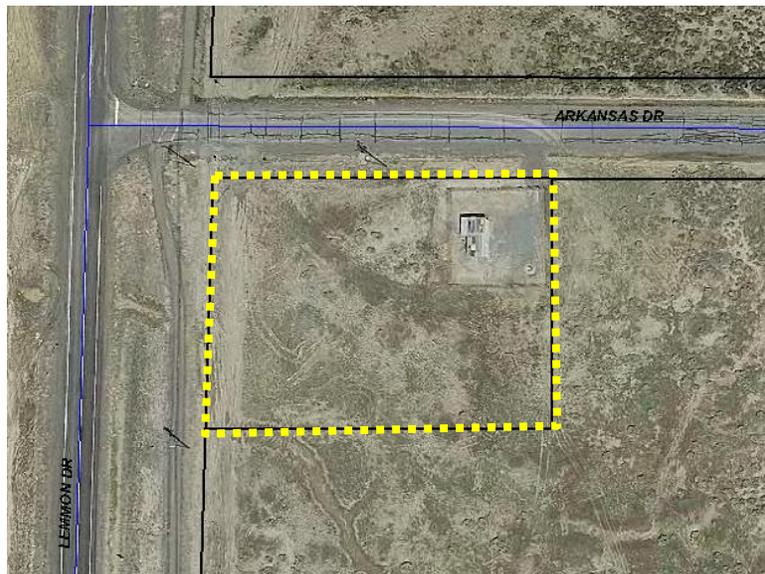
Project Request

This application package includes the following request:

- 1) A **Special Use Permit** to allow a Public Service Yard within the Public/Semi-Public zoning district as required by Washoe County Development Code Table 110.302.05.2.
- 2) A **Special Use Permit** for grading within a special flood hazard area that results in importation and placement of more than one thousand (1,000) cubic yards of fill material per Washoe County Development Code Section 110.438.35.

This application is a request for a special use permit to allow a Public Service Yard use in the Public/Semi-Public (PSP) zoning district and to allow importation and placement of more than 1,000 cubic yards of fill material within a special flood hazard area. The 1.25 acre site is located south of Arkansas Drive and east of Lemmon Drive in the North Valleys Planning Area. The parcel is surrounded on four sides by land that was recently annexed into the City of Reno. The properties to the north and west are zoned Open Space. The parcel to the east and south is zoned SF-15.

The parcel currently houses a well house on the northeast corner. The building is already fenced and access is through a gated chain link fence. Truckee Meadows Water Authority (TMWA) owns the subject site and intends to use the property to store equipment and materials needed for maintenance of water infrastructure in the North Valley's area. By definition, a Public Service Yard refers to the use of a property operated by a governmental agency for the purposes of storing



equipment and materials and includes ancillary office and meeting space for public service projects. No maintenance or work will be done at the site, other than delivering or picking up materials. The majority of the materials will be stored outside, with the exception of smaller equipment, which will be kept in a small shed on the eastern side.

The entire parcel will be fenced with a 6' tall color vinyl chain link fence with 1' three-strand barbed wire located on top. While the adjacent parcel to the south and east is zoned SF-15, under the City of Reno designation, the land is vacant. Future development of the parcel is unknown at this time. Screening will

consist of trees planted at a rate of one tree every 20 feet. The parcel will be accessed from Arkansas and will include a card reader access pad at the gate. The gate will be set back 20' inside the property line to give vehicles adequate space to get off the street and access the gate into the property.

The parcel is located within the AE FEMA flood zone. The fenced area of the existing well house will be left untouched and the rest of the site will be modified to be built up above the AE flood zone. Approximately 4,200 cubic yards of material will be imported. The top section will be constructed with Asphalt Concrete (AC) pavement. This area will be used for material storage and for vehicular access. Everywhere else, located outside of the paved area, will be used as landscaping.

A minimum of 20% or 10,960 SF of the site is required to be landscaped. Of that total square footage, 50% or 5,480 can be inert material. The landscape plan provides for a total of 19,880 SF of landscaping. That includes 5,480 SF of planting materials and 8,920 SF of revegetation. The site is adjacent to public roads on the north and west sides, where new trees will be planted at a rate of one tree for every 50 linear feet of street frontage. A total of 10 trees are shown in this area. The site is also adjacent to residentially zoned property to the east and south, where trees are proposed to be planted at a rate of one tree every 20 linear feet.

Semi-trucks will deliver materials to the site approximately 12 times a year, and based on need. TMWA employees will access the site for pick-up of materials, averaging six times per month. During some months, the trips will be heavier, while other months, the trips will be less. Overall, the traffic impacts will be minor and should not impact the surrounding parcels. Trucks may need to enter the site in the evening hours, depending on the maintenance need. As a result, 12' tall light poles with down lighting will be located at the gate entrance and in the corners, near the material storage areas.

Off-site storm water currently runs across the site and travels through a 24" storm drain pipe under Lemmon Drive to Swan Lake. This flow will be maintained and a detention basin installed on the southwestern portion of the parcel.





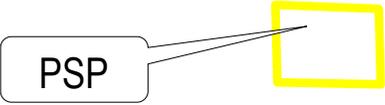
Figure 1 - Vicinity Map



**City of Reno
Open Space**

**Washoe County
LDS**

**City of Reno
Open Space**



**City of Reno
SF-15**

Figure 2 - Zoning Map





Figure 3 – Site Plan





View facing east with well house in the back.



View facing south with Lemmon Drive and the pedestrian pathway to the west.

Figure 4 – Site Photo's



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 property is part of the North Valley's Area Plan and within the Lemmon Valley Suburban Character Management Area (SCMA). The proposed special use permit is consistent with the action programs, policies, standards and maps of the area plan including:

NV.6.2: IN HDS, LDU, MDU, NC, PSP regulatory zones, single-family, multi-family, commercial and other non-residential development projects will meet the following minimum standards:

- a. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscape yard.
- b. Any lighting proposed must show how it is consistent with the current best practice "dark-sky" standards.
- c. The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to the policy.

NV.15.1 Development within the North Valleys will conform to Regional Water Plan Policy 3.1.c, "Flood Plain Storage Outside the Truckee River Watershed," as well as locally specific flood control requirements as adopted by Washoe County.

