



Board of Adjustment Staff Report

Meeting Date: March 2, 2023

Agenda Item: 8D

SPECIAL USE PERMIT CASE NUMBER: WSUP22-0038 (Goodwin Personal Storage)

BRIEF SUMMARY OF REQUEST: Request for approval of a special use permit for the construction of a personal storage facility and associated major grading

STAFF PLANNER: Courtney Weiche, Senior Planner
Phone Number: 775.328.3608
E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for grading and the construction of a personal storage facility. Proposed ground disturbance is 1.3 acres, with approximately 2,240 cubic yards of cut and 5,300 cubic yards of fill. The personal storage facility is proposed to have 120 individual storage units and an onsite office building.

Applicant:	Martin Goodwin
Property Owner:	Goodwin and Sons, Inc.
Location:	0 Reno Park Blvd.
APN:	081-140-19
Parcel Size:	5.35 acres
Master Plan:	Suburban Residential, Commercial, Rural
Regulatory Zone:	Public/Semi-Public Facilities (24%), Neighborhood Commercial (42%), General Rural (34%)
Area Plan:	Cold Springs
Development Code:	Authorized in Article 810, Special Use Permits
Commission District:	5 – Commissioner Herman



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 WSUP22-0038 for Goodwin Personal Storage, 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 10)

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Special Use Permit

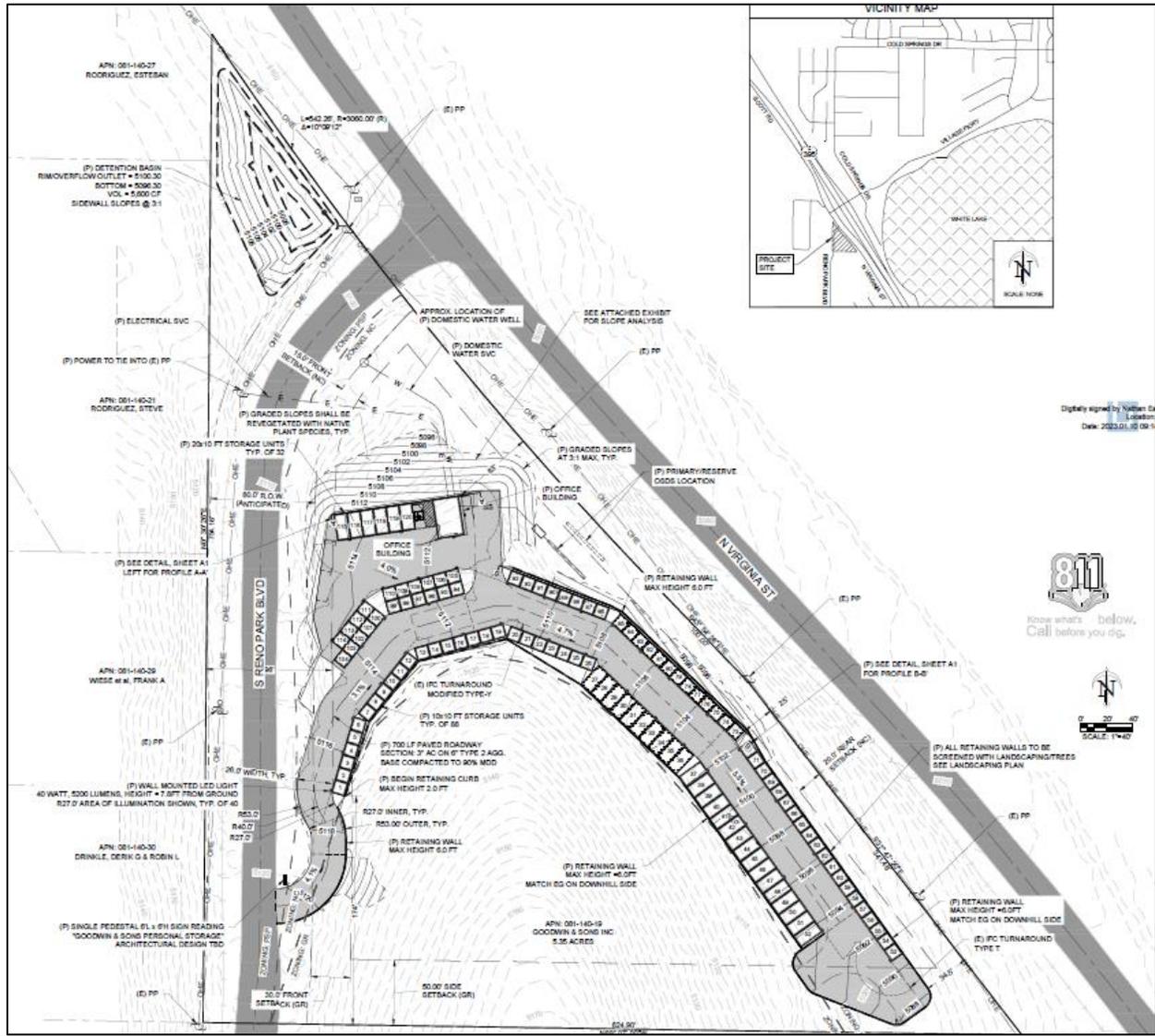
The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting 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 WSUP22-0038 are attached to this staff report and will be included with the action order.

The subject property is designated as 24% (1.28 acres) Public/Semi-Public Facilities (PSP), 42% (2.247 acres) Neighborhood Commercial (NC), and 34% (1.81 acres) General Rural (GR).

The proposed use of personal storage mini warehouse facility is classified as personal storage which is permitted in NC with a special use permit per WCC 110.302.05.03. Personal storage is prohibited in the General Rural and Public/Semi-Public Facilities regulatory zone; none of the proposed storage units will be located on the GR or PSP portion of the parcel. Additionally, the proposed use of major grading is permitted in each of the regulatory zones with a special use permit per WCC 110.438.35. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

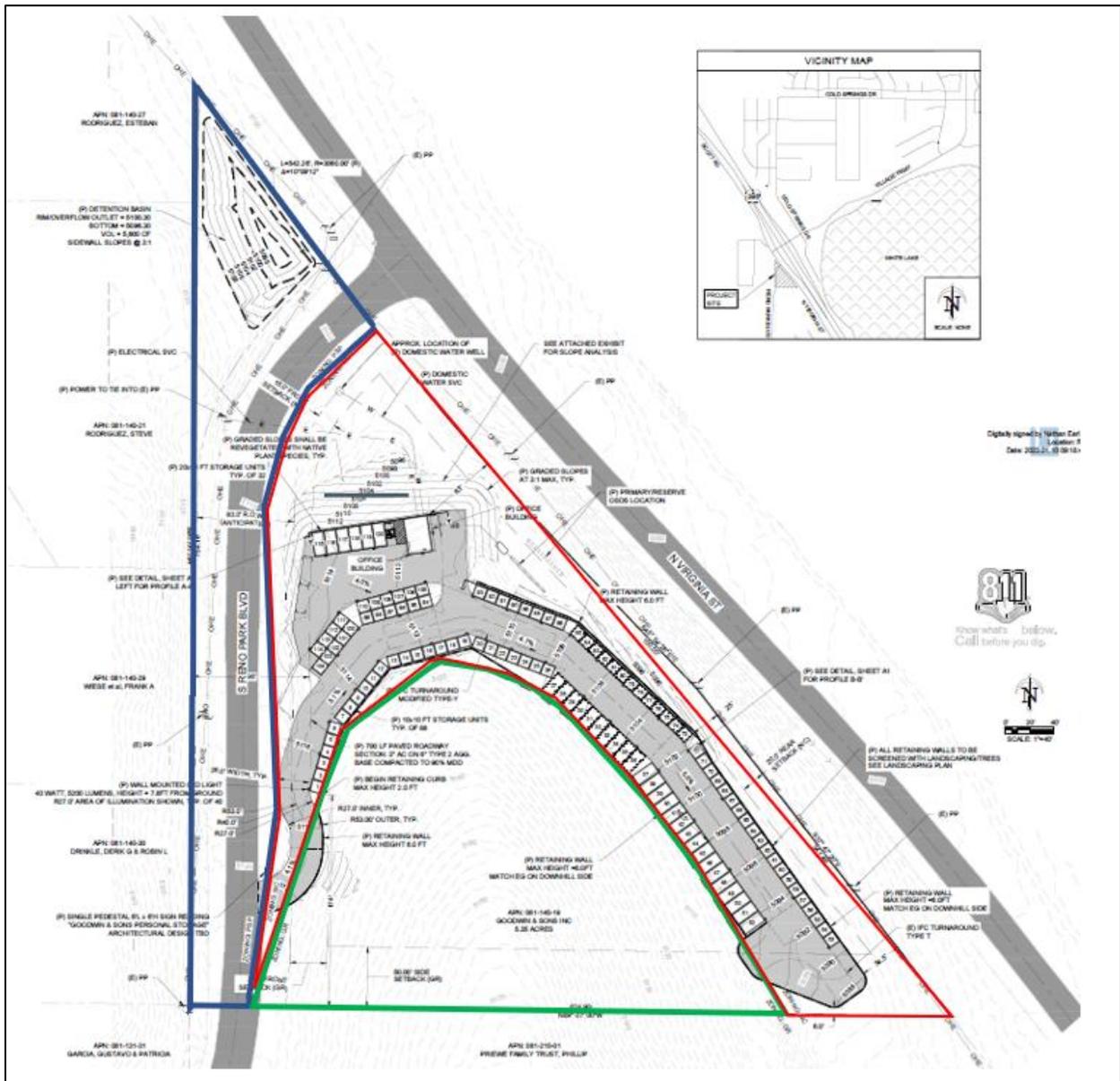


Site Plan

Project Evaluation

The applicant is requesting a special use permit to construct a personal storage mini warehouse facility and for associated major grading. The development would include 120 mini storage units, an office space and a detention basin.

