



Board of Adjustment Staff Report

Meeting Date: June 3, 2021

Agenda Item: 8D

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0013

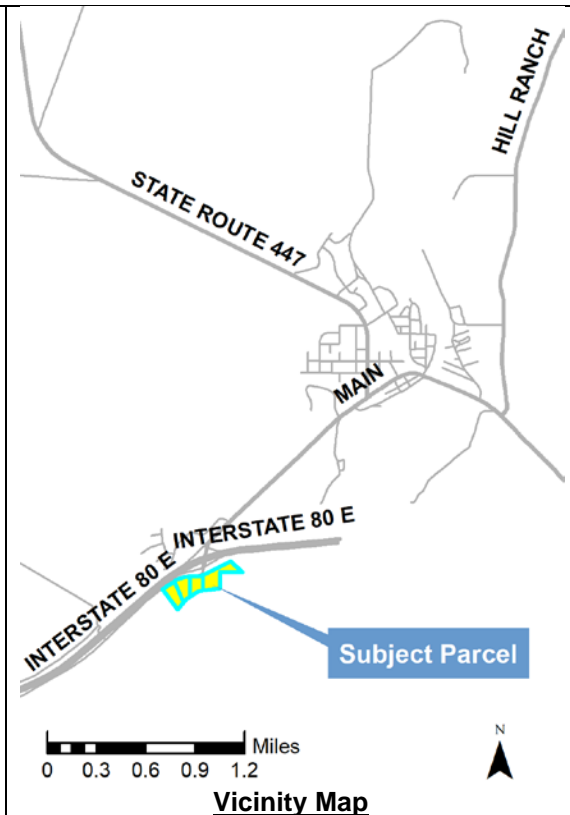
BRIEF SUMMARY OF REQUEST: To establish an RV Park use type

STAFF PLANNER: Planner's Name: Dan Cahalane
Phone Number: 775.328.3628
E-mail: dcahalane@washoecounty.us

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit to approve the establishment of a Commercial Campground/RV Park use type and major grading disturbing 1,216,000sf of surface area with 16,610 cy of cut and 21,320cy of fill.

Applicant: Ron Smith, LLC
Property Owner: Waligora 1998 Trust
Location: Intersection of I80 and Cantlon Dr.
APN: 084-292-13-16
Parcel Size: 11.215 acres, 5 acres, 6.286 acres, 6.591 acres respectively
Master Plan: Commercial
Regulatory Zone: Tourist Commercial
Area Plan: East Truckee Canyon
Citizen Advisory Board: East Truckee Canyon
Development Code: Authorized in Article 302, 316, 810
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 WSUP21-0013 for Ron Smith 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:

(Motion with Findings on Page 12)

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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 WSUP21-0013 are attached to this staff report and will be included with the action order, if approved.

The subject property is designated as Tourist Commercial (TC). The proposed use RV resort which is classified a Commercial Campground/RV Park which is permitted in (TC) with a special use permit per WCC 110.302.05.3). Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the request(s) to vary standards below:

Variance(s) Requested	Relevant Code
Waive fence setback from arterials	110.222.05 (staff determined not applicable)

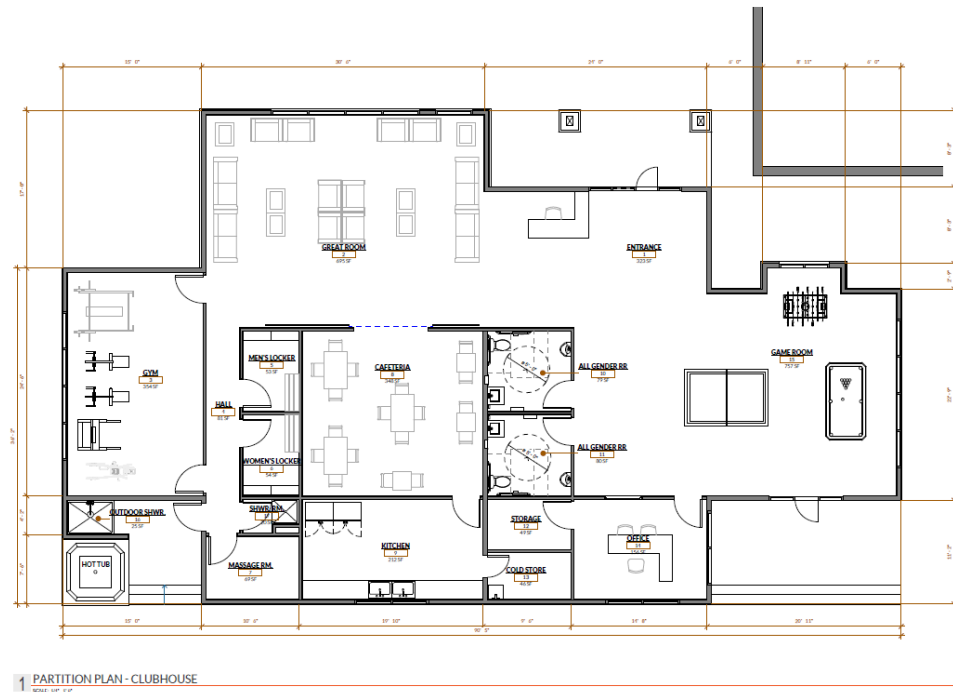


Site Plan

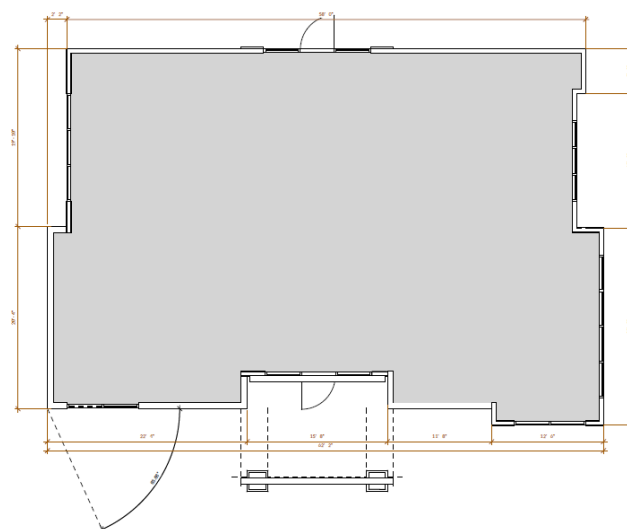
Project Evaluation

The applicant is requesting to establish a 196 site RV Resort with a check in office, mini-market, laundry facilities, washroom, clubhouse, pool, and recreational amenities. This site has a previously approved RV park, but was never developed, under Special Use Permit SW14-001. The applicant has opted for a new special use permit as the proposed facility is more than 10% of the size of the originally planned facility. The application also included plans for a cellular tower, which the applicant opted to not proceed with at this time.

Clubhouse Layout



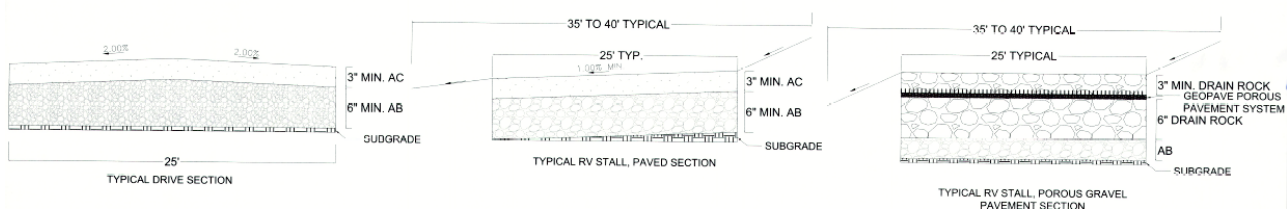
Office Layout



The applicant anticipates that this use will generate 52 AM peak hour trips and 40 PM peak hour trips. The proposed facility will use municipal water via TMWA and is proposing to install a package treatment plant on site to dispose of wastewater.

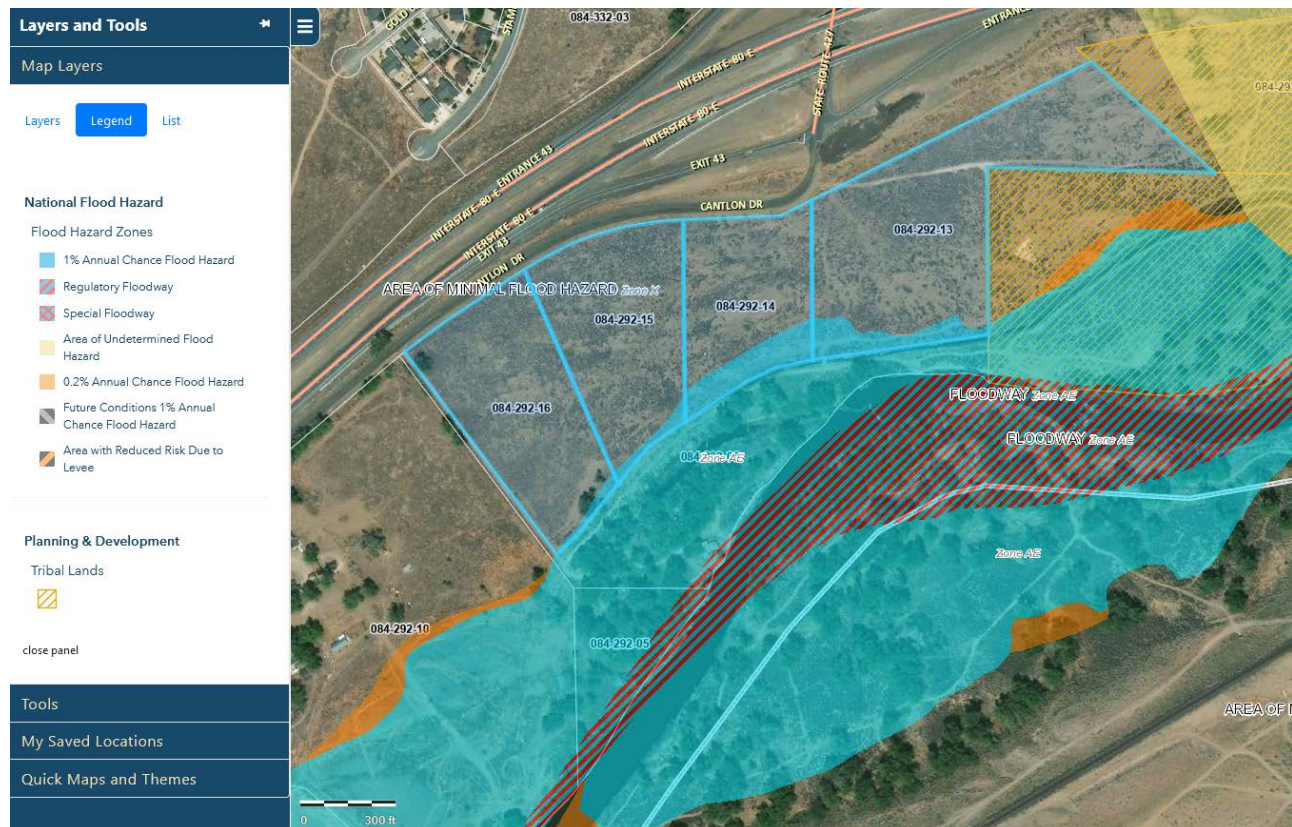
The proposed facility will use asphaltic concrete (AC) pavement for drive aisles and geopave porous pavement system and AC for the various parking areas.

Pavement Sections



The southern, undeveloped portion of the site is within the 100 year Truckee River flood plain. The developed area of the site, including the package treatment facility is outside of the flood zone.

Flood Zone



Article 222 Truckee Canyon Area Modifiers

The applicant broadly meets the requirements outlined in 110.222.10 Truckee River Corridor Standards. The project does not abut an arterial corridor, the applicant is submitting for an special use permit for grading, and no structures are within the structural setback. The applicant will be required to complete a development agreement in accordance with 110.222.10(e)3 as this project will connect to community water and require a package treatment facility. The applicant has not provided a water quality report as required per 110.222.10(d). Staff has provided conditions of approval requiring the submittal of a water quality report in Exhibit A.

Article 302/304 Allowed Uses

The proposed use type best fits the commercial campground facilities/RV park use type outlined in WWC 110.304.25(h)1:

Commercial Campground Facilities/RV Park. Commercial campground facilities/RV park refers to areas and services for two (2) or more campsites, accommodating camping vehicles and tents, which are used by the general public as temporary living quarters for recreational purposes. Typical uses include recreational vehicle campgrounds.

The proposed application is within a Tourist Commercial regulatory zone within parcels 084-292-13, 084-292-14, 084-292-15, 084-292-16. The proposed use type of commercial campground/RV park requires a special use permit (SUP) per table 110.302.05.3 for TC regulatory zones.

Article 316 Recreational Vehicle Parks

Article 316 of the development code outlines the required standards for all recreational vehicle parks. The proposed site plan does not meet the development requirements as outlined in Article 316 in full. Staff has provided a summary table of the specific recreational vehicle park standards and the deficiencies outlined in the proposed application below. **The proposed application broadly meets the standards outlined in Article 316. Staff has provided conditions regarding location of potable water stations in exhibit A.**

Summary of Article 316 Required Standards

Required Standard	Code	Proposed	Complies	Intervention
Minimum Size	2 acres	29.1 acres	Yes	
Lighting	150watt/100ft OR guard light/300ft	Yes	Yes Yes	
Exposed Ground	Paved OR Stone Screening OR Vegetation	Yes Yes	 Yes	
Paving	All spaces/roads	All weather surface	Yes	
Hookup Facilities				
Power Hookup	All spaces	Yes	Yes	
Sewage Hookup	All spaces	Yes	Yes	
Sewage Disposal	Sewage disposal plant	Yes	Yes	
Recreational Areas (10+ spaces)	Recreation Area Required Recreation areas 2.5%+ of RV site Landscaped per SUP	Yes Yes Yes	Yes Yes Yes	
Sanitary Discharge Station	1+ sanitary discharge station	Yes	Yes	Conditioned by Washoe County Engineering
Restroom/Bath	Per Health District		Per WCHD	Conditioned by WCHD
Water Supply	Potable water within 100ft of each space	Yes, listed in application	Yes	Conditioned in Exhibit A
RV Spaces				
Pull Through Spaces	20%+ of total	96/196	Yes	
Auto Accommodation	Space for at least 1 automobile	Yes	Yes	
Minimum Net Area	690sf	690sf	Yes	
Minimum Width	23ft	23ft	Yes	
Roads				
Entrance Roads	2-way access	Yes	Yes	
Internal Roads	1+ road of continuous 2-way circulation	Yes	Yes	
Non thru	600ft max	Yes	Yes	
Front	RV spaces must front interior road	Yes	Yes	
Road Width				

2-way traffic	24ft	Yes	Yes	
1-way traffic	12ft	Yes	Yes	
Road Material	2.5 inches of asphalt and 6-inch base	Yes	Yes	Building Permits
Exterior Screening	Yes	Yes	Yes	
Screening Height	6ft	Yes	Yes	
Screen Placement	0-10ft from property line	Yes	Yes	

RV Spaces



Article 406 – Building Placement Standards

The proposed application meets the required setback and height standards as outlined in the table below:

Tourist Commercial	
Front	20ft
Side	10ft
Rear	10ft
Height	45ft

Article 410 – Parking

The proposed use shall provide the following parking improvements in accordance with WCC table 110.410.10.3, WCC table 110.410.15.1, and WCC 110.410.25.(e).

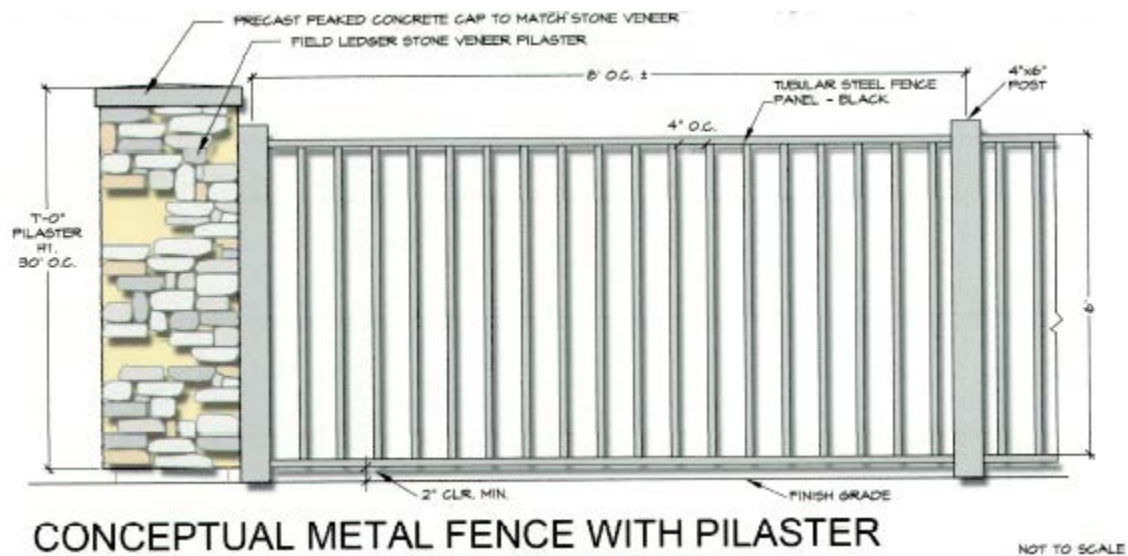
Requirement	Standard
Required Parking	1 space per Employee
Handicapped Parking	1 space per 25 spaces
Total required Parking	2 spaces
Surfacing	All parking spaces shall be paved
Truck Parking and Loading	(1) 25x15ft space for every 3000sf of gross floor area.

Article 412 Landscaping

The applicant has provided a landscaping plan that includes 227,690sf of landscaped area (20% of developed area), 768 trees and 4,608 shrubs. The proposed landscaping meets the requirements of Article 412.



Staff appreciates that the applicant accounted for the nearby developed residential property to the west by providing screening along the western property line. This is not necessary per code, as the abutting parcel is undeveloped. Staff notes that the applicant is providing 7ft high pilaster and cast iron fencing around the parcel. This would not meet the screening requirements of code, if required, nor does it meet TC policy 1.1.1, which requires a development free 25 ft buffer between property lines and arterials, as Cantlon Drive is not identified as an arterial per the East Truckee Canyon Area Plan. However, this step mitigates some of the concerns the Pyramid Lake Paiute Tribe expressed regarding trespassing onto tribal lands in Memo I. Staff has provided conditions of approval requiring the posting of no trespassing signs along the fence in exhibit A.



