



Board of Adjustment Staff Report

Meeting Date: August 4, 2016

Subject: Special Use Permit Case Number SB16-008

Applicant: The Nature Conservancy

Agenda Item Number: 8A

Project Summary: Major grading for restoration of the flood plain

Recommendation: Approval with Conditions

Prepared by: Eva M. Krause - AICP, Planner
Planning and Development Division
Washoe County Community Services Department

Phone: 775.328.3628
E-Mail: ekrause@washoecounty.us

Description

Special Use Permit Case Number SB16-008 (Tracy Ecosystem Restoration Phase II) – Hearing, discussion, and possible action to approve a special use permit to allow grading in connection with a river restoration project to restore a flood plain area to a more natural state, including ±107,000 cubic yards of excavation and approximately 24 acres of disturbed area.

- Applicant: The Nature Conservancy
- Property Owners: The Nature Conservancy,
Sierra Pacific Power Company,
United State of America
- Location: Along the Truckee River downstream from the
Tracy Power Plant, via USA Parkway
- Assessor's Parcel Numbers: 084-212-05, 084-212-06, 084-120-27
- Parcel Size: ±89.34 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 436 Grading
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 27, 28, 33, and 34, T20N, R22E, MDM,
Washoe County, NV

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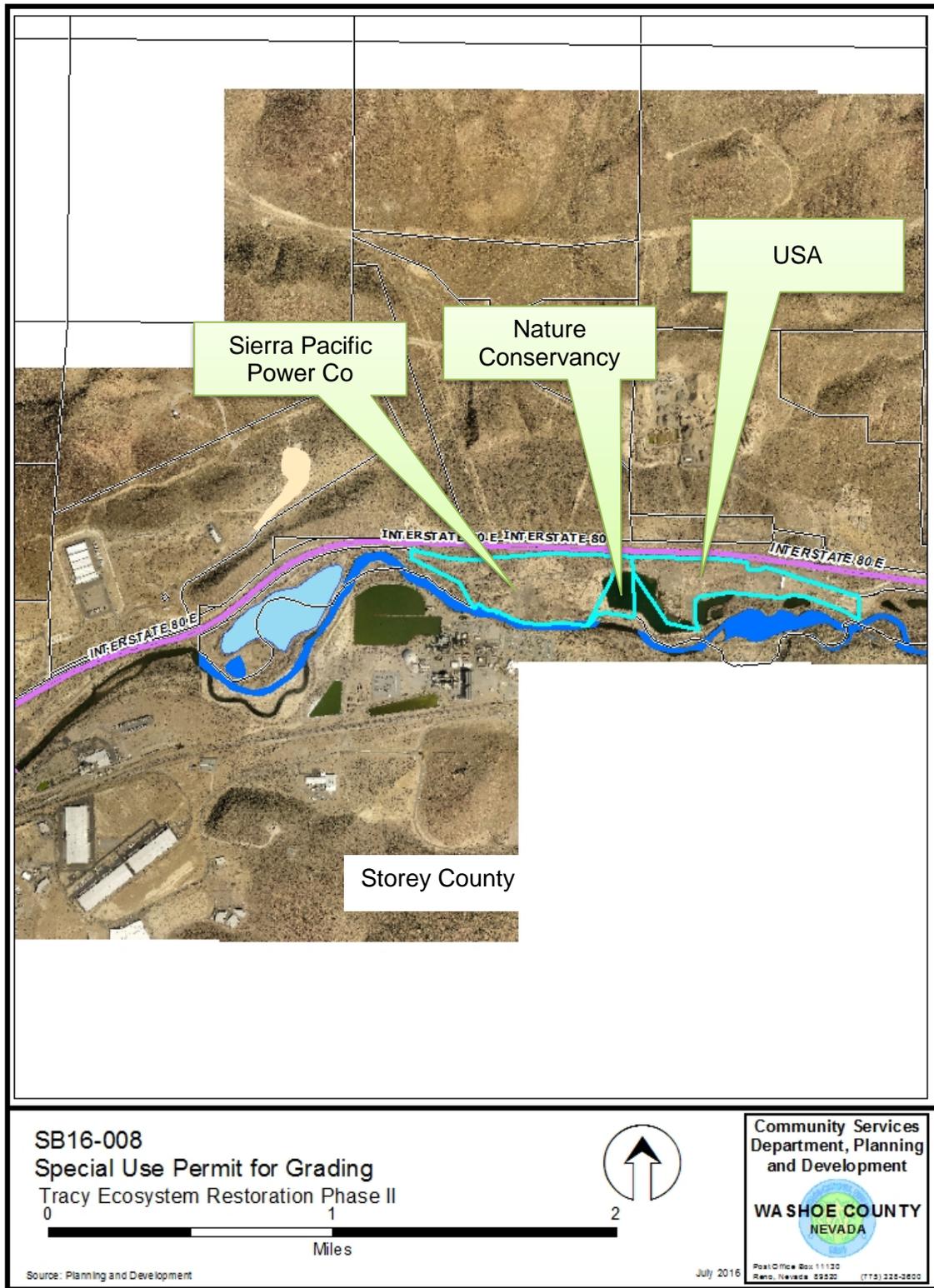
Project ApplicationExhibit F

Special Use Permit

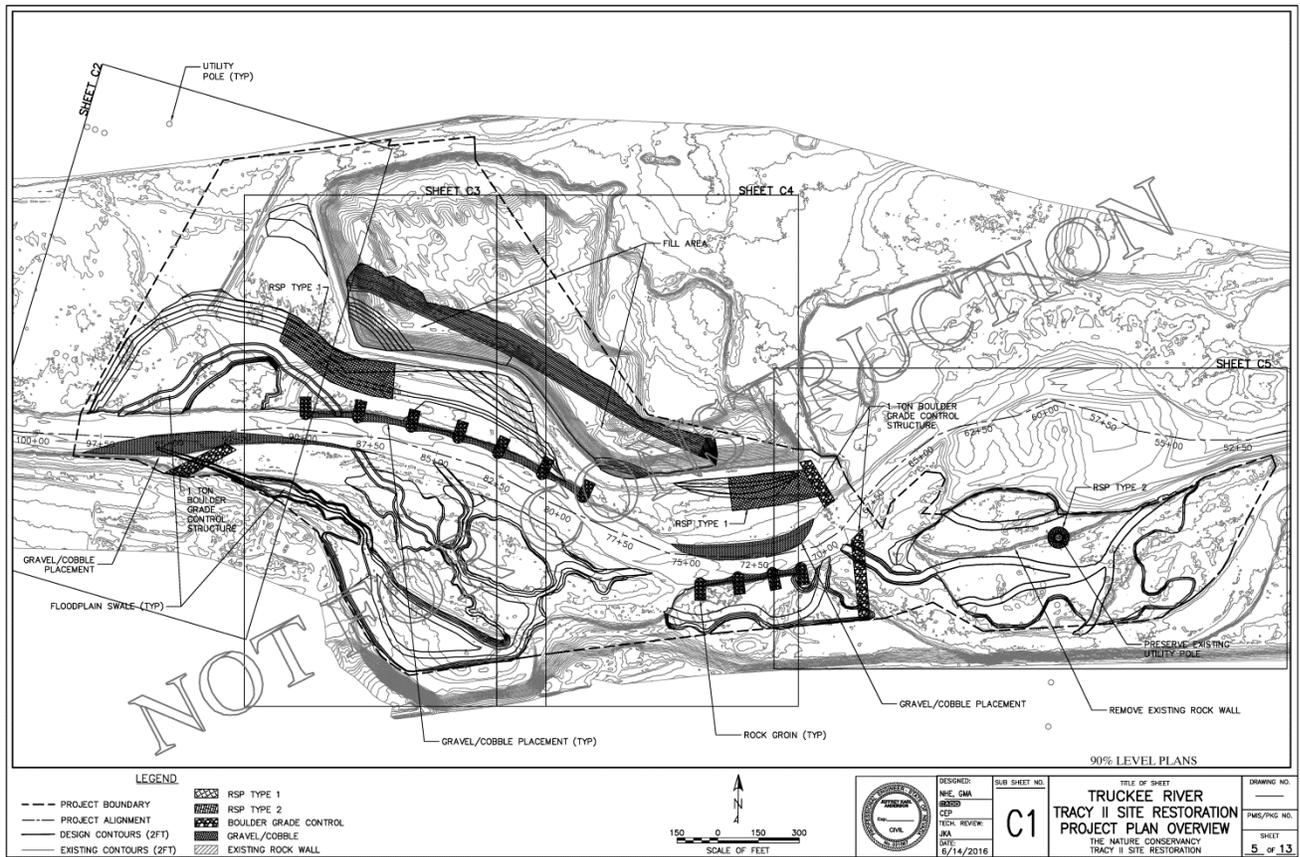
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting 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 SB16-008 are attached to this staff report and will be included with the Action Order should the Board approve the application.



Vicinity Map



Site Plan

Project Evaluation

The Nature Conservancy has been granted a restoration easement for work on the Sierra Pacific Power Company’s property, and has a Cooperative Management Agreement with the Bureau of Land Management, Carson City Field Office, to do restoration work on the United States’ property in the project area. The proposed project will entail approximately 107,000 cubic yards of excavation and approximately 24 acres of disturbed area across the three properties.

The project is proposed to lower the existing altered floodplain in order to reconnect it with the Truckee River. Swales and scour channels will be excavated into the designated floodplain surface to provide topographic and hydrologic complexity and to increase flood water storage potential. A grade control structure will be constructed of 1 ton boulder on the downstream end of the project to prevent the river from outflanking the existing riffle located there. A series of rock groins, keyed into the bank of the river, will be constructed in two strategic locations, one to the northern (river left) bank and one on the southern (river right) bank of the river to reduce shear stress and prevent river migration into undesirable areas during high flows. The areas between the groins will be armored with cobble rock material and staked with willows to further reinforce the banks. Along the inside of the two slight bends in this reach, cobble gravel material will be placed instream to establish point bars. The elevation of the earthen berm separating the floodplain and the gravel pit will be lowered slightly, and the face of the berm will be protected as necessary with rip rap/rock slope protection. All excavated earth material will be placed in the southwestern portion of the gravel pit pond to create additional floodplain-elevation acreage, rather than open water. A temporary river crossing will have to be built in order to move excavated materials from the south side of the river to the gravel pit pond on the north

side of the river. Some small to medium-sized willow and approximately six large cottonwood trees will be removed during grading, but many more will be planted as the area is seeded with native vegetation and irrigated until the re-vegetation is established. All disturbed surfaces will be revegetated with native plant species.

Because the intent of the project is to mimic the natural terrain and to return the area to a more natural contour, there is little required in the way of analysis or conditions of approval. Most of the standards of Washoe County Code, Chapter 110, Development Code, Article 438, Grading Standards are intended to provide for development of land while maintaining some level of a natural aspect of the undisturbed area. This proposed project is restoring a disturbed area to a more natural aspect and, therefore, few grading standards are applicable. Staff recommends approval and believes that all necessary findings of fact can be made by the Board of Adjustment.

East Truckee Canyon Citizen Advisory Board (ETC CAB)

There was no ETC CAB meeting scheduled during the review time for the proposed project. The project application was provided to each member of the CAB for their information.

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
 - Regional Parks and Open Space
- Washoe County Health District
 - Air Quality
 - Environmental Health
 - Vector Control
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Nevada Division of Environmental Protection
- Nevada Department of Wildlife
- Nevada State Historic Preservation
- Army Corp of Engineers
- US Fish and Wildlife

Five out of the fourteen 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 addressed grading and re-vegetation standards.
Contact Name: Eva Krause, 775.328.3628, ekrause@washoecounty.us
- Washoe County Engineering provided standard conditions of approval, similar to conditions provided for most other large grading projects.
Contact Name: Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us
- Washoe County Health District, Vector-Borne Diseases Program states that the design of project shall conform to vector-borne disease regulations.
Contact Name: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us
- Nevada Department of Wildlife provided conditions as to when in-river work should be done and suggested that public access to the river should be included in the design.
Contact Name: Travis Hawks, 775.688.1677, travishawks@ndow.org or
Kim Tisdale, 775.688.1882, kimtisdale@ndow.org
- Army Corp of Engineers stated that the Nature Conservancy has filed an application for a permit with their office.
Contact Name: Kristine Hansen, 784.5304, Kristine.S.Hansen@usace.army.mil

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 Truckee Canyon Area Plan.

Staff Comment: The Truckee Canyon Area Plan, Policy and Action Program, TC.1.2 reads as follows, "Encourage uses and developments, which will protect the Truckee River as a scenic, natural feature in the Truckee Canyon planning area." This development is specifically intended to restore a section of the Truckee River to a more natural and healthy condition.

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.

Staff Comment: The proposed grading is intended to restore a section of the Truckee River to a more natural and healthy condition, no utilities, roadways, sanitation infrastructure or water supply are required by the improvements proposed.

3. Site Suitability. That the site is physically suitable for grading to facilitate river restoration, and for the intensity of such a development.

Staff Comment: The site does not function in a natural manner at this time. The site has been modified from its natural state during the past decades and is proposed to be restored so that it functions as a more natural meandering riverbed and

floodplain. The site is physically suitable, as it is located adjacent to the Truckee River.

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.

Staff Comment: The site does not function in a natural manner at this time. The site has been modified from its natural state during the past decades and is proposed to be restored so that it functions as a more natural meandering riverbed and floodplain. The site is physically suitable, as it is located adjacent to the Truckee River.

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.

Staff Comment: There is no military installation in the vicinity of the proposed grading project.

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 SB16-008 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 of approval included as Exhibit A in the staff report, Special Use Permit Case Number SB16-008 for The Nature Conservancy, 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 Truckee Canyon 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 flood plain restoration 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 County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County 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: The Nature Conservancy
 Attn: Mickey Hazelwood
 1 E. First Street, Suite 1007
 Reno, NV 89501

Property Owners: The Nature Conservancy

 BLM, Carson City Field Office
 5665 Morgan Mill Road
 Carson City, NV 89701

 Sierra Pacific Power Co.,
 C/O Land Department
 PO Box 10100
 Reno, NV 89520

Consultant: GMA Hydrology, Inc.
 PO Box 1516
 Weaverville, CA 96093

Staff Report xc: NDOW
 Attn: Travis Hawks
 1100 Valley Road
 Reno NV 89512

Action Order xc:



Conditions of Approval

Special Use Permit Case Number SB16-008

The project approved under Special Use Permit Case Number SB16-008 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on August 4, 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.

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 Name – Eva Krause, 775.328.3628, ekrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The applicant shall submit complete construction plans and building/grading 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.
- c. The applicant shall attach a copy of the action order approving this project to all permit applications (including building/grading permits) applied for as part of this special use permit.
- d. 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.

- e. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
- f. 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.

Washoe County Engineering and Capital Projects

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

Contact Name - Kimble Corbridge, 775.328.2054, kcorbridge@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 onsite and not allowed onto adjacent property.

- b. For construction areas larger than 1 acre, the developer 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 developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan for review.
- f. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for grading in these areas shall be in conformance with the Washoe County Code Article 416. If any work is proposed in the floodway, a CLOMR shall be submitted and approved by FEMA.
- g. The application outlined several permits and easements which will be required including but not limited to NDEP, local jurisdictions and State Lands.
- h. A LOMR shall be submitted and approved by FEMA for all the restoration projects which have been completed on the Truckee River downstream of Sparks.

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 Name - Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

- a. Any proposed construction or modification of the existing landscaping may require plan review and must meet all requirements of the WCHD Regulations Governing the Prevention of Vector-Borne Diseases.
<https://www.washoecounty.us/health/files/regulations/ehs/05-22-03-vector.pdf>

Nevada Department of Wildlife

4. The following conditions are requirements of the Nevada Department of Wildlife, which shall be responsible for determining compliance with these conditions. The Nevada Department of Wildlife is directed and governed by the State of Nevada. Therefore, any conditions set by the Nevada Department of Wildlife must be appealed to that agency.

Contact Name - Travis Hawks, 775.688.1677, travishawks@ndow.org or
Kim Tisdale, 775.688.1882, kimtisdale@ndow.org

Washoe County Conditions of Approval

- a. Where and when appropriate, include access points which will allow the public to access the river while doing the least amount of damage to restored areas.
- b. To minimize aquatic impacts, NDOW recommends that in-river work on the Truckee River be conducted between July 1 and September 30 to avoid the spring and fall fish spawning seasons. However, due to the positive benefits of the projects and the amount of time needed to complete construction of the projects, we are willing to extend the construction window through December 31 if necessary.

*** End of Conditions ***

From: [Corbridge, Kimble](#)
To: [Krause, Eva](#)
Cc: [Smith, Dwayne E.](#); [Corbridge, Kimble](#); [Vesely, Leo](#)
Subject: SB 16-008 Tracy Ecosystem Restoration Ph III
Date: Wednesday, June 29, 2016 2:03:33 PM

Eva,

I have reviewed the SUP for the referenced case and have the following conditions and comment:

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. **For construction areas larger than 1 acre, the developer 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 developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.**
4. **A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.**
5. **Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.**
6. **All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan for review.**
7. **The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for grading in these areas shall be in conformance with the Washoe County Code Article 416. If any work is proposed in the floodway, a CLOMR shall be submitted and approved by FEMA.**
8. The application outlined several permits and easements which will be required including but not limited to NDEP, local jurisdictions and State Lands.

Comment:

1. At some time a LOMR shall be submitted and approved by FEMA for all the restoration projects which have been completed on the Truckee River downstream of Sparks.

Thx,
Kimble

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

July 2, 2016

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

RE: Tracy Ecosystem Restoration Phase II; APN: 084-212-05 & 06, 084-120-27
Special Use Permit; SB16-008

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 approve grading associated with restoration and flood storage on +/- 89.34 acres along the Truckee River. Approval by this Division is subject to the following conditions:

1. The WCHD Environmental Health Services has no objections to the approval of this project as proposed.
2. Any proposed construction or modification of the existing landscaping may require plan review and must meet all requirements of the WCHD Regulations Governing the Prevention of Vector-Borne Diseases.
 - a. <https://www.washoecounty.us/health/files/regulations/ehs/05-22-03-vector.pdf>

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:wr

cc: File - Washoe County Health District
GMA Hydrology, Inc – smokey@gmahydrology.com





BRIAN SANDOVAL
Governor

STATE OF NEVADA
DEPARTMENT OF WILDLIFE

1100 Valley Road
Reno, Nevada 89512
(775) 688-1500 • Fax (775) 688-1595

TONY WASLEY
Director

JACK ROBB
Deputy Director

LIZ O'BRIEN
Deputy Director

July 6, 2016

Eva Krause
Washoe County Planning and Development
PO Box 11130
Reno, NV 89520-0027

Re: Truckee River Restoration Project – Tracy

Dear Ms. Krause:

The Nevada Department of Wildlife (NDOW) appreciates the Nevada Division of State Lands coordination with us regarding the habitat restoration activities on the Truckee River in the Tracy area. The NDOW supports the habitat restoration efforts being undertaken by The Nature Conservancy. This project will not only greatly improve the habitat used by fish and wildlife in and along the river, but also create more recreational opportunities for the public. As with past restoration projects, NDOW recommends incorporating a public utilization component (e.g. fishing, bird watching) into the project planning and following completion of restoration activities. The Truckee River is a valuable recreational resource to the people of northern Nevada. The improvements resulting from the ongoing habitat restoration projects are resulting in an increase in the number of people wishing to recreate in and around the lower river. Where and when appropriate, we would suggest these projects include access points which will allow the public to access the river while doing the least amount of damage to restored areas.