The subject parcel (APN: 081-140-19) is 5.53 acres and has three designated regulatory zones of 24% (1.28 acres) Public/Semi-Public Facilities (PSP), 42% (2.247 acres) Neighborhood Commercial (NC), and 34% (1.81 acres) General Rural (GR). See below image for location of each regulatory zone. All structures associated with the personal storage use will be located solely within the Neighborhood Commercial regulatory zone. Grading for vehicular access and parking will take place on some portion of all regulatory zones. The property would be served by South Reno Park Blvd, which is accessed by North Virginia Street. South Reno Park Blvd. bisects the western parcel line of the subject parcel.



The area outlined in blue represents Public/Semi-Public Facilities (PSP), the area outlined in green represents General Rural (GR) and the area outlined in red represents Neighborhood

Commercial (NC). The proposed setbacks and uses on each of the pertinent regulatory zones are complied with.

Article 410 – Parking

110.410.10.3

- 1 space / employee during peak employment shift
 - Applicant indicates expected employees at peak will be two persons requiring two spaces required.
- 1 space for loading per 2000 sf building footprint
 - 15,800 square foot building footprint requiring 8 spaces

110.410.15.1

- 1 handicapped accessible space for 1-25 required
 - 1 handicapped space for 10 parking spaces is required

Total required: 10 spaces with 1 handicapped accessible space.

Provided parking: 3 striped parking spaces with 1 handicapped accessible space is provided. In addition, approximately 41 additional unstriped parallel parking space areas in front of the storage units for loading are proposed.

Article 412 Landscaping

Washoe County Code requires 20% of the developed area be landscaped. The landscaping plan proposes 15,500 square feet of landscaping, only 13,100 square feet is required based on the developed area of 65,513 square feet. Landscape areas include buffer areas, streetscapes, parking lot edges and islands and various planter beds. In addition, commercial uses adjoining residential uses are required to demonstrate positive visual screening and landscaped buffers.

The landscape plan proposes a mixture of deciduous shade trees, flowering/or columnar deciduous trees, evergreen trees and shrub plantings to be located along the perimeter visible to adjoining uses. As proposed the landscape plan meets the requirements of Article 412, see Exhibit F for the Landscape Plan.

Article 422 Water and Sewer Resource Requirements

The project will require water service either from Great Basin Water Company or under an active water right for commercial/quasi-municipal purposes. If it is confirmed that water service is not possible from Great Basin Water Company, then adequate water rights will need to be acquired from the Cold Springs Valley Hydrographic Basin. Conditions of approval require the applicant to provide proof of water service or an active water right, approved by the Nevada State Engineer, prior to any grading or construction.

Article 436 - Street Design Standards

The Washoe County Engineering and Capital Projects Division reviewed the proposed project and indicated the existing Reno Park Blvd., located within the subject parcel, has an existing easement width of approximately 80' (subject to verification) and is currently privately owned and maintained. They further noted the roadway is severely deteriorated requiring full reconstruction. Engineering has added the following conditions of approval to address needed improvements to Reno Park Blvd.

- a. Roadway improvement design for Reno Park Blvd. from the intersection of N. Virginia Street to the boundary of the parcel with the drawings prepared by a licensed engineer submitted to Washoe County Engineering and Capital Projects for review and approval. The design shall meet the following:

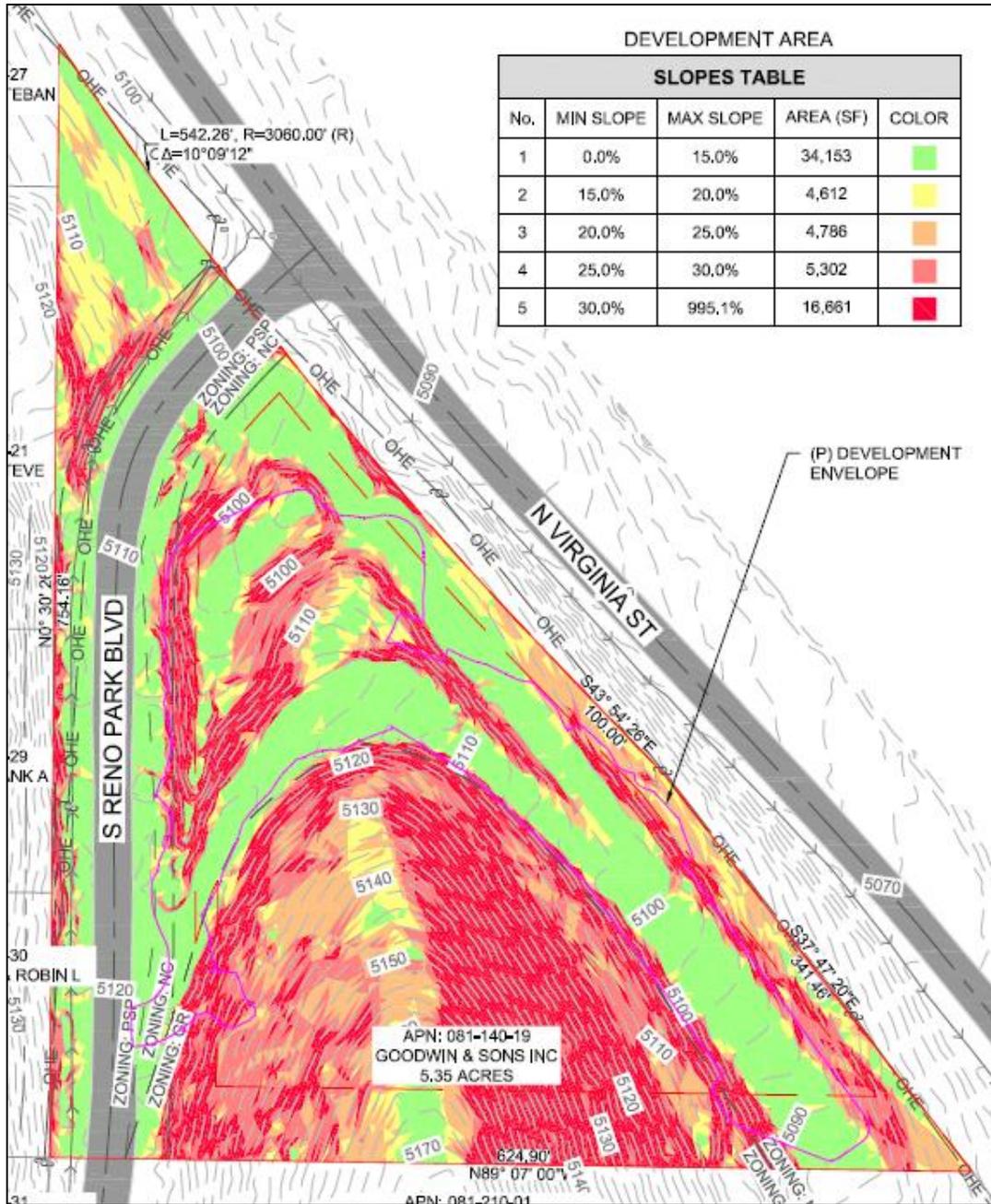
- i. The design shall be capable of accommodating the future ultimate buildout of a collector roadway (52' wide right-of-way, curb, gutter and sidewalk) with a minimum pavement structural section of 5 inches of asphalt paving over 6 inches of Type 2 base to accommodate truck traffic.
- ii. The minimum street section required for the approval of this project's permit shall be a minimum 24' wide asphalt paving with a minimum 4 inch-thick Type 3 asphalt paving over a minimum 6 inch-thick Type 2 aggregate base, gravel shoulder with a width meeting minimum AASHTO standards for clear zone, and roadside v-ditch. As an alternative, the project may elect to construct the ultimate street section noted above.

Article 438 – Grading

Build out of the proposed development exceeds the major grading thresholds for traversing slopes greater than 30% and fills in excess of 1,000 cubic yards for both cut and fill on slopes greater than 15%. The applicant indicates there will be approximately 1.33 acres of surface disturbance, 2,240 cubic yards of cut, 5,300 cubic yards of fill and approximately 3,050 cubic yards of imported material. The earthwork summary includes the excavated volume of the entire detention basin. The site plan generally avoids disturbance of the area designated General Rural, where the steepest slopes occur, however, substantial grading will be necessary along the internal driveway and for portions of the personal storage location. See below Developable Area Map for contours and slope analysis.

The proposal exceeds two major grading permit thresholds in Article 438, Grading. The thresholds are outlined below:

- **110.438.35(a)(2)(ii)(B)** – Importation of 1,000 cubic yards or more whether the materials is intended to be permanently located on the project site or temporarily stored on a site for relocation
- **110.438.35(a)(3)** – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper)



All grading is proposed to have a maximum of a 3:1 slope and will be revegetated with native plant species. A 6' in height concrete retaining wall is proposed along a majority of the perimeter's development, with the exception of the western portion of the internal driveway.

