



WSUP21-0011 (Golden Mesa North Phase 2 Grading)

Board of Adjustment
June 3, 2021

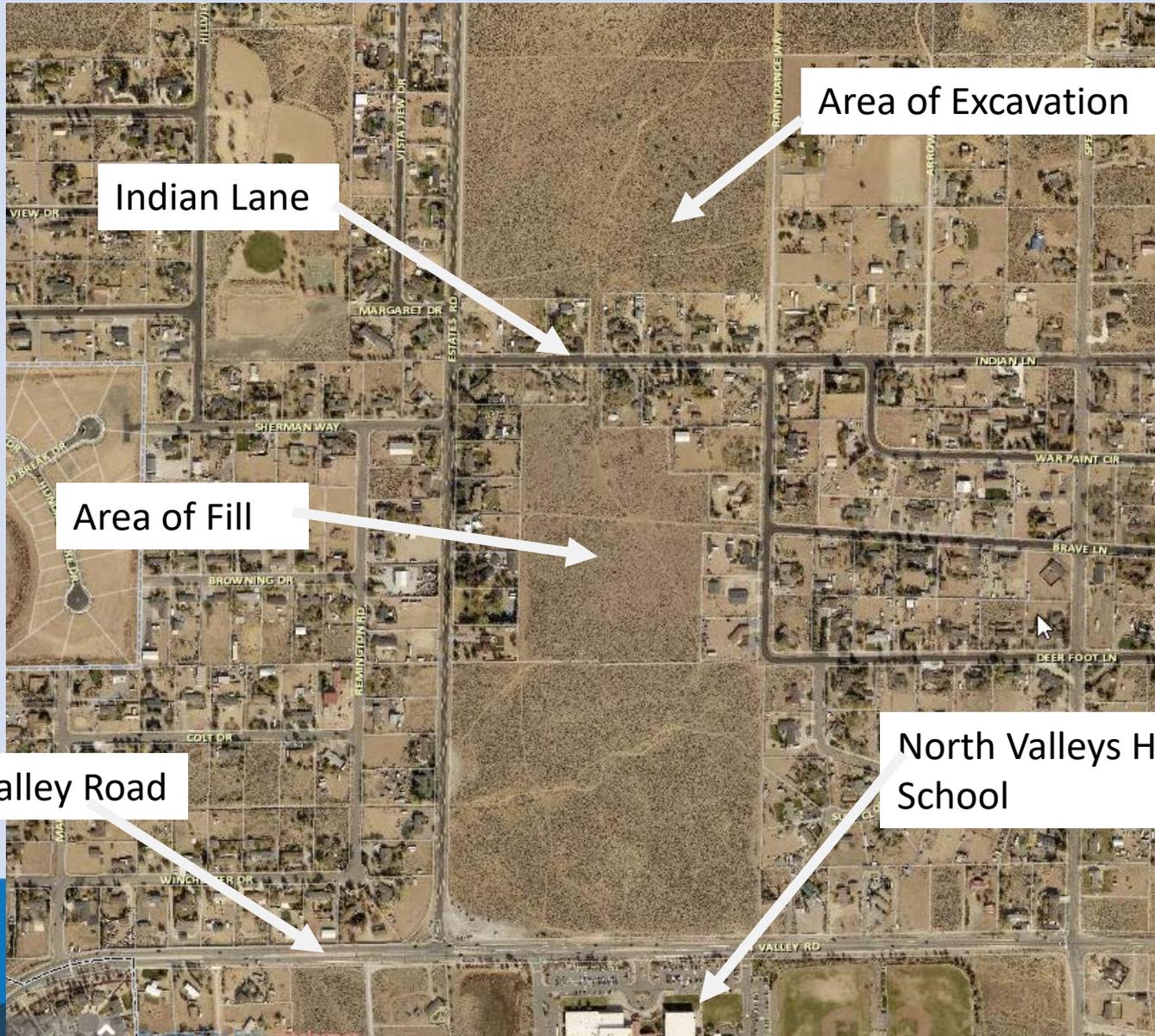


Request

special use permit to allow the operation of a Restricted Market Temporary Aggregate Facility consisting of surface disturbance of approximately 16.6 acres of land and for excavation of approximately 53,000 cubic yards of earthen material and the associated export of approximately 45,000 cubic yards of earthen material to the site of the Golden Mesa Phase 1 subdivision (Case Number WTM16-002) which is located to the south of the subject site.



