



Board of Adjustment Staff Report

Meeting Date: October 3, 2019

Agenda Item: 8I

SPECIAL USE PERMIT CASE NUMBER:

WSUP19-0016 Boneyard Flat Grading

BRIEF SUMMARY OF REQUEST:

Excavation of approximately 500,000 cubic yards of earthen material to be used as fill material and to increase the holding capacity of the Boneyard Flat flood pool.

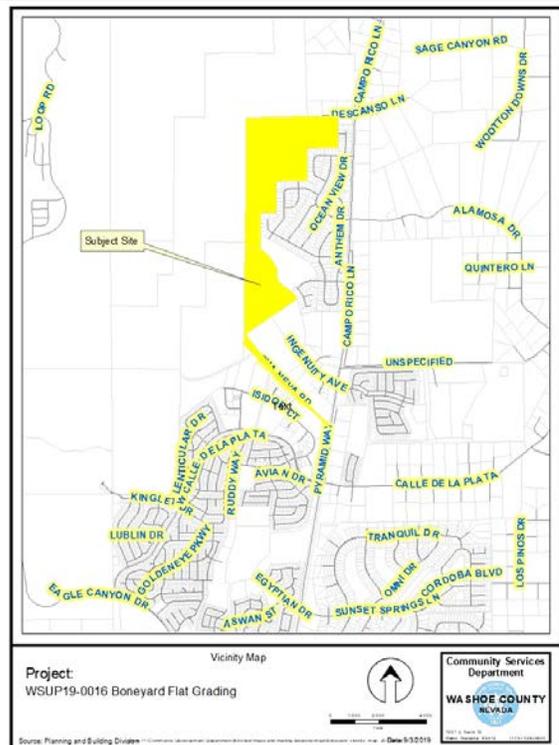
STAFF PLANNER:

Roger Pelham, MPA, Senior Planner
775.328.3622
rpelham@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit to allow the excavation of approximately 500,000 cubic yards of earthen material from the Boneyard Flat area to be used as fill material throughout the Eagle Canyon residential area and the Spanish Springs Business Part industrial area. The project is also intended to increase the holding capacity of the Boneyard Flat flood pool.

Applicant:	Spanish Springs Associates, LP.
Property Owner:	Spanish Springs Associates, LP.
Location:	North of the terminus of the Sha-Neva haul road and south and west of the Pebble Creek Subdivision
APN:	538-020-01 & 538-010-12
Parcel Size:	±262 and ±128 acres
Master Plan:	Rural (R) and Open Space (OS)
Regulatory Zone:	General Rural (GR) and Open Space (OS)
Area Plan:	Spanish Springs
Citizen Advisory Board:	Spanish Springs
Development Code:	Authorized in Article 438, Grading and Article 810, Special Use Permits
Commission District:	4 – Commissioner Hartung



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP19-0016 for Spanish Springs Associates, LP, having made all five findings in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on Page 9)

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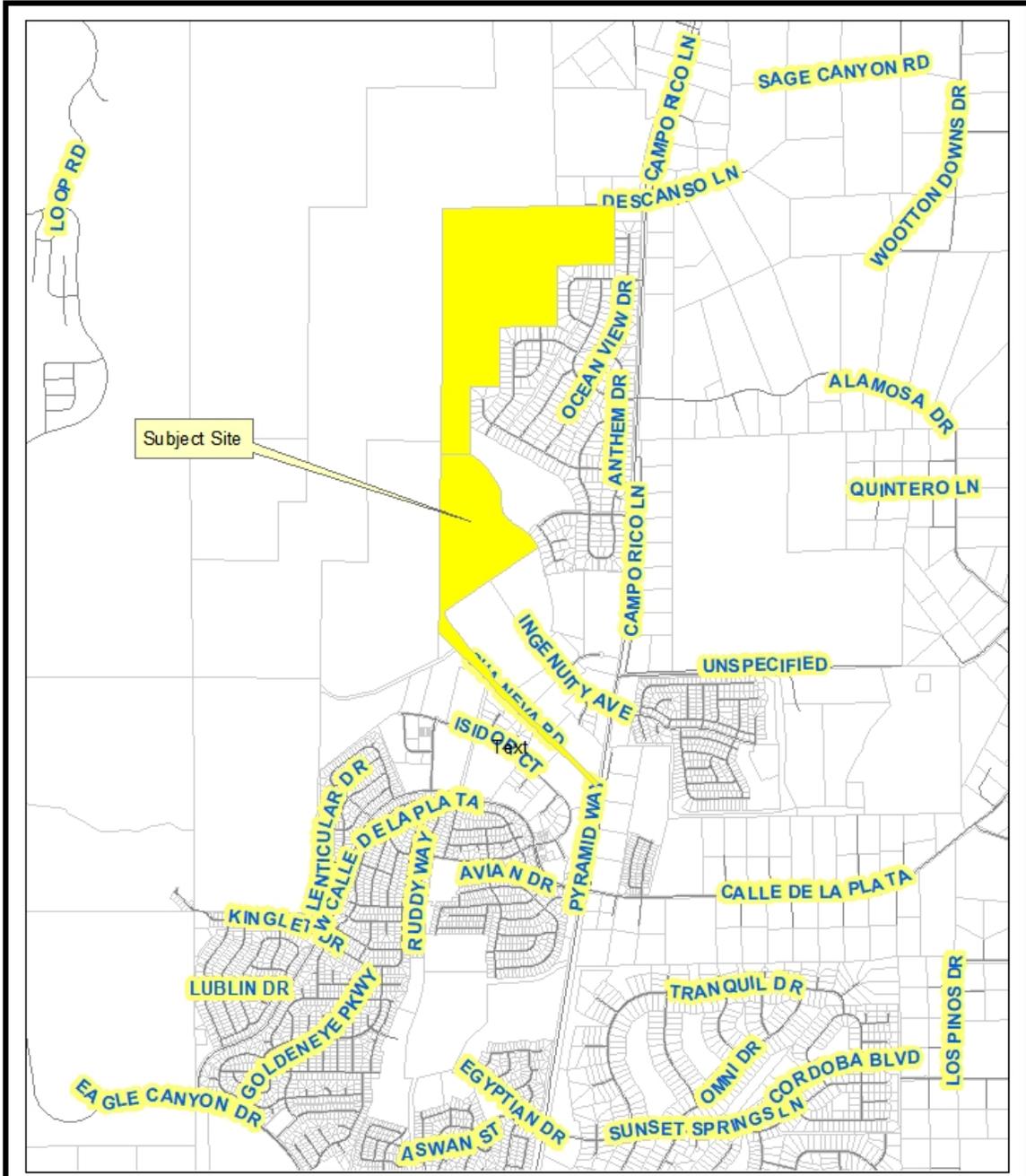
Special Use Permit

