



# Board of Adjustment Staff Report

Meeting Date: July 1, 2021

Agenda Item: 9D

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0017 (Silver Strike Concrete Batch Plant – Lockwood)

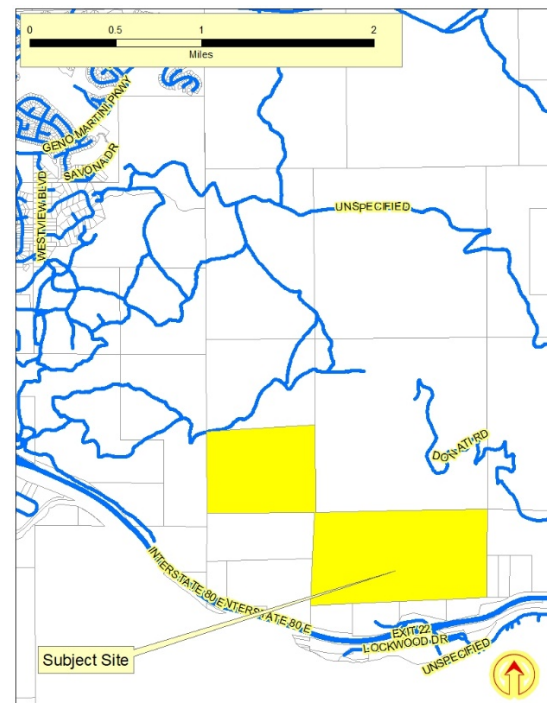
BRIEF SUMMARY OF REQUEST: Approval of a ready mix, concrete batch plant

STAFF PLANNER: Planner's Name: Katy Stark  
Phone Number: 775.328.3618  
E-mail: krstark@washoecounty.us

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a ready mix, concrete batch plant (Aggregate Facilities Use Type). The proposed concrete batch plant would be located and operated completely within a pre-existing and operating materials and aggregate mine.

Applicant: Silver Strike Concrete, Inc.  
Property Owner: Granite Construction Company  
Location: I-80: Exit 22, Canyon Way, Lockwood, NV  
APN: 084-060-37  
Parcel Size: 542.790 acres  
Master Plan: Rural (R)  
Regulatory Zone: General Rural (GR)  
Area Plan: Truckee Canyon  
Citizen Advisory Board: East Truckee Canyon  
Development Code: Authorized in Article 810, Special Use Permits  
Commission District: 4 – Commissioner Hartung



**Vicinity Map**

## 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 WSUP21-0017 for Silver Strike Concrete, Inc., 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 Pages 7)*

**Staff Report Contents**

Special Use Permit.....	3
Site Plan.....	4
Project Evaluation .....	5
Area Plan Evaluation.....	5
East Truckee Canyon Citizen Advisory Board (CAB).....	6
Reviewing Agencies .....	6
Recommendation .....	7
Motion .....	7
Appeal Process .....	8

---

**Exhibits Contents**

Conditions of Approval .....	Exhibit A
Agency Comments .....	Exhibit B
East Truckee Canyon CAB Comments .....	Exhibit C
Public Notice .....	Exhibit D
Project Application.....	Exhibit E

**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:

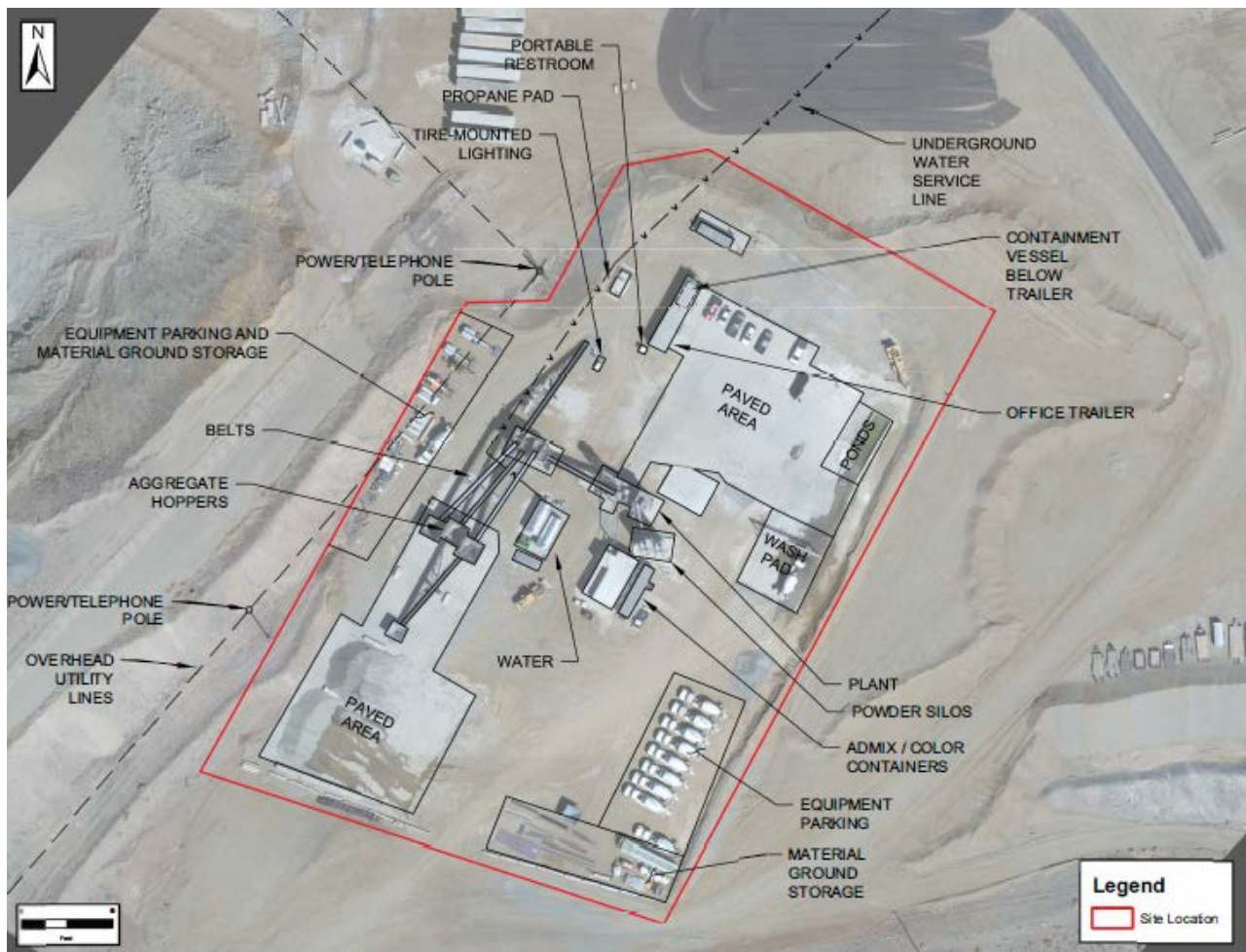
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP21-0017 are attached to this staff report and will be included with the action order, if approved.

The subject property is designated as General Rural (GR). The proposed use is an Aggregate Facilities Use Type which is permitted in GR with a special use permit per WCC 110.302.05.4. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the 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 landscaping requirement	110.412.45



**Site Plan**



## **Project Evaluation**

The applicant is seeking a special use permit for a ready mix, concrete batch plant, located and operated completely within a pre-existing and operating materials and aggregate mine. The pre-existing materials and aggregate mine is owned by Granite Construction Company and is permitted under Special Use Permit Case Number SPW1-5-94. The concrete batch plant being considered in this staff report has already been constructed without permits and is currently in operation. The applicant expressed lack of awareness of a new and unique special use permit being required, due to the pre-existing special use permit held by Granite Construction. The project includes one onsite office trailer, a parking area, and the ready mix, concrete batch equipment which includes aggregate bins and conveyors, product silos, a propane-fired hot water heater, and ancillary support equipment.