Vicinity Map





Analysis

- **Grading and excavation is intended to provide fill for the southern part of the residential development.**
- **Grading is essentially rough-grading for upcoming residential development.**
- **No final map has been approved, thus this is evaluated as a “stand-alone” activity; Restricted Market Aggregate Facility.**



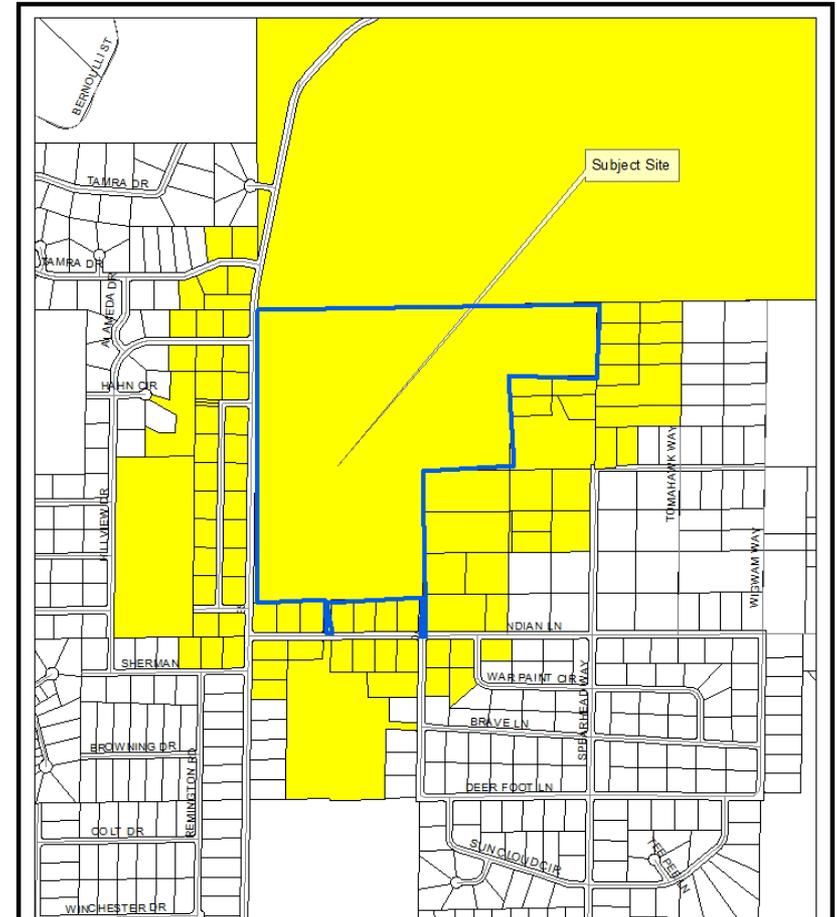
Analysis

- **Special Review Considerations are required by 110.332.20.**
- **Staff is of the opinion that all can be met with the information provided and the conditions recommended.**
- **Discussion is on pages 6 and 7 of the staff report.**



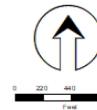
Public Notice & CAB

- Notices were sent to 90 parcels
- North Valleys CAB recommended approval on May 10, 2021



Mailing and Vicinity Map

WSUP21-0011
90 parcels selected at 500 feet



Source: Planning and Building Division and Commission/Government/Board of Adjustment/GSA Cases/2021 Cases/WSUP21-0011 Golden Mesa Grading Plan Date: 5/10/2021



Reviewing Agencies

- **Various agencies reviewed the application, their comments are included in the staff report**
- **Agencies with conditions, are included in the Conditions of Approval**

From: [Barret Loehden](#)
To: [Pelham, Roger](#)
Subject: WSUP21-0011
Date: Thursday, May 27, 2021 11:15:43 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.]

Roger,

I live in Golden Valley next to the proposed restricted market aggregate facility. I am a professional mining engineer and wanted to review the plans submitted so I could comment on them at the upcoming hearing.