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 WSUP19-0016 are attached to this staff report and will be included with the action order, if approval is granted.

The subject property is designated as General Rural (GR) and Open Space (OS). The proposed grading for excavation of approximately 500,000 cubic yards fill material and to increase the holding capacity of the Boneyard Flat flood pool is permitted in General Rural (GR) and Open Space (OS) with a special use permit per WCC 110.438. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



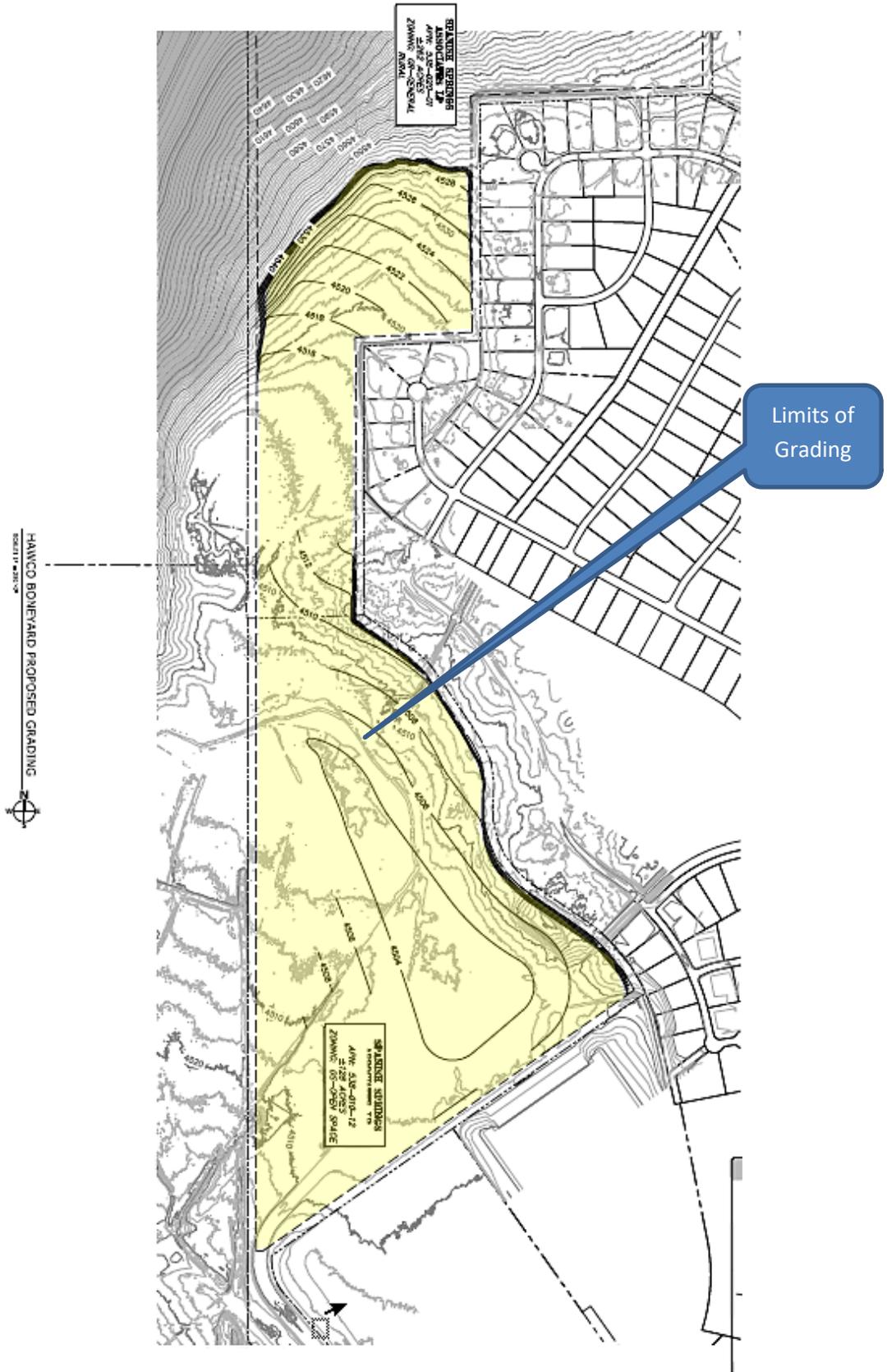
Vicinity Map

Project:
WSUP19-0016 Boneyard Flat Grading



Source: Planning and Building Division P:\Community Development\Department\ArcView\maps and mailing labels\sp-map\Boneyard_vicinity.mxd Date: 9/3/2019

Vicinity Map



Site Plan



Overhead Photo

Project Evaluation

The applicant, Spanish Springs Associates, LP is seeking approval of a special use permit to excavate up to 500,000 cubic yards of earthen material from the subject site to be used as fill material for nearby development. The area proposed for the majority of the excavation functions as flood water storage area. The removal of material from this area will increase the holding capacity of that flood water storage area.

It is anticipated that material that is unsuitable to be used as fill material will be stockpiled on the subject site and then later back-filled into the excavated areas. This will create the benefit of the organic materials such as plants and seeds being returned to their native areas and thus encouraging revegetation.