Project construction activities will likely have impacts to the aquatic community; however, the long-range benefits far outweigh any negative short term impacts that will occur. To minimize these aquatic impacts, NDOW recommends that in-river work on the Truckee River be conducted between July 1 and September 30 to avoid the spring and fall fish spawning seasons. However, due to the positive benefits of the projects and the amount of time needed to complete construction of the projects, we are willing to extend the construction window through December 31 if necessary.

The NDOW supports the restoration work being proposed and is hopeful that this project is as successful as The Nature Conservancy's previous restoration work on the Truckee River. We appreciate the opportunity to review and comment on the ongoing Truckee River Restoration Projects. If there are any questions or need for additional information or input, please contact Travis Hawks at (775) 688-1677 or Kim Tisdale at (775) 688-1882.

Sincerely,

Mark Freese

Mark Freese
Supervisory Habitat Biologist

Cc:

Mickey Hazelwood, The Nature Conservancy

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: July 22, 2016

You are hereby notified that the **Washoe County Board of Adjustment** will conduct a public hearing at the following time and location:

1:30 p.m., Thursday, August 4, 2016
County Commission Chambers, 1001 East Ninth Street, Reno, NV 89512

RE: Special Use Case Number SB16-008 (Tracy Ecosystem Restoration Phase II) – Hearing, discussion, and possible action to approve a special use permit to allow grading in connection with a river restoration project to restore a flood plain area to a more natural state, including ±107,000 cubic yards of excavation and approximately 24 acres of disturbed area.

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- Property Owners: The Nature Conservancy,
Sierra Pacific Power Company,
United State of America
- Location: Along the Truckee River downstream from the Tracy Power Plant, via
USA Parkway
- Assessor's Parcel Numbers: 084-212-05, 084-212-06, 084-120-27
- Parcel Size: ±89.34 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 436 Grading
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 27, 28, 33, and 34, T20N, R22E, MDM,
Washoe County, NV
- Staff: Eva M. Krause - AICP, Planner
Planning and Development Division
Washoe County Community Services Department
- Phone: 775.328.3628
- E-Mail: ekrause@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/csd/planning_and_development/, choose **Boards and Commissions**, then **Board of Adjustment, Meetings, +2016**. Then click on the above referenced meeting date.

SB16-008

Community Services Department
Planning and Development
SPECIAL USE PERMIT FOR GRADING
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

ORIGINAL PACKET

SB16-008
EXHIBIT F

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: Tracy Ecosystem Restoration Phase II			
Project Description: River and floodplain ecosystem restoration. See attached report for more detail.			
Project Address: I-80 East at Tracy			
Project Area (acres or square feet): 42 acres total, 24 acres in Washoe County			
Project Location (with point of reference to major cross streets AND area locator): The project is located along the Truckee River downstream of Tracy Power Plant via USA Pkwy Exit.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
084-212-06	77.329	084-212-05	12.01
084-120-27	128.74		
Section(s)/Township/Range: Parts of Sections 27, 28, 33, and 34, T20N R22E			
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: The Nature Conservancy		Name: GMA Hydrology, Inc.	
Address: 1 E. 1st St., Suite 1007		Address: PO Box 1516	
Reno, NV	Zip: 89501	Weaverville, CA	Zip: 96093
Phone: (775) 322-4990	Fax: 322-5132	Phone: (530) 623-0402	Fax:
Email: mhazelwood@tnc.org		Email: smokey@gmahydrology.com	
Cell: (775) 225-2830	Other:	Cell: (530) 623-0402	Other:
Contact Person: Mickey Hazelwood		Contact Person: Smokey Pittman	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as above.		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Certification of Corporate Action

The undersigned hereby certifies that **The Nature Conservancy**, a District of Columbia non-profit corporation:

(1) is duly organized, validly existing and in good standing under the laws of the District of Columbia;

(2) is qualified to transact business in the state of Nevada;

(3) has taken the requisite corporate action to submit an application for a special use permit from Washoe County, Nevada, for the corporation's Truckee River restoration project, and to execute such documents and take such further actions as may be necessary to complete the transaction; and

(4) has taken appropriate action to authorize Michael Cameron, its Nevada State Director, to execute and deliver all required documents to effect the foregoing on behalf of TNC.

Executed as of

June 13, 2016

By:

Kevin P. Jewell

Printed Name:

Kevin P. Jewell

Assistant Secretary of The Nature Conservancy



TRUCKEE RIVER FLOOD MANAGEMENT AUTHORITY

June 6, 2016

Directors

Ron Smith, Chair
Vaughn Hartung, Vice Chair
David Bobzien
Bob Lucey
Geno Martini
Paul McKenzie

Executive Director

Jay Aldean, P.E.

General Counsel

Michael Wolz

County of Washoe
Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, Nevada 89520

Re: Special Use Permit Application for Grading

This letter is written in support of the Property Owner Affidavit that is a part of the Application for a Special Use Permit for Grading for the Tracy Ecosystem Restoration Phase II submitted by the Nature Conservancy.

I am the General Counsel of the Truckee River Flood Management Authority (TRFMA), which is a joint powers authority created by an Interlocal Cooperative Agreement between the County of Washoe, the City of Reno and the City of Sparks. The Executive Director of TRFMA, Jay Aldean, has authority over the management of real property or interests in real property owned by the Authority. TRFMA Resolution No. 2011-3, Section 3.8. He therefore may sign the Property Owner Affidavit as the owner of the relevant easements.

The Restoration Easement at issue was granted to TRFMA by Sierra Pacific Power Company, d.b.a. NV Energy by a Grant of Easement for Restoration on November 5, 2012 (Washoe County Recorder Document #4184672) and was amended on May 13, 2016 (Washoe County Recorder Document #4592173). The Grant of Easement for Restoration conveyed to TRFMA a perpetual and nonexclusive easement for the establishment, use, operation and maintenance of an ecosystem restoration project. The Grant of Easement allows for the work that is the subject of the Application for a Special Use Permit for Grading, including but not limited to the excavating and depositing of earth for restoration, rerouting the Truckee River channel, the construction of berms, etc.

If you need additional documentation or information please do not hesitate to contact me.

Sincerely,

Michael L. Wolz
General Counsel
Truckee River Flood Management Authority

Property Owner Affidavit

Applicant Name: THE NATURE CONSERVANCY

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, JAY ALDEAN, P.E.
(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): a portion of APN 084-212-06 covered under the

attached restoration easement

Printed Name JAY ALDEAN, P.E.

Signed *[Signature]*

Address 9635 GATEWAY DR, STE A
RENO, NV 89521

Subscribed and sworn to before me this 7th day of June, 2016.

(Notary Stamp)

Laura J. Bayer
Notary Public in and for said county and state

My commission expires: 1-31-19



*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 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?

This project is a continuation of restoration efforts along the lower Truckee River that began in 2003 and have involved six sites prior to this project. Floodplain adjacent to the river will be excavated in order to provide topographic and hydrologic complexity and to increase flood water storage potential.

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

107,000

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

1,045,440

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

No material will be imported or exported. Material excavated from the floodplain will be distributed in other areas of the site, including filling a portion of the old gravel pit pond, and incorporated into the finish grading and revegetation efforts.

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

No, the applicant is implementing a river restoration project which requires excavation of floodplain sufficient to achieve hydrologic goals.

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.)

No.

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

Yes.

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

Yes, the disturbed area can be seen from I-80 East between Tracy Power Plant and USA Parkway and from the neighboring property, APN 084-120-26.

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)?

No.

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 slopes vary across the project site; see project plans for details. BMPs, including silt fencing and fiber rolls, will remain in place until vegetation becomes established.

11. Are you planning any berms?

Yes No If yes, how tall is the berm at its highest?

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.

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

The end product of the project is a restored river system/riparian woodland, which has a higher scenic value than the current conditions.

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

A few (approximately 6) large cottonwood trees will be removed. These will be replaced with hundreds of younger cottonwoods.

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?

Seeding will be done in combination with other planting methods (poles and cuttings, containerized plants, bare root), in various zones throughout the project site: riparian woodland, riparian shrub, upland. Seed mixes and rates will vary with those zones and be based on previous experience on similar project sites and in consultation with seed supplier (Comstock Seed). Mulch products will be used as needed.

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

A temporary overhead and drip irrigation system will be installed on the site and maintained until vegetation is established. Water will be pumped from the river via water rights leased through the City of Reno; diversion points will be identified and permits filed with the Nevada Division of Water Resources for those points.

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

No, The Nature Conservancy is considered an expert in native species revegetation.

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.
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Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 08421205
 AIN:

Balance Good Through:	06/09/2016
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :895017:
 C/O FINANCE DIRECTOR
 NATURE CONSERVANCY
 1 E 1ST ST STE 1007
 RENO NV 89501

Description:

Situs: INTERSTATE 80 E
 WASHOE COUNTY

.....
 This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08421205	2015	261403	1	08/17/2015	51.08	0.00	0.00	51.08	0.00
08421205	2015		2	10/05/2015	51.07	0.00	0.00	51.07	0.00
08421205	2015		3	01/04/2016	51.07	0.00	0.00	51.07	0.00
08421205	2015		4	03/07/2016	51.07	0.00	0.00	51.07	0.00
Current Year Totals					204.29	0.00	0.00	204.29	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 08412027
 AIN:

Balance Good Through:	06/09/2016
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :0000010:

UNITED STATES OF AMERICA
 NONE
 RENO NV 00000

Description:

Situs: INTERSTATE 80 E
 WASHOE COUNTY

.....
 This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08412027	2015	333754	1	08/17/2015	0.00	0.00	0.00	0.00	0.00
Current Year Totals					0.00	0.00	0.00	0.00	0.00

Prior Years							
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance
Prior Years Total							

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 08421206
 AIN:

Balance Good Through:	06/09/2016
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :895206:
 C/O LAND DEPARTMENT
 SIERRA PACIFIC POWER CO
 PO BOX 10100
 RENO NV 89520

Description:

Situs: 21800 INTERSTATE 80 E A
 WASHOE COUNTY

.....
 This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08421206	2015	261391	1	08/17/2015	0.00	0.00	0.00	0.00	0.00
Current Year Totals					0.00	0.00	0.00	0.00	0.00

Prior Years									
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance		
Prior Years Total									

temporary river crossing will have to be built in order to move excavated material from the south side of the river to the gravel pit pond on the north side of the river. All disturbed surfaces will be revegetated with native plant species.

Primary elements of this project include:

- Lowering the floodplain
- Construction of point bars, rock groin migration barriers, and a grade control structure in and adjacent to the active channel
- Lowering the elevation of an earthen berm structure
- Sequestering spoils in an old gravel pit pond to create additional floodplain-elevation acreage

A. Pre-construction Activities and Best Management Practices (BMPs)

Phased construction will combine various activities and BMPs to minimize surface water contact with exposed cuts and fills, and reduce or prevent associated impacts. The following Pre-construction, construction and Post-construction BMPs will be implemented.

1. Construction Access

Primary access to the site is along the Clark station frontage road, then through the old NV Energy parking lot on the left before the power company’s bridge across the Truckee. The staging area will be located in the northwestern corner of the project site, well away from the river. The south side of the river may be accessed through NV Energy’s Tracy Power Plant driveway off Waltham Way. The south side staging area will be located on high ground away from the river, owned by NV Energy who is a project partner. Additional secondary access roads will be graded as needed on floodplains and will have a native surface which can be watered and re-graded as necessary during construction.

2. Location of Rock and Gravel Stockpiles

Gravel and cobble can be end-dumped and loaded in areas with good turnaround access along the north and south sides of the river. Riprap materials will be stored near the placement sites. All materials to be placed in the river will be cleaned prior to placement.

3. All Construction Volumes and Areas

CUT/FILL	PROJECT TOTAL (CY)	STOREY COUNTY (CY)	WASHOE COUNTY (CY)
CUT	-240,000	-107,000	-133,000
FILL	240,000	3,000	237,000
NET	0	-104,000	104,000

Table 1. Estimated Cut/Fill Volumes

*PROJECT ELEMENT	MATERIAL TYPE	PROJECT TOTAL (CY)	PROJECT TOTAL (TON)	WASHOE COUNTY (CY)	WASHOE COUNTY (TON)	STOREY COUNTY (CY)	STOREY COUNTY (TON)
1/2 TON RSP	1/2 TON ROCK	6,100	13,600	4,600	10,200	1,500	3,400
	CLASS 1 ROCK	2,600	5,700	1,900	4,300	700	1,400
	**RSP FABRIC (SQ YDS)	8,500	-	6,400	-	2,100	-
BOULDER GRADE CONTROL	1 TON ROCK	8,100	18,000	2,400	5,300	5,700	12,700
WILLOW GROINS	1/2 TON ROCK	300	600	25	50	275	550
	2"-12" GRAVEL/ COBBLE	700	1,500	75	100	625	1,400
CHANNEL GRAVEL/ COBBLE PLACEMENT	2" - 12" GRAVEL/ COBBLE	5,500	12,300	1,100	2,400	4,400	9,900

* RSP FABRIC UNITS ARE SQUARE YARDS

NOTE: VOLUMES/WEIGHTS ASSUME 30% VOID RATIO FOR ROCK AND 20% VOID RATIO FOR GRAVEL/COBBLE. WEIGHTS ASSUME 165 LBS/CY.

Table 2. Estimated Construction Materials Volumes for Tracy Phase II Restoration Project

4. Staging Areas and Equipment Wash Sites

The staging areas will double as equipment wash sites. Parking surfaces will be graded to contain runoff and will be covered with gravel. Straw wattles (fiber rolls) will be staked along perimeters to further facilitate containment.

5. Establishment of Turbidity Curtains

To minimize turbidity impacts during floodplain grading, Type II heavy duty turbidity curtains (Figure2) will be installed parallel to the Truckee River stream bank. If both floodplains are graded simultaneously, the Type II turbidity curtains will be staked along both banks. These turbidity curtains will also be used to isolate the areas where point bar cobble/gravel is being placed and rock groins are being constructed from active flows. A floating Type III heavy duty turbidity curtain will be installed across the channel downstream of the project site.

6. Sensitive Areas

No disturbance will take place outside the project boundaries. Riparian save areas within the project footprint will be fenced, flagged and avoided as delineated in final plans.

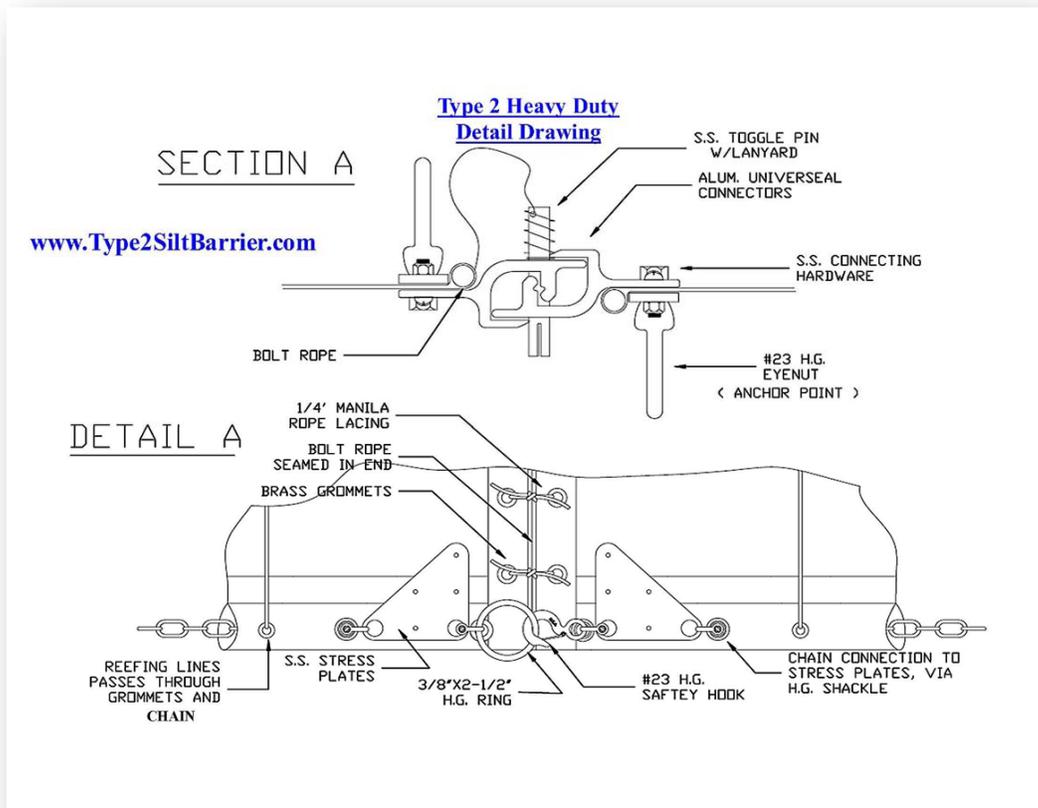


Figure 2. Detail of Type II heavy duty turbidity curtain, courtesy Granite Environmental

B. Construction and BMPs

1. Water and Air Quality Monitoring

Background turbidity samples will be collected twice per day upstream of all planned activities, above the upstream grade control structure. Downstream samples will be collected at a location determined by NDEP below the downstream grading boundary of the project. Samples will be collected at the downstream site before, during and after construction activities each day at a sampling frequency of approximately once per hour.

Air quality will be qualitatively monitored by the contractor during all ground disturbance activities. Water trucks will be deployed as necessary to keep the production of air borne particulates to a minimum.

2. Floodplain Grading

The starting location and progression of floodplain grading will be chosen by the contractor. Excavators or scrapers will likely be used to lower the floodplains to the design grade. When gravel or cobble lenses are encountered, these materials should be screened and separated for potential use in cobble blankets.

3. Excavation of Swales and Scour Channels

After the floodplain is lowered to the designed grade, new features will be cut into the landscape as detailed in the (final) plan and under supervision from TNC staff. The primary elements of such features are to provide seasonal hydrologic connectivity to water in the main river channel: swales will be wet during spring runoff and scour channels will flow during flood events, serving to slowly return water from floodplains back to the main channel.

4. Placement of Spoils

Excavated materials will be spoiled in the old gravel pit pond and along the toe and face of the gravel pit pond berm.

5. Construction of Point Bars, Groins, and Grade Control Structure

All materials will be cleaned prior to placement in the channel. Point bar will be constructed by gently placing 2'-12" gravel/cobble along the bank of the river and extending out into the active channel. The work will be conducted behind a k-rail/turbidity curtain BMP that will isolate the area from active flows, and no channel excavation will be required. Cobbles and gravel can be delivered to the riffle locations by driving trucks along the newly excavated floodplain (soil conditions permitting). Spreading and grading can be accomplished from either bank with an excavator.

The groins will be constructed of ½ ton rock that will be keyed into the river banks and edge of the river bed, and work will be separated from active flows by k-rails, turbidity curtains, or other diversion structures. This work will also be accomplished from either bank with an excavator.

The grade control structure is intended to prevent the river from outflanking the existing riffle at the downstream end of the project site which could cause unnecessary erosion in the vicinity or the river to abandon its channel and reestablish in another low-lying area. Grade control materials (1 ton boulders) will be stockpiled near the existing channel location. The ends of the grade control structure will also be keyed into the river banks and edge of the river bed, and work will be separated from active flows by k-rails, turbidity curtains, or other diversion structures. Voids must be backfilled with gravel and cobble prior to placement of the next layer of 1-2 ton boulders if more than one course is required. Again, the work will be accomplished from either bank with an excavator.