The project site seems appropriate, as it is located within a parcel containing a pre-existing and operating materials and aggregate mine and the uses are compatible with one another. The project site had previously been cleared, graded, and leveled for storage of equipment under Granite Construction's existing development plans and permits, so no major grading is anticipated. No buildings were removed from the site when the project was constructed. There is no sewer or septic system onsite; only portable toilets are used. Water is supplied through Granite Construction's water infrastructure. Granite Construction currently pulls water from the Truckee River and manages it through a series of containment ponds and pumps. The Silver Strike project is hooked into this system with a 4" water line providing service to their facility. Water runoff at the project site is captured in two concrete ditches. Paved parking for employees and visitors is located on the site, although most traffic to and from the project site will be employees and ready-mix concrete trucks.

The aggregate mine is located almost immediately off Interstate 80, and most traffic to and from the batch plant occurs on Interstate 80 and on the roads within the larger aggregate mine site. The road between the site and Interstate 80 does not pass through residential areas. The number of ready-mix concrete trucks traveling to and from the project site can vary on a daily basis. However, when the plant is in full production, approximately 10 to 15 concrete trucks will be parked on site permanently. With a production volume of 250 yards in a day, approximately 30 loads would be sent out of the plant.

Operating hours will be approximately 5:00 a.m. to 5:00 p.m., with the somewhat unusual exception of an early start or late day to meet a specific client need. Down lighting is present on the site for any early or late working hours. However, due to the location of the project and the natural topography, the lighting cannot be seen directly from I-80, which is the closest public feature. Images of the down lighting are provided in the project application (Exhibit E).

The applicant is requesting to waive the landscaping requirement. The project site is located entirely within the surrounding aggregate mine site and cannot be seen from residential properties. There are no residential uses adjoining the project site, so screening and buffering does not seem necessary. Any vegetation on the hills surrounding the project site is sparse, and no trees are visible.

Due to the project location within a larger aggregate mining operation, the lack of surrounding residential properties, and the lack of visibility from Interstate 80, this project is suitable for the location and not detrimental to the public or to the character of the surrounding area.

## **Area Plan Evaluation**

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

### ***Relevant Area Plan Policies Reviewed***

<b>Policy</b>	<b>Brief Policy Description</b>	<b>Complies</b>	<b>Condition of Approval</b>
TC 1.1	Ensure that the scenic views of the Truckee Canyon planning area remain unobstructed.	Yes	
TC 1.3	Proposed developments shall be reviewed to ensure the view from	Yes	

	Interstate 80 is preserved. Height limitations and setbacks will help preserve the visually predominant ridges and escarpments.		
TC 3.2.1	Development of such resources shall not be detrimental to surrounding properties, land uses and the environment in general.	Yes	

### **East Truckee Canyon Citizen Advisory Board (CAB)**

The regularly scheduled East Truckee Canyon CAB meeting on June 8, 2021, was canceled. The project application was emailed to the East Truckee Canyon CAB members for review. One response was received from the Vice Chair of the CAB, who saw no problem with the project, (Exhibit C). No further CAB responses were received.

### **Reviewing Agencies**

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

<b>Agency</b>	<b>Sent to Review</b>	<b>Responded</b>	<b>Provided Conditions</b>	<b>Contact</b>
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 Division of Mining	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NDF- Endangered Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alex Wolfson, P.E., PTOE / <a href="mailto:awolfson@dot.nv.gov">awolfson@dot.nv.gov</a>
Nevada Dept of Water Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram / <a href="mailto:vbehmaram@washoecounty.us">vbehmaram@washoecounty.us</a>
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Walter West, P.E. / <a href="mailto:wwest@washoecounty.us">wwest@washoecounty.us</a>
Washoe County Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	Genine Rosa / <a href="mailto:grosa@washoecounty.us">grosa@washoecounty.us</a>
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly / <a href="mailto:DAKelly@washoecounty.us">DAKelly@washoecounty.us</a>
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Julie Hunter / <a href="mailto:JDHunter@washoecounty.us">JDHunter@washoecounty.us</a>
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dale Way / Brett Lee / <a href="mailto:dway@tmfpd.us">dway@tmfpd.us</a> / <a href="mailto:blee@tmfpd.us">blee@tmfpd.us</a>
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 / BretTyler / <a href="mailto:shafferjam51@gmail.com">shafferjam51@gmail.com</a> / <a href="mailto:brettyler2@gmail.com">brettyler2@gmail.com</a>
Pyramid Lake Paiute Tribe	<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 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 project is located within a large site, which has been functioning as an aggregate pit for several decades. The proposed project is not visible from the Interstate 80 corridor and is not visible or detrimental to residents in the surrounding Truckee Canyon area.*

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: Adequate utilities and roadways already exist within the site for the level of activity that will be added with the proposed project. The number of concrete ready-mix trucks exiting and entering the site on a daily basis will not add a significant amount of traffic to Interstate 80.*

3. **Site Suitability.** That the site is physically suitable for a ready mix, concrete batch plant, and for the intensity of such a development.

*Staff Comment: The site is well suited for a concrete batch plant, as the property is already functioning as a materials and aggregate mine. The batch plant is small in proportion to the remainder of the site, and roads already exist within the site for the movement of large, heavy vehicles.*

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

*Staff Comment: The issuance of the permit will not be detrimental to the surrounding area. Due to the larger size and activity level of the pre-existing materials and aggregate mine, the activity of this smaller concrete batch plant should have a minimal impact on the surrounding area.*

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

*Staff Comment: There is no military installation in the required noticing distance of the proposed project. Therefore, this finding is not required to be made.*

**Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0017 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 WSUP21-0017 for Silver Strike Concrete, Inc., 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 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 a ready mix, concrete batch plant, 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: Silver Strike Concrete, Inc.  
Attn: Josh Neff  
3401 Fitzgerald Rd  
Rancho Cordova, CA 95742  
Email: [josh@folsomreadymix.com](mailto:josh@folsomreadymix.com)

Owner: Granite Construction Company  
1900 Glendale Ave  
Sparks, NV 89431

Consultant: McGinley & Associates  
Attn: Caitlin Jelle  
5410 Longley Ln  
Reno, NV 89511  
Email: [cjelle@mcgin.com](mailto:cjelle@mcgin.com)





# Conditions of Approval

Special Use Permit Case Number WSUP21-0017

The project approved under Special Use Permit Case Number WSUP21-0017 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 1, 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 – Katy Stark, Planner Trainee, 775.328.3618, [krstark@washoecounty.us](mailto:krstark@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.
- 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. The business license will be obtained to for the new use.
- e. 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.

### **Washoe County Water Rights and Water Resources Management**

2. The following condition is a requirement of Water Rights and Water Resources Management, which shall be responsible for determining compliance with this condition.

**Contact Name – Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. The applicant shall provide proof that water rights are available to support the proposed project. Proof may be in the form of a lease or other binding agreement which ensures availability of the water rights to the proposed project. The documentation to be provided must identify Valid Water rights Permit Numbers in support of the project.