Article 438 – Grading

The proposed development will exceed the thresholds for major grading that will involve approximately 1,216,000sf of ground disturbance and 21,320cy of import for pavement. The earthwork will be balanced onsite and finish grades will be reflective of imported base and other

surface materials. Fill material will be generated through the excavation of the driveway sections, parking stalls, and the effluent infiltration basins, which will be placed as surfacing of the landscape.

The applicant is not requesting to vary any grading standards, therefore, all slopes must comply with Washoe County Code 110.438.45, which are summarized in the table below:

Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
Difference from Natural Grade	10ft max			
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res	10ft
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft	Min. 6ft
Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft	Min. 4ft
Intersection Angle	45 degrees	45 degrees	45 degrees	45 degrees
Transitions	Contoured	Contoured	Contoured	Contoured

Washoe County Engineering has provided conditions requiring a drainage report and detention of stormwaters on site. A drainage report may be required for a SUP per 110.420.05(b) but the conditions required may impact final grading plans, especially in conjunction with the requirement to detain peak stormwater runoff on site. The applicant shall provide all conditioned finished grading plans prior to issuance of the final map.

Article 505 – Signs

The applicant has submitted an administrative permit regarding their sign under WADMIN21-0003.

Area Plan Evaluation

The subject parcel is located within the East Truckee Meadows Area Plan. The following is/are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
TC 1.3.1	Proposed developments shall be reviewed to ensure the view from Interstate 80 is preserved. Height limitations and setbacks will help preserve the visually predominant ridges and escarpments.	Yes	
TC 2.2	Ensure that development proposed within the wetland areas of the Truckee Canyon planning area complies with federal wetland regulations.	Yes	
TC 2.2.1	During development review, Washoe County Department of Community Services staff will require documentary evidence of compliance with the	Yes	

	requirements of the Federal Clean Water Act.		
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East Truckee Canyon Citizen Advisory Board (ETCCAB)

The East Truckee Meadows CAB did not meet during the application cycle for this case. CAB members were provided a worksheet to provide feedback on this project. Staff received no feedback.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact (Name/email)
Army Corp of Engineers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jennifer C Thomason Jennifer.c.thomason@usace.army.mil
Bureau of Indian Affairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Alex Wolfson, PE, PTOE Awolfson@dot.nv.gov
Nevada Dept of Water Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman skirschenman@washoecounty.us
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram Vbehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Walt West, PE wwest@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa grosa@washoecounty.us
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wes Rubio wrubio@washoecounty.us
WCHD- EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jim Shaffer Schafferjam51@gmail.com
Pyramid Lake Paiute Tribe	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Donna Marie Noel DNoel@plpt.nsn.us
Nevada Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff notes that the Pyramid Lake Paiute Tribe provided a memo recommending denial of the proposed project. Staff has summarized the issues below:

- Wastewater Infiltration
- Run off
- Thermal pollution
- Groundwater rights concerns from waste treatment plant
- Trespassing

Staff has provided conditions of approval mitigating the issues of runoff and trespassing in Exhibit A. The wastewater treatment issues are regulated through Washoe County Health, NDEP, Washoe County Engineering.

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 Truckee Canyon Area Plan.

Staff Comment: The proposed use is consistent with the action programs, policies, standards, and maps of the Truckee Canyon Area Plan as conditioned in Exhibit A.

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 use will have adequate utilities, roadway improvements, sanitation, water supply, drainage, etc as conditioned in Exhibit A. Specifically, the site will obtain water supply through TMWA and is required to construct a package treatment plant to Washoe County engineering standards.

3. **Site Suitability.** That the site is physically suitable for an RV Park and for the intensity of such a development.

Staff Comment: The proposed use, as designed, is located on areas that are considered most suitable for development. Staff notes that a portion of 7 proposed asphalt spaces are within the 100 year flood plain. The remainder of the site is outside of the flood plain.

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: Staff has provided conditions to mitigate the impacts of this development in response the Pyramid Lake Paiute Tribe's concerns. The issuance of this special use permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property improvement of adjacent properties or detrimental to the character of the surrounding area as conditioned in exhibit A.

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 are no military installations that will be affected by this project.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0013 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 WSUP21-0013 for Ron Smith 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:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the East 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 RV Park use type 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:	Ron Smith LLC 5701 Lonetree Blvd, 102
Owner:	Waligora 1998 Trus PO Box 508 Verdi, NV 89439
Representatives:	Summit Engineering Corporation 5405 Mae Anne Ave. Reno, NV 89523



Conditions of Approval

Special Use Permit Case Number WSUP21-0013

The project approved under Special Use Permit Case Number WSUP21-0013 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on **June 3, 2021**. 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 – Dan Cahalane, dcahalane@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building 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.
 - i. Staff requires clear identification of potable water dispensing locations with 100ft buffers around each potable water dispensing location.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. 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.

- d. A business license will be obtained for the new use.
- e. Applicant shall conduct a water quality report prior to the issuance of building permits in accordance with WCC 110.222.10(d).
- f. Applicant shall complete a development agreement prior to the issuance of business licenses in accordance with WCC 110.222.10(e)3.
- g. Applicant shall abide by the following conditions to mitigate the impacts identified by the Pyramid Lake Paiute Tribe:
 1. Property shall be fenced with no trespassing signs posted along the west, south, and eastern property lines to limit potential for trespass onto Tribal Lands
 2. Applicant shall abide by all recommendation identified in the hydrology report required by Washoe County engineering.
- h. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.

- ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
- iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- v. Annual renewal of the business license shall meet the following specific sewage package treatment conditions:
 1. Financial surety shall be provided to the satisfaction of County Engineer as outlined in condition 2n.
 - a. The financial surety shall be reviewed once every 5 years to ensure sufficient funds for decommissioning to the satisfaction of the county engineer
 2. Applicant shall provide a report to Washoe County Planning and Washoe County Engineering regarding the status of the sewage package treatment plant.
 3. Failure of the sewage package treatment plant is grounds for immediate revocation of the business license.
 - a. In the event of a sewage treatment package plant failure, tenants on the site shall be required to leave within 60 days of revocation in accordance with

Washoe County Engineering and Capital Projects

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

Contact Name – Walt West PE west@washoecounty.us

- a. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- b. 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 structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
- c. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer. Storm water discharge from the development shall pre-treated prior to discharge to the Truckee River. Low Impact Development BMP's shall be utilized where possible for storm water treatment

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

- d. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be

designed and constructed to County standards and specifications to the satisfaction of the County Engineer.

- e. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways.
- f. Provide adequate on-site stacking for RV's exiting the roadway to ensure RV's are fully out of the roadway prior to stopping.
- g. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering and Capital Projects.
- h. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/rights-of-way.
- i. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.

UTILITIES (County Code 422 & Sewer Ordinance)

- j. The applicant is subject to Nevada Revised Statutes 445A – Water Controls and shall obtain a permit to discharge water for the package sewage treatment plant and shall provide a copy of approved permit to Washoe County prior to approval of a Washoe County building permit.
- k. The proposed package sewage treatment plant shall be solely for this development and no additional connections to this plant shall be allowed without the approval of the County Engineer.
- l. Prior to building permit approval, the applicant shall enter into an agreement with Washoe County with respect to the construction, operation, maintenance, and decommissioning of the package sewage treatment plant.
- m. The proposed package sewage treatment plant shall be designed by a licensed engineer in the State of Nevada and shall be permitted by Washoe County.
- n. The owner of the RV park shall provide financial surety in a form satisfactory to Washoe County for the decommissioning costs of the plant & associated facilities in the event the County Engineer deems the package treatment plant to be in default or becomes inoperable for any reason.
- o. The owner of the RV park shall provide to Washoe County or its successor an updated cost estimate for the plant decommissioning and updated financial surety on a five-year cycle starting from the date of the approval of the building permit.
- p. If required by and at the sole discretion of Washoe County, the RV park shall connect to any future available municipal sewer system and shall decommission the package sewage treatment plant.
- q. The applicant shall cease operating the RV park immediately in case of default or failure to maintain an active discharge permit.

Washoe County Health District

- 3. The following conditions are requirements of the Washoe County Health District, which shall be responsible for determining compliance with these conditions.

Contact Name – Wes Rubio, wrubio@washoecounty.us

- a. Existing onsite wells must be abandoned prior to final signature of any reversion to acreage, or the site must demonstrate all wells are permitted and will remain with documentation from the State of Nevada, Division of Water Resources.
- b. Connection to the municipal Stampmill Estates water system will require a Water Project submittal to the Health District for concurrent review in accordance with NAC 445A.
- c. The site will be required to be permitted for sewage disposal through NDEP, Bureau of Water Pollution Control.
- d. All infrastructure proposed must be reviewed and approved by the Health District for grading, utilities, and construction.
- e. The public bathing facilities proposed are required to be plumbed to sewer for all wastewater discharge.
- f. Appropriate backflow will be required for the entire development and at required locations depending upon proposed construction.

Washoe County Air Quality Management

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

Contact Name – Genine Rosa, grosa@washoecounty.us

- a. If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines.

Washoe County Water Rights

5. The following conditions are requirements of the Washoe County Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram vbehmaram@washoecounty.us

- a. Applicant shall implement TMWA discovery findings as part of project development, including formal annexation into TMWA water service area and construction of necessary infrastructure to connect to TMWA system located across Interstate 80. This project shall present a water will serve from TMWA, the water purveyor, prior to occupancy, permit final inspection, or certificate of occupancy. However, TMWA Rule 7 regulations require that the applicant obtain a water will serve letter prior to approval of any building permits on this site.

United States Army Corps of Engineering

6. The following conditions are requirements of the United States Army Corps of Engineering, which shall be responsible for determining compliance with these conditions.

Contact Name – Jennifer C Thomason Jennifer.c.thomason@usace.army.mil

- a. This project may or may not require authorization under Section 404 of the Clean Water Act. If the project would result in activities below the ordinary high water mark of the Truckee River then a permit from my office may be needed.
- b. This project may require a 408 permit.

Nevada Department of Transportation

7. The following conditions are requirements of the Nevada Department of Transportation which shall be responsible for determining compliance with these conditions.

Contact Name – Alex Wolfson PE, awolfson@dot.nv.gov

- a. NDOT requires the use of legal, permitted accesses to the state highway system. An NDOT occupancy permit will be required for the proposed access and any other improvements proposed within the FRWA22 right of way.
- b. All work proposed within or adjacent to the FRWA22 right of way must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and Drainage Manual current version at the time of application. Please contact the NDOT District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.
- c. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within or adjacent to NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

*** End of Conditions ***



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: May 7, 2021

To: Dan Cahalane, Planner

From: Walter West, P.E., Licensed Engineer

Re: Special Use Permit for **Wadsworth RV Resort, WSUP21-0013**
APN 084-292-13, 084-292-14, 084-292-15, 084-292-16

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of 196-site with a check-in office, mini-market, laundry facilities, washrooms, clubhouse, pool, and other recreational amenities and is located on approximately 29.1 acres South of I-80 exit 43 along Cantlon Drive. 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 Summit Engineering. 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: Walter West, P.E. (775) 328-2310

1. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. 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 structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
3. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer. Storm water discharge from the development shall pre-treated prior to discharge to the Truckee River. Low Impact Development BMP's shall be utilized where possible for storm water treatment

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WSUP21-0013
EXHIBIT B

Subject: **Wadsworth RV Resort, WSUP21-0013**
Date: May 7, 2021
Page: 2

1. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
2. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways.
3. Provide adequate on-site stacking for RV's exiting the roadway to ensure RV's are fully out of the roadway prior to stopping.
4. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering and Capital Projects.
5. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/right-of-ways.
6. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. The applicant is subject to Nevada Revised Statutes 445A – Water Controls and shall obtain a permit to discharge water for the package sewage treatment plant and shall provide a copy of approved permit to Washoe County prior to approval of a Washoe County building permit.
2. The proposed package sewage treatment plant shall be solely for this development and no additional connections to this plant shall be allowed without the approval of the County Engineer.
3. Prior to building permit approval, the applicant shall enter into an agreement with Washoe County with respect to the construction, operation, maintenance, and decommissioning of the package sewage treatment plant.
4. The proposed package sewage treatment plant shall be designed by a licensed engineer in the State of Nevada and shall be permitted by Washoe County.
5. The owner of the RV park shall provide financial surety in a form satisfactory to Washoe County for the decommissioning costs of the plant & associated facilities in the event the County Engineer deems the package treatment plant to be in default or becomes inoperable for any reason.
6. The owner of the RV park shall provide to Washoe County or its successor an updated cost estimate for the plant decommissioning and updated financial surety on a five-year cycle starting from the date of the approval of the building permit.
7. If required by and at the sole discretion of Washoe County, the RV park shall connect to any future available municipal sewer system and shall decommission the package sewage treatment plant.
8. The applicant shall cease operating the RV park immediately in case of default or failure to maintain an active discharge permit.

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

May 11, 2021

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

RE: Wadsworth RV Resort; APN 084-292-13
Special Use Permit; WSUP21-0013

Dear Washoe County Staff:

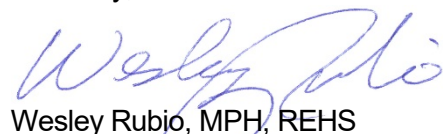
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio - wrubio@washoecounty.us

- a) Existing onsite wells must be abandoned prior to final signature of any reversion to acreage, or the site must demonstrate all wells are permitted and will remain with documentation from the State of Nevada, Division of Water Resources.
- b) Connection to the municipal Stampmill Estates water system will require a Water Project submittal to the Health District for concurrent review in accordance with NAC 445A.
- c) The site will be required to be permitted for sewage disposal through NDEP, Bureau of Water Pollution Control.
- d) All infrastructure proposed must be reviewed and approved by the Health District for grading, utilities, and construction.
- e) The public bathing facilities proposed are required to be plumbed to sewer for all wastewater discharge.
- f) Appropriate backflow will be required for the entire development and at required locations depending upon proposed construction.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, EHS Supervisor at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Wesley Rubio, MPH, REHS
EHS Supervisor
Environmental Health
Washoe County Health District

Cahalane, Daniel

From: Rosa, Genine
Sent: Thursday, April 22, 2021 4:53 PM
To: Cahalane, Daniel
Subject: Agency Memo II

Special Use Permit Case Number WSUP21-0013 (Wadsworth RV Resort)

If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines.

For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.us | O: (775) 784-7204 | C: (775) 420-9185 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com

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





WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

April 19, 2021

TO: Dan Cahalane, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD

SUBJECT: Special Use Permit Case Number WSUP21-0013 (Wadsworth RV Resort)

Project description:

The applicant is proposing an Administrative Permit to approve the establishment of a Commercial Campground/RV Park use type and major grading disturbing 1,216,000sf of surface area with 16,610 cy of cut and 21,320cy of fill.

Location: 34000 Cantlon Drive, Assessor's Parcel Numbers: 084-292-13, 084-292-14, 084-292-15, 984-292-16.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and/or conditions:

Comments:

The application submitted includes TMWA discovery findings dated December 20, 2020 regards provision of water service.

Conditions:

Applicant shall implement TMWA discovery findings as part of project development, including formal annexation into TMWA water service area and construction of necessary infrastructure to connect to TMWA system located across Interstate 80. This projects shall present a water will serve from TMWA, the water purveyor, prior to occupancy, permit final inspection, or certificate of occupancy. However, TMWA Rule 7 regulations require that the applicant obtain a water will serve letter prior to approval of any building permits on this site.

Cahalane, Daniel

From: Thomason, Jennifer C CIV USARMY CESPK (USA) <Jennifer.C.Thomason@usace.army.mil>
Sent: Thursday, April 29, 2021 11:55 AM
To: Cahalane, Daniel
Subject: Special Use Permit Case Number WSUP21-0013 (Wadsworth RV Resort)

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

Hi Dan,

This project may or may not require authorization under Section 404 of the Clean Water Act. If the project would result in activities below the ordinary high water mark of the Truckee River then a permit from my office may be needed.

This project may require a 408 permit. I think that the non-federal sponsor for this area of the Truckee River is Nevada Division of Water Resources and the POC is Thomas Pyeatte and he could advise on the need for a 408 Permit in this area.

Thank you,

Jennifer C. Thomason
Senior Project Manager
Nevada-Utah Regulatory Section
300 Booth Street, Room 3050
Reno, Nevada 89509

Ph: 775-784-5304
Cell: 775-686-9622- Primary number during COVID-19 Response

Regular Schedule Tuesday-Friday

In response to COVID-19, Regulatory Division staff are teleworking from home or other approved location. We will do our best to administer the Regulatory Program in an effective and efficient manner. Priority will be given to health and safety activities and essential infrastructure. Action on your permit application or other request may be delayed during this emergency. We appreciate your patience over the next several weeks.

Let us know how we're doing. Please complete the survey at:
<https://regulatory.ops.usace.army.mil/customer-service-survey/>



STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

1263 S. Stewart Street
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., *Director*

April 24, 2021

Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
Reno, NV 89512
Attention: Dan Cahalane, Planner

SENT VIA ELECTRONIC MAIL

RE: WADMIN21-0003 and WSUP21-0013 Wadsworth RV Resort

Dear Mr. Cahalane,

Nevada Department of Transportation (NDOT) District II staff has reviewed the following applications associated with the proposed Wadsworth RV Resort project and provided comments accordingly:

Administrative Case Number WADMIN21-0003 – For hearing, discussion, and possible action to approve a 200sf recreational and travel type sign.

Special Use Permit Case Number WSUP21-0013 - For hearing, discussion and possible action to approve the establishment of a Commercial Campground/RV Park use type and major grading disturbing 1,216,000sf of surface area with 16,610 cy of cut and 21,320cy of fill.

NDOT comments:

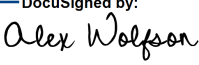
1. The proposed project is directly adjacent and proposes access to Cantlon Drive. Cantlon Drive is an NDOT owned road that is officially designated as Washoe County Frontage Road 22 (FRWA22) and functionally classified as a rural frontage road.
2. NDOT requires the use of legal, permitted accesses to the state highway system. An NDOT occupancy permit will be required for the proposed access and any other improvements proposed within the FRWA22 right of way.
3. All work proposed within or adjacent to the FRWA22 right of way must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and Drainage Manual current version at the time of application. Please contact the NDOT District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.
4. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within or adjacent to NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require

additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

5. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.

Thank you for the opportunity to review this request. NDOT reserves the right to incorporate further changes as this project progresses. Should you have any questions, please contact me at (775) 834-8365.

Sincerely,

DocuSigned by:

8D80C88AB3244A2...