6. Post Grading Treatment

TNC assumes responsibility for post grading soil treatments to reduce short term erosion. Such treatments may include; pole plantings, containerized seedlings, water jetted cuttings, and seeding. Mulch can be added to facilitate water retention, reduce erosion and inhibit colonization by undesired species. Given the extremely windy conditions which often occur in the region, a tackifier may be added as needed.

7. Erosion Prevention Treatments during Construction

All large disturbance areas will be fenced with wire backed silt fencing which provides extra strength in windy areas. Spacing of steel posts will not exceed 8 feet. Wire fencing will be installed on the downhill side of the filter fabric, between the fabric and the posts and the fabric will be anchored in a 12-inch deep ditch (Nevada BMP Guide, June 2008). Some areas (e.g. long slopes along floodplain boundaries and spoils sequestration areas) may be protected with rows of straw wattles (fiber rolls), staked in place

along level contours. Rolls should be keyed in to the ground surface 2-4 inches and staked at least every 4 feet with the space between rows not to exceed 20 feet (Nevada BMP Guide, June 2008).

C. Post-construction

1. Road Surfaces Treatments

Primary haul roads along both north and south sides of the river will be graded and watered regularly, and track-out areas will be graveled with ¾ inch road base rock as needed. Temporary construction roads of native surface will be ripped or disked to reduce compaction in preparation for TNC revegetation efforts.

2. Revegetation/Air Quality/Erosion Treatments

Silt fencing and fiber rolls located in non-flood prone areas will remain on site until vegetation becomes established. BMP's located along the river's edge and on the lowest floodplain surfaces will be removed following construction. Under TNC direction a spray mulch/tackifier mixture may be applied to exposed soils to reduce wind-blown soils. Weed free straw mulch may also be applied.

3. Riparian, Wetland, Upland Vegetation Restoration

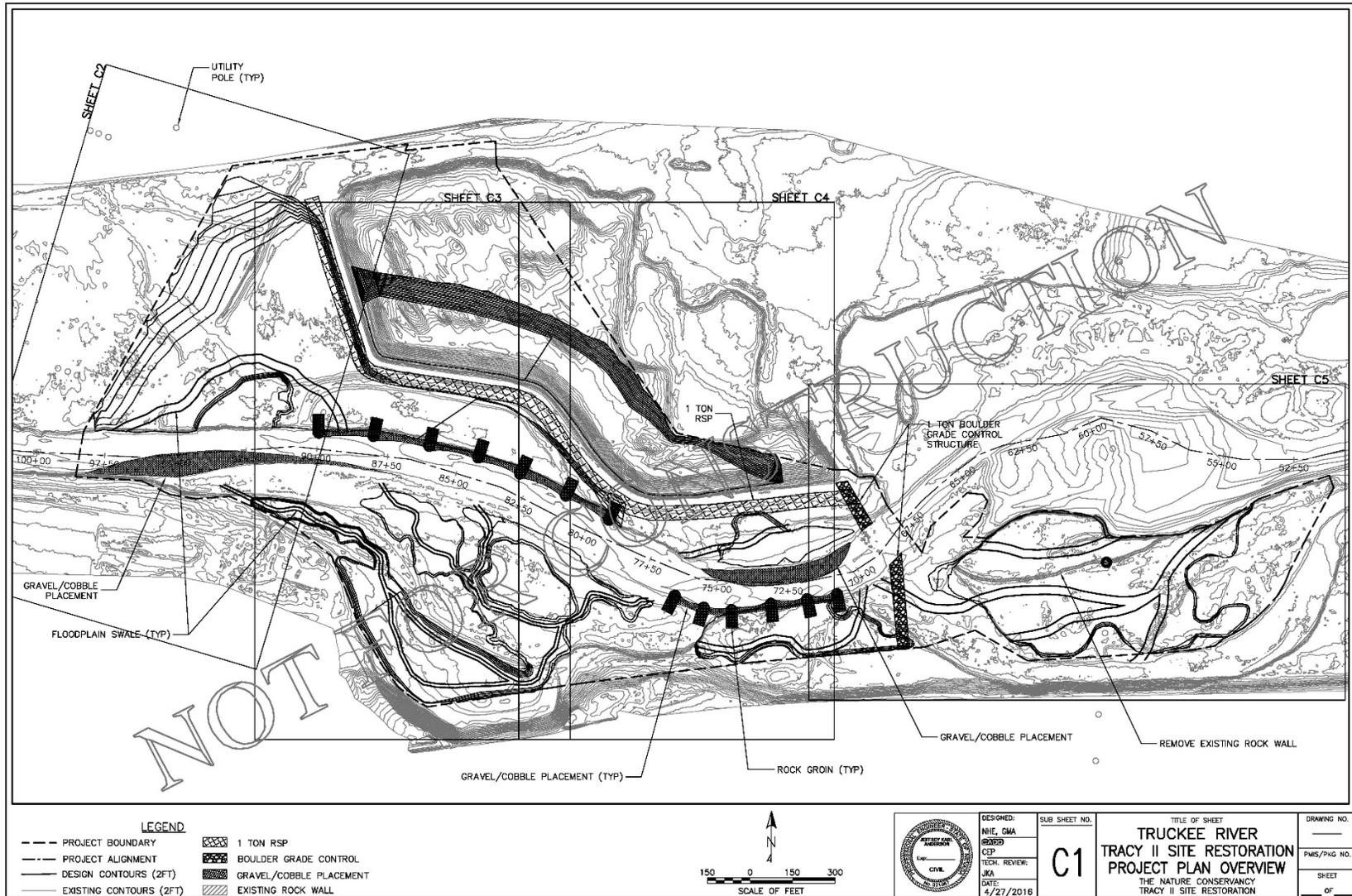
In riparian and wetland areas revegetation will occur as a combination of natural recruitment and TNC planting efforts. Floodplain and upland plantings will need to be watered for the first few years following construction as in other TNC restoration projects along the Truckee River. Removal of invasive species will be a component of TNC's Vegetation Restoration Plan.

D. Type of equipment to be used and how it will be operated

The excavation of the floodplain, rock placement, and other activities at the site will require contracting an excavation crew. The equipment listed below, or its equivalent, is expected to be used throughout the site.

Cat 330 Excavator
Cat 973 Loader
Cat D400
Cat D7 Dozer
Cat 14G Grader
4000 gal water truck

E. Site Plan



Proposed Project Purpose

Background

Over the past century, the lower Truckee River downstream from Vista has suffered from many human-caused changes, which have greatly altered the ecological integrity and functioning of the river. Truckee River flows are regulated by a number of agreements, decrees, and river operating requirements.

Well intended but failed efforts at flood control in the early 1960s led to exacerbated channel down cutting along the lower Truckee River and as a result, depression of the groundwater table. The lowered groundwater depth and deeply incised channel has disconnected the river from the riparian habitat and surrounding floodplains. Without access to groundwater, regeneration of native riparian vegetation has been impaired for decades, and invasive species have begun to dominate the riparian communities along the river's edge.

Land use practices along the Truckee River have altered the flow regimes, also causing the condition of riparian vegetation to decline and resulting in a significant reduction of important habitat for birds, mammals, reptiles, and amphibians. Urban growth and development in the cities of Reno and Sparks have increased the amount of impervious surfaces, affecting water quality and the extent and timing of flooding.

Since 2003, TNC and its partner agencies have demonstrated river restoration techniques on the lower Truckee River through two projects at TNC's 305-acre McCarran Ranch, the Lockwood site, the lower Mustang Ranch site, the 102 Ranch site, and the Tracy site. The site proposed for restoration is within the same reach of the lower Truckee River as the completed restoration sites. The restoration activities at McCarran Ranch included the creation of a new river meander; approximately one mile of new channel and riffle construction; revegetation of approximately 120 acres; creation of wetlands and ponds, including oxbow wetlands; and a variety of wildlife nesting, cover, and shelter improvements. The constructed riffles raised the water surface level and promoted more frequent overbank flooding within the project areas. The localized overbank flooding of these uninhabited floodplain areas improved soil fertility and ecological productivity, while attenuating downstream flooding.

These river and riparian restoration measures are correcting the undesirable effects of channelization and river entrenchment, while retaining the benefits of flood flow attenuation. Restoration at the McCarran Ranch sites is resulting in the recovery of the groundwater table in the project area, increased populations and survivorship of native plants, and increased fish and native bird populations. The decreased channel width promotes improved hydraulic connection between the river channel and its floodplain to better support wetland habitat.

Purpose of and Need for the Proposed Action

The primary purpose of the project is to contribute to the ecological restoration of the lower Truckee River. Overall, the project is intended to help restore basic physical and biological functions to a more natural condition so that the ecological systems and native organisms can depend on those functions. Generally, the restoration project will involve the creation of new areas of aquatic and terrestrial habitat, including river channel modifications, scour channels and swales, and areas of native vegetation, for the purposes of restoring the degraded ecosystem to a more natural condition.

Monitoring results support the effectiveness of TNC's restoration projects since 2003 and the need for continued, well-designed restoration projects at high priority sites on the lower Truckee River.

The Tracy site was selected by TNC and cooperating agencies in order to restore the river channel, floodplain, and riparian forest and to undo the damage of the human-caused changes. The proposed channel-and-floodplain restoration work to be implemented at the site would create a variety of benefits in terms of long-term floodwater flow attenuation, water quality improvement, improved habitats for native plants and animals including special-status species, biological productivity and diversity, noxious weed reduction and control, and restoration of native species. The proposed project would continue TNC's program of restoration on key reaches of the lower Truckee River and provide linkage and continuity with the previously restored sites.

The decision to propose this site, as well as previous projects for restoration, was based in part on its relatively high scores in a report prepared by Otis Bay Ecological Consultants (Otis Bay Ecological Consultants 2007) for the U.S. Army Corps of Engineers. The report includes a ranking of the ecological restoration potential of 20 sites along the lower Truckee River based on field and aerial observations. The criteria included flow regime, average floodplain width and potential for floodplain expansion, riparian forest and potential for recovery, existing aquatic habitat diversity and potential to increase hydraulic habitat diversity, encroachments into the channel and floodplain, existing entrenchment, floodplain reconnection potential, and connection to natural features.

Tracy Phase II

The Tracy Phase II restoration site includes three different properties; a conservation easement donated by NV Energy and being held by the Flood Management Authority, a 12 acre parcel (the former Hoss Equipment property) acquired by TNC in 2014, and the upstream portion of the 102 Ranch property owned by BLM who TNC has a cooperative management agreement with. The Truckee River at Tracy has a deeply incised and relatively straight channel, a disconnected floodplain, and a large earthen berm and gravel pit pond that are relics of a former gravel mining operation. The site also contains existing elements such as functional historic swales/abandoned river channel and remnant late seral cottonwoods, which would accelerate the restoration process.

The Tracy Phase II site is just downstream of the Tracy Phase I project and abuts the 102 Ranch restoration project at its upstream end. Extensive restoration work was done at Tracy Phase I in 2013 and at 102 Ranch in 2008 to lower the floodplain, realign the channel, and restore native riparian vegetation. The purpose and need for restoration proposed at Tracy Phase II is to provide river and ecological restoration, and to provide physical and biological continuity with previously restored sites upstream and downstream of the Tracy Phase II reach.

Timeframe of the proposed project

January-August 2016 Finalize design and secure permits.

August-December 2016 Site preparation; rock stockpiling; plant salvage; floodplain excavation and gravel pit fill; grade control, groin, and point bar construction.

Other Permits and Approvals Required

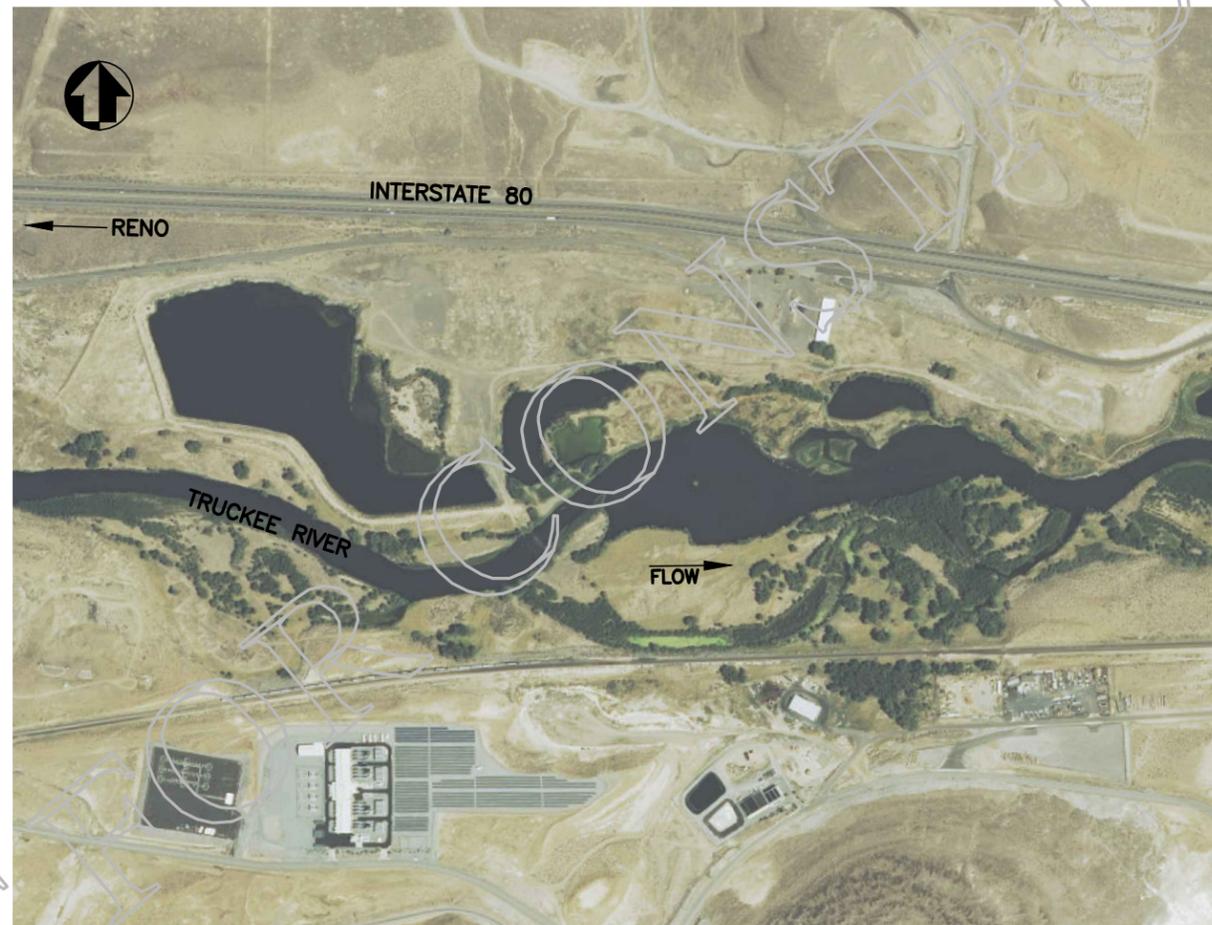
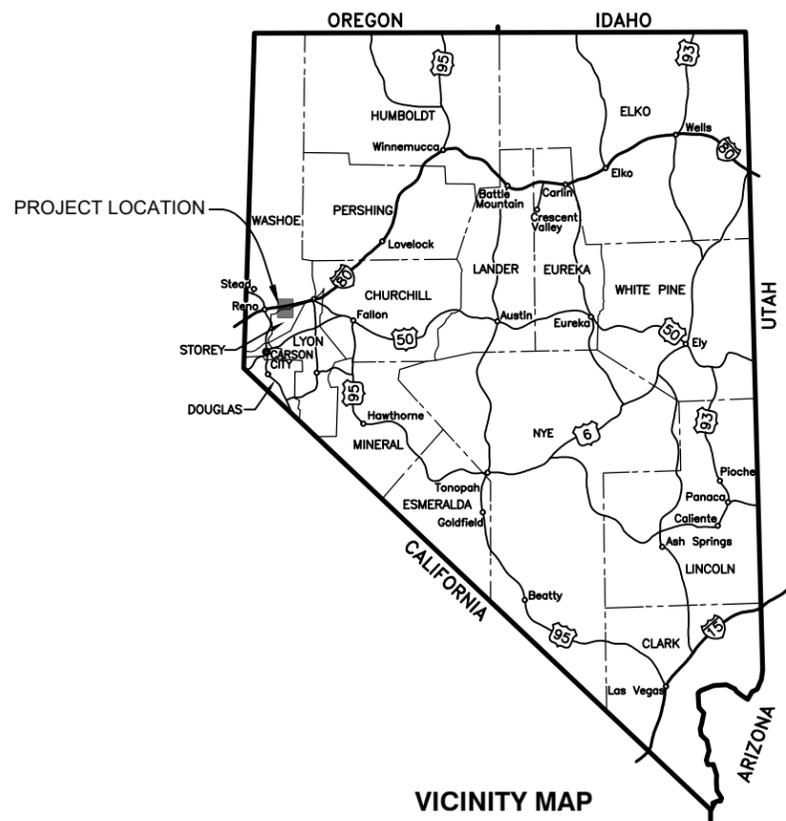
The construction work associated with restoring this site requires a series of federal, state, and local permits, as well as letters of permission and easements. As of April 2016, the permit application process is in the initial stages, and all permits are expected to be in-hand by late August/September 2016. The permits and easements needed are as follows:

1. Temporary Working in Waterways (Rolling Stock) Permit – issued by NDEP.
2. 401 Water Quality Certification – issued by NDEP.
3. Stormwater General Permit – issued by NDEP.
4. Letters of Authorization from State of Nevada – both the State Engineer (Division of Water Resources) and Department of Wildlife must approve the project.
5. Grading Permits – issued by Washoe and Storey Counties.
6. Special Use Permits – issued by Storey and Washoe Counties.
7. Dust Control and Vector Control Permits – Washoe County District Health Department, Air Quality Management Division.
8. Right of Entry and Construction Authorization – Division of State Lands.

TNC will be responsible for preparing and submitting all necessary materials to secure these permits and easements. TNC will be named on each permit for the project (as will contractors as appropriate).

TRUCKEE RIVER RESTORATION THE NATURE CONSERVANCY

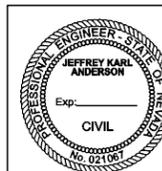
TRUCKEE RIVER RESTORATION, TRACY II SITE STOREY AND WASHOE COUNTIES, NEVADA



SHEET INDEX

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90% LEVEL PLANS



GMA
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MCKINLEYVILLE, CA 95519
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TRUCKEE RIVER RESTORATION
TRACY II SITE
THE NATURE CONSERVANCY
COUNTY STOREY/WASHOE STATE NEVADA

SHEET
1
OF

13
SB16-008
EXHIBIT F

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE ACCOMPLISHED UNDER THE APPROVAL, INSPECTION, AND TO THE SATISFACTION OF THE OWNER. IMPROVEMENT CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND THE 2001 NEVADA DOT STANDARD PLANS FOR CONSTRUCTION OF LOCAL STREETS AND ROADS, UNLESS NOTED OTHERWISE. ALL REFERENCES TO THE "STANDARD SPECIFICATIONS" SHALL MEAN THE STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION (NDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF LOCAL STREETS AND ROADS, 2001. CONSTRUCTION NOT SPECIFIED ON THESE PLANS SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR IS OBLIGATED TO BE FAMILIAR WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS NOT DISCUSSED IN THE GENERAL NOTES. THE CONTRACT SPECIAL PROVISIONS SHALL SUPERSEDE THOSE OF THE STANDARD SPECIFICATIONS WHERE DISCREPANCIES OCCUR.