Goal Eighteen: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.

NV.18.3 Washoe County supports the Swan Lake Nature Study Area Master Plan, as amended and updated to date. Any development that may impact the area described in this plan must be consistent with the goals, objectives, and strategies identified in that plan.

Conservation Element – The proposed special use permit does not increase the intensity of use of the land. The majority of the goals and policies within the Conservation Element are related to mitigating the impact of increased development. Allowing a Public Service Yard use in the PSP zoning district will allow for more efficient maintenance of TMWA water lines and infrastructure in the area.

Housing Element – The proposed special use permit does not implement, nor does it hinder or conflict, with any of the Housing Element's goals and policies.



Land Use and Transportation Element – The proposed special use permit provides for land use patterns that assist in maintaining a balanced distribution of land use patterns. This includes a variety of land uses, services and facilities to serve the population. The proposed use is compatible with the existing neighborhood that consists of vacant land zoned for Open Space and residential development. The proposed use will not intensify the permitted uses in the area.

LUT.4.1 Maintain a balanced distribution of land use patterns to:

- a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population.
- b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents.

LUT.21.2 Nonresidential development shall be compatible with the nearby neighborhoods, service and facility capacities, and the surrounding environment.

Population Element – The proposed special use permit does not aid in the potential to increase population outside of the Truckee Meadows Service Area.

Open Space and Natural Resource Management Element – The proposed development will not adversely impact the goals of the Open Space and Natural Resource Management Element.

Public Services and Facilities Element – The proposed special use permit will help to further ensure that public services and facilities are provided in appropriate locations.

PSF.5.4 Ensure that appropriate levels of public services and facilities are provided.

(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;

The proposed development will have very little impact on any roadway improvements or utilities. The purpose of the special use permit is to allow the site to be used for storage of materials for TMWA so that they have readily available access to materials and equipment when they need to repair water infrastructure in the North Valley's area. Approximately 4,200 cubic yards of material will be brought in to raise the site above the AE Flood Zone. A drainage basin will be constructed along the southwestern corner to allow the continuation of storm water to run across the site and be piped under Lemmon Drive to Swan Lake. The site will be fenced and landscaped for screening. The gate access off of Arkansas Drive will be set back 20' from the property line to allow vehicles to safely enter and exit the site through the gated entry, without backing up traffic on Arkansas Drive.



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

The proposed use as a public service yard will have very little impact on the surrounding properties. The site will be used to store materials such as lumber, material and equipment, needed for maintenance purposes. Semi trucks will deliver materials approximately 6-12 times a year. On average, TMWA employees will enter the site six times per month to pick up material. The proposed use has very low impact use in terms of noise, traffic and activity. The parcel is surrounded by vacant land on all four sides. The property to the north and west is zoned Open Space. The land to the east and south is vacant and zoned SF-15, under the City of Reno zoning designation.

The parcel is located within the AE flood zone. A small shed will be constructed on the eastern side, but otherwise, no new buildings are proposed. Import material will be brought into the site to raise the site by approximately 3'. The majority of this area will be paved and the remaining area will be landscaped.

(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 use as a public service yard will improve the site by cleaning up the existing conditions, fencing the property and adding landscaping. The site is surrounded by vacant land and will have no negative impacts on adjacent properties. Trees will be planted along the perimeter of the parcel to screen the property.

Since the property is within the AE flood zone, and prone to flooding, the site will need to be brought up by approximately 3'. This will allow for materials to be stored outside and not be impacted by flood waters. The southwest corner will be designed with a drainage basin to maintain the natural drainage of waters from off-site that flow across the parcel and under Lemmon Drive to Swan Lake.

(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.

There are no known military installations in the vicinity of the site. The proposed amendment will not affect the location, purpose and mission of the military installation.

Legal Description

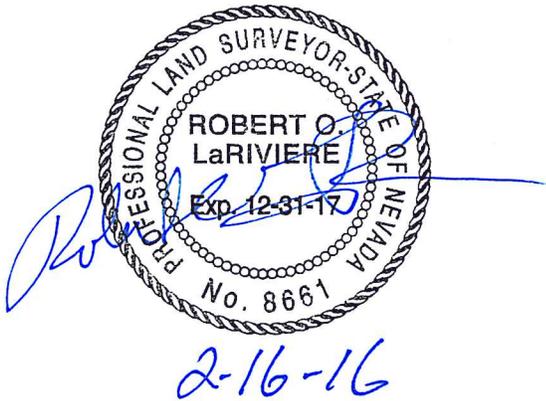
All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

PARCEL 1:

The following describes a parcel of land situate within the Southwest 1/4 of Section 26, Township 21 North, range 19 East, M.D.B. & M., Washoe County, Nevada, being more particularly described as follows:

COMMENCING at the West quarter corner of said Section 26; thence South 67°30'42" East 107.53 feet to the true point of beginning, said point being on the Southerly right of way line of Arkansas Drive; thence along said right of way line South 89°21'00" East 270.87 feet; thence leaving said line South 0°50'27" East 200.07 feet; thence North 89°21'00" West 277.02 feet; thence North 0°55' 11" East 200.00 feet to the true point of beginning.

This legal description has been copied from Western Title Company Order No.: 069125 for purposes of a Special Use Permit.



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: TMWA Lemmon Drive Special Use Permit			
Project Description: Request to allow a public service yard in the PSP zoning district and to allow import of more than 1,000 cubic yards of fill material within an AE flood zone.			
Project Address: 100 Arkansas Drive			
Project Area (acres or square feet): 1.25 acres			
Project Location (with point of reference to major cross streets AND area locator): Southeast corner of Arkansas Drive and Lemmon Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
080-730-01	1.25		
Section(s)/Township/Range:			
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: TMWA		Name: CFA	
Address: 1355 Capital Blvd.		Address: 1150 Corporate Blvd.	
Reno Zip: 89502		Reno Zip: 89502	
Phone: 834-8071 Fax: 762-4162		Phone: 856-1150 Fax: 856-1160	
Email: hedmunson@tmwa.com		Email: afuss@cfareno.com	
Cell: Other:		Cell: 771-6408 Other:	
Contact Person: Heather Edmunson		Contact Person: Angela Fuss	
Applicant/Developer:		Other Persons to be Contacted:	
Name: TMWA		Name:	
Address: 1355 Capital Blvd.		Address:	
Reno Zip: 89502		Zip:	
Phone: 834-8071 Fax: 762-4162		Phone: Fax:	
Email: hedmunson@tmwa.com		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Heather Edmunson		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: Truckee Meadows Water Authority