Conditions of approval have been recommended that stockpile areas will be located substantial distances from nearby dwellings and that all cut and fill be located an appropriate distance within the subject site, not directly adjacent to the property lines. Cut slopes are proposed to be a maximum of 3 horizontal to 1 vertical (3:1), but most of the areas will be nearly flat. Given the very large area, but shallow depth of excavation proposed, staff has included conditions to require maximum slopes to be 4 horizontal to 1 vertical (4:1), to better match the natural contour of the landscape. Typical conditions of approval to ensure compliance with generally applicable standards have also been recommended.

Spanish Springs Citizen Advisory Board (SSCAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on September 4, 2019. The CAB recommended approval of the request. The attached CAB minutes reflect discussion on the following items:

- The additional flood mitigation will be a benefit to the Spanish Springs Valley.
- Grading and excavation should not take place on higher slopes.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
- Washoe County Health District
 - Air Quality Management Division
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County Sheriff
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Nevada Department of Wildlife
- NDF – Endangered Species
- Nevada Department of Mining

- Nevada Department of Environmental Protection
- Bureau of Indian Affairs
- NRCS
- US Army Corps of Engineers
- US Fish and Wildlife
- City of Sparks
- Pyramid Lake Paiute Tribe
- Reno / Sparks Indian Colony
- Nevada State Historic Preservation Office

Five out of the twenty-two 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, if approved.

- Washoe County Planning and Building Division addressed the grading standards and imposed operational conditions that will be in effect for the life of the project.
Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering and Capital Projects Division addressed the requirement for complete construction drawings, and technical considerations for grading and flood mitigation.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us
- Washoe Air Quality Management Division provided the requirement for a dust control permit for the life of the project.
Contact: Mike Wolf, 775.784.7206, mwolf@washoecounty.us
- US Army Corps of Engineers provided the comment that particular types of permitting may be required for grading within Waters of the US.
Contact: Jennifer C. Thomason, 775.784.5304, Jennifer.C.Thomason@usace.army.mil
- Washoe-Storey Conservation District (WSCD) provided the request that applicant coordinate with the WSCD for the proper seed mix and monitoring of revegetation for the site.
Contact: Jim Shaffer, 775.857.8500, shafferjam51@gmail.com

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, 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 Spanish Springs Area Plan.

Staff Comment: There are no programs, policies, standards of the master plan or area plan that prohibit the approval of major grading for excavation of fill material and to increase flood water storage capacity.

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: There are no permanent structures or development proposed as part of this major grading. There are minimal improvements, primarily temporary haul-routes required for the major grading. For this reason, 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 major grading for excavation of fill material and to increase flood water storage capacity, and for the intensity of such a development.

Staff Comment: This site has been chosen for major grading for excavation of fill material and to increase flood water storage capacity, because it is at the appropriate elevation to contain flood water, it currently retains flood water and that retention will be increased.

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: Issuance will not be detrimental, as one of the two goals of the project is to increase flood water storage capacity, which is a benefit to 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.

Staff Comment: There is no military installation in the area required to be noticed for this project. This finding is not applicable.

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 WSUP19-0016 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP19-0016 for Spanish Springs Associates, LP, having made all five findings in accordance with Washoe County 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 Spanish Springs 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 major grading for excavation of fill material and to increase flood water storage capacity, 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 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/property Owner: Spanish Springs Associates, LP
550 W. Plumb Lane, Suite B 505
Reno, NV 89521

Representatives: Robert M. Sader
8600 Technology Way
Reno, NV 89521

Representatives: Tectonics Design Group
Attn: Matt Rasmussen
730 Sandhill Road, Suite 250
Reno, NV 89521

Action Order xc:



Conditions of Approval

Special Use Permit Case Number WSUP19-0016

The project approved under Special Use Permit Case Number WSUP19-0016 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on October 3, 2019. 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.

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 Building 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 institution 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 Building Division

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

Contact Name – Roger Pelham, (775)328-3622, rpelham@washoecounty.us

- a. The applicant shall attach a copy of the Action Order approving this project to all administrative permit applications (including building and grading permits) applied for as part of this special use permit.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit complete construction plans and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete grading within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. This special use permit shall be valid until October 3, 2025. No additional grading permits shall be approved after that date. Any grading permits issued prior to that date may be completed in accordance with the time specified by the building permits.
- e. All final slopes shall be 4 horizontal to 1 vertical (4:1) or flatter.
- f. No grading shall take place within 50 feet of any exterior property line.
- g. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- h. The following **Operational Conditions** shall be required for the life of the special use permit:
 - i. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.
 - ii. Grading shall take place during daylight hours only.

Washoe District Health, Air Quality Management Division

2. The following conditions are requirements of the Air Quality Management Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Mike Wolf, 775.784.7206, mwolf@washoecounty.us

- a. The applicant shall obtain a dust control permit prior to any grading activity. The permit must be maintained throughout the life of the project.

Washoe County Engineering and Capital Projects

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

Contact Name – Leo Vesely (775)328-2313, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
- d. All mitigation shall be done in accordance with the Washoe County June 15, 2019 Boneyard Flat Closed Basin Interim Drainage Policy and updates.
- e. The cut slope adjacent the Pebble Creek Estates residential area shall be setback at least 50 feet from the subdivision boundary and shall be no steeper than 4:1, all other cut and fill slopes, shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- h. All grading shall be in accordance with Article 110.438 Grading Standards, with the exception of the 4:1 maximum cut and fill slope requirement of the special use permit.
- i. Grading plans shall identify the basis of elevation. NAVD88 is preferred for design. If NAVD88 is not used, the conversion factor to NAVD88 shall be provided.
- j. 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. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- k. For each project which proposes to utilize material excavated from Boneyard Flat as mitigation of volume of fill material placed at or below the 100-year, 10-day flood pool elevation, the following shall be apply:
 - i. For each grading permit submitted for approval, a table shall be provided on the grading plan which estimates both the project volume of fill and the borrow area volume of excavation which shall be reported for each incremental foot of elevation (incremental volume) and cumulative volume. The incremental and cumulative volume of excavation from the mitigation area shall exceed the incremental and cumulative volume placed on the project site.