I found the PDF titled "wsup21-0011w" which begins with a cover letter asking to project to be submitted under section 110.332.10(b), but subsequently cannot find the mine plan as required by section 110.332.10 (a)(1) or any of the or any of the Special Review Considerations as defined in section 110.332.20.

I found a grading plan in the documents, but in my professional opinion a grading plan is not a mine plan as it does not address all of the aspects of a mine plan.

I have a lot of questions and concerns about the type of plant and excavation that is going on within 500 ft of my property as I have very small children and don't want to be dusted out or have drainage issues arising from this operation.

I also did not see any soils or materials testing of the proposed area to confirm suitability of the material as an aggregate resource. Along those lines there was no testing of the material for any potentially naturally occurring hazardous material that could cause issues if disturbed.

Since it is being submitted to public hearing for a possible action to approve, if you could please provide this information for review.

Thank you,

Barret Loehden P.E.

Public Comments

From: [GINGER CANTACCESSI](#)
To: [Pelham, Roger](#)
Subject: case WSUP21-0011GOLDEN MESA NORTH PHASE 2 GRADING
Date: Wednesday, May 26, 2021 2:53:29 PM

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

CASE NUMBER: WSUP21-0011 (GOLDEN MESA NORTH PHASE 2 GRADING)
IN REGARDS TO NOTICE DATED APRIL 22, 2021

YOUR USING WHAT ROAD TO DO ALL THIS GRADING & EXCAVATION OF EARTH MATERIAL?

HOPEFULLY NOT THE EASEMENT TO SIDE OF OUR HOME OF 42 YEARS! IT'S NOT EVEN THE SIZE OF A ROAD MUCH LESS HAVING HEAVY DUTY EQUIPMENT COMING THROUGH .

YOU KNOW GOLDEN VALLEY IS AN OLDER NEIGHBORHOOD WITH MOSTLY OLDER FOLKS AND OR RETIRED. AND YOU WOULD SUBMIT US TO THE UNBEARABLE NOISE AND DUST & HEAVY EQUIPMENT DURING THE DAY? THAT JUST DOESN'T SOUND PROBABLE.

WHEN WERE WE SUPPOSE TO GET PRIOR NOTICE, THIS SEEMS TO BE REALLY SHORT IN THE MAKING. WE DON'T KNOW WHO, WHAT, WHERE ANYTHING IS HAPPENING SO FAR.

I KNOW PROGRESS & GROWTH ON EMPTY LAND WILL TAKE PLACE **BUT** NOT IN BETWEEN OUR HOMES THAT HAS BEEN OURS FOR NUMEROUS YEARS AND HORSES & KIDS HAVE USED THIS PATH THE WHOLE TIME GOLDEN VALLEY HAS BEEN HERE.

PLUS OUR DOGS OR CHICKENS OR WHATEVER IS IN OUR YARD WOULD BE AFFECTED BY ALL OF THIS & WE WOULD HAVE TO PUT UP WITH THE BARKING CONTINUALLY & HAVE THEM INHALING DUST JUST LIKE US HUMANS.

AND YOU WOULD INTERRUPT OUR TIME ON THE DECK & BBQING & EATING & OUT IN OUR OWN YARD PLUS NOT ABLE TO HAVE COMPANY OR DINNER GUESTS.

USE THE ROADS FOR ALL THIS TRANSPORTING DIRT. IF ANYTHING, THE DIRT & DUST WOULD BE KEPT TO A MINIMUM & SOME WATER TRUCKS TO CONTROL THE PARTICLES.

WHY DOES OUR COMMUNITY HAVE TO DEAL WITH THIS NOISE, DUST & DISTRUBANCE AT OUR AGE NOW?

Public Comments



DOESN'T ANYONE HAVE ANY IDEA HOW TO DEAL WITH THIS SITUATION FOR US FOLKS THAT HAVE BEEN HERE FOR A LONG TIME. LIKE I STATED 42 YEARS FOR US.

WE ARE ASKING FOR A REASONABLE RESPONSE AS TO WHY SUCH SHORT NOTICE.

WHAT IF YOU FOLKS LIVED HERE IN OUR PEACEFUL VALLEY?