Alex Wolfson, PE, PTOE
Engineering Services

Cc: Sondra Rosenberg – NDOT Assistant Director of Planning
Mike Fuess – NDOT District Engineer
Rod Schilling – NDOT Traffic Operations
File

Pyramid Lake Paiute Tribe

*P. O. Box 256
Nixon, Nevada 89424
Telephone: (775) 574-1000 / 574-1001 / 574-1002
Fax: (775) 574-1008*

April 28, 2021

Washoe County Planning Commission
Reno, Nevada

Re: Comments on the proposal for Wadsworth RV Resort WSUP21-0013

Dear County Planning Commissioners:

This letter provides comments on behalf of the Pyramid Lake Paiute Tribe (“Tribe”) regarding the proposed Wadsworth RV Resort Project to be constructed adjacent to Tribal Lands (“Project”). The environmental and water resources concerns of the Tribe should be evaluated when determining to issue a Special Use Permit to Ron Smith, LLC.. The Tribe previously provided comments to the Washoe Planning staff in a meeting held in 2018 at the Tribal Offices.

The Project has been proposed by Ron Smith LLC and seeks to construct the Wadsworth RV Resort including 196 RV sites, five washrooms, laundry facility, clubhouse, pool, check-in office with mini-mart, utilities, onsite wastewater package plant, infiltration ponds, and a maintenance shed. These facilities will be constructed on four parcels of land covering 29.1 acres adjacent to the Pyramid Lake Reservation.

Pleistocene glacial Lake Lahontan, which once occupied more than 8,000 mi² of northern Nevada, deposited over 1,000 feet of lacustrine sediments on the basin floor. These lacustrine deposits are comprised mostly of silt and clay in the middle of the valley and gravel and sand along the base of the mountains and along the river. During the last several thousand years, as the level of Pyramid Lake fluctuated depositing gravels and sand over the older Lake Lahontan deposit. The river was affected by the changing lake elevations by altering paths and fluctuating flows, which in turn deposited sand and gravels along the riverbanks. The gravel and sand constituents along the river corridor provide a conduit for water flow, due to the high-permeability. The geology in this area requires detailed analysis to determine impacts resulting from wastewater infiltration due to the heterogenous nature of the geology and the potential for sand and gravel deposits to provide a conduit for both vertical and horizontal movement. This analysis was not completed in the hydrologic study provided in the Project application.

As shown in site layout included in the Special Use Permit Application, the proposed Project shares the entire southern boundary with the Tribe. The Pyramid Lake Paiute Reservation (“Reservation”) is between the Project and the Truckee River that is only approximately 250 feet from the River edge. The Project proposes to utilize infiltration basins to dispose of wastewater from the site, which may have the potential to allow wastewater to flow into the Truckee River. The Tribe is also concerned of the impacts to Pyramid Lake, which is home to two species of fish listed as threatened and endangered

under the Federal Endangered Species Act. The water from the treatment plant and greywater will add to the nitrate and total dissolved solids (TDS) levels in the river and total daily loading into Pyramid Lake. Petroleum products from the vehicles on the site will be added to the infiltration pond along with stormwater run-off and that may flow to the river. This stormwater runoff may also result in thermal pollution to the river, which is already considered impaired for temperature by the U.S. Environmental Protection Agency. Because of its proximity to the Reservation and the Truckee River its proposal to use infiltration basins for wastewater generated on the site, the Project will impact Tribal trust resources, Tribal water quality standards, and the threatened Lahontan cutthroat trout and endangered cui-ui.

The Tribe has identified several concerns and questions regarding the Project. First, the Tribe is concerned with impacts to its federal reserved groundwater rights within the Reservation boundary. The proximity of the project's 3 infiltration ponds to the Reservation has the potential to contaminate the underlying water table, as the gradient flows toward the Reservation and the Truckee River. The Tribe has federal reserved rights to the resources, and the impacts to the water quality of these resources should be considered when determining the approval of a Special Use Permit to the Wadsworth RV Resort.

The Tribe has spent considerable resources implementing water quality standards for the Truckee River and Pyramid Lake to protect the threatened and endangered species. The spawning habitat for the listed fish species have expanded in the past 5 years to include Truckee River up to Derby Dam through fish passage improvement projects. The infiltration of the water generated at the sewer treatment facility, stormwater run-off and gray water will impact the aquatic environment for the fish. Even if the contaminate levels are not detectable in the river, the constant loading of nitrates, TDS, and other contaminants will have a negative impact to Pyramid Lake habitat.

Other areas of concern for this project include the accessibility of the residents and visitors to the Wadsworth RV Resort being compelled to walk, party, and trespass on the Reservation to access the river. There is no plan to address the trespass issue on Tribal land and how the Project is going to handle the desire of visitors to fish or to be by the river on hot summer days.

The Washoe County Planning Commission must base the decision of approval on this Project in accordance with Washoe County Development Code Section 110.810.30z. The Tribe contends that item (2.) Improvements, that adequate sanitation and drainage, and other necessary facilities have **NOT** been provided; and item (4.) Issuance Not Detrimental, that issuance of the permit **will 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.

Based on these concerns, the Tribe requested that the Washoe County Commission deny the Special Use Permit until the until a time when the project addresses the Tribal concerns related to adverse impacts to the Tribe's groundwater, river access, water quality, wastewater control, and the impacts to threatened and endangered fish species. The county does not have the information required to make a decision until these documents are revised to include all the impacts to the Tribe's Trust Resources.

Sincerely,

A handwritten signature in black ink that reads "Donna Marie Noel". The script is cursive and fluid, with the first name "Donna" being the most prominent.

Donna Marie Noel, Director
Natural Resources Department
Pyramid Lake Paiute Tribe



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

Washoe-Storey Conservation District

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

April 29, 2021

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

WSUP21- 0013 Wadsworth RV Resort

Dear Dan,

In reviewing the special use permit to establish a commercial campground/rv park, the Conservation District has the following comments.

With the import of material, the applicant collaborates with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact the project area.

To further assist in water runoff infiltration construct in the bottom of the basins 2 feet by 3 feet infiltration trench to the length of each basin.

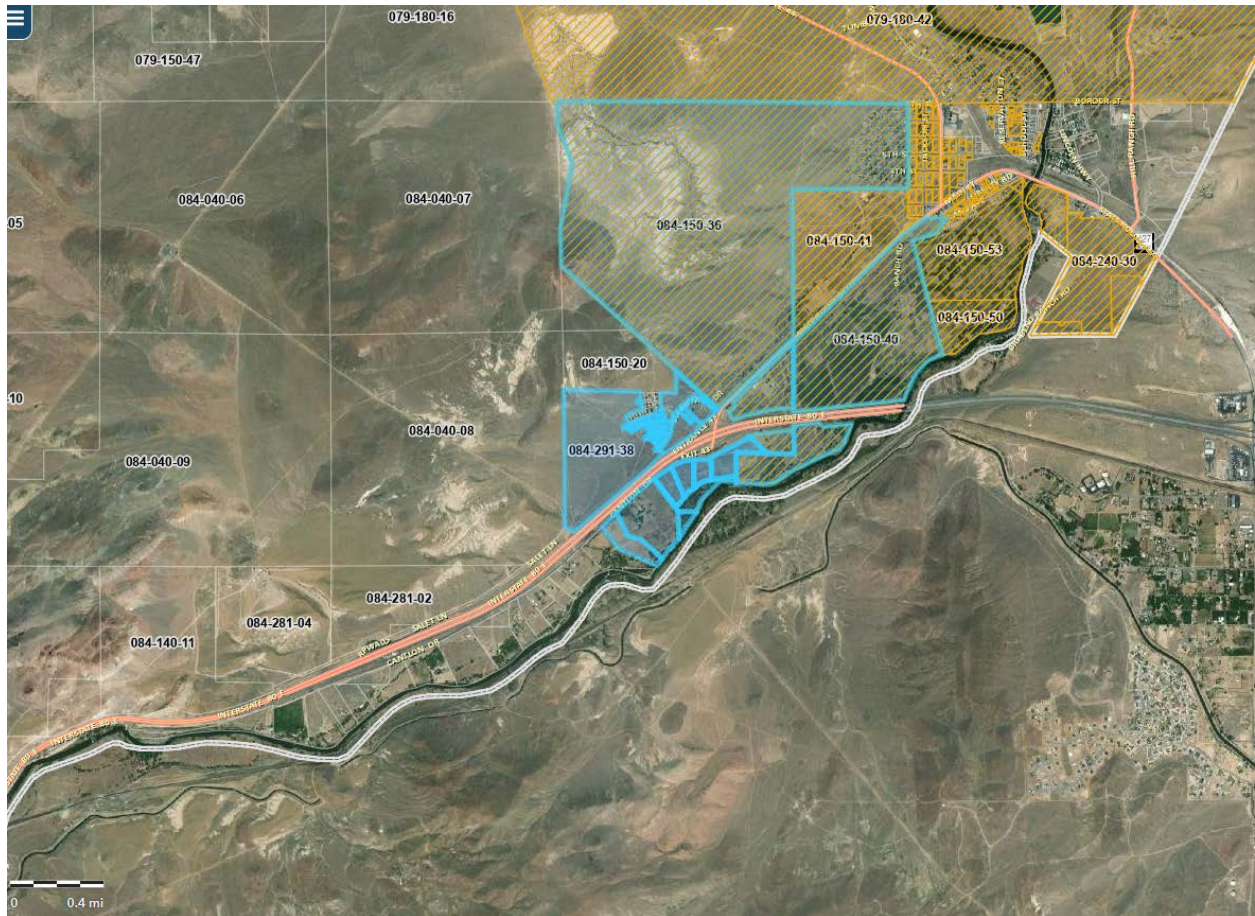
The District supports the exterior's brown color of the maintenance shed, office mini market, laundry facilities, club house recreational amenities (all buildings) and require a lighter roof color palette for all the buildings. In addition, the wrought iron fence either have a gray or brown color no black to reflect the natural color of the area. The propose cellular tower will also need to reflect the natural color of the area.

With lighting proposed for the RV park, the applicant follow Washoe County code as it relates to dark sky illumination.

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

Sincerely,

Shaffer-Tyler



Notice provided to 44 Parcels within 1250ft

Wadsworth RV Resort

Application to Washoe County for a:

Special Use Permit

Prepared by:



Clinton Thiesse, P.E.
Executive Vice President
Summit Engineering Corp.
5405 Mae Anne Avenue
Reno, NV 89523
(775) 787-4364
clint@summitnv.com

Owner:

Vernon Waligora
Trustee
Waligora 1998 Trust
PO Box 508
Verdi, NV 89439

Prepared for:

Ron Smith, LLC
5701 Lonetree Blvd #102
Rocklin, CA 95765
(916) 257-0802

April 8, 2021

Table of Contents

Washoe County Development Application	3
Project Request	4
Property Location	4
Project Description	4
Zoning Standards	4
Special Use Permit Application – Supplemental Information	5
Special Use Permit for Grading Application – Supplemental Information	8

Appendix A - Application Materials

Property Owner Affidavit
Washoe County Treasurer Tax Information (Payment Records)
Project Request
Property Location
Project Description
Zoning Standards
Special Use Permit Findings
Pylon Sign Detail
Cell Tower Elevation

Appendix B – Reports, Studies, Plans, & Details

National Flood Hazard Layer FIRMette
Trip Generation Letter
Preliminary Hydrology Report
TMWA Discovery
GeoPave Porous Pavement System
Architectural Elevations

Plan Set (32 sheets)

T-1 - Title Sheet
S-1 - Preliminary Site Plan
G-1 to G-2 - Preliminary Grading Plan
G-3 - Cut & Fill Map
U-1 - Preliminary Utility Plan
X-1 - Cross Sections and Details
L1 - Preliminary Landscape Plan

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separated attached)

1. What is the project being requested?

Request for a Special Use Permit to allow a Recreational Vehicle (RV) resort on the properties zoned for Tourist Commercial (TC). The site to include 196 RV sites, 5 washroom facilities, a check-in office with a mini-market and laundry facilities, a clubhouse, a pool, recreational amenities, onsite wastewater package treatment plant, associated utilities, and a maintenance shed. An administrative permit is also being submitted for the construction of sign and a cellular communication tower on the project. Currently, the 4 parcels are under the same ownership. The project will undergo a reversion to a single parcel upon acceptance. A variance is requested to allow for a wrought iron and pilaster perimeter fence within the 25-foot landscape buffer per TC.1.1.1 of the Master Plan for Truckee Canyon Area Plan (2012). The project is called Wadsworth RV Resort.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached plans. Specifics are discussed in full in response #7.

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

The intended schedule will include one phase with obtaining permits within one year of SUP plan acceptance and completed construction by with a licensed general contractor within two years of obtaining the SUP.

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

The location is ideally suited for a RV resort within the TC zone of the East Truckee River Canyon and along the Interstate 80 corridor. The scenic nature of the Truckee River and surround foliage make this suitable for a tourist destination while the proximity to the interstate make it readily accessible for travelers. The quick percolation rate of in situ soils makes storm water management by infiltration a good solution to control runoff. Minimal traffic impact is expected and will be limited to the portion of Cantlon Drive nearest to I-80. Anticipated totals are 52 AM peak hour trips and 40 PM peak hour trips.

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

The project is anticipated to increase commerce in the surrounding community of Wadsworth and Fernley. The addition of landscaping will beautify the undeveloped land and complement the natural scenery and blend with the existing foliage along the banks of the Truckee River. The proposed extension of a Truckee Meadows Water Authority (TMWA) water main could also be designed to accommodate future developments and annexations along Cantlon Drive.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Increased traffic along local road will be accommodated through an on-site check-in parking lane so that RV's completely exit the roadway prior to stopping. The site will be fenced along the perimeter to limit guests from accessing adjacent properties. Access and easement through the project to the irrigation canal will be provided for purposes of regular maintenance. No adverse impacts to public health, safety, or welfare are anticipated for this project.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

This project complies with Article 316 of the CDC, which governs Recreational Vehicles use.

Section 110.316.20(e) Paving. All recreational vehicle spaces, parking spaces, and roads shall comply with paving requirements.

Section 110.316.25 Required Facilities. All sites shall be provided with sewer, water, and power hookups. A package sewage treatment plant shall be constructed and operated onsite. Restroom and bathing facilities will be featured throughout the site. Because each site has a dedicated sewer hookup, no sanitary station will be provided. Passive and active recreational areas shall be provided onsite and exceed the minimum of 2.5% of gross site area. The site shall be landscaped per plan.

Section 110.316.30 Recreational Vehicle Spaces. The majority of RV spaces are pull-through and exceed the minimum of 20%. Automobile storage is provided at each space and parking is available near site amenities. Sites shall meet or exceed the minimum of area 690 square feet and width of 23 feet.

Section 110.316.35 Circulation. All roads shall be 25 feet in width (typical) and two-way in design. The circular patterns are provided on the plans that shall accommodate the back-in, pull-in, or pull-through design of each row of spaces. Roads shall be paved with 3-inch AC over 6-inch AB. There is only one 120-foot non-through road stub; it does not exceed 600 feet and features an angled-hammerhead for turnaround movements.

Section 110.316.35 Exterior Boundary Screening. The entire perimeter shall feature a minimum 6-foot tall wrought iron and pilaster fence with appropriate landscaping.

Section 11.316.50 Prohibitions. All prohibitions shall be adhered to.

Section 11.316.5 Management. All requirements shall be complied with.

Each RV stall shall have sewer, water, and power hookups. TV/Communications hookups may be added as well. The site shall include a check-in office, mini-market, and laundry facilities with utility services. The site will include a clubhouse and pool with utility hookups. The site shall include five unisex washrooms with utility hookups. The site shall include garbage collection areas. Other recreational amenities may include pickleball, horseshoes, bocce, putting green, community fire pit, dog park, and picnic areas. A maintenance shed is also proposed.

Currently, the site remains undeveloped with only three wells existing. These wells are to be abandoned and water service will be provided by TMWA and discovery has been conducted to ensure adequate flows can be provided to the site. The project has been annexed into TMWA's service area. The project includes a proposed water main extension under I-80 from existing TMWA facilities at Stampmill Estates to the north. The initial discovery had mixed uses, including a 100-space RV park, ministorage, and manufactured housing. As the latter two uses did not meet current zoning requirements, the layout was abandoned in pursuit of the larger RV resort. It is expected that water use per TMWA's original discovery will decrease and flows will remain sufficient.

Sanitary sewer will be collected, treated, and disposed of onsite through the use of individual sewer hookups, piping, package treatment plant, and infiltration basins or fields. Reclaimed water may be considered for reuse as onsite irrigation or otherwise infiltrated. Power lines exist along the project frontage and gas service exists west of the site along Cantlon Drive. Extensions shall be run to provide the site with service.

Two approaches will be provided into the existing Cantlon Drive, one to serve as the main entrance while the other is to serve as secondary access for fire and emergency vehicles. The drive aisles onsite will be paved with asphaltic concrete pavement along with about half of the RV sites. The remainder of the sites will be a porous gravel pavement section to accommodate storm water infiltration and retention. Percolation rates of the subsurface soil throughout the site are anticipated to be 10 minutes per inch or less.

All exposed ground shall be paved, gravel, rock mulched, or landscaped per plan and in accordance with Article 312 of the Washoe County Development Code. Ample parking throughout the site is proposed to accommodate not only the resort staff but also the guests. Accessible parking stalls are provided near all amenities and 8 ADA-designated RV sites shall be provided.

A portion of the site resides in the 300-ft offset from the centerline of the Truckee River requiring the grading SUP for the minor surface grading. Although the southern extent of the property is shown in the FIRM AE zone, the entire site is above the FEMA base flood elevations and minor fills are proposed to level the site for development and bring the elevations further above the floodway.

Lighting shall be provided every 100 feet at 150 watt or 300 feet for guard lights. The proposed sign will be a 30-foot tall pylon with 200 square-feet of area. Signage for the site shall conform to the requirements of Division 5 of the Washoe County Development Code but requires an Administrative Permit due to size and height limits. An additional electronic display sign may be requested at a later date under separate permitting.

The cellular communication tower shall conform to the requirements of Section 324 of the Washoe County Development Code. The location is planned on the east end of the property in the vicinity of the wastewater treatment plant.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

No

9. Utilities:

- | | |
|---------------------------------|---|
| a. Sewer Service | Proposed package treatment plant |
| b. Electrical Service | NV Energy, existing lines along frontage. |
| c. Telephone Service | Unknown at this time |
| d. LPG or Natural Gas Service | Southwest Gas, existing service to the west along Cantlon Drive |
| e. Solid Waste Disposal Service | Waste Management |
| f. Cable Television Service | Unknown at this time |
| g. Water Service | TMWA, proposed extension from Stampmill Estates Development |

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

Water rights to be purchased from and provided by TWMA. Properties have been annexed into TMWA's service area and a main extension is proposed as part of this project. The TMWA Discovery is attached in the appendices.