- ii. There shall be no volume mitigation credited for excavation within the borrow area at an elevation greater than the established 100-year, 10-day flood pool.
- l. A project specific drainage report shall be prepared for each grading permit and shall address any required mitigation of increased volume of runoff and displaced flood water storage volume.
- m. All topsoil and non-structural materials stockpile locations shall be shown on the grading plans. All stockpile locations shall be at least 100 feet from all property lines and shall be at least 200 feet from any dwelling. Slopes shall not be steeper than 3:1. Stockpile locations shall not be placed on any natural slopes of 15% or greater.
- n. Contractors exporting, at least 10,000 cubic yards or more, of material from Boneyard Flat and importing to projects utilizing Washoe County roadways shall submit a haul route plan to the Washoe County Engineering Division for review and approval prior to the export of material. A Haul Route Mitigation Fee may be assessed for each project utilizing County roadways as compensation for the accelerated deterioration of roadway used as a construction haul route.

*** End of Conditions ***



Exhibit B Spanish Springs Citizen Advisory Board

Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held September 4, 2019, 6:00 p.m. at the Spanish Springs Library at (7100A Pyramid Lake Highway).

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at 6:00 PM.

MEMBERS PRESENT: Ken Theiss, Sam Metz, Bruce Parks, Donald Christensen, Stan Smith.
MEMBERS ABSENT: Matt Lee (excused)

2. *PLEDGE OF ALLEGIANCE – The pledge was recited.

3. *PUBLIC COMMENT –

Carmelita Holtom spoke about her concern for speeding on her street (Aaron and Pyramid). She said there has been some collisions in the last 5 years. First responders from the Jasper fire had to slowdown at Aaron. She has difficulty getting out of her driveway. She said rock crawling traffic goes down her street.

Shannon Green, Dolores Resident, said she lives near a school bus stop. She said her son rides the bus for a special program. People use Dolores as a freeway. She spoke about speeders speeding around the bus. She is concerned about her kids out playing with speeding cars. She said she has been yelled at for trying to park a trailer in her drive way. There have been altercations from drivers. Please put stop sign at Robert Banks and Dolores.

Ken Theiss advised them to call 311 to report these complaints. Stan said the sun sets down Aaron and it's hard to see.

Lainee Weiner spoke about speeders which has become a serious issue. She said she has requested a speed sign trailer. She said they speed at all hours 50-60 mph. She spoke to Mr. Fitch at the County. She has a petition to install speed humps. She said there needs to be signage.

Jana MacMillian, Spanish Springs Library, provided Spanish Springs Event Calendar.

With no further requests for public comment, Ken Theiss closed the public comment period.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF SEPTEMBER 4, 2019:

Stan Smith moved to approve the agenda for the meeting of **SEPTEMBER 4, 2019**. Bruce Parks seconded the motion to approve the agenda of **SEPTEMBER 4, 2019**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF AUGUST 7, 2019: Stan Smith moved to approve the minutes of **AUGUST 7, 2019**. Sam Metz seconded the motion to approve the minutes of **AUGUST 7, 2019**. Motion passed unanimously.

6. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: www.washoecounty.us/comdev

6.A. Special Use Permit Case Number WSUP19-0015 (Broken Hills Grading) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory

Board comments to Washoe County staff on a request for major grading of an area of approximately 2.5 acres with $\pm 9,000$ cubic yards of fill to construct an access road to a proposed 325,000 gallon water tank. (for Possible Action)

- Applicant\Property Owner: Barker-Coleman Investments
- Location: Off Kinglet Drive in the common area of the Broken Hills subdivision
- Assessor's Parcel Number: 089-621-01
- Staff: Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us

Carl, Broken Hills representative, provided a powerpoint presentation. He noted this is grading for access road only, and not for tank nor grading for tank. He showed on the map of the site where they will be grading for access road off of Kinglet Drive. He reviewed the cuts and fill map. He said there shouldn't be any import or export of fill. He noted it will be gated at the cul-de-sac. No drainage will be added.

Public comment:

Scott Nebesky, Indian Colony representatived, showed on the map the location of the colony property. He said they are a federally recognized tribe. He said they provided comment during the application process. He asked if the tank would be visible and if there will be screening. Carl reviewed the original site location of the tank. He said the original site was 40 feet too high. Carl showed on a map the hill elevation of 70, and the tank is at 50. He said is won't be visible by the Colony. Carl said they could see a little peek of the tank from Eagle Canyon. Scott asked for abandonment of the roadway. Carl said they can do that. Scott spoke about off-road vehicle use and concern for erosion. Scott said they try to enforce the no OHV use. Carl said they can discuss it off-line. Scott spoke about maintenance of current access road to another tank, and Carl said they can discuss that.

With no further request for public comment, Ken Theiss closed the public comment period.

Donald Christensen asked about the surface of the access road. Carl said asphalt.

MOTION: Stan Smith moved to recommend approval and to forward community and Citizen Advisory Board comments to Washoe County staff on a request for major grading of an area of approximately 2.5 acres with $\pm 9,000$ cubic yards of fill to construct an access road to a proposed 325,000 gallon water tank. The motion was seconded by Bruce Parks. The motion passed unanimously.

6.B. Special Use Permit Case Number WSUP19-0016 (Boneyard Flat Grading) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to allow the excavation of approximately 500,000 cubic yards of earthen material from the Boneyard Flat area to be used as fill material throughout the Eagle Canyon residential area and the Spanish Springs Business Part industrial area. The project is also intended to increase the holding capacity of the Boneyard Flat flood pool. (for Possible Action)

- Applicant\Property Owner: Spanish Springs Associates, LP
- Location: North of the terminus of the Sha-Neva haul road and south and west of the Pebble Creek Subdivision
- Assessor's Parcel Number: 538-020-01 and 538-010-12
- Staff: Roger Pelham, Senior Planner, (775) 328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on October 3, 2019

Jesse Haw, project representative, gave an overview of the proposal. He said it's a closed basin. He spoke about water flow and 24 hour events of precipitation. He said they plan for worst case rainfall scenario. The County has changed that from 24 hour to 10 day event. He spoke about anticipation of

water flow. He said his family has owned Boneyard flat for over 100 years. He said they need to create a retention basin and move the dirt material which can be used for construction. He spoke about 3:1 slope. He said boneyard flat will be deeper to hold more water.