Area Plan Evaluation

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

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
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CS.4.1.1	Development on hillsides shall disturb the smallest area possible.	Yes	No
CS.4.1.2	Revegetation should be conducted as soon as practicable after disturbance	Yes	No
CS.4.2	Grading activities standards	Yes	No

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Dwayne Smith, desmith@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov;
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,

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.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan.

Staff Comment: The personal storage use and associated grading is consistent with the Master Plan and Cold Springs Area Plan, as proposed.

- (b) 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 Washoe County Engineering and Capital Projects Division provided conditions to ensure appropriate drainage facilities are constructed, as well as to assure appropriate improvements to Reno Park Blvd. are completed. The Washoe County Health District provided conditions requiring the applicant to

go through the Nevada Division of Environmental Protection (NDEP) for the design and approval of the septic system and for commercial water needs. The Washoe County Water Rights Division provided conditions to assure proof of water service or active water rights, approved by the Nevada State Engineer, are obtained before any grading or construction.

- (c) Site Suitability. That the site is physically suitable for personal storage, and associated major grading, and for the intensity of such a development.

Staff Comment: All proposed grading is consistent with the Washoe County Development Code and generally occurs in areas with slopes from 10% to 35%. The applicant has demonstrated that there are extenuating circumstances that require grading in slopes over 30%. The location of the personal storage use was designed to avoid the portions of the site with the steepest slopes, to the extent possible. The Washoe County Engineering Division reviewed the application and had no concerns about site suitability.

- (d) 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 proposed personal storage use will not be detrimental to public health, safety, or welfare. The required upgrades to Reno Park Blvd. will provide a public benefit to the surrounding community. Landscaping proposed will mitigate any negative visual impacts to adjoining properties and public roadways. No public comment has been received on the application.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0038 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 WSUP22-0038 for Martin Goodwin, 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:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for personal storage, and associated major grading, and for the intensity of such a development;
- (d) 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;



Conditions of Approval

Special Use Permit Case Number WSUP22-0038

The project approved under Special Use Permit Case Number WSUP22-0038 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on March 2, 2023. 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 – Courtney Weiche, Senior Planner, 775.328.3608,
cweiche@washoecounty.gov**

- 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.
- 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.
- d. The applicant shall submit color and building material samples as part of the building permit submittal.
- e. 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. Construction hours are 7am to 7pm Monday through Saturday. Construction machinery or construction personal gatherings are also limited to these hours. No construction activities shall take place on Sundays.
- f. 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 Engineering and Capital Projects

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

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

- 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 or Waiver 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. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- f. 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.
- g. Applicant must apply for a variance request to allow for finish grading that varies from the natural slope by more than ten feet in elevation.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

- 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. Any increase in storm water runoff resulting from the development and based upon the 5-year and 100-year storm shall be detained on site to the satisfaction of the County Engineer.

- c. The project shall mitigate the increased storm water volume produced from the development based on the 100 year–10 day storm event at a rate of 1.3 to 1, subject to approval by the County Engineer.
- d. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- e. The following note shall be added to the construction drawings; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

- a. All roadway and driveway improvements (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.
- b. The driveway approach shall have a 36-foot minimum width at the roadway access.
- c. Existing Reno Park Blvd. located within the subject parcel has an existing easement width of approximately 80’ (subject to verification) and currently is privately owned and maintained and the roadway is severely deteriorated requiring full reconstruction. Prior to the approval of a building permit, the following shall be satisfied:
 - a. Roadway improvement design for Reno Park Blvd from the intersection of N. Virginia Street to the boundary of the parcel with the drawings prepared by a licensed engineer submitted to Washoe County Engineering and Capital Projects for review and approval. The design shall meet the following:
 - i. The design shall be capable of accommodating the future ultimate buildout of a collector roadway (52’ wide right-of-way, curb, gutter and sidewalk) with a minimum pavement structural section of 5 inches of asphalt paving over 6 inches of Type 2 base to accommodate truck traffic.
 - ii. The minimum street section required for the approval of this project’s permit shall be a minimum 24’ wide asphalt paving with a minimum 4 inch-thick Type 3 asphalt paving over a minimum 6 inch-thick Type 2 aggregate base, gravel shoulder with a width meeting minimum AASHTO standards for clear zone, and roadside v-ditch. As an alternative, the project may elect to construct the ultimate street section noted above.
 - iii. Geotechnical Investigation providing recommended street structural design for the ultimate buildout section meeting the minimum thickness noted above.
 - b. Dedication map prepared by a licensed surveyor providing a roadway offer of dedication to Washoe County along with adjoining 10 foot public utility easements, and temporary turnaround easement at the terminus of the public portion of roadway, as necessary.
 - c. Submittal of a construction cost estimate for approval, submittal of a financial assurance guaranteeing the construction of the public improvements.

- d. Payment of Washoe County construction inspection fees.
- e. Prior to issuance of a C of O for any building permit, the roadway shall be fully constructed and accepted by Washoe County for maintenance.
- d. 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 Division.
- e. The Regional Road Impact Fee (RRIF) will be charged at the mini-warehouse land use classification rate with the building permit.

Truckee Meadows Fire Protection District

- 3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon; 775.326.6000; blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>.
- b. This parcel is located in a MODERATE Fire Hazard Severity Zone and will require a vegetation management plan in accordance with the 2018 IWUIC Appendix B.
- c. Fire hydrants will need to be provided to comply with the fire flow and fire hydrant spacing requirements of the 2018 IFC. All buildings over 5,000 square feet will require the installation of a fire sprinkler system.

Washoe County Health District- Environmental

- 4. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name: James English, Environmental Health Specialist Supervisor, 775.328.2610, jenglish@washoecounty.gov

- a. If the permit is approved, the applicant must go through the Nevada Division of Environmental Protection (NDEP) for the design and approval of the septic system. This approval must be acquired before any Washoe County Building Permit is approved.
- b. The applicant must meet all requirements for a commercial water well as this project is not for a domestic residence, based on the scope of the project, there may be the requirement to become a public water system.

Washoe County Water Management Planner Coordinator

- 4. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact Name - Timber Weiss, 775.328.3699, tweiss@washoecounty.gov

- a. This project will require water service either from Great Basin Water Company or under an active water right for commercial/quasi-municipal purposes. If it is confirmed that water service is not possible from Great Basin Water Company,

then adequate water rights will need to be acquired from the Cold Springs Valley Hydrographic Basin. Determine the amount of water needed to serve the project and contact the Nevada State Engineer's Office at 775-684-2800 to discuss water rights and the acquisition process.

- b. Proof of water service or an active water right approved by the Nevada State Engineer is required before any grading or construction. Provide the water will-serve or a copy of the approved water right to Washoe County prior to the approval of any grading, site improvement, or building permit on this property.

*** End of Conditions ***



Date: January 23, 2023

To: Courtney Weiche, Senior Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Goodwin Personal Storage WSUP22-0038**
APN 081-140-19

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a personal storage mini warehouse facility and is located on approximately 5.35 acres at the intersection of South Reno Park Blvd and North Virginia St. 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 Robison 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: Robert Wimer, P.E. (775) 328-2059

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 or Waiver 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. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
6. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical

assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

7. Applicant must apply for a variance request to allow for finish grading that varies from the natural slope by more than ten feet in elevation.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

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. Any increase in storm water runoff resulting from the development and based upon the 5-year and 100-year storm shall be detained on site to the satisfaction of the County Engineer.
3. The project shall mitigate the increased storm water volume produced from the development based on the 100 year–10 day storm event at a rate of 1.3 to 1, subject to approval by the County Engineer.
4. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
5. The following note shall be added to the construction drawings; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

1. All roadway and driveway improvements (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. The driveway approach shall have a 36-foot minimum width at the roadway access.
3. Existing Reno Park Blvd. located within the subject parcel has an existing easement width of approximately 80’ (subject to verification) and currently is privately owned and maintained and the roadway is severely deteriorated requiring full reconstruction. Prior to the approval of a building permit, the following shall be satisfied:
 - a. Roadway improvement design for Reno Park Blvd from the intersection of N. Virginia Street to the boundary of the parcel with the drawings prepared by a licensed engineer submitted to Washoe County Engineering and Capital Projects for review and approval. The design shall meet the following:

- i. The design shall be capable of accommodating the future ultimate buildout of a collector roadway (52' wide right-of-way, curb, gutter and sidewalk) with a minimum pavement structural section of 5 inches of asphalt paving over 6 inches of Type 2 base to accommodate truck traffic.
 - ii. The minimum street section required for the approval of this project's permit shall be a minimum 24' wide asphalt paving with a minimum 4 inch-thick Type 3 asphalt paving over a minimum 6 inch-thick Type 2 aggregate base, gravel shoulder with a width meeting minimum AASHTO standards for clear zone, and roadside v-ditch. As an alternative, the project may elect to construct the ultimate street section noted above.
 - iii. Geotechnical Investigation providing recommended street structural design for the ultimate buildout section meeting the minimum thickness noted above.
 - b. Dedication map prepared by a licensed surveyor providing a roadway offer of dedication to Washoe County along with adjoining 10 foot public utility easements, and temporary turnaround easement at the terminus of the public portion of roadway, as necessary.
 - c. Submittal of a construction cost estimate for approval, submittal of a financial assurance guaranteeing the construction of the public improvements.
 - d. Payment of Washoe County construction inspection fees.
 - e. Prior to issuance of a C of O for any building permit, the roadway shall be fully constructed and accepted by Washoe County for maintenance.
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 Division.
 5. The Regional Road Impact Fee (RRIF) will be charged at the mini-warehouse land use classification rate with the building permit.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alex Mayorga, P.E. (775) 328-2313

1. No comments or conditions



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

January 24, 2023

TO: Courtney Weiche, Senior Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Special Use Permit Case Number WSUP22-0038 (Goodwin Personal Storage)

Project description:

The applicant is proposing to approve a special use permit for grading and the construction of a personal storage facility. Proposed ground disturbance is approximately 1.3 acres with approximately 2,240 cubic yards of cut and 5,300 cubic yards of fill. The personal storage facility is proposed to have 87 individual storage units and an onsite office building.