10. Community Services (provided and nearest facility):

- | | |
|-------------------------|---|
| a. Fire Station | Truckee Meadows Fire Protection District |
| b. Health Care Facility | Renown Health Urgent Care, Fernley or USA Parkway |
| c. Elementary School | Washoe County School District (no students anticipated) |
| d. Middle School | Washoe County School District (no students anticipated) |
| e. High School | Washoe County School District (no students anticipated) |
| f. Parks | N/A |
| g. Library | Lyon County Library, Fernley |
| h. Citifare Bus Stop | N/A |

**Special Use Permit Application
For Grading
Supplemental Information**

(All required information may be separately attached)

1. What is the purpose of the grading?

Grading throughout the project is for the purposes of cutting to accommodate pavement sections and leveling sites for RV parking and building pads. Some grading is proposed within 300-ft of the Truckee River centerline.

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

Preliminary = 16,610 cubic-yards of cut, 37,930 cubic yards of fill with a net of 21,320 cubic-yards of import required. The import will be comprised of aggregate bases, gravel pavement, asphalt pavement, and concrete pavement. The intent shall be to balance earthwork and all imported surface materials onsite.

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

Approximately 1,216,000 square feet.

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

Preliminary grading indicates net approximately 21,320 cubic-yards of import which is composed of the pavement sections. The earthwork will be balanced onsite and finish grades will be reflective of imported base and other surface materials. Fill will be generated through the excavation of the driveway sections, parking stalls, and the effluent infiltration basins, which will be placed as surfacing of the landscape.

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

No. The site is larger than five acres in size and will require some grading within 300 feet of the Truckee River centerline to level the site for RV parking.

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?

Yes. From I-80 and Cantlon Drive and adjacent parcels to the west and east.

- 9. Could neighboring properties also be served by the proposed access/grading request (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?**
Yes. A maintenance access and easement is proposed for the irrigation canal to the south of the property.
- 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 maximum slope proposed shall be 3:1 with a height of 4 feet. The existing site is generally flat and the completed sites will be flat. Straw wattles, silt fencing, or other BMPs shall be used to prevent erosion.
- 11. Are you planning any berms?**
No berms are planned. The sewage effluent infiltration basins will require sloping away to prevent storm water from filling the basin.
- 12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?**
No retaining walls are going to be required for grading. The property generally slopes 1 to 2% from the northwest to the southeast.
- 13. What are you proposing for visual mitigation of the work?**
The site will be fully landscaped except pavement areas.
- 14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?**
A couple of small scrub trees may be removed with development. Any perimeter trees of high quality will be incorporated into the final landscaping.
- 15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?**
The site will be fully and permanently landscaped.
- 16. How are providing temporary irrigation to the disturbed area?**
A permanent irrigation system will be constructed prior to placement of landscaping.
- 17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?**
N/A
- 18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&R) that may prohibit the requested grading?**
No

Appendices

Appendix A - Application Materials

Property Owner Affidavit
Project Request
Property Location
Project Description
Zoning Standards
Special Use Permit Findings
Washoe County Treasurer Tax Information (Payment Records)
Pylon Sign Detail
Cell Tower Elevation

Appendix B – Reports, Studies, Plans, & Details

National Flood Hazard Layer FIRMette
Trip Generation Letter
Preliminary Hydrology Report
Geotechnical Investigation
TMWA Discovery
GeoPave Porous Pavement System
Architectural Elevations

Plan Set (32 sheets)

T-1 - Title Sheet
S-1 - Preliminary Site Plan
G-1 to G-2 - Preliminary Grading Plan
G-3 - Cut & Fill Map
U-1 - Preliminary Utility Plan
X-1 - Cross Sections and Details
L1 - Preliminary Landscape Plan

Property Owner Affidavit

Applicant Name: WALIGORA 1998 TRUST

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, VERNON WALIGORA, TRUSTEE WALIGORA 1998 TRUST,
(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 Building.

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

Assessor Parcel Number(s): 084-292-13, 084-292-14, 084-292-15, 084-292-16

Printed Name VERNON WALIGORA, TRUSTEE

Signed Vernon L Waligora

Address PO BOX 508

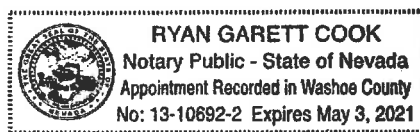
VERDI, NV 89439

Subscribed and sworn to before me this
1 day of APRIL, 2021.

(Notary Stamp)

Ryan Cook RYAN COOK
Notary Public in and for said county and state

My commission expires: 5/3/2021



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

- ☒ Owner
- ☐ Corporate Officer/Partner (Provide copy of record 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

Project Request - This application includes the following request:

A request for a Special Use Permit to allow development of 196-site RV resort on 29.1 acre property currently undeveloped which requires minor grading within 300 feet of the centerline of the Truckee River and designated AE floodway. The project also includes a sign and cellular communication tower. A variance is requested for allowance to place a wrought iron perimeter fence within the 25-foot landscape buffer per TC.1.1.1. The project is called Wadsworth RV Resort.

Property Location

The project is located south of Interstate 80 and north of the Truckee River off Cantlon Drive (Exit 43) near the community of Wadsworth. The project is located on 4 parcels that total 29.1 acres for the site. The project is bordered by Tribal land to the east and south and private land to the west. An irrigation canal extends along the southern property line. The proposed address will be 34000 Cantlon Drive. Wadsworth is 1.5 miles to the northeast, Fernley is 4 miles to the east, Sparks is 30 miles to the west.

Project Description

Wadsworth RV Resort is a recreational vehicle resort that includes onsite amenities such as a clubhouse, pool, unisex washrooms, laundry service, mini-market, and check-in office. A maintenance building, electric display sign, and communications tower are also being proposed. Drive aisles will be paved and RV parking stalls will be a combination of hard surfaced and gravel to manage storm water runoff. Minor fill will be required to level the property with 300 feet of the Truckee River centerline. A smaller project was previous approved on March 3, 2015 (SW14-001) for 100-site RV park which utilized only part of the property.

Zoning Standards

Master Plan = Commercial

Regulatory Zone = Tourist Commercial

Plan Area = East Truckee Canyon

Minimum Project Size = 2 acres

Total Project Size = 29.1 acres

Tourist Commercial Setback Requirements:

Front Yard = 20 feet

Side Yards = 10 feet

Rear Yard = 10 feet

Special Use Permit Findings:

Washoe County Code Section 110.810.30 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the Special Use Permit application.

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

The proposed project meets all of the pertinent goals and policies of the Master Plan and the Truckee Canyon Area Plan. The project falls under the allowable uses established in the Area Plan and complies with all known policies and requirements.

- b. **Improvements.** Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

The proposed project meets all criteria of the Master Plan, and the Truckee Canyon Area Plan. Utilities, sanitation, water supply, storm water management, encroachments, easements, and other facilities have been provided.

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

The proposed project appears to be well suited to the site as reflected in all of the technical products including the layout, access, and grading. The site appears to be physically suited for the type of development proposed.

- d. **Issuance Not Detrimental.** Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

The project does meet all of the requirements of Washoe County Code of Development. The design of the project and improvements will not cause significant public health problems. Facilities sufficient to the needs of the project have been proposed. Dust control related to grading will be the most obvious public health issue which is tightly regulated with dust control permitting. Additionally, the proposed amenities such as pedestrian trails, landscaping and common area will enhance the aesthetic and recreational value of the immediate neighborhood.

- e. **Effect on Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose, or mission of the military installation.

The project will not have a detrimental effect on any nearby military installation.

National Flood Hazard Layer FIRMette



119°19'W 39°37'2"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, AE
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D

OTHER AREAS

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

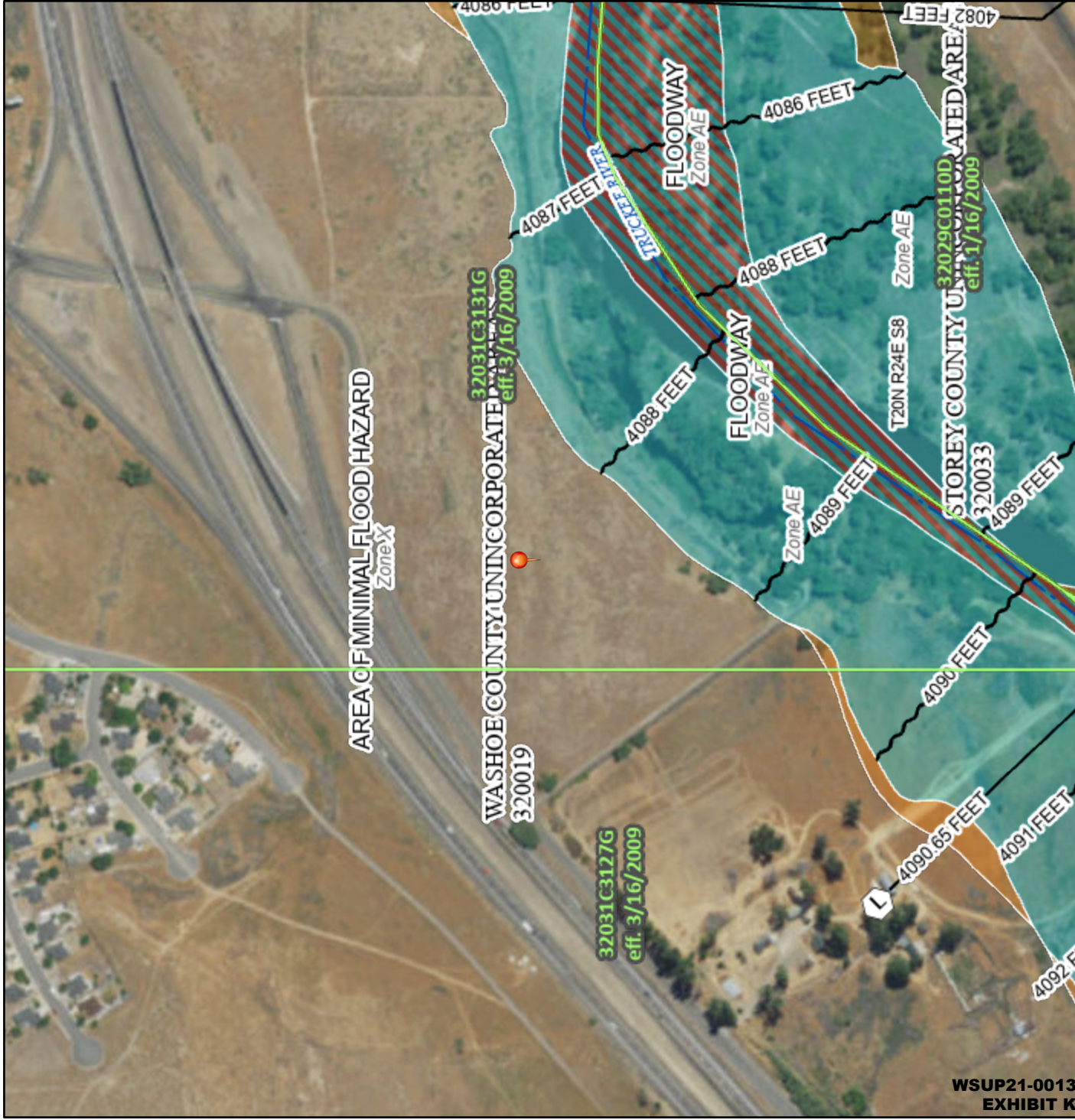
MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/7/2021 at 2:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



119°18'23"W 39°36'34"N

Feet

1:6,000

2,000

1,500

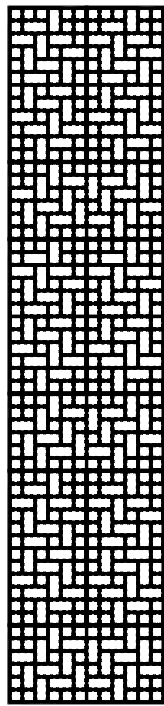
1,000

500

0

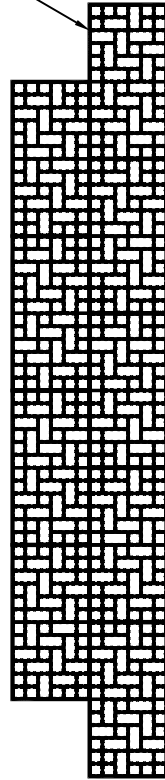
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

WSUP21-0013
EXHIBIT K

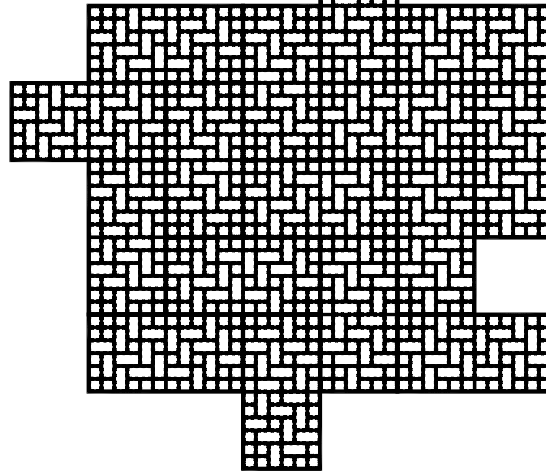


TYPICAL LAYOUT – OFFSET PATTERN–PATHWAYS

CUT GEOPAVE UNITS IN
HALF AT START/FINISH
OF INSTALLATION



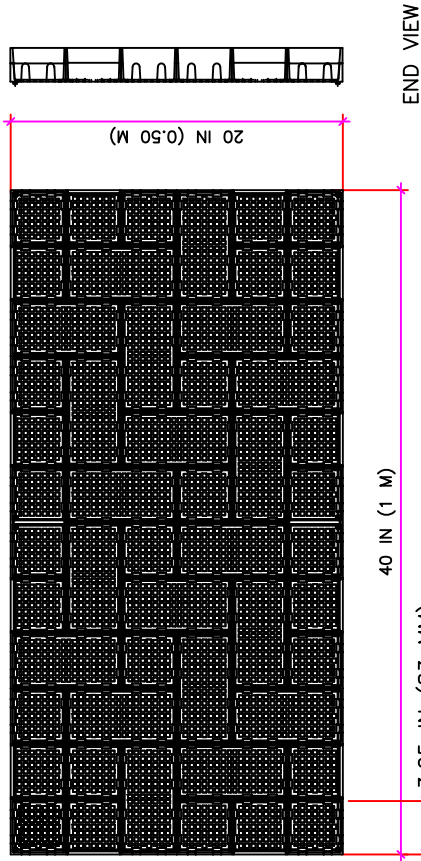
TYPICAL LAYOUT – BRICKLAYER PATTERN–PATHWAYS



TYPICAL LAYOUT – HERRINGBONE PATTERN–VEHICULAR TRAFFIC

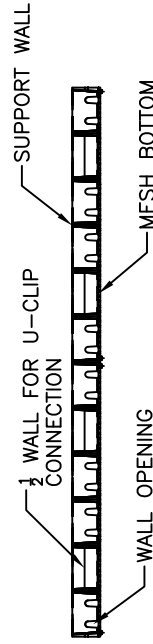


SIDE VIEW



FRONT VIEW

END VIEW



WALL FOR U-CLIP
CONNECTION

SUPPORT WALL

WALL OPENING

MESH BOTTOM



REYNOLDS PRESTO®
PRODUCTS, INC.
670 NORTH PERKINS STREET
APLINGTON, MA 04914
508-735-1342
WWW.PRESTOGEOPAVE.COM

GEOPAVE POROUS PAVEMENT SYSTEM

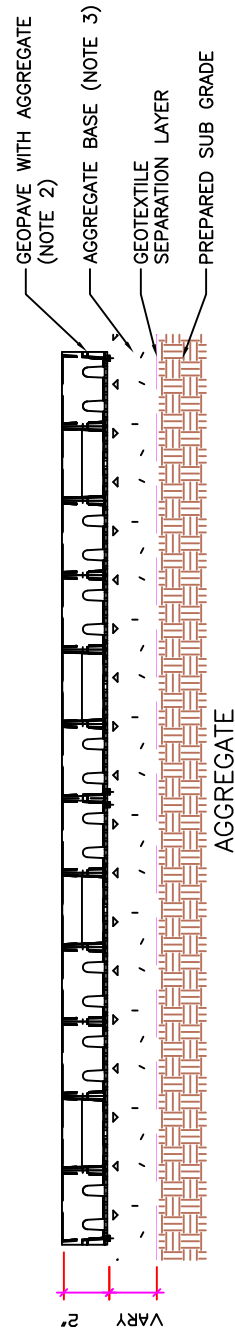
PRESTO®, GEOSYSTEMS®, AND GEOPAVE® ARE REGISTERED TRADEMARKS
OF REYNOLDS PRESTO PRODUCTS, INC.

DATE:	MARCH 2020	FILE NAME	GEOPAVE-A1.DWG
SCALE:	NTS	SHEET	1

DESIGN GUIDELINES – BASE DEPTH		GEOPAVE MATERIAL SPECIFICATION	
LOAD DESCRIPTION	CBR 2 – 4%	CBR > 4%	MATERIAL
			COLOR
Heavy Fire Truck Access & H/HS25 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 40 kips (178 kN). Gross vehicle weight of 90,000 lbs (40.1 MT).	6 IN (150 MM)	6 IN (150 MM)	CHEMICAL RESISTANCE
			CARBON BLACK FOR UV STABILIZATION, %
			UNIT MIN CRUSH STRENGTH – EMPTY @ 70F (21C)
Heavy Fire Truck Access & H/HS20 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 32 kips (145 kN). Gross vehicle weight of 80,000 lbs (36.3 MT).	6 IN (150 MM)	6 IN (150 MM)	UNIT MIN CRUSH STRENGTH – FILLED @ 70F (21C)
			FLEXURAL MODULUS @ 70F (21C)
			NOMINAL DIMENSIONS – WIDTH X LENGTH
Light Fire Truck Access & H/HS15 loading. Typical 85 psi (586 kPa) tire pressure. Single axle loadings of 24 kips (110 kN). Gross vehicle loads of 60,000 lbs (27.2 MT).	6 IN (150 MM)	4 IN (100 MM)	NOMINAL UNIT DEPTH
			NOMINAL AREA
			CELLS PER UNIT
Utility & Delivery Truck Access & H/HS10 loading. Typical 60 psi (414 kPa) tire pressure. Single axle loadings of 16 kips (75 kN). Gross vehicle loads of 40,000 lbs (18.1 MT).	4 IN (100 MM)	2 IN (50 MM)	SMALL CELL SIZE
			LARGE CELL SIZE
			TOP OPEN AREA PER UNIT
Cars & Pick-up Truck Access. Typical 45 psi (310 kPa) tire pressure. Single axle loadings of 4 kips (18 kN). Gross vehicle loads of 8,000 lbs (3.6 MT).	2 IN (50 MM)	NONE	BOTTOM OPEN AREA PER UNIT
			BOTTOM MESH OPENING SIZE
			NOMINAL WEIGHT PER UNIT
Trail Use. Loading for pedestrian, wheelchair, equestrian, bicycle, motorcycle and ATV traffic.	NONE	NONE	RUNOFF COEFFICIENT @ 2.5 IN/HR (64 MM)
			RAINFALL WITH AGGREGATE INFILL
			UNITS PER PALLET

Notes:

- This information is based on the use of GeoPave manufactured by Reynolds Presto Products, Inc. All rights reserved. Any use of this information for any rigid porous paver product other than that manufactured by Reynolds Presto Products, Inc. is strictly prohibited and makes this information invalid.
- Aggregate infill shall be 0.375 to 0.5 inch (10 to 13 mm) open graded crushed aggregate with fine content less than 5% to allow for free drainage.
- Aggregate base shall be 0.375 to 1.0 inch (10 to 25 mm) open graded crushed aggregate with fine content less than 5% to allow for free drainage.
- A minimum 2 inch (50 mm) of aggregate base should be placed below the units to act as drainage layer and infiltration area. The Engineer of Record shall be responsible for the design and stability of the open graded base course.
- Provide a non-woven geotextile separation layer and install in accordance with Manufacturer recommendations including overlaps based on sub grade CBR.
- Connect GeoPave panels with the U-CLIP connection device at all half wall locations, and driven completely so that adjacent sections have horizontally level profiles.
- Refer to the GeoPave Design and Construction Overview for a complete description of the design and construction methods.