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, John A. Erwin, Director of Natural Resources
(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 Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 080-730-01

Printed Name John A. Erwin

Signed [Signature]

Address P.O. Box 30013

Reno, NV 89520

Subscribed and sworn to before me this 19th day of January, 2016.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 11-20-17



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

This is a request to allow a public service yard use in a PSP zoning district. TMWA owns the parcel and intends to improve the site and use it to store materials and equipment for maintenance of water infrastructure in the nearby area.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The parcel currently houses a well house located on the northeastern corner. The well house is fenced and accessed from Arkansas Drive. The proposed use will fence and landscape the rest of the parcel. Fill will be imported and pavement constructed over the portion of land that will be used for vehicular access and material storage.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

The site will be improved with new fencing, lighting, landscaping and paving. A small shed will be constructed on the eastern side and will be used to store equipment. Everything will be done under one phase after approved of the building permit.

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

The building permit will be submitted upon approval of the Special Use Permit. The construction will be completed as one phase after the building permit approval. This is anticipated to be completed by Fall 2016.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The parcel has an existing TMWA well house. The parcel is otherwise vacant and surrounded by vacant land zoned for Open Space and SF-15 residential development. The site is situated in an ideal location for TMWA to store materials and equipment that will be needed to maintain TMWA water lines and infrastructure.

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

The North Valley's water users benefit by having their water lines fixed quicker when there is a leak or a break. TMWA staff will be able to get quick access to much needed materials and equipment. The parcel is surrounded by vacant land.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Fencing will be added around the site perimeter and landscaping planted. Trees will be planted to help screen the roadways on the north and west sides and the residentially zoned property on the east and south sides.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

The area will be fenced and landscaped with trees to protect future development. Lighting will be limited to 12' in height and will be down shielded to maintain the dark sky lighting.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

No parking is needed. The gate is set back 20' from the front property line to allow vehicles to pull into the parcel and not block traffic as they enter and exit the fenced area. Trucks will pick up and drop off material and then leave the site. The project contains no office or commercial uses.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Deciduous trees will be a minimum of 1-1/2" caliper in size. Evergreen trees will be a minimum of 5 gallon in size. Shrubs will vary between 1-5 gallon in size. A landscape plan is included with this application.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No signs are proposed with this application. Lighting will be limited to 12' in pole height and will be shielded and pointed down to maintain dark sky lighting. The site plan includes light pole locations.

12. 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 checked="" type="checkbox"/> No
------------------------------	--

13. Community Sewer

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Community Water

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

The parcel is located within an AE flood zone and will require approximately 3' of import material to be brought to the site. A special use permit is triggered when more than 1,000 cubic yards of import material is used in a special flood hazard area. There will be approximately 4,200 cubic yards of fill imported to the site for grading.

2. How many cubic yards of material are you proposing to excavate on site?

30 cubic yards of material will be excavated.

3. How many square feet of surface of the property are you disturbing?

Approximately 54,494 square feet of surface area will be disturbed.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

Approximately 30 cubic yards of material will be exported. Approximately 4,200 cubic yards of fill will be imported.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

The AE flood zone creates a challenge. The entire site will be raised to allow for material to be stored on the parcel and out of the flood zone. One small shed will be constructed, but otherwise, no new structures are proposed. TMWA will use this parcel for outdoor storage of materials needed for maintenance purposes of waterline infrastructure in the North Valley's area.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances and the year the work was done.)

The northeast corner of the parcel houses a fenced area with a well house. That area will remain in place and be left undisturbed. Otherwise, the parcel is vacant and in its natural vegetative state.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain fully your answer.)

A site and grading plan is included with this application. The civil and landscape drawings detail the proposed grading and landscape plans.

8. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways?

The parcel is located on a corner lot and can be seen from Arkansas Drive to the north and Lemmon Drive to the west. The parcel will be landscape and fenced. The parcel is surrounded by vacant parcels that were recently annexed into the City of Reno.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

The parcel will have access off of Arkansas Drive to the north. The surrounding parcel to the east and south is a 40 acre parcel that is currently undeveloped. The adjacent parcel has the ability to get access off of both Lemmon Drive and Arkansas Drive and won't need access across the private parcel. Water drains across this parcel into a culvert under Lemmon Drive and into Swan Lake to the west. That drainage alignment will be maintained and perpetuated with a drainage basin on the site's southwest corner.

10. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

The imported fill will be graded on-site and tie into the existing surrounding grade with slopes at no more than 3:1. All slopes will be appropriately landscape to prevent erosion. Please reference the landscape architecture plans for further detail.

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

No retaining walls are proposed.

13. What are you proposing for visual mitigation of the work?

The site perimeter will be fenced and landscaped. Landscaping includes trees spaced every 50 feet on the north and west sides and 20' on the east and south sides.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No tree removal is proposed.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

The project includes 19,880 square feet not utilized for other development and available for landscape and re-vegetation. The site requires 10,960 square feet landscape leaving 8,920 square feet proposed re-vegetation. 50% of this area may utilize non-living materials for stabilization, leaving a minimum re-vegetation area of 4,460 square feet.

Total PLS per Acre: 29.2

Proposed re-vegetation seed mix is included on the plan and includes the following:

The final design will determine exact methods and materials based on specific site conditions.

However, the following elements are anticipated on the project. Weeds that germinate during site construction will be eradicated and soil in a loosened condition. Seed will be distributed evenly and incorporated into the soil surface of areas indicated on the final drawings. Microbial inoculant will be applied either by seed dusting or incorporation into the soil. Mulch will be applied at a likely rate of 3,000 pounds per acre with a stabilizer at a likely rate of 150 pounds per acre.