2. CONSTRUCTION HOURS SHALL BE WEEKDAYS BETWEEN 7:00 A.M. AND 6:00 P.M. UNLESS PRIOR APPROVAL IS RECEIVED FROM THE OWNER.

3. THE LOCATIONS AND EXTENT OF EXISTING UTILITIES AND UNDERGROUND UTILITIES IN THE WORK AREA AS SHOWN ARE APPROXIMATE AND ARE NOT NECESSARILY COMPLETE. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE EXISTING UTILITIES BASED UPON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE TYPE, LOCATION, SIZE, AND/OR DEPTH OF THE EXISTING UTILITIES WITHIN THE WORK AREA BEFORE COMMENCING WORK. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND ABOVE GROUND UTILITIES. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. SEE SPECIAL PROVISIONS FOR CONTRACTOR NOTIFICATION REQUIREMENTS. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR DAMAGED UTILITIES. THE OWNER AND THEIR CONSULTANTS ASSUME NO RESPONSIBILITY FOR ANY UNDERGROUND AND ABOVE GROUND UTILITIES OR OTHER BURIED OBJECTS WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS.

4. UNLESS NOTED OTHERWISE ON THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION.

5. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND FURTHER AGREES THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS IN ACCORDANCE WITH THE PROVISIONS OUTLINED BY THE PROJECT CONTRACT AND STANDARD SPECIFICATIONS.

7. THERE SHALL BE NO GRADING OR LAND DISTURBANCE PERFORMED WITH RESPECT TO THE PROJECT BETWEEN DECEMBER 15 AND JULY 1 UNLESS PROPER APPROVALS ARE OBTAINED FROM THE APPROPRIATE AGENCIES

8. THE CONTRACTOR SHALL MAINTAIN A SET OF PLANS ON THE JOB SHOWING "AS-CONSTRUCTED" CHANGES MADE TO DATE. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUPPLY TO THE OWNER A SET OF PLANS, MARKED UP TO THE SATISFACTION OF THE OWNER, REFLECTING THE AS-CONSTRUCTED MODIFICATIONS.

9. AT NO TIME SHALL THE CONTRACTOR UNDERTAKE TO CLOSE OFF ANY EXISTING UTILITY LINES OR OPEN VALVES OR TAKE ANY OTHER ACTION WHICH WOULD AFFECT THE OPERATION OF EXISTING WATER OR SEWER SYSTEMS WITHOUT PRIOR APPROVAL FROM THE OWNER.

10. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM PREVENTIVE DUST CONTROL MEASURES TO ENSURE THAT DUST RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK IS CONTROLLED IN CONFORMANCE WITH THE PROVISIONS OF SECTION 107, "LEGAL RELATIONS AND RESPONSIBILITY," OF THE STANDARD SPECIFICATIONS, COUNTY, AND LOCAL ORDINANCES.

11. EROSION CONTROL STRUCTURES SHALL CONTAIN AND CONTROL EROSION CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE RUNOFF FROM THE PROJECT SITE INTO RECEIVING WATER BODIES. SUITABLE SUPPLIES FOR MITIGATING SEDIMENT IMPACTS TO ON-SITE WATERWAYS SHALL BE MAINTAINED AT THE PROJECT SITE BY THE CONTRACTOR DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL TEMPORARY EROSION CONTROL MEASURES. THE EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION "HANDBOOK OF BEST MANAGEMENT PRACTICES." AN INSPECTION SHALL OCCUR PRIOR TO THE COMMENCEMENT OF WORK FOR A PRE-GRADING INSPECTION OF THE INSTALLED TEMPORARY EROSION CONTROL FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PERFORMANCE OF THE TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.

12. CONSTRUCTION LIMITS SHOWN ON THE PLANS DELINEATE BOUNDARIES FOR THE CONTRACTOR'S OPERATIONS OUTSIDE THE COUNTY STREET RIGHT-OF-WAY. CONSTRUCTION LIMIT FENCING SHALL BE ERECTED ALONG THESE BOUNDARIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

13. THE CONTRACTOR SHALL USE ONLY DESIGNATED SPECIFIC SITES FOR STORAGE OF EQUIPMENT AND MATERIALS AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF ALL EQUIPMENT AND MATERIALS.

14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTOR(S) TO EXAMINE THE PROJECT SITE PRIOR TO THE OPENING OF BID PROPOSALS. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, SUCH AS THE NATURE AND LOCATION OF THE WORK AND THE GENERAL AND LOCAL CONDITIONS, PARTICULARLY THOSE AFFECTING THE AVAILABILITY OF TRANSPORTATION, THE DISPOSAL, HANDLING, AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRICITY, ROADS, THE UNCERTAINTIES OF WEATHER, THE CONDITIONS OF THE GROUND, SURFACE AND SUBSURFACE MATERIALS, THE EQUIPMENT AND FACILITIES NEEDED PRIMARILY FOR AND DURING THE PERFORMANCE OF THE WORK, AND THE COSTS THEREOF. ANY FAILURE BY THE CONTRACTOR AND SUBCONTRACTOR(S) TO ACQUAINT HIMSELF/HERSELF WITH ALL THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM/HER FROM RESPONSIBILITY FOR PROPERLY ESTIMATING THE DIFFICULTY AND COST OF SUCCESSFULLY PERFORMING THE WORK.

15. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED ENVIRONMENTAL REGULATORY PERMITS HAVE BEEN OBTAINED AND ARE PART OF THE CONSTRUCTION DOCUMENTS AVAILABLE FOR THE CONTRACTOR. POTENTIAL PERMITS INCLUDE, BUT ARE NOT LIMITED TO, THE UNITED STATES ARMY CORPS OF ENGINEERS, NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION, UNITED STATES FISH AND WILDLIFE SERVICE, STOREY AND WASHOE COUNTIES, ETC. THE CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION OPERATIONS TO BE IN CONFORMANCE WITH THE PROVISIONS CONTAINED WITHIN THESE PERMITS. THE CONTRACTOR SHALL OBTAIN AT HIS OWN EXPENSE ALL PERMITS, LICENSES, INSURANCE POLICIES, ETC., NOT ALREADY OBTAINED BY OWNER, AS MAY BE NECESSARY TO COMPLY WITH STATE AND LOCAL LAWS ASSOCIATED WITH THE PERFORMANCE OF THE WORK. SEE SPECIAL PROVISIONS.

16. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE CONTRACT DOCUMENTS FOR ALL SUBMITTALS REQUIRED FOR OWNER REVIEW AND ACCEPTANCE.

17. THE CONSULTANT TEAM AND OVERSEEING ENGINEER RESPONSIBLE FOR PREPARATION OF THESE PLAN AND SPECIFICATIONS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE CONSULTANT TEAM AND OVERSEEING ENGINEER RESPONSIBLE FOR PREPARATION OF THESE PLANS. CONTACT PERSON: GRAHAM MATTHEWS, P.O. BOX 1516, WEAVERVILLE, CALIFORNIA, 96093-1516; TELEPHONE (530) 623-0520.

18. CONTRACTOR'S LICENSE CLASSIFICATION: BIDDERS SHALL BE PROPERLY LICENSED TO PERFORM THE WORK PURSUANT TO THE STATE CONTRACTOR'S LICENSE ACT (NAC 624 ET SEQ.) AND SHALL POSSESS A CLASS A LICENSE OR EQUIVALENT COMBINATION OF CLASSES REQUIRED BY THE CATEGORIES AND TYPE OF WORK INCLUDED IN THE CONTRACT DOCUMENTS AND PLANS. FAILURE OF THE SUCCESSFUL BIDDER TO OBTAIN PROPER AND ADEQUATE LICENSING FOR AN AWARD OF THE CONTRACT SHALL CONSTITUTE A FAILURE TO EXECUTE THE CONTRACT, AND FORFEITURE AS PROVIDED UNDER THAT SECTION.

19. THE VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORIZONTAL DATUM IS BASED ON US STATE PLANE 1983 NEVADA WEST 2703 (NAD83). [NEED TO UPDATE]

20. TOPOGRAPHIC MAPPING WAS PREPARED USING LIDAR METHODS BY TOWILL, INC., SAN FRANCISCO, CA IN 2010 AND SUPPLEMENTARY GROUND SURVEYS BY GRAHAM MATTHEWS & ASSOCIATES, WEAVERVILLE, CA IN 2010- 2012. [NEED TO UPDATE]

21. LINE AND GRADE: THE LAYOUT CONTROL, DIMENSIONS AND CONTOURS SHOWN ARE INTENDED TO PROVIDE THE CONTRACTOR SUFFICIENT INFORMATION TO LAYOUT AND PERFORM INITIAL STAKING OF THE PROJECT. THE STAKES SHALL BE REVIEWED AND ADJUSTED WITH THE CONTRACTING OFFICER PRIOR TO ANY GRADING. ADJUSTMENTS TO THE GRADING WILL BE REQUIRED AS DIRECTED BY THE CONTRACTING OFFICER TO ACHIEVE A FUNCTIONAL PROJECT. CAD FILES WILL BE MADE AVAILABLE FOR THE CONTRACTOR'S CONVENIENCE. IN THE EVENT OF A CONFLICT, THE HARD COPY DRAWINGS SHALL GOVERN.

22. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS AND ATTACHED SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE CONSULTANT TEAM RESPONSIBLE FOR THE PLAN PREPARATION. CONTACT PERSON: GRAHAM MATTHEWS, P.O. BOX 1516, WEAVERVILLE, CALIFORNIA, 96093-1516; TELEPHONE (530) 623-0520. [NEED TO UPDATE]

23. NO TREES OR WETLAND VEGETATION SHALL BE REMOVED UNLESS THEY ARE SHOWN AND NOTED TO BE REMOVED ON THE PLANS, OR AS DIRECTLY SPECIFIED ON-SITE BY THE PROJECT MANAGEMENT STAFF. ALL TREES CONFLICTING WITH GRADING SHALL BE TRIMMED. NO GRADING SHALL TAKE PLACE WITHIN THE DRIP LINE OF TREES NOT TO BE REMOVED.

24. IF, DURING CONSTRUCTION, ARCHAEOLOGICAL REMAINS ARE ENCOUNTERED, CONSTRUCTION IN THE VICINITY SHALL BE HALTED, AND THE STATE OFFICE OF HISTORIC PRESERVATION AND A QUALIFIED ARCHAEOLOGIST SHALL BE NOTIFIED IMMEDIATELY.

25. PERMIT CONDITIONS MAY CONTAIN SPECIFIC REQUIREMENTS FOR THE CONTROL OF OFF-SITE TURBIDITY FROM PROJECT OPERATIONS. TURBIDITY WILL BE MONITORED ON A FREQUENT BASIS BY THE PROJECT MANAGEMENT AND INSPECTION STAFF ON-SITE. TURBIDITY AMOUNTS IN EXCESS OF THE PERMITTED AMOUNT AND/OR DURATIONS WILL CAUSE WORK TO BE STOPPED UNTIL IMPROVED PRACTICES ARE IN EFFECT AND THE PROBLEMS CONTROLLED. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR ANY PROJECT DELAYS THAT OCCUR BY NATURE OF THIS FAILURE TO ADEQUATELY CONTAIN SEDIMENT ON-SITE.

26. THE CONTRACTOR SHALL CONFORM TO THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES

GENERAL GRADING NOTES:

1. GENERAL SITE GRADING: ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AND ALL APPLICABLE LOCAL, COUNTY, AND STATE GRADING ORDINANCES.

2. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FURNISHED FOR THE CONTRACTOR'S INFORMATION ONLY. THE ACTUAL AMOUNT OF EARTH MOVED WILL VARY DEPENDING ON CONDITIONS IN THE FIELD INCLUDING BUT NOT LIMITED TO COMPACTION, CONSOLIDATION, STRIPPING, AND THE CONTRACTOR'S METHOD OF OPERATION.

3. THE SITE SHALL BE MAINTAINED IN AN ORDERLY FASHION. FOLLOWING THE CESSATION OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE OR PLACED ON-SITE AS DIRECTED BY THE OWNER.

PROJECT TOTAL CUT/FILL VOLUMES

CUT/FILL	PROJECT TOTAL (CY)	STOREY COUNTY (CY)	WASHOE COUNTY (CY)
CUT	-240,000	-107,000	-133,000
FILL	240,000	3,000	237,000
NET	0	-104,000	104,000

NOTE: CUT/FILL VOLUMES ASSUME SOLID VOLUME

*PROJECT ELEMENT	MATERIAL TYPE	PROJECT TOTAL (CY)	PROJECT TOTAL (TON)	WASHOE COUNTY (CY)	WASHOE COUNTY (TON)	STOREY COUNTY (CY)	STOREY COUNTY (TON)
1/2 TON RSP	1/2 TON ROCK	6,100	13,600	4,600	10,200	1,500	3,400
	CLASS 1 ROCK	2,600	5,700	1,900	4,300	700	1,400
	**RSP FABRIC (SQ YDS)	8,500	-	6,400	-	2,100	-
BOULDER GRADE CONTROL	1 TON ROCK	8,100	18,000	2,400	5,300	5,700	12,700
WILLOW GROINS	1/2 TON ROCK	300	600	25	50	275	550
	2"-12" GRAVEL/ COBBLE	700	1,500	75	100	625	1,400
CHANNEL GRAVEL/ COBBLE PLACEMENT	2" - 12" GRAVEL/ COBBLE	5,500	12,300	1,100	2,400	4,400	9,900

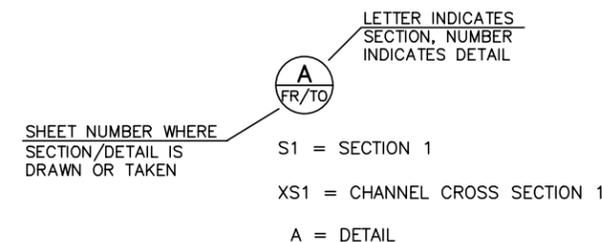
* RSP FABRIC UNITS ARE SQUARE YARDS

NOTE: VOLUMES/WEIGHTS ASSUME 30% VOID RATIO FOR ROCK AND 20% VOID RATIO FOR GRAVEL/COBBLE. WEIGHTS ASSUME 165 LBS/CY.

PROJECT CONTROL POINTS

CP #	NORTHING (NAD83,FT)	EASTING (NAD83,FT)	ELEVATION (NAVD88,FT)	TYPE

CROSS-REFERENCE LEGEND

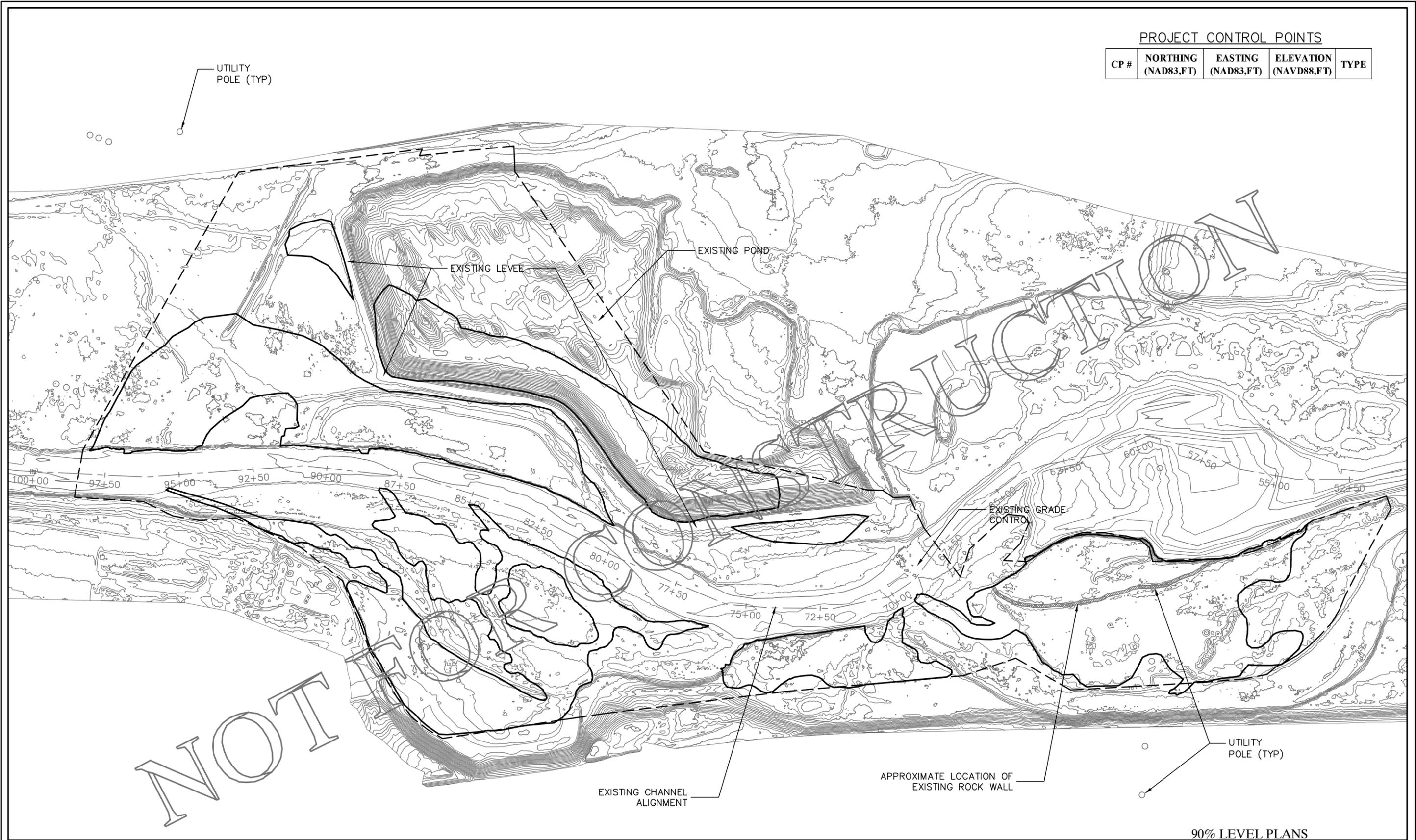


90% LEVEL PLANS

	DESIGNED: NHE, GMA	SUB SHEET NO. G2	TITLE OF SHEET TRUCKEE RIVER TRACY II SITE RESTORATION NOTES	DRAWING NO. _____
	TECH. REVIEW: JKA			PMIS/PKG NO. _____
DATE: 6/14/2016			THE NATURE CONSERVANCY TRACY II SITE RESTORATION	SHEET SB16-008

PROJECT CONTROL POINTS

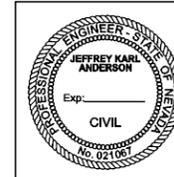
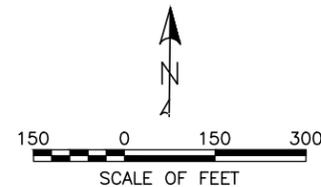
CP #	NORTHING (NAD83,FT)	EASTING (NAD83,FT)	ELEVATION (NAVD88,FT)	TYPE
------	---------------------	--------------------	-----------------------	------