### **Washoe County Engineering and Capital Projects**

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

**Contact Name – Walter West, P.E., 775.328.2310, [wwest@washoecounty.us](mailto:wwest@washoecounty.us)**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- e. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

### **Truckee Meadows Fire Protection District (TMFPD)**

4. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

**Contact Name – Dale Way/Brett Lee, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us)/[blee@tmfpd.us](mailto:blee@tmfpd.us)**

- a. The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of all Washoe County adopted codes and amendments.

- b. Provide proof that the three, 500-gallon propane tanks were properly permitted by Washoe County, TMFPD, and/or Reno Fire as well as the Nevada Board of LPG.

**Washoe County Health District, Environmental Health Division (EHS)**

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

**Contact Name – David Kelly, 775.328.2434, DAKelly@washoecounty.us**

- a. All Building permits associated with this construction must be routed for review and approval by EHS.
- b. All equipment/tanks attached to the public water system must be evaluated to ensure that adequate backflow protection is provided.
- c. Any extension of the public water system infrastructure will require an official water project with EHS, in accordance with NAC445A. Contact EHS for additional information.
- d. As proposed, there is no sewage disposal as part of this project. If sewage disposal is necessary, jurisdiction will fall under Nevada Division of Environmental Protection, Bureau of Water Pollution Control (BWPC). Approval of Washoe County Building permits will be contingent on approval from BWPC.

\*\*\* End of Conditions \*\*\*



**From:** [Rosa, Genine](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Restori, Joshua](#)  
**Subject:** Agency Review Memo II  
**Date:** Monday, May 24, 2021 4:56:10 PM

---

**Special Use Permit Case Number WSUP21-0017 (Silver Strike Concrete Batch Plant – Lockwood) –**  
No Comments – we already have an application from the facility.

**Special Use Permit Case Number WSUP21-0018 (Tailwater Ranch & Equestrian Center)**

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.

Dust Control Permit Required call AQMD at 775-784-7200 with any questions.

Link to application: [Dust Control Permit Application](#)

Regardless of size would be subject to comply with our dust regulations:

[https://www.washoecounty.us/health/files/air-quality/Current%20Regulations/040.030-Dust%20Control\\_20191003.pdf](https://www.washoecounty.us/health/files/air-quality/Current%20Regulations/040.030-Dust%20Control_20191003.pdf)

**Genine Rosa**

Environmental Engineer II | Air Quality Management Division | Washoe County Health District  
[grosa@washoecounty.us](mailto: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](http://www.OurCleanAir.com)

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



**From:** [Pelham, Roger](#)  
**To:** [Stark, Katherine](#)  
**Subject:** FW: Special Use Permit Case Number WSUP21-0017 (Silver Strike Concrete Batch Plant – Lockwood)  
**Date:** Sunday, May 30, 2021 5:31:19 AM  
**Attachments:** [Agency Review Memo II.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

---



Please tell us how we did by taking a quick [survey](#)

**Roger Pelham, MPA**

**Senior Planner, Planning and Building Division | Community Services Department**

[rpelham@washoecounty.us](mailto:rpelham@washoecounty.us) | Office: 775.328.3622 | Fax: 775.328.6133

Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Planning Call 775.328.6100

**Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)**



---

**From:** Program, EMS <EMSProgram@washoecounty.us>

**Sent:** Thursday, May 27, 2021 12:41 PM

**To:** Pelham, Roger <RPelham@washoecounty.us>

**Cc:** Aaron Abbott <aabbott@remsa-cf.com>; Kammann, Joseph R <JKammann@tmfpd.us>; Lawson, Jacqueline <JLawson@washoecounty.us>

**Subject:** Special Use Permit Case Number WSUP21-0017 (Silver Strike Concrete Batch Plant – Lockwood)

Good afternoon,

The EMS Oversight program has reviewed Special Use Permit Case Number WSUP21-0017 (Silver Strike Concrete Batch Plant – Lockwood) and does not currently have any questions, comments, or concerns regarding this application.

Please let me know if you have any questions.

Thank you,  
Julie

**Julie D Hunter, M.S.**

EMS Coordinator | Division of Epidemiology and Public Health Preparedness | Washoe County Health District  
[jdhunter@washoecounty.us](mailto:jdhunter@washoecounty.us) | O: (775) 326-6043 C: (775) 343-2143 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

Date: May 21, 2021

To: Katy Stark, Planner Trainee

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

Re: Special Use Permit for **Silver Strike Concrete Batch Plant – Lockwood, WSUP21-0017**  
APN 084-060-37

### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a ready mix, concrete batch plant that operates completely within the property and operations boundary of Granite's aggregate and materials operation and is located on approximately 2.98 acres at the I-80 exit 22, Southeast corner of APN 084-060-37. 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 McGinley & Associates. 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 complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
5. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

WSUP21-0017  
EXHIBIT B

Subject: ***Silver Strike Concrete Batch Plant – Lockwood WSUP21-0017***  
Date: May 21, 2021  
Page: 2

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Walter West, P.E. (775) 328-2310

No comments or conditions

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

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

No comments or conditions

**UTILITIES (County Code 422 & Sewer Ordinance)**

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

No comments or conditions



**From:** [Wolfson, Alexander](#)  
**To:** [Stark, Katherine](#)  
**Subject:** WSUP21-0017 Silver Strike Batch Plant  
**Date:** Wednesday, May 26, 2021 10:04:21 AM  
**Attachments:** [image001.png](#)

---

[**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 Katy,

Upon review of application WSUP21-0017, it appears that no improvements are proposed within the NDOT right of way and use of the existing access will be compatible with the current use. At this time, NDOT has no comments.

Thank you for the opportunity to review this special use permit application.

**Alex Wolfson, P.E., PTOE**

**Traffic Engineer – District 2**

Nevada Department of Transportation

m 775.301.8150 | o 775.834.8365

e [awolfson@dot.nv.gov](mailto:awolfson@dot.nv.gov) | w [dot.nv.gov](http://dot.nv.gov)

---

**From:** Fagan, Donna <[DFagan@washoecounty.us](mailto:DFagan@washoecounty.us)>  
**Sent:** Monday, May 17, 2021 4:04 PM  
**To:** D2 Traffic DL <[D2Traffic@dot.nv.gov](mailto:D2Traffic@dot.nv.gov)>  
**Cc:** Wolfson, Alexander <[AWolfson@dot.nv.gov](mailto:AWolfson@dot.nv.gov)>  
**Subject:** Agency Review Memo II

NDOT,

Please find the attached Agency Review Memo with cases received this month by CSD, Planning and Building.

You've been asked to review item #3. Click on the highlighted item description for a link to the application.

Please send any questions, comments or conditions to the planner for that item.

Thank you,  
Donna

**Donna Fagan**

**Planning and Building Division | Community Services Department**

[dfagan@washoecounty.us](mailto:dfagan@washoecounty.us) | Office: 775.328.3616

th



Katy Stark, Planner Trainee  
Washoe County – Community Services Department  
1001 E. Ninth St  
Reno, NV 89512  
775.328.3627

May 21, 2021

Re: WSUP21-0017 (Silver Strike Concrete Batch Plant-Lockwood)

**Truckee Meadows Fire Protection District (TMFPD)**

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

**Contact Name** – Dale Way / Brett Lee, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blee@tmfpd.us](mailto:blee@tmfpd.us)

**Fire Apparatus Access Roads**

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet approved aerial fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



## Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.







## International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).



**From:** [Way, Dale](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Lemon, Brittany](#)  
**Subject:** RE: Propane Tanks - WSUP21-0017 (Silver Strike Concrete Batch Plant – Lockwood)  
**Date:** Thursday, May 20, 2021 7:19:16 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

---

Katy,

We (Fire Prevention) were at the site about this time last year.