Sam asked if excavation has happened in that site. Jesse said little excavation has happened, but more sediment has settled in there over time. He said there will be a plan to remove the material.

Stan asked about alternative of drainage such as pumping it out. Jesse said they are looking at all alternatives, but have to consider where it will go and impacts to other jurisdictions. Jesse said we never had a problem out there, and we are creating more capacity by 5-8 times the current capacity. Jesse said the County wants to be proactive to create capacity.

Public comment:

Dan Herman said Jesse and Hawco are good neighbors. This is being forced by the County. He said he is in favor of this. He said he is concerned about is stated in the application about grading up to Pebble Creek for 3:1 slopes. Jesse said it doesn't go up all that way. Jesse said he doesn't know what it will look like and doesn't have an answer yet. Dan said he is concerned with the hill cut, and Campo Rico will be impacted. Dan said don't cut the whole side of the mountain.

With no further public comment, Ken Theiss closed the public comment period.

Stan Smith requested more information on the hill cut. Jesse showed on a map of where the cut and materials will be removed. It will be reseeded per Washoe County code.

Roger Pelham said initial application showed the areas, but the County engineers requested more details. Roger said there are additional grading details online. He said there won't be grading on the upper parts.

Ken Theiss said this will benefit the valley. He said he understands the concerns. He said the water can recharge the aquifer. This grading will help keep the water here.

MOTION: Stan Smith moved to recommend approval and to forward community and Citizen Advisory Board comments to Washoe County staff on a request to allow the excavation of approximately 500,000 cubic yards of earthen material from the Boneyard Flat area to be used as fill material throughout the Eagle Canyon residential area and the Spanish Springs Business Part industrial area. The project is also intended to increase the holding capacity of the Boneyard Flat flood pool. Donald Christensen seconded the motion. The motion carried unanimously.

7. Washoe County Commissioner Update – Commissioner Hartung was not present.

8. *CHAIRMAN/BOARD MEMBER ITEMS-

Ken Theiss requested a Washoe County Roads Department and Washoe County School District representative to address the traffic issues on Dolores.

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – No requests for public comment.

ADJOURNMENT – Meeting adjourned at 6:42 p.m.

Number of CAB members present: 5

Number of Public Present: 18

Presence of Elected Officials: 0

Number of staff present: 2

From: [Wines-Jennings, Tammy L](#)
To: [Fagan, Donna](#); [Pelham, Roger](#)
Cc: [Schull, Shyanne](#)
Subject: RE: August Agency Review Memo IV
Date: Thursday, August 22, 2019 11:39:43 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

From WCRAS perspective, we do not see any concerns.
Thanks,
Tammy Jennings

From: Wolf, Mike <MWolf@washoecounty.us>
Sent: Thursday, August 22, 2019 8:55 AM
To: Fagan, Donna <DFagan@washoecounty.us>
Subject: RE: August Agency Review Memo IV

1-4 and 6 will require dust control permits

Michael Wolf, CEM

Permitting and Enforcement Branch Chief | Air Quality Management Division | Washoe County Health District
mwolf@washoecounty.us | O: (775) 784-7206 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

OurCleanAir.com

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE 
Public Health

From: [Lawson, Jacqueline](#)
To: [Pelham, Roger](#)
Cc: [Dayton, Brittany](#)
Subject: FW: August Agency Review Memo IV
Date: Thursday, August 22, 2019 8:12:26 AM
Attachments: [August Agency Review Memo IV.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good morning Roger,

The EMS Program does not currently have any comments regarding the Special Use Permit Case Number WSUP19-0016 (Boneyard Flat Grading) included in August Application Review Memo IV. Please let me know if you have any questions.

Thank you

Jackie

From: [Gil, Donald](#)
To: [Pelham, Roger](#)
Subject: FW: August Agency Review Memo IV
Date: Thursday, August 22, 2019 3:16:54 PM
Attachments: [August Agency Review Memo IV.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
Importance: High

Roger,

The Washoe County Sheriff's Office Patrol Division has no issues with item #3 and #6. It was difficult for me to ascertain where our impact would come into play and I was trying to find information related to traffic issues, etc.? If I am missing something can you please advise?

Thank you,

Don

From: [Rebecca Palmer](#)
To: [Pelham, Roger](#)
Subject: August Agency Review Memo IV, Item #3, Boneyard Flat Grading Project, Special Use Permit Case Number WSUP19-0016
Date: Friday, August 23, 2019 1:32:11 PM
Attachments: [image002.png](#)
[image003.png](#)

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The Nevada SHPO has reviewed the proposed project. According to our online state archaeological and architectural database (NVCRIS), it appears that the project area has not been previously inventoried for cultural resources. It appears that a segment of the Anderson Toll Road (26WA5616) and a possible stop along that historic road ("Deep Wells"/26WA5599) may be near or within the project boundary for Item #3.

Please note that the SHPO did not review this project for federal agency compliance with Section 106 of the National Historic Preservation Act of 1966, as amended. If federal funds or a federal permit are required for the completion of this project, federal agency consultation with this office is necessary for compliance with Section 106 of the National Historic Preservation Act of 1966, as amended.

If buried or previously unidentified resources are located during project activities, the SHPO recommends that all work in the vicinity of the find cease and this office be contacted for additional consultation per NRS 383.121, and 383.150-383.190.