16. How are you providing temporary irrigation to the disturbed area?

Water service is available on the site and will be utilized for drip irrigation to container plants, a portion of which will be installed on the low fill slopes created near the perimeter of the site. The re-vegetation design is specifically intended to be provided without temporary irrigation. It has been our experience that temporary irrigation encourages the germination of excessive weeds. Due to the small size of this project, it is not anticipated that temporary irrigation will be a significant benefit.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No review has been done with the district.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
------------------------------	--	-------------------------------

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
08073001	Active	2/13/2016 2:10:13 AM
Current Owner: TRUCKEE MEADOWS WATER AUTHORITY PO BOX 30013 RENO, NV 89520		SITUS: 100 ARKANSAS DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Section 26 Township 21 Range 19 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2015	2015	\$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	\$68.60	(\$68.60)	\$0.00
Truckee Meadows Fire Dist	\$217.91	(\$217.91)	\$0.00
Washoe County	\$561.61	(\$561.61)	\$0.00
Washoe County Sc	\$459.44	(\$459.44)	\$0.00
Total Tax	\$1,307.56	(\$1,307.56)	\$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

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](#).

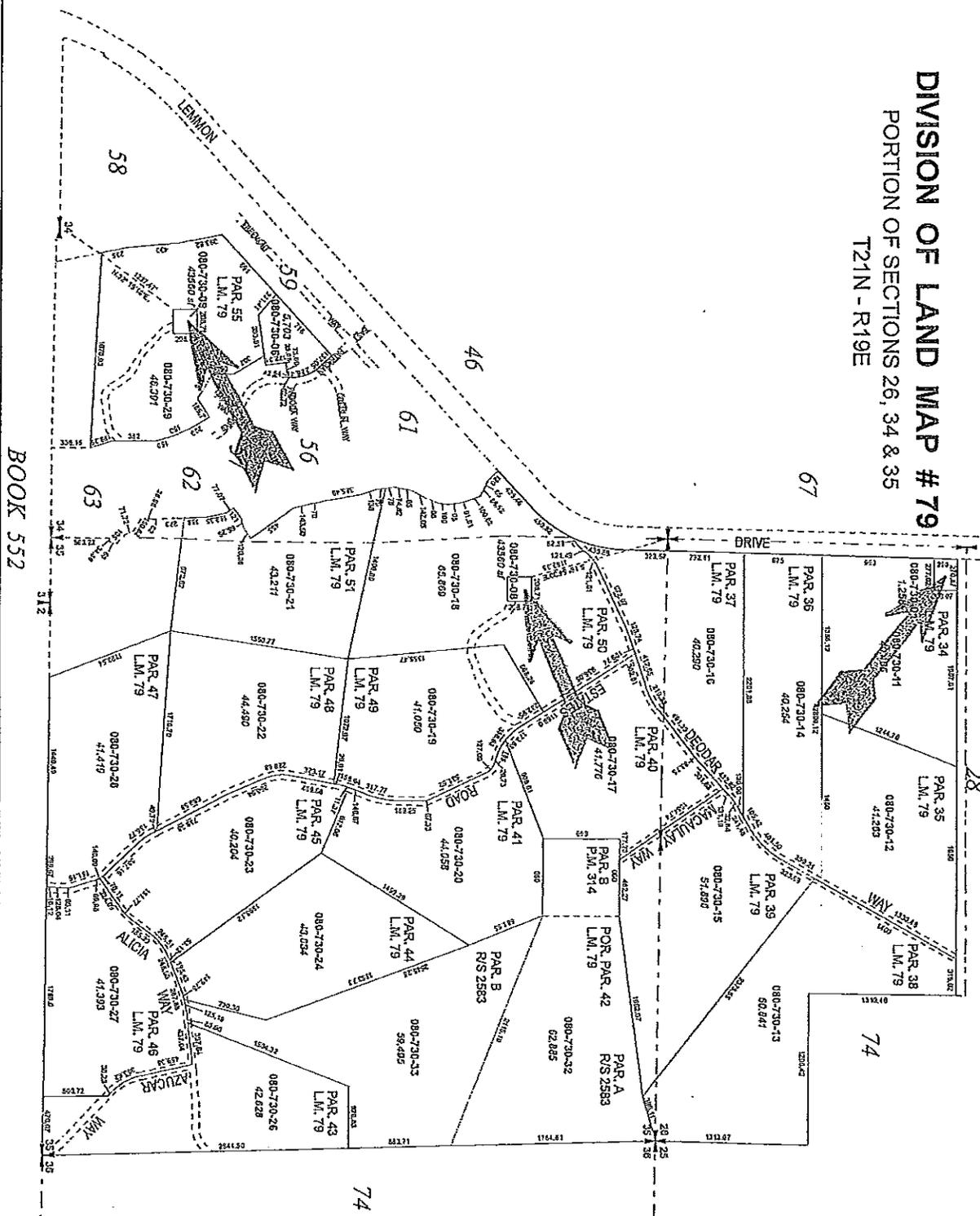
Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be 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.

DIVISION OF LAND MAP # 79
PORTION OF SECTIONS 26, 34 & 35
T21N - R19E



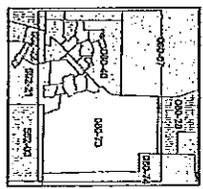
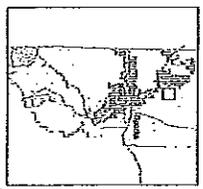
BOOK 552

Assessor's Map Number
080-73

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor
 1001 East Main Street
 Reno, Nevada, 89502
 (775) 328-2251



Scale
 0 1000 200 300 400
 1 inch = 800 feet



Created by: TWT BZB/2000
 last updated: TWT BZB/2011
 area previously shown on map(s)
 NOTE: This map was prepared for the use of the Washoe County Assessor's Office and is not intended for any other purpose. No liability is assumed for any errors or omissions on this map.

SPECIAL USE PERMIT APPLICATION TMWA LEMMON VALLEY STORAGE FACILITY PROJECT

TRUCKEE MEADOWS WATER AUTHORITY

WASHOE COUNTY, NEVADA

APN: 080-730-01

OWNER / DEVELOPER

TRUCKEE MEADOWS WATER AUTHORITY
1355 CAPITAL BOULEVARD
RENO, NV 89502
(775) 834-8071 PHONE
(775) 762-4162 FAX
EMAIL: HEDMUNSON@TMWA.COM
CONTACT: HEATHER EDMUNSON

CIVIL ENGINEER

CFA, INC.
1150 CORPORATE BOULEVARD
RENO, NEVADA 89502
(775) 856-1150 PHONE
(775) 856-1160 FAX
EMAIL: LJOHNSON@CFARENO.COM
CONTACT: LONNIE JOHNSON, P.E.