Location: 0 Reno Park Blvd. Cold Springs
Assessor's Parcel Number(s): 081-140-19

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

This project will require water service either from Great Basin Water Company or under an active water right for commercial/quasi-municipal purposes. If it is confirmed that water service is not possible from Great Basin Water Company, then adequate water rights will need to be acquired from the Cold Springs Valley Hydrographic Basin. Determine the amount of water needed to serve the project and contact the Nevada State Engineer's Office at 775-684-2800 to discuss water rights and the acquisition process.

Proof of water service or an active water right approved by the Nevada State Engineer is required before any grading or construction. Provide the water will-serve or a copy of the approved water right to Washoe County prior to the approval of any grading, site improvement, or building permit on this property.

Please contact me if you have any questions about this process and requirement.

Robison Engineering Company, Inc
846 Victorian Ave, Suite 20, 89431

www.robisoneng.com



Washoe County
1001 E Ninth St
Reno, NV 89501

Date: 2022-12-08

SUBJECT: 0 Reno Park Blvd
APN 081-140-19
Special Use Permit – Goodwin Personal Storage
Traffic Impact Statement

RENG Project #
1-2212-01.001

To Washoe County Planning,

Per the Washoe County Special Use Permit application, any development that is expected to generate 80 or more weekday peak hour trips shall require a traffic impact report to be completed.

This development is proposing 87 individual storage units. Though estimates for mini-storage vary fairly widely (from approximately 17 trips per day at 2 trips per 1000 sf per ASTE general factors, to approximately 6 trips per day per 100 units, per other sources). All references indicate far fewer than 80 weekday peak hour trips, therefore we request that a formal traffic study be excluded from requirements for the SUP and future building permit submittals.

Please contact us with any questions regarding this permit.

Sincerely,
ROBISON ENGINEERING COMPANY

Nathan Earl Robison
Principal Engineer
(775) 852-2251 x 700
nathan@robisoneng.com



Weiche, Courtney

From: Program, EMS
Sent: Wednesday, January 18, 2023 9:22 AM
To: Weiche, Courtney
Cc: Program, EMS
Subject: FW: January Agency Review Memo II
Attachments: January Agency Review Memo II.pdf

Good morning,

The EMS Program has reviewed the January Agency Review Memo II - Special Use Permit Case Number WSUP22-0038 (Goodwin Personal Storage) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512

**WASHOE COUNTY
HEALTH DISTRICT**



ENHANCING QUALITY OF LIFE

Public Health
Protecting • Promoting • Preventing

Please take our customer satisfaction survey by clicking [here](#)

From: [Steve Shell](#)
To: [Weiche, Courtney](#)
Subject: Various
Date: Wednesday, January 25, 2023 11:38:28 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image008.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.]

#1, WADMIN23-0001, Kosin Garage:

NRS 534.180 Applicability of chapter to wells used for domestic purposes; registration and plugging of wells used for domestic purposes; wells for accessory dwelling unit of single-family dwelling.

1. Except as otherwise provided in subsection 2 and as to the furnishing of any information required by the State Engineer, this chapter does not apply in the matter of obtaining permits for the development and use of underground water from a well for domestic purposes where the draught does not exceed 2 acre-feet per year.

2. The State Engineer may designate any groundwater basin or portion thereof as a basin in which the registration of a well is required if the well is drilled for the development and use of underground water for domestic purposes. A driller who drills such a well shall register the information required by the State Engineer within 10 days after the completion of the well. The State Engineer shall make available forms for the registration of such wells and shall maintain a register of those wells.

3. The State Engineer may require the plugging of such a well which is drilled on or after July 1, 1981, at any time not sooner than 1 year after water can be furnished to the site by:

- (a) A political subdivision of this State; or
- (b) A public utility whose rates and service are regulated by the Public Utilities Commission of Nevada,

↳ but only if the charge for making the connection to the service is less than \$200.

4. If the development and use of underground water from a well for an accessory dwelling unit of a single-family dwelling, as defined in an applicable local ordinance, qualifies as a domestic use or domestic purpose:

- (a) The owner of the well shall:

(1) Obtain approval for that use or purpose from the local governing body or planning commission in whose jurisdiction the well is located;

(2) Install a water meter capable of measuring the total withdrawal of water from the well; and

(3) Ensure the total withdrawal of water from the well does not exceed 2 acre-feet per year;

(b) The local governing body or planning commission shall report the approval of the accessory dwelling unit on a form provided by the State Engineer;

(c) The State Engineer shall monitor the annual withdrawal of water from the well; and

(d) The date of priority for the use of the domestic well to supply water to the accessory dwelling unit is the date of approval of the accessory dwelling unit by the local governing body or planning commission.

[3:178:1939; A [1947, 52](#); [1949, 128](#); [1955, 328](#)](NRS A [1971, 868](#); [1977, 383](#); [1981, 1843](#); [1983, 2090](#); [1985, 1302](#); [1997, 2010](#); [2007, 846](#))

#4, WSUP22-0038, Goodwin Personal Storage:

Water for a commercial enterprise requires a permit through the Nevada Division of Water Resources. A domestic well is limited to single family dwellings.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Water Rights Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002

Weiche, Courtney

From: Lemon, Brittany
Sent: Thursday, January 19, 2023 2:22 PM
To: Weiche, Courtney
Cc: Way, Dale
Subject: WSUP22-0038 (Goodwin Personal Storage) Conditions of Approval

Hi Courtney,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”
<https://tmfpd.us/fire-code/>.

This parcel is located in a MODERATE Fire Hazard Severity Zone and will require a vegetation management plan in accordance with the 2018 IWUIC Appendix B.

Fire hydrants will need to be provided to comply with the fire flow and fire hydrant spacing requirements of the 2018 IFC. All buildings over 5,000 square feet will require the installation of a fire sprinkler system.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584
3663 Barron Way, Reno, NV 89511



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

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

January 30, 2023

Washoe County Community Services
Planning and Development Division

RE: Goodwin Personal Storage; 081-140-19
Special Use Permit; WSUP22-0038

Dear Washoe County Staff:

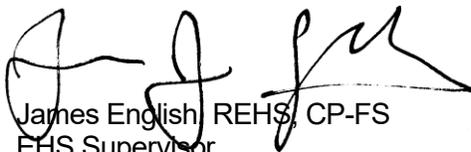
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the above referenced project and has no objections to the approval of the application for grading and construction of a personal storage unit.
- b) Condition #2: If the permit is approved, the applicant must go through the Nevada Division of Environmental Protection (NDEP) for the design and approval of the septic system. This approval must be acquired before any Washoe County Building Permit is approved.
- c) Condition #3: The applicant must meet all requirements for a commercial water well as this project is not for a domestic residence, based on the scope of the project, there may be the requirement to become a public water system.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District





Washoe-Storey Conservation District

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

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

January 19, 2023

Washoe County Community Services Department

C/O Courtney Weiche, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP22-0038 Goodwin Personal Storage

Dear Courtney,

In reviewing the special use permit for grading a personal storage facility, the Conservation District has the following comments.

With areas in Washoe County that requires a noxious weed control plan to prevent the spread of noxious weeds, we recommend the applicant develop an onsite management plan prior to importing 4,200 cubic yards of material to ensure weed seeds do not impact the project site.

We will require a vegetation plan from a qualified professional that includes a seed mix based on the soil, contingency water plan, fertilizer plan, including erosion control structures.

In designing the detention basin, construct a 2 feet by three feet deep infiltration gallery the length of basin to reduce storm water flows in the existing downstream infrastructure.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources any questions call us (775-750-8272).

Sincerely,

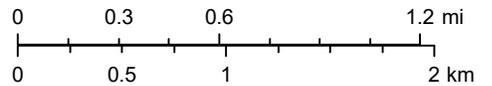
Jim Shaffer

38 Parcels within 1000 feet



December 12, 2022

1:36,112



Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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: Goodwin Personal Storage			
Project Description: Personal Storage Mini Warehouse			
Project Address: 0 Reno Park Blvd (TBD)			
Project Area (acres or square feet): 53,950 square feet.			
Project Location (with point of reference to major cross streets AND area locator): The northwest corner of this parcel is located at the intersection of S Reno Park Blvd and N Virginia St			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
081-140-19	5.35		
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: Goodwin and Sons, Inc		Name: Robison Engineering	
Address: 24089 Lake Gregory Dr		Address: PO Box 1505	
Crestline, Ca Zip: 92325		Sparks, NV Zip: 89432	
Phone: (775) 283-8496 Fax:		Phone: (775) 852-2251 Fax:	
Email: goodwin.martin@gmail.com		Email: eric@robisoneng.com	
Cell: Other:		Cell: (775) 336-8528 Other:	
Contact Person: Martin Goodwin		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: -SAME AS PROPERTY OWNER-		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A personal storage mini warehouse facility

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

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

The construction and competition will be done in one phase.