NOT

LEGEND

- PROJECT BOUNDARY
- PROJECT ALIGNMENT
- GRADING LIMITS
- EXISTING CONTOURS (2FT)
- ▨ EXISTING ROCK WALL
- UTILITY POLE



DESIGNED:
NHE, GMA
GADD
CEP
TECH. REVIEW:
JKA
DATE:
6/14/2016

SUB SHEET NO.
G3

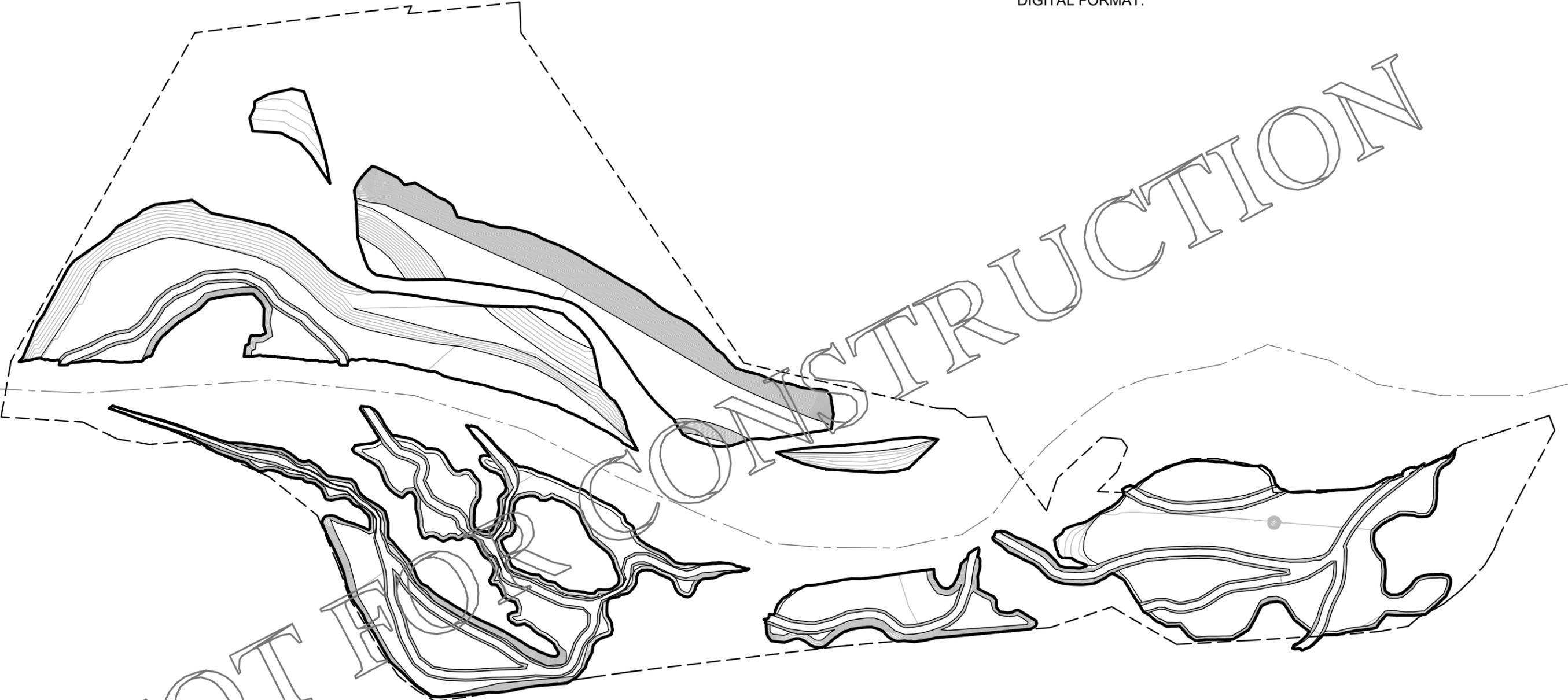
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TRACY II SITE RESTORATION
EXISTING SITE PLAN AND BOUNDARIES**
THE NATURE CONSERVANCY
TRACY II SITE RESTORATION

DRAWING NO.
PMIS/PKG NO.
SHEET
SB16-008

90% LEVEL PLANS

EXHIBIT F

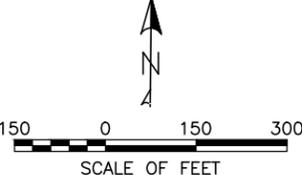
NOTE: PROJECT STAKING AND GRADING WILL BE CONDUCTED USING THE 1 FOOT DESIGN CONTOURS AND THE DESIGN BREAKLINES SHOWN ON THIS SHEET. THE 1 FOOT DESIGN CONTOURS AND DESIGN BREAKLINES WILL BE PROVIDED IN DIGITAL FORMAT.



NOT FOR CONSTRUCTION

90% LEVEL PLANS

- LEGEND**
- PROJECT BOUNDARY
 - PROJECT ALIGNMENT
 - DESIGN CONTOURS
 - DESIGN BREAKLINES

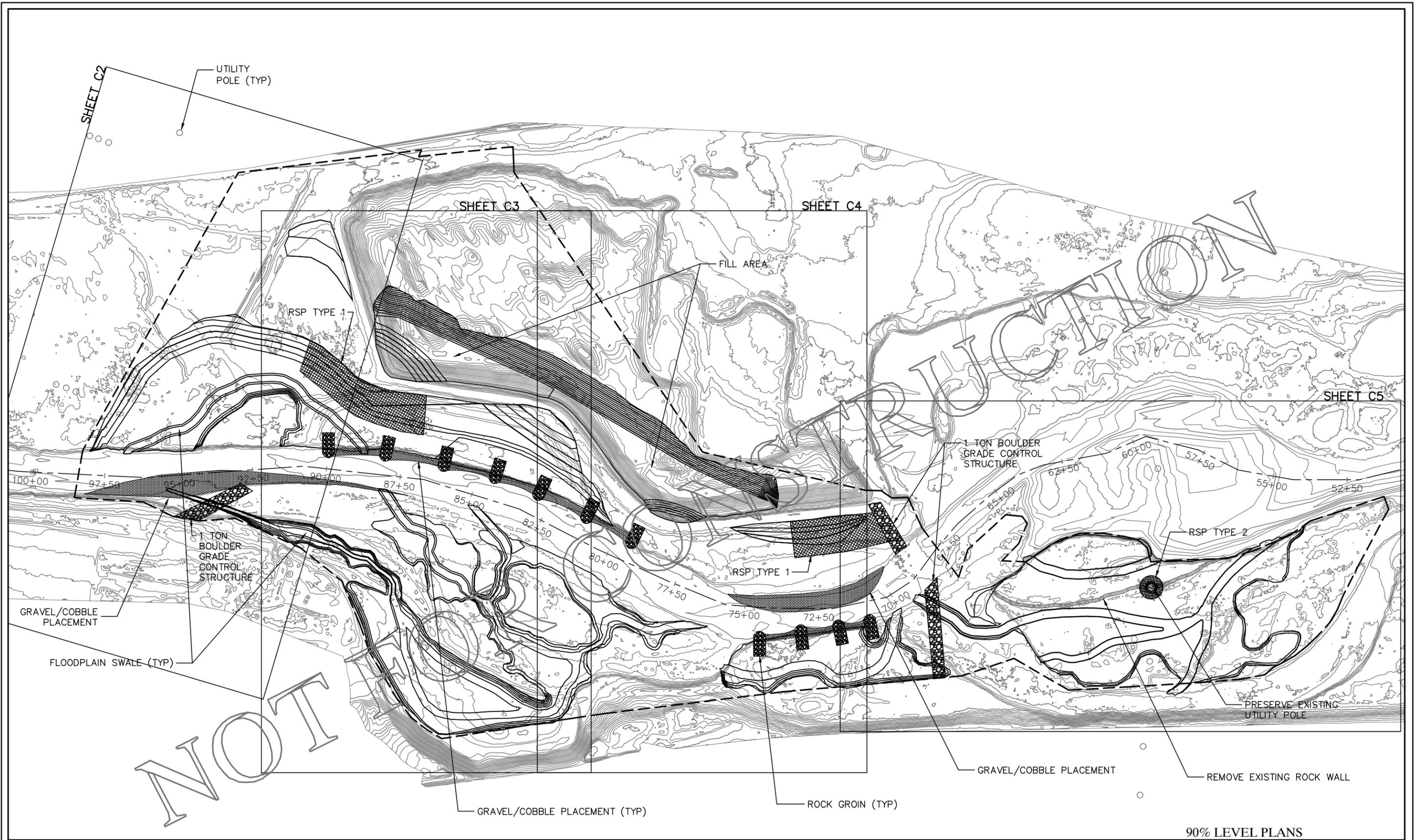


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NHE, GMA
CEP
TECH. REVIEW:
JKA
DATE:
6/14/2016

SUB SHEET NO.
G4

TITLE OF SHEET
**TRUCKEE RIVER
TRACY II SITE RESTORATION
DESIGN BREAKLINES AND CONTOURS**
THE NATURE CONSERVANCY
TRACY II SITE RESTORATION

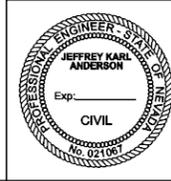
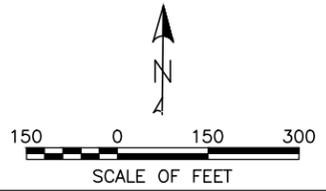
DRAWING NO.
PMIS/PKG NO.
SHEET
SB46-008



90% LEVEL PLANS

LEGEND

- PROJECT BOUNDARY
- PROJECT ALIGNMENT
- DESIGN CONTOURS (2FT)
- EXISTING CONTOURS (2FT)
- [Cross-hatch pattern] RSP TYPE 1
- [Diagonal lines pattern] RSP TYPE 2
- [Stippled pattern] BOULDER GRADE CONTROL
- [Dotted pattern] GRAVEL/COBBLE
- [Diagonal lines pattern] EXISTING ROCK WALL



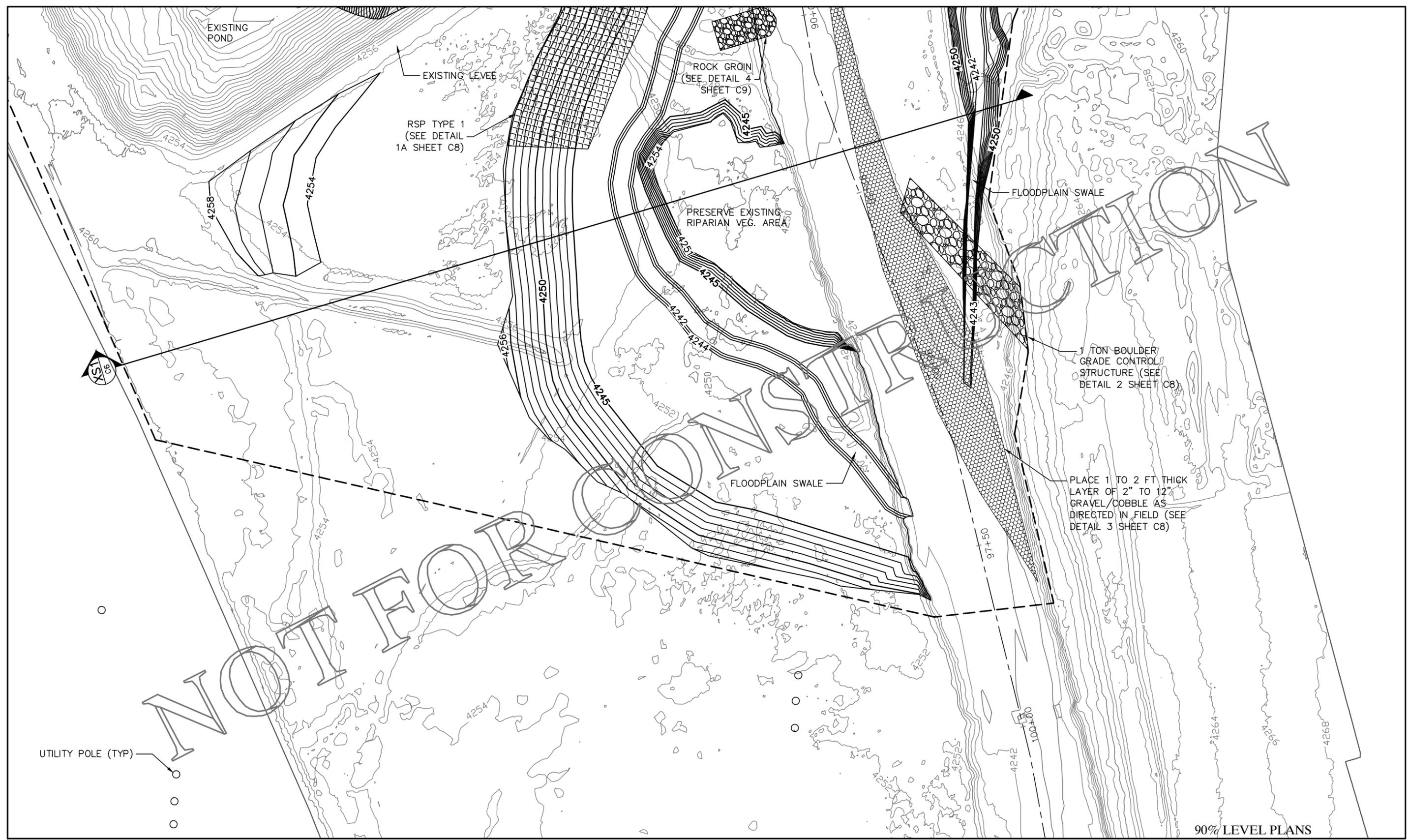
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NHE, GMA
GADD
CEP
TECH. REVIEW:
JKA
DATE:
6/14/2016

SUB SHEET NO.
C1

TITLE OF SHEET
**TRUCKEE RIVER
TRACY II SITE RESTORATION
PROJECT PLAN OVERVIEW**
THE NATURE CONSERVANCY
TRACY II SITE RESTORATION

DRAWING NO.
PMIS/PKG NO.
SHEET
SB16-008

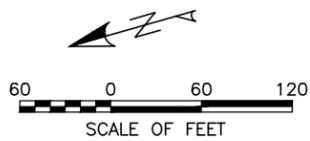
EXHIBIT F



90% LEVEL PLANS

LEGEND

- DESIGN CONTOURS (1FT)
- EXISTING CONTOURS (2FT)
- - - PROJECT BOUNDARY
- - - PROJECT ALIGNMENT
- [Grid Pattern] RSP TYPE 1
- [Boulder Pattern] BOULDER GRADE CONTROL
- [Gravel Pattern] GRAVEL/COBBLE
- [Rock Groin Pattern] ROCK GROIN



DESIGNED:
NHE, GMA
CEP

TECH. REVIEW:
JKA

DATE:
6/14/2016

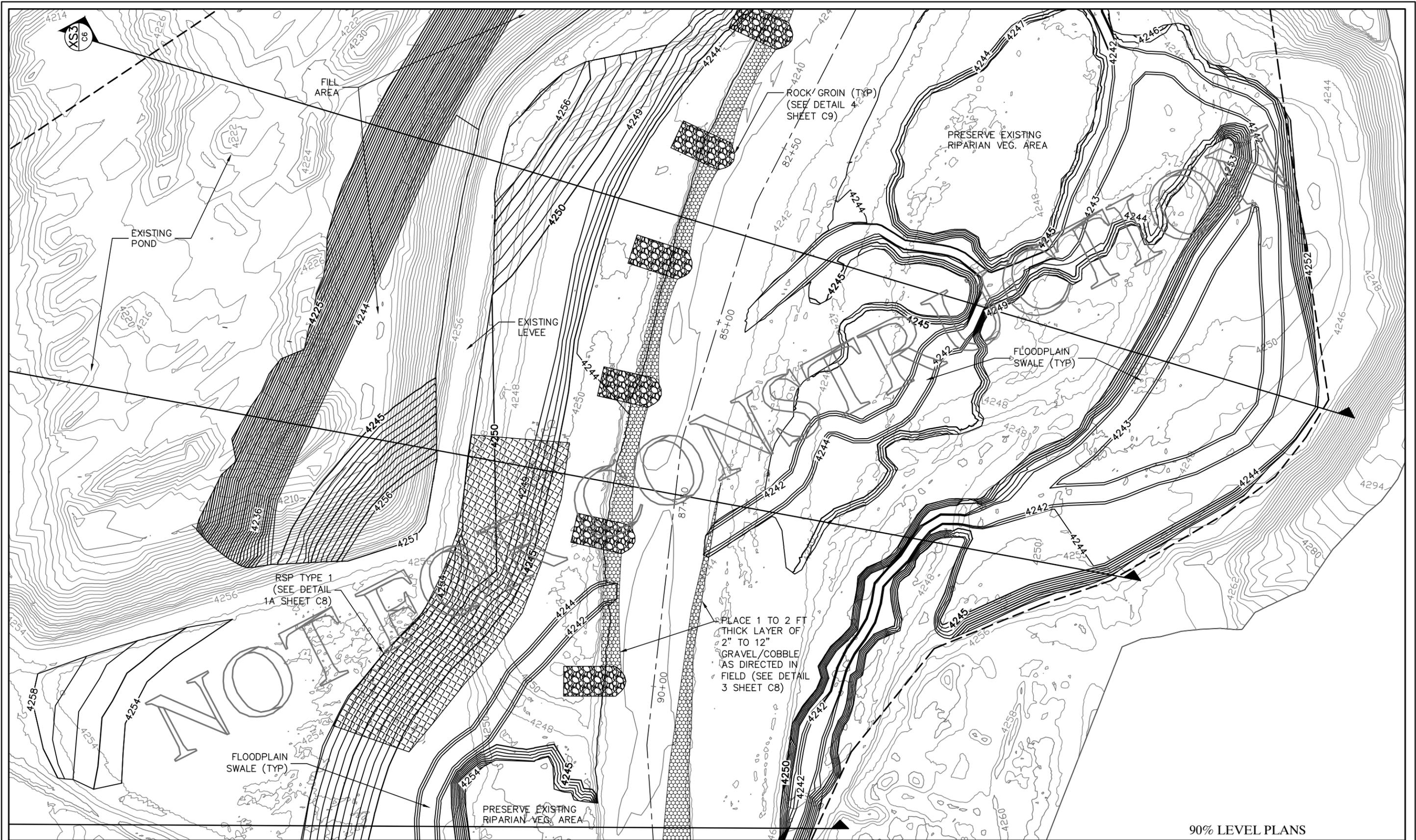
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C2

TITLE OF SHEET
**TRUCKEE RIVER
TRACY II SITE RESTORATION
SITE PLAN 1**

THE NATURE CONSERVANCY
TRACY II SITE RESTORATION

DRAWING NO.
PMIS/PKG NO.
SHEET
SB16-008

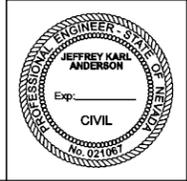
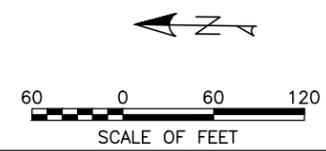
EXHIBIT F