RESPECTFULLY SUBMITTED,

JOHN VITO & GINGER CANTACESSI

Ceramic Tile Center

50 E. Greg St., #114

Sparks, NV 89431

(775)359-6770

See our Virtual Tour <http://bit.ly/1wSA5Hk>

Public Comments



Public Comments

From: [Tom](#)
To: [Pelham, Roger](#)
Cc: [Lloyd, Trevor](#)
Subject: NvCab / Golden Mesa # WTM 16-002
Date: Monday, May 10, 2021 1:21:00 PM

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

Dear Roger,

My name is Tom Whobrey. I live at 3125 Indian Ln. in Golden Valley. Myself and other homeowners were planning to attend the NVCAB meeting tonight according to the courtesy notice we received. It now appears that this hearing is Zoom only. This was not indicated on the notice. Since we will not be able to participate in this planning process, we want it to be known that there is neighborhood objections to this submitted application. Please contact me regarding how to have our our concerns and objections put into the public record.

Tom Whobrey

Sent from my iPad.
1721.

775-972-

Whobrey2@chater.net.

Cc: Trevor Lloyd

Christine Marlo
3110 Indian Lane
Reno, NV 89506
775-530-4294
Chris.Marlo@renown.org

May 19, 2021

To whom it may concern,
Case Number- WSUP21-0011 (Golden Masa North Phase 2 Grading)

I understand that Washoe County Planning and Building Division received and an application form for a special use permit for "major" grading, approximately 16.6 acres and evacuation of 53,000 cubic yards of earthen material.

I also understand that this material would be trucked through the middle of our neighborhood, primarily on the easement across Indian Lane, which is the equestrian trail, right next to my home.

I would like to bring to your attention... that I have an adult son who is disable, who has Down syndrome, and he has many health issues. He has had problems with auditory processing since he was a young boy. Loud, continuous noises are unbearable for him to tolerate, this type of noise will make his life very challenging, will cause him anxiety and will completely disrupt his life. He is home most of the time, so he would be subjected to the...3000 truckloads/6000 trips of dirt, just outside his window. He is very limited in what he can do in this life and his home life is very important. This noise would completely disrupt his home life.

Brian has many health issues not just auditory processing but just recently had open-heart surgery. We are still trying to recover from that and get him back on track. Brian likes to walk outside, up and down the street, not only would this be difficult with all the trucks back and forth, he would be fearful to go outside, because of all the noise. Brian has sleep apnea and is on oxygen at night so his nights are restless; and he takes a nap during the day. These truckloads of dirt will completely derail his sleep and recovery.

The noise and dust for some may be completely disrupting but to Brian it will be detrimental. It will change his home life and the course of his progress. As his mother and only care provider; this will cost me many days at home when I should be at work... Please understand what I am saying, perhaps you can find another route or source for your dirt.

Thank you for your time,

Kindest regards
Chris & Brian

Public Comments

PETITION OPPOSING GOLDEN MESA SPECIAL USE PERMIT # WSUP21-0011

(GOLDEN MESA NORTH PHASE 2 GRADING)
 REQUESTING A RESTRICTED MARKET TEMPORARY AGGREGATE FACILITY

(AS PRESENTED TO NV CAB ON 5/10/21)

Public Comments

PRINTED NAME	SIGNATURE	ADDRESS	DATE
BONNIE WHOBREY	<i>Bonnie Whobrey</i>	3125 INDIAN LN 89506	5/15/21
TOM WHOBREY	<i>Tom Whobrey</i>	3125 INDIAN LN.	5/15/21
JOHN CANTACCESSI	<i>John V. Cantacessi</i>	3130 India Ln.	5/15/21
Ginger Cantacessi	<i>Ginger Cantacessi</i>	3130 Indian Ln	5/15/21
Chris Mark	<i>Chris Mark</i>	3110 Indian Lane	5/15/21
DENNIS LACRUZE	<i>Dennis LaCruze</i>	3115 INDIAN LN.	5/16/21
JEAN LACRUZE	<i>Jean LaCruze</i>	3115 Indian Lane	5/16/21
Jeff Michals	<i>Jeff Michals</i>	3145 Indian Ln.	5/17/21
Neal Hill	<i>Neal Hill</i>	7600 Hillview Dr	5/22/21
Diane Garland	<i>Diane Garland</i>	7565 Estates Rd	5/22/21
Ron Nelson	<i>Ron Nelson</i>	7545 Estates Rd	5/22/21
Lynn Nelson	<i>Lynn Nelson</i>	7545 Estates Rd	5/22/21
James Miller	<i>James S. Miller</i>	7525 ESTATES RD	5/23/21
ROBERT IRWIN	<i>Robert Irwin</i>	910 MARGARET DR.	5-22-21
Polly Jones	<i>Polly Jones</i>	7495 Estates Rd	5-22-21