We were not conducting a full inspection of the site, but were there mainly to discuss the storage of ammonium nitrate for their mining/digging operation.

When provided with the fire code requirements to have a storage silo of ammonium nitrate on-site, they opted to remove it from the property.

LPG weighs about 4.36 pounds per US Gallon. 1,500 gallons X 4.36 = 6,540 lbs. NAC 459.9533 has a threshold quantity of 10,000 lbs before requiring reporting to the State.

We need to know if these tanks were ever permitted by Washoe County, TMFPD, and/or Reno Fire as well as the Nevada Board of LPG.

Thank you.

**Dale Way**

**Deputy Fire Chief – Fire Prevention | Truckee Meadows Fire & Rescue**

[dway@tmfpd.us](mailto:dway@tmfpd.us) | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*

---

**From:** Stark, Katherine <KRStark@washoecounty.us>

**Sent:** Wednesday, May 19, 2021 5:25 PM

**To:** Way, Dale <DWay@tmfpd.us>; Lemon, Brittany <BLemon@tmfpd.us>

**Cc:** Stark, Katherine <KRStark@washoecounty.us>

**Subject:** Propane Tanks - WSUP21-0017 (Silver Strike Concrete Batch Plant – Lockwood)

Hi Dale & Brittany,

This morning, Dan Cahalane and I went on a site visit for the above listed case (APN: 084-060-37).

Here's a link to the application:

[https://www.washoecounty.us/csd/planning\\_and\\_development/applications/files-planning-development/comm\\_dist\\_four/2021/Files/wsup21-0017w.pdf](https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_four/2021/Files/wsup21-0017w.pdf) During the visit, they mentioned that they have three 500-gallon propane tanks on the property. Will that amount of propane trigger a hazardous material use type? I believe the applicant representative said that fire had already been out to check the site at some point. But we wanted to double check on the propane.

Thanks!



**Katy Stark**

**Planner Trainee, Planning and Building Division  
Community Services Department**

[krstark@washoecounty.us](mailto:krstark@washoecounty.us) | Office: 775.328.3618

Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Planning call (775) 328-6100

Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)



Connect with us: [cMail](mailto:cMail) | [Twitter](https://twitter.com) | [Facebook](https://facebook.com) | [www.washoecounty.us](http://www.washoecounty.us)



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

May 26, 2021

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

WSUP21- 0017 Silver Strike Concrete Batch Plant

Dear Katy,

In reviewing the special use permit to approve a ready-mix batch plant, the Conservation District has the following comment.

The District does not support the landscape waiver and instead recommends as a condition of approval the planting of 5 trees, that fronts the entrance of the batch plant.

The existing and proposed lighting for the project follows Washoe County dark skies code.

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

Sincerely,

Shaffer-Tyler



# WASHOE COUNTY

## COMMUNITY SERVICES

### INTEGRITY COMMUNICATION SERVICE

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

May 19, 2021

TO: Katy Stark, Planner Trainee, CSD, Planning & Development Division

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

SUBJECT: Special Use Permit Case Number WSUP21-0017 (Silver Strike Concrete Batch Plant – Lockwood).

#### **Project description:**

The applicant is proposing to approve a ready mix, concrete batch plant (Aggregate Facilities Use Type). The proposed concrete batch plant would be located and operated completely within a pre-existing and operating materials and aggregate mine.

Location: I-80: Exit 22, Canyon Way, Lockwood, NV, Assessor's Parcel Number: 084-060-37.

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

#### **Comments:**

The application is void of any water rights information which are necessary to support this project. The application simply states that Granite Construction will provide water to the project. Water Rights permits # 77484, 77485, 78031 & 78032 for Commercial and Industrial use are owned by Granite Construction and are appurtenant to the lands associated with the SUP. Permit # 86490 in the name of Martin Marietta Materials Inc. is also appurtenant to these lands.

#### **Conditions:**

The applicant shall provide proof that these water rights are in fact available to support the proposed project. Proof may be in the form of a lease or other binding agreement which ensures availability of the water rights to the proposed project.

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

June 3, 2021

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

RE: 0 Canyon Way; 084-060-37  
Special Use Permit; WSUP21-0017

Dear Washoe County Staff:

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

- a) All Building permits associated with this construction must be routed for review and approval by EHS.
- b) All equipment/tanks attached to the public water system must be evaluated to ensure that adequate backflow protection is provided.
- c) Any extension of the public water system infrastructure will require an official water project with EHS, in accordance with NAC445A. Contact EHS for additional information.
- d) As proposed, there is no sewage disposal as part of this project. If sewage disposal is necessary, jurisdiction will fall under Nevada Division of Environmental Protection, Bureau of Water Pollution Control (BWPC). Approval of Washoe County Building permits will be contingent on approval from BWPC.

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,



David Kelly  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District

**From:** [Fagan, Donna](#)  
**To:** [Stark, Katherine](#)  
**Subject:** FW: Agency Review Memo II  
**Date:** Wednesday, May 19, 2021 12:11:48 PM  
**Attachments:** [Agency Review Memo II.pdf](#)  
[CAB Member Worksheet 2019.docx](#)  
[image001.png](#)

---

FYI

---

**From:** Ann Owen <annowen127@att.net>  
**Sent:** Wednesday, May 19, 2021 9:34 AM  
**To:** Fagan, Donna <DFagan@washoecounty.us>  
**Subject:** Re: Agency Review Memo II

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

I see no problem with this.  
Ann Owen, Vice Chair ETCAB

On Monday, May 17, 2021, 04:47:52 PM PDT, Fagan, Donna <[dfagan@washoecounty.us](mailto:dfagan@washoecounty.us)> wrote:

East Truckee Canyon CAB Members,

Please find the attached Agency Review Memo with a cases received this month by CSD, Planning and Building.

You've been asked to review item #3. Click on the highlighted item description for a link to the application.

Also attached is the CAB Worksheet. Please fill it out and return it to your CAB representative with any comments.

Thank you,

Donna



**Donna Fagan**

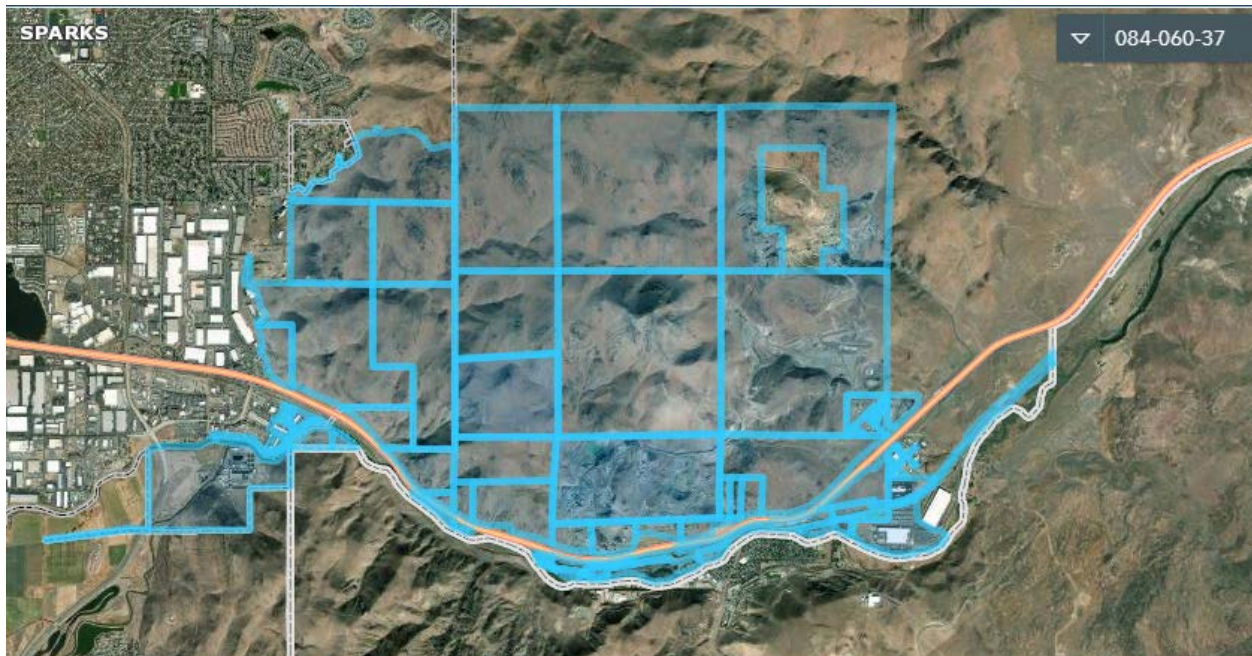
**Planning and Building Division | Community Services Department**