90% LEVEL PLANS

LEGEND

- DESIGN CONTOURS (1FT)
- EXISTING CONTOURS (2FT)
- - - PROJECT BOUNDARY
- - - PROJECT ALIGNMENT
- RSP TYPE 1
- GRAVEL/COBBLE
- ROCK GROIN



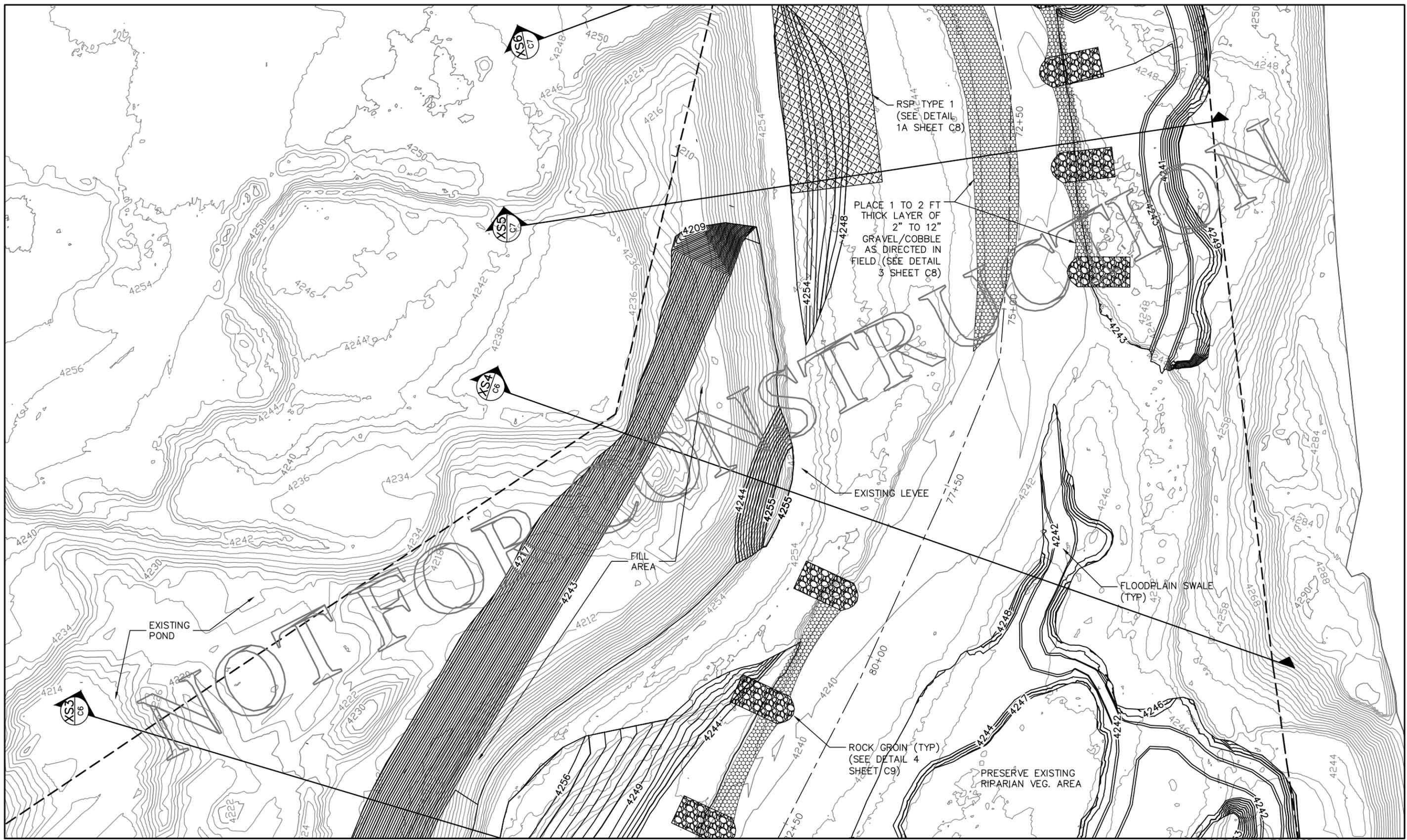
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CEP
TECH. REVIEW:
JKA
DATE:
6/14/2016

SUB SHEET NO.
C3

TITLE OF SHEET
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TRACY II SITE RESTORATION
SITE PLAN 2**
THE NATURE CONSERVANCY
TRACY II SITE RESTORATION

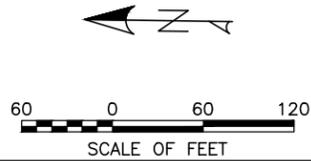
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PMIS/PKG NO.
SHEET
SB16-008

EXHIBIT F



LEGEND

- PROJECT BOUNDARY
- - - PROJECT ALIGNMENT
- DESIGN CONTOURS (1FT)
- EXISTING CONTOURS (2FT)
- RSP TYPE 1
- GRAVEL/COBBLE
- ROCK GROIN



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CEP

TECH. REVIEW:
JKA

DATE:
6/14/2016

SUB SHEET NO.
C4

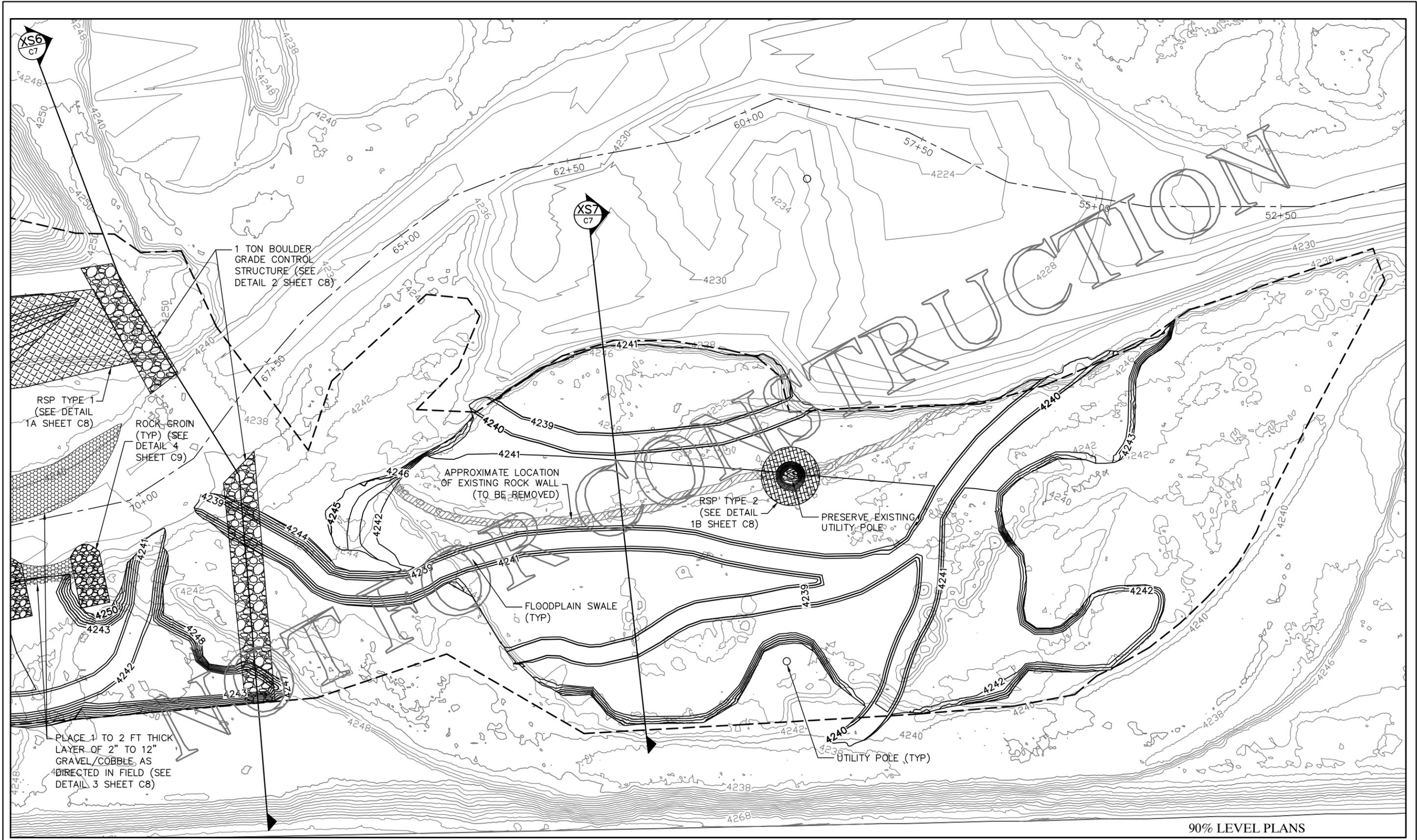
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TRACY II SITE RESTORATION
SITE PLAN 3**

THE NATURE CONSERVANCY
TRACY II SITE RESTORATION

DRAWING NO.
PMIS/PKG NO.
SHEET
SB16-008

90% LEVEL PLANS

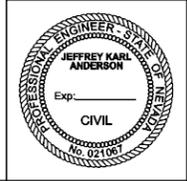
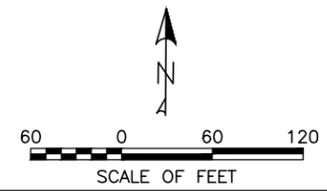
EXHIBIT F



90% LEVEL PLANS

LEGEND

- PROJECT BOUNDARY
- - - PROJECT ALIGNMENT
- DESIGN CONTOURS (2FT)
- EXISTING CONTOURS (2FT)
- RSP TYPE 1
- RSP TYPE 2
- BOULDER GRADE CONTROL
- GRAVEL/COBBLE
- EXISTING ROCK WALL



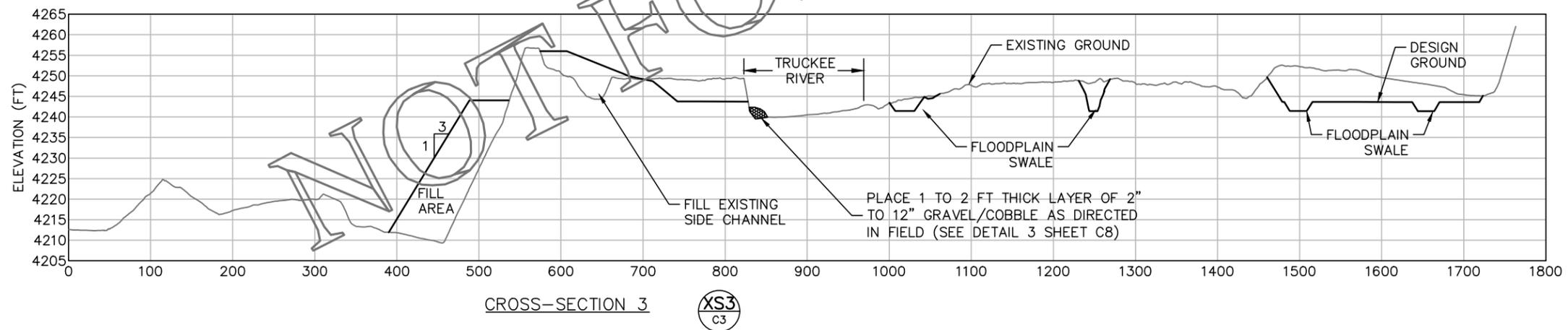
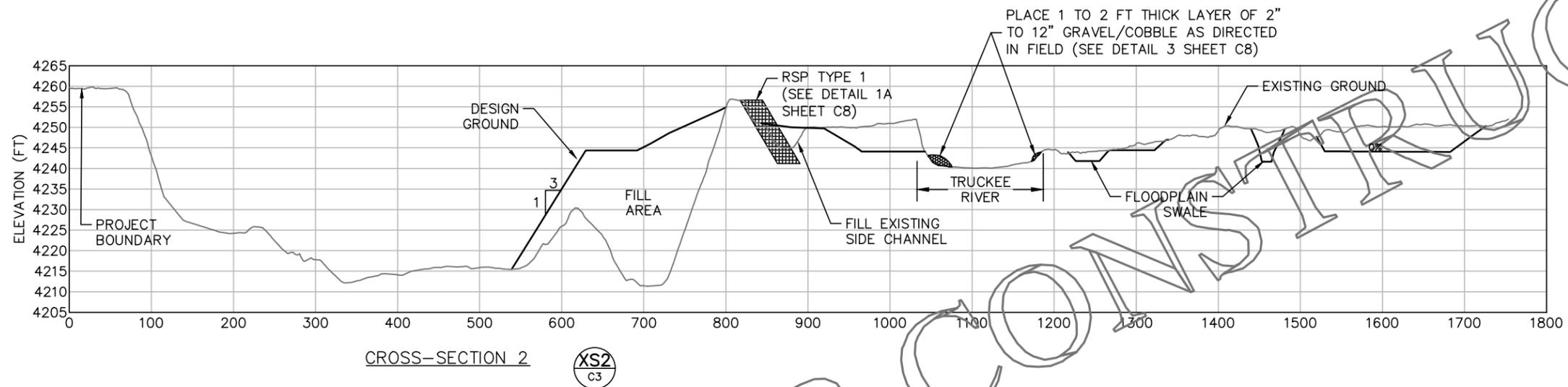
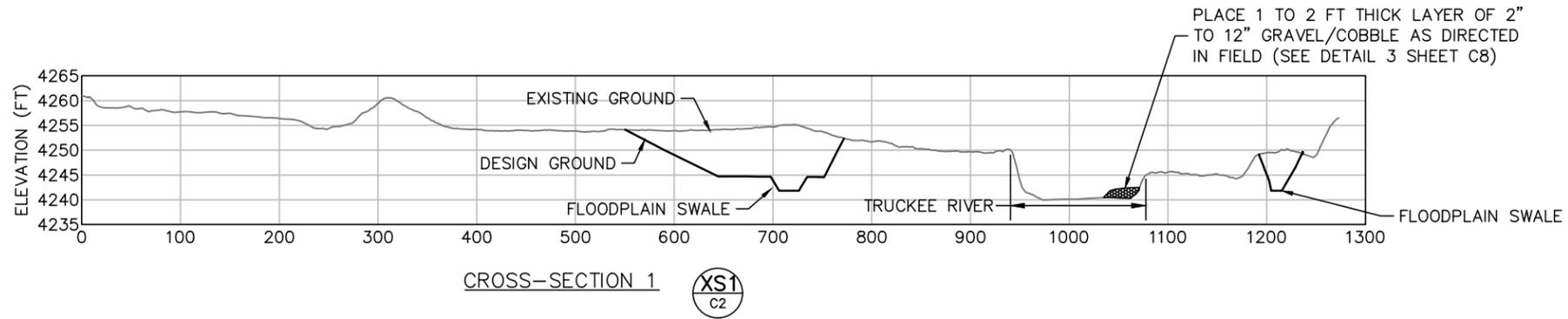
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NHE, GMA
CEP
TECH. REVIEW:
JKA
DATE:
6/14/2016

SUB SHEET NO.
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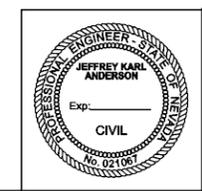
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**TRUCKEE RIVER
TRACY II SITE RESTORATION
SITE PLAN 4**
THE NATURE CONSERVANCY
TRACY II SITE RESTORATION

DRAWING NO.
PMIS/PKG NO.
SHEET
SB16-008

EXHIBIT F



SCALE: NTS



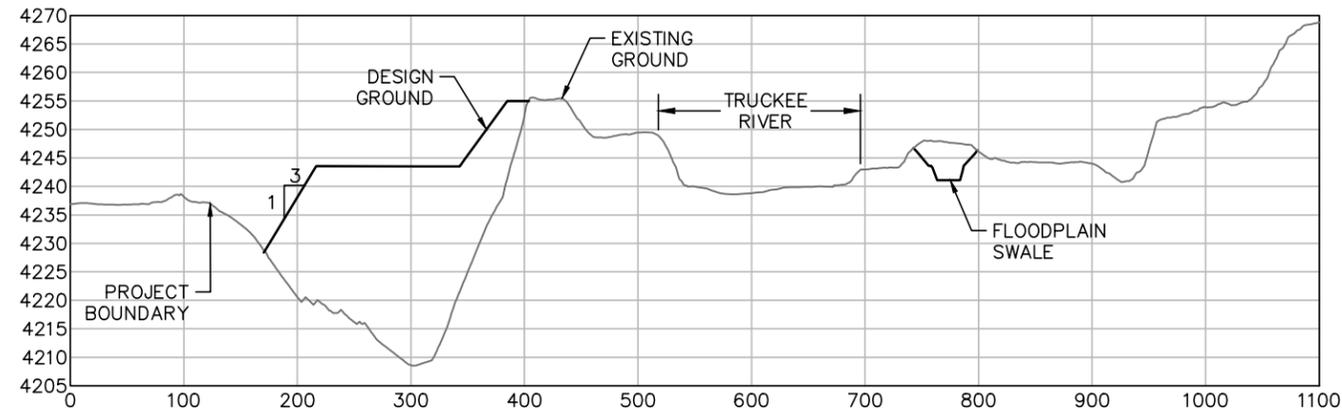
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CEP
TECH. REVIEW:
JKA
DATE:
6/14/2016

SUB SHEET NO.
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TITLE OF SHEET
**TRUCKEE RIVER
TRACY II SITE RESTORATION
CROSS-SECTIONS**
THE NATURE CONSERVANCY
TRACY II SITE RESTORATION

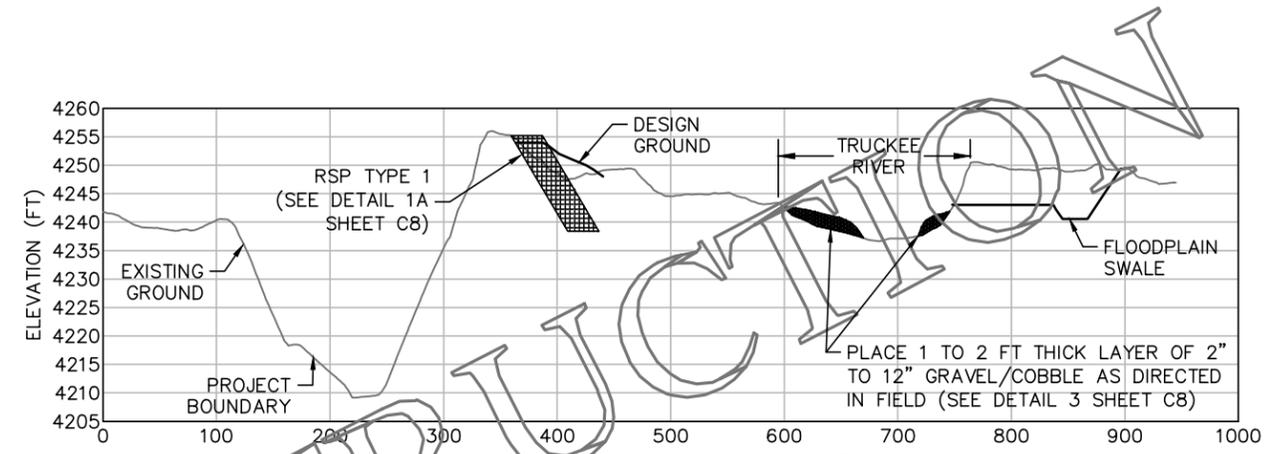
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PMIS/PKG NO.
SHEET
SB16-008