PETITION OPPOSING GOLDEN MESA SPECIAL USE PERMIT # WSUP21-0011

(Golden Mesa North Phase II Greding)

REQUESTING A RESTRICTED MARKET TEMPORARY AGGREGATE FACILITY

(AS PRESENTED TO NV CAB ON 5/10/21)

PRINTED NAME	SIGNATURE	ADDRESS	DATE
VICTOR HOUNSELL		3150 INDIAN LN RENO NV 89506	5-23-21
BARRET LOEHDEN		3105 INDIAN LN, RENO NV 89506	5/23/21
Karen Dixon		3400 Brave Ln, RENO NV 89506	5/25/21
Melissa Plenge		3400 Brave Ln	5/25/21
Zach Walker		9290 Rain Dance Way Reno NV 89506	5-25/21
Shamara Walker		9290 Rain Dance Way	5-25-21
ARCHIE SHAW		9300 Rain Dance Way	5/25/21
ED STRAUSS		3110 INDIAN LN.	5/28/21
TRAVIS RUMBALGH		9170 RAIN DANCE WAY	5-28-21
YVONNE RUMBALGH		9170 Rain Dance Way RENO NV 89506	5/28/21
Ashlan Rumbalgh		9170 Rain Dance Way	5/28/21
RLOIN BAKER		9075 Rain Dance Way	5/28/21
Crystal Reilly		9130 Rain Dance Way	5/28/21
Timothy Reilly		9130 Rain Dance Way	5/28/21
Charlotte Heatherly		3190 Indian Ln	5/28/21

Public Comments

REQUESTING A RESTRICTED MARKET TEMPORARY AGGREGATE FACILITY

(AS PRESENTED TO NV CAB ON 5/10/21)

PRINTED NAME	SIGNATURE	ADDRESS	DATE
Virginia Leap	<i>Virginia Leap</i>	3190 Indian Lane Reno 89506	5-28-21
Tamara Leap	<i>Tamara Leap</i>	3190 Indian Ln Reno, NV 89506	5/28/21
Philip Sturm	<i>[Signature]</i>	3190 Indian Ln Reno, NV 89506	5/28/21
James R Leap	<i>James R Leap</i>	3190 Indian Ln 89506	5/28/21
Cindy Samsen	<i>Cindy Samsen</i>	3165 Indian Ln 89506	5/28/21
Stephan Samsen	<i>Stephan Samsen</i>	3165 Indian Lane 89506	5/28-21
Michael Beebe	<i>[Signature]</i>	3165 Indian Lane 89506	5/28-21
KATHY SULT	<i>Kathy Sult</i>	3165 Indian Lane 89506	5-28-21

Public Comments

(Approximately 38 signatures)



From: [CRAWFORD, CAROLYN C](#)
To: [Pelham, Roger](#)
Subject: Special Use Permit Case number WSUP21-011 Golden Mesa North
Date: Tuesday, June 1, 2021 2:54:44 PM

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

Mr. Roger Pelham:

I received the notice of the grading of the property at Golden Valley North. I am appalled that this may happen.

We already have one pit East of us which produces noise and dust on a constant basis and now you want to do another "pit" on the other side of our property. Do you realize the noise, pollution and disruption that this "grading" will cause? There is no amount of watering down that will prevent the dust from invading our homes and our respiratory systems. I do not see that you have incorporated any testing either for contaminants. This is just going to be thrust down our throats by Developers greasing the palms of the Commissioners.

Since this is an open ended permit the chaos could go on for years. The lower valley is a flood plane and what will happen when you no longer need the 16 acres. Will it end up being a big hole in the ground such as the Helms pit? How will this property be put back into something close to what it is now?

Secondly you want to use a horse path to take 6000 trucks from point A to point B? This is a very tiny easement, one not made for big trucks. Any trucking should be using existing paths that are designed for big heavy vehicles.