Best Regards,

Rebecca Lynn Palmer
Administrator/State Historic Preservation Officer
Nevada State Historic Preservation Office
Department of Conservation and Natural Resources
901 South Stewart Street, Suite 5004
(O): 775-684-3443 | (F) 775-684-3442
rlpalmer@shpo.nv.gov



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**



Nevada Department of
**CONSERVATION &
NATURAL RESOURCES**
Connect with us:

From: Ornelas Jr, Armando [mailto:aornelas@cityofsparks.us]
Sent: Friday, August 23, 2019 3:22 PM
To: Fagan, Donna
Subject: FW: August Agency Review Memo IV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Donna:

Per your request Sparks staff have reviewed item #3 and do not have any questions or concerns.

Regards,

Armando Ornelas
Assistant Community Services Director
City of Sparks
431 Prater Way, Sparks, NV 89431
775.353.1644 / aornelas@cityofsparks.us



Washoe-Storey Conservation District

Bret Tyler Chairman
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

September 4, 2019

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP19-0016 Boneyard Flat Grading

Dear Roger,

In reviewing the special use permit for Boneyard Flat grading to allow 500,000 cubic yards of earthen material from Boneyard Flat area, the Conservation District has the following comment.

We request the applicant coordinate with the District for the proper seed mix and monitoring of revegetation for the site.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,
Tyler-Shaffer

From: [Thomason, Jennifer C CIV USARMY CESPK \(USA\)](#)
To: [Pelham, Roger](#)
Subject: Special Use Permit Case Number WSUP19-0016 (Boneyard Flat Grading) (UNCLASSIFIED)
Date: Tuesday, September 3, 2019 8:37:00 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

CLASSIFICATION: UNCLASSIFIED

Hi Roger,

In response to the notice received by our office, we offer the following comment on the subject project:

Please be advised that the U.S. Army Corps of Engineers, through the Regulatory Program, administers and enforces Section 10 of the Rivers and Harbors Act of 1899 (RHA) and Section 404 of the Clean Water Act (CWA). Under RHA Section 10, a permit is required for work or structures in, over or under navigable waters of the United States. Under CWA Section 404, a permit is required for the discharge of dredged or fill material into waters of the United States. If waters of the U.S. are located on the property, a permit from our office may be required. More information regarding our regulatory program and how to identify "waters of the U.S." is available on our website at,

<http://www.spk.usace.army.mil/Missions/Regulatory.aspx>. If you have any questions you can contact me at the number below or by email.

Thank you,

Jennifer C. Thomason
Senior Project Manager
US Army Corps of Engineers, Sacramento District
Reno Regulatory Field Office
300 Booth Street, Room 3050
Reno, NV 89509-1361
(775) 784-5304



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: September 3, 2019

To: Roger Pelham, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP19-0016 – Boneyard Flat Grading**
APN 538-010-12 and 538-020-01

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for grading to create additional flood water storage capacity within the Boneyard Flat playa or to provide stormwater volume mitigation for fill placed within the 100-year, 10-day flood Boneyard flood pool. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Hawco Development Company. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-3600

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 (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
4. All mitigation shall be done in accordance with the Washoe County June 15, 2019 Boneyard Flat Closed Basin Interim Drainage Policy and updates.
5. The cut slope adjacent the Pebble Creek Estates residential area shall be setback at least 50 feet from the subdivision boundary and shall be no steeper than 4:1, all other cut and fill slopes, shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WWW.WASHOECOUNTY.US

Subject: WSUP19-0016 – Boneyard Flat Grading
Date: September 3, 2019
Page: 2

6. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
7. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
8. All grading shall be in accordance with Article 110.438 Grading Standards.
9. Grading plans shall identify the basis of elevation. NAVD88 is preferred for design. If NAVD88 is not used, the conversion factor to NAVD88 shall be provided.

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. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

10. For each project which proposes to utilize material excavated from Boneyard Flat as mitigation of volume of fill material placed at or below the 100-year, 10-day flood pool elevation, the following shall be apply:
 - a. For each grading permit submitted for approval, a table shall be provided on the grading plan which estimates both the project volume of fill and the borrow area volume of excavation which shall be reported for each incremental foot of elevation (incremental volume) and cumulative volume. The incremental and cumulative volume of excavation from the mitigation area shall exceed the incremental and cumulative volume placed on the project site.
 - b. There shall be no volume mitigation credited for excavation within the borrow area at an elevation greater than the established 100-year, 10-day flood pool.
11. A project specific drainage report shall be prepared for each grading permit and shall address any required mitigation of increased volume of runoff and displaced flood water storage volume.
12. All topsoil and non-structural materials stockpile locations shall be shown on the grading plans. All stockpile locations shall be at least 100 feet from all property lines and shall be at least 200 feet from any dwelling. Slopes shall not be steeper than 3:1. Stockpile locations shall not be placed on any natural slopes of 15% or greater

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. No comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

1. Contractors exporting, at least 10,000 cubic yards or more, of material from Boneyard Flat and importing to projects utilizing Washoe County roadways shall submit a haul route plan to the Washoe County Engineering Division for review and approval prior to the export of material. A

Subject: WSUP19-0016 – Boneyard Flat Grading
Date: September 3, 2019
Page: 3

Haul Route Mitigation Fee may be assessed for each project utilizing County roadways as compensation for the accelerated deterioration of roadway used as a construction haul route.

From: [Barrett, Justin](#)
To: [Pelham, Roger](#)
Cc: [Sarah Kulpa](#)
Subject: Boneyard Flat Grading
Date: Wednesday, September 4, 2019 9:32:38 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Mr. Pelham,

I wanted to let you know that we have looked over the proposal (WSUP19-0016) for the excavation of fill material in the Spanish Springs area and we don't have any documented ESA-listed species or Critical Habitat for listed species at that location. Therefore, as it's currently proposed, we don't have any concerns or further comments.