PROJECT LOCATION

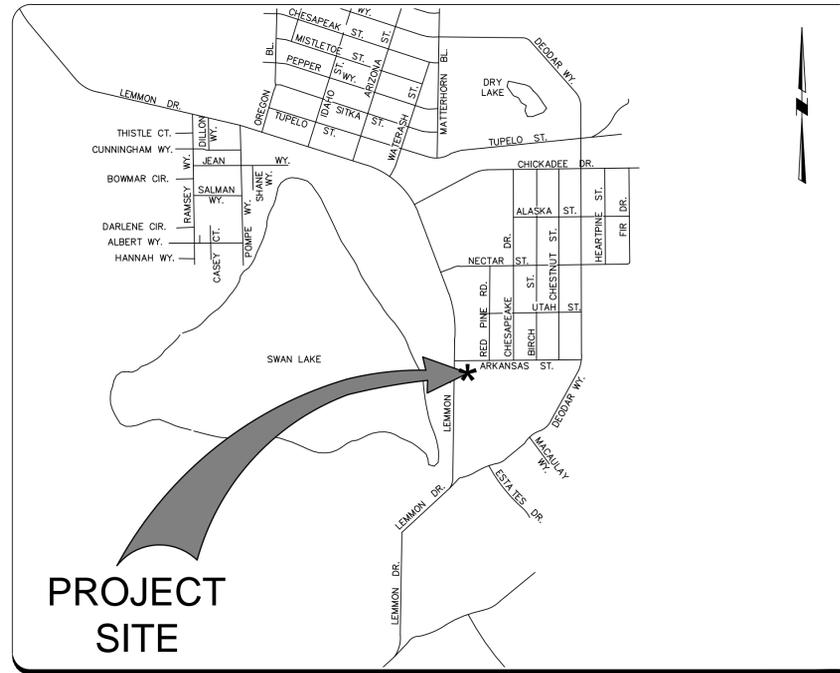
100 ARKANSAS DRIVE
RENO, NV 89506
SECTION/TOWNSHIP/RANGE:
WITHIN SECTION 26, T21N, R19E, MDM

LANDSCAPE ARCHITECT

CFA, INC.
1150 CORPORATE BOULEVARD
RENO, NEVADA 89502
(775) 856-1150 PHONE
(775) 856-1160 FAX
EMAIL: DKOVAACH@CFARENO.COM
CONTACT: DAN KOVACH, A.S.L.A.

ABBREVIATIONS

AB ANCHOR BOLT	ENGR ENGINEER	PRC POINT OF REVERSE CURVE
ABAN ABANDONED	EQPT EQUIPMENT	PREFAB PREFABRICATED
ABC AGGREGATE BASE COURSE	EVC END OF VERTICAL CURVE	PROP PROPERTY
AC ASPHALT CONCRETE	EW EACH WAY	PSF POUNDS PER SQUARE FOOT
ADD ADDITIONAL	EXP JT EXPANSION JOINT	PSI POUNDS PER SQUARE INCH
ADJ ADJACENT	FDC FIRE DEPARTMENT CONNECTION	PT POINT OF TANGENCY
APPROX APPROXIMATE	FES FLARED END SECTION	PUE PUBLIC UTILITY EASEMENT
APPR APPROVED	FF FINISH FLOOR	PVC POLYVINYL CHLORIDE
ARCH ARCHITECTURAL	FFC FRONT FACE OF CURB	PVI POINT OF VERTICAL INTERSECTION
ARV AIR RELEASE VALVE	FG FINISH GRADE	PMT PAVEMENT
BC BEGN CURVE	FH FIRE HYDRANT	Q5 FIVE YEAR FLOW RATE
BCR BEGN CURB RETURN	FIG FIGURE	Q100 ONE HUNDRED YEAR FLOW RATE
BF BLIND FLANGE	FLG FLANGE	QCQP FLOW RATE CAPACITY
BFC BACK FACE OF CURB	E FLOWLINE	R RADIUS
BFV BUTTERFLY VALVE	FNH FINISH	ROW RECLAIMED WATER
BLDG BUILDING	FPS FEET PER SECOND	RCB REINFORCED CONCRETE BOX CULVERT
BM BENCH MARK	FT FOOT or FEET	RCP REINFORCED CONCRETE PIPE
BOT BOTTOM	FTG FOOTING	RD ROAD
BVC BEGN VERTICAL CURVE	F DEGREE FAHRENHEIT	REF REFERENCE or REFER
CARV COMBINATION AIR RELEASE VALVE	G GAS	REINF REINFORCED
CATV CABLE TELEVISION	GAL GALLON	REQD REQUIRED
CB CATCH BASIN	GALV GALVANIZED	RT RIGHT
CFM CUBIC FEET PER MINUTE	GPD GALLONS PER DAY	RW or ROW RIGHT-OF-WAY
CFS CUBIC FEET PER SECOND	HORIZ HORIZONTAL	RWL RECLAIMED WATER LINE
CJ CAST IRON	HP HORSEPOWER	SCH SCHEDULE
CONJ CONSTRUCTION JOINT	ID INSIDE DIAMETER	SD STORM DRAIN
CL CENTERLINE	IE INVERT ELEVATION	SECT SECTION
CLF CHAIN LINK FENCE	IN INCH	SF SQUARE FOOT
CLR CLEAR	INW INVERT	SI SQUARE INCH
CMP CORRUGATED METAL PIPE	IRR IRRIGATION	SSE SANITARY SEWER EASEMENT
CMU CONCRETE MASONRY UNIT	JT JOINT	STA STATION
CO CLEANOUT	KW KILOWATT	SIM SIMILAR
COL COLUMN	L LENGTH	SPEC SPECIFICATIONS
CONC CONCRETE	LAT LATERAL	SQ SQUARE
CONN CONNECTION	LB POUNDS	SS SANITARY SEWER
CONT CONTINUOUS	LB/CU FT POUNDS PER CUBIC FOOT	STD STANDARD
COORD COORDINATE	LF LINEAR FEET	SW SIDEWALK
CTR CENTER	LONG LONGITUDINAL	SYMM SYMMETRICAL
CU CUBIC	LT LEFT	TAN TANGENT
CU FT CUBIC FEET	LT MAXIMUM	TB THRUST BLOCK
CU IN CUBIC INCH	MDD MAXIMUM DRY DENSITY	TC TOP OF CURB
CU YD CUBIC YARD	MECH MECHANICAL	TECH TECHNICAL
CULV CULVERT	MFR MANUFACTURER	TEL TELEPHONE
CV CHECK VALVE	MH MANHOLE	TEMP TEMPERATURE
DBL DOUBLE	MIN MINIMUM	TF TOP FACE
DCVA DOUBLE CHECK VALVE ASSEMBLY	MISC MISCELLANEOUS	TW OF TOW TOP OF WALL
DET DETAIL	MPH MILES PER HOUR	TRP TYPICAL
DI DROP INLET, DUCTILE IRON	N NOTHING	V VELOCITY
DIA DIAMETER	NTS NOT TO SCALE	V1/2 VELOCITY AT ONE HALF DEPTH
DWG DRAWING	OC ON CENTER	VC VERTICAL CURVE
E EASTING	OG ORIGINAL GROUND	VERT VERTICAL
EX or EXIST EXISTING	OHE OVERHEAD ELECTRIC	VG VALLEY GUTTER
EA EACH	OZ OUNCE	W WATER
EC END CURVE	PC OR POINT OF CURVE	WWF WELDED WIRE FABRIC
ECR END CURB RETURN	PCC	YD YARD
ECC ECCENTRIC	PL PROPERTY LINE	
EG EXISTING GRADE		