We are not against the building of the new homes that will eventually come however home owners are against this disorder. Please do not grant this permit.

*Carolyn Crawford
AT&T Services
Corporate Real Estate
Temp phone: 775-544-6101*

Public Comments



Public Comments

Golden Mesa WSUP21-0011



From: whobrey2@charter.net <whobrey2@charter.net>
Sent: Tuesday, June 1, 2021 5:06 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Golden Mesa WSUP21-0011

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

Members of the Board of Adjustments:

My name is Bonnie Whobrey and I live at 3125 Indian Ln in Golden Valley. As I am not a public speaker, I am sending this email in hopes that you will not agree with Roger Pelham's staff report recommending approval of the special use permit #WSUP21-0011.

I have attached a picture of the route proposed for transporting 43,000 cubic yard of dirt through the easement along side my property and that of my next door neighbors. This route will consist of approximately 3,000 truck loads of dirt through this easement, across Indian Lane and through the easement along side my 2 neighbor's homes and then, of course, approximately 3,000 trips back through the same route. These trucks will be passing right through the middle of our neighborhood. As you can imagine, this would be very disruptive to us since 2 of these homes the occupants are retirees and in 1 home is a single mother with an adult son with Down Syndrome who is terrified of loud noises. This constitutes a major nuisance to this community and is completely unnecessary as there is a dirt pit half a mile up Golden Valley road which is equipped for this heavy truck traffic and is a straight shot to the Golden Mesa South parcel and would have no or very low impact to our neighborhood.

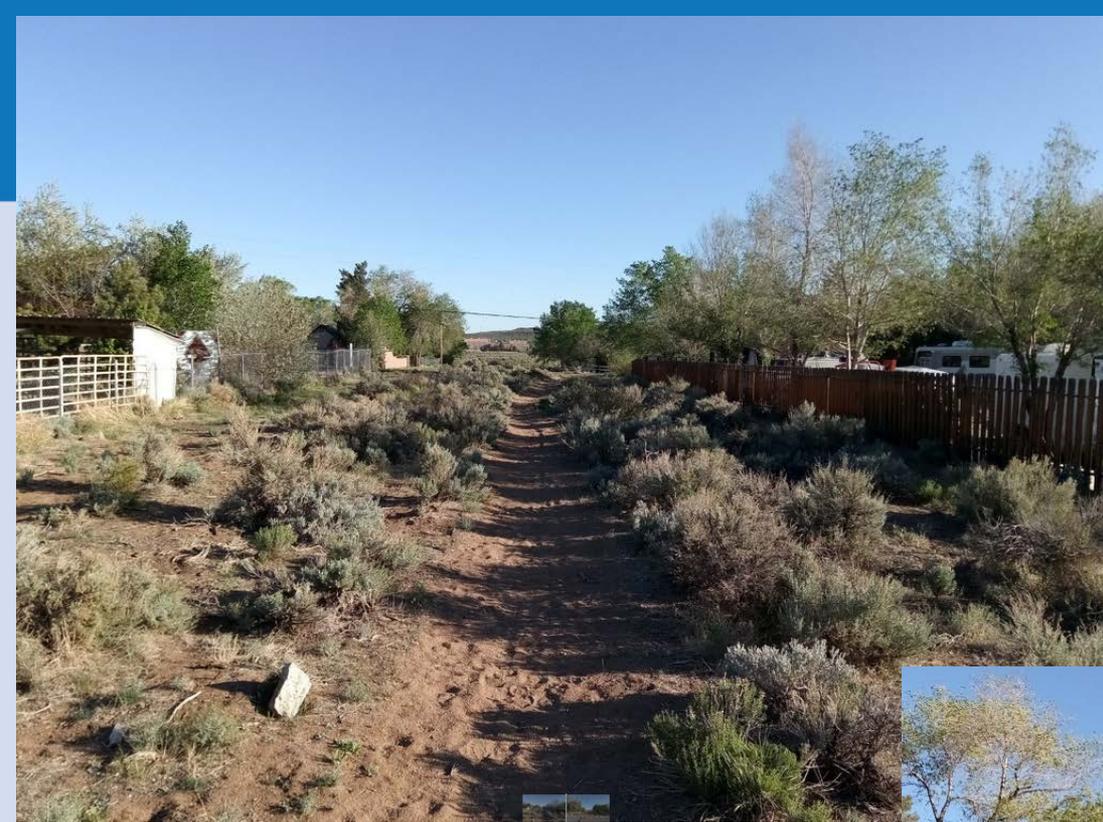
It is also being proposed that the Golden Mesa North parcel, which is directly behind my home and the homes of several of my neighbors, is to be used as an aggregate pit for the duration of the construction site on the Golden Mesa South parcel which has no time line for completion nor has it even been sold to a prospective contractor. This means that the plan is to use Golden Mesa North parcel as a staging sight for as long as construction is on going on the Golden Mesa South project. It could take years!