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 subject site has challenging topography and has not been developed to date as a result. Mini storage units are shallower than most commercial buildings and allow adaptation to the site.

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

There is an increasing number of residents in the area who could benefit from a personal storage facility. Development of this parcel will reduce the risk of wildfire in the neighborhood.

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

Any commercial development may add traffic and impermeable coverage; storage access is infrequent and minimizes traffic. The public zone portion of the site is ideal for local stormwater mitigation and infiltration enhancement.

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.

See attached

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 checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	No municipal sewer available - septic system proposed.
b. Electrical Service	Single phase power off existing power pole located onsite.
c. Telephone Service	TBD
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	No municipal water available - domestic well proposed.

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	Truckee Meadows Fire Station 42 in Cold Springs
b. Health Care Facility	Renown Health Urgent Care North Hills in Golden Valley
c. Elementary School	Nancy Gomes Elementary School in Cold Springs
d. Middle School	Cold Springs Middle School in Cold Springs
e. High School	North Valleys High School in Golden Valley
f. Parks	Cold Springs Park in Cold Springs
g. Library	North Valleys Library in Golden Valley
h. Citifare Bus Stop	On Moya Blvd. in Stead between Echo Ave. and Lear Blvd.

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

1. What is the purpose of the grading?

The majority of the existing subject site has slopes of 30-50% and is currently not practical for building. The proposed grading and imported material for fill shall reform the site to allow for construction.

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

Currently, proposed cut is 1,100 cubic yards

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

53,950 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?

Current earthwork estimate: 1,100 CY cut, 5,300 CY fill - approximately 4,200 CY of material expected as needed import.

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

It is most likely not possible to avoid surpassing the grading thresholds given the challenging topography of the subject property. However, a Special Use Permit is required in Washoe County anyway regardless for storage facilities.

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 grading has been done.

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

All areas of expected to be disturbed by grading are shown on the plan.

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

Disturbed area can be seen from Reno Park Blvd as it traverses through the subject property, and the development will be visible from the properties to the north, and from Virginia Street.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

Given the nature and location, the development will not directly serve neighboring properties.

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?

All proposed graded slopes will be 3:1 max. Revegetation will be performed as soon as practical, and beforehand, the contractor shall adhere to the erosion and sediment control plan provided with this submission.

11. Are you planning any berms?

Yes	<input checked="" type="radio"/> No	If yes, how tall is the berm at its highest?
-----	-------------------------------------	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Retaining walls are required. Currently, the max wall height is 6.0ft and will be concrete.

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

Dedicated landscaped areas are included with this proposed development. All graded slopes shall be revegetated with native plant species. The proposed buildings shall be architecturally attractive in nature and the development should improve the visual appeal of this property.

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

No trees exist onsite.

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 exact type of seed mix and density of said mix is to be decided, but the eventual mix shall comply with any requirements put specified by Washoe County and Washoe County code.

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

Temporary irrigation will not be necessary.

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

No.

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

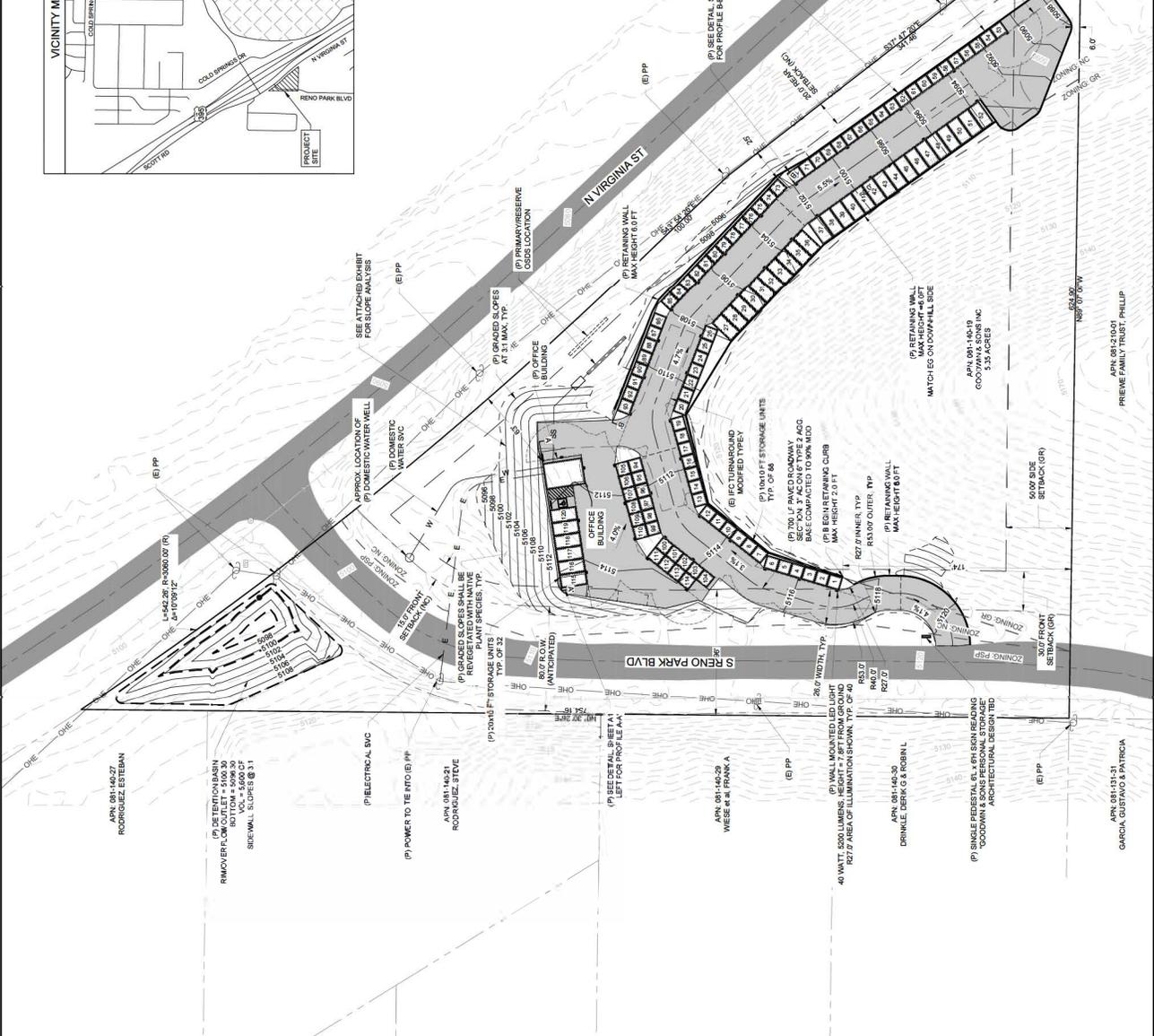
Yes	<input checked="" type="radio"/> No	If yes, please attach a copy.
-----	-------------------------------------	-------------------------------

NO	DESCRIPTION	DATE	BY	REFERENCES
1	WASHOE COUNTY SUP. (RESUBMISSION)	2022-12-22	LJD	NER
2	SITE PLAN REVIEW	2022-12-22	LJD	NER
3	WASHOE COUNTY SUP. (PRECEDED)	2022-12-09	LJD	NER
4				
5				
6				
7				
8				

APPROVALS	C1
SHEET 1 OF 3	

DATE: PENNING
 DRAWN: LJD
 (775) 283-9436
 2209 LAKE GREGORY
 CHESTNUT, CA 92226
GOODWIN & SONS LLC
 888 VICTORIAN AVENUE
 SUITE 100, RENO, NV 89501
 (775) 784-2200
PREPARED FOR:
 THE WET GRADING AND
 SPECIAL USE PERMIT

PROJECT NO. 1727-01-001
 WASHOE COUNTY
 SITES & GRADING PLAN
 0 RENO PARK BLVD STORAGE



APR. 081-140-27 RODRIGUEZ ESTEBAN
 APR. 081-140-29 WEISE at S. FRANK A
 APR. 081-140-31 GARCIA, GUSTAVO & PATRICIA
 APR. 081-140-1 PREWIE FAMILY TRUST, PHILIP

PROJECT AUTHORITY:
 OWNER: GOODWIN & SONS LLC, 2209 LAKE GREGORY, CHESTNUT, CA 92226, (775) 283-9436, goodwinm@gmail.com
 CIVIL ENGINEER: NATHAN ROBINSON, PE, 888 VICTORIAN AVENUE, STE 20, RENO, NV 89501, (775) 852-2251, nrobinson@goodwinsons.com
 LANDSCAPE ARCHITECT: ATOMIC LANDSCAPE DESIGN, LLC, 808 KOCHER BLA, RENO, NV 89503, (775) 742-8537, rosette27@gmail.com

SHEET INDEX:
 1 SITES & GRADING PLAN
 2 EROSION & SEDIMENT CONTROL PLAN
 3 AT ELEVATIONS

ABBREVIATIONS:
 APN ASSESSOR'S PARCEL NO.
 DT DISTURBED
 EG EXISTING GRADE
 GRS GRASS
 ODS ON-SITE SOLID WASTE DISPOSAL SYSTEM
 PP PORTLAND CEMENT CONCRETE
 PFC PORTLAND CEMENT CONCRETE
 SVC SERVICE
 TYP TYPICAL