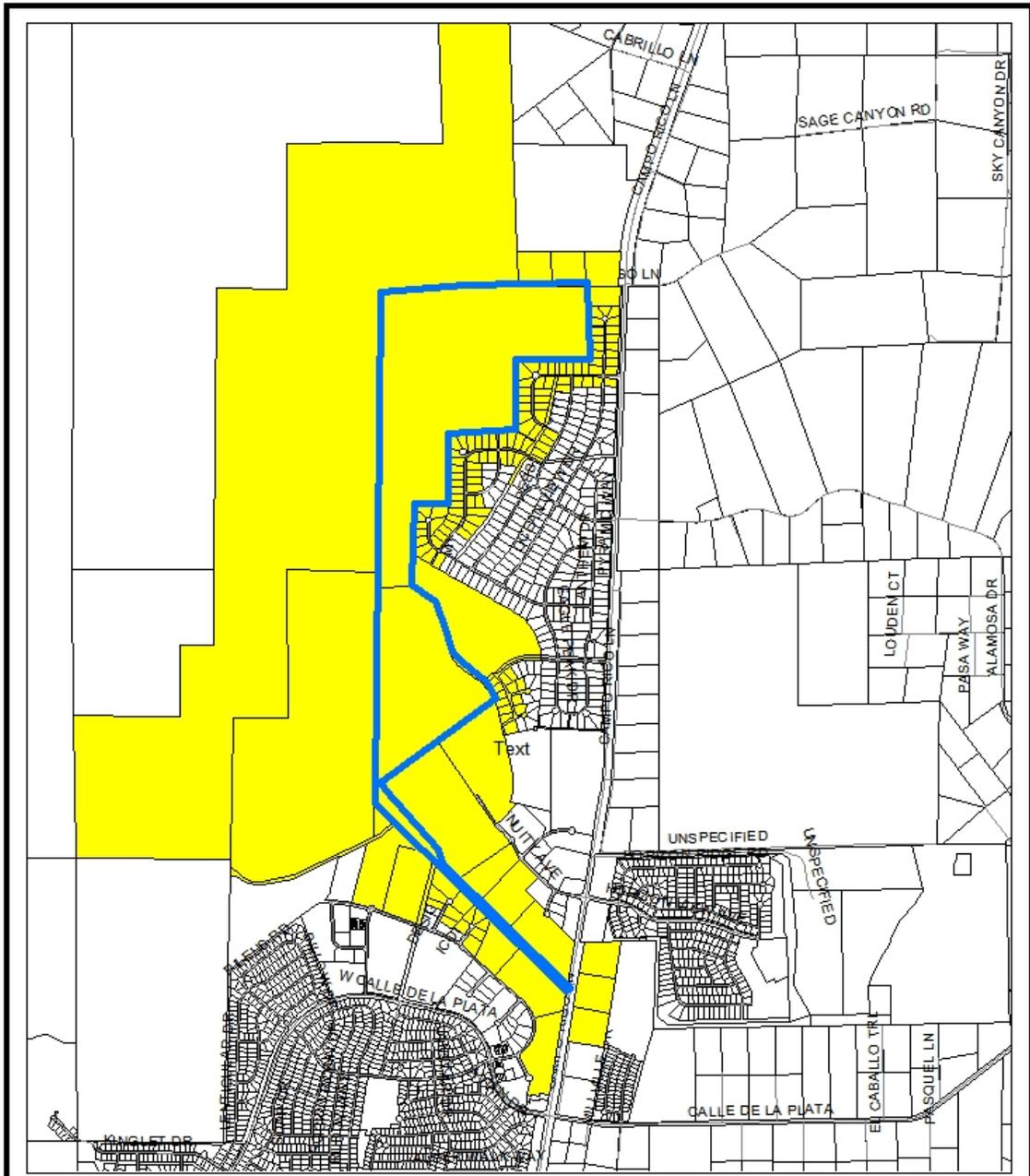
Thank you for the opportunity to review this project!

Have a great day!

Justin

--

Justin S. Barrett
Assistant Field Supervisor
U.S. Fish and Wildlife, Reno
Phone. 775.861.6338



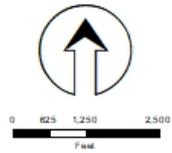
Project: WSUP19-0016
 Boneyard Flat Grading

159 parcels selected at 500 feet

Source: Planning and Building Division

Mailing and Vicinity Map

Path: P:\ArcGIS\Templates\FacilitiesMap_vicinity_mailing_map_2019.mxd



Date: 8/23/2019

Community Services
 Department

1001 E. Ninth St.
 Reno, Nevada 89512 (775) 328-3800

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



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

Telephone: 775.328.6100

WSUP19-0016
EXHIBIT E

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Boneyard Flat Grading Project			
Project Description: Excavation in Boneyard Flat and surrounding area on APNs 538-010-12 and 538-020-01 for two purposes: (1) provide materials for development of adjacent or nearby properties; and (2) increase the flood holding capacity of the Boneyard Flat flood pool.			
Project Address: Sha Neva Haul Road off Pyramid Highway			
Project Area (acres or square feet): 188 acres			
Project Location (with point of reference to major cross streets AND area locator): Project is accessed off of Sha Neva Haul Road, which intersects Pyramid Highway from the west north of Calle de la Plata.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
538-010-12	128 acres		
538-020-01	262 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SB007-020 (AC13-011)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spanish Springs Associates L.P.		Name: Robert M. Sader	
Address: 550 W. Plumb Lane, Suite B 505		Address: 8600 Technology Way	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89521
Phone: (775) 560-6922	Fax: N/A	Phone: (775) 329-8301	Fax: 329-8591
Email: jesse@hawcoproperties.com		Email: rmsader@robertmsaderltd.com	
Cell: (775) 560-6922	Other:	Cell: N/A	Other:
Contact Person: Jesse Haw		Contact Person: Robert M. Sader	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same		Name: Tectonics Design Group	
Address:		Address: 730 Sandhill Road, Suite 250	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: (775) 824-9988	Fax: 824-9986
Email:		Email: matt@tdg-inc.com	
Cell:	Other:	Cell: (775) 473-9872	Other:
Contact Person:		Contact Person: Matt K. Rasmussen	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