[dfagan@washoecounty.us](mailto:dfagan@washoecounty.us) | Office: 775.328.3616



## **Public Notice**

WSUP21-0017 (Silver Strike Concrete Batch Plant – Lockwood)



70 parcels at 5500 feet

May 10, 2021

McGinley Project Number: FRM002

Washoe County Community Services Department  
Planning and Building  
1001 E. Ninth Street, Bldg. A  
Reno, NV 89512

**ATTN: Trevor Lloyd**

**RE: Special Use Permit Application - Silver Strike Concrete, Inc. - Lockwood, Nevada**

Mr. Lloyd:

On behalf of Folsom Ready Mix, owners of Silver Strike Concrete, Inc. (SSC), McGinley & Associates, Inc. (McGinley) has prepared this Special Use Permit Application for the facility referenced above. The facility is located in Lockwood, Nevada off of I-80 and Canyon Way at Exit 22 on Assessor Parcel Number (APN) 084-060-37 which is owned by Granite Construction Company (Granite) and is zoned General Rural (GR). Granite currently operates a materials and aggregate mine at this location. The subject SSC facility is a ready mix, concrete batch plant that operates completely within the property and operations boundary of Granite's aggregate and materials operation (Figure 1). Given that the SSC plant is located and operated completely within a pre-existing and operating materials and aggregate mine, no significant or negative impact to the adjacent properties is anticipated to occur.

A completed Washoe County Development Application is provided as Appendix A. A discussion of the attachments included in the submittal are provided in Section 1. The information requested in the *Special Use Permit Application Supplemental Information* is provided under Section 2.

## 1. APPLICATION SUBMITTAL REQUIREMENTS

**1-5. General requirements:** The fees, development application, owner affidavit, proof of property tax payment, and applications materials are provided as Attachment A to this cover letter.

**6. Proposed Site Plans:** Figures 1 through 4 are provided in Attachment B and depict the site location within the Granite owned parcels. As previously indicated, the SSC facility is leased land located on property entirely owned and operated by Granite. A contour map is provided as Figure 2. No buildings were removed as part of the work and all currently existing buildings will remain in place as indicated in Figure 3. There is no sewer or septic system onsite, only portable toilets are used. Water is provided by Granite. Figure 4 depicts the traffic flow path and signage associated with the SSC.

**7 - 8. Site Plan Specifications for Grading:** No major grading is anticipated to occur as part of this work. The area being leased from Granite, had previously been cleared, graded, and leveled for storage of equipment under Granite's existing development plans and permits.

**9. Traffic Impact Report:** No trip impact report has been prepared for this project as it is not generating weekday peak hour trips exceeding the requirement. Additionally, based on current use, it

appears that the project is not impacting traffic and is consistent with normal traffic to and from the Granite facility.

**10. Landscaping:** Based on the location of this project within an active materials and aggregate mine and hidden from view of I-80 by natural topography, SSC is requesting a waiver for landscaping requirements for this project.

**11. Signage Plan:** Signage locations are indicated on Figure 4. All signage will be located on Granite property and is intended to direct the user to the right location within the facility. No signage will be located on public roads.

**12. Lighting Plan:** The facility will be lit such that operations can be conducted at night. No lighting will be added to the public roadways. Additionally, due to the location of the plant and the natural topography, the lighting cannot be directly seen from I-80 which is the closest public feature. Photographs of the plant lighting at night are provided in Attachment C.

**13. Building Elevations:** All building elevations are consistent with other Granite facility infrastructure. The only structure located on the site is the office trailer which includes a small employee parking lot. Photographs of the buildings and equipment are provided in Attachment C.

## **2. SPECIAL USE PERMIT APPLICATION SUPPLEMENTAL INFORMATION**

### **1. What is the project being requested?**

In general, the project being requested is a ready mix, concrete batch plant. The project includes one onsite office trailer, a parking area, and the ready mix, concrete batch equipment which includes aggregate bins and conveyors, product silos, a propane-fired hot water heater, and ancillary support equipment.

### **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.)**

The site plan is provided in Figures 1 through 4 in the attached materials. The entire plant is located within the property and operation boundary of Granite's Lockwood Facility and will utilize Granite's pre-existing utilities (power and process water supply). There is no sewer service associated with this project, a portable restroom system at the onsite office trailer is utilized and is serviced weekly. The only structure located on the site is the office trailer which includes a small employee parking lot. None of the facility equipment or office trailer is visible from I-80. There are several small signs associated with the project, all located on private property. The purpose of the signs is to provide directions to the SSC plant within the Granite facility. Locations and pictures of the signage is shown on Figure 4.

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

As indicated, the SSC batch plant has already been constructed and is currently operational. No additional phases of construction and/or completion are planned.

### **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?**

As indicated above, the SSC plant is located within the property and operations boundaries of the existing materials and aggregate mine operated and owned by Granite. The project location is already being used for this type of work including materials handling, roadways for heavy-duty truck traffic, and traffic flow patterns to handle the vehicle use. As such, the project location is ideal for the use.

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

This SSC plan provides a necessary service to support the improvements of infrastructure in the surrounding communities during this time of increased development. Leasing Granite land, additionally provides support to a local business and also provides construction companies “one stop” for all their material needs.

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

No negative impacts are anticipated as the use of this property as a ready mix, concrete batch plant fits in very well with the existing use of the surrounding area owned and operated by Granite.

**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.**

Due to the nature and location of the project, SSC is requesting a waiver for landscaping requirements. Currently, no landscaping is present or is proposed (see photos in Attachment C). There is a small employee parking lot located near the office trailer (Figure 3) and signage for the plant, intended to direct users to the location of the plan, is located on private property owned by Granite (Figure 4). The plant is lit such that operation can continue at night. These lights are consistent with other Granite equipment lighting. It should be noted that the SSC plant cannot be seen from the nearest public infrastructure (I-80) due to natural land topography.

**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?**

No

**9. Utilities**

See Community Development Application provided in Appendix A

**10. Community Services**

See Community Development Application provided in Appendix A

## LIMITATIONS

The services performed by McGinley have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty, expressed or implied, is made. The use of the word "certify" in this document constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.

## CLOSING

The information and data provided in this permit application represents the best information available at the time the application was prepared; however, some information/data is preliminary and may be subject to change. New or supplementary information/data pertinent to this permit application will be submitted to the Washoe County Community Services Department when and if it becomes available.

Included herein is a complete hard-copy of the application and figures along with a flash drive which contains an electronic copy.