EXHIBIT F



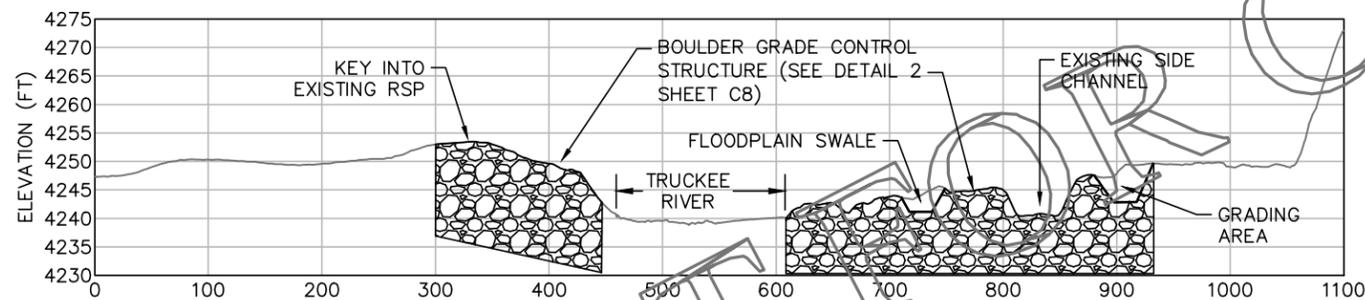
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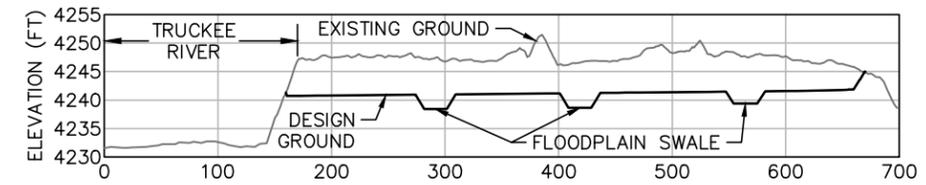
CROSS-SECTION 5

XS5
C4



CROSS-SECTION 6

XS6
C5



CROSS-SECTION 7

XS7
C5

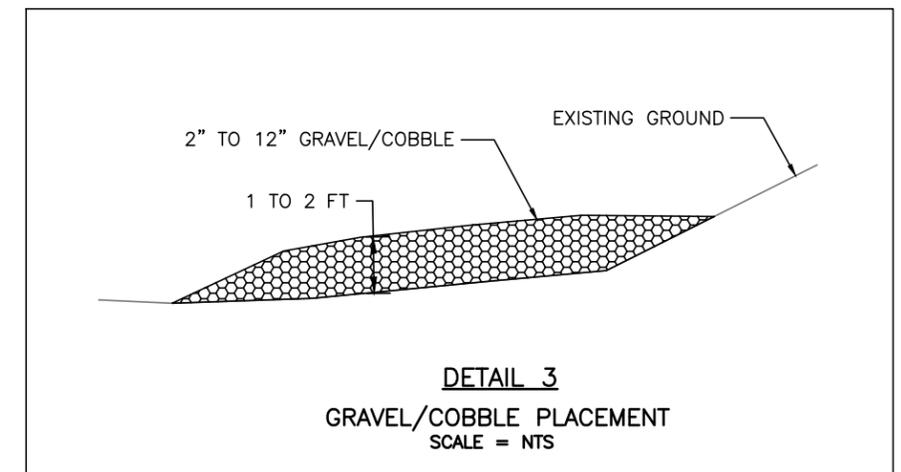
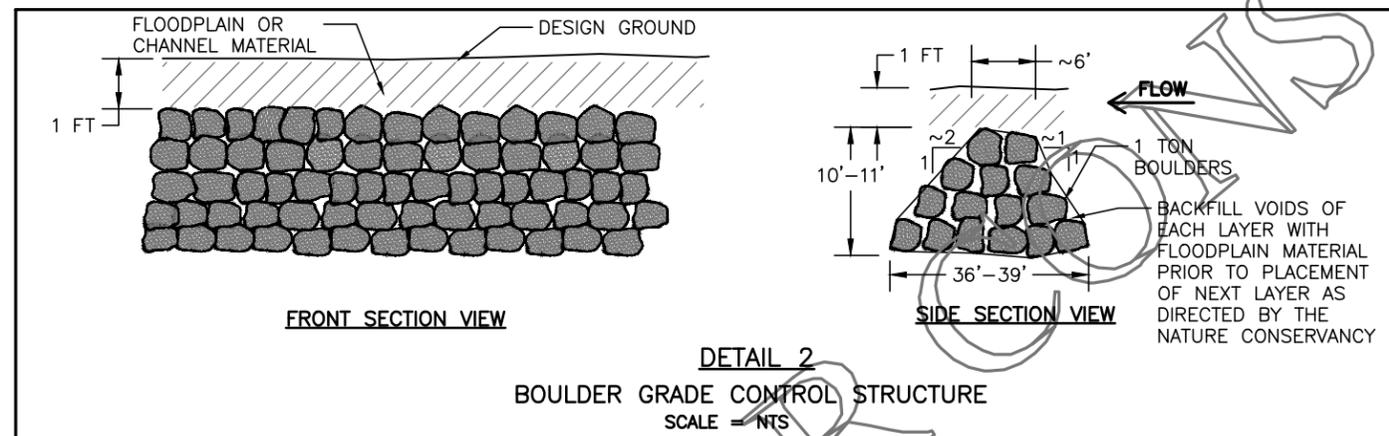
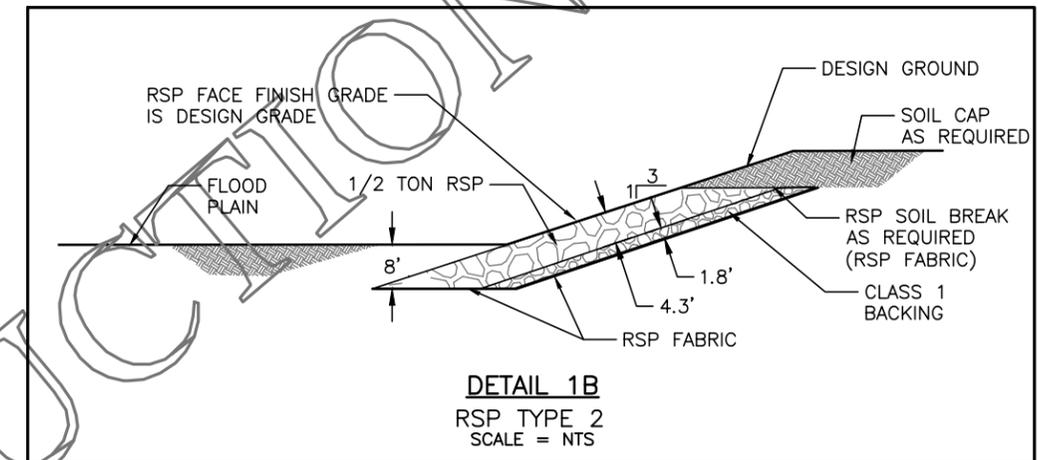
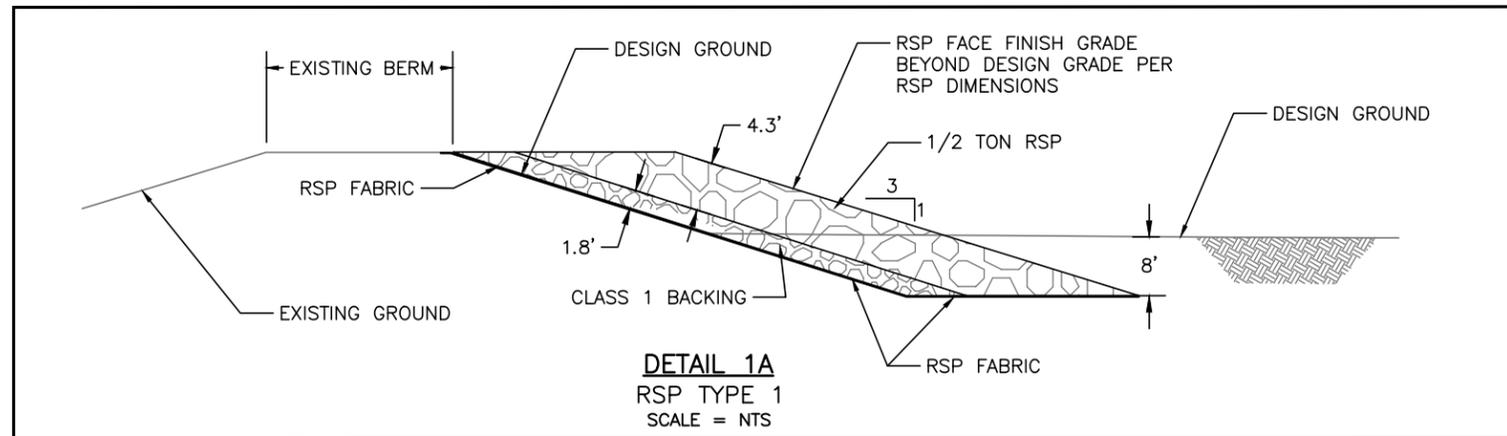
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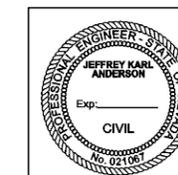
90% LEVEL PLANS

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	TECH. REVIEW:	JKA			PMIS/PKG NO.
	DATE:	6/14/2016			SHEET
					SB16-008

EXHIBIT F



NOT FOR CONSTRUCTION



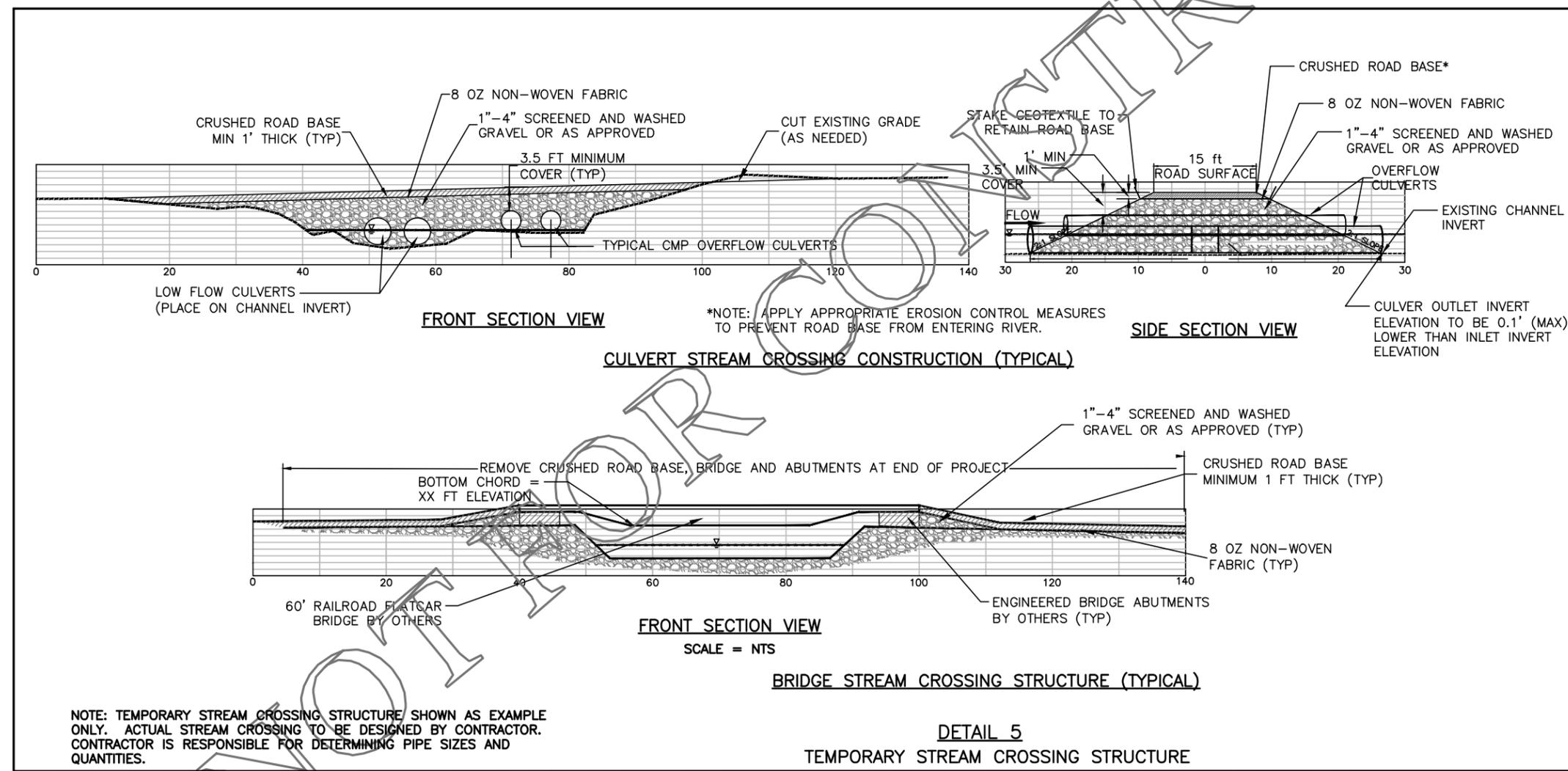
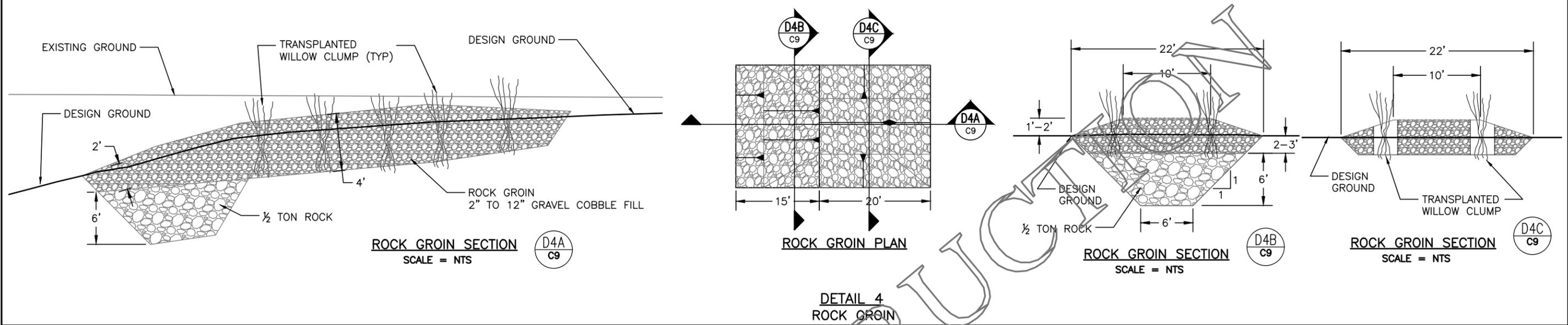
DESIGNED:
NHE, GMA
CEP
TECH. REVIEW:
JKA
DATE:
6/14/2016

SUB SHEET NO.
C8

90% LEVEL PLANS
TITLE OF SHEET
**TRUCKEE RIVER
TRACY II SITE RESTORATION
DETAILS I**
THE NATURE CONSERVANCY
TRACY II SITE RESTORATION

DRAWING NO.
PMIS/PKG NO.
SHEET
SB16-008

EXHIBIT F



NOTE: TEMPORARY STREAM CROSSING STRUCTURE SHOWN AS EXAMPLE ONLY. ACTUAL STREAM CROSSING TO BE DESIGNED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PIPE SIZES AND QUANTITIES.

	DESIGNED:	NHE, GMA	SUB SHEET NO. C9	TITLE OF SHEET TRUCKEE RIVER TRACY II SITE RESTORATION DETAILS II THE NATURE CONSERVANCY TRACY II SITE RESTORATION	DRAWING NO.
	TECH. REVIEW:	JKA			PMIS/PKG NO.
	DATE:	6/14/2016			SHEET
					SB16-008

EXHIBIT F

Cooperative Management Agreement
between
Bureau of Land Management, Carson City Field Office
and
The Nature Conservancy

I) PURPOSE

This Cooperative Management Agreement (CMA) establishes a framework and authority for shared management of public lands within the Mustang Ranch and 102 Ranch properties (Management Area) on the Truckee River east of Sparks, Nevada, which is generally described on Exhibit A and depicted on Exhibits B1 and B2, all of which are attached hereto and incorporated herein by this reference. The agreement is entered into by the Bureau of Land Management (BLM), Carson City Field Office, and the Nevada Chapter of The Nature Conservancy (TNC), a not-for-profit corporation. The parties to this agreement are known collectively as the Parties.

The Nature Conservancy is engaged in planning and implementing a Lower Truckee River Restoration Program along the Truckee River between Sparks and Wadsworth. Extensive restoration work has been completed at the McCarran Ranch property in this stretch of the Truckee River and planning is currently underway to enter the next phase of restoration, which involves the Management Area.

As part of TNC's larger river restoration program, the Parties wish to improve management of the Management Area to protect and enhance the natural, cultural and open space resources present and to provide greater opportunities for the public to enjoy their public lands. The Parties expect that management under this agreement will exceed the custodial level of management currently afforded by BLM.

The Parties will work cooperatively on conservation planning, site-specific plans to restore healthy plant and wildlife communities, and implement restoration programs to conserve, restore and manage biological and ecological resources on the Management Area. This land management will, as a main component, include river restoration, the restoration of physical and ecological processes that are able to recover and sustain the ecosystem's indigenous organisms and promote the resource's value for humans. This includes developing, coordinating, and managing programs for the conservation and restoration of native fish, wildlife, plants, communities and ecosystems.

II) AUTHORITY

Legal authority for the Parties to enter into and execute the terms of this CMA include:

A) BLM

- 1) Federal Land Policy and Management Act of 1976 (FLPMA), Public Law 94-579, section 307 (b), 43 U.S.C. 1737 (b) dated October 21, 1976.
- 2) BLM Carson City Field Office Consolidated Resource Management Plan and Southern Washoe County Urban Interface Plan Amendment [to the Lahontan Resource Management Plan].

B) TNC

TNC is a District of Columbia non-profit corporation, authorized to do business in the State of Nevada under its corporate bylaws and its mission, which is to preserve the plants, animals and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive.

III) AGREEMENT

The BLM authorizes TNC to occupy and use the Management Area to carry out the land use activities described below. BLM will maintain management authority over all other activities not identified below.

The Parties will coordinate and collaborate on overall management, and will periodically review project plans and evaluate the need for future planning. The Parties will meet formally not less than two times annually.

A) SITE DESCRIPTION

The public lands, owned by the United States, and managed by BLM, consist of approximately 408 acres of land located along the lower Truckee River in Washoe and Storey Counties, downstream from the urban Reno/Sparks area (Exhibit B1 & B2). These lands are known as the Mustang Ranch and 102 Ranch properties and are generally described on Exhibit A.

B) TNC AGREES

TNC agrees to perform the following activities, subject to availability of funding:

- 1) Land Management Activities – TNC will perform and/or oversee the planning, design and execution of a program for restoration of the ecosystem within the Management Area, consistent with the actions described in the Environmental Assessment for Truckee River Restoration Projects (EA-NV-030-08-013). This includes the following activities:
 - (a) Develop and implement habitat enhancement/restoration activities on the Management Area.