WASHOE COUNTY TREASURER

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

Received By: sthalacker
 Location: Treasurer's Office
 Session: sha-0-08152019

Receipt Number: U19.5686
 Receipt Year: 2019
 Date Received: 08/15/2019

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2019163714 Bill Year: 2019 PIN: 53802001 Primary Owner: SPANISH SPRINGS ASSOCIATES LP Property Addr: PYRAMID WAY Property Desc: Township 21 Section Lot A2 Block Range 20 SubdivisionName _UNS	4,466.40	4,466.40	0.00	0.00	4,466.40	4,466.40	0.00
Real	Bill Number: 2019182323 Bill Year: 2019 PIN: 53801012 Primary Owner: SPANISH SPRINGS ASSOCIATES LP Property Addr: SHA NEVA RD Property Desc: Township 21 Section 14,23 Lot 4 Block Range 20 SubdivisionName	1,435.51	1,435.51	0.00	0.00	1,435.51	1,435.51	0.00
Totals:		5,901.91	5,901.91	0.00	0.00	5,901.91	5,901.91	0.00
Tender Information:		Charge Summary:						
Check #51-52R/6097		5,901.91	Real					5,901.91
Total Tendered		5,901.91	Total Charges					5,901.91

W.G.T.C. 37
 AUG 14 2019
 PAID

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

SPANISH SPRINGS ASSOCIATES LP
 550 W PLUMB LN STE B
 RENO NV 89509-3686

BALANCE REMAINING	0.00
CHARGES	5,901.91
PAID	5,901.91
CHANGE	0.00

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

Excavation of materials for fill on adjacent or nearby properties for development and in order to increase the flood pool capacity of Boneyard Flat.

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

Excavation may reach 500,000 c. y. maximum.

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

Maximum disturbance could be 188 acres or 8,189,280 s.f.

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

Export - 500,000 c.y. No import. Some materials unsuitable for fill may be excavated to reach suitable material, then backfilled.

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

No. One of the purposes of the project is to export a large quantity of material to increase flood pool capacity.

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

No.

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

Yes.

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

The disturbed area will be visible from uphill areas of Spanish Springs Valley north of Calle de la Plata, primarily on the east side of Pyramid Highway.

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)?

Yes, neighboring and nearby properties will be recipients of fill material excavated.

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?

Maximum slope will be 3:1 on some edges of the excavated area, but most of the area will be near flat.

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	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 retaining walls.

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

Visual mitigation is not feasible.

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

No tree removal.

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?

Minimal revegetation will be required with native seed mix recommended by WCSD.

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

Water trucks will provide water during periods of excavation.

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

No.

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

Yes	No	X	If yes, please attach a copy.
-----	----	---	-------------------------------

All drawings herein are the property of Tectonics Design Group, Inc. and shall not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

DRAWN: J.P.B.
DESIGNED: J.P.B.
CHECKED/STAMPED:

STAMP:

TECTONICS
DESIGN GROUP

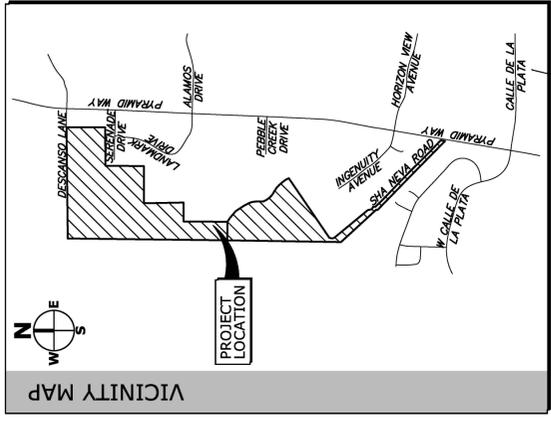
730 Sandhill Road, Suite 250, Reno, NV 89521
Tel: 775-824-9988
Fax: 775-824-9986
www.tectonicsdesigngroup.com

SPECIAL USE PERMIT
APN'S: 538-020-01 AND 538-010-12

SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP

19030
DATE: 08/09/19
SUBMITTAL RECORD: 08/22/19
SUBMITTAL RECORD: SUP SUBMITTAL

SHEET: EX1
SHEET TITLE: HAWCO BONEYARD SUP
SUBMITTAL RECORD: HAWCO BONEYARD SUP



- NOTES:**
- NATURAL DRAINAGE AND FLOWS FROM EXISTING DRAINAGE CHANNELS INTO BONEYARD FLAT WILL BE MAINTAINED.
 - PRIMARY DISPOSAL AREAS OF EXCAVATED MATERIAL ARE ADJACENT AND NEARBY PROPERTIES. DISPOSAL OF EXCAVATED MATERIALS TO PYRAMID HIGHWAY OR SHANNEVA HIGHWAY. TRANSPORT OF MATERIALS TO PYRAMID HIGHWAY MAY NOT BE NECESSARY, BUT IF IT IS, THE HAUL ROUTE WILL BE ON SHANNEVA ROAD.
 - NO BUILDINGS OR STRUCTURES ARE PROPOSED.
 - CUT/FILL SLOPES 3:1 MAX.
 - SET UP CUT SLOPES 2' MIN. HALF SLOPE HEIGHT PER WASHOE COUNTY CODE, ARTICLE 40B.
 - ALL GRADING MUST MEET PROVISIONS OF WASHOE COUNTY CODE, ARTICLE 43B.
 - MAXIMUM 500,000 CY OF EXPORT.
 - FERMIER SUBDIVISION FENCING EXISTS ON EASTERN BOUNDARY OF APN 538-020-01 AS SHOWN.
 - MAXIMUM DISTURBED SURFACE AREA IS 188 ACRES.
 - CUT AND FILL SLOPE SETBACK FROM PROPERTY BOUNDARY IS 15 FEET.

HAWCO BONEYARD PROPOSED GRADING
SCALE: 1" = 250'-0"