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SHEET INDEX:

T1.0	TITLE SHEET
C1.0	SITE-UTILITY PLAN
C2.0	GRADING PLAN
L1	LANDSCAPE PLAN

PROFESSIONAL SEAL:



PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
SURVEYORS • CONSTRUCTION INSPECTION
1150 CORPORATE BLVD. RENO, NV 89502
(775) 856-1150 FAX: (775) 856-1160
WWW.CFARENO.COM

PRELIMINARY NOT
FOR CONSTRUCTION



CAUTION - NOTICE TO CONTRACTOR

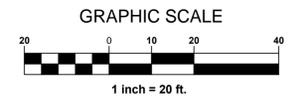
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

SPECIAL USE PERMIT APPLICATION
TMWA LEMMON VALLEY STORAGE FACILITY PROJECT
TITLE SHEET
100 ARKANSAS DRIVE
RENO, NV 89506

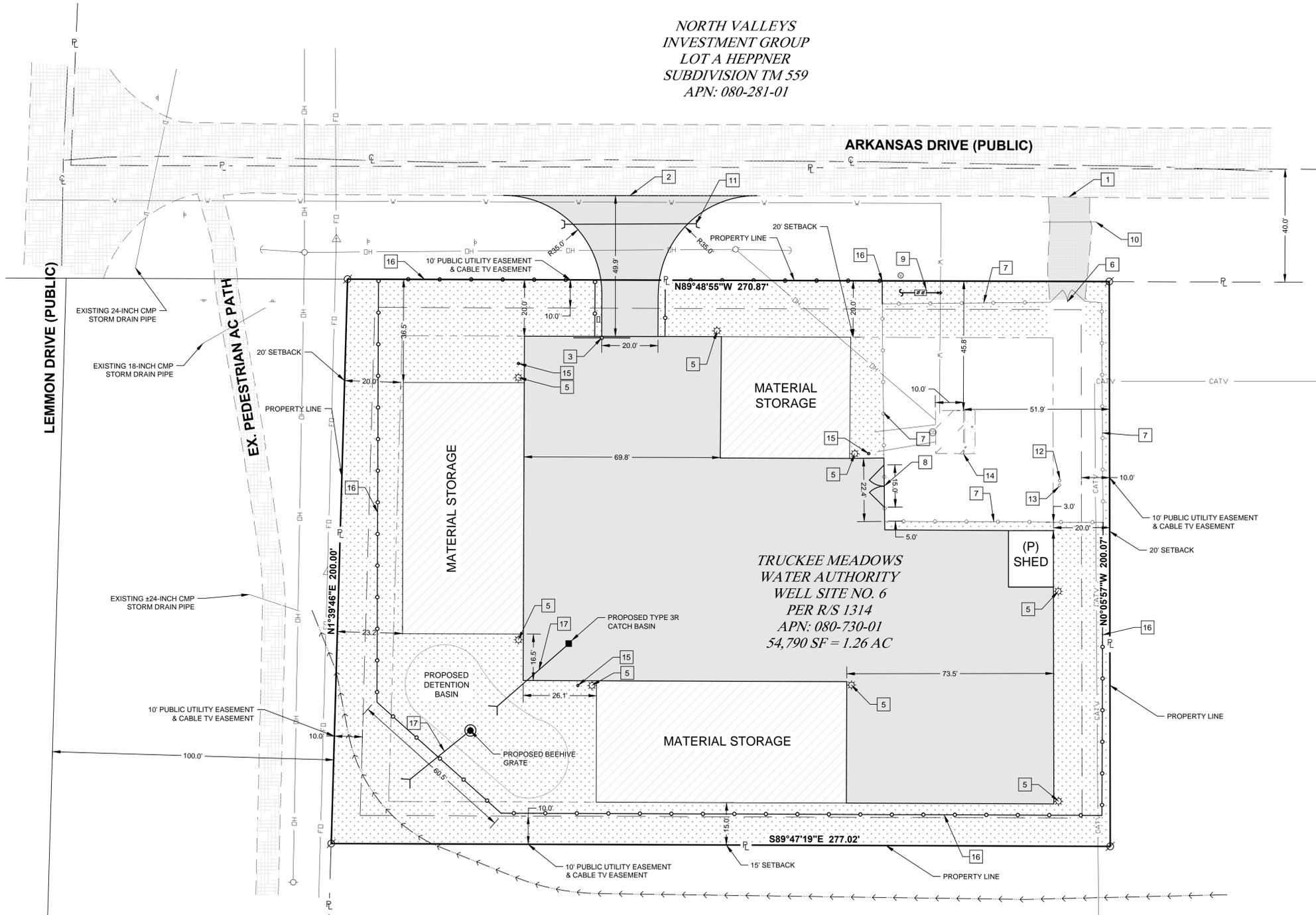
JOB NO. 16-001.00
BY BEH
DATE 02-12-2016