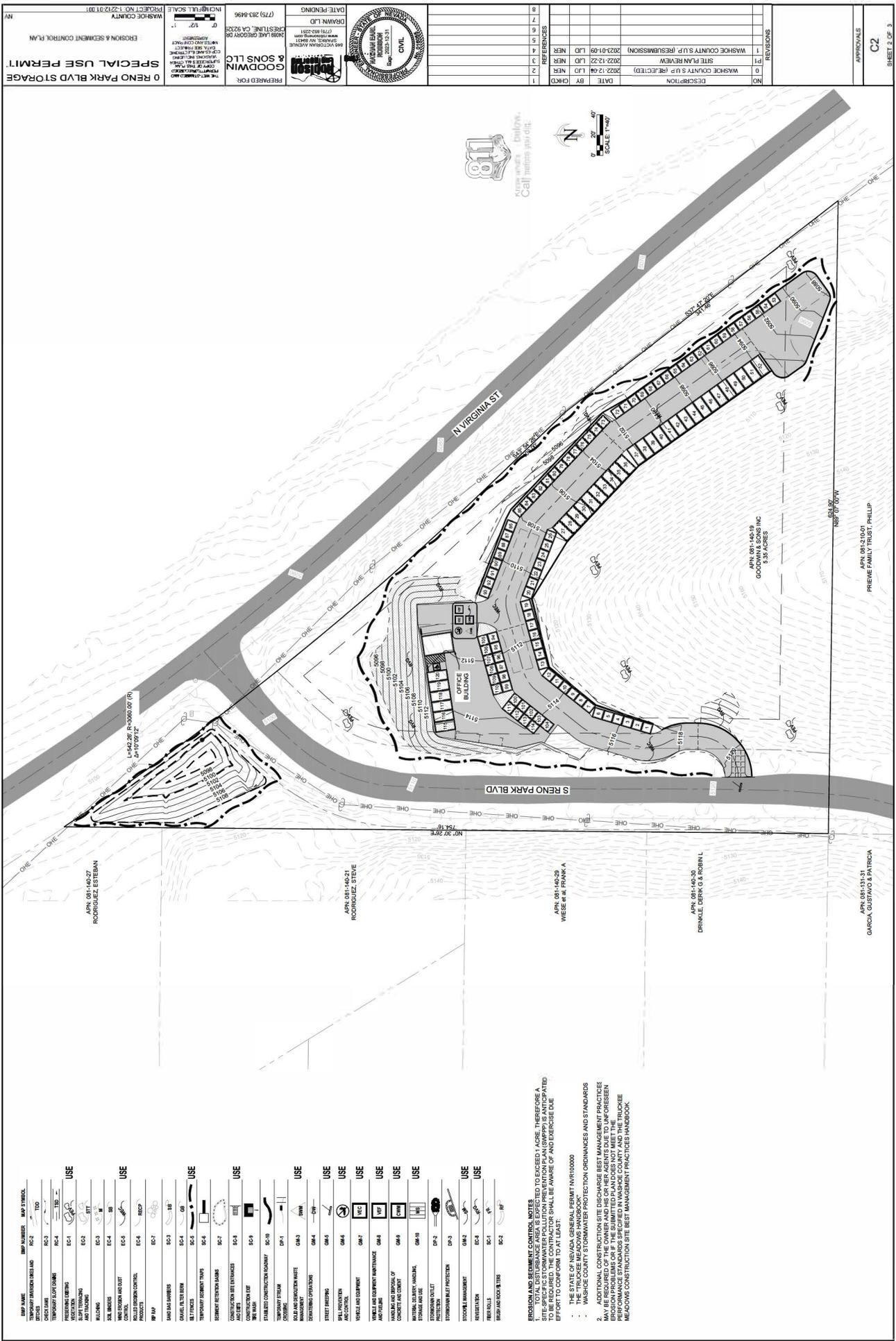
PROJECT SUMMARY:
 JURISDICTION: WASHOE COUNTY, NEVADA
 COUNTY: WASHOE COUNTY, NEVADA
 ADDRESS: 0 RENO PARK BLVD (TBD)
 ZONING: PSP 24V (N-24V) (OR 34V)
 SUMMARY OF WORK: CONSTRUCTION OF NEW SELF-STORAGE FACILITY AND OFFICE BUILDING, SPECIAL USE PERMIT REQUIRED FOR OFFICE BUILDING AND ON-SITE SOLID WASTE DISPOSAL SYSTEM, AND ON-PROPOSED GRADING OVER 5,000 CUBIC YARDS

LEGEND:
 PROPERTY BOUNDARY
 ADJOINING PROPERTY BOUNDARY
 SETBACK
 EASEMENT
 (E) ROAD CENTERLINE
 (E) APPROX. ZONING BOUNDARY
 (E) FLOW LINE
 (E) CONTOUR
 (E) FLOW LINE
 (E) CONTOUR
 (E) BUILDING
 (E) RETAINING WALL
 (E) RETAINING CURB
 (E) ROAD CENTERLINE

EARTHWORK SUMMARY:
 DISTURBED AREA: 1.33 ACRES
 CUT: 1.33 CY
 FILL: 5,200 CY
 NET FILL: 3,867 CY

NET FILL:
 EARTHWORK SUMMARY INCLUDES DETENTION BASIN, ON-SITE SOLID WASTE DISPOSAL SYSTEM, AND APPROXIMATELY 41 ADDITIONAL UNTRIFIED PARALLEL, AND APPROXIMATELY 41 ADDITIONAL UNTRIFIED PARALLEL, UNITS FOR LOADING.

PARKING ANALYSIS (WC DEVELOPMENT CODE CHAPTER 110, DIVISION 4, ARTICLE 410)
 SPACES REQUIRED:
 1104.01.03 - 1 SPACE / EMPLOYEE DURING PEAK EMPLOYMENT SHIFT: 2 SPACES
 1104.01.03 - 1 SPACE FOR LOADING PER 2000 SF BUILDING FOOTPRINT: 8 SPACES
 1104.01.03 - 1 SPACE FOR TOTAL BUILDING FOOTPRINT: 16,000 SF: 1 SPACE
 TOTAL SPACES: 10 SPACES
 15 SPACES MINUS 5 SPACES ACCESSIBLE SPACES: 5 SPACES
 3 STRIPED SPACES W/ HANDICAP ACCESSIBLE SPACE, AND APPROXIMATELY 41 ADDITIONAL UNTRIFIED PARALLEL, UNITS FOR LOADING.



0 RENO PARK BLVD STORAGE
SPECIAL USE PERMIT
EROSION & SEDIMENT CONTROL PLAN
WASHOE COUNTY
PROJECT NO: 22-031001

PREPARED FOR:
GODWIN & SONS LLC
1000 LANE GREGORY DR
CHESTNUT, CA 92324
(775) 283-4496

DATE: PENDING
DRAWN: LJD
CHECKED: LJD
DATE: 02/22/22



APPROVALS:
CZ
SHEET 2 OF 3

NO	DATE	BY	DESCRIPTION
1	2022-12-08	LJD	WASHOE COUNTY S.U.P. (RECEIVED)
2	2022-12-22	LJD	SITE PLAN REVIEW
3	2023-01-09	LJD	WASHOE COUNTY S.U.P. (RESUBMISSION)

NO	DATE	BY	DESCRIPTION
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2	2022-12-22	LJD	SITE PLAN REVIEW
3	2023-01-09	LJD	WASHOE COUNTY S.U.P. (RESUBMISSION)

NO	DATE	BY	DESCRIPTION
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3	2023-01-09	LJD	WASHOE COUNTY S.U.P. (RESUBMISSION)

NO	DATE	BY	DESCRIPTION
1	2022-12-08	LJD	WASHOE COUNTY S.U.P. (RECEIVED)
2	2022-12-22	LJD	SITE PLAN REVIEW
3	2023-01-09	LJD	WASHOE COUNTY S.U.P. (RESUBMISSION)

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- APN: 081-140-29 RODRIGUEZ, ESTEBAN
- APN: 081-140-21 RODRIGUEZ, STEVE
- APN: 081-140-29 WEISE & S. FRANK A
- APN: 081-140-30 DRINKLE, DERRICK & ROBIN L
- APN: 081-140-18 GARCIA, CUSTODIO & PATRICIA

REGULATIONS AND BEST MANAGEMENT PRACTICES (BMP) TO EXCEED 1 ACRE, THEREFORE A
 SITE-SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS ANTICIPATED
 EFFORT TO CONFORM TO AT LEAST:

- THE STATE OF NEVADA GENERAL PROTECTION ORDINANCES AND STANDARDS
- THE TRUCKEE MEADOWS HANDBOOK
- WASHOE COUNTY STORMWATER PROTECTION ORDINANCES AND STANDARDS