REYNOLDS PRESTO®
PRODUCTS, INC.
670 NORTH PERKINS STREET
DALLAS, TEXAS 75241-1342
972-738-1342
WWW.PRESTOED.COM

GEOPAVE AGGREGATE INFILL
POROUS PAVEMENT SYSTEM

PRESTO®, GEOSYSTEMS®, AND GEOPAVE® ARE REGISTERED TRADEMARKS OF REYNOLDS PRESTO PRODUCTS, INC.

DATE:	MARCH 2020	FILE NAME	GEOPAVE-B1.DWG
SCALE:	NTS	SHEET	1

GEOPAVE MATERIAL SPECIFICATION			UP TO 100% RECYCLED POLYETHYLENE RANGES DARK SHADES GRAY TO BLACK	
LOAD DESCRIPTION	CBR 2 - 4%	CBR > 4%	MATERIAL	
Heavy Fire Truck Access & H/HS25 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 40 kips (178 kN). Gross vehicle weight of 90,000 lbs (40.1 MT).	6 IN (150 MM)	6 IN (150 MM)	CHEMICAL RESISTANCE	
			CARBON BLACK FOR UV STABILIZATION, %	
			UNIT MIN CRUSH STRENGTH - EMPTY @ 70F (21C)	
			UNIT MIN CRUSH STRENGTH - FILLED @ 70F (21C)	
Heavy Fire Truck Access & H/HS20 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 32 kips (145 kN). Gross vehicle weight of 80,000 lbs (36.3 MT).	6 IN (150 MM)	6 IN (150 MM)	FLEXURAL MODULUS @ 70F (21C)	
			NOMINAL DIMENSIONS - WIDTH X LENGTH	
			NOMINAL UNIT DEPTH	
			NOMINAL AREA	
Light Fire Truck Access & H/HS15 loading. Typical 85 psi (586 kPa) tire pressure. Single axle loadings of 24 kips (110 kN). Gross vehicle loads of 60,000 lbs (27.2 MT).	6 IN (150 MM)	4 IN (100 MM)	CELLS PER UNIT	
			SMALL CELL SIZE	
			LARGE CELL SIZE	
			TOP OPEN AREA PER UNIT	
Utility & Delivery Truck Access & H/HS10 loading. Typical 60 psi (414 kPa) tire pressure. Single axle loadings of 16 kips (75 kN). Gross vehicle loads of 40,000 lbs (18.1 MT).	4 IN (100 MM)	2 IN (50 MM)	BOTTOM OPEN AREA PER UNIT	
			BOTTOM MESH OPENING SIZE	
			NOMINAL WEIGHT PER UNIT	
			RUNOFF COEFFICIENT @ 2.5 IN/HR (64 MM)	
Cars & Pick-up Truck Access. Typical 45 psi (310 kPa) tire pressure. Single axle loadings of 4 kips (18 kN). Gross vehicle loads of 8,000 lbs (3.6 MT).	2 IN (50 MM)	NONE	RAINFALL WITH ENGINEERED INFILL	
			UNITS PER PALLET	
			46	

Notes:

- This information is based on the use of GeoPave manufactured by Reynolds Presto Products, Inc. All rights reserved. Any use of this information for any rigid porous paver product other than that manufactured by Reynolds Presto Products, Inc. is strictly prohibited and makes this information invalid.
- Engineered infill is a homogeneous mixture consisting of open graded crushed aggregate having an AASHTO # 5 or similar designation blended with pulverized topsoil and a void component generally containing air and/or water. This homogeneous mixture will promote vegetative growth and provide required structural support. The aggregate portion shall have a particle range from 0.375 to 0.5 in (9.5 to 13 mm) and free from fines per Presto's guidelines. The percentage void-space of the aggregate portion when compacted shall be at least 30%. The pulverized topsoil portion shall equal 33% +/- of the total volume and be added and blended to produce a homogeneous mixture prior to placement.
- Engineered base is a homogeneous mixture consisting of open graded crushed aggregate having an AASHTO # 5 or similar designation blended with pulverized topsoil and a void component generally containing air and/or water. This homogeneous mixture will promote vegetative growth and provide required structural support. The aggregate portion shall have a particle range from 0.375 to 1.0 in (9.5 to 25 mm) with a D50 of 0.5 in (13 mm). The percentage void-space of the aggregate portion when compacted shall be at least 30%. The pulverized topsoil portion shall equal 33% +/- of the total volume and be added and blended to produce a homogeneous mixture prior to placement.
- A minimum 2 inch (50 mm) of engineered base should be placed below the units to act as drainage layer and infiltration area. The Engineer of Record shall be responsible for the design and stability of the open graded base course.
- If required, provide a non-woven geotextile separation layer and install in accordance with Manufacturer recommendations including overlaps based on sub grade CBR.
- Connect GeoPave panels with the U-CLIP connection device at all half wall locations, and driven completely so that adjacent sections have horizontally level profiles.
- Refer to the GeoPave Design and Construction Overview for a complete description of the design and construction methods.

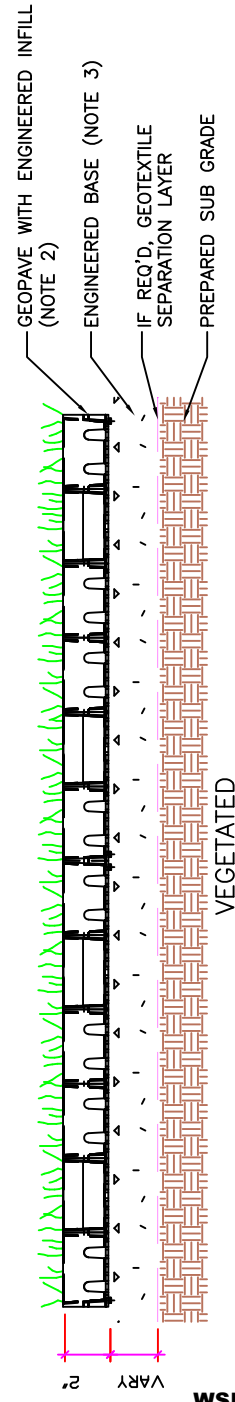


REYNOLDS PRESTO®
PRODUCTS, INC.
670 NORTH PERKINS STREET
SPRINGFIELD, MA 01104
920-738-1342
WWW.PRESTOED.COM

GEOPAVE VEGETATION INFILL
POROUS PAVEMENT SYSTEM

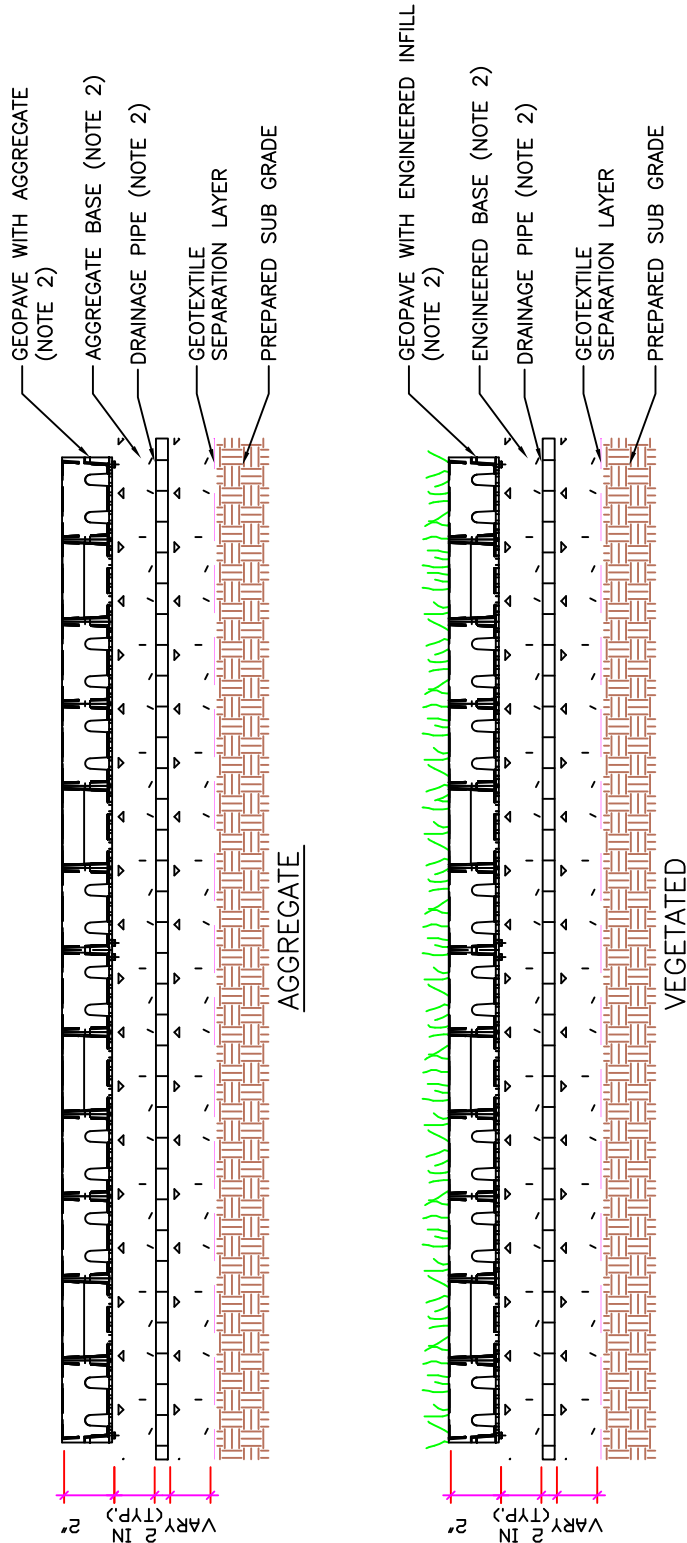
PRESTO®, GEOSYSTEMS®, AND GEOPAVE® ARE REGISTERED TRADEMARKS OF REYNOLDS PRESTO PRODUCTS, INC.


DATE: MARCH 2020
SCALE: NTS
FILE NAME: GEOPAVE-B2.DWG
SHEET: 1



Notes:

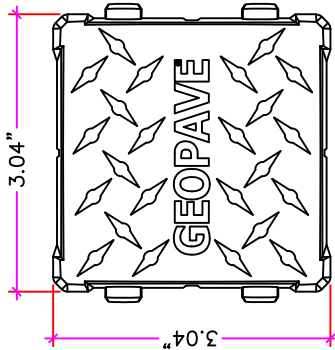
1. This information is based on the use of GeoPave manufactured by Reynolds Presto Products, Inc. All rights reserved. Any use of this information for any rigid porous paver product other than that manufactured by Reynolds Presto Products, Inc. is strictly prohibited and makes this information invalid.
2. Drainage pipe shall be a perforated pipe, sized for expected hydraulic volume, and daylighted at a suitable location. The Engineer of Record shall be responsible for the design of the drainage system.
3. A minimum of 2 inches of base material shall be placed between the drainage system and the GeoPave panels.
4. Refer to the GeoPave Design and Construction Overview for a complete description of the design and construction methods.



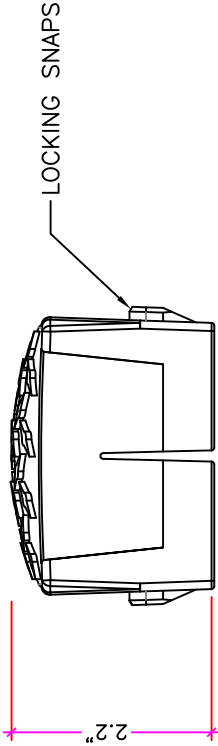
	REYNOLDS PRESTO® PRODUCTS, INC. 670 NORTH PERKINS STREET APPLETON, WI 54914 920-738-1342 WWW.PRESTOGEO.COM	
	<h3>GEOPAVE UNDERDRAIN POROUS PAVEMENT SYSTEM</h3> <p>PRESTO® GEOSYSTEMS® AND GEOPAVE® ARE REGISTERED TRADEMARKS OF REYNOLDS PRESTO PRODUCTS, INC.</p>	
DATE:	MARCH 2020	FILE NAME: GEOPAVE-C1.DWG
SCALE:	NTS	SHEET 1

Notes:

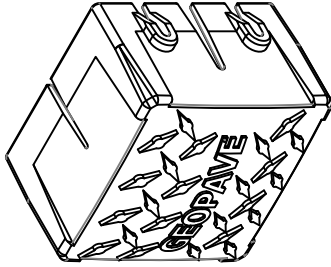
1. This information is based on the use of GeoPave and GeoPave SNAP Delineators manufactured by Reynolds Presto Products, Inc. All rights reserved. Any use of this information for any rigid porous paver product other than that manufactured by Reynolds Presto Products, Inc. is strictly prohibited and makes this information invalid.
2. Produced in high visibility colors to mark parking spaces, drive lanes, center lines or other delineation.
3. SNAP Delineators integral locking snaps function in the GeoPave unit's square or rectangular cells at the placement density to meet visual and local agency requirements.
4. SNAP Delineators are compatible with aggregate and engineered fill materials.
5. Raised profile with diamond grid pattern aids in driver visibility and vehicle traction.
6. Refer to the GeoPave Design and Construction Overview for a complete description of the design and construction methods.



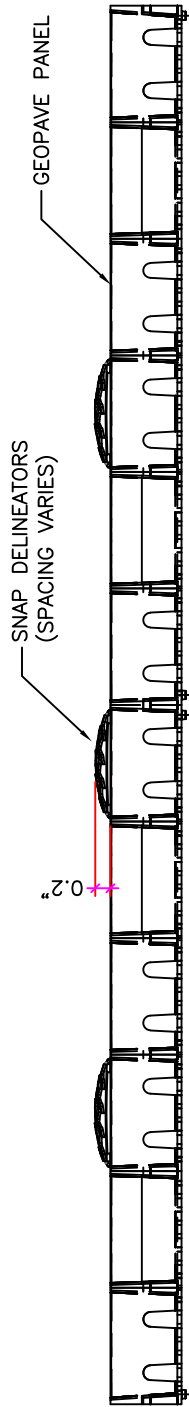
TOP VIEW



SIDE VIEW



ISOMETRIC VIEW



INSTALLED



REYNOLDS PRESTO®
PRODUCTS, INC.
670 NORTH PERKINS STREET
APPLETON, WI 54914
920-738-1342
WWW.PRESTOGEO.COM

GEOPAVE SNAP DELINEATOR
POROUS PAVEMENT SYSTEM

PRESTO®, GEOSYSTEMS®, AND GEOPAVE® ARE REGISTERED TRADEMARKS
OF REYNOLDS PRESTO PRODUCTS, INC.

DATE:	MARCH 2020	FILE NAME:	GEOPAVE-D1.DWG
SCALE:	NTS	SHEET:	1

SIGN FACE = 200 SF

HT. = 30'-0"



ADDRESS



December 31, 2020

Mr. Vernon Waligora
1001 Silver Fox Circle
Reno, NV 89439

RE: Discovery: 34200 Cantlon Dr.
TMWA PLL#: 20-7708
APNs: 084-292-13/14/15/16

Dear Mr. Waligora:

Pursuant to your request, Truckee Meadows Water Authority (TMWA) has completed its Discovery for the above-referenced project, also referred to as 34200 Cantlon Dr_DISC, PLL# 20-7708; or APNs: 084-292-13/14/15/16.

Please find attached two internal memoranda from TMWA's Engineering and Water Rights Departments detailing their findings. Should you have any questions after reviewing the enclosures, please feel free to contact me at 775.834.8199, or nraymond@tmwa.com.

Thank you for the opportunity to serve your discovery, and future project development needs.

Regards,

Nancy Raymond

Nancy Raymond
New Business Project Coordinator

attachments

cc: Clint Thiesse, P.E. - Summit



TO: Nancy Raymond

DATE: 12/30/2020

THRU: Scott Estes

FROM: Brooke Long ^{SL}

**RE: Cantlon Drive Discovery
TMWA WO# 20-7708**

PURPOSE:

The purpose of this discovery is to present a water service plan and an estimate of the associated costs for the proposed project (Project).

DISCUSSION:

The project is within the Stampmill Water System, located approximately 1.5 miles southwest of Wadsworth, Nevada, just off I-80. Project parcels are listed in Table 1 and shown in Figure 1.

Table 1. Project Parcels

APN	ACREAGE
084-292-13	11.2
084-292-14	5.0
084-292-15	6.3
084-292-16	6.6
Total Parcel Area	29.1 Acres

A recent Discovery/Annexation (18-6386) was completed for the Project area which included a 100-unit RV park. The current Project has increased in scope and includes the following:

- A 100-space RV park,
- Self-storage with an office and residence
- A 99-lot single family residential manufactured home subdivision.

Project Water Maximum Day Demands

The total project maximum day demand (MDD) is estimated to be 44.9 gpm (see Table 2).

Table 2. Estimated Project MDD.

Service Type	MDD, GPM
RV Park (100 spaces)	14.0
Single Family Residential (99 lots at 2400 ft ² each)	29.7
Self-Storage and Residence	0.2
Clubhouse	1.0
Total	44.9 gpm

Storage and Supply Capacity

There is adequate supply and storage capacity to serve the Project.