Should you have any questions regarding the information provided herein please contact Caitlin Jelle of McGinley and Associates at (775) 829-2245.

Sincerely,

**McGinley and Associates, Inc.**



Caitlin Jelle, C.E.M., P.E.  
Senior Project Manager

Community Services Department

Planning and Building

**SPECIAL USE PERMIT**

(see page 7)

**SPECIAL USE PERMIT FOR GRADING**

(see page 9)

**SPECIAL USE PERMIT FOR STABLES**

(see page 12)

**APPLICATION**



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

Telephone: 775.328.6100

## 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.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> 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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	



## Property Owner Affidavit

**Applicant Name:** Granite Construction Company

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, Chris Burke, VP, Nevada Region  
(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): 084-060-37

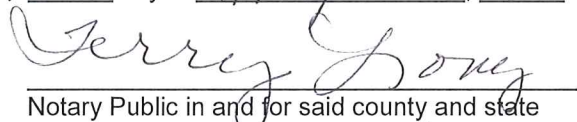
Printed Name Chris Burke

Signed 

Address 1900 Glendale Ave

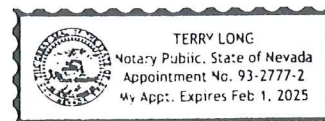
Sparks, NV 89431

Subscribed and sworn to before me this  
10th day of May, 2021

  
Notary Public in and for said county and state

My commission expires: 2/1/25

(Notary Stamp)



\*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

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

## Account Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

## CollectionCart

Collection Cart	Items 0	Total \$0.00	<a href="#">Checkout</a>	<a href="#">View</a>
-----------------	------------	-----------------	--------------------------	----------------------

## Pay Online

No payment due for this account.

## Washoe County Parcel Information

Parcel ID	Status	Last Update
08406037	Active	5/13/2021 1:40:15 AM

**Current Owner:**  
GRANITE CONSTRUCTION COMPANY  
  
PO BOX 50085  
WATSONVILLE, CA 95077

**SITUS:**  
0 CANYON WAY  
WCTY NV

**Taxing District**  
4000

**Geo CD:**

## Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2020</a>	\$17,043.91	\$17,043.91	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$17,046.83	\$17,046.83	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$17,044.44	\$17,044.44	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$17,046.37	\$17,046.37	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$17,093.89	\$17,093.89	\$0.00	\$0.00	\$0.00
Total					\$0.00

## Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

## Pay By Check

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

 **Payment Information**
 **Special Assessment District**
 **Installment Date Information**
 **Assessment Information**

GRANITE CONSTRUCTION COMPANY

CERTIFICATE OF SECRETARY

**RESOLVED**, that, effective January 1, 2021 through December 31, 2021, the individuals named on the attached Exhibit 1 are authorized to negotiate, execute and/or attest electronic and paper documents and contracts necessary for the conduct of the Company's affairs with respect to the submission and execution of construction project bids, bid proposals, bid addenda and all other bid-related documents prepared and submitted on behalf of the Company not to exceed \$25 million, relating to any and all domestic construction projects arising out of the Company's operations.

**RESOLVED**, that, effective January 1, 2021 through December 31, 2021, the individuals named on the attached Exhibit 2 are authorized to negotiate, execute and attest electronic and paper documents and contracts necessary for the conduct of the Company's affairs with respect to the submission and execution of construction project bids, bid proposals, bid addenda and all other bid-related documents prepared and submitted on behalf of the Company not to exceed \$75 million, relating to any and all domestic construction projects arising out of the Company's operations.

**RESOLVED FURTHER**, that the authority provided for herein shall be in accordance with applicable policies, procedures, and limits of authority previously approved and the Granite Construction Incorporated Delegation of Authority and Policy then in effect.

I, M. Craig Hall, Secretary of GRANITE CONSTRUCTION COMPANY, a California corporation (the "Company"), do hereby certify that the following is a true and correct copy of resolutions duly adopted effective January 1, 2021 by a Unanimous Written Consent of the Board of Directors in accordance with the provisions of Article III, Section 9 of the Bylaws of the Company; that the Directors acting were duly and regularly elected; and that the resolutions adopted have not been repealed and are still in full force and effect:

Dated: January 1, 2021

  
M. Craig Hall



## **EXHIBIT 1**

**AUTHORIZED SIGNERS**  
**Granite Construction Company**  
**Northwest Group**  
**Nevada Region**

**AUTHORIZED SIGNERS**  
Chris Burke, VP Nevada Region  
Don Sawyer, Area Manager  
Taylor Polan, Area Manager  
Caleb Juve, Area Manager  
Matt Cates, Area Manager  
Brian Roll, Area Manager  
Robert Smart, Chief Estimator

**ATTESTORS**  
Don Sawyer, Area Manager  
Taylor Polan, Area Manager  
Caleb Juve, Area Manager  
Matt Cates, Area Manager  
Brian Roll, Area Manager  
Robert Smart, Chief Estimator  
Terry L. Long, Executive Assistant  
Toni Trimble, Controller

**EXHIBIT 2**

**AUTHORIZED SIGNERS**  
**Granite Construction Company**  
**Northwest Group**

**AUTHORIZED SIGNERS**

Michael Tatusko, Senior VP Group Operations  
Chris Burke, VP Nevada Region  
Jason Klaumann, VP Utah Region  
Derek Betts, VP Alaska Region  
Todd A. Hill, VP Arizona Region  
Michael A. Stein, VP Washington Region  
Bradly Estes, VP Construction Materials

---

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

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.)

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

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?

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

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

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.

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.)