SHEET T1.0
4

NORTH VALLEYS
INVESTMENT GROUP
LOT A HEPPNER
SUBDIVISION TM 559
APN: 080-281-01



DRAWING SCALE
24" x 36": 1"=20'
11"x17" : NTS



CONSTRUCTION NOTES

- 1 EXISTING SITE ACCESS POINT - TO REMAIN
- 2 PROPOSED SITE ACCESS
- 3 PROPOSED 6' HIGH COLOR VINYL CHAIN LINK ROLLING GATE WITH 1' THREE-STRAND BARBED WIRE ALONG TOP OF GATE
- 4 PROPOSED CARD READER ACCESS PAD
- 5 12' HIGH LIGHT POLE WITH DOWN LIGHTING (TYP. - 8)
- 6 EXISTING 12.5' CHAIN LINK ACCESS GATE WITH 1' THREE-STRAND BARBED WIRE ALONG TOP OF GATE TO REMAIN
- 7 EXISTING 6' HIGH CHAIN LINK FENCE WITH 1' THREE-STRAND BARBED WIRE ALONG TOP OF GATE TO REMAIN
- 8 PROPOSED 15' WIDE, 6' HIGH CHAIN LINK SWING GATE
- 9 PROPOSED 2-INCH REDUCED PRESSURE BACKFLOW ASSEMBLY FOR IRRIGATION. REFERENCE LANDSCAPE ARCHITECT PLAN.
- 10 EXISTING ±19 LF 18-INCH CMP STORM DRAIN PIPE
- 11 PROPOSED ±47 LF 18-INCH CMP STORM DRAIN PIPE
- 12 EXISTING 12-INCH DIAMETER WELL HEAD CASING. BRING TOP OF CASING TO FG ELEVATION.
- 13 EXISTING 3.5-INCH DIAMETER IRON PIPING. BRING TOP OF PIPING TO FG ELEVATION.
- 14 EXISTING WELL HOUSE TO REMAIN - PROTECT IN PLACE. FF ELEVATION = ±4921.50'
- 15 PROPOSED YARD HYDRANT FOR DUST CONTROL (TYP.)
- 16 PROPOSED 6' HIGH COLOR VINYL CHAIN LINK FENCE WITH 1' THREE-STRAND BARBED WIRE
- 17 PROPOSED 18-INCH RCP STORM DRAIN PIPE

PROFESSIONAL SEAL:



PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
SURVEYORS • CONSTRUCTION INSPECTION
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SPECIAL USE PERMIT APPLICATION
TMWA LEMMON VALLEY STORAGE FACILITY PROJECT
SITE - UTILITY PLAN
WASHOE COUNTY, NV

PRELIMINARY NOT
FOR CONSTRUCTION

NOTE: PARCEL LOCATED IN FEMA FLOOD HAZARD ZONE AE. FLOOD HAZARD ZONE AE BOUNDARY OUTSIDE OF PROPERTY LINE LIMITS SHOWN. BASE FLOOD ELEVATION DETERMINED TO BE 4,924 FEET.



CAUTION - NOTICE TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

LEGEND

- EXISTING ASPHALT CONCRETE PAVEMENT
- EXISTING GRAVEL DRIVEWAY
- PROPOSED LANDSCAPE AREA
- PROPOSED ASPHALT CONCRETE PAVEMENT

EROSION CONTROL NOTES

1. STANDARD NOTE NO. 1: THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. STANDARD NOTE NO. 2: ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE WASHOE COUNTY MUNICIPAL CODE AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
3. STANDARD NOTE NO. 3: TEMPORARY OR PERMANENT STABILIZATIONS PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.B.1.G.(2).
4. STANDARD NOTE NO. 4: AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPS WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.B.1.G.
5. STANDARD NOTE NO. 5: ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

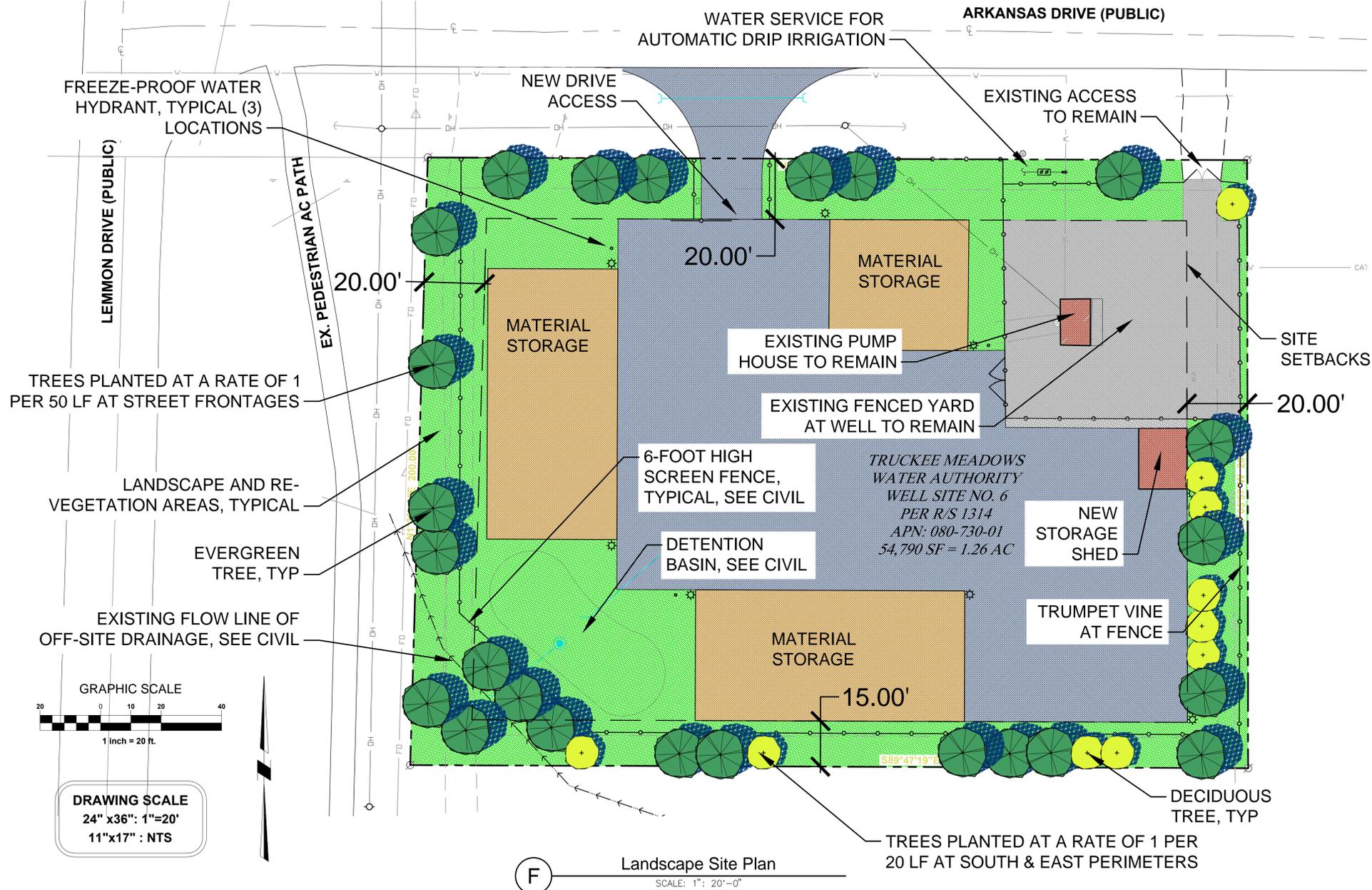
REFERENCE TRUCKEE MEADOWS CONSTRUCTION BEST SITE MANAGEMENT PRACTICES (BMP) HANDBOOK FOR DETAILS ON INSTALLATION, INSPECTION AND MAINTENANCE PROCEDURES.