Off-Site Improvements and Cost Opinion

Offsite improvements are needed to serve the Project. These improvements and their associated planning level costs are listed in Table 3 and shown schematically in Figure 1.

Table 3. Offsite Cost Opinion

Facility Description	Qty	Unit	Unit Cost	Total Cost	Comments
Supply and Treatment Charge	44.9	MDD GPM	\$6,328	\$284,127	
10" Main	1420	LF	\$200	\$284,000	Main alignment routes under the I-80 overpass.
10" Main	550	LF	\$1,200	\$660,000	Main under I-80 will require Jack and Bore or drilling (actual cost may vary considerably)
Project Total				\$1,228,127	

- A. All facilities would be permitted, designed, and built by the developer and then dedicated to TMWA.
- B. All costs are the responsibility of the developer, unless otherwise noted.
- C. No irrigation demand was included for this project. For reference, 1AF of irrigation would equate to 1.7 gpm of MDD
- D. Both proposed main alignments cross NDOT right-of-way and will require Encroachment Permits.

Fire Flows

Project fire flow requirements are set by the area fire authority. The assumed fire flow requirement is 1,500 gpm for 2 hours with a minimum residual pressure of 20 psi. TMWA's system can achieve this fire flow. Currently, fire flow is limited to 1500 gpm for 2 hours due to the water storage tank size. If the required fire flow was greater than 1500 gpm, the applicant would be required to pay for and construct additional storage. There are two scenarios that would meet this requirement: 1) Construct additional storage at the project site along with fire pumps to obtain the necessary fire flow; or 2)

Construct the additional fire storage at the existing storage tank site and potentially upsize the existing transmission and distribution piping as required to obtain the necessary flow rate.


Dead Ends and Looping

Nevada Administrative Code section 445A.6712 requires systems to be designed, to the extent possible, to eliminate dead ends. Looping can be achieved with a second supply main serving the project.

ASSUMPTIONS:

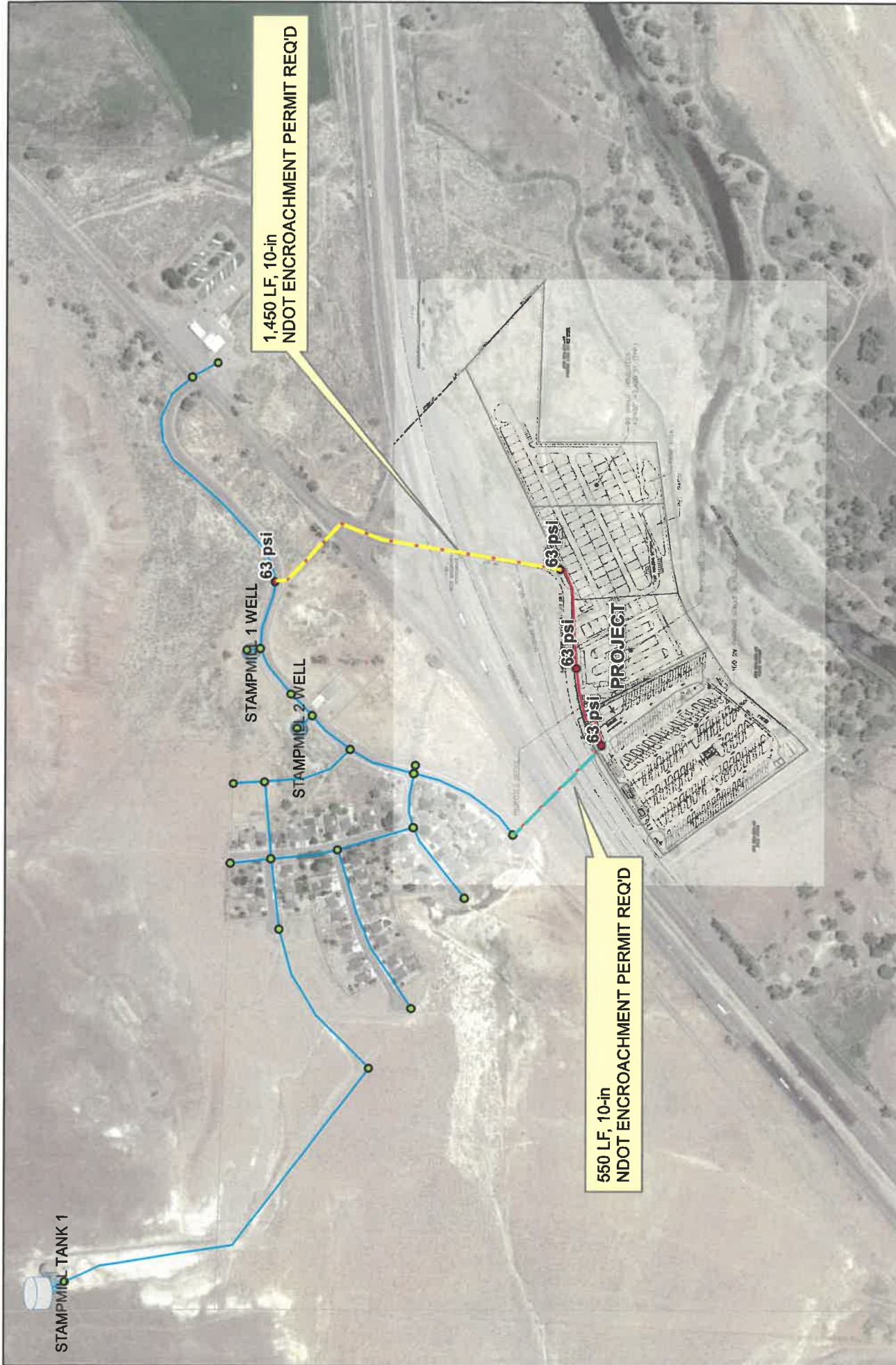
1. This water service plan is preliminary and subject to change.
2. This Project's water demands will ultimately be based on a water fixture unit count and irrigation requirement. Demands will be re-evaluated at the time of application for service.
3. The cost opinions contained herein do not include new business fees, cost of water rights and related fees, or contribution to the water sustainability fee.
4. Project pressure criteria are:
 - a. Maximum day pressure of 45 pounds per square inch (psi) at building pad elevation with tank level at top of fire storage,
 - b. Peak hour pressure of 40 psi at building pad elevation with tank level at top of emergency storage, and
 - c. Maximum day plus fire flow pressure of 20 psi at center of street elevation with tank level at bottom of fire storage.
5. Elevations used for this discovery were derived from existing topographic information.
6. Facility requirements for the Project are based on the assumed elevations, maximum day demand and fire flow requirements. Changes in elevation, demand or fire flow requirements may affect facility requirements.
7. Easements, permits, and all pertinent Agency approvals are obtained for the design and construction of the water infrastructure necessary to serve the proposed Project.
8. All cost opinions are preliminary and subject to change. The costs presented in this study are planning level estimates based on the information available. Actual costs will be determined at the time of application for service.
9. Future development may alter the conclusions of this discovery. Capacity in TMWA's system is available on a first-come, first-served basis, and commitment to provide service is not established until a contract for service is executed and all fees are paid.
10. The applicant shall be responsible for all application, review, inspection, storage, treatment, permit, easements, and other fees pertinent to the Project as adopted by the TMWA at the time of application.

Review of conceptual site plans or tentative maps by TMWA and/or agents of TMWA shall not constitute an application for service, nor implies a commitment by TMWA for planning, design or construction of the water facilities necessary for service. The extent of required off-site and on-site water infrastructure improvements will be determined by TMWA upon receiving a specific



development proposal or complete application for service and upon review and approval of a water facilities plan. After submittal of a complete Application for Service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement for the Project. All fees must be paid to TMWA prior to water being delivered to the Project.

Please contact Brooke Long (834-8104) with any questions or comments regarding this discovery.



NORTH

NAD 83 NEVADA STATE
PLANE WEST FEET

DATE	DEC 2020
MAP BY:	BEL
WORK ORDER #:	20-7708
SCALE:	1 inch = 600 feet

FIGURE 1

34200 CANTLON DR DISCOVERY

WATER SERVICE PLAN

20-7708

TRUCKEE MEADOWS WATER
AUTHORITY

Quality. Delivered.

WSUP21-0043

EXHIBIT K



Date: November 25, 2020

To: Nancy Raymond

From: David Nelson

RE: 20-7708 Waligora RV Park, Self-Storage and Subdivision (APN 084-292-13 thru 084-292-16)

The New Business/Water Resource team will answer the following assumptions on each new discovery:

- Is the property within Truckee Meadows Water Authority's water service territory?
- Does the property have Truckee River water rights appurtenant to the property, groundwater or resource credits associated with the property?
 - If yes, what is the status of the water right: Agricultural or Municipal and Domestic use?
- Estimated water demand for residential and or commercial projects.
- Any special conditions, or issues, that are a concern to TMWA or the customer.

The following information is provided to complete the Discovery as requested:

- These subject parcels (APN 084-292-13 thru 084-292-16) are within Truckee Meadows Water Authority's (TMWA's) service territory. An annexation is not required.
- The Nevada Division of Water Resource (NDWR) does not have Truckee River decreed water rights mapped in this area; therefore, TMWA cannot confirm or deny that there are Truckee River Decree rights on the properties. There are no Resource Credits at site. The developer will be required to follow TMWA's current rules, specifically Rule 7, and pay all fees for water rights needed in order to obtain a will serve commitment letter.
- Based on the information provided by Summit Engineering, this project (Waligora RV Park, Self-Storage and Subdivision) is estimated to require a demand of **24.97 acre feet (AF)**. Although landscaping, clubhouse, and pool plans were not provided to TMWA comparables ran in the Reno/Sparks area included some of these site amenities. Please see the attached demand calculation sheets for the **estimated** demand and water resource fees. Once final plans are submitted a more accurate demand will be calculated. *Note: TMWA has no Rule 7 water rights for purchase in this area. Area groundwater will have to be dedicated.*
- Any existing right of ways and public easements would need to be reviewed, and if needed the property owner will need to grant TMWA the proper easements and/or land dedications to provide water service to the subject properties. Property owner will be required, at its sole expense, to provide TMWA with a current preliminary title report for all subject properties. Owner will represent and warrant such property offered for dedication or easements to TMWA shall be free and clear of all liens and encumbrances. Owner is solely responsible for obtaining all appropriate permits, licenses, construction easements, subordination agreements, consents from lenders, and other necessary rights from all necessary parties to dedicate property or easements with title acceptable to TMWA.



**WATER RIGHTS AND METER FUND CONTRIBUTION
CALCULATION WORKSHEET FOR MULTI-TENANT/COMMERCIAL APPLICATIONS**

			Demand (Acre Feet)
1	Existing demand (current usage) at Service Property		0.00
2	Number Units: RV - Comps	<u>100</u> x .10 (Units)	10.00
3	Number Lots: Subdivision	<u>99</u> approx. x .14 (Lots)	13.86
4	Fixture units: Clubhouse Estimate	<u>57.0</u> x 15x 365x 3.07/ 1 mil	0.96
5	Landscaping: Turf	<u> </u> sq ft x 3.41/ 43,560	TBD
6	Drip		TBD
7	Other calculated demand: Self Storage-Office and Dwelling		<u>0.15</u>
8	New or additional demand at Service Property (lines 2+3+4+5+6)		<u>24.97</u>
9	Total Demand at Service Property (lines 1+8)		24.97
10	Less: Prior demand commitments at service property	0.00	
11	Less: Other resource credits: on subject parcel	<u>0.00</u>	
12	Total Credits (lines 10+11)		<u>0.00</u>
13	Subtotal: Required resource dedication/commitment (lines 9-12)		24.97
14	Factor amount (0.11 x Line 13)		0.00
15	No return flow required		<u>0.00</u>
16	TOTAL RESOURCES REQUIRED (lines 13+14+15)		<u>24.97</u>
17	Price of Water Rights per AF	<u>\$7,600</u>	\$ NA
18	Will Serve Commitment Letter Preparation Fee (\$150 per letter)		\$ 150
19	Due Diligence Fee (\$150.00 per parcel)		\$ 0
20	Document Preparation Fees (\$100.00 per document)		\$ 0
21	Water Resource Sustainability fee (\$1,600 x 24.97 acre feet of demand)		\$ <u>NA</u>
22	TOTAL FEES DUE (lines 17+18+19+20+21)		\$ <u>150</u>

Project: Waligora RV Park, Self Storage and Subdivision

Applicant: Vernon Waligora

Quote date: 11/24/2020

Phone: 775-771-7269

Tech contact: David (834-8021)

APN: 084-292-13 thru 084-292-16

Project No: 20-7708

Remarks: Fees quotes are valid only within 15 calendar days of Quote Date.

The 24.97 acre feet may result in the assessment of facility fees pursuant to TMWA's Rules and Rates.

This estimate demand displays dedication of area groundwater. Estimate was factored by comparables

in the Reno/Sparks area. An exact demand cannot be determined until the final project is

submitted at TMWA.

SOLAEGUI
ENGINEERS

March 8, 2021

Mitchell Fink, P.E.
Washoe County Community Development
P.O. Box 11130
Reno, Nevada 89520

Re: Waligora RV Resort – Trip Generation Letter

Dear Mitch:

This letter contains the findings of our trip generation review of the proposed Waligora RV Resort project located on the south side of I-80 at the West Wadsworth Interchange in Washoe County, Nevada. The project is designed to contain 194 RV spaces. The project site plan is attached. The purpose of this letter is to document the trip generation attributable to the proposed site plan.

Trip generation calculations for the project are based on the Tenth Edition of *ITE Trip Generation*, published by the Institute of Transportation Engineers. The calculation sheets are attached for ITE land use #416 Campground / Recreational Vehicle Park. Table 1 shows the trip generation totals. The manual includes AM and PM peak hour volumes but an average daily number is not provided for this land use.

TABLE 1
TRIP GENERATION

<u>LAND USE</u>	<u>ADT</u>	<u>AM PEAK HOUR TOTAL</u>	<u>PM PEAK HOUR TOTAL</u>
Campground / Recreational Vehicle Park 194 Spaces	n/a	52	40

As indicated in Table 1, the RV Park trip generation amounts to 52 AM peak hour trips and 40 PM peak hour trips. These totals are below the threshold triggering the need for a full traffic study.

We trust that this information will be helpful to you. Please contact us if you have questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS, LTD.

Paul W. Solaegui, P.E.

Enclosures
Letters/ Waligora RV Resort Trip Generation Letter

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098

Civil & Traffic Engineers
e-mail: psolaegui@aol.com

**WSUP21-0013
EXHIBIT K**

Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites

On a: Weekday,

**Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 4

Avg. Num. of Occupied Campsites: 57

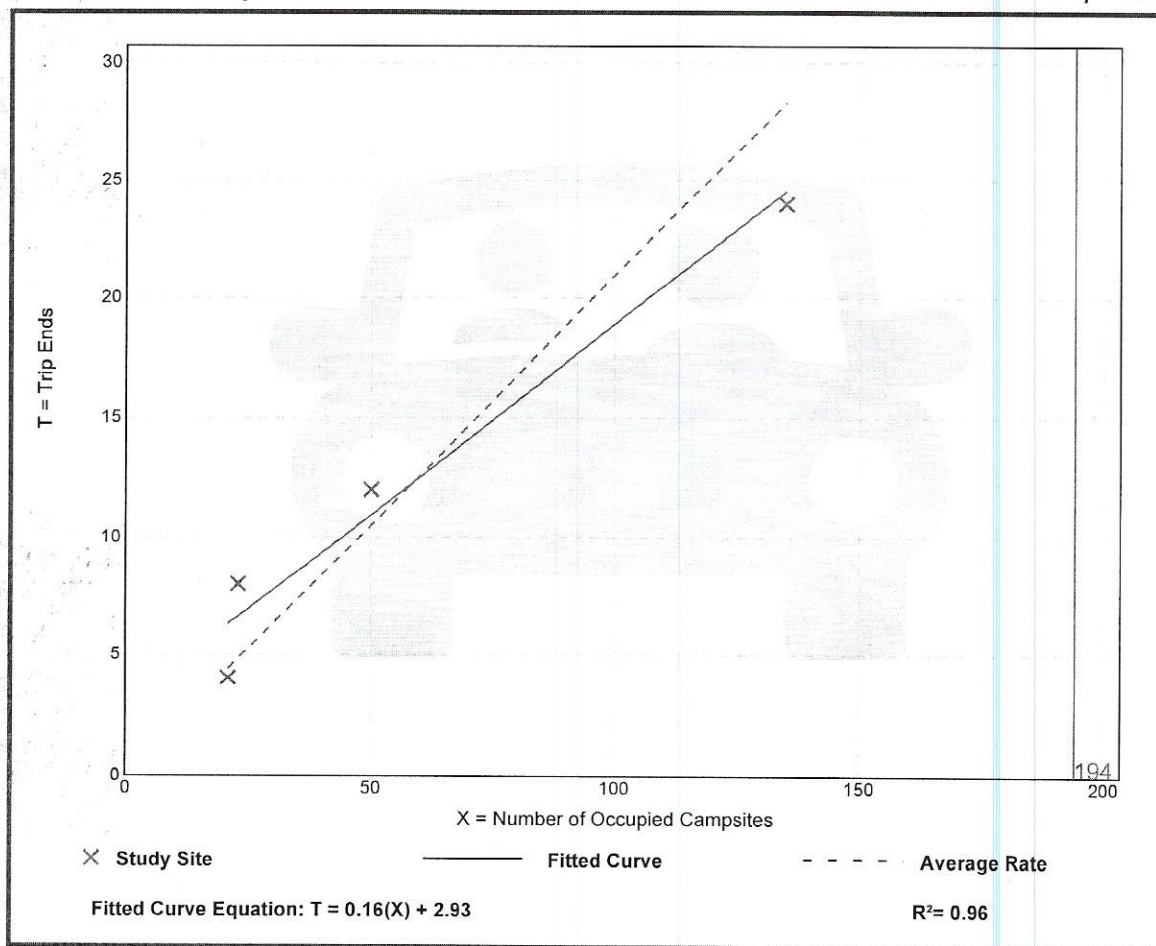
Directional Distribution: 36% entering, 64% exiting

Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.21	0.18 - 0.35	0.06

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

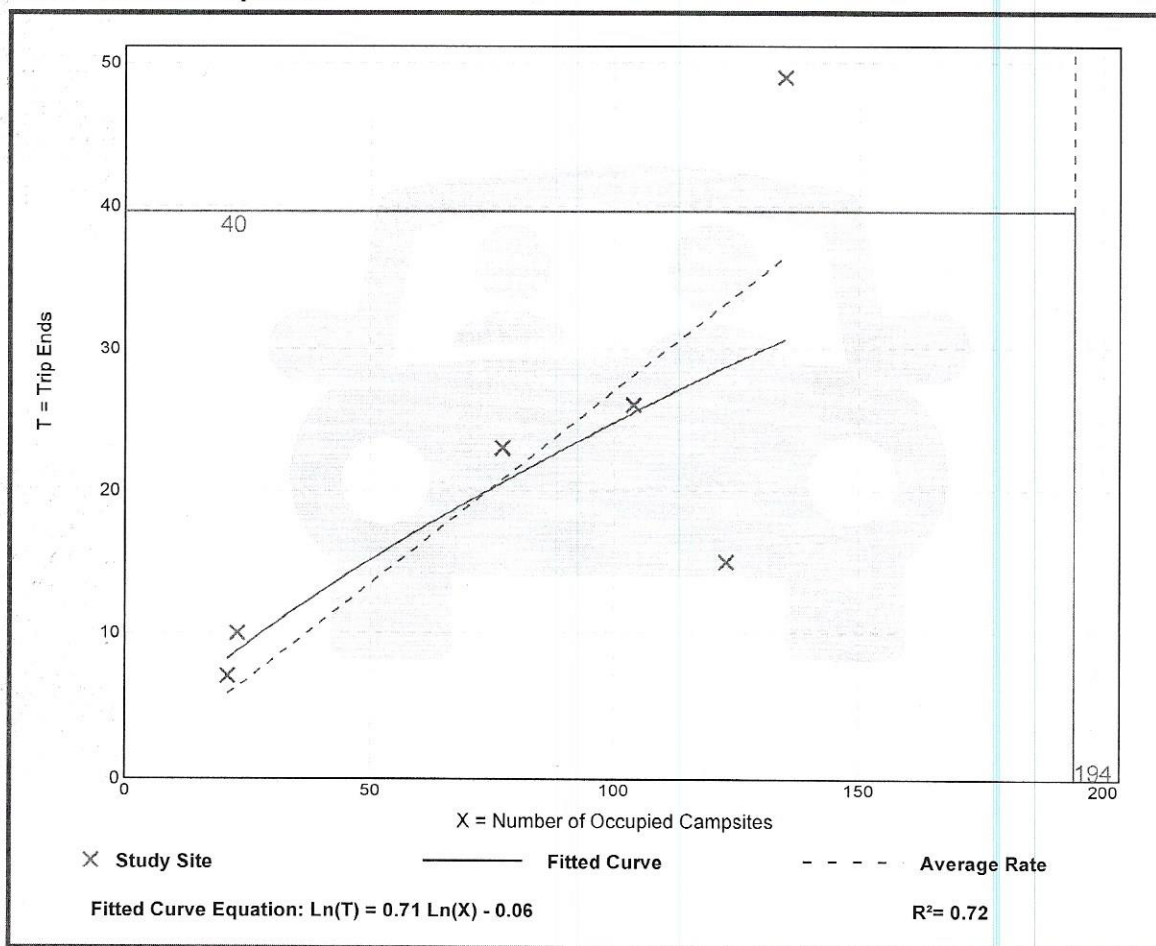
Avg. Num. of Occupied Campsites: 81

Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Occupied Camp Site

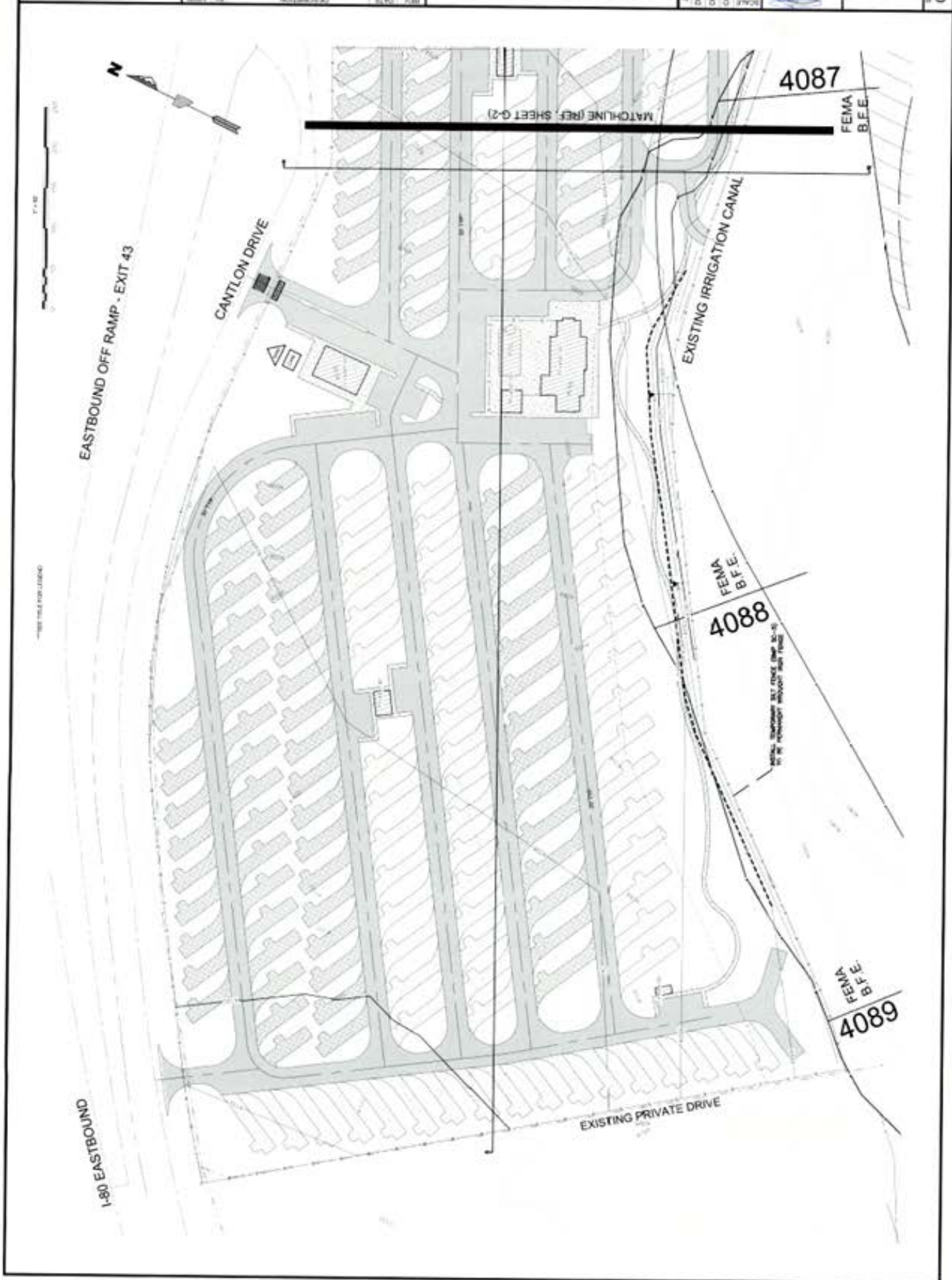
Average Rate	Range of Rates	Standard Deviation
0.27	0.12 - 0.43	0.11

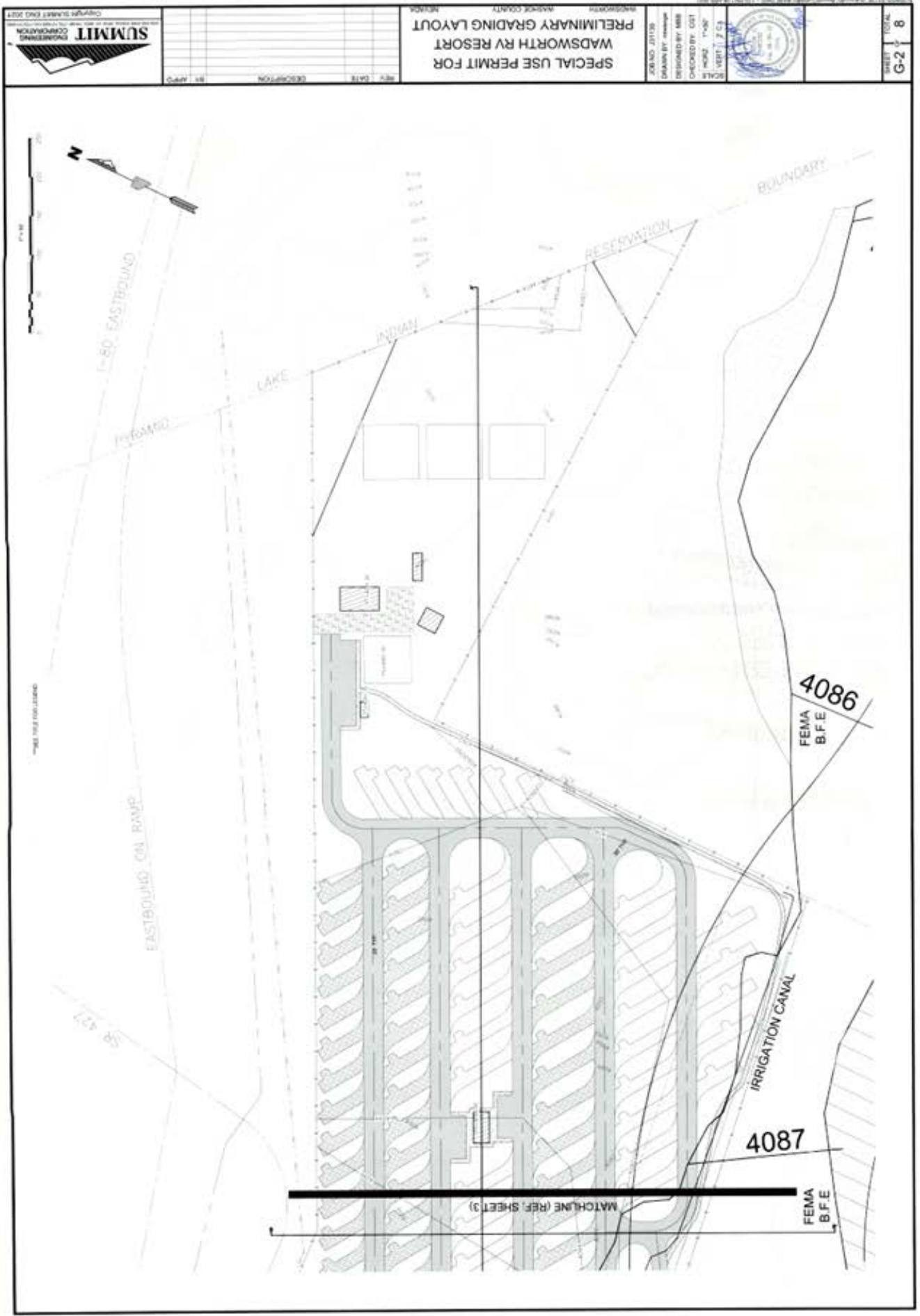
Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers



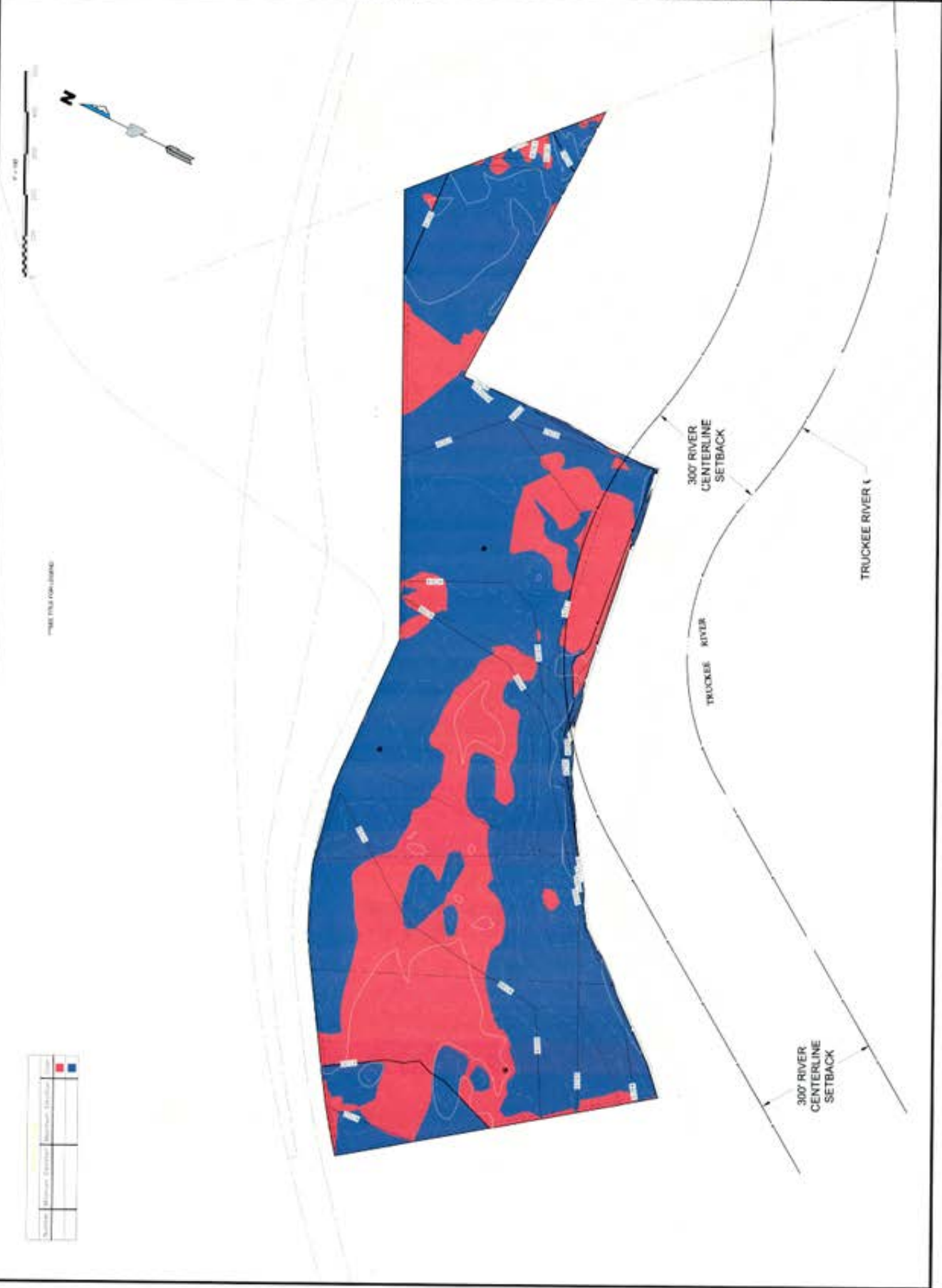


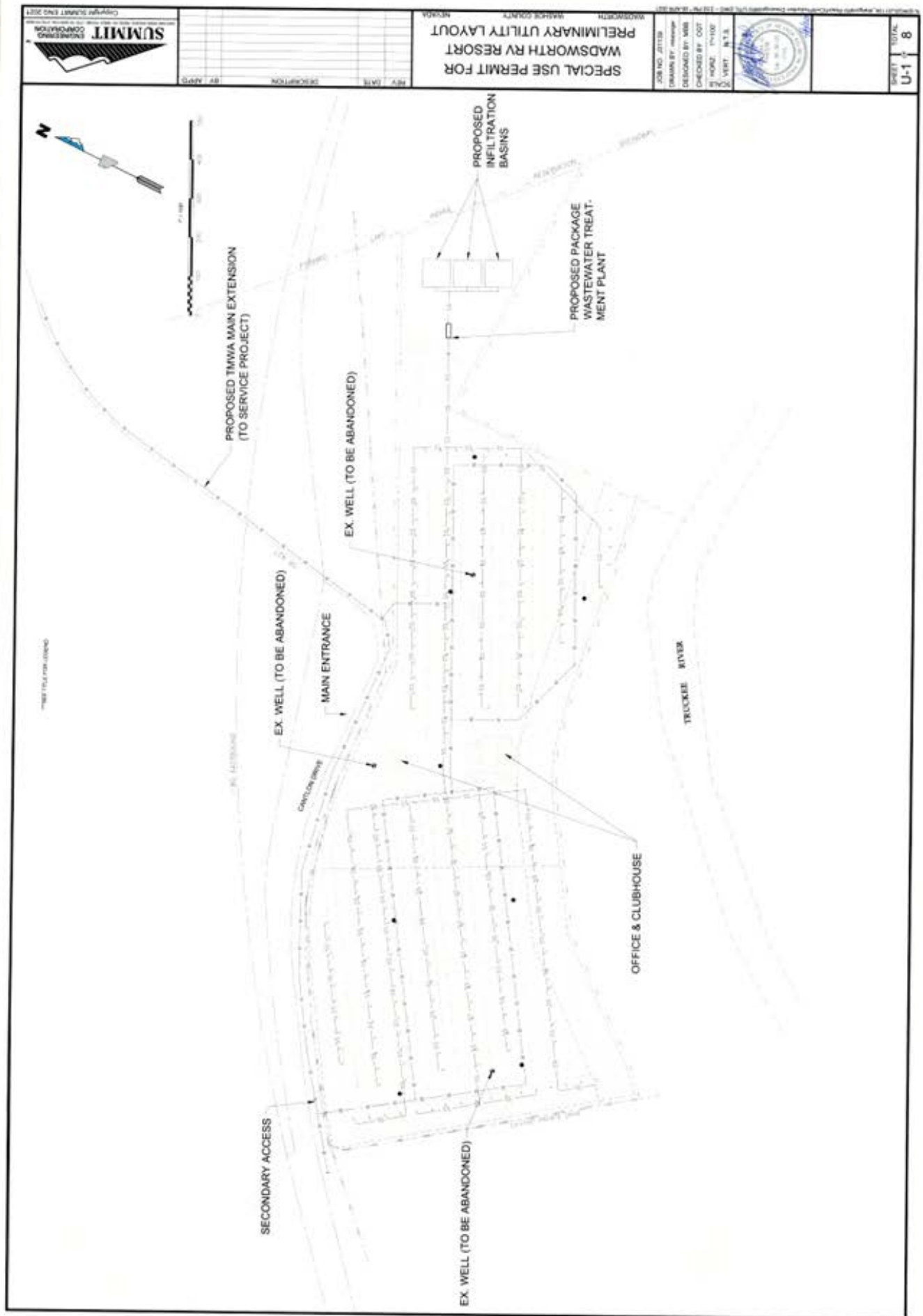


REV	DATE	DESCRIPTION	BY	APP'D

WADSWORTH
WADSWORTH COUNTY
NEVADA
**SPECIAL USE PERMIT FOR
WADSWORTH RV RESORT
CUT/FILL DISPLAY MAP**

JOB NO. 201708
DRAWN BY: [signature]
DESIGNED BY: AMB
CHECKED BY: COY
HORIZ. SCALE: 1"=400'
VERT. SCALE: 1"=40'







LANDSCAPE DATA

- 1. TOTAL AREA: 1.00 ACRES
- 2. TOTAL AREA: 1.00 ACRES
- 3. TOTAL AREA: 1.00 ACRES
- 4. TOTAL AREA: 1.00 ACRES
- 5. TOTAL AREA: 1.00 ACRES
- 6. TOTAL AREA: 1.00 ACRES
- 7. TOTAL AREA: 1.00 ACRES
- 8. TOTAL AREA: 1.00 ACRES
- 9. TOTAL AREA: 1.00 ACRES
- 10. TOTAL AREA: 1.00 ACRES

PLANT LEGEND

- 1. PLANTING TREE
- 2. PLANTING TREE
- 3. PLANTING TREE
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- 5. PLANTING TREE
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- 7. PLANTING TREE
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- 9. PLANTING TREE
- 10. PLANTING TREE

GENERAL NOTES

1. ALL PLANTING MATERIAL SHALL BE PROVIDED BY THE CLIENT.
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10. ALL PLANTING MATERIAL SHALL BE PROVIDED BY THE CLIENT.