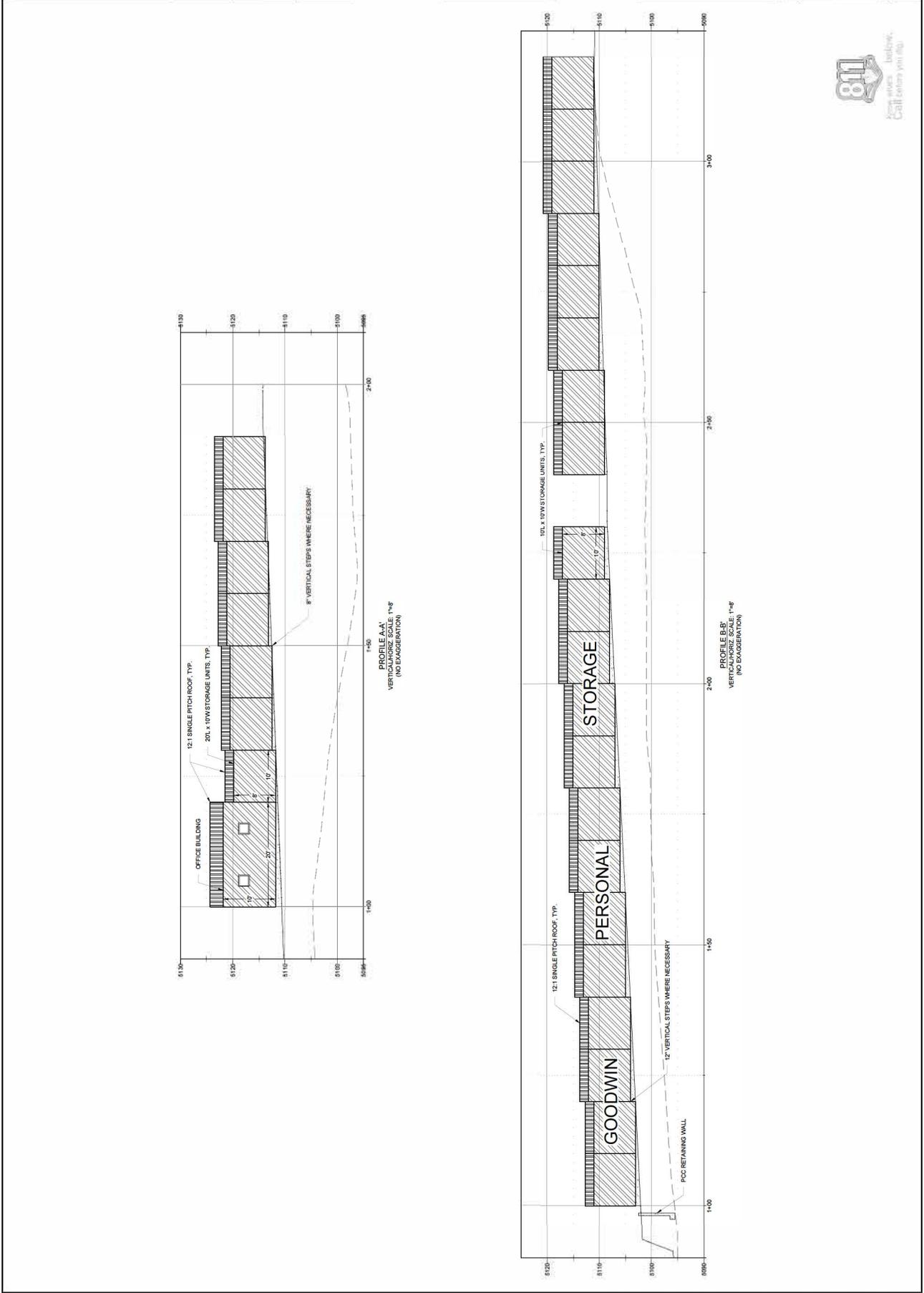
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES
 PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY AND THE TRUCKEE
 MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.



Call before you dig.
811

APPROVALS:
CZ
SHEET 2 OF 3

WASHINGTON COUNTY PROJECT NO. 22-038 ELEVATIONS SPECIAL USE PERMIT 0 RENO PARK BLVD STORAGE		PREPARED FOR: GODWIN & SONS LLC 1500 S. GARDNER AVE. SUITE 100 RENO, NV 89502 (775) 283-8496 INFO@GSL.COM		DRAWN BY: JAMES GREGORY DE 2009 LANE GREGORY DR CHESTNUT, CA 92322 (775) 862-2233 JG@GREGORYENGINEERS.COM		DATE: PENDING DRAWN: JLD				REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>1</td> <td>WASHOE COUNTY S.U.P. (RESUBMISSION)</td> <td>2023-01-09</td> <td>JLD</td> </tr> <tr> <td>2</td> <td>WASHOE COUNTY S.U.P. (REFLECTED)</td> <td>2022-12-08</td> <td>JLD</td> </tr> <tr> <td>3</td> <td>SITE PLAN REVIEW</td> <td>2022-12-22</td> <td>JLD</td> </tr> <tr> <td>4</td> <td>WASHOE COUNTY S.U.P. (REFLECTED)</td> <td>2023-01-09</td> <td>JLD</td> </tr> </table>		NO.	DESCRIPTION	DATE	BY	1	WASHOE COUNTY S.U.P. (RESUBMISSION)	2023-01-09	JLD	2	WASHOE COUNTY S.U.P. (REFLECTED)	2022-12-08	JLD	3	SITE PLAN REVIEW	2022-12-22	JLD	4	WASHOE COUNTY S.U.P. (REFLECTED)	2023-01-09	JLD
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4	WASHOE COUNTY S.U.P. (REFLECTED)	2023-01-09	JLD																												



Robison Engineering Company, Inc
846 Victorian Ave, Suite 20, 89431

www.robisoneng.com



Washoe County
1001 E Ninth St
Reno, NV 89501

Date: 2022-12-08

SUBJECT: 0 Reno Park Blvd
APN 081-140-19
Special Use Permit – Goodwin Personal Storage
Traffic Impact Statement

RENG Project #
1-2212-01.001

To Washoe County Planning,

Per the Washoe County Special Use Permit application, any development that is expected to generate 80 or more weekday peak hour trips shall require a traffic impact report to be completed.

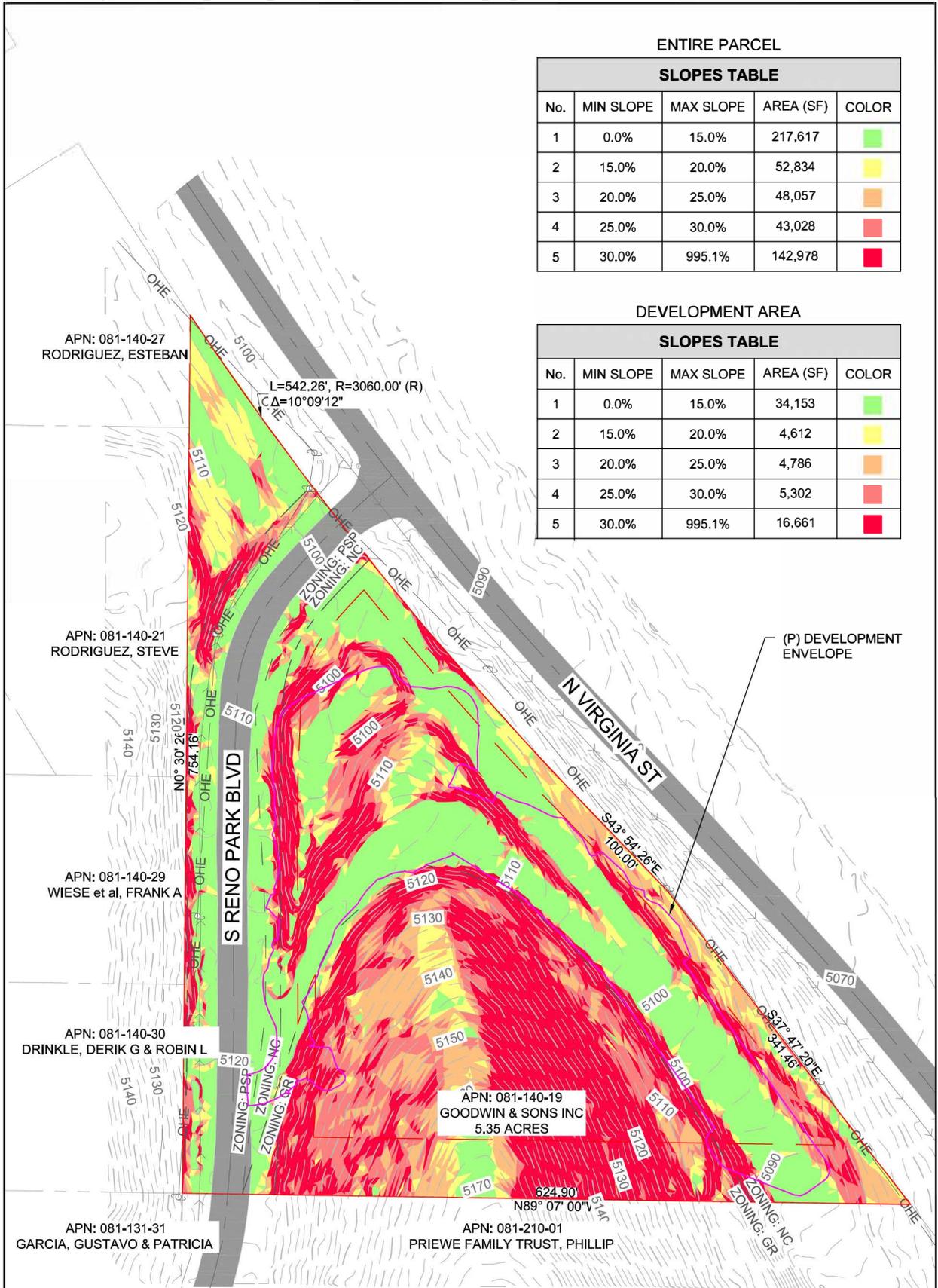
This development is proposing 87 individual storage units. Though estimates for mini-storage vary fairly widely (from approximately 17 trips per day at 2 trips per 1000 sf per ASTE general factors, to approximately 6 trips per day per 100 units, per other sources). All references indicate far fewer than 80 weekday peak hour trips, therefore we request that a formal traffic study be excluded from requirements for the SUP and future building permit submittals.