- (b) Activities to restore and maintain natural ecological processes, including revegetation efforts and measures to control noxious weeds.
 - (c) Facilitate broad public support for habitat restoration programs developed jointly by the BLM and TNC, including coalition building, and preparation and dissemination of educational materials.
 - (d) Conduct habitat and population assessments, studies, research and inventories.
 - (e) Secure public and private grants and contracts to leverage BLM's investment in achieving conservation goals.
- 2) Permits – With BLM cooperation and participation as may be required by the permitting agency, TNC will apply for and hold those permits or authorizations necessary for completion of the above activities, including, but not limited to, the following permits:
- (a) Temporary Working in Waterways Permit – Nevada Division of Environmental Protection
 - (b) 401 Water Quality Certification – Nevada Division of Environmental Protection
 - (c) Stormwater General Permit – Nevada Division of Environmental Protection
 - (d) Clean Water Act 404 Permit – U.S. Army Corps of Engineers
 - (e) Special Use Permit – Storey County (Mustang Ranch)
 - (f) Grading Permit – Washoe County (Mustang & 102 Ranches); Storey County (Mustang Ranch)
 - (g) Dust and Vector Control Permits – Washoe County
 - (h) Letters of Permission – Nevada State Engineer, Nevada Department of Wildlife
- 3) Environmental Education – As funding and staff time allow, TNC will manage a program for environmental education and natural resources interpretation. The program will encourage the participation of school programs, civic groups and the general public.
- 4) Volunteer Activities – As funding and staff time allow, TNC will coordinate use of volunteers for appropriate activities, including planting and clean-up events. TNC will be the point of contact with civic groups and organizations and will coordinate the events with BLM.

- 5) Routine Maintenance – As funding and staff time allow, TNC will assist in maintaining trails, roads, fences, signs, and other improvements. TNC will organize or coordinate volunteer projects to accomplish routine maintenance.
- 6) Weed Management – In addition to performing weed control activities as part of the land management and restoration objectives described above, TNC will cooperate on any larger scale noxious weed control projects for the Management Area that may be involved in or integral to the larger Truckee River watershed.

C) BLM AGREES

The BLM agrees to perform the following management actions:

- 1) Land Tenure – BLM will retain the public lands within the Management Area for public uses as identified in current BLM land use management plans.
- 2) Permits – BLM will apply for and hold those permits or authorizations necessary for completion of restoration projects that fall under BLM purview as landowner and as the federal agency with jurisdiction over the Management Area. These include, but are not limited to, the necessary Flowage Easements between BLM and the Nevada Division of State Lands.
- 3) Federal Law – BLM will ensure compliance with applicable federal laws, such as the National Environmental Policy Act, National Historic Preservation Act, Endangered Species Act and the Federal Land Policy and Management Act.
- 4) Fire Suppression – BLM will perform wild land fire suppression on public lands within the Management Area.
- 5) Law Enforcement – BLM will enforce federal laws and rules which are not within the jurisdiction of local authorities. BLM will assist local authorities as necessary.
- 6) Project Assistance – BLM will assist the Parties with projects and events, as funds and resources allow. This may include the use of materials, equipment and personnel. BLM will regularly assess the Management Area to identify projects for TNC and their volunteers.

D) PARTIES MUTUALLY AGREE:

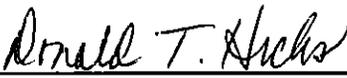
- 1) Nothing herein shall be construed by the Parties as obligating BLM to expend funds in violation of the Anti-Deficiency Act, 31 U.S.C. §1341 *et seq.*, or other applicable law.
- 2) This CMA and the actual use, operation and management of the Management Area, shall undergo administrative review every two years, or as deemed necessary by either party to ensure consistency with BLM plans and management objectives and the purpose and need for which the CMA was established.
- 3) Notwithstanding any other provision of this CMA, TNC makes no warranty as to the proposed restoration outcomes of the activities and projects to be carried out in the Management Area.
- 4) The Parties contemplate that the duration of the CMA will be at least 10 years. Notwithstanding this understanding, this CMA may be terminated by either party to the agreement after written notice to the other Party.
- 5) Any cultural or paleontological resources (historic or prehistoric site or object) discovered by TNC, or any person working or using the public lands on their behalf, shall be immediately reported to BLM. TNC shall suspend all operations and uses within a 100-yard vicinity of the discovery. The BLM shall evaluate the discovery pursuant to the National Historic Preservation Act, 16 U.S.C. § 470 *et seq.*, and its implementing regulations, 36 C.F.R. Part 800, to document and evaluate the discovery relative to listing in the National Registry of Historic Places, to determine effect, and, as necessary, to develop appropriate mitigation measures to protect the discovery. Mitigation measures necessary to resolve any adverse effect(s) will be prescribed and/or implemented by BLM after consulting with TNC. TNC and BLM will share equally in the cost of the documentation, evaluation, and any subsequent resolution of adverse effect. Project operations may resume only upon written authorization from BLM. The Parties will comply with any Programmatic Agreement developed for this project.
- 6) The Parties will comply with the conditions of the Biological Opinion of June 17, 2008, prepared by the United State Fish and Wildlife Service under the Endangered Species Act.
- 7) The Parties agree that to the extent not prohibited by law, while this CMA is in effect, TNC shall be responsible for and shall indemnify, defend and hold harmless the United States from any costs, damages, claims, causes of action, penalties, fines, liabilities and judgments of any kind or nature (collectively "liability") to the extent such liability arises from or in connection with TNC's negligent use, operation, management or maintenance of the Management Area. TNC's indemnity liability shall not extend to the negligent or willful acts or omissions of BLM, its employees and agents as provided for in the

Lower Truckee River Restoration Project

Federal Torts Act, 28 U.S.C. § 2671 *et seq.*, or for acts or omissions by a member of the general public.

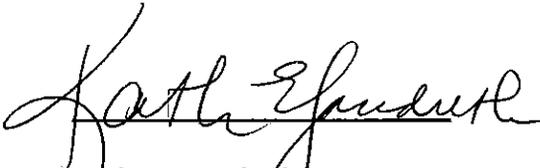
- 8) This Agreement shall not, nor be deemed nor construed to, confer upon any person or entity, other than the Parties hereto, any right or interest, any third party beneficiary status or any right to enforce any provision of this Agreement
- 9) The Parties agree that as the administrator of the federally owned public land in the Management Area, BLM will have the ultimate authority to determine whether the actions under the CMA are consistent with the applicable land management plans, policy, law and regulation. To this extent, TNC agrees to abide by and comply with determinations made by BLM regarding the Management Area.
- 10) This CMA becomes effective on the date of the last signature below.

IV) APPROVAL



Donald T. Hicks
Field Manager, Carson City Field Office
Bureau of Land Management

6/30/2008
Date



Kathryn Landreth
Nevada State Director
The Nature Conservancy

7/2/08
Date

Exhibit A
Property Descriptions

Mustang Ranch

The Mustang Ranch property, within Assessor's Parcel Number 004-111-04, is located along the Truckee River approximately 10 miles east of Sparks, Nevada and adjacent to Interstate 80. Latitude and longitude coordinates are 39°31'30", 119°36'39". It occurs in both Washoe and Storey Counties, on the Patrick, Nevada USGS Quadrangle, as described below:

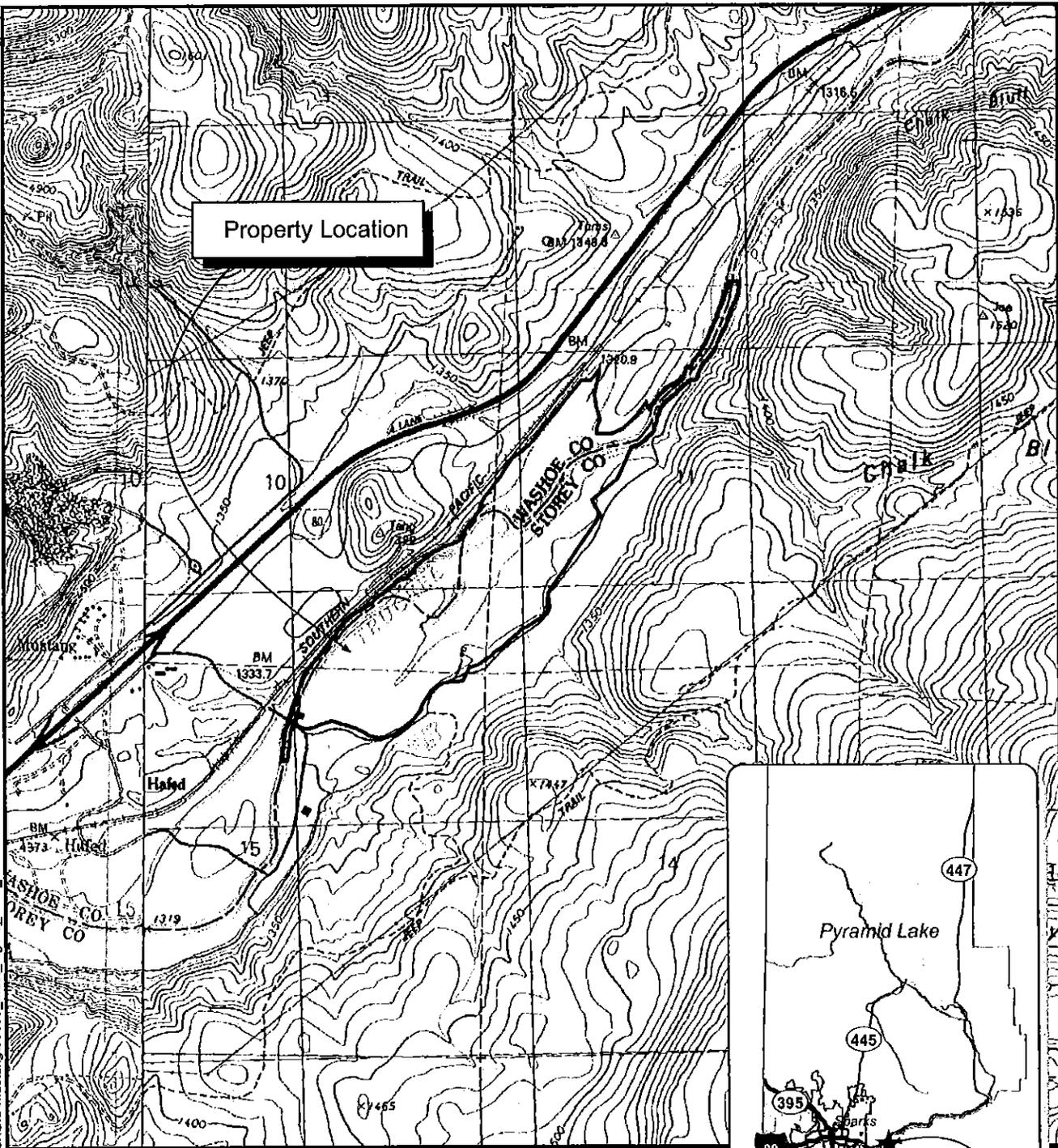
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S $\frac{1}{2}$ SE $\frac{1}{4}$, Section 10, Township 19 North, Range 21 East
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NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 14, Township 19 North, Range 21 East
NE $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 15, Township 19 North, Range 21 East

102 Ranch

The 102 Ranch property, Assessor's Parcel Number 084-120-27, is located along the Truckee River approximately 14 miles east of Sparks, Nevada and adjacent to Interstate 80. Latitude/Longitude Coordinates are 39°33'53", 119°30'12". The property lies in Washoe County, on the Derby Dam/Patrick, Nevada USGS Quadrangle, as described below:

S $\frac{1}{2}$ SW $\frac{1}{4}$, Section 26, Township 20 North, Range 22 East
S $\frac{1}{2}$ SW $\frac{1}{4}$ and S $\frac{1}{2}$ SE $\frac{1}{4}$, Section 27, Township 20 North, Range 22 East
N $\frac{1}{2}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ NE $\frac{1}{4}$, Section 34, Township 20 North, Range 22 East
N $\frac{1}{2}$ NW $\frac{1}{4}$, Section 35, Township 20 North, Range 22 East

Path: Projects\50833_Truckee_River\GIS\Mustang\50833_Must_Fig1-3_Must_Location.mxd Source: NSR, Inc.; USGS 01-08-07 ed



 Property Boundary

Public Land Survey:
Section 10, 11, & 15
of Township 19N, Range 21E
Base Line & Meridian: Mount Diablo

USGS 7.5 Quad:
Patrick (1980)

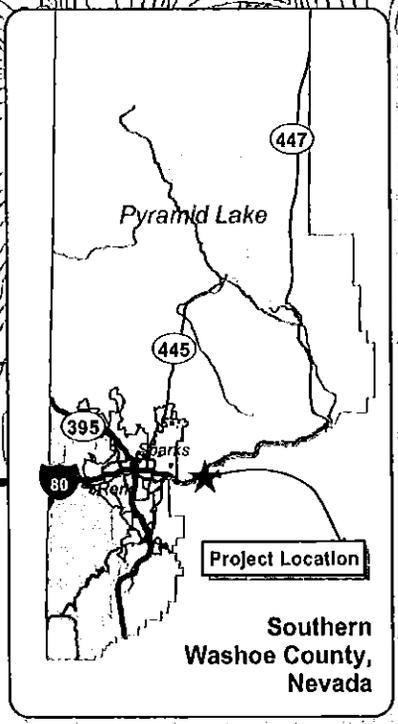
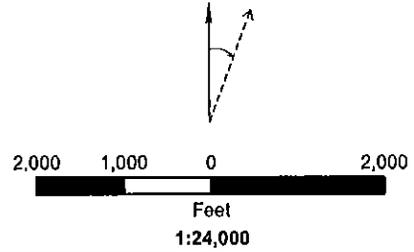
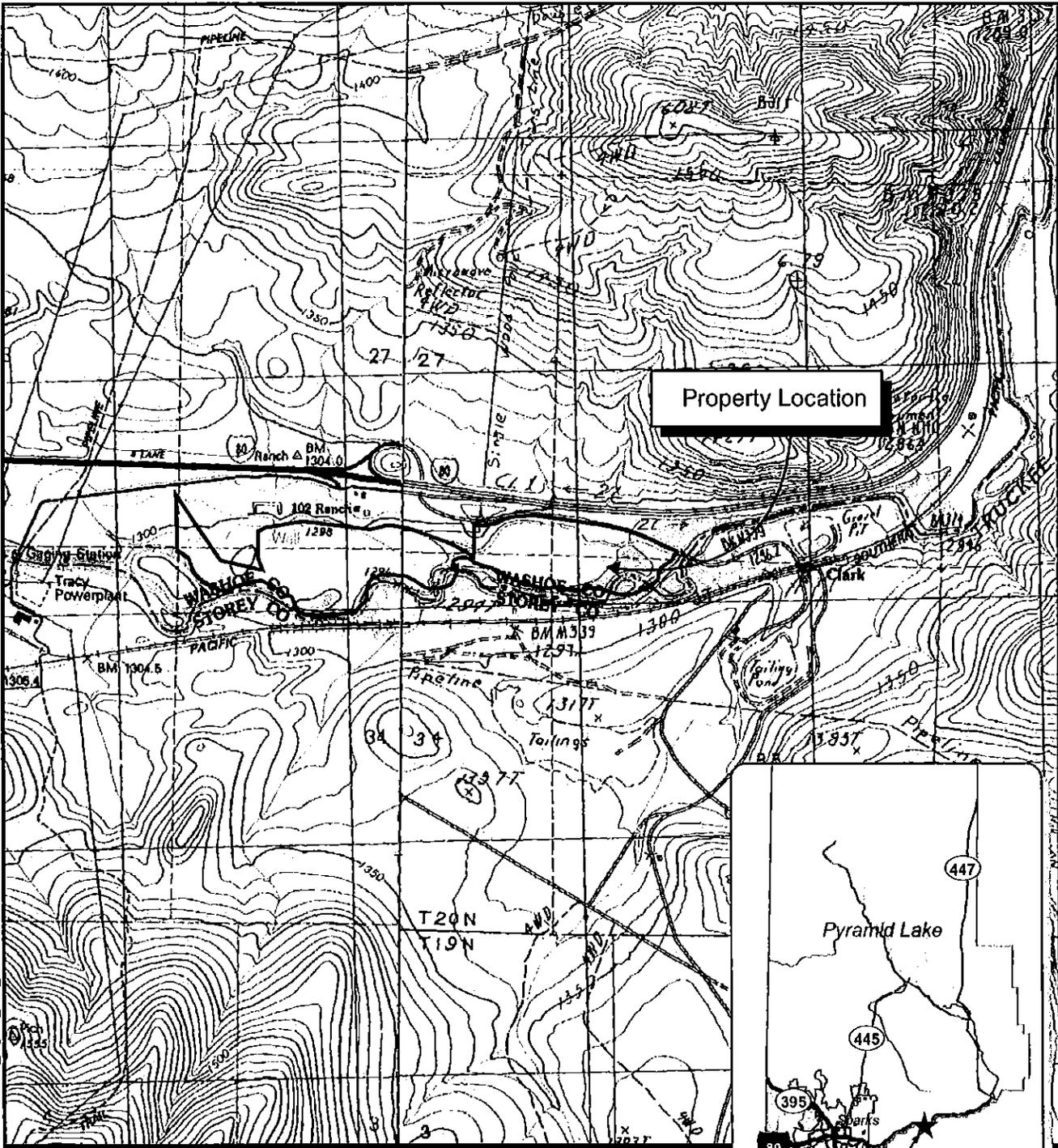


Exhibit B-1
Mustang Ranch Property Location Map

Path: Projects\50833_Truckee_River\GIS\50833_Fig1-4_102_Location.mxd Source: NSR, Inc.; USGS 01-08-08 ed



 Property Boundary

Public Land Survey:
Township: 20N
Range: 22E
Section: 26, 27, 34, 35
Base Line & Meridian: Mount Diablo

USGS 7.5 Quad:
Patrick, Derby Dam

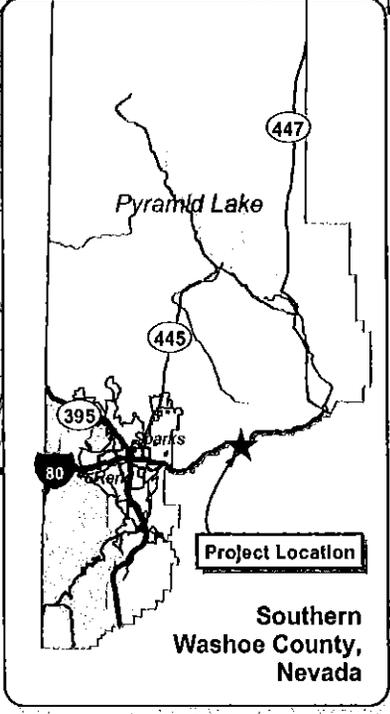
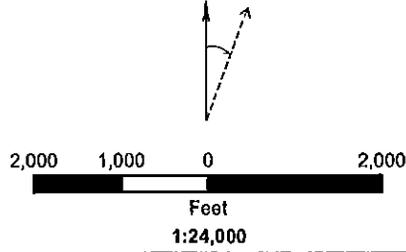


Exhibit B-2
102 Ranch Project Location Map