CONCEPTUAL METAL FENCE WITH PILASTER

PARTITION
PLAN - OFFICE

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No.	Date	Description
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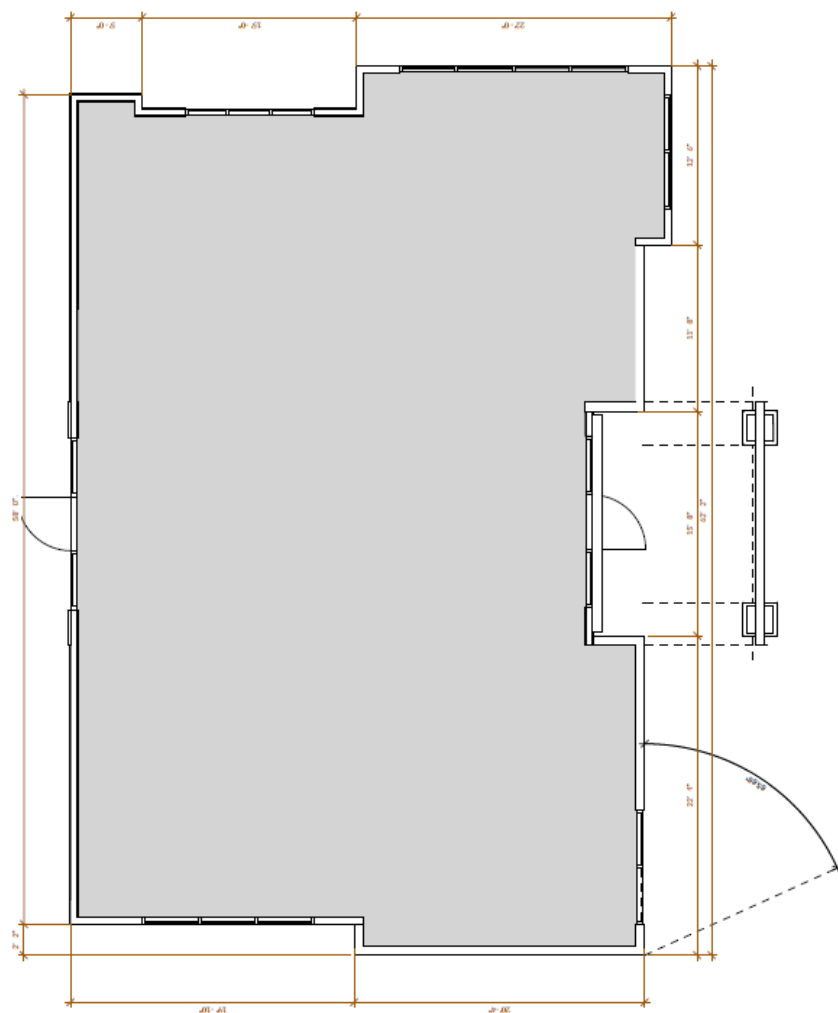
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Drawn By:	SSSSS
Reviewed:	TJA

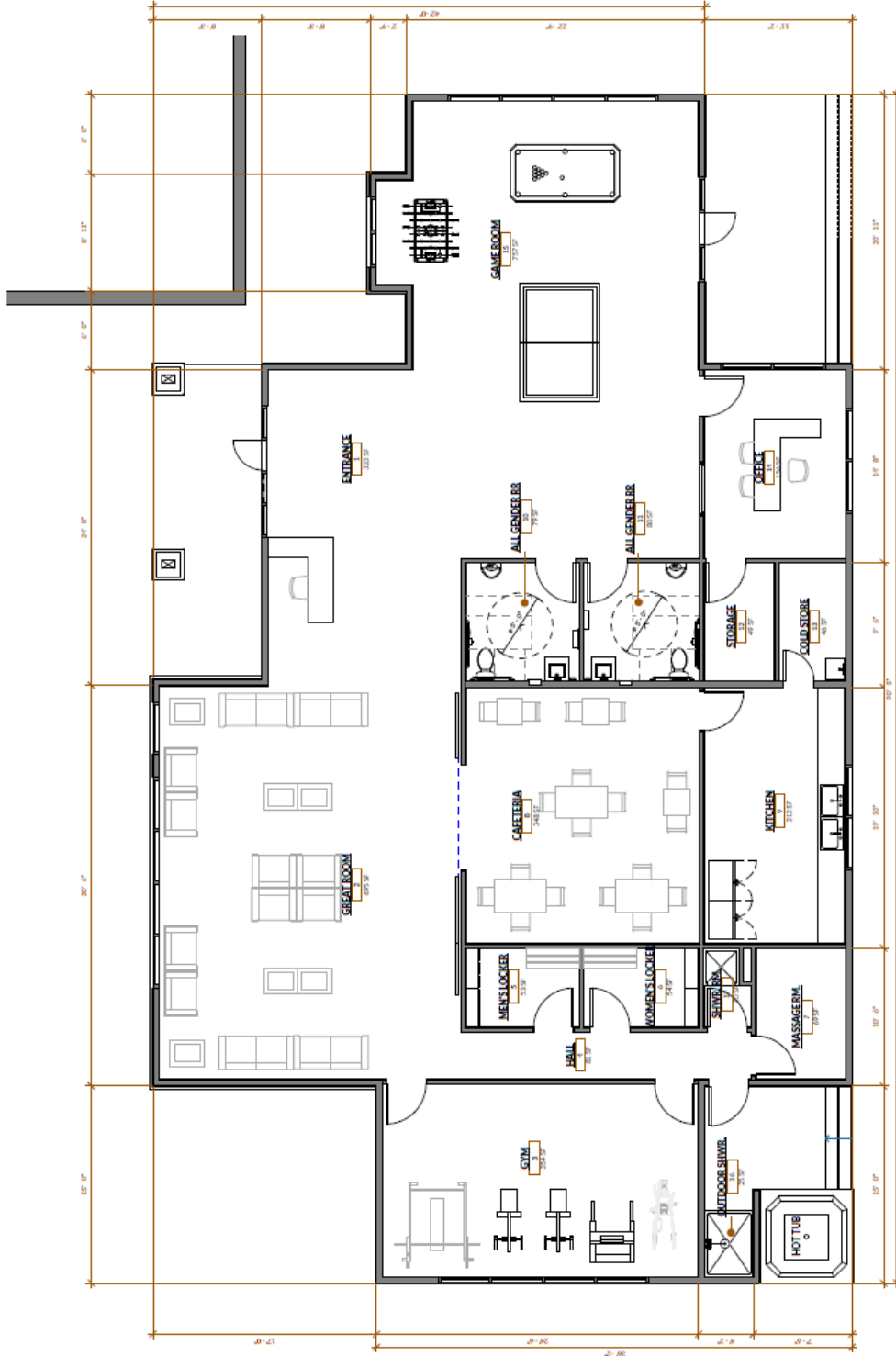
SUNDANCE-
WADSWORTH
RV RESORT

34000 CANTLON DRIVE
WADSWORTH, NV 89442
084-292-13,14,15,16

info@damundesign 000 352 8861
10551 Loneview Blvd Suite 300 Buckle Up, NC 28618

DOMUM





ELEVATIONS - OFFICE

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Rev. Date Description
New / Revised / Deleted

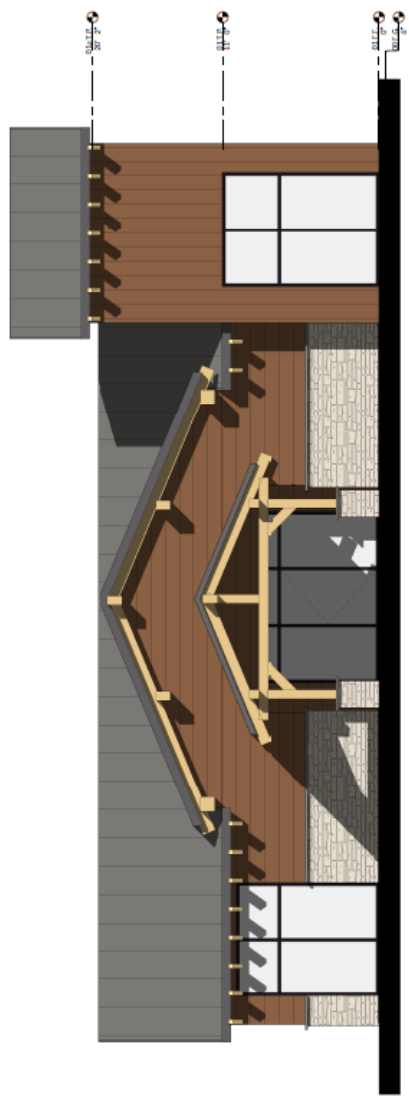
Proj. No. 2021.020
Client: WADSWORTH
Location: WADSWORTH, NV
Architect: DOMUM

SUNDANCE-
WADSWORTH
RV RESORT

34000 CANTON DRIVE
WADSWORTH, NV 89442
084-292-13,14,15,16

Architect: DOMUM
1000 University Blvd, Suite 202, Newark, CA 94702
415.352.1821





1 ELEVATION - EAST
SCALE: 1/4" = 1'-0"



2 ELEVATION - WEST
SCALE: 1/4" = 1'-0"

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Rev. Date Description
1/8/2023 DOMUM LLC

Proj. No. 2023-003
Drawn by: DOMUM
Reviewed by: DOMUM

SUNDANCE-
WADSWORTH
RV RESORT

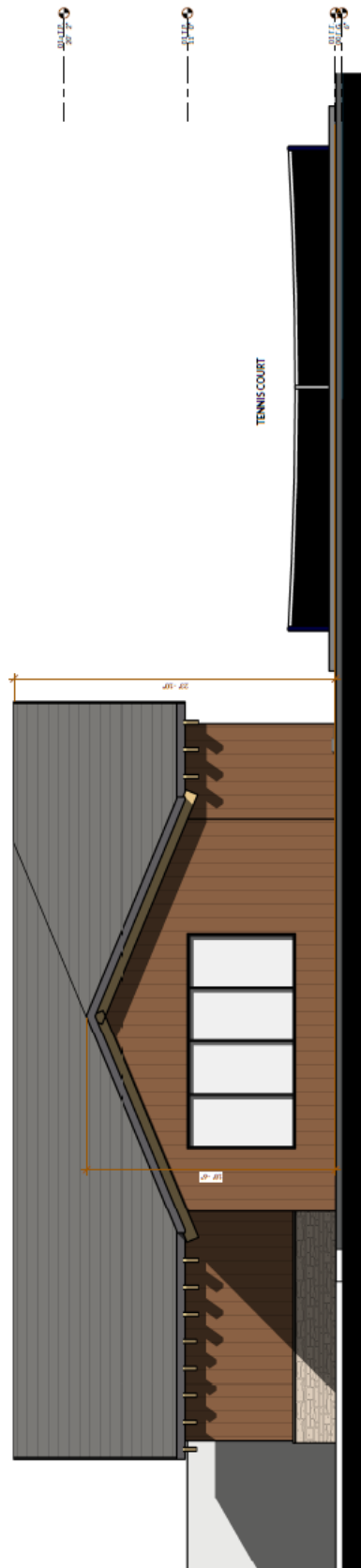
34000 CANTON DRIVE
WADSWORTH, NV 89442
084-292-13,14,15,16

Project Name: DOMUM
Project Number: 2023-003
Project Location: WADSWORTH, NV

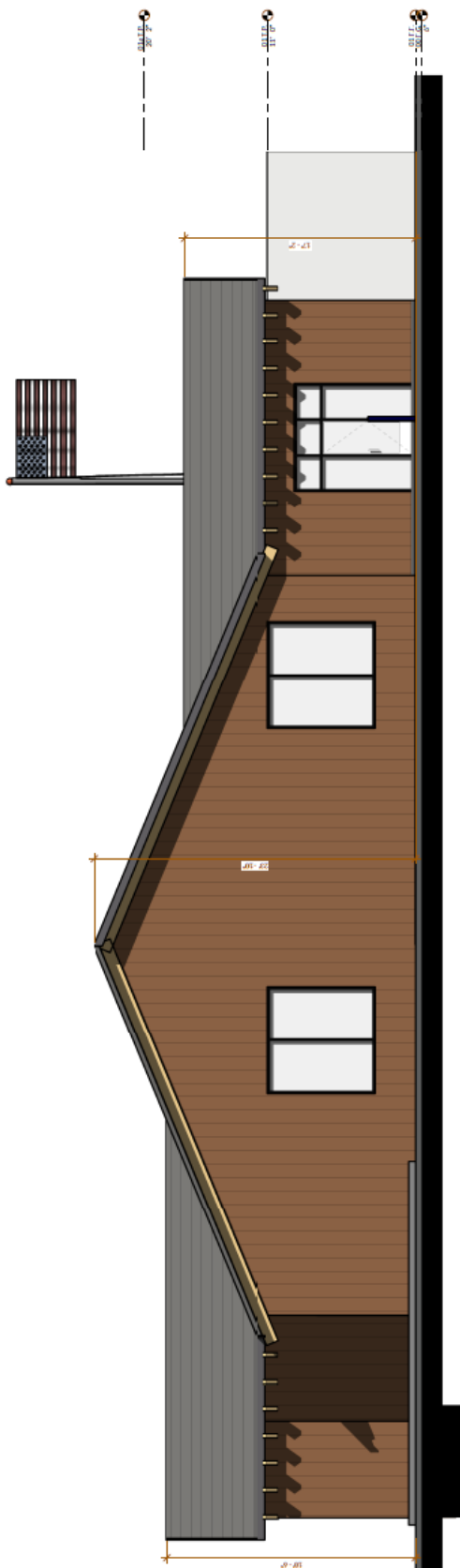


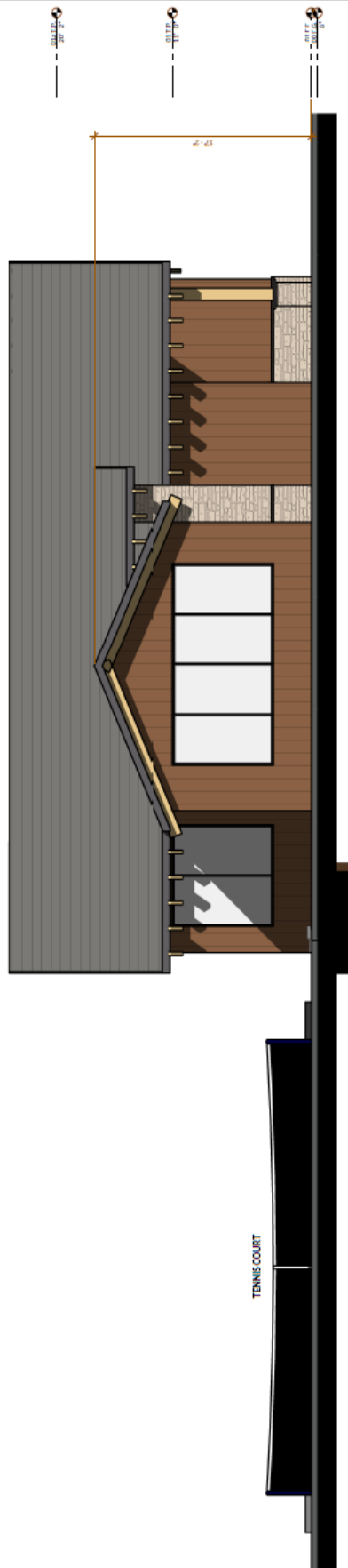
TENNIS COURT

2 ELEVATION - RIGHT
SCALE: 1/4" = 1'-0"

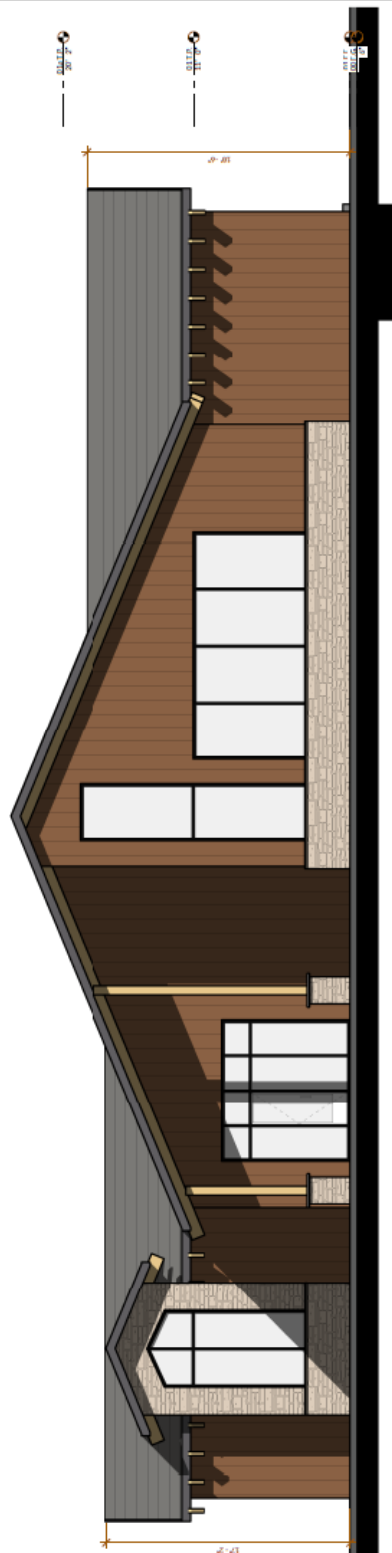


1 ELEVATION - REAR
SCALE: 1/4" = 1'-0"





2 ELEVATION - LEFT
SCALE: 1/8" = 1'-0"



1 ELEVATION - FRONT
SCALE: 1/4" = 1'-0"