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

9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

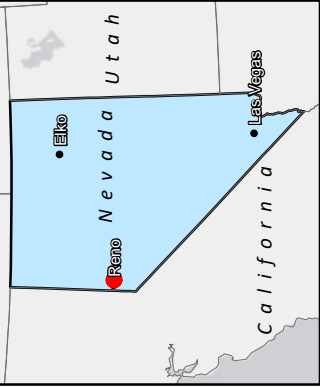

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

--

10. Community Services (provided and nearest facility):

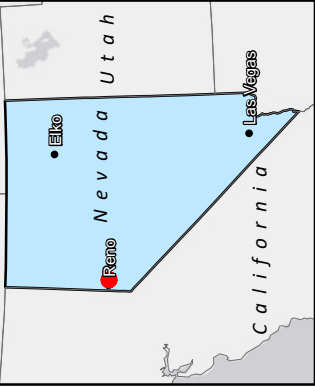

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

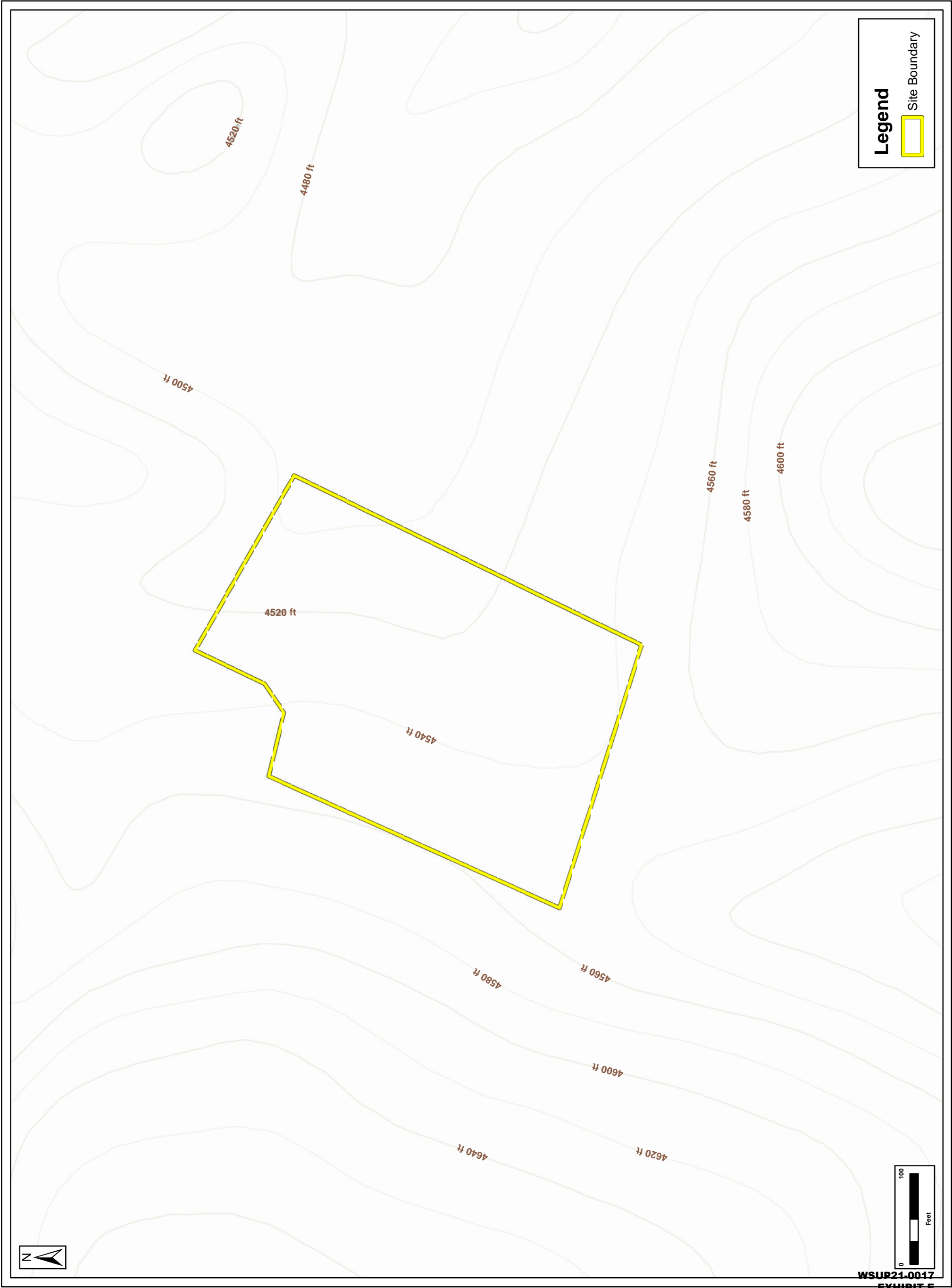


	
<b>FIGURE 1</b>	
TITLE:	SITE LOCATION MAP -SHOWING- APN: 084-060-37 AND -38 GRANITE CONSTRUCTION COMPANY
JOB NO.:	FRM002
DATE:	4/23/2021
FILE:	Fig 1 - Site Location Map
COORDINATE SYSTEM:	NAD 1983 UTM Zone 11N
REF.	DESIGNED      ADT
	DRAWN            HC
	CHECKED        ADT
	APPROVED       CJ
REVISION:	--
 <b>McGinley &amp; Associates</b> Environmental Engineering and Science RENO   LAS VEGAS   www.mcgin.com	

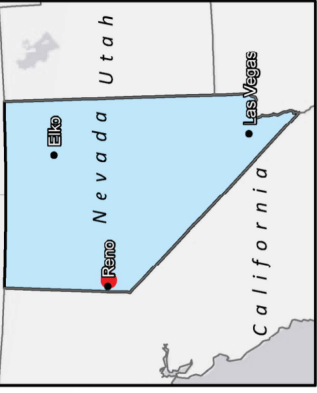




	
<b>FIGURE 2</b>	
TITLE: <b>SITE MAP -SHOWING- SITE BOUNDARY GRANITE CONSTRUCTION COMPANY</b>	
JOB NO.: <b>FRM002</b>	
DATE: <b>4/23/2021</b>	
FILE: <b>Fig 2 - Site Map</b>	
COORDINATE SYSTEM: <b>NAD 1983 UTM Zone 11N</b>	
REF:	DESIGNED      ADT
DRAWN	HC
CHECKED	ADT
APPROVED	CJ
REVISION: <b>--</b>	
 <b>McGinley &amp; Associates</b> Environmental Engineering and Science <small>RENO   LAS VEGAS   www.mcgin.com</small>	







**FIGURE 3**

TITLE:

SITE MAP

-SHOWING-

LOCKWOOD FACILITY

SILVER STRIKE

CONCRETE, INC.

WASHOE COUNTY, NV

JOB NO:

FRM002

DATE:

5/9/2021

FILE:

Fig 3 - Site Map

COORDINATE SYSTEM:

NAD 1983 UTM Zone 11N

REF.