Please contact us with any questions regarding this permit.

Sincerely,
ROBISON ENGINEERING COMPANY

Nathan Earl Robison
Principal Engineer
(775) 852-2251 x 700
nathan@robisoneng.com





ENTIRE PARCEL

SLOPES TABLE				
No.	MIN SLOPE	MAX SLOPE	AREA (SF)	COLOR
1	0.0%	15.0%	217,617	Light Green
2	15.0%	20.0%	52,834	Yellow
3	20.0%	25.0%	48,057	Orange
4	25.0%	30.0%	43,028	Red-Orange
5	30.0%	995.1%	142,978	Red

DEVELOPMENT AREA

SLOPES TABLE				
No.	MIN SLOPE	MAX SLOPE	AREA (SF)	COLOR
1	0.0%	15.0%	34,153	Light Green
2	15.0%	20.0%	4,612	Yellow
3	20.0%	25.0%	4,786	Orange
4	25.0%	30.0%	5,302	Red-Orange
5	30.0%	995.1%	16,661	Red

APN: 081-140-27
RODRIGUEZ, ESTEBAN

APN: 081-140-21
RODRIGUEZ, STEVE

APN: 081-140-29
WIESE et al, FRANK A

APN: 081-140-30
DRINKLE, DERIK G & ROBIN L

APN: 081-131-31
GARCIA, GUSTAVO & PATRICIA

APN: 081-140-19
GOODWIN & SONS INC
5.35 ACRES

APN: 081-210-01
PRIEWE FAMILY TRUST, PHILLIP

(P) DEVELOPMENT ENVELOPE



DRAWN:LJD
DATE:PENDING

PREPARED FOR:
GOODWIN & SONS LLC
24089 LAKE GREGORY DR
CRESTLINE, CA 92325
(775) 283-8496



**0 RENO PARK BLVD STORAGE
SPECIAL USE PERMIT**

EXHIBIT A
SLOPE ANALYSIS

WASHOE COUNTY
PROJECT NO: 1-2212-01.001

WSUP22-0038
EXHIBIT D



LANDSCAPE DATA:
 ZONING: NC - NEIGHBORHOOD COMMERCIAL - 42%
 PSP - 24%
 GR - GENERAL RURAL 34%

PROJECT AREA: 5.3 +/- ac.
 DEVELOPED AREA: 1.89ac - 73,616sf (Area includes detention basin 8,103sf)
 REVEGETATION: 3:1 SLOPES = 11,450 +/- sf, DETENTION BASIN 8,103sf
 REQUIRED LANDSCAPE AREA: 20% OF DEVELOPED AREA
 (Detention basin is not included in developed area for landscape calculations)
 DEVELOPED AREA = 65,513 (65,513sf x 20% = 13,103sf)

PROVIDED LANDSCAPE AREA: 15,500 +/- sf

LANDSCAPE AREAS MAY INCLUDE: BUFFER AREAS, STREETSCAPES, PARKING LOT EDGES AND ISLANDS, PLANTER BEDS
 3:1 SLOPES SHALL BE REVEGETATED WITH A SEED MIX OF NATIVE PLANTS
 2:1 SLOPES SHALL HAVE RIP-RAP - COVER

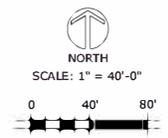
PLANT LEGEND

- DECIDUOUS SHADE TREES
- FLOWERING OR COLUMNAR DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB PLANTINGS
- AREAS OF PLANTING

TOTAL AREA FOR LS CALCULATIONS = 13,100 +/- sf
 TREES REQUIRED: 44 ea.
 (1 TREE PER 300 SF OF REQ. LS AREA)
 (13,100/300 = 43.7)
 TREES PROPOSED: 44 ea.
 SHRUBS REQUIRED: 262 ea.
 (8 SHRUBS PER 300 SF OF REQ. LS AREA) = 262 ea.
 (13,100/300 = 43.7 x 6 = 262)
 SHRUBS PROPOSED: 262 ea.

PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER WASHOE COUNTY CODE REQUIREMENTS. PLANT LOCATIONS AND SPECIES SELECTION SHALL BE DETERMINED UPON DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS. EXISTING TREES ON SITE THAT ARE OUTSIDE OF CONSTRUCTION LIMITS AND CAN BE PROTECTED DURING CONSTRUCTION SHALL REMAIN.

- GENERAL NOTES**
- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
 - 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. PLANT SIZES SHALL BE PER CODE. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
 - 3) ALL SHRUB BEDS AND/OR TREE WELLS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
 - 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.



Atomic
 Landscape Design llc.
 RENO, NV 89523
 814.767.4998
 775.760.1637
 robertc275@gmail.com



01/09/2023
 SUP PRELIMINARY LANDSCAPE PLAN
 RENO PARK BLVD. SELF STORAGE
 GOODWIN & SONS LLC
 24089 LAKE GREGORY DR. CRESTLINE, CA. 92325
 WASHOE COUNTY

PROFESSIONAL
APPROVALS

File:	2534-01
Design:	BE
Ch:	BE
Date:	01/09/2023
SHEET	L1

Project Name: Goodwin Personal Storage
Meeting Location: Bordertown Casino
Meeting Date: 11/28/22

Neighborhood Meeting
SUMMARY

Virtual Meeting Option Provided: YES NO
Hosted By (Name): Nathan Robison (Company): Robison Engineering
Contact (Email): eric@robisoneng.com (Phone): 775 336-8528

.....

Public Concerns:

1. impact on nearby wells and water table
2. flooding
3. appearance and quality
4. physical layout, ingress and egress points
5. _____

Changes Made to Proposal (if applicable):

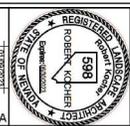
1. limited water use from other source, not water table
2. emphasis of stormwater storage, infiltration
3. appearance and quality top priority for owner
4. may only access property from Reno Park Blvd.
5. _____

Any Additional Comments:

neither of the property owners who attended had any complaints
4 members of the Goodwin family attended, shared their plans for a quality project

**WSUP22-0038
EXHIBIT F**

**Atomic
Landscape Design LLC.**
RENO, NV. 89523
RLA NEV. #598
775.742.1637
robert2795@gmail.com



**SUP PRELIMINARY LANDSCAPE PLAN
RENO PARK BLVD. SELF STORAGE
GOODWIN & SONS LLC**

24089 LAKE GREGORY DR. CRESTLINE, CA. 92325
WASHOE COUNTY NEVADA



LANDSCAPE DATA:

ZONING: NC - NEIGHBORHOOD-COMMERCIAL - 42%
PSP - 28%
GR - GENERAL MUNICIPAL

PROJECT AREA: 5.341 ac
DEVELOPED AREA: 1.89ac = 73,618sf (Area in direct elevation beam 8,103sf)
REVEGETATION: 31 SLOPES = 11,450sf - #1 DETENTION BASIN 8,103sf
REQUIRED LANDSCAPE AREA: 20% OF DEVELOPED AREA
(# elevation beam) is indicated in developer area for landscape calculation
DEVELOPED AREA = 65,913 (65,913sf x 20%) = 13,100sf

PROVIDED LANDSCAPE AREA: 16,900sf - #1
LANDSCAPE AREA MAY INCLUDE BUFFER AREAS, STREETSCAPES, PARKING LOT DECKS AND ISLANDS PLANTER BEDS
3:1 SLOPES SHALL BE REVEGETATED WITH A SEED MIX OF NATIVE PLANTS
2:1 SLOPES SHALL HAVE RIP-RAP - COVER

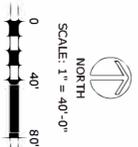
PLANT LEGEND

- DECIDUOUS SHADE TREES
 - FLOWERING OR COLUMNAR DECIDUOUS TREES
 - ENERGY GREEN TREES
 - SHRUB PLANTINGS
 - AREAS OF PLANTING
- TOTAL AREA FOR LS CALCULATIONS = 13,100sf #1
TREES REQUIRED: 44 ea
(1 TREE PER 300 SF OF REQ. LS AREA)
(13,100/300 = 43.7)
- TREES PROPOSED: 44 ea
SHRUBS REQUIRED: 282 ea
(6 SHRUBS PER 300 SF OF REQ. LS AREA) = 282 ea
(13,100/300 = 43.7 x 6 = 262)
- SHRUBS PROPOSED: 282 ea

PLANT CONCEPTUAL PLANT QUANTITIES INDICATED ARE PER CONCEPTUAL DESIGN AND SHOULD BE USED AS A GUIDE ONLY. FINAL SPECIES SELECTION SHALL BE DETERMINED UPON FINAL CONSTRUCTION DOCUMENTS. CONSULT WITH THE ARCHITECT FOR ANY CHANGES TO THE PLANTING PLAN. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

GENERAL NOTES

- 1) ALL PLANT STOCK AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND LANDSCAPE DESIGN AND WATER REGIMES. PLANT SIZES SHALL BE PER CODE. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- 3) ALL SHRUB BEDS AND/OR TREE WELLS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE PROVIDED ON THE IRRIGATION SYSTEM SCHEDULE PER CODE.



REVISIONS	DATE	BY	DESCRIPTION