NORTH VALLEYS
INVESTMENT GROUP
PARCEL 34 LM NO 79
APN: 080-730-11

SITE-UTILITY PLAN

SCALE: 1" = 20'

JOB NO.	16-001.00
BY	BEH
DATE	02-12-2016
SHEET	C1.0
OF	4



F Landscape Site Plan
SCALE: 1" = 20'-0"

Scientific Name	Common Name	Size	Width	Height
Deciduous Trees				
Acer campestre	Hedge maple	5-Gal	20.0	20.0
Elaeagnus angustifolia	Russian olive	5-Gal	20.0	25.0
Robinia ambaigua 'Idahoensis'	Idaho Locust	1 1/2"-Gal	20.0	35.0
Evergreen Trees				
Juniperus osteosperma	Utah Juniper	5-Gal	18.0	35.0
Pinus nigra	Austrian pine	5-Gal	20.0	35.0
Pinus sylvestris	Scotch pine	5-Gal	20.0	30.0
Shrubs				
Allenrolfea occidentalis	Iodinebush	1-Gal	5.0	3.0
Amelanchier canadensis	Shadblow serviceberry	5-Gal	12.0	10.0
Atriplex canescens	Fourwing saltbush	5-Gal	5.0	5.0
Atriplex confertifolia	Shadscale	1-Gal	4.0	3.0
Buddleia davidii	Butterfly Bush	1-Gal	7.0	10.0
Rosa rugosa	Ramanas Rose	5-Gal	6.0	5.0
Fence Vine				
Campsis radicans	Trumpet Vine	1-Gal	4.0	3.0

H Preliminary Plant Material List
NO SCALE

WHEATGRASS STREAMBANK SO	8.0
WHEATGRASS SIBERIAN VAVILO	12.0
BLUEGRASS SANDBERG COMME	2.0
INDIAN RICEGRASS RIMROCK	2.0
RYEGRASS ANNUAL GULF	5.0
YARROW WHITE	0.1
FLAX BLUE	0.1
AREA TOTALS	29.2

I Re-Vegetation Seed Mix
NO SCALE

- 1) Install landscape & irrigation components and materials in accordance with the requirements of local governing authorities.
- 2) Accomplish landscape and irrigation using locally established, horticulturally sound trade methods.
- 3) Provide ground cover mulch and weed suppression materials compatible with the site location to landscape areas.
- 4) Stabilize trees for proper root ball establishment in consideration of the prevailing wind conditions of the site.
- 5) Soil preparation shall be based on the condition of the soils at the project site in consideration of post grading conditions.
- 6) The final landscape design shall reflect plant selection and location in compatible water use zones. Plant material quality shall be in accordance with requirements specified in the American Standard for Nursery Stock. Separate water meters shall be provided for domestic and irrigation water service. Adequate irrigation water shall be provided for proper and thriving growth of the plant material.
- 7) All landscape plantings shall be provided with automatic irrigation consisting of drip irrigation to all container plant material, including trees in lawn areas. Lawn areas shall be provided with low application pop up sprinklers. System control shall be based on various water use zones of plant material.
- 8) A complete maintenance plan shall be developed for the project based on the final irrigation design and plant material selection, in accordance with the requirements of local governing authorities.
- 9) Landscape and irrigation treatments in public rights of way shall be accompanied with the proper encroachment permits from applicable local governing authorities.

J Preliminary Landscape Notes
NO SCALE

SITE AREA, 1.258 AC: 54,798 S.F.

SITE LANDSCAPE AREA REQUIRED, 20%: 10,960 S.F.

INERT LANDSCAPE AREA ALLOWED, 50% OF REQUIRED: 5,480 S.F.

LANDSCAPE AREA PROVIDED, LANDSCAPE PLANTING PROVIDED: 5,480 S.F.

RE-VEGETATION AREA PROVIDED: 8,920 S.F.

TOTAL: 19,880 S.F.

PERIMETER LANDSCAPE: LEMON VALLEY & ARKANSAS DR. FRONTAGES, TREES AT 50' OC 471 LF / 50 = 10 EA. TREES

EAST & SOUTH PERIMETERS, TREES AT 20' OC 477 LF / 20 = 24 EA. TREES

K Landscape Site Data
NO SCALE

NO.	DATE	REVISIONS	BY



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cfa

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