DESIGNED

ADT

DRAWN

PJ

CHECKED


ADT

APPROVED

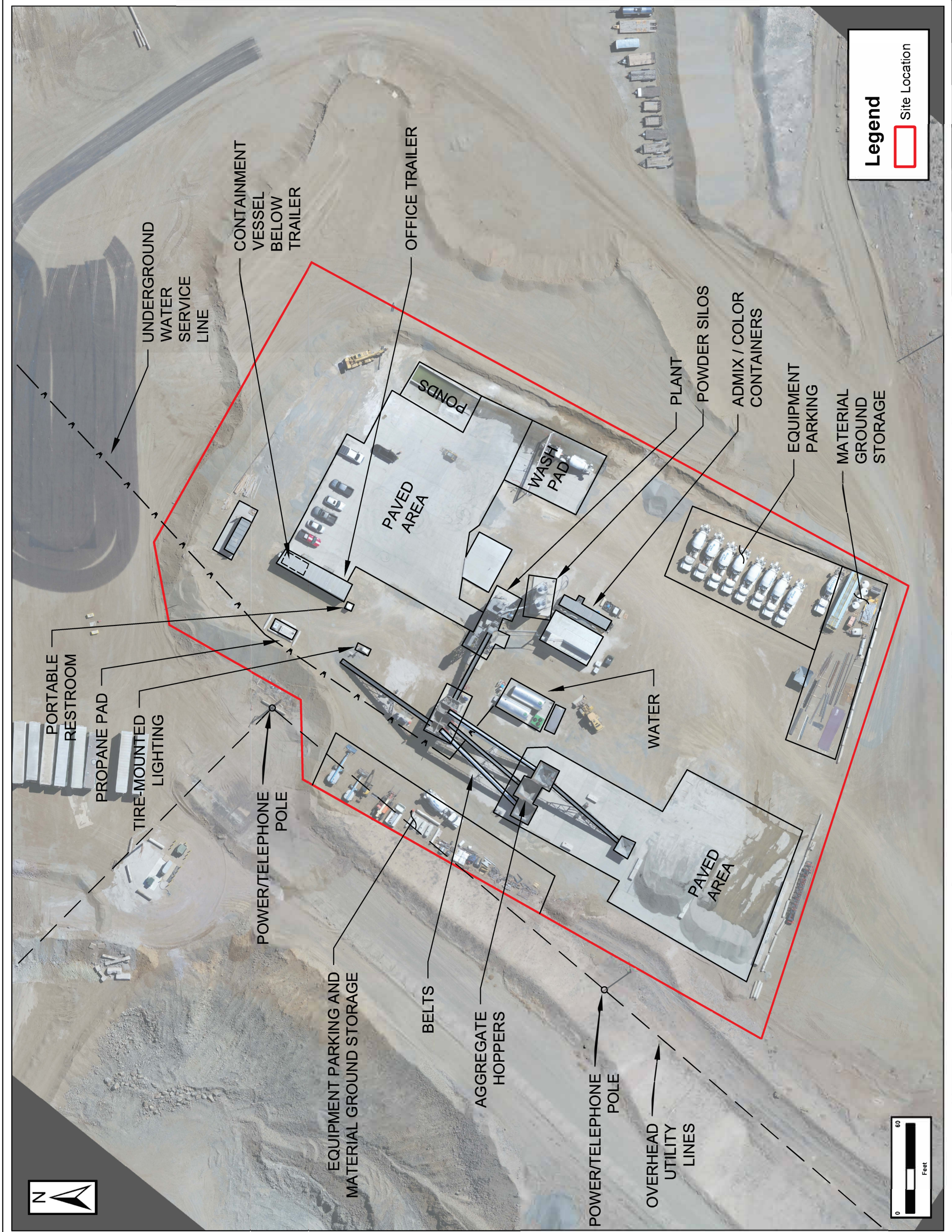
ADT

REVISION:

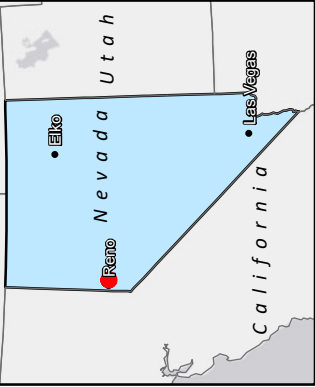

--



**McGinley & Associates**  
Environmental Engineering and Science  
RENO | LAS VEGAS | [www.mginh.com](http://www.mginh.com)

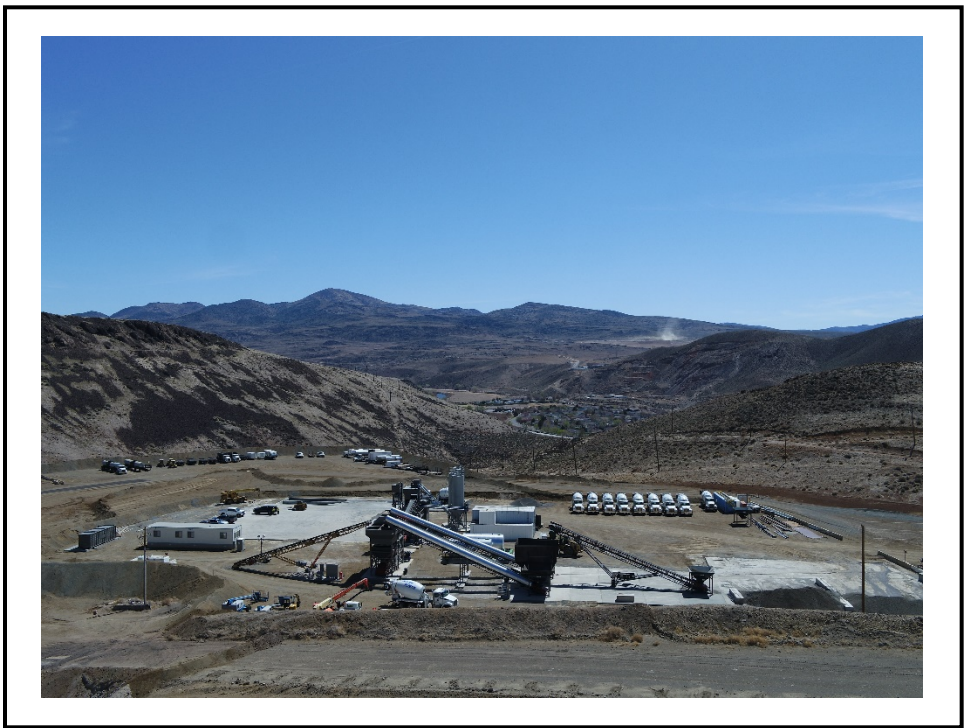




	
<b>FIGURE 4</b>	
TITLE: <b>SITE MAP -SHOWING- TRAFFIC PATTERN GRANITE CONSTRUCTION COMPANY</b>	
JOB NO.:	<b>FRM002</b>
DATE:	<b>5/5/2021</b>
FILE:	<b>Fig 4 - Traffic Pattern Map</b>
COORDINATE SYSTEM: <b>NAD 1983 UTM Zone 11N</b>	
REF.	DESIGNED    ADT
DRAWN	HC
CHECKED	ADT
APPROVED	CJ
REV/SION:	--
 <b>McGinley &amp; Associates</b> Environmental Engineering and Science RENO   LAS VEGAS   www.mcgin.com	



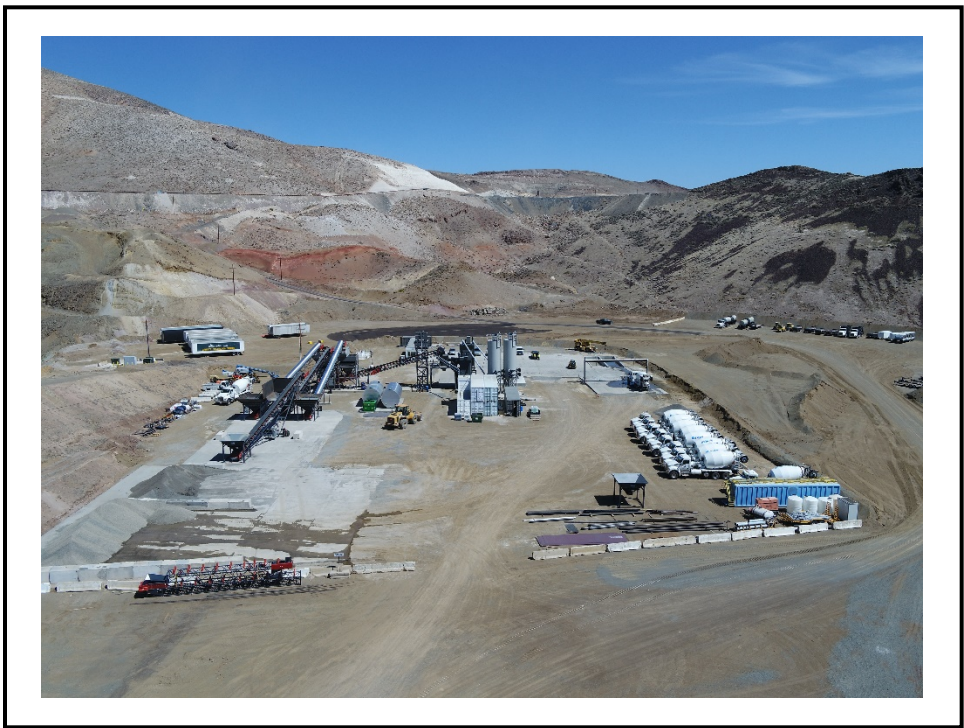




**Photograph 1:**  
**View of SSC Plant looking Southeast.**



**Photograph 2:**  
**View of SSC Plant looking Southwest.**



**Photograph 3:**  
**View of SSC Plant looking Northeast.**



**Photograph 4:**  
**View of SSC Plant looking Northwest.**





**Photograph 5:**  
**View of SSC Plant lighting looking South.**



**Photograph 6:**  
**View of SSC and office lighting looking West.**





**Photograph 7:**  
**View of SSC Plant lighting looking North.**