Within the Board of Adjustments Rules, Policies & Procedures, under Ethical Principles of Planning, "The planning process exists to serve the public interest. It requires conscientiously held view of the policies and actions that best serve the entire community." This staff report that has been compiled and recommended for approval by Roger Pelham does not serve nor benefit this community. It does, however, solely benefit Moonlight Hills Estate to increase the value of the Golden Mesa South parcel, which is currently on the market.

I truly wish you could take some time to drive out to Golden Valley for a visual of this proposed route. I think you would all be shocked to see the affect this will have on our community. I'm hoping the pictures I have attached will give you somewhat of an understanding as to what we as a community are up against.

Thank you for your time.
Bonnie Whobrey
3125 Indian Ln
Golden Valley
972-1721

Public Comments



From: [Charlotte Heatherly](#)
To: [Pelham, Roger](#)
Subject: Case # WSUP 21-0011 (Golden Valley Mesa North Phase 2 Grading)
Date: Wednesday, June 2, 2021 1:31:23 PM

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

Re: Case # WSUP 21-0011 (Golden Valley Mesa North Phase 2 Grading)
To: Roger Pelham, Washoe County Planning & Building Division
rpelham@washoecounty.us
From:
Charlotte Heatherly, 3190 Indian Lane, Reno (Golden Valley)

I want you to know that I am strongly opposed to Case # WSUP 21-0011 (Golden Valley Mesa North Phase 2 Grading) and wish to enter my vote as an adamant " **NO** ."

1) DUST CONTROL: By grading this parcel of land with no definite future time limit on when the parcel will be developed fully, would leave the folks who live here in a mess - a literal dust bowl. We already have dust problems here and this would make it enormously worse.

2) DRAINAGE: Disrupting the natural drainage channels to Estates and creating a water channel to the Indian Lane easement without completing a Southern route is not wise and I strongly oppose this idea. ---I have lived here for 44 years and have seen what incorrect drainage ditches can do in this particular area. More recently, more than one-half of my property was flooded because of a bad decision made in the last decade to revert water on the corner of Indian Lane and Rain Dance Way. It took nearly 5 years to correct the situation. Flooding still occurs on this corner on Rain Dance Way (which never happened the first 3 decades I have lived here).

3) NOISE and NUISANCE: Transporting 45,000 cubic yards of dirt in the middle of our neighborhood would equal about 6000 trips - the noise from heavy dirt movers and trucks, plus the traffic this large equipment would cause, plus the wear and tear (destruction) of our streets is unreasonable. Then "sometime in the future" they will have to haul dirt back into this parcel when they finally get around to developing it -- which could be years, maybe decades, in an unstable economy.

4) ENVIRONMENT: Wildlife live on that property right now and by tearing it up before something is actually going to be built there would be destroying their habitat. How cruel that would be!

Please do not allow this Phase 2 Grading to take place in our lovely valley! Please vote not on: Case # WSUP 21-0011 (Golden Valley Mesa North Phase 2 Grading)

Thank you.

Public Comments



SUP Findings

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for Restricted Market Temporary Aggregate Facility 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.
6. Special Review Considerations. Special Review Considerations as enumerated at WCC110.332.20 have been addressed in the record.
7. North Valleys Area Plan Policy 12.3 No significant degradation of air quality will occur as a result of the permit.



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 WSUP21-0011 for Moonlight Hills Estates, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30, and North Valleys Area Plan Policy 12.3 and all special review considerations in accordance with Washoe County Code Section 110.332.20